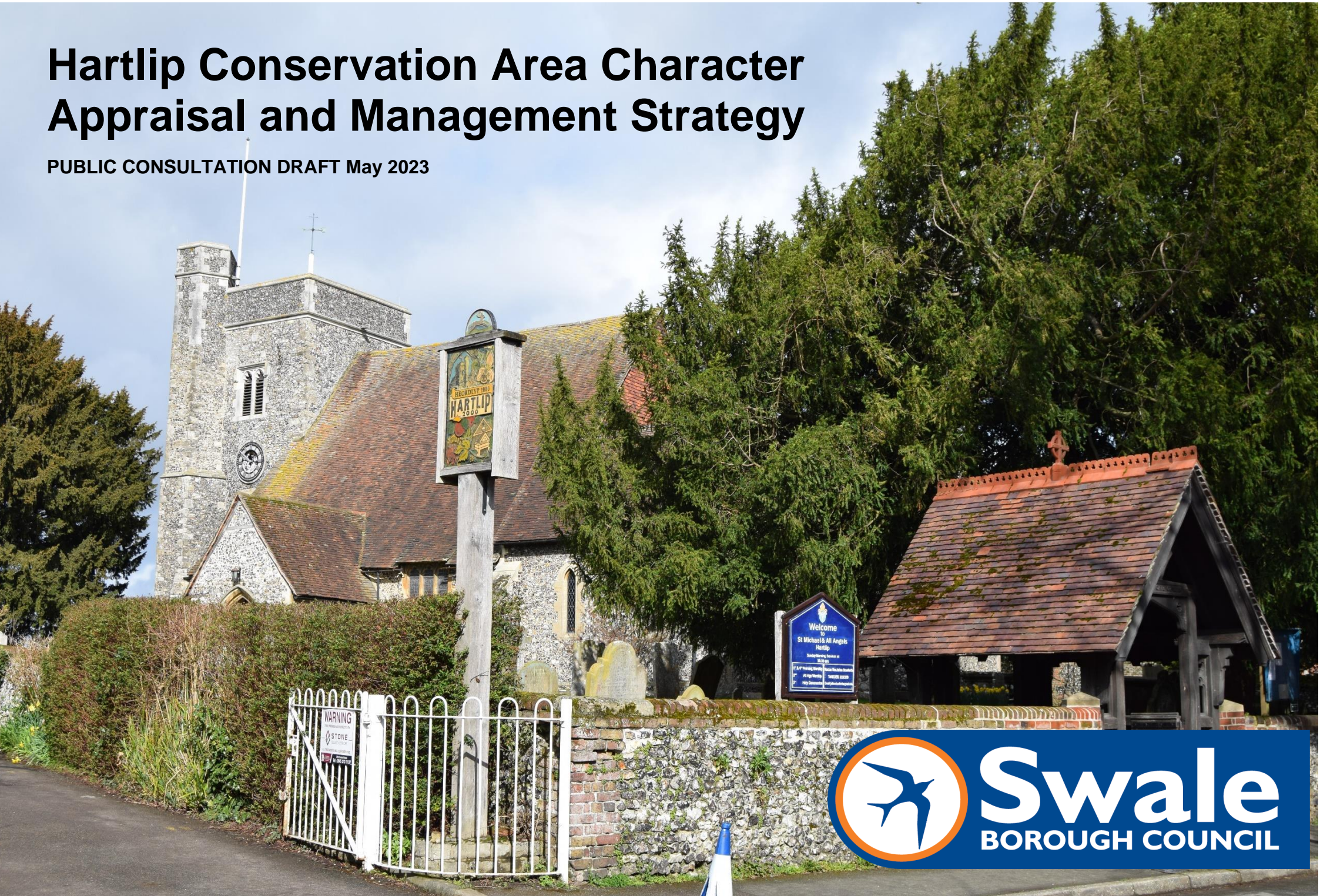


Hartlip Conservation Area Character Appraisal and Management Strategy

PUBLIC CONSULTATION DRAFT May 2023



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FOREWORD

“Historic buildings and places add to the quality of people’s lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor-quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst for sustainable, sensitive regeneration and development, and for creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Hartlip Conservation Area and the results of that review are set out in this document, which the Borough Council is now seeking constructive feedback on.

This is one of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 - 2032.”



Councillor Mike Baldock,
Deputy Leader and Heritage
Champion for Swale Borough
Council

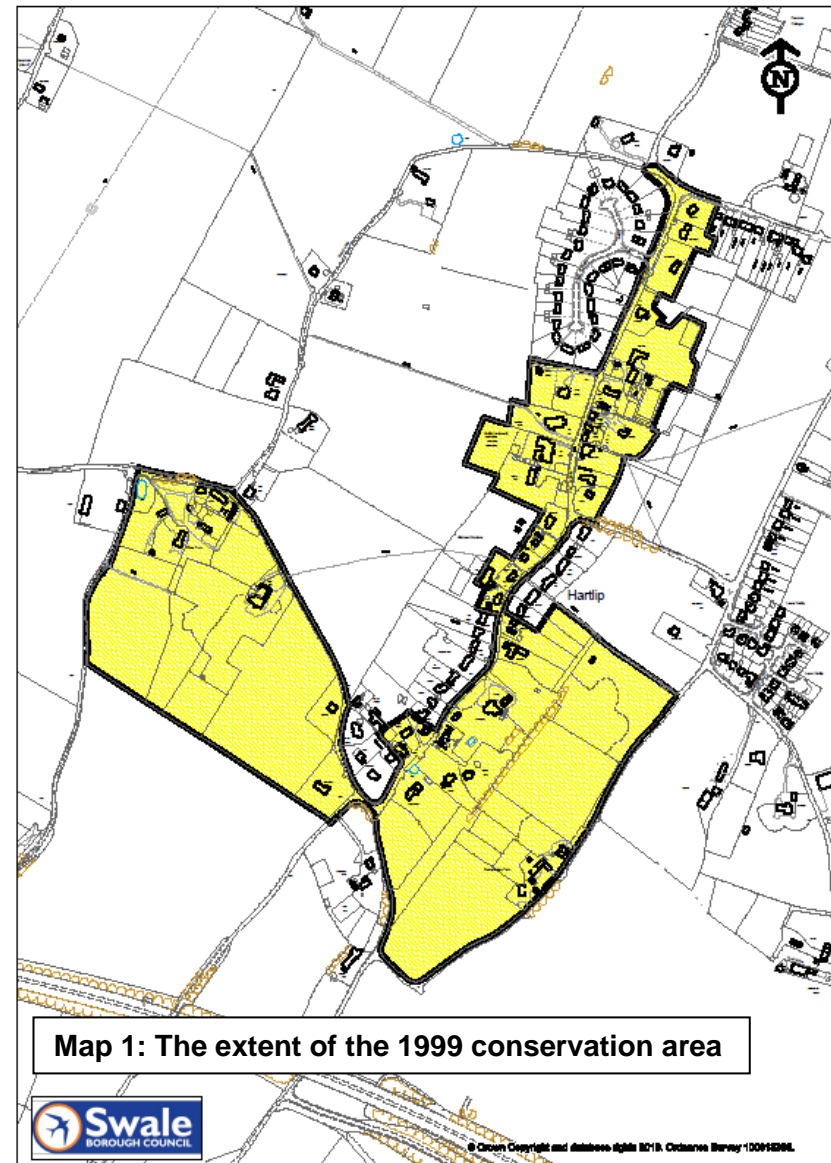
Mike Baldock

1.0 INTRODUCTION

1.1 Hartlip Conservation Area

Hartlip Conservation Area was originally designated by Kent County Council on 3 July 1970. It was reviewed, extended and re-designated by Swale Borough Council on 7 April 1999. A brief character appraisal accompanied the re-designation in 1999.

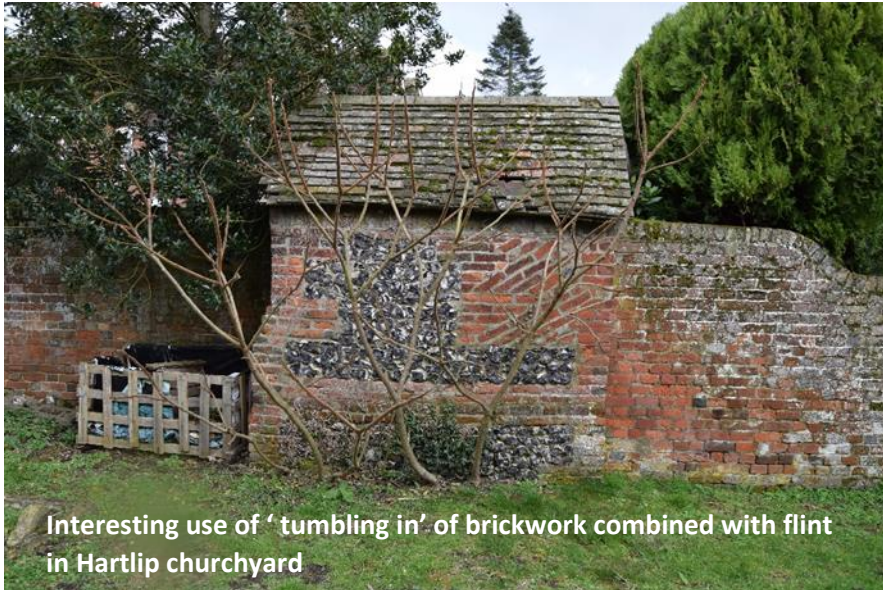
Map 1 opposite shows the current extent of the conservation area as it was designated in 1999.



1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act in 1967. A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹.

It is the responsibility of individual local planning authorities to designate and review conservation areas from time to time using local criteria to determine and assess their special qualities and local distinctiveness².



Interesting use of ‘tumbling in’ of brickwork combined with flint in Hartlip churchyard

The aim of conservation area designation is to protect historic places and to assist in positively managing change, so that their special character is safeguarded and sustained. Areas may be designated for their architecture, historic layout and use of characteristic or local materials, style or landscaping. In practice it is normally a combination of some or all of these special characteristics which merits designation.

Above all, conservation areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

Conservation area designation provides protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- All trees in conservation areas are protected.
- When assessing planning applications, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of conservation areas.

¹ Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

² Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

1.3 The Purpose and status of this Character Appraisal and Management Strategy

The purpose of this Conservation Area Character Appraisal and Management Strategy is:

- To identify the significance of the heritage asset – i.e. the value that the conservation area has to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in the preservation and enhancement of the area.
- To provide a framework for making planning decisions, to guide positive change and regeneration.
- To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive management.

A Conservation Area Character Appraisal is an assessment and a record of the special architectural or historic interest which gives rise to the character and appearance of a place. The appraisal is a factual and objective analysis, which seeks to identify the distinctiveness of a place by defining the attributes that contribute to its special character. It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest. In some cases, significance may only be fully identified at such time as a



Hartlip village sign

feature, a building or site is subject to the rigorous assessment that an individual planning application necessitates.

