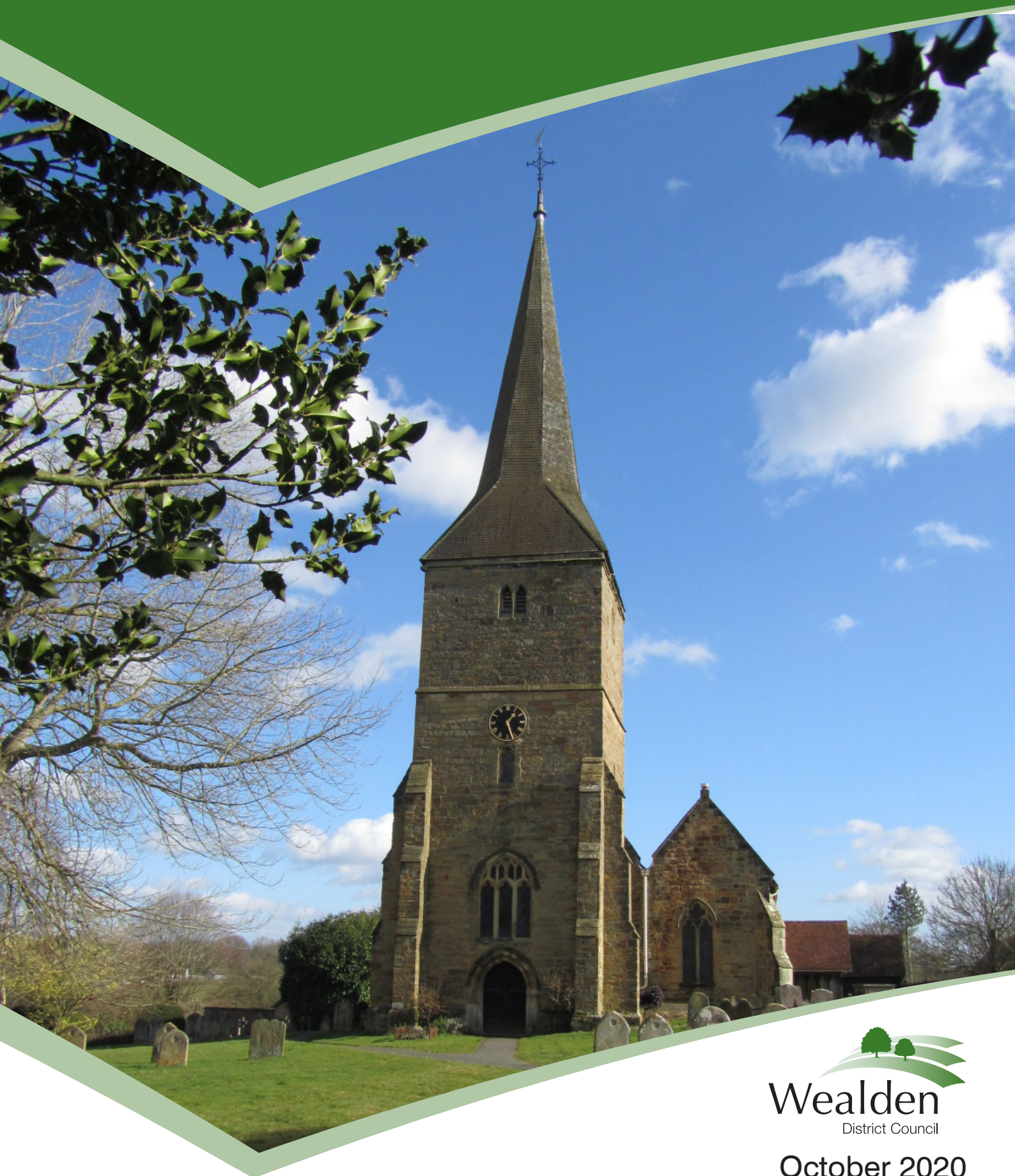


Draft Conservation Area Character Appraisal

Hartfield



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A copy of the Draft Conservation Area Appraisal can be downloaded from the Wealden website, http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Heritage/Conservation_Areas/Plan_Consevation_Areas.aspx or scan the QR code below with your smart phone.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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Overview

Overview

One of Wealden's principal assets is the high quality of its environment, including its historic environment and landscape. The District has a dispersed and varied settlement pattern within different landscape areas, with a number of small market towns, villages and hamlets. Each settlement has its own unique characteristics and functions, depending on its location and historical influences.

