

# HADLOW CONSERVATION AREAS



## Introduction

The objective of the Hadlow Conservation Areas Appraisal is to analyse and record the special character of the Conservation Areas. The Hadlow High Street Conservation Area was originally designated in 1972. Following an assessment of the conservation area boundary, the Borough Council proposes to update it to include new areas and exclude others. A separate Conservation Area at The Freehold is also proposed. The appraisal covers the areas within the revised High Street Conservation Area boundary, together with the proposed additional Conservation Area, and provides further details to assist with the interpretation and use of planning policies. It will help guide the Council in making planning decisions on planning applications and to this end will be adopted for development control purposes.

It is intended that this appraisal will inform and influence the activities of the Council and other bodies (e.g. Kent County Council and other statutory agencies), where these impact on the Conservation Areas. It will also assist in the identification of any programmes of action that are considered appropriate by these bodies, subject, of course, to financial limitations and other priorities they may have.

Importantly, it is hoped that the appraisal will prove to be of help to residents, businesses and landowners. For anyone proposing new development or changes within the Conservation Areas, the appraisal should be read in conjunction with the Borough Council's **Conservation Area Advice Note**. This includes guidance on the broad issues to be considered and the special controls that apply in Conservation Areas.



*As the purpose of this appraisal is to describe the **character** of the area, it does not include a detailed description of every feature or building. Omission of any particular building, feature or space should not be taken, therefore, to imply that it is not of interest or similarly that there are no opportunities to improve the character of the area.*



## CONSERVATION AREAS APPRAISAL

## *Location, Setting and Physical Form*

Hadlow is situated approximately 4 miles north east of Tonbridge and 10 miles south west of Maidstone. The village flanks either side of the main A26 road from Tonbridge to Maidstone on the northern side of the Medway valley amongst flat and gently undulating countryside on a broad clay and gravel terrace. A tributary of the Medway, the Bourne, runs past the village on the western side.

The historic village centre lies along the High Street and is clustered around the Saxon Church and adjoining Castle grounds. Originally an isolated small hamlet, The Freehold, was located to the north west of the village. However more recent development has expanded north westwards, filling the area between the Maidstone Road and Carpenters Lane. The original generally linear form of the village and the isolated hamlet of the Freehold have therefore been lost and Hadlow is now as broad as it is long. However, the flat topography and low scale of the more recent development in Hadlow, means that the residential areas to the east and west are barely visible from within the Conservation Area.

The village centre is densely developed and, with the exception of the enclosed St Mary's churchyard and the Castle grounds, has very little open space within the built up area.



Parkland setting to the south west of Hadlow

As the countryside to the south west of the village is one of the few places where the historic core meets the countryside, it forms an important part of the setting of the Conservation Area. The low lying former parkland and fields which flank the river Bourne with tree groups provide a contrast to the densely built up area which contains a number of buildings of significant scale. The former brewery buildings and Castle are distinctive features at the south western entrance to the village. Hadlow Tower is the principal landmark being visible from some distance.

Most open views across this countryside are from the south western edge of the village and the Castle grounds. However, long views are generally constrained by the compact form of development in

the village centre, the curving road layout and the tall tree belts at the village margins. The tree belt fronting the Maidstone Road as it leaves the High Street Conservation Area to the north, the line of protected poplars on the western side of the village and the trees within the church yard and grounds of Hadlow Castle are all prominent landscape features which enclose the views and form a backdrop to the development. This landscaped setting is important to the character of the area with the trees visible over the houses from a number of vantage points. The surrounding countryside is designated as Green Belt.



The Location of Hadlow

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## Hadlow High Street Conservation Area

The High Street Conservation Area covers the historic village centre along the High Street/Maidstone Road from the Prince of Wales Public House in the south west to Chesfield in the north east and incorporates Church Lane and parts of Carpenters Lane and Court Road. It includes the former brewery and castle grounds. Maps 1 and 2 show the extent of the High Street Conservation Area. For the purposes of this appraisal, the Hadlow High Street Conservation Area has been split into two sub-areas as follows:

**Sub-area A** – This covers the High Street/Maidstone Road frontage, The Square, Church Lane, Kenward Court and parts of Court Road and Carpenters Lane.

**Sub-area B** – This covers the Castle grounds.

## The Freehold, Hadlow, Conservation Area

The proposed Freehold, Hadlow, Conservation Area covers the buildings comprising the former hamlet of The Freehold and the central open space. Map 3 shows the extent of The Freehold Conservation Area.



## Origins and Development of Hadlow

The name Hadlow is thought to mean high or prominent hill. Hadlow is an ancient village with evidence of occupation traced back to Roman times. Roman coins have been found in gardens and Romano British burials were discovered at the cemetery in 1895. The first record of St Mary's Church is in 975 when the village was known as Haeselholte. This original wooden church was later reconstructed in stone in the 11<sup>th</sup> century. The village is mentioned in the Domesday Book as Haslow forming part of the lands held by Richard de Tonebridge and is described as comprising a church, 2 mills, 12 fisheries, meadow and wood for the pannage of hogs. During the middle ages the name changed from Hadloe to Hadlow. The manor of Hadlow was owned by the Knights Hospitalliers passing to the Earls of Gloucester and then the Earls of Stafford, promoted to the Dukes of Buckingham in 1444. A register of around 1460 gives a very clear picture of the parish at that time, providing details of the individual tenements and tenants of the Manor. However, in addition to Hadlow Manor, there were 7 other sub manors in the parish creating a complicated pattern of land ownership. In the medieval period, houses were clustered along the Tonbridge to West Malling Road. Further routes ran from this main route southwards towards Golden Green and northwards towards North Frith. These roads exist today as Court Lane and Carpenters Lane respectively.

The church dates from around 1200. It was extensively refurbished in the 19<sup>th</sup> century and repaired in 1936.

Many of the buildings around the Square in the village centre have their origins in the 16<sup>th</sup> and 17<sup>th</sup> century but it was in the 18<sup>th</sup> century that two transport developments contributed to the growth and prosperity of the village. The River Medway had no doubt been important for local transport for some time but in 1746 it was made navigable for larger barges for the first time. The course of the river ran further north than its present route and Hadlow Stair at the western end of the Parish became a wharf and landing place for timber, coals and other products, allowing brick making and other rural industries to prosper. In 1765 the Tonbridge to Maidstone turnpike road was opened which ran through Hadlow along the current route of the High Street. Many houses along the High Street were rebuilt during this period or re-faced with bricks and tiles.

By the 19<sup>th</sup> century, the village continued to have a generally linear form, the buildings spread along the High Street and Church Lane. The two lodges of the Castle and a row of cottages had been built to provide accommodation for the estate workers. The Broadway, a parade of shops, was built before 1904.



The High Street around 1900

Hadlow had working breweries from the early 18<sup>th</sup> century but in the 19<sup>th</sup> century the hop industry in Kent expanded rapidly and in Hadlow the Close Brewery off the High Street became the village's largest employer. The first record of this Brewery was in 1710 when it was in the ownership of the Barton family who also owned land along Cemetary Lane for hop growing. In 1888 the brewery became a limited company as Kenward and Court Ltd. Two substantial maltings were constructed close to the High Street in 1859 and the 1880s. Today of the Close Brewery buildings, the maltings, stable block, the Close and the Master's House remain and are all listed buildings. A second smaller brewery was situated at Style Place off Court Lane which began as a farm brewery in 1832.

