

Lamberhurst Neighbourhood Plan Character Assessments 2018

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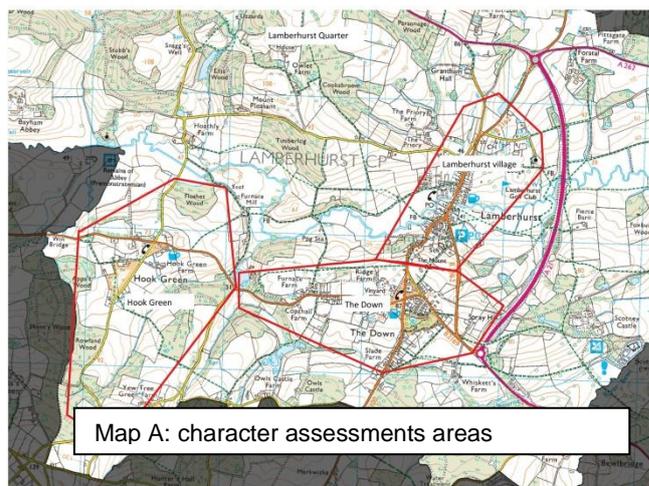


Introduction

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 local resident volunteers:

- 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:

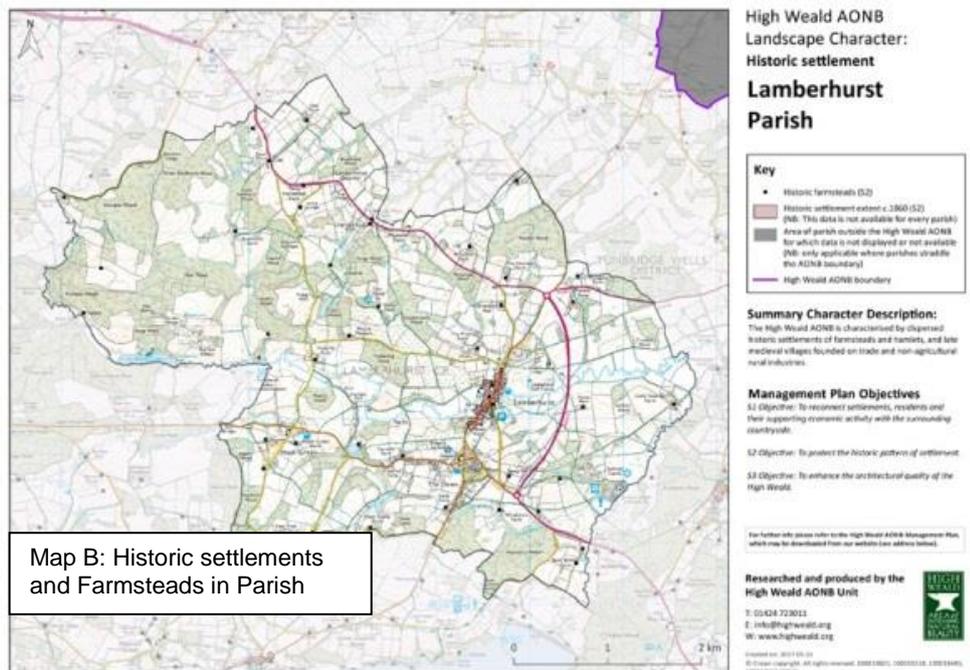
1. Geology, landform and water systems – a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams.
2. Settlement – dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and non-agricultural rural 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; with distinctive zones of lowland heaths, and inned river valleys.

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 and 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 in the west, which forms a larger part of the Bayham Abbey Estate¹. The A21 probably originated as one of the ancient ironways running from the coast towards the crossing of the River Medway at Tunbridge. It also has a notable turnpike road the B2100 which leads through the village to Hook Green and Bayham Abbey.

¹ Landscape character assessment 8 Bayham Wood

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.



Map B: Historic settlements and Farmsteads in Parish

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.