The Council also has a duty under the Planning (Listed Buildings and Conservation Areas Act) 1990 to review existing conservation areas and determine whether any further parts of the District should be designated as conservation areas and, if appropriate, designate those parts accordingly.

In March 2017, the Council designated 33 conservation areas in the District. This was the result of reappraisal of existing conservation areas and the identification of new conservation areas as part of the Issues and Options Consultation on the Local Plan in Autumn 2015. The designated boundaries of the conservation areas will be shown on the Proposals Map of the Local Plan. Please see the Heritage pages on the Council's website for further details on the designation process.

Where areas of special historic and architectural interest have been designated as conservation areas, the Council has a duty to set out a positive strategy for the conservation and enjoyment of the historic environment, whilst understanding its significance, the wider social, cultural, economic and environmental benefits of the area, and ensuring that new development makes a positive contribution to local character and distinctiveness. This takes the form of a character appraisal to identify the significance of each conservation area.

The Council will also formulate and publish proposals for the preservation and enhancement of conservation areas. This will include Local Plan policies, as well as a separate Management Plan for the conservation areas to set out how these areas should be managed and enhanced to guide new development within conservation areas and their setting.

Every conservation area has its own distinctive character and a strong sense of place. This character is made up from many elements, including the topography and setting, historic development, current uses and features, buildings and traditional materials, paths, lanes, hedges, trees, boundary treatments, place names and open spaces. Understanding this unique character, including the social and economic background, is the starting point for the future management of the conservation area, in order to sustain and enhance its significance in the future.

This character appraisal considers:

- The location and landscape setting of the area;

- Historic development;
- The character of the area in detail;
- Building materials and details;
- The contribution of the natural environment; and
- Issues having a negative impact on the character and appearance of the area.

This document is the draft conservation area character appraisal for Hartfield conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development Plan' (including any relevant adopted neighbourhood plan) and a future Conservation Area Management Plan (once published) when assessing planning applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Hartfield conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

1 Background

1.1 Background

1.1.1 Hartfield conservation area was originally designated in 1983 . The conservation areas was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

1.1.2 The designated boundary of the conservation area, detailed visual character appraisal map and views map are at Appendix 1.

1 Background

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Hartfield is situated in the northwest of Wealden District, three miles to the east of Forest Row, on the B2110. It is located in the High Weald Area of Outstanding Natural Beauty (AONB) on a plateau above the River Medway and is located on the northern edge of Ashdown Forest. The village is dominated by the Parish Church of St Mary's, and the spire is visible throughout the surrounding countryside.

2.1.2 The village sits within the wider Parish of Hartfield which had an overall population of 2639 in 2011.⁽¹⁾ The economy of the village was formerly linked to the important iron industry in the area, with the Buckhurst Park Estate, and also with agriculture and associated service industries. However, the village today is primarily residential in character, having developed between the medieval period and 20th century. There are few employment opportunities within the settlement, with the majority of working residents, commuting to local service centres or further afield, outside of the District.

2.1.3 The village has community facilities comprising the church, village hall, primary school, doctor's surgery, two public houses, village shop, butchers and delicatessen, a coffee shop selling souvenirs at Pooh Corner, and a recreation ground.

2.1.4 The village is notable for its links with several prominent figures throughout history, including Henry VIII, who was associated with nearby Bolebroke Castle to the north; the Sackville Family who owned Buckhurst Park to the east; and the 20th century author A.A.Milne, who lived in the Parish and based his Winnie the Pooh books in the area.