The principal occupations in the 19<sup>th</sup> century were agriculture (farmers and hop growers), trades including blacksmiths, brewers and wheelwrights, shopkeepers and various agricultural services such as corn merchants and vets. Many people in the village were involved in the building trade and there were two or maybe three brickworks in the vicinity. Bagshaw's Directory of 1847 indicates that there were a surprisingly high number of shops reflecting Hadlow's importance on the main turnpike road and as a centre serving the wider rural area. The surrounding parish at that time included several large houses with farmland attached including Bourne Grange, Hadlow Park, Goldhill House, Hadlow Place, Fish Hall and Faulkners.

The national school was built in 1840 for boys and girls and the building remained in use as a school until 1971. It is now a community centre incorporating a medical centre, library, parish office and meeting hall.

Apart from the developments at Hadlow Castle and the brewery, the village expanded little in the 19<sup>th</sup> century. On the east side of Maidstone Road a chapel was built in 1870 but otherwise the road was undeveloped other than a few scattered dwellings. However, an interesting development took place along Carpenters Lane where a community of private houses grew up in response to the Freehold Land Society movement.

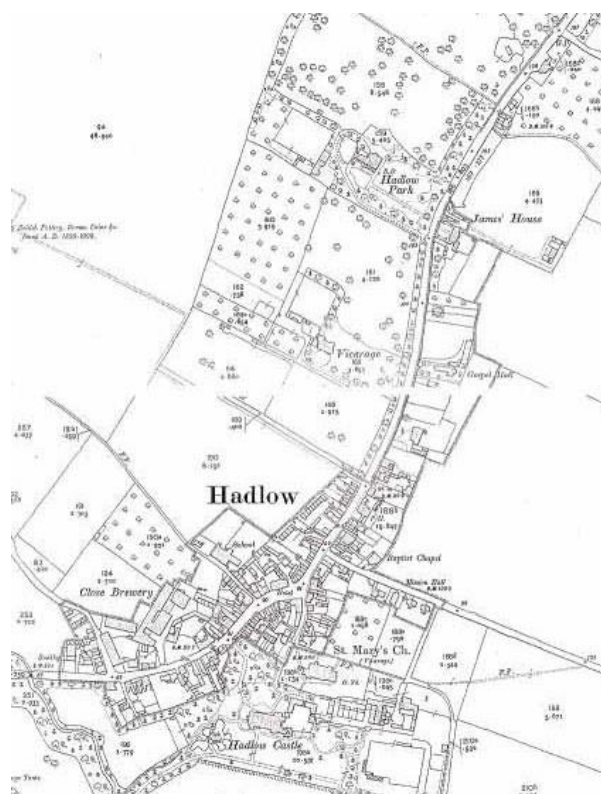
In the mid 19<sup>th</sup> Century Carpenters Lane was known as North Lane and **the Freehold** as Fairfield Road. Fairfield Road is not specifically mentioned by name in the 1851 census but it appears that about nine families were living there. By 1871 this had risen to some 39 families. This is because in the mid 1850s 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. Following the Reform Act of 1832, the standard qualification to be able to vote was to own a house with a 40 shillings freehold. The freehold land societies sought to buy large tracts of land at wholesale prices which were then sub-divided and sold as 40 shilling plots.

An indenture of 1853 sets out how the houses in **the Freehold** were assigned and detail the restrictions and byelaws covering the construction of the houses, outbuildings and fences and the building and maintenance of the road. 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. It is also apparent that several occupants became foster-parents to children from the Foundling Hospital in London. 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.

In the early 20<sup>th</sup> century there was some development of semi-detached and detached local authority houses along Carpenters Lane, Court Lane and the High Street.

The character of the traditional village centre remained relatively intact particularly on the south east side of the High Street. On the northern side some cottages were demolished (principally for road widening) and replaced by Littlefields and Pound House. The Brewery closed in the 1960s having been used as a distribution centre towards the end. The buildings fell into disrepair but in 1990 the maltings, stables and offices were converted to residential use. In the 1990s a former garden centre adjoining the Square was redeveloped as a small gated housing scheme.

The High Street continues to form the commercial and community hub of the village with a range of shops (although decreased in number), restaurants, school, Church and community facilities. In 2000 enhancement work was carried out in the High Street to reduce traffic speeds and improve the pedestrian environment. However traffic noise continues to affect the character of the Conservation Area.

