



# Lamberhurst Neighbourhood Development Plan

## Character Assessments 2018

Produced by The Neighbourhood Development Plan Landscape & Design Group

# Contents

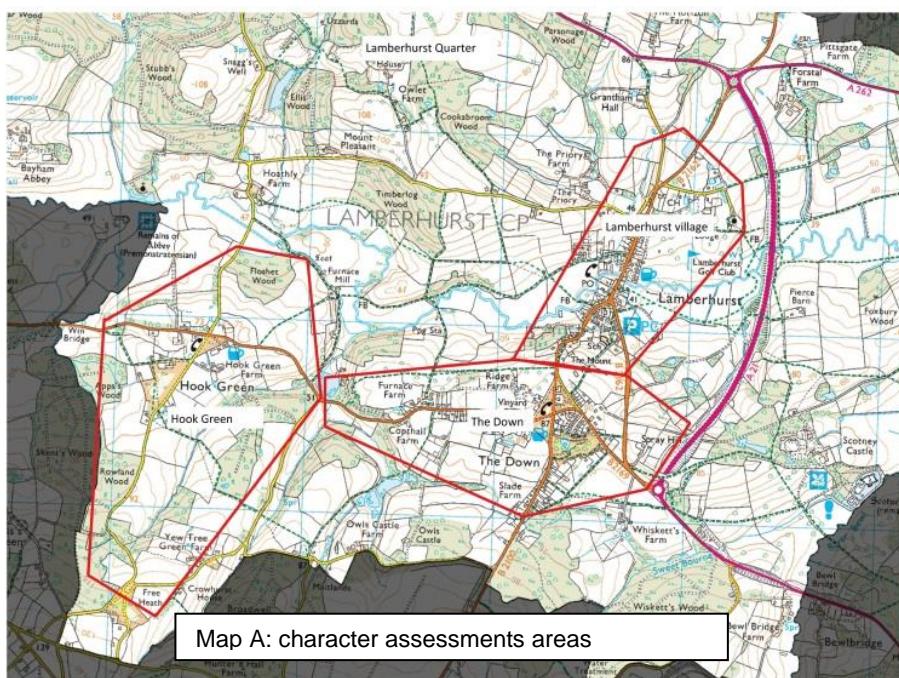
Introduction .....	2
Overview .....	3
Historic development of Lamberhurst Parish .....	4
Character Areas Overview .....	5
Lamberhurst Village .....	5
Hook Green: .....	6
Lamberhurst Quarter (desktop survey):.....	6
Character Area 1: Lamberhurst village .....	7
Character Area 2: The Down .....	16
Character Area 3: Hook Green .....	20
Character Area 4: Lamberhurst Quarter .....	23

# Introduction

The purpose of the assessments, carried out during the summer of 2018 by the Character and Design Working Group, were to assess the distinct building characteristics within the Lamberhurst Parish.

The parish was divided into four character areas and surveyed by a working group, with 8 local resident volunteers, the methodology used was recommended by Planning Aid England:

- Lamberhurst Village
- The Down
- Hook Green
- Lamberhurst Quarter (desktop survey)



The Group undertook a survey of outstanding views which has been recorded as part of this assessment. We have also reviewed the Tunbridge Wells Borough Council character assessment covering Lamberhurst Village and the Down, which was completed in 2002.