An important part of this review of Hartlip Conservation Area is to assess whether the area still possesses the special architectural and historic interest which merits its continued designation. It also provides an opportunity to review the effectiveness of the designation over the last 53 years and whether the extent of the conservation area should be either extended or reduced.

The appraisal includes a management strategy to help the Borough Council and other stakeholders positively manage the conservation area. A management strategy may include action points, design guidance and site-specific guidance where appropriate: It can identify potential threats to the character of the area and can, where appropriate, identify buildings at risk or the potential for Article 4 Directions or local heritage listing.

An appraisal may serve as the basis for the formulation and evaluation of policies in the Development Plan. It is a material consideration in development management decisions by the local planning authority and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in their design choices.

This Conservation Area Character Appraisal has been compiled in consultation with local organisations, elected representatives and council officials. It is to be the subject of public consultation and is prepared with a view to being formally adopted for development management purposes.

The author would like to thank all those who contributed to the production of this character appraisal. In Particular, thanks go to Mr.

Peter Blandon, Hartlip's Tree Warden, for his contributions relating to trees and to Mr. Graham Addicott for his time and insight. All the old photographs and post cards are printed with kind permission of hartlip.org.uk.



2.0 CHARACTER APPRAISAL

2.1 The History and development of Hartlip

The name 'Hartlip' is thought to derive from the Old English 'heoret hlipe', meaning a leaping place for harts or stags. Reference to Hartlepe Hill is recorded as early as the 12th century.

The early history of the village is not well documented but there is evidence of Roman activity within the area. The remains of a large Roman villa complex was discovered about 1 mile south-west of the parish church in 1750.

The village is not referred to in the Domesday survey of 1086, although the parish church, dedicated to St. Michael, was in existence by 1190.

Hartlip developed during medieval times to accommodate the increasing number of people associated with the local manors of Popes Hall, Paradise, Crofy, Yauger and Hartlip Place. The settlement fell under the Manor of Milton and consisted primarily of dispersed farmhouses, farm buildings and labourers' cottages. Examples of medieval houses which survive today include Popes Hall, Stepp House and Ivy Cottage.

By the 17th century there was a concentration of brick and timber-framed houses on The Street in the vicinity of the parish church. The village boasted one of the county's oldest primary schools, founded by an endowment by Mary Gibbon in 1678 and rebuilt in the 19th century

In 1798 Edward Hasted described the Parish as "being situated on high ground, surrounded by frequent orchards of apple and cherry trees, which renders the view of it from the London road very

pleasing." He describes the land as fertile "the hedge-rows of which, and throughout this and the other parts of the parish before-mentioned, being filled with rows of tall spiring elms."

The village grew steadily during the 19th century to accommodate an expanding population. The census shows a population of 256 in the civil parish in 1801, rising to 360 by 1901 and 816 in 2021.

Today, Hartlip comprises a small but vibrant community served by a public house, a primary school and a village hall. It is a linear village on a roughly north/south axis, comprised almost entirely of buildings which face onto both sides of The Street and stretching for some 1km. This linearity has been accentuated in the 20th century by extensive frontage infilling, the effect of which has been to extend and consolidate the village and to bring a number of once isolated properties within the expanded village confines.

The development pattern consists almost entirely of detached properties and buildings which are for the most part spaced well apart in generously sized plots and set back from the road to varying degrees. Consequently, most of the village has a fairly loosely-knit character. However, in the vicinity of the church, houses cluster together much more noticeably and are sited closer to the highway, thereby creating the feel of more tightly-knit development.



2.2 Topography, geology and landscape

Hartlip village is situated some 6km west of Sittingbourne and 3km east of Rainham. It lies between the A2 London-Dover road to the north and the M2 motorway to the south.

The village is set on a ridge which runs roughly north-south. This elevated position provide a distinctive setting with extensive views from the village in most directions over the surrounding countryside and towards the Medway estuary.

Agricultural land in the vicinity is of high quality, benefiting from the deep, well-drained loams of brickearth and Thanet sands on top of chalk. Historically, farming would have been mixed arable and pastoral evidenced by surviving farm buildings but orchards and hop gardens were also commonplace in the 18th, 19th and 20th centuries. Orchards still characterise the surrounding landscape where relatively small-scaled fields frequently follow their historic shape and boundaries. To the south, agriculture is more arable resulting in larger field sizes giving a more open downland character to the countryside.



2.3 Buildings

More than anything else, it is Hartlip's buildings which contribute to and define its special character. The mix of building styles, dates, materials and types combine to create a very distinct place which speaks of its locality and its history. Map 2 on page 16 indicates the location of significant buildings.

St. Michael's parish church marks the centre of the village. Most of the exterior is the work of the Victorian architect R. C. Hussey in 1864 but the layout and much of the interior is medieval in date. Built of flint with stone dressings and a peg tile roof, it has a west tower, aisles under catslide roofs and gabled side chapels to the north and south of the chancel.



The ancient graveyard is entered from The Street by a lych gate built in 1888 and is contained within characterful flint walls with brick dressings. The space is green and tranquil, particularly at the rear where distant views to the west look over orchards towards Rainham. The medieval stone arch at the rear of the churchyard was the original west door of the church prior to the Victorian re-facing.

The village school is located to the south of the church. Dated 1855 and extended in 1906 and 1973 the school replaced the earlier school. It is built in a revival style with steeply pitched peg tile roofs, gables of differing sizes, walls of yellow stock brickwork and prominent chimney stacks with diagonally set shafts. As well as having aesthetic and architectural value, the school adds considerable community value to the village and forms a pleasing group with the parish church.



The village war memorial, a rustic stone cross in front of a role of honour, sits in front of the school facing the footway.

Other key buildings at the centre of the village are typically set closer to the highway. They are physically and visually linked by boundary walls, iron railings, timber paling fences and hedges, the effect of which is to create a strong and attractive sense of place, structure and identity.

In the case of Hartlip House, the white painted Georgian frontage is set behind simple elegant wrought iron railings with acorn finials. It has tri-partite sash windows and a particularly fine pedimented door surround.



Other significant buildings at the centre of the village include: Thatch Cottage, the only thatch roofed building in the village, Honeysuckle Cottage, and Wisteria Cottage which was once The Rose public house.

As one progresses north on The Street, there are larger gaps between buildings and the houses are set further back from the highway, often behind trees, hedges and gardens. Hazel Cottage is a pleasant small late-19th century cottage (originally two artisan's cottages). It contrasts with the Old Vicarage on the other side of the road, dated 1855 and constructed of red brick and peg tile, set in generous gardens concealed behind a long brick boundary wall, mature trees and underplanting.



Old Vicarage



The Cottage

Popes Hall is a key building in this part of the conservation area. It is a good example of a 15th century Wealden hall house, originally with exposed timber framing, now rendered, under a steep peg tiled roof. Its neighbouring barn provides evidence of former farming activity at the heart of the village.



Popes Hall

The Cottage is a good late Georgian house which is partly concealed behind a dense yew hedge. Other houses towards the north end of

the conservation area are of 20th century date. Dane Place, just outside the conservation area was constructed in the circa 1964 on the site of the former Dane House. Its architecture, planning and building materials are a little alien to the historic character of Hartlip.

Travelling south from the village school, one encounters a mix of traditional houses alongside inter-war and post-war infill housing. Stepp House occupies an elevated site opposite the junction with Hollow Lane. Its exposed framing and steeply pitched roof are clues to its 15th century date.



Stepp House

Glenview and The Old Post Office, Saquhar and Craig Lea, and Yew Tree make a pleasing group of white painted cottages dating variously from the 17th century to the 19th century.



Glenview and Old Post Office



Saquhar and Craig Lea



Yew Tree

Other noteworthy buildings towards the south end of The Street include Barrows Trust, a 17th century brick-built house and The Parsonage, a symmetrical late Victorian composition with tile hanging on the first floor and a variety of sash windows.



Barrows Trust



The Parsonage

The next cluster of traditional buildings is just north of the pond. The 'Cardiphonia' Methodist Chapel is dated 1820 and is said to be the oldest Methodist Chapel in Kent. The original rendered wall finish has been stripped back to expose flint and brick elevations. The elegant railings and dwarf wall are original features.



Cardiphonia Methodist Chapel



Cardiphonia Methodist Chapel circa 1905

Stone Hall and Stone Hall/Parsonage Cottages fall on opposite sides of the road but share some common details in their exposed truss gable ends, decorative brick chimney stacks and decorative tile hanging, all familiar features of the Arts and Crafts Movement of the late 19th century. The windows in Stone Hall Cottage and Parsonage Cottage have been replaced with uPVC.



Grace Cottage is said to have been 3 or 4 cottages in the past but today, the symmetry of the elevation gives the impression of a single house with a balanced symmetrical Georgian frontage.

In more recent decades infill development has taken place to both the north and south of the original village core, connecting parts of the village that were once separated by green spaces. Some of the more successful 20th century infill houses continue the Kentish vernacular theme in their use of materials such as weatherboarding, stock brick and flint or in their scale, form or architectural details. Others, that followed national trends and fashions, are less successful when it comes to reinforcing or blending in with the very distinct local character of Hartlip.

Post-war development in the village is quite extensive and typically consists of fairly large detached houses and bungalows. Individually, many of these are rather undistinguished in design. Genuinely local materials are less evident in these buildings. However, many of these newer properties stand in generously sized plots so that the generally loosely-knit character of the village has been successfully maintained.

Somewhat set apart from the village are Petty Place, Hartlip Place, Place Farm and Sweepstakes Farm. These nevertheless have a clear historic relationship with the village and are linked by attractive country lanes and in some cases by areas of historic parkland.

Petty Place is good example of a brick-built late 17th century house with lobby entry plan form and a symmetrical elevation.