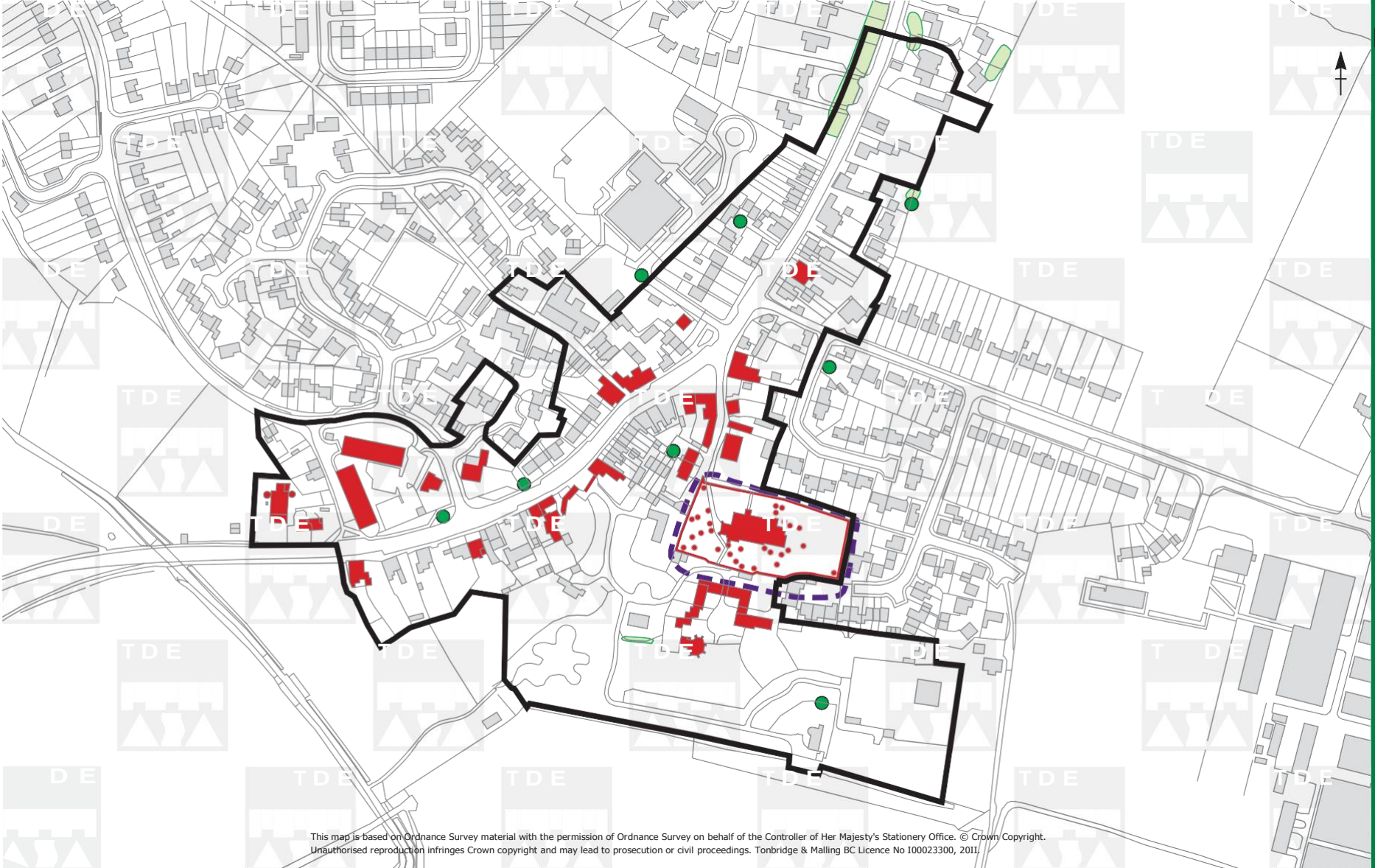


Hadlow 1908

*Photographs and historical information courtesy of Anne Hughes, John Martin Roberts, Joan Thirsk and John Wyman*



# HADLOW



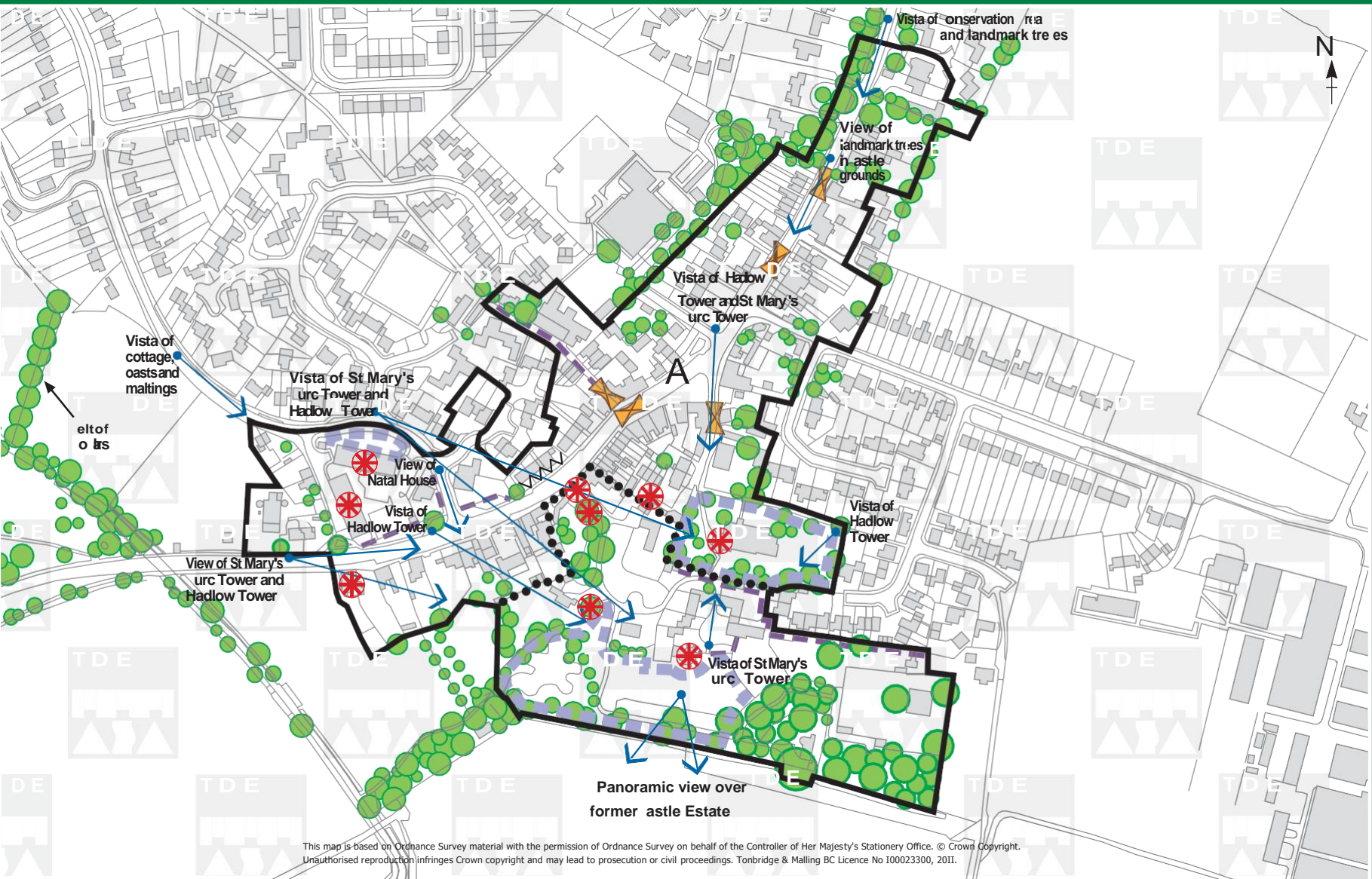
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- KEY**
- Boundary of Conservation Area
  - Listed Buildings
  - Area of Archaeological Potential
  - Tree Preservation Order

Map 1

# HADLOW HIGH STREET CONSERVATION AREA TOWNSCAPE ANALYSIS

- Landmark
- Views/Vista
- Important visual space
- Visual pinch point
- Visual intrusion
- Important trees - acting as focal points etc.
- Boundary treatment contributing to special character
- Boundary of sub-areas



Map 2



## High Street Conservation Area

### Sub Area A – The High Street

#### Layout

The A26 Maidstone to Tonbridge Road forms the spine of the village. It enters the village from the north east and passes through a series of gentle curves before leaving the village to the south west. The road layout within the Conservation Area has changed little since Medieval times. In the centre of the village, the street widens at a fork leading to the Church to the south. Court Lane leads off to the east in the direction of East Malling. At the western edge of the Conservation Area, Carpenters Lane leads off to the north towards Oxen Hoath. The junction with the High Street which formerly stood to the west of the Maltings has been moved so that the road now forms a curve between the Maltings and the recent housing development at Maltings Close. However, it quickly reverts to its historic route.

#### Approaches

Approaching the Conservation Area from the north and south the curved road and the trees and hedgerows obscure clear views of the historic centre of the village until it is entered, although Hadlow Tower is visible over the treetops from some distance away.

From the Tonbridge direction, the Conservation Area abuts open countryside. As the road passes over the Bourne River, a vista of the listed Prince of Wales Public House marks the entry point to the Conservation Area. The public house stands above the floodplain, with the pasture creating an attractive setting for the listed building and the Conservation Area as a whole. It is an important building because of its prominent position and its historic appearance. On the north side of the road, the three storey listed Spring House is set back from the road.



Prince of Wales Public House

A cluster of listed landmark buildings at the western end of the village is a distinctive feature of the Conservation Area. As the road curves, the Maltings come into view, set at an angle to the road with a distinctive roofline, it dominates the street forming a significant landmark close to the entrance to the village. Then the ornate gateway to Hadlow Castle and the lodge houses come into view.