2.2 Setting

2.2.1 The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.⁽²⁾

2.2.2 The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change seasonally, throughout the day and over time. It is not restricted to public views and one may not need to see a heritage asset to be within its setting. Setting may make a positive or negative contribution to the character, appearance and significance of a conservation area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

¹ Source: 2011 Census, Office for National Statistics

² Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

2.2.3 Historic England have published guidance on the setting of Heritage Assets, ⁽³⁾ which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association between the conservation area and its setting, all of which contribute to the identified significance of this designated heritage asset. The broad approach to assessment of impact on setting of a heritage asset should be undertaken as a series of steps that apply proportionately to complex or more straightforward cases, in line with guidance published by Historic England and based on local and national planning policy and the over-riding statutory legislation.

2.3 Topography and Landscape Setting

2.3.1 The village of Hartfield is located around 7 miles by road to the north east of Crowborough, on a spur of land above the River Medway flood plain. It has historically developed in a linear manner along the High Street, and along Church Road, with some limited development around the junction with Edenbridge Road to the north. The village sits at the centre of a local road network which provides routes to Edenbridge in the north; Forest Row to the east, Maresfield to the south and Withyham and Groombridge to the west.

2.3.2 The village is situated within the southern part of the High Weald AONB and is located a short distance to the north of the Ashdown Forest. The High Weald encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald and is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

2.3.3 The medieval character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape, such as Hartfield. Settlements were linked by ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating drove ways, often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks. The eastern end of Church Street is the remnant of a sunken way.

Policy 1

High Weald Landscape

The history of the landscape is most evident in the:

- medieval pattern of fields, ridge top roads and radiating droveways;
- farmsteads, hamlets and late medieval villages on ridges or higher ground within the landscape;
- impact of the Wealden iron industry;
- Andreds weald forest used to seasonally fatten livestock, including the ownership and management of the Ashdown Forest;
- wealth of historic parks and gardens and historic buildings, including farmsteads;
- woodland industry, including coppicing and charcoal burning;
- formation of settlement linked to the practise of cultivating small parcels of land for rent or “assarting”;
- influence of agriculture, including hop production and associated oast houses; and
- influence of Weald trades in the area.

Hartfield

2.3.4 Hartfield sits within a predominantly ancient and historic landscape of a mosaic of field patterns, with small scattered blocks of Ancient Woodland. There are extensive areas of irregular piecemeal enclosure, with areas of cohesive and aggregate assarts, and a small amount of regular piecemeal enclosure. There is also an extensive area of historic, planned private enclosure to the southeast at Buckhurst Park, which will have influenced the development of the village in the landscape. This is most clearly demonstrated by the abrupt manner in which the former sunken way at the eastern end of Church Street is terminated and it is likely that this was an ancient routeway across the landscape to the east.. The clear straight boundary line on the eastern side of the village between Robin Lane Cottage and Jib Jacks Hill is also as a result of the development of Buckhurst Park.

2.3.5 The setting of the settlement is formed by the river valley to the north of the village, whilst, to the south, the landscape comprises a patchwork of small to medium scale fields,

which are interspersed with patches of woodland. The settlement edges surrounding the village are all considered to be sensitive, lined with trees or hedgerows.⁽⁴⁾

2.3.6 The village lies within the Upper Medway Valley County Landscape Character Area, which covers the Medway Valley from Weir Wood Reservoir to Groombridge in the east. The broad flat river valley is overlooked by gentle spurs emphasised by mature woods. The Key characteristics of this landscape character area are:

Hartfield Landscape Setting

The village lies within the Upper Medway Valley County Landscape Character Area, which covers the Medway Valley from Weir Wood Reservoir to Groombridge in the east. The broad flat river valley is overlooked by gentle spurs emphasised by mature woods. The Key characteristics of this landscape character area are:

