

# **Hadlow High Street Conservation Area: Additions and Deletions**

## **Introduction**

Since the original designation of Hadlow Conservation Area there has been development which now makes the original boundary illogical.

In addition, as landscape on both sides of a street forms the character of that space, as a general rule, the conservation area boundary has been amended to include both sides of a space.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, the boundary has now been revised to reflect these changes.

## **Additions**

### **Addition 1**

The previous boundary excluded the small landscaped area fronting the Maltings in Carpenters Lane. The area forms part of the setting of the listed building and is now an important feature along this entrance into the village. The Conservation Area boundary has been amended to follow this recognisable feature of Carpenters Lane.

### **Addition 2**

The previous boundary excluded the former Victorian primary school and the associated former head teacher's house. Although considerably extended and modernised through a change of use to a community building, some of the character of the original primary school building has been retained and is now included in the Conservation Area. The former primary school building encloses School Lane which also contains a mature specimen tree important to the character of this part of the Conservation Area. For these reasons, the former Victorian primary school building and former head teacher's house has been included in the Hadlow Conservation Area.

### **Addition 3**

The original boundary excluded the Victorian Chesfield and Stables to the east of Maidstone Road together with treed frontage on west side of the road. Both abut the existing boundary and contain features of historic interest along this important entrance to the Conservation Area. The Conservation Area boundary has been amended to include these features.

**Addition 4**

This addition more logically follows recognisable property boundaries caused by a new cul-de-sac development which abuts the former Conservation Area.

**Addition 5**

The Conservation Area boundary has been amended so that it follows the length of the substantial wall which encloses Hadlow Castle grounds.

**Deletions****Deletion 1**

The original boundary bisected a small area of new housing development which forms part of the Maltings Close/Kenwood Court development. In some cases, individual properties are bisected by the old boundary. The character of the new properties, whilst attractive in their own way, is not of architectural or historic importance. For these reasons, this area no longer merits inclusion within the conservation area.

**Deletion 2**

The original boundary included modern backland development to the east side of Maidstone Road. The character of the new development, whilst again attractive in its own way, is not of architectural or historic importance. For these reasons, this area no longer merits inclusion within the conservation area.