The approach to the Conservation Area from the north is heavily vegetated particularly the west side, creating a verdant entrance to the Conservation Area. As the road curves there are vistas of Hadlow Tower and the tower of St Mary's Church and then a vista of the High Street comes into view, the tight knit historic buildings, set close to the road contrasting strongly with the more verdant, loose knit townscape to the north comprising larger scale buildings.



Vista of Hadlow Tower from Maidstone Road



Wellingtonia trees visible from the entrance to the Conservation Area in Maidstone Road

The low scale red brick and weatherboard buildings have a typical Kentish appearance, but the village is given a greater grandeur by the presence of Hadlow Tower and the vast Wellingtonia trees in the Castle grounds all visible landmarks from the northern entry point into the Conservation Area.

Approaching the Conservation Area from the west along Carpenters Lane, high hedges and the curving layout prevent views of the Conservation Area until the last moment when, turning a sharp bend, a white weatherboard cottage comes into view with the oast house and distinctive Maltings buildings to the rear. The grouping of these buildings and the scale of the Maltings creates a dramatic entrance to the Conservation Area.



Entrance to the Conservation Area in Carpenters Lane

At the entrance to the Conservation Area along Court Lane the historical interest of the former Chapel and Court Cottage is slightly marred by the vista of the 20<sup>th</sup> century Pound House on Maidstone Road.

At most exit points from the Conservation Area (except to the south west), views are enclosed by high hedges and curves in the roads. The tight knit pattern of development further limits any views, giving the sub-area an inward, self-contained character.



St Mary's Church yard

### *Open Space*

The churchyard is the most significant open space in this otherwise densely developed sub-area.

Groups and belts of tall trees around the edges of the Conservation Area, particularly the conifers along Maidstone Road and the poplars to the south and west of Carpenters Lane frame the Conservation Area providing a green backdrop to the buildings and enclosing the

views. The specimen trees in the churchyard, along with the church itself, add significant height to the otherwise domestic scale of the centre. In the absence of other significant tree groups within the sub-area, individual trees in gardens and on the roadside (including within the Square) contribute to the character of the Conservation Area softening the townscape and contrasting effectively with the red brick and white weatherboard.

### *Townscape*

The buildings within the sub-area are of a variety of ages and present a relatively continuous frontage. The proximity of the buildings to the street creates a sense of enclosure along the High Street at the centre of the village. However, at the Square there is an opening out marking the traditional hub of the village where a variety of shops, restaurants and community buildings are clustered. The Old Red House stands



The Square with Church Street leading off to the south with visible landmark buildings

across the fork between the High Street and Church Street and its white Georgian façade forms a focal point. The relative openness of this area contrasts with the narrow enclosed character of Church Street. School Lane also leads off the Square to the north west. This narrow alley, strongly enclosed by cottages and high walls, is an intimate, quiet pedestrian space which contrasts with the space and busy atmosphere of the Square. The lane leads to the school house and former school master's house with a prominent adjoining tree.

In the sub-area as a whole, the curving road layouts, variations in the openness and enclosure of the townscape and the significant number of landmarks create a series of changing vistas.

The buildings are set on an uneven building line, sometimes at angles to the road, on plots of varying widths, creating an interesting and varied townscape. In general the buildings are set at the back edge of the pavement or behind narrow front gardens. In contrast, the brewery buildings are set back within the site at angles to the road, but a continuous brick wall runs along the frontage maintaining some enclosure on the north west side of the High Street. The northern side has been redeveloped with short blocks of housing set higher than road level behind lawns, with a wall enclosing the space at the back edge of pavement. Redevelopment of a former garden centre with a sensitive small scale cluster of housing and the construction of Leeds House Mews have now reinstated a more continuous frontage in keeping with the character of the central area. The consistent two storey height of the residential properties and steeply pitched roofs and chimneys are unifying features.



Modern redevelopment whose scale, alignment and materials fit the context



Lime Tree House

A cluster of listed buildings are situated around and close to the Square. These buildings which include Lime Tree House, Commercial House, The Old Bakery and Grays House, The Pharmacy, The Pedlars Pack, Corneys and Little Corneys date from the 18<sup>th</sup> century. Walnut Tree Cottage is earlier dating from the 17<sup>th</sup> century. The Old Red House has a Georgian brick façade but parts of the building are



timber framed and date from the 16<sup>th</sup> and 17<sup>th</sup> centuries. There is documentary evidence of a house on this site as far back as 1388. It is known that during the 16<sup>th</sup> – 18<sup>th</sup> century it was occupied by wealthy textile merchants.

Further east along the High Street, opposite the Carpenters Lane junction, Natal House is an imposing late 17<sup>th</sup> century house with 19<sup>th</sup> century additions constructed of Flemish bond brick with a hipped peg-tile roof, brick chimney stacks and some original mullioned windows. It encloses the view from Carpenters Lane.

Church Street is lined on both sides by Grade II listed buildings which create a strong sense of enclosure with a vista of the Church and Hadlow Tower at the southern end. The absence of through traffic enhances the tranquillity despite the street's proximity to the bustling High Street. No. 1, Cobblestones and Church Place all date from the 15<sup>th</sup> and 16<sup>th</sup> centuries and are timber framed, underbuilt with brick with peg tile roofs. No. 1 is thought to be the oldest intact house in the village and is weatherboarded on the upper storey. The 19<sup>th</sup> century shop front has been retained. Cobblestones has 18<sup>th</sup> century curving bays and retains an old brick path and boundary walls. Church Place, formerly the Kings Head Public House, has a first floor oriel window and jettied gable which forms a prominent feature in the streetscene. Chancel House and Church House are early 18<sup>th</sup> century buildings with brick lower storeys and timber framed first floors hung with peg-tiles on the end and mathematical ties on the front.



Church Street

Two public houses remain within the Conservation Area, The Prince of Wales and the Brewers, contributing to the historical interest of the streetscene.

#### *Landmarks and Roofscape*

The sub-area has a high proportion of landmark features. The most notable buildings are the Maltings and the Church of St Mary. The Maltings provide one of the main architectural features of the village and a link with Hadlow's past as a centre of hop production and brewing.

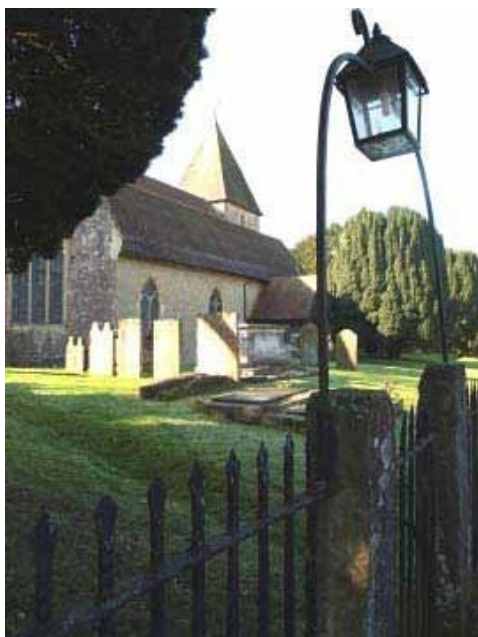


The Maltings viewed from the High Street

The height, mass and distinctive roofline of the brewery buildings means that they dominate the streetscene. The buildings are four storeys high, with rooms in the roof and comprise two long rectangular blocks set at right angles to each other. They are constructed of yellow stock bricks which contrast with the orange/red brick of neighbouring residential buildings. The orange brick string courses and quoin details harmonise with the surrounding materials. The long side elevations are punctuated by windows and brick pilasters. They have pitched slate roofs with gable ends and at the western end, the former drying kilns have tall pyramid roofs surmounted by cowls which rise high above surrounding buildings and are visible from numerous points in and beyond the village. Large low pitch gabled dormers were added in 1988. On the later southern building a distinctive façade has been retained comprising a symmetrical three window front in Romanesque style. The windows have round headed arches under stone continuous hood moulds with orange brick dressings.