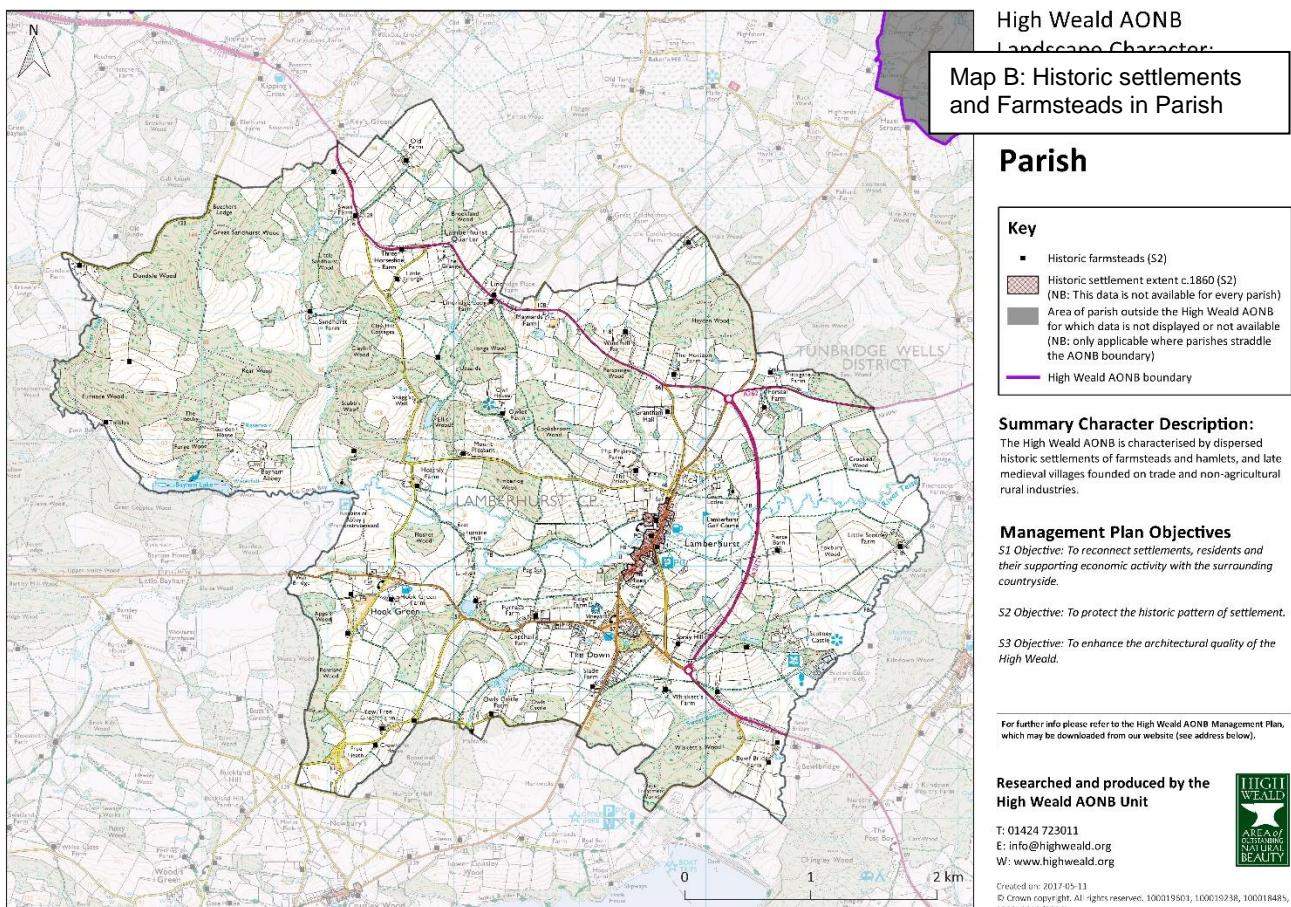


# Overview

The Parish lies entirely within the High Weald Area of Outstanding Natural Beauty in a landscape which retains many of the defining components of characteristics ( High Weald AONB Management Plan Statement of Significance 2019-2024):

The five defining components of character that have made the High Weald a recognisably distinct and homogenous area for at least the last 700 years are:

1. Geology, landform and water systems – a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams.
2. Settlement – dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and non-agricultural rural industries.
3. Routeways – a dense network of historic routeways (now roads, tracks and paths).
4. Woodland – abundance of ancient woodland, highly interconnected and in smallholdings.
5. Field and Heath - small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing;



The parish is bisected by the River Teise which flows west to east in the northern part and the River Bewl which flows south west to north east to join with the Teise at Finchcocks. Between are ridges of higher ground partially bisected by smaller streams which flow into these rivers. At the south east corner the landscape has been altered by the construction of the Bewl Reservoir in the 1970s. It is a heavily wooded parish especially to the west, which forms a larger part of the former Bayham Abbey Estate. The original route of the A21, which used to pass through the centre of the Village, originated as an ancient iron age, or earlier, track running from the coast to a crossing point of the River Medway at what is now Tonbridge.

## **Historic development of Lamberhurst Parish**

Lamberhurst: is the only settlement situated in the Teise Valley and is a designated Conservation Area. The settlement is linear, focused upon the bridge over the Teise, once the route of the A21. The road is now a local route with traffic calming. The A21 follows a bypass to the east of the village traversing the river over a modern road bridge. The bypass although has decreased the heavy traffic that used to flow through the village, the village now becomes frequently a diversion zone when there are traffic issues on the A21. This has been increased by the duelling of the A21 carriageway to Kippings Cross in September 2017.

The settlements sits well within the valley setting means it is not seen widely within the landscape. This is an important factor to the character of the Village. The Village contains a variety and richness of building forms and styles with an attractive jumble of buildings leading from School Hill downwards to the Broadway and river crossing. The village is well contained, linear in form, has continuous frontage, a varied and distinctive roofscape and contains distinctive traditional materials including brick, stone and weatherboarding with a simple colour palette.

The River Teise and its tributaries has provided water power for the grist mills to grind corn from the early 1100s, also fulling mills for the cloth industry and later the motive force behind the forge trip hammers and even a blast furnace. Smith & Co Brewery had 68 tied houses from 1839 which are still seen in Brewers Street. These industries have influenced the building styles and use throughout the village.

To the west of Lamberhurst the river valley character is covered by rising land and woodland which, together with the trees around the village, create a sense of enclosure. Hook Green has a large amount of commonland which used to be extensive heathland and unimproved grassland.

There are historic farmsteads in Hook Green and Lamberhurst Quarter as shown in the Map B. Many of the houses tend to be large with parcels of land still used for farming. National Trust's Scotney Castle Estate sits to the East of the Parish and is a strong tourist attraction but this popularity could also pose a potential threat with intrusive traffic and parking issues.

# Character Areas Overview

**Lamberhurst Village:** A large proportion of this is within the conservation area. The assessment follows the B2162 which leads into the B2100 up Town Hill and takes you through the heart of the village. It is flooded with graded buildings of various designs often using local materials such as clay tiles, sandstone, and local bricks. The line of houses is then surrounded by a rural setting with trees and hedgerows. A large proportion of this is within the Conservation Area.



The River Teise, and its tributaries, has provided water since at least the 10<sup>th</sup> Century to power grist mills to grind corn also fulling mills for the cloth industry, 11th & 13<sup>th</sup> Century, and later, 16<sup>th</sup> to 18<sup>th</sup> Century, was the motive force behind forge trip hammers and even a blast furnace. By the 19<sup>th</sup> century brewing, hops and arable and livestock farming had become the main industries. These industries have influenced building styles and uses throughout the years.