Hartlip Place, lying to the south-west of the village, was built by William Bland in 1812. Its principal elevation faces south over a small park and is a good example of Regency provincial architecture with a Doric porch, tri-partite sash windows and a vestigial pediment over the advanced central bay. The Kent Gardens Compendium describes

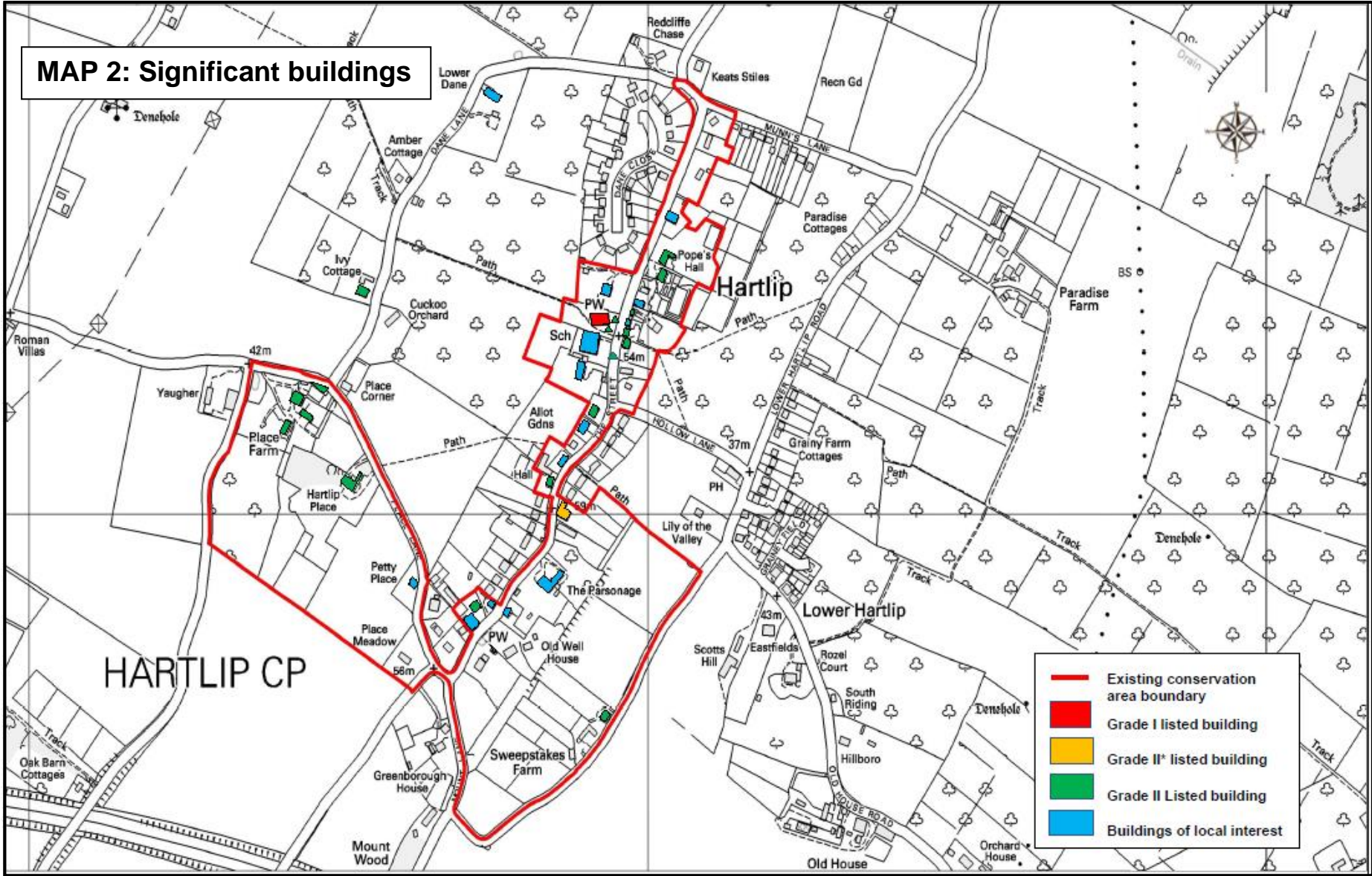
the garden a being in the informal/ naturalistic/ romantic style and of local interest and importance.



Place Farm is located opposite the junction of Dane Lane with Place Lane. No longer a farm, the cluster of buildings, which includes a sixteenth century timber-framed farmhouse, a threshing barn, dovecot and oast house, are all now in residential use.

Sweepstakes Farm, circa 1700, is a brick-built house, which stands slightly separated from the village to the south-east and adjoins an area of attractive parkland now used as paddocks for horses. The former stables, barn and outbuildings add to its character as a former working farm.





2.4 Building Materials

The distinct character of Hartlip owes much to its variety of architectural styles, often expressed through building materials and the way in which they were used. Building materials were used to express architectural aspirations as well as changing fashions. Until the transport revolution of the mid-19th century, virtually all building materials were locally sourced or manufactured. Consequently they are often a true expression of the locality and its natural resources. Even materials that were in common use at the time make a valuable contribution to local character and distinctiveness.

The earlier domestic buildings of Hartlip were of timber-framed construction and are important survivals because of their age, type and archaeology. As good oak for building became harder to source, brick became universally fashionable from the 17th century. Brick was used extensively for new buildings and to over-clad older buildings to give them a more fashionable appearance.

Kent peg tiles were the preferred choice for roofing but slate became an option during the early 19th century, particularly once the railway came to Sittingbourne in 1848.

Modern concrete roof tiles and uPVC windows are less sympathetic materials introduced during the mid to late 20th century.

Timber frame: Oak, elm and chestnut framing were commonly used in building construction during the medieval period when local woodlands offered an ample supply of good and durable timber for building. Several historic buildings in Hartlip are constructed of timber framing and others have had their frames concealed behind later facades or cladding such as brick or weatherboarding. The timber-framed tradition continued in softwood framing well into the Georgian period and even later in some farming and utility buildings.



Stone: Good building stone was not readily available in this part of Kent so it had to be imported from afar. Consequently it was reserved for the most significant buildings such as the parish church where Kentish rag and other types of imported stone are used as a dressing to the flint walls. Flint was the only naturally available building stone available within the parish. Flints occur in seams within the chalk bedrock and are brought to the surface naturally by farming, or uncovered as a by-product of lime quarrying which took place locally. Flints were either laid as field flints in lesser buildings or knapped (that is split and dressed with a hammer) in order to reveal the dark shiny inner surface in finer examples. Both types are widely used in buildings and boundary walls throughout Hartlip.



Brick: Brickearth was in plentiful supply in North Kent so, not surprisingly, brickwork is a familiar building material in Hartlip. There is a wide variety in the size, colour, bond and character of brickwork, depending on its age, style or function.

Earlier examples are irregular clamp-fired red bricks used during the 17th century. They tend to be narrower, with larger joints. In the centuries that followed, the shape, size and coursing of brickwork became more regularised and uniform. Yellow stock brickwork was commonly used from the Regency period onwards and the combination of yellow and red brick achieved the polychromatic effect that was associated with the High Victorian era and the Arts and Crafts Movement. There is an interesting example of burr brickwork (over-fired bricks which fused together in the kiln) in the garden wall of Stepp House.



Kent peg tiles: The name 'peg tile' refers to a plain clay tile suspended from the top edge of a tiling lath by a peg. Traditionally peg tiles were held in place by a small wooden peg or latterly an aluminium 'drop', wedged into, or passed through one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles in warm orange/red terracotta colours. Imperfections in the raw clay combined with the hand manufacturing process resulted in a richness and variety in colour and shape. They are renowned for their warm and varied colours and rich texture which cannot be replicated in modern machine-made tiles.

Until the 19th century, locally produced hand-made clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local clays well into the 20th century and there are still a handful of manufacturers today. They are a characteristic roofing material in the south-east of England and prominent in the roofs of Hartlip. Kent peg tile roofs are visually prominent because of their steep pitch (typically steeper than 35 degrees). Tiles are also used as cladding to external walls, sometimes with decorative banding. Examples include The Rectory and Stone Hall.



Slate: Slate roofs rarely appear before the turn of the 19th century. They became more common after rail transport made Welsh slate more easily accessible. Slate gave rise to shallower roof pitches of between 30 and 35 degrees. Slate appears on a small number of roofs in Hartlip.



Thatch: Thatched roofs were once more commonplace in Hartlip. 'Long straw' was a bi-product of local farming; it was a cheap, locally available material which was used after the harvest to roof farm buildings and cottages. Those that survive today add character and variety to the village.



Weatherboarding: Painted feather-edged weatherboarding is a traditional walling material in the south-east of England. When used on barns weatherboarding was either left natural or tared black, whereas domestic examples tended to be painted white or off white.



Modern building materials: In recent decades mass produced building materials such as concrete roof tiles, machine made bricks and uPVC windows have been used within Hartlip but they do not generally sit comfortably within the context of the historic village.

2.5 Boundary fences, railings and walls

Boundary treatments are an important aspect of the character of Hartlip. Railings, picket fences, walls and hedges of differing types and dates all help to define boundaries and to differentiate between private and public space. Many of the walls and fences are of architectural or historic interest in their own right because of their age, materials or craftsmanship.

Where modern waney lap fences have been introduced they tend to detract from the special character of the village.



2.6 Archaeology

The Kent Historic Environment Record (HER) documents Roman buildings and several medieval and post-medieval farms in and around Hartlip.

The village itself has seen little archaeological investigation. There is a Roman villa in the field to the west of the conservation area presently covered by plantations of Christmas Trees. It was discovered in the middle of the 18th century and excavated in 1845 and finally in 1848 by C. Roach Smith. The plan includes a bath building 50ft. by 25ft. with furnaces, hypocausts, plastered walls and a lead drain pipe, a barn or "barn-house" 70ft. by 50ft with buttresses to support the roof, a house under which there was a two-roomed cellar containing several bushels of burnt and scorched wheat. Associated finds included a carved sarcophagus, coins, a folding balance, part of a scale beam, fibulae, an iron sickle, knives of all kinds, an adze, keys, a stylus, pieces of window glass, Samian, "Upchurch" and other pottery. The date of occupation is about the 3rd and 4th centuries.

Recent work has shown the villa to be particularly well preserved in places. How the villa linked to the Roman road along the A2 corridor is not clear, though Spade Lane is a possible candidate. This is one of a series of villas in the Swale area that can be seen to lie on the slopes of the North Downs along the Roman road corridor. Presumably they were located to farm the downland areas.

2.7 Trees and hedgerows

A striking feature of Hartlip village is the predominantly green appearance of most of The Street and the extensive private green space which is present around many of the houses. There are not many views within or from the periphery of the village which are not enhanced by the contribution made by trees, hedges or hedgerows.

This is reinforced by the overall setting of the village. The surrounding area is predominantly given over to orchards. The landscape surrounding the conservation area consists of relatively small fields bounded by lines of trees providing windbreaks.

Within the village, the green framework, consists of generously-sized gardens and substantial boundaries comprised of trees, hedgerows and shrubs, linking old and new development and bringing together individual plots into a single coherent entity. It also helps to create a strong sense of visual cohesion and enclosure along the entire length of The Street where buildings are often framed by or glimpsed through mature trees and hedges.