Clustered around the Maltings is a group of listed buildings related to the brewery. To the north stands a disused 19<sup>th</sup> century oast house in Flemish bond brick with burnt headers and circular hop kilns with tall conical roofs. To the east in Kenward Court the façade of the brewery stables has been retained and two red brick 19<sup>th</sup> century houses flank the entrance to Carpenters Lane. One of these, The Close, has Flemish bond brickwork, large symmetrical sash windows and a hipped slate roof. Set within a wide landscaped plot behind a brick wall, this building was formerly occupied by the brewer.

St Mary's Church is tucked back from the High Street down Church Street and only glimpses of the tower are visible from the main road. It is set in the centre of an extensive churchyard with many trees including traditional yews. Many of the surrounding headstones and tombs dating from the 1600s to the 19<sup>th</sup> century are listed.



St Mary's Church, gateway and railings

The Church is a Grade II\* listed building constructed in local ragstone rubble with ashlar detail with part slate, part tiled roof and a shingled tower. It has a simple, modest appearance. The gateways and railings on the north side of the churchyard are listed as is the tall 19<sup>th</sup> century red brick wall with decorative burnt headers between the Church and Hadlow Castle on the south side. Accessed via an historic lane, enclosed by Victorian walls and railings, with views south of Hadlow Castle, the area has an historic character and forms a peaceful enclave away from the main road. The open space provides a tranquiloasis.

The entrance gateway to the Castle and the lodges either side are a prominent landmark in the High Street and are appraised as part of the Castle in sub-area B. The ornate grey Roman cement and gothic detailing fronting the High Street contrast strongly with the surrounding architecture, materials and colour palette. The Tower, rather than the Castle buildings, is visible from the High Street and the elaborate gateway and glimpses along the curved driveway are intriguing elements in the streetscene.



Entrance gateway to the Castle

The roofscape is a particular feature of this sub-area. The buildings are generally two storey with some rising to three or even four storeys in the case of the Maltings. However, there are subtle variations in the height and mass of the buildings and in the pitch and orientation of the gabled and hipped roofs. A fascinating roofscape is created by the mellow red peg tiles and grey slates in a subtle blend of hues punctuated by pitched dormers and chimney stacks of various heights and designs from the ornate to the plain. The brewery cowls, Castle and Church Towers rise above the rooftops creating an unusual skyline for a rural village.

#### *Materials*

The predominant materials in the area are orange/red brick and clay roof and hanging tiles, white weatherboard with some white and cream painted render. The limited colour palette and predominance of traditional local building materials are strongly unifying features of the area.

#### *Boundaries*

The prevalent boundary treatments are brick walls and black railings. Railings are found north of the Church, in front of the former Chapel in Court Lane and some other residential properties. Brick walls on the north side of the High Street, in School Lane and to the south of the church are strong linear features, helping to provide a sense of enclosure and enhancing the historic character of the Conservation Area. There are also some wooden panel fences and the mid 20<sup>th</sup> century development is fronted by dwarf walls.

#### *Street furniture and surfacing*

The street furniture and surfacing is generally of a high quality but lacks consistency. The cobbled path leading to the Church enhances the setting of the listed building.



Church footpath



## *Key Features*

- The High Street and Maidstone Road have an enclosed character but the opening out of the space at the Square marks the centre of the historic village with the Old Red House forming a focal point
- The Maltings and St Mary's Church are historic landmark buildings
- Retention of brewery buildings reflecting the historical importance of the hop industry to the growth and prosperity of the village
- The Prince of Wales Public House and white weatherboard cottage mark the entrance to the ConservationArea from High Street and Carpenters Lane in the south west
- Verdant entrance to the ConservationArea from the north along High Street
- Evolving vistas are created by the curving road layout
- The church yard forms the only significant area of enclosed open space
- Belts of trees frame the sub-area. Individual specimen trees in the High Street and gardens are important to softening the townscape
- Varied and interesting building line and roofscape and consistent 2-3 storey height of residential buildings
- Limited colour palette based around red, white, grey, black and yellow
- Predominance of traditional building materials including orange/red brick and clay tiles, slates, sandstone, timber and painted render
- Buildings of a variety of ages reflecting the long history of the village and its evolution
- Large number of listed buildings

### *Sub Area B– Hadlow Castle.*

Hadlow Castle is located at the southern edge of the village and is accessed from the High Street. It was constructed by the Barton family who first appear in Parish registers in Hadlow in 1558 and who, in the 18<sup>th</sup> century, became the principal land owners in the parish.

It is thought that the castle is built on the site of Court Lodge which is first mentioned in 1586 and would have been a typical Kentish yeoman's house. Walter May inherited Court Lodge from his father in 1786 and in 1790 demolished it to begin work on a new house of stuccoed brick in the gothic style. The building work was completed in 1803 and comprised a main square block at the west end, entrance on the north, a long transverse corridor running east-west and main suite of reception rooms facing south. It was built of red brick and cement rendered to resemble stone. It was elaborately gothic with tall pinnacles, castellated chimneys and windows with thin gothic tracery.

Walter Barton May inherited the building in 1823 and in 1832 he began a major project to build a tall octagonal tower at the south east extremity of the house. It was designed by George Ledwell Taylor and modelled on the tower (which later collapsed) at Fonthill Abbey. It was 170 feet high and covered with Gothic detail in Roman cement with diagonal buttresses, steep gables and tall pinnacles. The stages of the tower were marked by string courses of various designs and tall gothic windows. It was topped by a tall buttressed pinacled lantern. It is not clear what the function of this tower was, and it has become known as May's Folly. Two square projections with circular towers on the west side of the tower were also added. A further tower was begun in 1850 but not completed.



Hadlow Castle in the 1920s with Castle Farm (now redeveloped) visible on the right hand side of the photograph.

The castle changed hands several times and began to fall into disrepair, particularly after roofing lead was removed during World War II. However, a preservation order was placed on the tower and the stable court and 6 acres were bought by local artist Bernard Hailstone. The court was converted into 6 separate residences and later three building plots were also formed in the grounds. The Tower is in the process of being acquired by the Vivat Trust so that it may be restored and used as holiday lets. This will secure the future use and maintenance of this iconic landmark, and provide limited public access.

Whilst the original house has gone, most of the additions from the 1830s-50s survive. The buildings occupy a relatively flat area of land bounded to the west by the High Street and to the north by an old, high brick wall with the churchyard and some recent housing constructed on the site of the Castle Farm.