The key characteristics for this character assessment are:

- The unity and strength of boundary treatments. Many of the houses have front gardens however it is noticeable that many do not have off street parking.
- The roof scape is significant because of the topography and elevated views across the valley.
- Front gardens are generally contained by low railings, picket fences and low walls.
- The style of built layout follows the topography such as at Town Hill and School Hill being higher than the road with embankments and trees providing enclosing elements whilst The Broadway is wide and more open
- Traditional building materials dominate especially in the Conservation Area and their variety and contrast is a key characteristic. Brick, painted brick, clay tiles, stone and weather boarding are all present. It is, however, noticeable that the sub-areas show subtle changes in the use of materials
- The buildings often have trees and green areas incorporated to the frontage of the properties or along the verges which adds to the rural sense of setting

**The Down:** Is also a Conservation Area and is very open in character dominated by landscape features rather than built development, in contrast with the tightly packed environment of Lamberhurst Village in the valley below. Lamberhurst Down is an area of Common Land which includes the Gravel Pit.

The Down is centred on a sandstone knoll, with the main expanse of open grass bisected by a crossroads it was, and still is, at the heart of the local road network.

The Gravel Pit was established in 1750 and was dug on manor waste land owned by the Manor of Lamberhurst, based on Court Lodge. This “gravel” was crushed stone used for surfacing the newly created local Turnpike road network. It has had many uses from water to supply steam traction engines and later used as a local rubbish dump. It was cleared and the pond restored following devastation caused by “The Great Storm” of 1987. It became a Kent Site of Local Nature Interest in the 1990s and a Kent Local Wildlife Site, along with the rest of The Down, in 2006.

**Hook Green:** The hamlet surrounds an area of Common Land, to the front and side of the Elephants Head pub and along both sides of Free Heath Road. The settlement lies within a largely wooded area surrounded by scattered houses and farmsteads and fields and has an open rural feel with farming still at its heart. It lies on the edge of the old Bayham Abbey Estate.

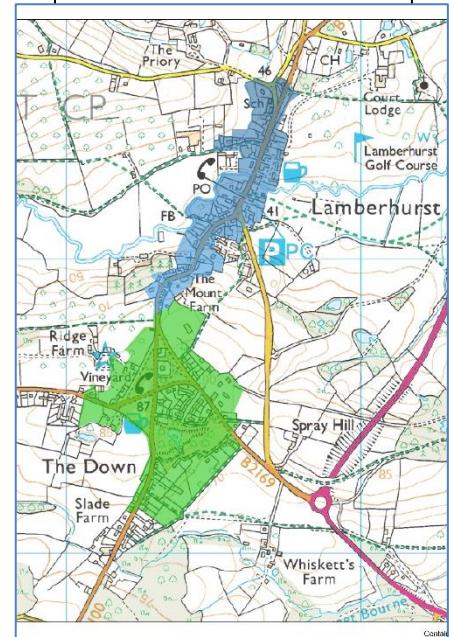
**Lamberhurst Quarter (desktop survey):** is heavily wooded with pasture an area which follows the A21 road. This is a rural setting with woodland and grassland fields in keeping with the field patterns in the AONB and its scattered dwellings tend to be larger historic farmsteads or houses.

# Character Area 1: Lamberhurst village

Covering School Hill; Brewers street and Hopgarden Road; the Broadway; the High Street; and Town Hill

Conservation area for village and The Down

Lamberhurst: is the only settlement in the River Teise valley and is designated as a Conservation Area. Its valley setting means that it does not register widely within the landscape, unlike ridge top settlements elsewhere in the High Weald. The settlement is linear, focused on the bridge over the Teise, once on the route of the A21 the road is now a local 'B' route with traffic calming. The village contains a variety and richness of building styles. Evidenced by the view from the top of School Hill with its attractive jumble of buildings leading the eye down towards The Broadway and river crossing. The village is well contained has continuous frontage, a varied and distinctive roof scape and uses traditional materials including brick, stone and weatherboarding with a simple colour palate. There are areas of green landscape, trees, wide verges and greens which merge with the surrounding rural landscape of woodlands and grassland, hedges and fields.



## 1. Layout



Features identified within the character areas include: •

- 1.1 Generally built up in linear form following arterial roads with green spaces to front and soft landscaping to the rear. Since the by-pass opened in 2005 new roundabouts at Forstal & Scotney connect the roads through the village to the A21.

- 1.2 School Hill has mainly domestic scale residential buildings often in terrace form. The exceptions being Coggers Hall, The George & Dragon & Stair House close to the River at the bottom of the hill.
- 1.3 Town Hill is similar in character but comprises some larger individual buildings with more greenery between.



- 1.4 High Street, and Broadway area, was historically the centre of trade with shops, warehouses, garages etc. now only Victoria House Stores remains. There are a few substantial buildings many with long rear gardens stretching to the river bank. A new housing development Cliveden Court is a detractor to the Conservation Area. The houses are built on raised platforms as they were constructed in an area at risk of flood.
- 1.5 The Broadway is wider with a more open feel occupying the flatter parts of the central area around the Village Green. Fairs and cattle markets were once held in the Fair Fields to the rear of the Chequers Oast. Spray Hill was cut by local workmen in 1835 to by-pass the steep Town Hill.
- 1.6 Brewer Street mostly comprises domestic scale, residential buildings often in terrace form.
- 1.7 The new development at Hopgarden Close is an exception to the usual layout with a more urban feel, higher density of houses with no frontages and small back gardens as well very little space provided for parking.

## 2. Topography & Space

- 2.1 Town Hill and School Hill being higher in their topography have steep cut embankments topped by trees.
- 2.2 The Broadway is wider and more open with individual trees on the pavement outside the War Memorial Hall and on the Village Green.
- 2.3 This is in contrast to the High Street, which has a more enclosed feel, with strongly defined built edges.