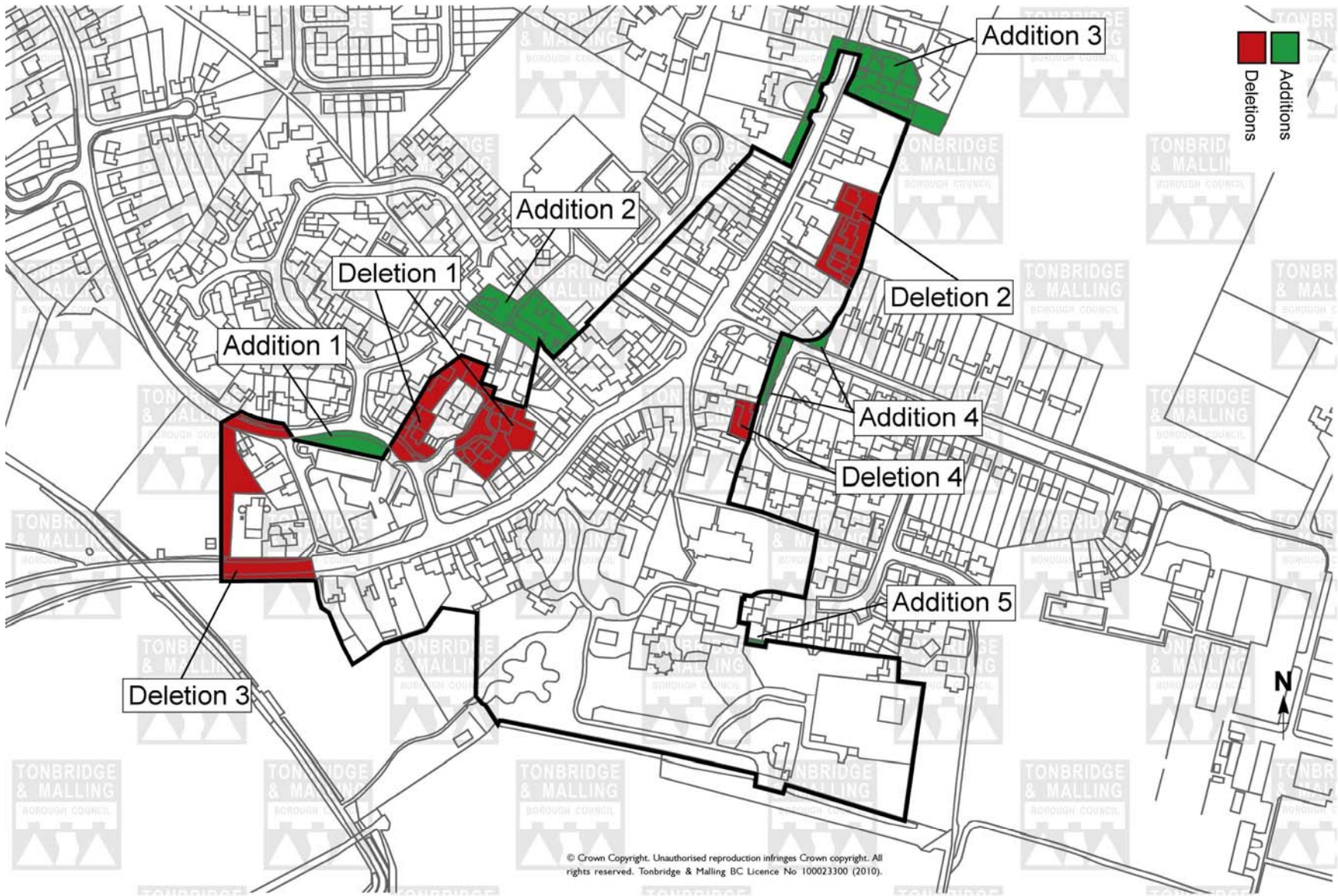
**Deletion 3**

The original boundary arbitrarily crossed the allotments. The revised Conservation Area boundary excludes the allotments and follows recognisable property boundaries which coincide with the built confines of the village in this location.

**Deletion 4**

No 12 Appletons has been deleted from the Conservation Area. This property was built in the 1960s and does not contribute the architectural and historic interest of the Conservation Area. It relates more in character to the more recent Appletons cul-de-sac.

# Hadlow Conservation Area Proposed Additions and Deletions



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## **Designation of The Freehold, Hadlow, Conservation Area**