Hadlow Tower is a Grade I listed building and is linked to the courtyard buildings by a freestanding wall. The lantern and pinnacles were damaged by the storm of 1989 and have been removed awaiting restoration, giving the tower a plainer flat-topped outline. The lower rectangular tower adjoining at the west remains and is embattled with a round projecting stair turret and various Gothic windows.

It is likely that Walter Barton May's work included the stable court as the boundary wall is dated 1837. The surviving converted buildings of the Stable yard occupy three sides of a courtyard with a cobbled area at the centre. The Grade II\* listed buildings are cement rendered brick with embattled parapets, low square towers, octagonal turrets and projections which mimic features of the main house.



Hadlow Tower from the lake

The buildings were altered during the conversion to houses, particularly on the outer elevations but they form a picturesque group retaining many 19<sup>th</sup> century and early 20<sup>th</sup> century features. An arch dated 1856 is set in the castellated south wall which divides the stable court from the grounds.

Stable Court now has a quiet, domestic character. Strongly enclosed by high walls and parapets, it has a formal layout nestling at the foot of the imposing tower.



Stable Court with  
St Mary's Church tower  
to the north



The Castle grounds adjoin the High Street but only the Tower and trees are visible behind the continuously built up frontage. The entrance is down a curving driveway accessed via the gateway which is flanked by two lodge houses. The ornamental Grade II\* listed gateway was built around 1820 probably by George Ledwell Taylor and is a cement-rendered brick triple Gothic arch with a large central carriageway flanked by pedestrian gateways. It has a crenellated parapet and buttresses. On either side of the gateway, two lodge houses also built around 1820 were subsequently refurbished and extended. They are constructed of cement-clad brick with slate roofs and tall ornamental octagonal chimneys.



Castle gateway and lodge houses



In the context of the High Street, the gateway and lodges are also landmark buildings their grandeur, materials and intricate gothic detailing contrasting with the more modest, red brick properties on either side. They create an unexpected and distinctive contribution to the townscape permitting intriguing glimpses of the curving driveway beyond.

Within the private grounds, the impact of the Tower and other remaining buildings is enhanced by the spacious setting. Although the estate has been subdivided to form separate gardens, an extensive grassed area and small lake have been retained on the south side of the tower providing an open setting for the castle buildings, with the extensive views south over a ha-ha across the floodplain of the Bourne river and the flat pastures of the Medway Valley enhancing this sense of spaciousness.



House within the castle grounds with a landmark Wellingtonia tree



Panoramic views to the south over the former Castle estate

The setting of the tower incorporates a number of mature trees including several magnificent specimens which are landmark features in their own right. However, the original landscaping scheme would have been more open with fewer trees and specialist advice is being sought on recreating the 19<sup>th</sup> century planting scheme.

The park has been subdivided, but the original layout can be discerned particularly through the retention of high brick garden walls, driveways and the small ornamental lake. A woodland walk has also been preserved which leads down to the River Bourne and forms an important part of the setting of the Conservation Area.

The tall mellow brick walls bordering the grounds to the north and east are a particular feature of this area reinforcing the sense of privacy and separation from the busy village centre.

The detached houses built on the site vary in style and materials. Those constructed in the 1970s make little concession to their location in terms of materials and design but are set away from the tower along the driveway, screened from the main buildings by hedges and trees and therefore do not significantly affect the setting of the Grade I building. More recently a house has been built directly adjacent to the castle but in a traditional style and materials which are sensitive to the location.







19th century wall forming the northern boundary. A gate provides a private entrance to the church yard

There are few detracting features, although the rear elevations of the recent housing in the Forstal, visible over the north garden wall, jar with the historical character.

## Key Features

- The castle tower is a unique Grade 1 listed building and forms a dominant landmark, an important link with the past and has become the iconic symbol of the village
- The muted grey cement finish, castellated roofline, elaborate gothic details and scale set the Castle buildings apart from other buildings in the Conservation Area
- Some trees are landmark features visible from many points within the Conservation Area and surrounding streets
- The listed stable yard buildings and walls provide clues to the appearance of the main building and enhance the setting of the Tower
- The listed gateway and lodge houses are prominent landmark buildings in the High Street frontage due to their significantly contrasting materials, colour and gothic details
- The landscaped castle grounds provide a spacious, elegant setting for the listed buildings and a tranquil private space in contrast to the busy and more densely developed High Street area
- Retained features including the 19<sup>th</sup> century walls, specimen trees, ornamental lake and ha-ha provide a link with the original landscape scheme
- Mature trees, hedges and walls mostly screen more recent housing development and enhance the setting of the listed buildings

# THE FREEHOLD, HADLOW CONSERVATION AREA TOWNSCAPE ANALYSIS

-  Landmark
-  Views/vista
-  Important visual space
-  Important trees - acting as focal points etc.



Map 3



## *The Freehold*

The Freehold is located to the west of Carpenters Lane on the western edge of Hadlow. Carpenters Lane leads north westwards from Hadlow High Street in the direction of Oxen Hoath. Historically it ran through hop fields and orchards and was sparsely developed, creating a separation between the hamlet and the historic centre of the village. Today it is lined on both sides by recent housing development. In this context, The Freehold comes as a surprise. Nevertheless, the River Bourne, the mill stream of Bourne Mill and open countryside to the west give an important reminder of the historic setting of the conservation area.

Located almost at the edge of Hadlow, it forms a compact enclave of 19<sup>th</sup> century development set back from Carpenters Lane and partially screened from it by a dense hedge. The houses are situated around three sides of a square, now known as The Freehold and face inwards overlooking a green space. The development is thus inward looking and visually self contained with a private, tranquil character. The enclosed layout around a central open space, relatively uniform age and scale of the buildings, limited colour palette, traditional local materials, steeply pitched roofs and chimneys give The Freehold a strong sense of place and identity.



The Rose and Crown Public House at the northern entrance to the Freehold



The two entrances to The Freehold are flanked by substantial buildings which face onto Carpenters Lane and The Freehold. At the more northerly entrance, The Rose and Crown Public House is a landmark building as a result of its prominent location on a curve in Carpenters Lane and its white painted elevations which contrast with the surrounding red brick buildings. It is also the only non-residential building in The Freehold. On the southern entrance stands a large house with Flemish bond brick work, yellow brick details, a hipped tiled roof with bracketed overhanging cornice and prominent pitched dormer windows. Set back from the road behind a high conifer hedge, the building is less prominent in Carpenters Lane than the Rose and Crown.



House at southern entrance to the Freehold from Carpenters Lane

The tight knit enclosed development prevents long views and there are only occasional glimpses westwards of the countryside beyond.

The curved street layout creates a series of changing vistas.

Whilst no individual buildings are listed, the architectural interest lies in the group value of the buildings.

The predominant materials in the area are orange/red brick (some with Flemish bond with burnt headers) and clay tile or slate roofs. A number of properties are rendered and painted white. White or cream paint picks out windows, window arches and barge boards. The buildings are all of a similar age, being constructed in the second half of the 19<sup>th</sup> century, with the exception of a short row of three 1970s houses on the southern side. The oldest house is Fairfield, which was at one time a school. The properties are now all residential except for the public house, but originally there were several shops and workshops. In the early 20<sup>th</sup> century there was a bakers shop at number 31. The house types encompass detached, semi-detached and terraced properties, all two storeys or with an additional storey in the attic. The elevations are generally flat with some single or two storey bays. The larger properties on the north side have prominent gables facing the road with pitched dormer windows, shaped painted barge boards and finials. The properties on the south and western side comprise smaller semi-detached and terraced cottages.