## 3. Roads, streets, routes

- 3.1 The key northern route approaches from the A21 at Forstal Roundabout along the B2162 which takes a sharp turn at Church Road corner and then dramatically flows downwards through a series of traffic calming points on School Hill.
- 3.2: Church Road used to be a private estate road all the way through to Goudhurst. In 1936 it was opened to traffic as access only for residents, Golf Club, Court Lodge and St Mary's Church. The road "To the Church only" was opened to the public as the occupant of Court Lodge did not like funeral processions passing his windows. The old route to the Church is the PROW footpath across the Golf Course from Park Gate Green on School Hill
- 3.3: School Hill: This northern approach has a sharp bend passing the closed section of the old A21 at Grantham Hill. Pass another road calming feature you see what was once the Orange Tree pub with its C18 rendered exterior to an older core. Beneath the cottages lies a cellar cut into the sandstone. This has associations with local smuggling gangs
- 3.4: Behind the Old School, with its Village Clock & Tower, (*now residential*) is Parsonage Lane. This is an old drover's route from the west and important historically to the commercial origins of Lamberhurst. This lane crosses Gill Stream from more open flat countryside entering a dark tunnel of trees near the back of Park Gate Cottages. This is accentuated by the fact that the road is cut into the steep hill.



- 3.5: Opposite the Old School is a wide grass verge with six Lime Trees, planted to commemorate Queen Victoria's Silver Jubilee, 1855. Behind the War Memorial Cross (*Erected on the bank opposite the school where so many had spent their boyhood days*) there is an elevated pathway known as the Victoria Walk. As you go down hill there are pavements on either side which suffer from cars being parked on them. Then the road opens out in to the heart of the village with its War Memorial Hall & Village Green beyond. The George & Dragon and The Chequers Inn as well as grand buildings such as the heavily timbered Coggers Hall built beside the River Teise Bridge.
- 3.6: Spray Hill, was the through route of the A21 before the by-pass opened. Now an unclassified road. Built in 1835, at the same time that Scotney New House was being built, to by-pass the steep Town Hill as coach passengers had to dismount their carriages and walk up the "Old" hill as horses could not pull them up. The Village Green first created from roadside waste in 1869, when the two large Horse Chestnuts were planted, to mark Queen Victoria's Golden Jubilee, was extended across the old A21 after the by-pass opened as a form of traffic calming. The main through route now traces its pre 1835 'London to Hastings Coach Road' route up Town Hill and along Sand Road on The Down. *Hence the local nick names "Old Town Hill" & "New Hill".* The "Millenium Seat" was erected round one of the new trees in 2000.
- 3.7: The B2162 changes to the B2100 outside Victoria House where it also changes to the High Street from The Broadway. The houses are more tightly packed and there are remnants of the bakery, Avards, and other former shops that are now residential properties. Victoria House Stores and Post Office are the last remaining shop in the parish.



## 4. Green and natural features

This Village has many green and natural features which allows the settlement to sit well in its surroundings with minimal impact to the landscape, although this not the case in Hopgarden Close which is a newer build with a more urban design:

- 4.1: The trees to the east on School Hill are set high on a sandstone bank and form an important containing edge, adding to the character of the area.

- 4.2 There is also an elevated pavement running south from the Court Lodge/Church entryway which was laid to mark Queen Victoria's Silver Jubilee. This generous footpath in a wide grass 'verge' contains a line of six lime trees (a smugglers symbol).
- 4.3 Recreation fields at the back of the Memorial Hall Car Park and the Chequers Pub are the Chequers Field owned by Shepherd Neame Brewery, and The Lamberhurst Playing Field, with its football pitches, is owned by a village charity the "Lamberhurst Playing Field Association". Founded in 1963 Its purpose is to provide a field for sports & recreation for the Parish. The charity has granted leases to the Parish Council to erect a children's playground, sports wall and Shelter for the benefit of the people of Lamberhurst and the wider area.
- 4.4 Alongside these fields are the Fair Fields, formerly the site of the weekly cattle market and annual fair, which have the sewage works at the track end and are areas of rough grassland & apple orchard remnants with the road spoil from the 1970's A21 works to the junction with Bewl Bridge Lane, when the reservoir (Bewl Water) was being built, rising to the back of the area. This is currently a haven for wildlife.
- 4.5 An area of Common Land known as The Village Green with its tall trees forms an important focal point at the junction of The Broadway, Spray Hill and the High Street and punctuates changes to the road system.
- 4.6 The River Teise Valley: A narrow, low lying river valley enclosed by rolling High Weald plateau. Very sparsely settled except at Lamberhurst where a distinctive village has grown up around the bridging/fording point. Upstream from the bridge site the river valley is characterised by rising land and woodland which together with the trees around the village, create a sense of enclosure. There are a series of footpaths (PROW's) that criss cross the valley.
- 4.6 The River Teise runs along the fields to the back of High Street and Town Hill and through a series of footpaths and can be followed through the village.
- 4.7 The houses along Brewer Street have long green fronts which lead to the pavement and behind the houses there are fields which the houses have access to this is typical of the character area.



The Chequers car park has a large amount of hardstanding with the Green beyond



## 2. Landmarks

Key landmarks and buildings within this assessment area:

- Old School and Village Clock Tower
- War Memorial Cross
- Victoria Walk
- Bridge over the Teise
- War Memorial Hall
- Village Green
- Victoria House Stores
- Teise and Coffees
- St Marys Church
- Lamberhurst Primary School at the end of Pearce Place



War Memorial and Old School & Village Clock Tower

## 6. Buildings, details and roofscapes

- 6.1 There is a mixture of building dependent on the time they were built which gives a rich variety of styles from Grade 2 listed properties, workhouses, terraced cottages and more modern architecture:
- 6.2 School Hill and Brewer Street comprise domestic scale, residential buildings often in terrace form.
- 6.3 Town Hill is similar in character but comprises larger individual buildings with more greenery between.
- 6.4 High Street is tightly knit and densely developed but with long rear gardens.
- 6.5 By contrast the Broadway comprises larger buildings in a looser layout, occupying the flatter parts of the conservation area with terraced houses with long frontages and gardens at the back.
- 6.6 The newer style areas such as Hopgarden Close, Morland Drive and Pearse Place incorporate mock style weatherboarding and detailing with much smaller gardens and often minimal front area.
- 6.7 There is a lack of parking facilities in all of these areas leading to the arterial routes having cars parked either side onto the pavements.