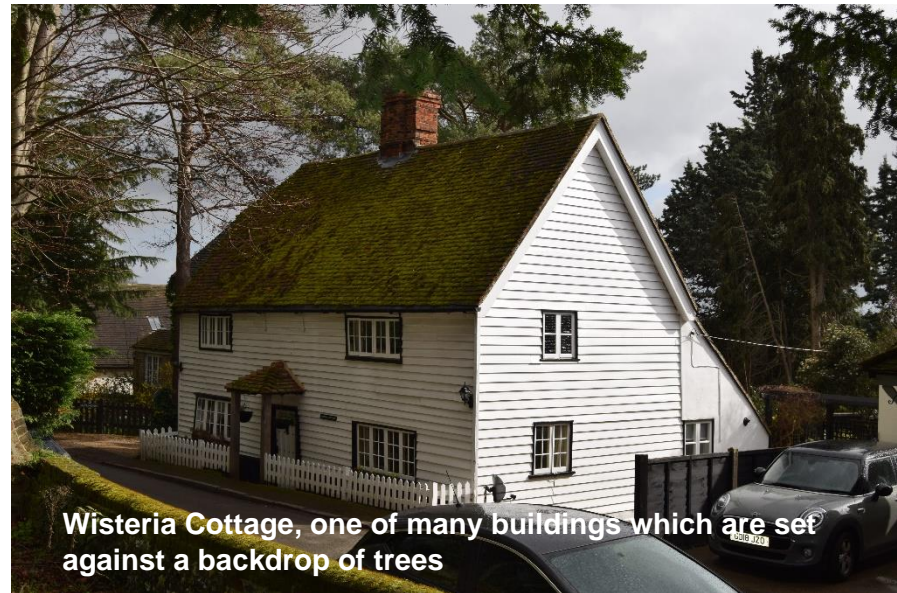
Indigenous tree species which feature significantly and contribute to the amenity of the village include yew, beech, oak, holm oak, holly, silver birch, Scots pine and chestnut. The predominance of native tree species brings a strong feeling of the surrounding countryside into the village, linking it with the surrounding areas of agricultural land.

Trees that are often associated with historic parkland, such as Austrian pine, are particularly noticeable in the area between Lower Road and The Street. The parkland is bordered on its eastern edge by a large number of mature trees, including larches, sycamores and lime, an indication of the interest taken by the land owners in the past. Coupled with the landmark Wellingtonia in Place Lane, these mature

trees provide a link to the past, being plantings made when the surrounding land was owned by people who lived in the village.

Hedgerows along Dane Lane, Lower Hartlip Road and Place Lane are important for their biodiversity as well as their visual amenity. Many consist of hawthorn, providing displays in spring and food in autumn. A number of the hedgerows also include a good number of elm, a valuable habitat for threatened white-letter hairstreak butterfly.

New developments around the fringes of the conservation area echo this emphasis on tree planting. Scots, Austrian and Monterey pines in a neighbouring development helps to create a more-or-less seamless vista from The Street. Where fast growing conifer hedges have been introduced they are much less successful.



Wisteria Cottage, one of many buildings which are set against a backdrop of trees

2.8 The public realm and highway

The Street, is essentially rural in character. New views and vistas are revealed as it winds through the village. In sections it is bordered by substantial hedges and trees growing close to the carriageway edge. Footways are present only in sections, and for the most part are narrow. Street lighting is absent and highway signs are few in number.

This all results in a simple and uncluttered appearance to the highway which contributes positively to the rural character of the place. Highway sight-lines at the junction of Dane Close with The Street result in uncharacteristic openness at this point.

Parked cars inevitably feature prominently on The Street, particularly at the centre of the village in the vicinity of the school. In other areas soft verges, grassy banks or informal road edgings lend a more rural character to the highway and parked cars feature much less frequently. Where individual houses have chosen to create formal hard boundaries against the highway edge they look a little out of place as they detract from Hartlip's rural character.

Items which contribute to the quality of Hartlip's public realm include its two traditional post boxes and the village sign. The wall-mounted post box outside The Cottage dates back to the 19th century.



The cart pond opposite the Methodist Church is another feature of interest. Historically it was used to clean the wheels of carts before they entered the village from the south.



Telegraph poles and overhead cables appear in parts of the village but most are not particularly prominent or obtrusive.

2.9 Significant views

Views make a valuable contribution to the way in which the character or appearance of a place is experienced, enjoyed and appreciated. Identifying significant views allows the contribution they make to be protected and enables the effective management of development in and around those views. Significant views are annotated on map 3 on page 26 and described below.



View along The Street towards Stone Hall

View 1: Most people experience Hartlip from the public highway. Views as one progress through the village are ever changing with the seasons, with the time of day and with the prevailing weather conditions. They also change as a result of the winding geometry of the roads which result in new views and vistas opening up around every corner.

All the views and vistas along the public highways in Hartlip are important contributors to the special character of the place.



Looking north-east from Mount Lane along The Street

View 2: Views from the village towards the wider landscape are infrequent but rewarding. The views from the churchyard, from the allotments, or from the public footpaths are helpful in placing the village in its rural surroundings. They include distant landmarks and panoramic landscapes, particularly to the west and north-west over Rainham and north towards the Medway Estuary.

The contrast between the enclosed visual experience of The Street and the open and elevated views of the wider landscape adds to the experience. As such they are of high heritage significance.



View from the churchyard looking west



From Dane Lane looking south-west over Cuckoo Orchard



View from Dane Lane looking south-west

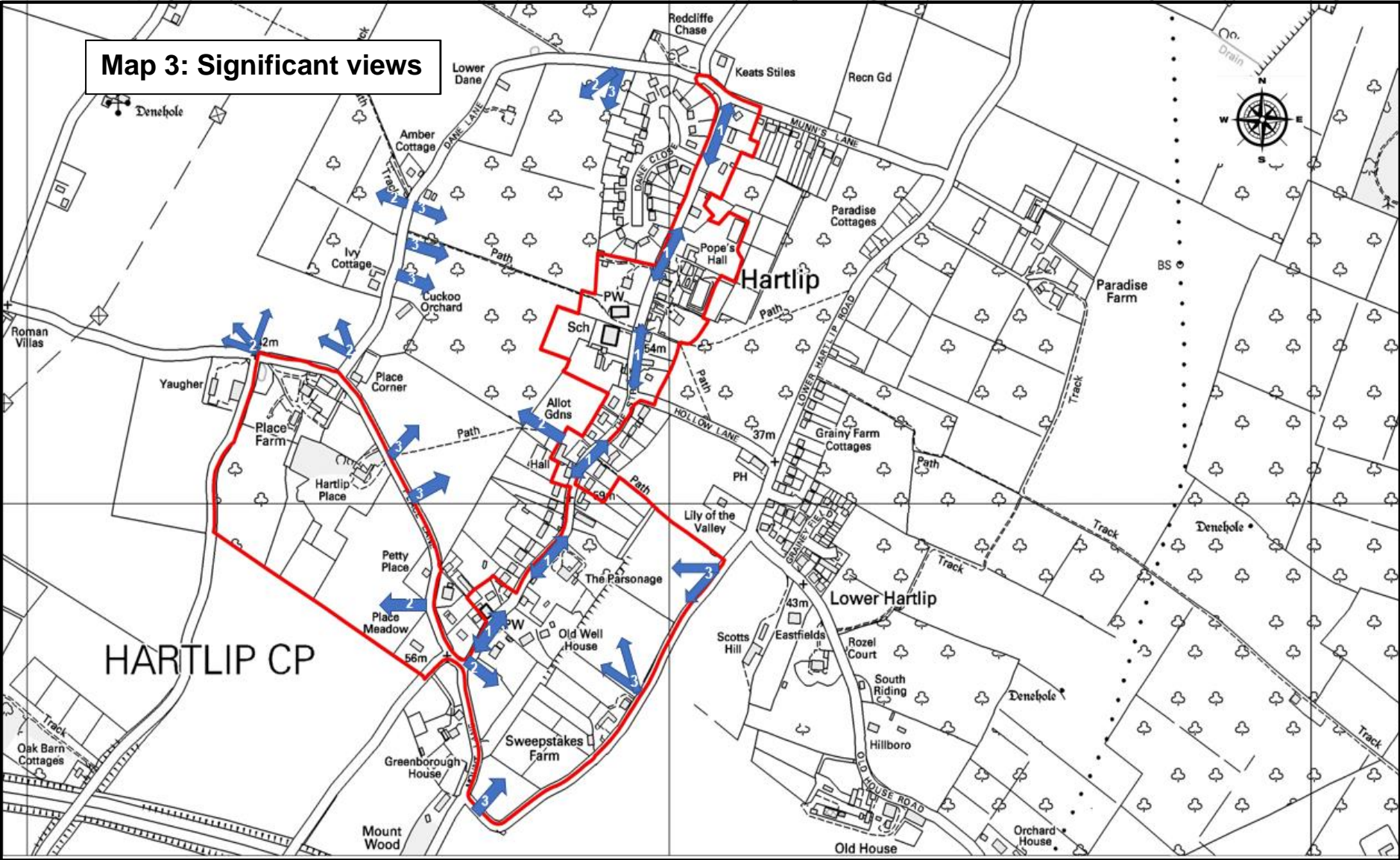
View 3: Views towards The Street from Dane Lane, Place Lane and Lower Hartlip Road reveal glimpses of historic buildings, such as the parish church or The Parsonage across Cuckoo Orchard or the Parkland. They emphasise the important relationship between the village and its landscape surroundings and help to reveal the topography and morphology of the village. The church tower is a significant reference point in views from the west and south-west.



View towards the Old Rectory from Lower Hartlip Road



View towards the parish church from Dane Lane



2.10 Setting

The setting of a conservation area frequently contributes to the way in which its significance is enjoyed and appreciated. Even areas that fall outside of the designated conservation area often contribute to its special character and significance.

Hartlip's agricultural setting serves to reinforce the village's functional and historic connection to its surrounding landscape. The countryside roundabout is also important in maintaining separation between the village and the conurbations to the west and east.

A network of well used and historic public footpaths radiate from the village through orchards and fields. They strengthen the strong links that Hartlip has with the countryside and provide views back towards the village.



3.0 SUMMARY AND CONCLUSION

Hartlip is a place with a strong and distinctive identity based on its long history and its development over many centuries. The rich variety in building styles and types and their strong visual and historic connection to the surrounding countryside are a defining feature of the village.

Local building materials are strongly in evidence, including timber framing, brickwork, flint, ragstone, feather-edged weatherboarding Kent peg tiles, slate and thatch. The variety and juxtaposition of these locally distinct materials contributes to the special character and appearance of Hartlip.

The mix of building types and styles and the spaces between them, as well as the contribution made by the landscape and trees, results in a special place which merits protection.

Hartlip continues to be an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There is no doubt that Hartlip should continue to be a designated conservation area.

The conservation area has served its purpose well since it was first designated 53 years ago. The key characteristics that gave rise to its designation in 1970 appear to have been well managed by local owners, the Parish Council and the Local Planning Authority. That is not to say that there have not been changes, because there have, but most of them have been made with respect to the distinct character of the place and have integrated well into their context.