Gabled properties on the northern side of the Freehold



Semi detached cottages on the western side of the Freehold



The plots are relatively narrow, with the houses set back from the road behind shallow front gardens and pavement. The gardens are enclosed by white picket fences, brick walls and black railings which enhance the historic character.

The central space enclosed by the Freehold properties has a natural, informal and slightly overgrown character. The semi-rural character of The Freehold is reinforced by the absence of street lights. The space is important to the setting of the buildings fronting onto The Freehold. The hedge fronting Carpenters Lane provides an informal edge to the area and helps enclose the central open space from the lane. The hedge and trees around the public house car park help screen the car park.



Looking across the open space from the south west corner

The integrity of the 19<sup>th</sup> century development has largely been retained although a property was demolished on the southern arm and replaced by three terraced 1970s houses. These houses are constructed of modern materials with horizontal windows, garage doors and a staggered building line which are not characteristic of the historic conservation area. Nevertheless, their scale and height mean that they are relatively unobtrusive. Modern garage buildings are set back on corner sites and have a limited impact on the historical character. There has been considerable replacement of doors and windows and some introduction of dormer additions on roofs facing away from the street.

### **Key Features**

- Historical interest of this former hamlet and The Freehold Land Society movement
- Strong unity and group value of properties created by relatively uniform scale of the buildings, limited colour palette, traditional local materials, steeply pitched roofs and chimneys
- Historical crescent layout enclosing central open space retains a strong sense of place
- Retention of Victorian character and original features (although some losses)
- The informal open space contributes to the semi-rural character and is important to the setting of the buildings which front onto it
- The Rose and Crown public house is a landmark
- The hedge fronting Carpenters Lane provides an informal edge to the area, helps enclose the central open space from the lane and contributes to the inward looking, enclave character of The Freehold



## *Physical Fabric*

### **Hadlow High Street Conservation Area**

The Conservation Area contains a variety of buildings of different ages and styles. However, the use of traditional building materials – primarily bricks, stone, slates, tiles and cast iron – creates a subtle palette of colours based around red, white, black, grey and cream.

The dominant building materials vary in different parts of the Conservation Area. Along the High Street the great majority of the buildings are constructed of the local orange/red brick which gives the village its characteristic appearance. The Castle buildings are also constructed of brick but are rendered in grey Roman cement, a natural cement derived from clay deposits from the Isle of Sheppey, which gave the Castle the appearance of a stone construction. St Mary's Church is constructed of locally quarried sandstone and the headstones in the church yard are sandstone, limestone or marble. The front boundary wall is topped with sandstone coping stones. This stone construction reflects the status of the Church as the most important building in the village in the Medieval period. The brewery maltings have a more industrial appearance constructed of yellow and buff brick.



A number of buildings in the Conservation Area are of 15<sup>th</sup> or 16<sup>th</sup> century origin. Medieval buildings were built by craftsmen using local materials and in this area they were timber-framed. Several of the buildings within the Conservation Area have timber framed elements. A small number of properties have jettied upper storeys.

In the Georgian period, brick buildings became fashionable and many of the original timber framed buildings would have been rebuilt in brick or re-fronted with brick facades. The buildings that were not refaced in brick were sometimes clad in weatherboard, peg tiles, or later, mathematical tiles on the upper storeys. Victorian residential properties were also predominantly red brick. The use of a Flemish bond with contrasting burnt headers is noticeable on many buildings and decorative bands of contrasting brick are also apparent. Some buildings are white washed or painted white.



Examples of brick, stone, rendered, white washed and painted elevations in the Conservation Area.

The traditional roofing materials are clay or slate tiles, although these have in some cases been replaced by modern concrete roof tiles. The majority of the older buildings have steep red peg tile roofs, but some of the Victorian properties including the Castle lodges and the buildings within the brewery complex have slate roofs, this material becoming more widely available in the 19<sup>th</sup> century.

The variety of roof designs contributes to the interesting roofscape in the conservation area. At the macro scale, the landmark buildings are topped with pyramidal or coned roofs pointing skywards, with the exception of the octagonal Hadlow Tower.



On the smaller scale buildings, the variety of roof designs contributes significantly to the interesting roofscape in the conservation area where gabled, hipped and half hipped roofs can be found. Mansard roofs and dormer windows are evident on some 18<sup>th</sup> century properties, whilst chimneys remain a feature throughout.





19th Century tripartite sash windows on Natal House with canted bay window

White painted wooden sash or casement windows predominate in the Conservation Area. The windows have square or vertical proportions. The original sash windows have been replaced in many cases by 20<sup>th</sup> century casements. A few properties have single storey canted bay windows. There are several historic shop fronts in the Conservation Area but some buildings in the High Street have modern shop windows at the ground floor. Asymmetrical windows on some domestic properties indicate where a shop has been converted to residential use. The castle buildings have gothic tracery windows. The windows on the lodge houses are recessed in Tudor arches.

Some traditional panelled front doors have been retained in the Conservation Area with a number of the 18<sup>th</sup> and 19<sup>th</sup> Century properties having fanlights. Brick arches and detailing is commonly used above windows and doors. The use of Flemish bond contrasting blue headers and red bricks is noticeable in a number of buildings.



Boundary treatments include red brick and occasionally ragstone walls, black railings, hedges and wooden fences. The tall brick walls bordering the Castle grounds, Church yard, the Close Brewery, School Lane and Court Lane are particular features. Some of the walls are capped in stone. Hairpin and spear headed iron railings are also a feature of the Conservation Area. The railings, gateway and lamp bracket north of St Mary's Church are listed. Railings also separate Castle Terrace from the street, contributing to the rhythm and historical interest of this Victorian terrace. Many of the smaller and older properties have very narrow front gardens or front directly onto the pavement.

The understated street furniture and heritage lamp posts respect the character of the Conservation Area. Some of the pavements have been surfaced in brick pavers. Cobbles in the Castle Stable Court provide a link with its historical use.





## The Freehold, Hadlow Conservation Area

The Conservation Area contains a variety of buildings of different ages and styles. However, the use of traditional building materials – primarily bricks, slates and tiles – creates a subtle palette of colours based around red, white and black. The use of a Flemish bond with contrasting burnt headers is noticeable on several buildings. Some buildings are rendered and painted white. The traditional roofing materials are clay or slate tiles, although occasionally these have been replaced by modern concrete roof tiles. White painted wooden sash or casement windows with strong vertical proportions predominate. Brick arches or painted stone lintels provide a decorative feature above windows.



The variety of roof designs contributes to the interesting roofscape in the conservation area where gabled roofs facing the street and dormer windows are evident, whilst chimneys remain a feature. Decorative barge boards and finials provide an additional feature on some buildings.

Boundary treatments include red brick, picket fences and hedges.