6.8 Adjoining to Brewer Street, Hop Garden Close a more recent development in 2004. The height of the buildings and horizontal emphasis, together with window sizes and proportions, are somewhat out of character with the area. Whilst weatherboarding is used in other parts of the area, in this location the material becomes highly visible from the south west when it is seen across the valley.



6.9 Building materials: the building materials that are used are in keeping with the local historic landscape or clay, wood and sandstone which gives a strong identity to the village. The new builds incorporate the colour scheme with typical of the AONB and can be found in the High Weald Colour Study with red clay colours, sandrock colours and white and black details with wood weatherboarding laided horizontally.

6.10 The roofscape is made significant by the topology and elevated views. Variations in roof and building height are also emphasised by the interplay of gables, half hips and sweeping catslides, all punctuated by chimneys.

6.11 Many areas have the recessive roof form, i.e. front to back.



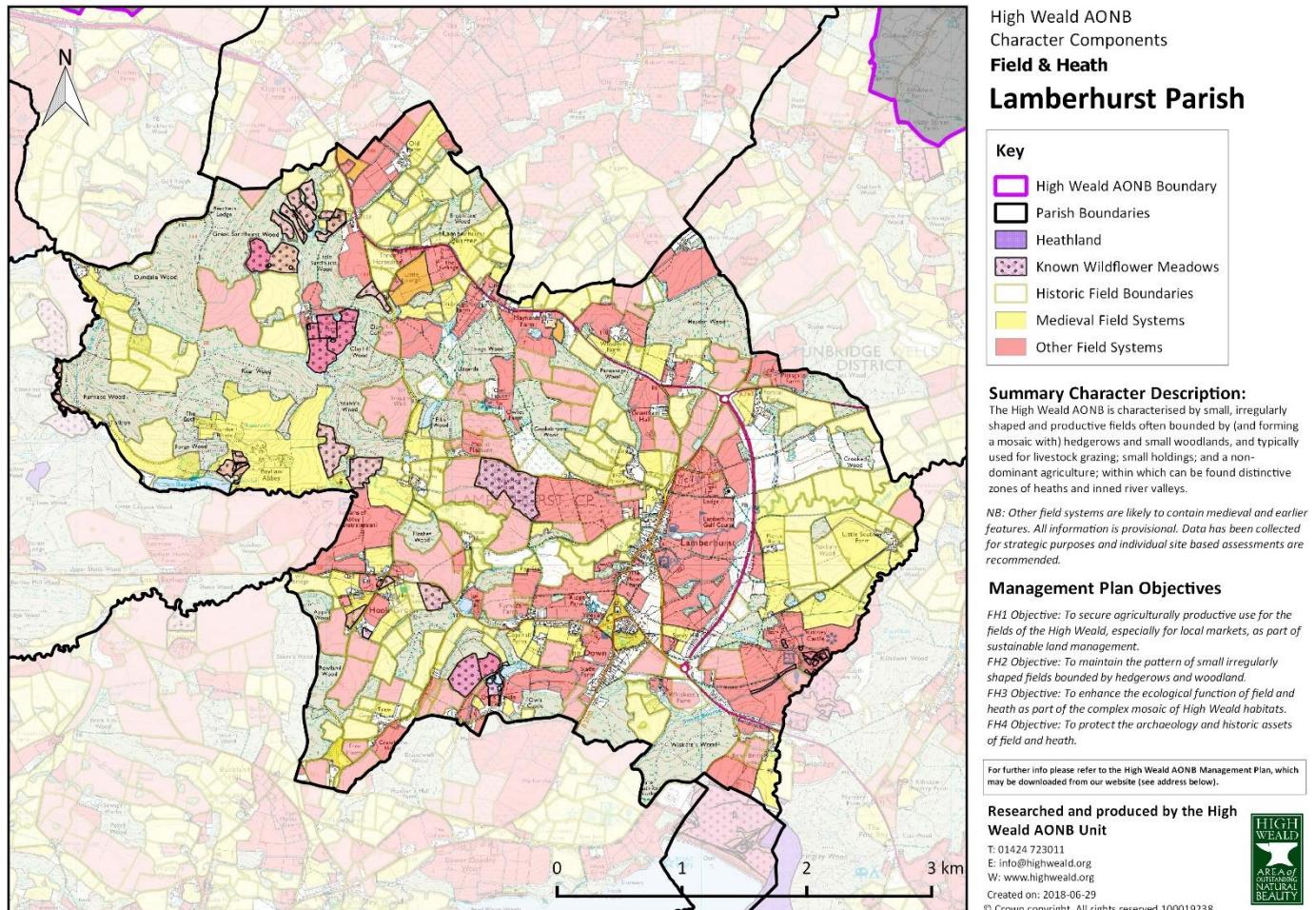
6.12 Rear views of buildings are also important, particularly with single depth development.

6.13 Chimneys have an important impact to the skyline of this area which is punctuated by a number of chimney stacks, visible from ground level, between buildings and from elevated positions. They are often substantial structures and characterised by mouldings.