- Gentle spurs and slopes overlooking broad, open valley.
- Spectacular views from spurs.
- Small, relatively natural winding river with scattered alder and willow.
- Rich, varied pattern of woods, trees and hedges on slopes; over 15% woodland cover.
- Settlements tend to be in the valleys, which is unusual for the High Weald. Villages are often individually distinctive.
- Buildings typically of stone and white weatherboarding. Rich and varied traditional building materials and styles.
- Affluent, gentrified farms and country houses..⁽⁵⁾

2.3.7 The topography in the area has influenced the development of the village, with the historic core located on a plateau (around 70mOD), which forms a spur of land projecting above the river flood plain to the north. The medieval motte and bailey earthwork, indicating an early defensive site on the edge of the village, sits above the river valley with views to the north, which would have allowed surveillance of the river, crossing points and trackways. On the northern edge of the village is the railway line, constructed in the 19th century to link Tunbridge Wells with East Grinstead, and the track bed follows the bottom of the river valley.

2.3.8 The land around the village remains predominantly agricultural in character, with a mosaic of tree cover and fields, within an undulating landscape with long distance views.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Hartfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become

4 Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014

5 Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014

younger. The geology in the location of the village is predominantly Ashdown sand and sandstone, with Wadhurst Clay within the river valley. and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. The clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the village⁽⁶⁾.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

2.4.3 Chapter 4 of this appraisal provides location specific information on traditional materials and building techniques within Hartfield conservation area.

Draft

2.5 History of the Settlement

Draft

Prehistoric

Hartfield's history can be traced back about 6,000 years. A Neolithic axe found in the Hartfield area in the 19th century is evidence of very early occupation and use of this landscape.

Roman

Roman occupation of the area commenced in A.D.43 and there is evidence for a Roman Road between London and Lewes which runs on a north-south route through Gallypot Street and the landscape within the Parish to the west of the village.

Place Name and Domesday

Hartfield is mentioned in the Domesday Book of 1085 and is called 'Hertevel', meaning 'an open space frequented by harts'. The Tenant in Chief was Count Robert of Mortain, the half brother of William the Conqueror, and the Lord of the Manor was Walter of Ricarville. The total population was 8 households, comprising 6 villages and 2 smallholders, there was land for 3 ploughlands, 3 acres of meadow, woodland and a mill. Hartfield was valued at £2 in 1066, but this had fallen to only £1 by 1070.

Medieval and Manors

There were eight manors that controlled land in the parish: Buckhurst, Broom, Munklow, Fisheridge, Bolebrook, Blackham, Collinghurst and Lavertie. Although all were originally in separate ownership, by the 17th century, the Sackville family who owned Buckhurst to the southeast of the village were the principal landowners in the area and had acquired other manors, including Bolebroke in 1588 and Broom in 1584.

The Manor of Buckhurst was concentrated at Buckhurst Park to the southeast of the village. The creation of the Great Park of Buckhurst by 1597, as shown in a map of the manor from this period, shows the impact on the eastern flank of the village, with the truncating of a historic route at the end of Church Street, and creation of a strong boundary to the eastern side of the village, still evident in the landscape today.

It is thought that the building on the site of the current Anchor Inn first originated in the reign of Edward IV (1461-1470) in the year 1465. It appears on a map of 1598 when it was referred to as Broome Place, being the manor house of Broom.

There was certainly a settlement in the area by the 13th century, as evidenced by the present church, which has elements dating from this time, and various individual archaeological finds from around the village. The first Rector for which there is a record is for Walter who was instituted in 1263. There are also records for an early medieval farmstead dating from this period located to the southwest of the village in the area of the present Culvers Farm.

At least one property in the village appears to have origins in the 14th century and it is possible, from archaeological finds in the village, that current buildings are on the sites of, or incorporate earlier buildings from this period. There is also evidence for medieval house platforms in the field to the south of Church Street, west of Southerhay House, but these are not marked on a 1597 map⁽⁷⁾ of the area, so demonstrate an early period of development in the village. In this period, a defensive structure was built to the north of the village, overlooking the river valley and there are remains of a motte and bailey. This area is called 'Castle Fields' by the 1597 map and a 'castle' is marked.