The National Trust, Scotney Estate sits to the East of the Parish and is a strong tourist attraction but could also pose a potential threat due to intrusive traffic.

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.



The key characteristics for this character assessment are:

- The unity and strength of boundary treatments the houses have front gardens and many of the houses do not have off street parking
- The roofscape is significant because of the topology and elevated views
- Front gardens are generally contained by detail of railings or fences. There is a general absence of walls
- The style of road layout that match the topography such as Town Hill and School Hill being higher than the road with embankments and trees providing enclosing elements and 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 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 low hedges and garden incorporated to the frontage of the properties or along the verges which adds to the sense of a rural setting.



The Down Area: Is also part of the conservation area and is very open in character, dominated by landscaping features rather than built development, in contrast with the tightly packed village environment of Lamberhurst in the valley below.

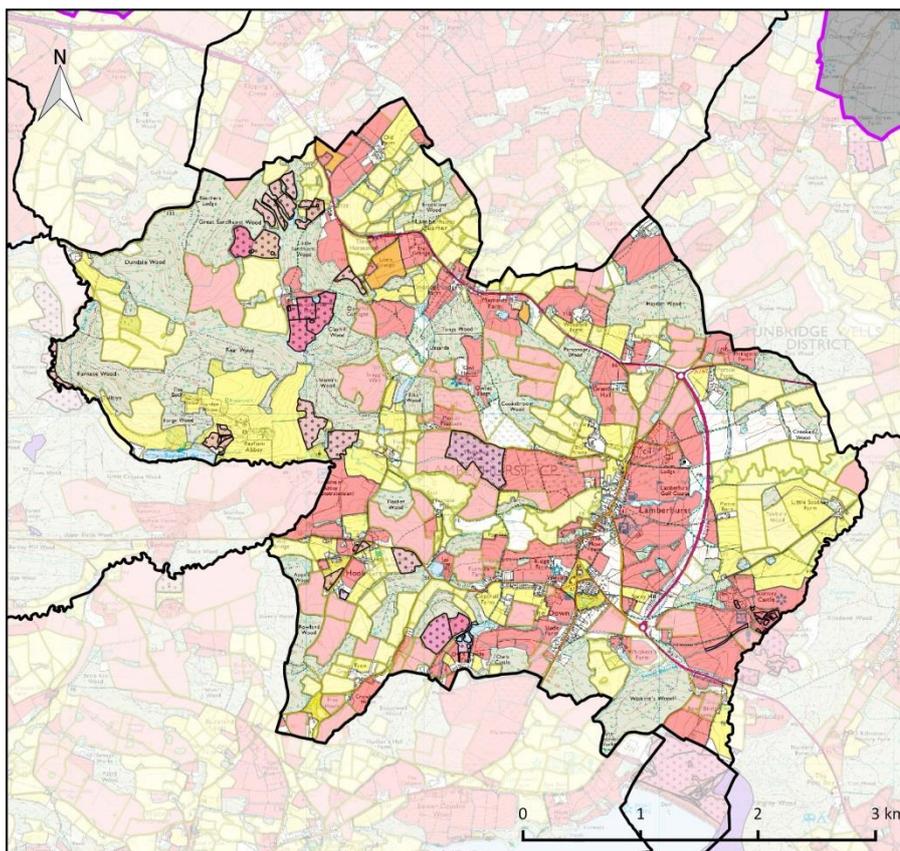
The Down is centred on a sandstone knoll, with the main expanse of open grass dissected by a number of roads and footpaths. Lying on the north-south and east-west crossroads it was, and still is, at the heart of local communications network. It has commonland including the Down itself and the Gravel Pit which was established in 1750 and was created on common land owned by the

Manor of Lamberhurst. This has had many uses from water to rubbish dump and was eventually turned into a nature reserve in the 1980s.



Hook Green: has a more open rural feel with multiple farmsteads and larger buildings with farming still at the heart of this landscape. It used to be open heathland and unimproved grassland which reached up to Bayham Abbey. These areas have been wooded and scrubbed areas with a meadow area to the side of the Elephants Head along Free Heath Road.