Key positive characteristics:

The special character of Hartlip Conservation Area may be summarised as follows:

- Hartlip is a small settlement which developed from a medieval farming community.
- It has a strong visual identity centred around The Street.
- The medieval parish church and Victorian village school provide a visual focus to the community at the centre of the village.
- The architectural contribution made by several listed buildings and by many non-designated buildings and structures.
- The eclectic mix of traditional building styles, forms and vernacular building materials all expressing the history and growth of the village.
- Boundary walls, fences and railings make a distinct contribution to the special character of the place.
- The strong relationship between the village and the surrounding landscape, experienced through views and vistas to and from the village and through the public footpath network.
- Despite its close proximity to suburban Newington and Rainham, it retains a strong and independent sense of identity and place.
- Buildings and the public domain are generally well cared for and in good condition.

All conservation areas have some negative as well as positive characteristics. Identifying negative characteristics allows those responsible for managing change to focus on positive enhancement.

Key negative characteristics:

- The occasional use of mass-produced non indigenous building materials such as uPVC windows or concrete roof tiles which tend to dilute local character and distinctiveness.
- The small number of telegraph poles and overhead cables only some of which are visually intrusive.
- The indiscriminate use of concrete highway kerbs.
- Over manicured hedges.

In the process of reviewing the boundaries of the conservation area there are some areas where consideration may be given to extending the boundary of the area. Proposed changes to the conservation area boundary are detailed in appendix 1 and Map 3 below.



Dane House, demolished in 1963 to make way for Dane Close

4.0 HARTLIP CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic character of an area so that appropriate steps can be taken to preserve or enhance it.

Conservation is not about preventing change: Hartlip Conservation Area is part of a living community and change is needed to sustain and meet its future needs. It is about positively managing change so that what the community cherishes today can be properly looked after and passed on to future generations in good condition.

This management strategy is intended to encourage active involvement in the future management of Hartlip Conservation Area. It provides an opportunity for the Borough Council, the Parish Council, local amenity groups, Kent Highways, Kent County Council, individual householders and local businesses to take part in positively managing the area.

4.1 Statutes and policies

When a conservation area is designated there are statutes, planning policies and regulations which govern which types of development require planning permission and the way that the local planning authority undertakes plan making and decision taking. The statutes and policies that directly affect designated conservation areas are outlined in appendix 4 below.

It is these statutes and policies that provide the formal framework for managing change in conservation areas. Most significantly, the local planning authority is required to pay special attention to the

desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of all its planning functions.

The Swale Borough Local Plan aims to ensure that the significance of Hartlip Conservation Area is sustained and enhanced through:

- Preserving or enhancing the area's special character or appearance.
- Preserving or enhancing the setting of the conservation area and of other designated heritage assets.
- Safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks and significant views or vistas within and without the conservation area.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding significant spaces.
- Safeguarding significant trees.
- Promoting high quality design in new development which responds positively to context and to the distinct character of the conservation area.
- Continued sensitive management of the public realm.
- Requiring new development to respond positively to the Conservation Area Character Appraisal,

4.2 Published guidance

There is a wealth of published guidance on positively managing change in conservation areas. Swale Borough Council has adopted supplementary planning documents which are listed in appendix 4

below. Historic England has also published a range of guidance and advice notes which are listed in the bibliography at appendix 5.

4.3 Householder alterations

Where householder alterations are proposed which require planning permission the Council will typically seek to ensure that those alterations enhance the special character and appearance of the conservation area.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or original roof coverings) and traditional boundary treatments will be encouraged by the Council and may be requested in relation to planning applications for extensions and/or alterations, where appropriate.

Even in conservation areas, some householder alterations to unlisted buildings may be undertaken without the need for planning permission. The Conservation Area Character Appraisal has identified some householder alterations which have involved the removal of historic features such as period windows, doors, roof coverings and chimney stacks or the addition of solar panels. The cumulative impact of some ill-considered alterations to traditional properties can have a harmful effect on their significance and on the character and appearance of a conservation area. Such alterations have, and could continue to erode the character of Hartlip Conservation Area over time.

In light of the above, Swale Borough Council may consider the use of an Article 4 Direction to bring some householder alterations (which are currently classed as permitted development) under planning control, to ensure that alterations are positively managed through the planning system.

Householder alterations which could be brought under control by an Article 4 Direction in Hartlip Conservation Area include the following:

- Replacement windows and doors.
- Changes to roof coverings.
- Removal of traditional chimney stacks.
- The installation of solar thermal and photovoltaic panels on the front wall or roof slope of buildings.
- Installing rooflights in the front roof slope.
- Alterations to or demolition of fences, railings and boundary walls.
- Adding a front porch.
- Replacing a front garden with a hard surface.

4.4 Swale local heritage list

Arising from Swale's adopted Heritage Strategy 2020-2032, the Borough Council is compiling a Local Heritage List in order to identify heritage assets which are not formally designated.

The Local Heritage List:

- raises awareness of an area's local heritage assets and their importance to local distinctiveness;
- informs developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect;
- provides guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes;
- helps the council in its decision making when discussing proposals and determining planning applications; and
- records the nature of the local historic environment more accurately.

The impact of any development on a building or site included within the Local Heritage List will be a material consideration when the council considers an application for planning permission.

Several unlisted buildings in Hartlip Conservation Area would be eligible for inclusion within the Swale Local Heritage List. They are listed below and indicated on Map 2 at page 16.

The Old Vicarage, The Street
Hartlip Church of England Primary School, The Street
Glenview Cottage and Old Post House, The Street
Craig Lea and Sanquhar, The Street
Stonehall, The Street
The Cottage, The Street
VR Post box in wall outside The Cottage, The Street
Hazel Cottage, The Street
Honeysuckle Cottage, The Street
Parsonage Cottage and Stonehall Cottage, The Street
Place Stables, Place Lane
Petty Place, Place Lane
Lower Dane Cottage, Dane Lane

Buildings which are already protected because they fall within the curtilage of a listed building are excluded from the list.

Hartlip Place garden appears in the KCC *Historic parks and gardens of Kent (Kent Gardens Compendium)*. As such, it too may be eligible for inclusion in the Swale Local Heritage List.

4.5 Public realm

The public realm (that is those areas which fall between the buildings and are enjoyed by the public) makes a significant positive contribution to the special character of Hartlip Conservation Area.

The highway, public footpaths and the pond all fall within the public realm.

In rural conservation areas, it is especially necessary to guard against standard highway 'improvements' which do not necessarily respect the special character of the place. The injudicious use of concrete kerbs, street lighting, off-the-shelf road signs and traffic calming frequently detract from the special character of rural village conservation areas.

The retention of soft verges (without concrete kerbs) and roadside banks and hedges is fundamental to the future sensitive management of the highway. Restrained use of highway signing and road markings is also critically important. Where signs, road markings, street furniture, salt bins or rubbish bins are deemed necessary, they should be located and designed sensitively and in consultation with the local community.

Future highway maintenance, improvements and alterations should be carried out in accordance with *Streets for All*, Historic England (2018) and *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets*, KCC and KCOG (2011). Both provide advice on good practice for highway and public realm works in historic places. Early consultation with all stakeholders (including Swale Borough Council's Conservation and Design Team and Hartlip Parish Council) will be fundamental to achieving appropriate standards in any future proposed changes.

Hartlip has a number of overhead cables and telegraph poles. Where possible, opportunities should be taken to investigate removal of redundant overhead cables, reducing the number of poles and potential undergrounding of services.

The small pond (opposite the Methodist Chapel) provides valuable amenity as well as biodiversity benefits. Future management is likely

to involve a light touch but may require removal of leaf litter (during the winter to avoid hibernation times) and tree canopy reduction to improve photosynthesis of pond plants to benefit wildlife.

The Parish Council, Swale Borough Council and Kent County Council will seek to ensure that the public realm continues to be sensitively managed.



Opportunities for enhancement: public realm:

- An audit of public signage (including highway signage) to establish whether all current signage and road markings are necessary, well designed and appropriately located.
- An audit of street furniture (bollards, benches, bins, salt bins etc.) to establish whether street furniture is necessary, well designed and appropriately located.
- An audit of overhead supply lines and poles with the statutory undertakers to establish whether there is scope to remove any overhead cables or poles or to relocate services underground.
- The replacement of concrete highway kerbs with more traditional kerbs.
- Ongoing 'light touch' management of the pond.

4.6 Trees and planting

Trees and hedgerows play a vital role in the special character of Hartlip and are important to biodiversity.

The retention and active management of trees and hedgerows should be encouraged and opportunities for new planting should be considered. Planting which contributes to the rural character of Hartlip should normally be comprised of native species, although other species now assimilated into the Kentish rural scene may also be appropriate.

All trees within the conservation area are protected. Six weeks' notice must be given to the Borough Council in writing before any works are undertaken to trees within conservation areas.

Opportunities for enhancement: trees and planting:

- An audit of trees and hedgerows and may be undertaken to establish whether there is any scope for better management of trees, additional protection through tree preservation orders or for further tree planting.
- Positive management may occasionally involve the removal of trees to preserve, restore or open up significant views or vistas.



4.7 New development opportunities

Potential for new development within Hartlip Conservation Area is extremely limited. If proposals for development come forward they will be considered against local and national planning policies which attach great weight to the conservation of designated heritage assets and their settings.

Development within the setting of the conservation area may also affect its heritage significance. The local planning authority is required to pay special attention to preserving the setting of the conservation area (or the setting of any listed buildings) in any plan making or decision taking.

4.8 Heritage at risk

There are no heritage assets in Hartlip on Historic England's Heritage at Risk Register or on Swale Borough Council's Heritage at Risk Register. Neither has this appraisal identified any heritage assets which are currently at risk.

However, if any of the designated or non-designated heritage assets identified in the appraisal are found to be at risk in the future, these may be added to the Heritage at Risk Registers if their significance is threatened by their condition or lack of appropriate use.

In such cases the Council will notify respective owners and, where appropriate, work with them and other stakeholders to investigate opportunities for removing the risk and securing the asset's future.

APPENDIX 1

Proposed amendments to the Hartlip Conservation Area boundary

As part of the review of Hartlip Conservation Area, consideration has been given to whether the current boundaries accurately reflect the area which has special architectural or historic interest.

In large part, the area covered by the current boundaries is considered to be appropriate in that it still possesses special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. However, there are three amendments proposed, as follows:

Proposed boundary adjustment 1 (part of Mount Lane)

The current conservation area boundary excludes Mount Lane from the conservation area, although it includes the land to its east.

Mount Lane itself is an ancient lane. It appears on Andrews, Drury and Herbert's map of 1769 and is likely to have existed long before that, possibly centuries before. Consequently it has historic interest.

It has steeply inclined banks on both sides of the highway giving the appearance of a hollow or sunken lane, carved into the land over time. Hedgerows and trees at the top of the banks meet overhead resulting in a tunnel-like appearance, particularly during summer months. Consequently it has aesthetic and landscape interest.

It is recommended that the conservation area be extended to include part of Mount Lane and the inclined banks, trees and hedgerows to its west.

The proposed boundary adjustment is shown on Map 4: Proposed conservation area boundary changes, on page 38.