Late/Post Medieval and Industry

Hartfield became an important centre of the Sussex iron industry in the late medieval period and there is mention in a will of 1496 of a forge at Hartfield village. There were also at least four known forges in the area around the village, with associated man made landscape, including hammer ponds to power the furnace bellows. The most important was at Newbridge which was the second iron blast furnace in Britain and required water to be dammed to drive huge bellows for the furnace and the 'great hammer'. The furnace produced primitive artillery, particularly cannon balls and iron fittings for wagons. Hartfield Parish would have been a dirty, noisy place, with furnaces operating 24 hour shifts.

The 16th and 17th centuries saw the development of many of the present historic houses within the village in the form they are today. This development included Primrose Cottages, Lych Gate Cottage (dated 1520), Chestnut House, Vine House, The Rectory, Vine Cottage, Old Crown Farmhouse, 2-6 High Street, Spring Cottage, Hay Wagon Inn, Court House, and Pope's Cottages. It is important to note that many of these cottages could incorporate earlier buildings and are significant in understanding the development of the village.

Education

The first village school was established in the 17th century in the garden of the present day Appletree Cottage in the High Street. This was founded in 1640 by the Rev Richard Randes the Hartfield Rector.

In 1842, the present village school opened and the first schoolmaster was George Bocking, a Londoner, who arrived with his wife Hannah to live in the attached Schoolhouse. By 1905, the attendance at the school was between 150 and 200.

18th and 19th Centuries

In the 18th century, development continued within the core of the village, on Church Street and High Street, and includes Orchard Cottage and Forge, 1-4 Church Street, Pump House, Sackville Cottage, and St. Mary's.

7 Map showing the Manor of Buckhurst, 1597: www.theweald.org

By the late 18th century and certainly by 1777, the former Broom Manor House on Church Street had declined and had become a poorhouse or workhouse. A reference to a workhouse appears in the 1821 census which lists 54 inmates. By the 1851 census, the inmates' occupations are listed as scholars, presupposing that the workhouse had become a school. By 1861, however, the workhouse was already being run down and in this year was purchased by one William Garret for the purpose of selling beer, although in the 1891 census it was still referred to as 'The Old Workhouse'. The name 'Anchor Inn' first appears on a public document in 1891 by which time, Nicholas' wife, Mary Garrett, was the landlady. ⁽⁸⁾

In the 19th century there was a small amount of the development in the main core of the village, including Stairs Farmhouse and Elm Cottage. In addition, several ancillary buildings survive from this time, and are shown on the 1840 Tithe Map, including the barn to Chestnut House, and the core of the large ranges of agricultural buildings at Stairs Farm and outbuildings to the Hay Wagon Inn. Other ancillary structures shown on the Tithe Map have been lost including: a village pound on the village green and, within the centre of the village, a stables is shown at the junction of High Street, with Church Street, and a blacksmiths shop in the location of the present day war memorial.

By the first edition Ordnance Survey Map of 1875, the Oast House to the north of the Anchor Inn was also in evidence, along with other outbuildings at Stairs Farm, and the Police Station (now Stone Cottage). A timber yard had also been established in the north of the village in the vicinity of the railway station.

Railway

On 1st October 1866, the railway line from East Grinstead to Tunbridge Wells opened and included a station at Hartfield, located to the north of the village. Prior to this, carters had worked between Tunbridge Wells and East Grinstead three times a week. The line closed on 1st January 1967, but the station building, including stationmasters house remain, along with the former goods shed and a large amount of the platform area. The former trackbed of the railway line is now part of the Forest Way and forms part of National Cycle Route 21.

Commercial

The Kelly's Post Office Directory of 1882 lists the commercial businesses in the village which include: a post office, school, insurance agent, two wheelwrights, a draper, two grocers, a coal and coke merchant, an auctioneer, veterinary surgeon, plumber and glazier, two butchers, two carpenters, a saddler and harness maker; one public house, a beer retailer, a blacksmith, two shoemakers, a baker, a bricklayer and a surgeon and registrar. This demonstrates that the village was relatively self sufficient and would have been a local centre for trades in the Parish.