## 7. Streetscape features

- 7.1 This area has houses with distinctive frontages with transparent boundaries such as iron railings and hedges and brick walls.
- 7.2 60% of the houses have no street parking.
- 7.3 Their gardens due to the topography have views of the outstretch fields and woodland along the floodplain of the River Teise or have gardens that flow down to the River.
- 7.4 The larger residential properties tend to be situated along the Broadway and further up Town Hill.

## 8.Land use (map of field patterns)



8.1 The Tunbridge Wells HLC states that '*the field patterns are varied with a concentration of formal planned type fields close to Lamberhurst itself and along The Down*', These may have been part of the down and then enclosed in the past-medieval period. or were areas where cultivation has taken place over long periods of time and the fields have been re-organised areas where cultivation has taken place over long periods of time and the fields have been re-organised

8.2 The linear development of houses, running along the main arterial routes, are surrounded by River Teise floodplain. The Golf course sits to the North-east of the village and Scotney Estate National Trust) sitting to the far east

8.3 The Village has largely residential buildings except for the Broadway and end of the High Street which houses the two pubs, the only shop and the new addition of a Tea-shop, where the hairdressers was situated.



- 8.4 The commercial feel of the village has changed since the A21 bypass. The removal of the heavy traffic; the major flood in 2000; foot and mouth leading to the demise of the slaughter house, has led to fewer commercial enterprises. Two pubs still remain with only one shop and a tea room remaining
- 8.5 The Chequers Field, behind the Chequers Inn lies alongside the River Teise and is owned by the Shepherd Neame Brewery.
- 8.6 Behind the chequers Field, beyond the four Ancient Oak Trees, lies the 'Lamberhurst Playing Field' owned by a Local Charity, which is set aside for Sport & Recreation, including football, walking and is also used by the School for its annual Sports Days. This also houses a recently developed Children's Playground, Sports Wall and Shelter erected by Lamberhurst Parish Council.

## 9. Key Characteristics of Lamberhurst Village:

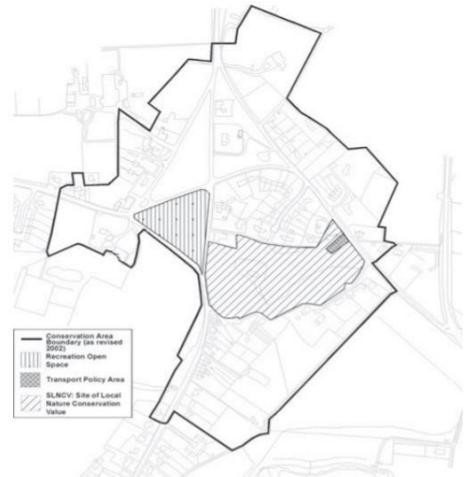
<b>Height:</b>	Two storey throughout with some attic (dormer) windows. Limited variation in eves and ridges with chimneys
<b>Form</b>	scale with terraces, semi-detached cottages and detached houses; properties face the orientation: Domestic scale with terraces, semi-detached cottages and detached houses; properties face the streets with the majority of pitched rooves sloping towards the street providing simple roof lines.
<b>Layout /orientation</b>	Linear along roads with greenspaces in front, with small front gardens and large gardens to rear.
<b>Materials:</b>	Clay tile rooves, tile hung on first floor with red brick (sometimes painted white) on ground floor.
<b>Windows, doors and porches:</b>	Sashes and some Georgian casements, village shop windows but mainly small to fit in with style of building.
<b>Boundary treatment</b>	Gardens fronted by hedges and picket fences – very few brick walls.
<b>Natural features</b>	Many green and natural features and a network of footpaths allowing the settlement to fit in with its surroundings.

# Character Area 2: The Down

## Covering: The Down; The Slade; Green Lane and Furnace Lane

The Down is an area comprising a large open area of Common Land, a Site of Local Nature Conservation, open green space, some woodland and a small collection of sporadic buildings to the edge. It sits on a high point surrounded by the River Teise to the north, the River Bewl to the east and their smaller tributaries. The elevated position means that all its approaches rise up and open out onto The Down.

This area has not changed since the 2002 Conservation Appraisal Review with very few new builds which tend to be replacing existing properties or extensions. The A21 bypass has introduced additional traffic calming along Furnace Lane, B2169, and The Slade, B2100, towards Cousley Wood and Wadhurst.



### 10.0 Layout

- 10.1 The Down is centred on a sandstone knoll, with long distant views glimpsed between the trees and buildings across the Teise Valley and High Weald Landscape. The main expanse of open grass land is dissected by a number of roads and footpaths.
- 10.2 There is an enclosed Quarry, 'The Gravel Pit', which nestles in a point between B2100 and the B2169. This is Site of Local Nature Conservation, an enclosed nature reserve with a pond and woodland habitat which harbours species such as the Great Crested Newt and water voles.
- 10.3 The connecting roadways such as Green Lane and Farthing Lane tend to have the 'soft', informal edges with no kerbs which enhances the rural character of the area. This should be preserved wherever possible.

### 11. Road, streets and routes

- 11.1 The Down is transacted by Furnace Lane heading west to Hook Green; B2100 south towards Wadhurst and the B2169 which is off Spray Hill passing uphill to the Gravel Pit and Brown Trout.
- 11.2 From the A21 you will pass the entrance to Scotney Estate onto Spray Hill with Whisketts Farmstead on one side and large house and business to the side of the Scotney Estate. Spray Hill continues down into the village and is a classic rural lane with steep sides lined by trees and hedges.