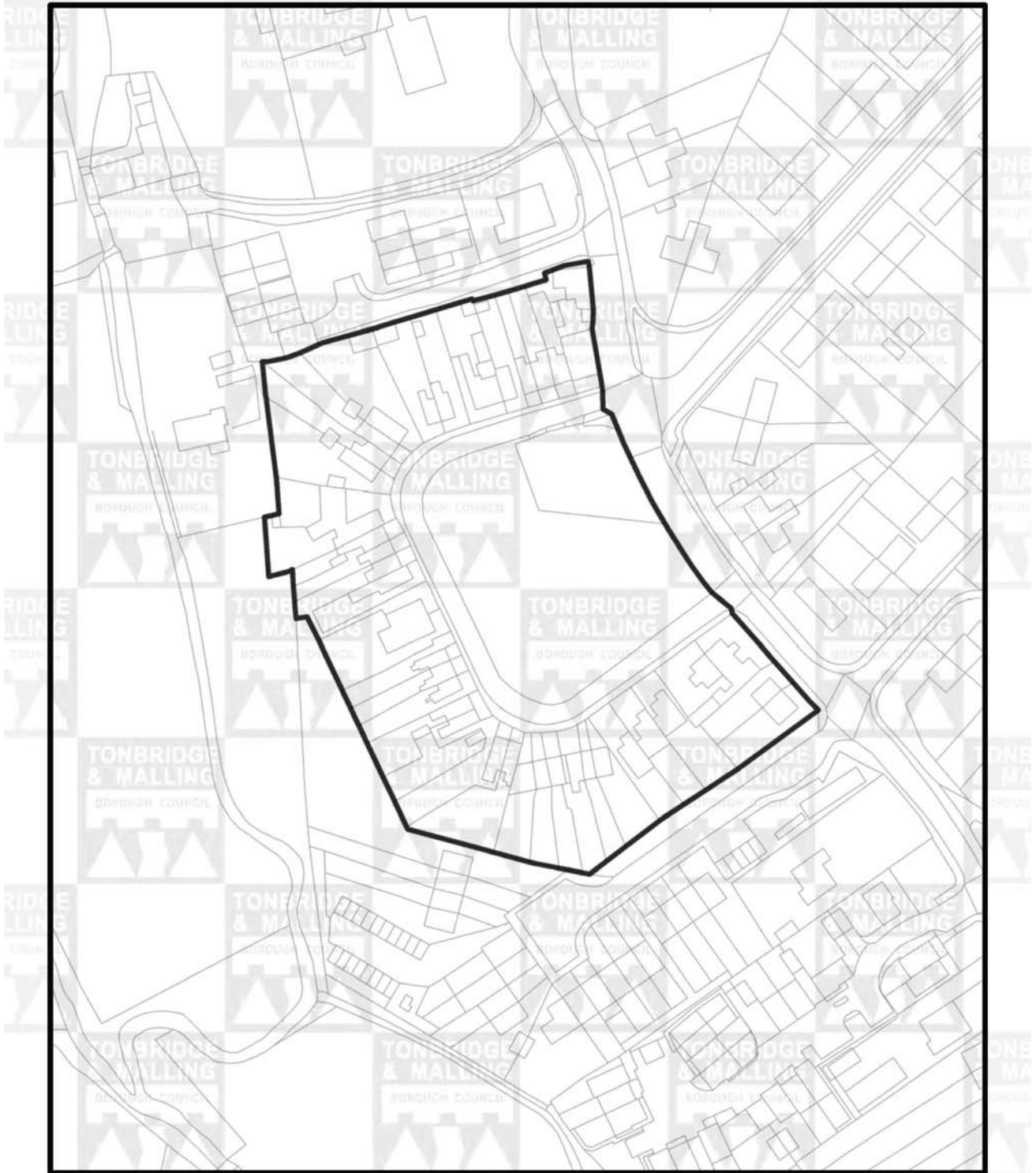
The Freehold, Hadlow, comprising the former hamlet of The Freehold and the integral central open space has been designated as a Conservation Area.

The area forms a compact enclave of 19th century development arranged around three sides of a square, now known as The Freehold, and facing inwards over a green space. The enclosed layout of relatively uniform age and scale of the buildings, limited colour palette, traditional local materials, steeply pitched roofs and chimneys creates a strong sense of place and identity. Whilst no individual buildings are listed, the architectural interest lies in the group value of the buildings and the central space. The integrity of the 19th century development with its many original features has largely been retained although one property was demolished on the southern arm and replaced by three terraced houses in the 1970s.

In the mid 19th Century The Freehold was known as Fairfield Road. At that time the land was divided into lots and sold to members of the National Freehold Land Society. This society was established in 1849 by two Liberal Members of Parliament with the aim of enabling people to buy freehold property in order to qualify for a vote in Parliamentary elections.

The 1871 Census indicates that the occupiers had a broad range of occupations including tradesmen, craftsmen, people employed in the building trade and agricultural labourers. The Warren, Banfield and Smithers families, all well known local builders, lived here. The Hadlow Historical Society research indicates that the Freehold housed a school (in the property known as Fairfield), an undertaker, a bakery and shops as well as a public house, which remains today. The area is therefore not just of architectural but also of some historical interest.

# The Freehold, Hadlow Conservation Area



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