20th Century

Very little development occurred within the village between the end of the 19th century and the First World War. This development is concentrated to the west of the village green, incorporating Waterbury House and The Red House, and included the Old Post Office and several small outbuildings within the village.

By 1925, the village hall and Westering (a former club) had been constructed in the village, and to the north, a small amount of development had occurred in the Castlefields area, to the north of the road.

Later 20th century development has been confined to the northern end of the village and includes the Castlefields Estate, which has encroached upon the 14th century fortified site; Rectory Field; and most recently, housing along Sackville Lane and the new doctors surgery. Very little 20th century development has occurred in the remainder of the village.

Notable figures associated with Hartfield

A notable figure associated with the Parish of Hartfield was AA. Milne. In 1925 he purchased Cotchford Farm just to the south of the village and based his books featuring Winnie the Pooh and Christopher Robin on the area. Hartfield is popular destination today for tourists exploring the area in which the books are based.

Population

The population of Hartfield Parish in 1831 was 1,455, and rose to 1558 in 1881. Today, the population for the entire Parish is around 2179 in 2011 and comprises 892 households.⁽⁹⁾

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from 1597 onwards for Hartfield courtesy of the Buckhurst Terrier.

2.6.2 The Buckhurst Terrier was a survey of land (in Latin "terra") in the Withyham and Hartfield area made for Lord Buckhurst in 1598. The Terrier gives a remarkably complete survey of a large area in North-East Sussex, comprising the greater part of the parishes of Hartfield and Withyham, together with much land in East Grinstead and other parishes bordering on Ashdown Forest, as it was in the closing years of the reign of Elizabeth I. The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. This survey includes documentation and maps covering the land owned by Lord Buckhurst and is a remarkable snapshot in time.

2.6.3 The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4. The 1 inch to 1 mile map of Sussex produced in 1724 by Richard Budgen shows the village of Hartfield

depicted as the church and small cluster of houses along either side of the high street in the vicinity of the junction with Church Street.

2.6.4 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use. The Tithe Map for Hartfield demonstrates that the village had continued to develop southwards along the High Street and also along Church Street, with a small isolated cluster around the junction with Hartfield Road in the north.

2.6.5 The most accurate and detailed maps available tend to be the 1:2,500 ordnance survey maps, starting with the first edition maps of the 1870s through to the present day.

2.6.6 The 1st edition 1874 and 2nd edition 1899, OS Maps show that the development consolidates along either side of the High Street to the south of Church Street, and includes the addition of the National School to the north of the Church, and the Smithy and Police Station at the northern end of the village. The Railway line with ancillary buildings is also shown.

2.7 Areas of Archaeological Potential

2.7.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

2.7.2 An area of archaeological potential encompasses the core of the village and covers the entirety of the area within the conservation area boundary as designated in 1983, as well as land and features beyond.

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: <https://www.eastsussex.gov.uk/environment/archaeology/planning/>

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽¹⁰⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 At the northern end of the village is a Scheduled Monument covering a motte and bailey earthwork to the rear of the Castlefields estate. It was first excavated in the early 20th century and comprises a low mound around 2 metres high and 50 m in diameter at its base which is the motte, and a bailey area extending along the ridge to the northwest for a distance of around 75m with an enclosing ditch on the northern side. There is

documentary evidence from the reign of Edward II that this was a hunting seat of the Barons of Pevensey.

2.7.6 There have been some recorded archaeological finds in Hartfield, ranging from the discovery of a Neolithic axe in the 19th century, to medieval and post medieval artifacts and remains. Where watching briefs have taken place during development relating to properties in the village, these have highlighted periods of development in the village dating from 13th century. An area of medieval house platforms has also been found in the field to the south of Church Street and east of Southerhay House.

2.7.7 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽¹¹⁾.