Lamberhurst Quarter (desktop survey): is a hamlet 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 the dwellings tend to be larger farmsteads or houses.



High Weald AONB
Character Components
Field & Heath
Lamberhurst Parish

| Key | |
|-----|---------------------------|
| | High Weald AONB Boundary |
| | Parish Boundaries |
| | Heathland |
| | Known Wildflower Meadows |
| | Historic Field Boundaries |
| | Medieval Field Systems |
| | Other Field Systems |

Summary Character Description:
The High Weald AONB is characterised by small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

NB: Other field systems are likely to contain medieval and earlier features. All information is provisional. Data has been collected for strategic purposes and individual site based assessments are recommended.

Management Plan Objectives

- FH1 Objective: To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.*
- FH2 Objective: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodland.*
- FH3 Objective: To enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.*
- FH4 Objective: To protect the archaeology and historic assets of field and heath.*

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

Researched and produced by the High Weald AONB Unit

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Character Area 1: Lamberhurst village

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

The Village has a variety of buildings dependent on the history of the village which have been built in a linear direction along the River Teise Valley. The unity of characteristics in this area comes from the boundary aspects and front curtilage of the properties where many of the houses do not have off road parking. Also 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. There are areas of green landscaping, trees and verges which merge with the surrounding landscape of woodlands and grassland.



1. Layout

Features identified within the character areas include: •

- Building in linear style along the arterial roads with green spaces in front and behind. There are no cul-de-sacs and only roundabouts connecting the main A21 which enhances its overall characteristics.
- School Hill and Brewer Street comprise domestic scale, residential buildings often in terrace form.
- Town Hill is similar in character but comprises larger individual buildings with more greenery between.
- High Street is tightly knit and densely developed but with long rear gardens.
- By contrast the Broadway comprises larger buildings in a looser layout, occupying the flatter parts of the area
- 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 for parking



2. Topography & Space

- Town Hill and School Hill being higher in their topography have steep embankments and trees which run alongside the roads
- The Broadway and Town Hill are wide and more open with trees along the pavements line which are wider. This in the valley and is in direct line of the floodplain of the Teise. This area was flooded in October 2000.



- This is in contrast to the High Street, which is enclosed, with strongly defined edges.



3. Roads, streets, routes

- The key road structures flow from the A21 into the B2162 which takes a sharp turn at Church Street and then dramatically flows downwards through a series of traffic calming points as School Hill.
- Church Road used to be a private estate road to Goudhurst estate. In 1936 it was opened to traffic and now is access to residents, Lamberhurst Golf Club, Court Lodge and St Mary's Church carpark. The road was opened to the public as residents did not like funeral processions going through the Village.
- The entrance of the village now has a sharp curve passing the old entrance to the A21. Once pass another road calming you pass which was once the Orange Tree pub with an C 18 rendered exterior to an older core. Beneath the cottages is a cellar cave in the steep western hillside to the rear. This was associated with smuggling gangs
- Behind the original location of the school (now residential property) 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.
- This road has grass verge and then at the Memorial War Monument there is an elevated footpath. As you go into the Broadway there are pavements on either side of B2162 which have cars parked on them either side and the road opens out to give the heart of the village with the Memorial Village Hall, The George & Dragon and The Chequers Pubs as well as the grand buildings such as Coggers Hall built in the C13 which sit beside the River Teise Bridge.
- The B2162 flows into Spray Hill passing the green triangle with 5 trees including chestnut. This is a classic High Weald routeway with limited pavements; hedges and trees on steep embankments running alongside. This backed by Lamberhurst Golf Club to the left and a housing estate Pearce Place at the bottom of the road to the right. Mid-late C16.
- The B2162 flows into the High Street upwards to Town Hill which becomes the B2100 going up into the Down. The houses are more tightly packed and there are remnants of the bakery Avards and shops that have now been turned into residential properties.