## ***Features affecting the character and appearance of the Conservation Areas***

To understand what is special about the Conservation Areas it is useful to note those features that are out of character with the area. This not only emphasises the importance of the remaining special features of the area but also allows potential improvements to be identified.

### **Hadlow High Street Conservation Area**

Standard street lighting prevails in much of the High Street Conservation Area and around the entrance to the school, standard grey railings and lamp posts have a harmful impact.



Poorly maintained street cabin and standard street lighting in the High Street



A number of the commercial premises on the High Street have modern shop fronts and fascia signs which do not respect the widths of upper storeys and obscure the original features. These detract from the buildings on which they are placed and the character of the High Street Conservation Area.



Some 20th Century development erodes the character of the High Street area through the use of inappropriate materials, windows and lack of detailing. The building line is also set back.



## ***Planning Policy Background***

The Appraisal will help interpret:

- Planning Policy Statement 5 (Planning for the Historic Environment),
- the Tonbridge and Malling Core Strategy (Policies CP1 – Sustainable Development; CP24 – Achieving a High Quality Environment and CP25 – Mitigation of Development Impacts), and
- the Managing Development and the Environment DPD (Policy SQ1)
- Saved Local Plan Policy P4/13 – Shopfront Design

The Government's overarching aim in PPS5 is that the historic environment and its heritage assets (which include Conservation Areas) should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment include the following:

- to deliver sustainable development by ensuring that policies and decisions concerning the historic environment:
  - recognise that heritage assets are a non-renewable resource
  - take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and
  - recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- to conserve England's heritage assets in a manner appropriate to their significance by ensuring that:
  - the positive contribution of such heritage assets to local character and sense of place is recognised and valued.

Policies within the adopted Development Plan Documents seek to preserve and enhance the natural and built environment.

The Core Strategy expects all development to be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings.

The Managing Development and the Environment DPD requires development to protect, conserve and, where possible, enhance the character and local distinctiveness of the area, including its historical and architectural interest, and the prevailing level of tranquillity and the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views.

*Planning Consultants Tony Fullwood Associates and the Borough Council would like to thank members of the Hildenborough Parish Council, Hildenborough Village Preservation Association, Hildenborough Conservation Group, and individual residents who contributed to the Appraisal*

Adopted February 2011



## ***Management Proposals for the Conservation Areas***

English Heritage good practice advocates that local authorities should prepare a management plan to address the issues arising from the Conservation Areas Appraisal and set out recommendations for action. Some of these actions will be applied generally to Conservation Areas in the Borough, whilst others, such as enhancement proposals, are specific to the Hadlow High Street and The Freehold, Hadlow Conservation Areas.

### ***Management Proposals applicable to all Conservation Areas in the Borough***

#### ***Application of Planning Policy***

*The Borough Council will consistently apply adopted and future planning policy to ensure high quality design which is appropriate to protecting and enhancing the character and appearance of the Conservation Areas. This will be applied to all development requiring planning or listed building consent including new development such as replacement or new buildings, small scale alterations and extensions to buildings, boundary treatment and, where applicable, surfacing front gardens. This approach will be followed for proposals both within the Conservation Areas and those which affect their setting or impact on their character.*

#### **Implications for the High Street and the Freehold Conservation Areas**

It is not expected that there will be large scale change within these conservation areas, and there are no buildings which detract sufficiently from the character of the areas where replacement would be encouraged. It is more likely that minor changes and additions will occur within the High Street and the Freehold Conservation Areas and the Borough Council will encourage quality designs and materials which respect the context of the Conservation Areas.

#### ***Shop Fronts and Advertisements Supplementary Planning Document***

*The Borough Council will bring forward a new supplementary planning document on shop fronts and advertisements which will have special consideration for Conservation Areas. It will amplify and illustrate Saved Local Plan policy P4/13*

#### **Implications for the High Street and the Freehold Conservation Areas**

The High Street contains a number of inappropriate shop fronts and fascias which, when proposals come forward, should be replaced with designs and materials which harmonise with the original character of the area and the design elements of the buildings to which they are to be fitted. Designs should not obscure original shop front features. Currently, there is not a proliferation of advertising within the Conservation Area and the number of signs is limited. Strict control will be maintained over the amount and type of advertising in the Conservation Areas to maintain this delicate balance.

### ***Repairs to Buildings in Conservation Areas Good Practice Guide***

*It would particularly assist home owners of the Borough Council's Listed Buildings and Conservation Areas if Good Practice Guides were complemented by an information leaflet on replacement doors, windows and roof materials considered to be suitable within Conservation Areas. This will have much wider application. It will recognise the need for replacement features and will also give practical guidance on design, acceptable materials and products and may assist with the selection of suppliers.*

#### **Implications for the High Street and the Freehold Conservation Areas**

Original doors, windows and roof materials have been replaced in some of the Victorian properties within the Conservation Areas. The Leaflet will be publicised within the Conservation Areas and distributed to households and be available on the website.

### ***Building Regulations***

*The Borough Council will continue to apply Building and Fire Regulations sensitively in Conservation Areas and to Listed Buildings to attempt to ensure that there is no conflict with the preservation of the character of the area or the building.*

## ***Management Proposals for Hadlow High Street Conservation Area***

### ***Footway Surfacing and Street Furniture***

It is important to the character of the Conservation Area that existing items of street furniture such as bins, bollards, seats and signs are well maintained and that any replacement street furniture fits with the style and colour (black) of the existing. It is also important that the number of signs is kept to a minimum to reduce clutter. Wherever possible, items of street furniture should be grouped together at the back edge of the footway and existing elements should be used for locating new signs or lighting. In the longer term, and subject to resources being available, the introduction of brick pavers to the remainder of the footpaths on either side of the High Street would be an appropriate enhancement.



There are a large number of lighting columns within the remaining part of the Conservation Area which are of an in appropriate scale and which it is unlikely to be practical to replace in the short term. In order to bring greater unity with the appearance of the remainder of the Conservation Area, and to reduce their visual impact on the street scene, a programme of painting the lamp standards black is recommended. Should the existing modern lamp columns need replacement in the High Street, a more coordinated approach with some of the more historic styles currently used should be sought.



### ***Replacement Windows***



Whilst the scale and materials of more recent development within the Conservation Area are generally acceptable, when the windows are replaced, more traditional symmetrical casement windows (such as those illustrated right) would benefit the appearance of the buildings and enable them to fit more closely with the character of the High Street Conservation Area.



Front boundaries should be retained or restored to the prevailing feature in the sub area: for example, approximately 1 metre high red brick wall; brick wall topped by hedge; hedge and railings, picket fences or mature 2 metre high hedge.

Provision of off-street parking should not erode the character of the conservation areas.

Trees and hedgerows which are important to the character of the conservation areas should be retained.

The area contains important landmark buildings which help give reference points within the area and to the village from the surrounding area. The church, tower, and other landmark buildings and their setting should be carefully maintained and protected.

Views and vistas of townscape features, such as landmarks, and the countryside beyond the built up area should be preserved.

The open character of the open space surrounded by houses at The Freehold should be retained and enhanced and its character respected.

When a proposal incorporates new street furniture, it should have reference to the Management Proposals for the Conservation Areas.

Buildings which would be visible from the Conservation Areas, or form part of their setting, should preserve or enhance the Conservation Areas.

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