2.7.8 In the case of works to a building within a conservation area, it may be appropriate to undertake a standing building archaeological survey and/or recording, where it is identified, via map regression exercises and/or historical research, that buildings have been located on the site for some period of time, or may have incorporated or replaced earlier buildings.

3 Character Appraisal

3.1 Introduction

3.1.1 Hartfield conservation area has been divided into five character areas for the purposes of the appraisal and are described separately. The character areas are shown on the map in Appendix 1.

- A. The southern end of the village;
- B. High Street;
- C. The Church, School, Church Street and immediate environs;
- D. Northern part of High Street, including the recreation ground, Crown Farm and the green; and
- E. Edenbridge Road, the railway station and environs

3.1.2 The five character areas relate to distinctly separate areas of development within the village which all have specific characters. The characters may relate to different periods in the historic settlement of the village, but also take into account the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes each of these character areas separately, considering:

- The character of each area in detail;
- Buildings, materials and details;
- The contribution of the natural environment;
- The significance of the setting of the conservation area

3.2 Key Characteristics of the Conservation Area

3.2.1 The Key Characteristics include buildings, structures and features within the conservation area.

Key Characteristics of the Conservation Area

- Medieval core to the village along High Street and Church Street.
- A significant number of 16th century buildings survive on the High Street and Church Street.
- Later 17th and 18th century development infilled plots on the western side of High Street.

- The majority of the 19th century development relates to the agricultural complex on the eastern side of High Street and associated Stairs Farmhouse and development towards the southern end of High Street.
- Early 20th century development infill to the north of High Street and in parts of Church Street.
- Little modern infill development, with more recent development concentrated outside of the conservation area to the north.
- Built form within the centre of the village is predominantly sited to the rear of the pavement and is linear along the east and west sides of High Street, and north side of Church Street. Some back land development to the north of the church.
- Most buildings within the conservation area are in residential use.
- There are key complexes of outbuildings at Stairs Farm and the Hay Waggon Inn on the eastern side of High Street, predominantly converted to domestic use.
- There are 23 listed building or structures of which St. Mary's Church is listed Grade I. The remainder are listed Grade II and are in residential use except for the two public houses. There is also a Grade II listed water pump.
- A number of buildings have been identified as being of local, vernacular or cultural interest.
- The older buildings within the core of the village are timber-framed, but have generally been refaced with brickwork at ground floor, which has often been white painted, with first the first floor either tile hung or weather boarded, again predominantly white painted.
- Later 19th century and early 20th century buildings are constructed in brick, some with decorative detailing.
- Weather board to non-domestic buildings is either dark stained or left to weather naturally.
- Domestic buildings are predominantly two storey in height, with clay tile roofs in a mixture of hipped, half-hipped or gabled forms.
- 19th century shop fronts survive to some buildings on the High Street.
- The pavement on the western side of High Street is predominantly below the level of the adjacent road.
- Boundaries to plots which are not hard against the road, are generally formed by hedgerows, with some important brick walls in evidence. There are also several instances of use of low picket fencing and some metal railings. Post and rail fencing is used to form the roadside boundaries to the Village Green and metal estate fencing forms the north and south boundaries of the churchyard.
- Some prominent mature trees.
- Key wider views: Out of High Street to the west; into the village from the south; across the Medway Valley to the north; through the recreation ground and village green areas.

- Key buildings: St Mary's Church; Anchor Inn; Hay Waggon Inn; Chequers Inn; Salisbury House; Oak Lea; Old Crown Farmhouse; the linear attached development along the western side of High Street; the two oast houses; Lych Gate Cottage; Stone Cottage; and the Railway Station and Station Master's House.
- Key open spaces: Churchyard; Recreation Ground; Village Green; Memorial Garden; the gap between Chestnut House and the Old Post Office; land at the junction to the south of the village.