4. Green and natural features

- This Village has many green and natural features which allows the settlement to sit in its surroundings with minimal impact to the landscape, although this not the case of Hopgarden Close which is a newer build with a more urban design:
- The trees to the east are set on a high sandstone bank and form an important containing edge, adding to the character.



- There is also an elevated footpath running south from the golf course entry which was put in to celebrate Queens Victoria Silver Jubilee. This generous footpath in a wide grass 'verge' contains a line of six lime trees (a smugglers symbol).
- Playing fields at the back of the Memorial Hall and the Chequers Pub has the Chequers field owned by Shepherd Neames give an area along the River Teise for recreation and dog walking which are popular for locals and visitors.
- Along side this is Fair field which has the sewage works at the back and is area of rough grassland with the spoil from the A21 rising to the back of the area. This is currently a haven for wildlife.
- Common land triangle at bottom of The Broadway and Spray Hill and the High Street punctuated the changes to the road structure.
- 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.
- 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

5. Landmarks

Key landmarks within this assessment area:

- School and clock tower
- Memorial Monument
- Victoria walk way
- Green at the end of The Broadway
- Bridge across the Teise
- Memorial Hall
- Victoria Stores
- Teise and Coffees
- St Marys Church
- Lamberhurst Primary School at the end of Pearse Place



6. Buildings, details and roofscapes

- 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:
- School Hill and Brewer Street comprise domestic scale, residential buildings often in terrace form.

- Town Hill is similar in character but comprises larger individual buildings with more greenery between.
- High Street is tightly knit and densely developed but with long rear gardens.
- 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.
- The newer style areas such as Hopgarden Close and Pearse Place incorporate mock style weatherboarding and detailing with much smaller gardens and often minimal front area.
- 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.
- 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.
- 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 laid horizontally.
- 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.
- Many areas have the recessive roof form, i.e. front to back.
- Rear views of buildings are also important, particularly with single depth development.
- 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

- This area has houses with distinctive frontages with transparent boundaries such as iron railings and hedges and brick walls.
- 60% of the houses have no street parking.
- 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.
- The larger residential properties tend to be situated along the Broadway and further up Town Hill.

8. Land use (map of field patterns)

- The Tunbridge Wells Historic Landscape Characterisation (HLC)² 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
- 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
- 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.
- 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
- A large recreational space is set aside behind the Chequers Field and runs alongside the River Teise which is set aside for Village outdoor pursuits, including football, walking and the Lamberhurst School Sports Days. This also houses a recently developed play area for the local children.



² Tunbridge Wells Borough Council HLC

Distinctive Characteristics of the Village

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

Character Area 2: The Down

9. Covering: The Down; Slade Green Road and Furnace Lane

The Down comprises a large 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 assessment 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 and B2100 towards Cousley Wood.



10. Layout

The Down is centred on a sandstone knoll, with the main expanse of open grass dissected by a number of roads and footpaths. The ground begins to rise more steeply as you enter the conservation area.

There is an enclosed Quarry, The Gravel Pit which nestles in a point between the B2162, B2100 and the Down Avenue. 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 connecting roads tend to have the 'soft', informal edges which have no kerbs which enhances the rural characteristics of the area. This should be preserved wherever possible.



11. Topography & Space

The approach from the south passes the Slade farm group, including Bottle Oast and Tollhouse, and is fairly flat. The roads rise to meet the Down which is an open space surrounded by large houses.

The other roads tend to be more enclosed with tight hedges and soft edges giving a strong border along the roads. This gives a more enclosed feel leading to the open expanse at the Downs.

12. Road, streets and routes

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.

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.

Turning right towards the Down onto the B2169 there is pavement outside 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 leads to the entrance to the Gravel Pit.

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 the 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

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.

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.

13. Green spaces and natural features

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.



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 conservation

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.

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.

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

Hedges and Boundaries: 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 then opens out to the higher

14. Buildings details and roofscapes

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.