Proposed boundary adjustment 2 (Cuckoo Orchard)

The current conservation area boundary is tightly drawn to include some properties along the west side of The Street, such as the parish church and the village school, but to exclude the allotment gardens, the village hall, Cuckoo Orchard and Dane Lane.

Cuckoo Orchard is located between The Street and Dane Lane. It slopes gently from Dane Lane up towards The Street. Significantly, it provides the setting for the medieval parish church which is highly visible from vantage points on Dane Lane as well as from footpaths which intersect the orchards. Whilst the trees are relatively recent, the area was historically used as orchards since at least 1871 (the date of the first Ordnance Survey map) and possibly much longer.

Dane Lane itself is another ancient single track road lined by hedgerows, trees and shelterbelts and with isolated historic houses at Lower Dane and Ivy Place, both with exposed timber framing. The house called Cuckoo's Orchard was built in the inter-war period.

It is recommended that the conservation area be extended to include Cuckoo Orchard, the allotment gardens, the village hall, Dane Lane, Lower Dane, Ivy Cottage and other dwellings and property shown on Map 4: Proposed conservation area boundary changes, on page 38.



Cuckoo Orchard from the north



Ivy Cottage



Cuckoo Orchard



Hartlip allotment gardens



Cuckoo Orchard

Proposed boundary adjustment 3 (Redcliffe Chase and Keites ~~ats~~ Styles)

The current conservation area boundary includes the public highway outside Redcliffe Chase and **Keites Styles** ~~Keats Stiles~~ at the north end of the The Street but it excludes the two houses.

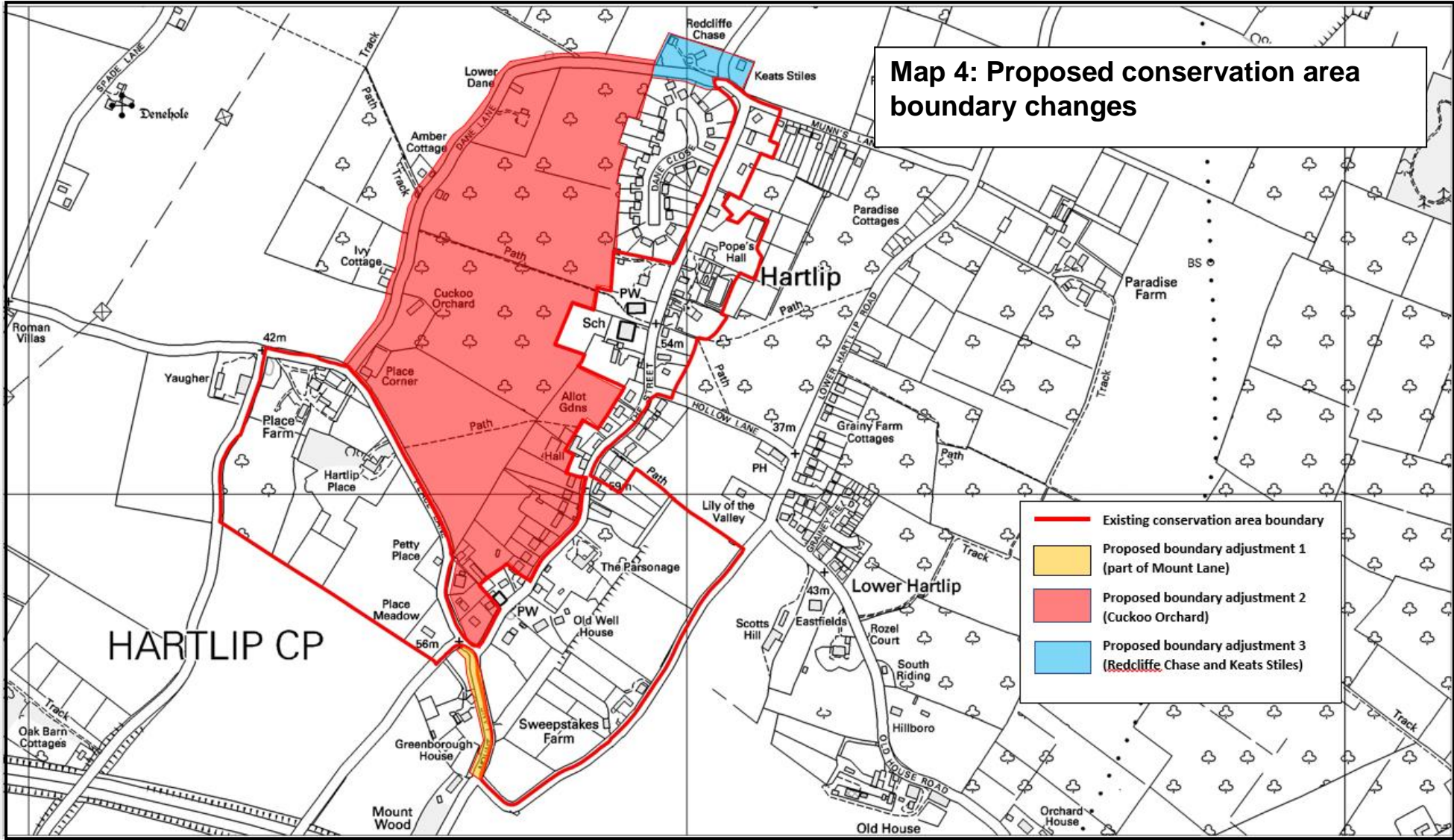
Both of the houses date from between 1906 and 1938 (from cartographic evidence) so they are not ancient. However, they occupy strategic positions on entering or leaving the village from the north and both have a degree of architectural interest.

Both houses express the early-20th century fashion for the English Domestic Revival as influenced by the Arts and Crafts Movement and popularized in the Garden Suburb Movement in the early 20th century. Redcliffe Chase draws on Kentish vernacular features such as lead-light windows, jettied tile hanging over a rendered ground floor with a prominent tiled roof, gabled crosswings, tall chimneys and a sweeping roof. Keats Stiles on the other hand is more restrained having lead-light windows with tiles cills, rendered elevations, a lean-to porch and a tiled roof.

It is recommended that the conservation area be extended to include Redcliffe Chase and **Keites Styles** ~~Keats Stiles~~ and their respective gardens for their architectural contribution to the development of Hartlip in the early 20th century.

The proposed boundary adjustment is shown on Map 4: Proposed conservation area boundary changes, on page 38.





APPENDIX 2 Map regression



Saxton's map of Kent
1575



Captain William
Mudge's map of
Kent c.1801



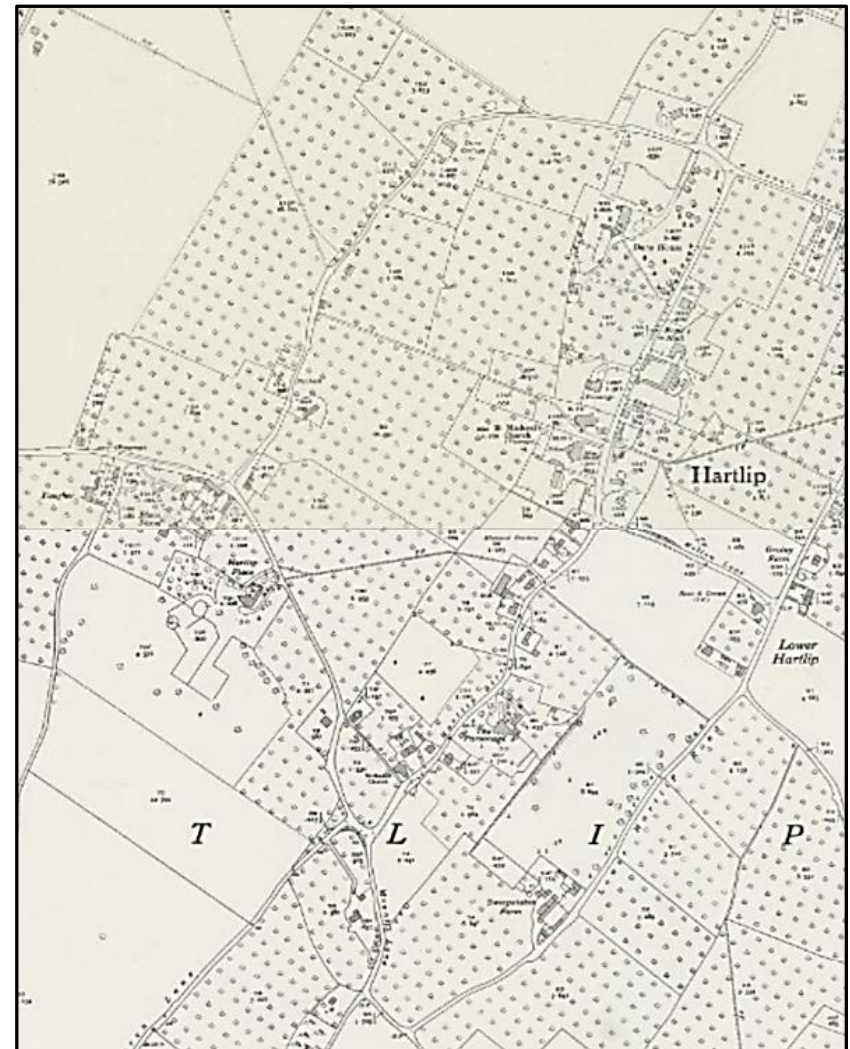
Andrews Dury and
Herbert
topographical map
of the county of Kent
1769