- 11.4 Turning right towards the Down onto the B2169 there is pavement on side a row of substantial houses which run alongside the narrow road. There is an entrance to a carpark which serves as an overspill carpark for residents and customers for the Brown Trout. This is also leading to the entrance to the Gravel Pit.
- 11.5 The road rises to see the Brown Trout with a group of houses behind off the very sharp bend towards in Down Avenue. There are hedges along this road which limit a pedestrian path at this sector which at present is very dangerous and used extensively by families as path to Lamberhurst Primary School is off Sand Road. Following this sharp bend there is Down Farm and a row of terraced cottages, known as woodbine Cottages
- 11.6 This road leads to B2100 which is a major road junction for drivers to Tunbridge Wells and Wadhurst. This crosses over the Down to Furnace Lane which has a long central area which is maintained as unimproved grassland. Along furnace lane the road is more open with the Vineyard Pub which used to be called the Swan. Pass by the Vineyard area and on the left an estate of smaller houses backing onto Meadows area.
- 10.7 The B2162 in this area tend to have un-metalled roads with no kerbs or edges, it does provide a characteristic rural feel to the area, essential to its relationship with the gravel pit area immediately to the north. This 'soft', informal edge is wholly appropriate to the context, and whilst there are opportunities to improve the area, it should not be at the expense of this character.

## 12. Green spaces and natural features

- 12.1 The Gravel Pit: This is now an enclosed nature reserve with a pond and woodland habitat which harbours species such as the Great crested newt and water voles. The Gravel Pit was established in 1750 and was created on common land owned by the Manor of Lamberhurst.
- 12.2 The Pit was first dug for fertilizers: loam, then marl and in C18 gravel made from crushed stone to surface the new local turnpike roads. The water from the pond was used to power steam trains and water farms and later was dredged to form a deeper pond area for nature conservation12.3 Around 1920 the last Lord of the Manor, William Morland, gave all the Manor Waste (Common Land) including the Gravel Pit. The Gravel Pit currently is the only existing Site of Local Nature Conservation Value.in Lamberhurst Parish. Around 1920 the last Lord of the Manor, William Morland, gave all the Manor Waste (Common Land) including the Gravel Pit to the Parish. The Gravel Pit currently is the only existing Site of Local Nature Conservation Value in Lamberhurst Parish.
- 12.4 The Down is an open area of grassland surrounded by wooded edges and has been maintained as a common land since 1920 by the Parish area.



- 12.5 The vineyard has hosted vines for since 1980s and is now part of Chapel Down Vinery. It offers fantastic views over the Parish and hosts a series of businesses, the Vineyard Pub with B&B and several larger houses. It is a key landscape to this area, and it is to be considered to be an extension to the conservation area.
- 12.6 Hedges and Boundaries with the existence of mixed hedgerow species and the ‘soft’ verges are features that establish much of the character of the approach. The gently rising ground adds to the perception of entry.

### 13.1 Buildings details and roofscapes

- 13.2 Materials are generally clay tiles and red brick, with white painted windows. Detailing includes chimneys and bay windows which contrast to tile hanging. Some rendering is also evident. The more modern 1990s building at Lyndhurst is at variance to this consistent palette with boarding being used for cladding and brown roof tiles, and therefore detracts. They are most distinctive in part by the use of slate for their roofing, the
- 13.3 Following the Slade their houses which are most distinctive in part using slate for their roofing, the remainder in this part of the area being clay tile. This pair of late 19th century buildings are strongly detailed with bands of scalloped clay tile hanging and simple bracketed hoods to front doors.
- 13.4 A few buildings, on the east side, date from around the 1920s. The Firs, Orchard House and the semi-detached at Nos. 3 to 8 have good scale. The use of red clay tile hanging, red brick, chimneys and some render give them a consistency which integrates them together.

### 14.0 Streetscape features

- 14.1 The general character is distinct from Lamberhurst itself, being open landscape, low density and with scattered development. It has a variety of building styles, ages and materials.
- 15.2 It is the landscape, the spaces and their edge treatment that provide a strong characteristic to this area.

### 16.0 Land use features

- 16.1 The conservation area is generally well contained by trees and hidden from long distance views, which makes it hidden until you arrive at it.
- 16.1 Historically it was part of the Lamberhurst Manor land from medieval times. The central area is designated as common land.
- 16.3 The general character is distinct from Lamberhurst itself, being open low density and with limited development. With a variety of building styles, ages and materials it is the landscape, the spaces and their edge treatment that provide a strong characteristic.

### 17.0 Key Characteristics of The Down

<b>Height:</b>	Two storey
<b>Form</b>	Mainly detached or semi-detached cottages with terraces ie Woodbine Cottages.
<b>Layout /orientation</b>	The Down is a large open space surrounded by houses at irregular intervals. The rest of the area is low density with scattered development. The Hedges along the roads give a sense of enclosure.
<b>Materials:</b>	Clay tile rooves, tile hung on first floor with red brick (sometimes painted white) on ground floor. Clay tile rooves, some tile hung on first floor or whole building, interspersed Windows, doors and porches with occasional sand (iron) stone or full brick painted white (The Vine). Where weather board is used, it tends to be for the whole building (vernacular buildings) or front rather than the first floor. Some rendering.
<b>Windows, doors and porches:</b>	Small windows, white painted frames.
<b>Boundary treatment</b>	Hedges and large front gardens with 'soft' grass verges fronting the road and large gardens to rear (countryside). Gravel driveways
<b>Natural features</b>	It is the landscape and the spaces and their edge treatment that provide a strong characteristic. Also, mature trees and hedgerows.

## Character Area 3: Hook Green



### 18.0 Layout Topography and space

- 18.1 Hook Green lies to the west of Lamberhurst village. It has a more open landscape which used to be heath and unimproved grassland. There is now a mixture of woodland such as Rowland Wood and Toll Wood and fields used of farming. It also has common land placed along the Free Heath Road and situated to the side of the Elephants Head Inn.
- 18.2 This woodland and the rise in height creates a sense of enclosure around the village.