Following the Slade, the houses are most distinctive in part by the use of 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.

A number of 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.

15. Streetscape features

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.

It is the landscape, the spaces and their edge treatment that provide a strong characteristic to this area.

15. Land use features

The conservation area is generally well contained by trees and hidden from long distance views, which makes it hidden until you arrive at it.

Historically it was part of the Lamberhurst Manor land from medieval times. The central area is designated as common land.

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.

Distinctive characteristics of the Down

| | |
|-----------------------------|--|
| Height: | Two storeys. |
| Form: | Mainly detached or semi-detached cottages with terraces ie Woodbine Cottages. |
| Layout / orientation: | 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. |
| Materials: | Clay tile roofs, some tile hung on first floor or whole building, interspersed 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. |
| Windows, doors and porches: | Small windows, white painted frames |
| Boundary treatment: | Hedges and large front gardens with 'soft' grass verges fronting the road and large gardens to rear (countryside). Gravel driveways. |
| Landscape features: | 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

16. Layout Topography and space

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.

This woodland and the rise in height creates a sense of enclosure around the village.



17. Road, streets and routes

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.

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 the shop and post office behind the common land.

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.

18. Green spaces and natural features

This area is covered in woodland and rural pasture for sheep grazing. The lanes are narrow and has 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.

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.

There is further common land at the triangle of Neill's lane and Free Heath lane.

19. Buildings details and roofscapes

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.

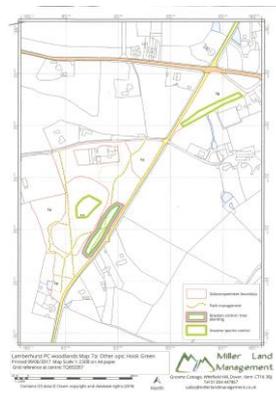
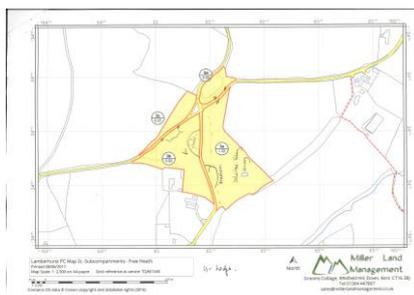


Bayham Abbey lies within this area of Hook Green. Premonstratensian canons often preferred secluded areas for their monasteries, and Bayham was such a location.

Land use features

Hook Green has a large amount of commonland which has not been consistently managed.

The main road through the hamlet is a turnpike road and has historic significance to the character of the area.



Distinctive characteristics of Hook Green

| | |
|-----------------------------|---|
| Height: | Mixture of two storey buildings |
| Form: | Mainly detached |
| Layout / orientation: | 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, |
| Windows, doors and porches: | 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 |
| Boundary treatment: | Soft boundary treatment with hedges, pasture. There are households around the commonland that have started to change the natural environment to horticulture this should be resisted |
| Landscape features: | Greenness and boundaries that fit in with rural pasture and classic AONB characteristics |

Character Area 4: Lamberhurst Quarter



Layout

Lamberhurst Quarter is a heavily wooded area with pasture with the A21 passing to the west of the area. It has farmsteads set in rural characteristics aligning with the AONBs.

Buildings

The area's traditional farm buildings are typically simple, straightforward buildings constructed by local workmen. They were built to be functional - designed above all to shelter and protect - though often with great inventiveness and attention to detail..

Opportunities arising from assessments:

- To include several new areas in the conservation area
 - Vineyard at the Down
 - Entrance to village from A21 and Church Road
- The Gravel Pit and Hook Green have Management plans that could do with stronger boundaries especially with dumping of household waste.
- to designate the meadow part of the Down as a S.L.N.C.V. which is now being managed as a meadow now a scarce resource. The management plan for this site currently includes mown footpaths. It was observed that an additional path is required in order to access the area. Interpretation boards would enhance the amenity. The seasonal autumn cut would be best carried out with a flail collector