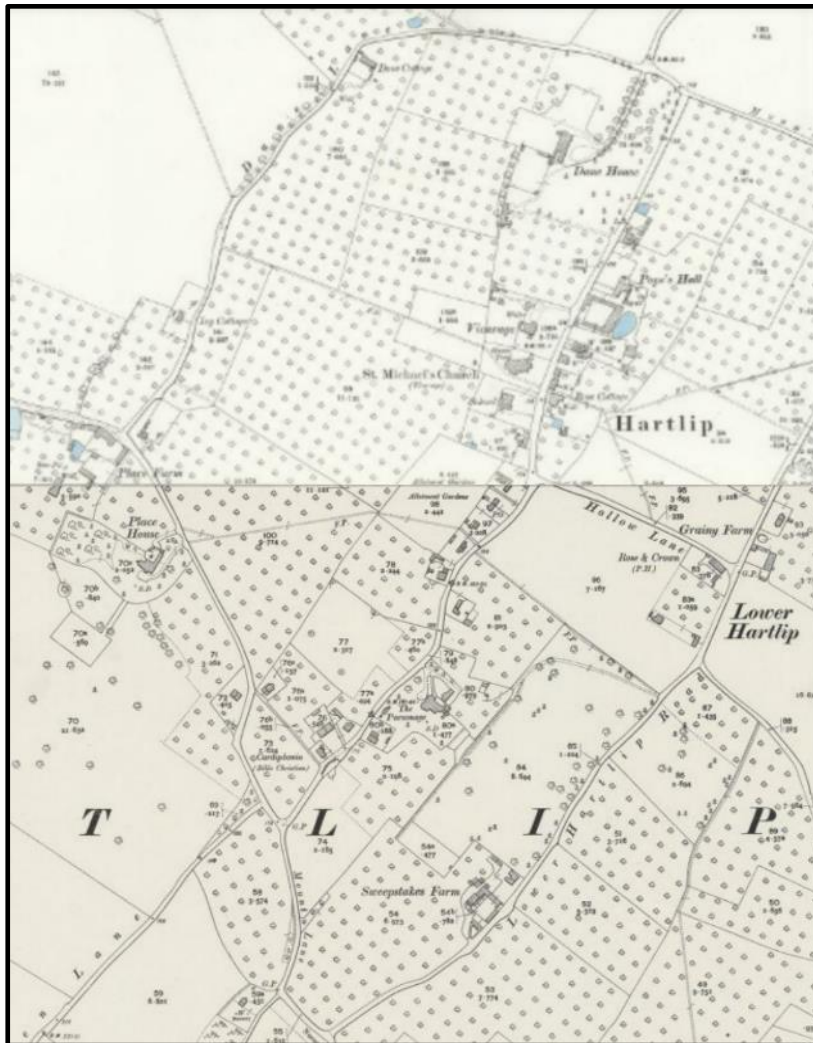
Tithe map 1838



1871 Ordnance Survey Extract



1895-1838 Ordnance Survey Extract



1906 Ordnance Survey Extract



1938-1895 Ordnance Survey Extract

APPENDIX 3

Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list for Hartlip is compiled by the Secretary of State for Digital, Culture, Media and Sport and is altered and amended from time to time as buildings are added or removed from the list. The list descriptions below are taken from the statutory list and were current in April 2023. For more detailed and up to date information please refer to the National Heritage List for England at www.historicengland.org.uk/listing/the-list.

Features and structures which are not specifically mentioned in the statutory list are not necessarily excluded from statutory protection which extends to the listed building as well as to any object or structure fixed to the building and to any object or structure within the curtilage of the building which predates July 1948.

The omission of a building from this list should not necessarily be taken to indicate that it is not listed without first referring to the National Heritage List.



Church of St. Michael

CHURCH OF ST MICHAEL, THE STREET Grade I

Parish church. C13 to C15, tower repaired 1855, restored 1864-5 by R.C. Hussey. Flint, with rubble, and plain tiled roofs. Nave with aisles, chancel with north and south chapels, south porch, west tower with priest's room. Three-stage west tower with string course to parapet and 3 stage octagonal stair turret. C19 west doorway, simple Perpendicular windows and belfry openings. Nave and aisles under 1 roof, south aisle with 3 offset buttresses and C19 Perpendicular style windows. C14 doorway in south porch with hollow chamfered, roll moulded arch and hood mould with carved head stops. South chapel with two C19 lancets and double lancet east window; north chapel identical. East window C19 3 light curvilinear, the 3 east chancels separately roofed. North aisle with 3 three-light Perpendicular windows and hollow-chamfered doorway. North west

lean-to priest's or anchorite's room with steps down to basement doorway, and restored chimney. Interior: nave with hollow chamfered tower arch, and 3 bay arcade to aisles with octagonal piers, double hollow chamfered arches and panelled canted ceiling, the aisles with lean-to roofs. C19 arches from aisles to chapels and chancel arch, the north and south chapels largely rebuilt by Hussey, but with C13 plain chamfered arches on imposts into chancel. Late C12 wall arcading in the chancel, 2 full bays in north and south walls, and 1 bay interrupted by the arches to chapels, attached shafts rising from plinth, with stiff leaf and palmette carved capitals. Reveals of lancet east window and north and south lancet windows survive. Fittings: angle piscina in chancel, heavily restored, but with late C12 shaft, square abacus and leaf-carved capital. Reredos of 1908, the Last Supper carved in relief. Monument: in north chapel, wall tablet, Mary Coppin, d. 1636. Black and white marble, the plaque carried on an urn and angelic head, with Corinthian columns supporting a frieze and broken segmental pediment with achievement, and 2 putti descending to the inscription. (See B.O.E. Kent II, 1983, 343-42).

TOMB OF MARY OSBORNE, 3 FEET EAST OF SOUTH CHAPEL OF CHURCH OF ST MICHAEL, THE STREET
Grade II

Chest tomb. C17. Stone and marble. Mary Osborne, d. 1678. Incised marble slab on chest tomb, with roundels on side panels carved with skull and crossbones.

TOMBS OF ADAM AND RICHARD RUCK, 5 YARDS SOUTH EAST OF PORCH OF CHURCH OF ST MICHAEL, THE STREET
Grade II

Two chest tombs. 1816 Stone with iron railings. Identical tombs, with base, plinth and chests with inverted torches in raised and moulded corner panels, and engraved side panels. One to Adam Ruck, d. 1749, and widow, d. 1770, the other to Richard Ruck, d.

1816. On single stone base and surrounded by spear-head rails 5 feet high, with urn principals.



Tombs of Adam and Richard Ruck

HARTLIP WAR MEMORIAL, THE STREET Grade II

First World War memorial of around 1920, with Second World War inscriptions added. Reasons for Designation: Hartlip War Memorial is listed at Grade II for the following principal reasons: Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices it made in the conflicts of the C20. Architectural interest: as a good example of a rough-hewn cross memorial for the period. Group value: with the Grade I-listed Church of St Michael to the north-west and the other listed monuments within the churchyard, in addition to listed houses on the opposing east side of The Street. History: The aftermath of the First World War that was the great age of memorial building, both as a result of the huge impact the loss of three quarters of a million British lives had on

communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. Hartlip War Memorial was erected in around 1920 to commemorate the men from Hartlip who died in the First World War. The memorial stands on the north side of The Street in Hartlip, adjacent to the Church of St Michael. A photograph in the collection of the Medway Archives Centre shows the memorial soon after it was unveiled in the 1920s, largely in its present form. Following the Second World War, three additional memorial tablets were added, and the dates of the conflict were included on the face of the central granite cross. The designer of the memorial is not known.

Details: First World War memorial, erected around 1920, with later Second World War inscriptions added.

Materials: granite cross, tablets and setts, with stone block wall to the rear. Applied lead lettering to the memorial tablets and the base of the cross.

Plan: semi-circular memorial plot fronting to The Street, with curved back wall and a central cross.

Description: rough-hewn granite cross with tapering shaft mounted on a plinth and single-stepped base. There is a dedicatory inscription to the polished front section of the cross base, which reads: 'ERECTED/ IN MEMORY OF/ THE MEN OF THIS PARISH/ WHO GAVE THEIR/ LIVES IN THE GREAT WARS/ 1914-1919/ 1939-1945'. There are five sets of memorial tablets set into a surrounding curved wall of stone blocks, this set behind the cross. These tablets bear the names of the fallen, where they served, their rank, regiment and how old they were when they died. The area between the cross and the memorial wall is paved with granite setts.

STEPP HOUSE, THE STREET Grade II

House. C15 to C17. Timber framed and exposed with plaster and red brick infill, and plain tiled roof. Lobby entry range with cross-wing. Two storeys on plinth, the cross-wing to right with returned first floor jetty on carved dragon beams; hipped roofs, and stack to centre-right. Three leaded wood casements on first floor, that to right in cross-wing with sidelights. Two metal casements on ground floor with segmental bay window to right in cross-wing. Plank and stud door to centre-right.

YEW TREE COTTAGE, THE STREET Grade II

House. C17, clad C18. Timber framed and clad with painted brick with plain tile roof. Two storeys and hipped roof with stacks to centre-left and front right. Three metal casements and 1 glazing bar sash on first floor, and 2 metal casements, 1 fire window and 1 wood casement on ground floor. Panelled and glazed door to centre left with open gabled hood.



GRACE COTTAGE, THE STREET Grade II

House. C18. Chequered brick and plain tiled roof. Two storeys and attic with 2 gabled dormers and stacks to left and right and to rear centre. Regular fenestration of 4 glazing bar sash windows on each floor, with segmental heads on ground floor, and central door of 6 raised and fielded panels in C19 gabled porch.

POPE'S HALL, THE STREET Grade II

Hall house. C15 with C20 additions. Timber framed and plastered with plain tiled roof. Two storeys on plinth, left and right end bays jettied, flying wall plate over recessed centre carried on heavy brackets. Hipped roof with gables, and stacks to rear centre, centre left and projecting end left. Four tripartite sashes on first floor, one wood casement and 3 tripartite sashes on ground floor. Right end window bay C20 addition. Central panelled door. Interior: although the exterior looks like a Wealden interior framing shows the right hand jettied wing to be a later addition to original hall and cross-wing building. Heavily cambered tie beams of great scantling, hollow chamfer and roll mouldings. Timbers generally of large scantling. Heavily moulded mantel timbers. Name derived from Thomas Pope, occupier in 1505.

WISTERIA COTTAGE, THE STREET Grade II

House. C17, clad in C19. Timber framed and clad with weather board, with plain tiled roof. Two storeys on brick plinth, with hipped roof and central stack. Two wood casements to each floor and central plank and stud door with hipped hood.



THATCH COTTAGE, THE STREET Grade II

House. C16 and C18. Timber framed and clad with plaster, underbuilt with red brick, with painted brick additions, and thatched roof and tiled pentice to chimney stack. Lobby entry plan. Two storeys on plinth with roof hipped to right and stacks to centre right and end right, and large free standing stack and ovens with pentice to left, with thatched red brick outshot to left of this. Wall plate of main building carried out to left on arched brace, suggesting that what remains is just the end wing of a larger building. Three wood casements to each floor; boarded door with segmental head to right in C18 addition.



HARTLIP HOUSE, THE STREET Grade II

House. Early C19. Painted brick and plain tiled roof. Two storeys on plinth with roof hipped to right with projecting end stacks to left and right. Irregular fenestration of 2 alternate tripartite sashes and glazing bar sashes on first floor, with 2 tripartite sashes and 2 glazing bar

sashes on ground floor and half-glazed door centre left with moulded architrave and pediment.

BARROWS COTTAGES, 1-2, THE STREET Grade II*

House, now cottage pair. C16, clad C18 Timber framed and clad with chequered brick; plain tiled roof. Lobby entry plan. Two storeys and hipped roof with stack to left and catslide outshot left. Three wood casements and single light centre right on first floor, and 3 wood casements with segmental heads on ground floor. Boarded door to left with gabled hood on brackets, and boarded door to right with segmental head.



HARTLIP PLACE, PLACE LANE Grade II

House. 1812 for William Bland. Chequered red and blue brick and slate roof. Two storeys on plinth with centre projecting with pediment. Hipped roof with stacks to left, centre and right. Regular fenestration of 3 glazing bar sashes on first floor and 2

on ground floor, the outer windows with false sidelights. Ground floor windows with shallow segmented and scalloped stuccoed fans, and inverse retrieving arches below. Central double doors, each of 3 raised and fielded panels in glazed Doric porch with sliding outer doors. Recessed 2 storey and 1 window extension to left. Service wings to rear. Interior: central circular staircase in top lit circular well. (See B.O.E. Kent II, 1983, 344).