### 19.0 Road, streets and routes

- 19.1 The B2169 runs through Hook Green from the village heading towards Bayham Abbey. This a narrow country road which has hedges either side and conflicting speed signs. It is a significant toll road with the Bayham Garage placed along this route going out of the Parish. There have been issues with urbanisation along this road where a local landowner has removed the hedging and undergrowth exposing a bunker.



- 19.2 The other significant rural roads are Free Heath lane. This has Hook Green Farmstead on one side and another group of houses including one that used to be the shop and post office behind the common land.
- 19.3 Clay Hill goes from the B2169 up to the North of the Parish and gives a good opportunity to see Bayham Abbey ruins in all its glory.

## 20.0 Green spaces and natural features

- 20.1 This area is covered in woodland and rural pasture for sheep grazing. The lanes are narrow and have a network of footpaths going up towards the village and towards Bayham Abbey where the footpaths stop abruptly. The common land along Free Heath Lane has a management plan to open up the woodland that has been taken over by silver birch.
- 20.2 There is a small area of unimproved grassland in front of the Elephants head. Along the other side there is an area set with significant trees and meadow area.
- 20.3 There is further common land at the triangle of Neill's lane and Free Heath lane.
- 20.4 Bayham Abbey lies within this area of Hook Green. Premonstratensian canons often preferred secluded areas for their monasteries, and Bayham was such a location.



## 21.0 Buildings details and roofscapes



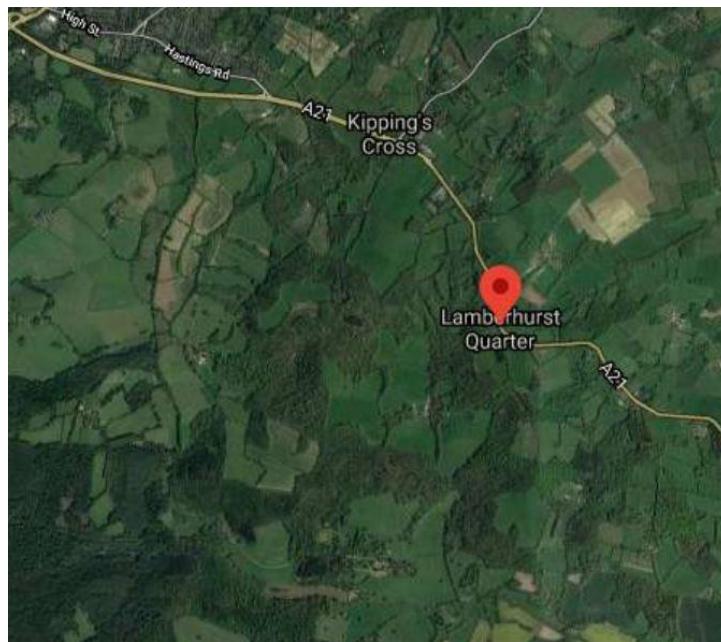
- 21.0 Hook Green has a mixture of larger buildings either running alongside the B2169 or sits within clusters such as Hook Green Farm. There are also some modernisation and extensions of properties. The houses are a mixture of Grade 2 protected to more modern buildings
- 22.0 Bayham Abbey lies within this area of Hook Green. Premonstratensian canons often preferred secluded areas for their monasteries, and Bayham was such a location. Distinctive characteristics of Hook Green

## 23.0 Land use features

- 23.1 Hook Green has a large amount of commonland which has not been consistently managed.
  - 23.2 The main road through the hamlet is a turnpike road and has historic significance to the character of the area.
- 23.0 Key Characteristics of Hook Green area:

<b>Height:</b>	Mixture of levels from two storey to converted barns
<b>Form</b>	Mainly detached
<b>Layout /orientation</b>	Farmstead structures wrapped in historic rural features such as hedgerows and remnants of meadows. The turnpike roads and other roads add to the character and the hedge structures and woodland edges maintain the sense of enclosure
Materials:	Traditional of area, wood, clay tiles,
<b>Windows, doors and porches:</b>	Smaller windows with white frames, however new builds as above have integrated the larger windows which may cause light pollution and are disproportionate to the other buildings in this setting
<b>Boundary treatment</b>	Soft boundary treatment with hedges, pasture. There are households around the common land that have started to change the natural environment to horticulture this should be resisted
<b>Natural features</b>	Greenness and boundaries that fit in with rural pasture and classic AONB characteristics

## Character Area 4: Lamberhurst Quarter



- 24.0 Lamberhurst Quarter is a small hamlet following the A21 to the east. The landscape is largely scattered fields characteristic of the High Weald with Farmsteads such as Old Swan Farm, Lindridge Lodge and Three Horse Shoe Farm.
- 25.0 This area of the Parish is recognised as an area within which scattered, isolated farmsteads are the dominant element of the settlement pattern. The examination of the character of historic farmstead sites has shown that many farmsteads are, and were, more akin to hamlets than single farmsteads. Historically, it was common for farmsteads to be accompanied by a number of cottages for labourers or extended family members and the conversion of farm buildings such as oast houses and barns means that some farmsteads consist of a number of individual residences. (information taken from Historic Farmsteads & Landscape character in the High Weald AONB 2008).
- 26.0 The field patterns surrounding the farmsteads are akin to the assarts that are associated with the High Weald. Small irregular pockets of fields with hedges as boundaries and interspersed with wooded shaws.

[Farmsteads and hamlets \(highweald.org\)](http://highweald.org)