PLACE FARMHOUSE, GARDEN WALL AND GRANARY, PLACE LANE Grade II

Farmhouse. C16. Timber framed and clad with red brick and tile hanging on first floor, with plain tiled roof. Two storeys and attic with 2 gabled dormers and stacks to centre right and glazed door with hipped hood. Attached garden wall C17, red brick in English Bond approximately 6 feet high running approximately 50 yards east-west and 25 yards north-south enclosing garden in front of house. At the north-western former granary, C18, timber framed upper storey clad with weather board on red brick lower storey with plain tiled roof.



FARM STORAGE BUILDING 25 YARDS SOUTH EAST OF PLACE FARM, PLACE LANE Grade II

Farm storage. C17. Red brick in English bond and timber framed first floor tile hung, with plain tiled roof. Two storeys with double-span roof. Two wood casements to each floor, with central board doors to both floors. In C19 converted to oasts, remains of 2 white brick kilns at south end, (these last not included in the listing).

BARN 30 YARDS NORTH WEST OF PLACE FARM,

LANE Grade II

Barn C17. Timber framed and clad with weather board with asbestos sheet roof. Hipped roof with sloping mid-stray, corrugated iron-roofed pentice to left. Interior: 5½ bays with aisles, with passing shores to arcade posts, cambered tie-beams; clasped purlin. Roof with diminished principal rafters and queen struts.



DOVECOT 30 YARDS WEST OF PLACE FARM, PLACE LANE Grade II

Dovecot. Circa 1700. Red brick with plain tiled roof. Square in plan. One storey on plinth with plat band and hipped roof with lantern. Double metal door on south face, one wood casement on east face. Interior: brick shelves and recesses for the doves remain intact; circular wooden lantern at apex of roof.

SWEEPSTAKES FARMHOUSE, LOWER ROAD Grade II

Farmhouse. Circa 1700. Chequered red and blue brick in English bond and plain tiled roof. Lobby entry plan. Two storeys on plinth with plat band and wood dentil cornice to half-hipped roof and stack centre left. Four wood casements on first floor, 3 on ground floor with segmental heads, and boarded door to centre left with rectangular fanlight and gabled porch.



IVY COTTAGE, DANE LANE Grade II

Hall house, now house. C15. Timber framed and exposed panel framing with plaster infill underbuilt with flint with red brick dressings; plain tiled roof. Former hall-house, now lobby entry plan. Two storeys and hipped roof with stacks at end left and centre left. Two wood casements on first floor, 1 on ground floor, and boarded door in gabled porch to centre left.



APPENDIX 4

Legislation, national policy and local policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 General duty as respects listed buildings in exercise of planning functions:

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 69 Designation of conservation areas:

(1) Every local planning authority— (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and (b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural

or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4) The designation of any area as a conservation area shall be a local land charge.

Section 71 Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

Section 72 General duty as respects conservation areas in exercise of planning functions:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection

(2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies and how they should be applied. It provides the national framework for conserving and enhancing the historic environment, including conservation areas.

National Planning Practice Guidance (NPPG)

The NPPG sets out government's guidance on how the act and national planning policy should be applied.

Adopted Local Plan- Bearing Fruits 2031: The Swale Borough Local Plan (2017)

Relevant objectives and policies within the local plan include:

Policy ST 1 Delivering sustainable development in Swale.

To deliver sustainable development in Swale, all development proposals will, as appropriate:..... 8. Achieve good design through reflecting the best of an area's defining characteristics; 9. Promote healthy communities through:..... maintaining the individual character, integrity, identities and settings of settlements; 12. Conserve and enhance the historic environment by applying national and local planning policy through the identification, assessment and integration of development with the importance, form and character of heritage assets (including historic landscape

Policy CP 4 Requiring good design.

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:... 2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place; 5. Retain and enhance features which contribute to

local character and distinctiveness;... 8. Be appropriate to the context in respect of materials, scale, height and massing; 9. Make best use of texture, colour, pattern, and durability of materials; 10. Use densities determined by the context and the defining characteristics of the area; 11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure.

Policy DM 32 Development involving listed buildings.

Development proposals, including any change of use, affecting a listed building, and/ or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that: a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed; b. Preservation in charitable or community ownership is not possible or suitable; and c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.

3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.

Policy DM 33 Development affecting a conservation area.

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its conservation area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

Policy DM 34 Scheduled Monuments and archaeological sites

1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, as shown on the Proposals Map, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
2. Whether they are currently known, or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.
3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation

study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

Swale Borough Council Key Supplementary Planning Guidance

Swale Borough Council Planning and Development Guidelines No 2: Listed Buildings – A Guide for Owners and Occupiers.

Swale Borough Council No 3: The Conservation of Traditional Farm Buildings.

Swale Borough Council Planning and Development Guidelines No 8: Conservation Areas.

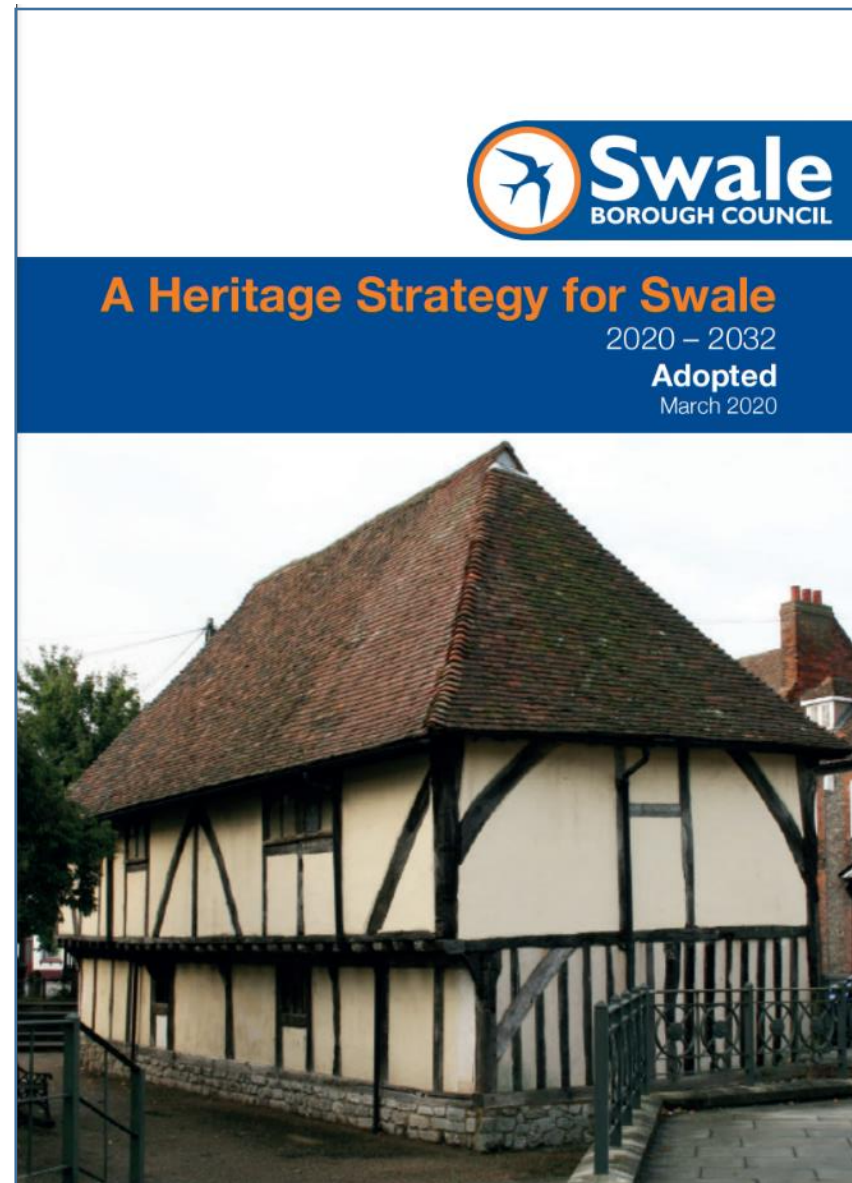
Swale Borough Council Heritage Strategy 2020-2032

The Council has developed a borough-wide heritage strategy to help it, along with key stakeholders and other interested parties, to protect and manage the historic environment in Swale in a positive and sustainable way, on a suitably informed basis.

A key element of the strategy is setting out the Council's overall vision and priorities, which it is hoped will align with the vision and priorities of local communities and local amenity societies as far as possible, in order that the strategy can be widely supported.

The strategy sets out a series of proposals in the associated initial 3-year action plan which are aimed at enabling the positive and sustainable management of different elements of the borough's historic environment for the foreseeable future. Priority is given to those parts of the borough's historic environment which are already suffering from, and at risk from negative change, and/or which face significant development pressure, threatening their special character. The proposed set of actions will involve joint project working with

amenity societies and/or volunteers from the community wherever this is possible.



APPENDIX 5

Bibliography

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The History of Hartlip www.hartlip.org.uk

John Newman, *The Buildings of England North East and East Kent* (2013)

Kent County Council, *South east Archaeological Research Framework* www.kent.gov.uk

Kent County Council, *Historic Environment Record* www.kent.gov.uk

Kent County Council, *The historic parks and gardens of Kent (Kent Gardens Compendium)* (unpublished 1996)

Kent County Council and Kent Conservation Officers Group, *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets* (2011)

LUC, *Swale Local Landscape Designation* (October 2018)

Jacobs, *Swale Landscape Character and Biodiversity Appraisal* (2011)

Swale Borough Council and Kent County Council, *Rural Lanes Study* (1996-97)

Historic England Publications

Historic England Good Practice Advice Notes (GPAs) provide advice on good practice and how national policy and guidance should be applied.

GPA1: *The Historic Environment in Local Plan Making* (March 2015)

GPA2 - *Managing Significance in Decision-Taking in the Historic Environment* (March 2015)

GPA3 – *The Setting of Heritage Assets* (December 2017)

Historic England Advice Notes (HEANs) include detailed, practical advice on how to implement national planning policy and guidance.

HEAN 1: *Conservation Areas: Designation, Appraisal and Management* (Feb 2019)

HEAN 2: *Making Changes to Heritage Assets* (February 2016)

HEAN 9: *The Adaptive Reuse of Traditional Farm Buildings* (October 2017)

HEAN 10: *Listed Buildings and Curtilage* (February 2018)

HEAN 12: *Statements of Heritage Significance* (October 2019)

HEAN 16: *Listed Building Consent* (June 2021)

Streets For All (May 2018)

For further information contact:

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The Street circa 1900. The house on the left has been demolished

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