3.3 Character Area A - The southern end of the village.

Introduction to the character area and local built form

3.3.1 This character area is formed by southern entrance into the village and stretches from the road junction with prominent oak tree in the south, up to Stairs Farm on the eastern side of the High Street in the north. and also includes Baldwins and associated residential curtilage; the whole of the curtilage to Oakley Court; the road and eastern boundary between the junction with Jib Jacks Hill and Stairs Farmhouse, including the bank and trees; and the entire residential curtilage associated with Stairs Farmhouse.

3.3.2 The character area is bordered by open countryside to the south, east and southwest; development within the High Street to the north and northwest; and agricultural land associated with Stairs Farm to the east.

3.3.3 This part of Hartfield represents scattered development that took place in the south of the village, predominantly to the western side of High Street and Newtons Hill, between the late 18th century and the late 20th century. Baldwins is the earliest building, dating from the 18th century, followed by the construction of Stairs Farmhouse in the early 19th century. The original house at Oakley Court and the former Wesleyan Methodist Chapel date from the second part of the 19th century, and later 20th century residential development has taken place in the grounds of Oakley Court. The character area forms the transition between the open countryside to the south and the urban centre to the village to the north. The scattered buildings are set back from the road, with private frontages, normally behind traditional boundary treatments, which provide an element of screening, the exception being Oakley Court and the former Chapel, which are more prominent in the streetscene. Facades face on to the road.

3.3.4 Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

Landscape, setting and views

3.3.5 The topography of this area results in a relatively high bank to the eastern side of High Street, with rising agricultural land beyond, and Stairs Farmhouse located above

the High Street level. On the western side, land descends into the valley, with Baldwins at a slightly lower level to the road. The former chapel has been built to sit at a similar height to the road, and this has resulted in the need to make up land and the use of retaining walls.

3.3.6 There is only one public open space within the character area and this is formed by the triangular slice of land to the south of the junction of Jib Jacks Hill with Newtons Hill and High Street. This open space, with central mature oak tree, is particularly prominent when exiting the village to the south and southwest, and forms a termination to views along this part of High Street. Around the junction there are also wider verges which enhance the feeling of spaciousness at this southern end of the village.

3.3.7 Throughout the character area, views are generally gained along the roads. Views down Jib Jacks Hill are terminated by Oakley Court and the former chapel. There are no significant long views out of this character area, due to the hedged and treed boundaries, apart from along the roads to the south and southwest, which travel up the valley side. The view along High Street to the north is framed and restricted by the hedged and treed boundaries to the road, giving only a glimpsed view of the core of the village. The view south along High Street is terminated by the single mature oak tree at the road junction, with treed backdrop. Views into the character area across open countryside are similarly restricted by hedged and treed boundaries..

3.3.8 Traditional boundary treatments within the character area comprise trees and hedges and these are the prevalent feature, indicating the transition between the urban village centre in the north, and open countryside to the south, east and west. The boundary trees and hedges particularly frame the views north, along the High Street, to the village core. There are several significant mature tree specimens within the character area, with the most prominent being the oak in the triangular open space at the road junction. It is interesting to note that the tree sits within a circular stone depression which it is understood was constructed to protect the tree when the road levels were altered in the late 19th or early 20th century⁽¹²⁾. There is also a particularly prominent tree in the northeastern corner of the grounds to Oakley Court, adjacent to the High Street. Trees form an important backdrop to all parts of the character area, whether within the public domain on the road boundaries, or within the garden areas to private residential properties. There has been some erosion to traditional boundary treatments through the use of close boarded fencing, or similar, which is a less sympathetic modern feature, which, if unchecked, could have a detrimental impact on the character of the southern part of the village.

Listed Buildings

3.3.9 There are two listed buildings in the character area, which are both listed Grade II: Baldwins and Stairs Farmhouse.

3.3.10 Baldwins dates from the 18th century and is a two storey dwelling with brick facade, half hipped tiled roof and substantial end and mid roof chimney stacks. The windows are high status vertical sliding sash windows, perhaps installed at the time the

dwelling has been re-fronted to hide an internal timber frame. Baldwins faces onto the open space at the road junction, behind a hedged frontage, and represents the gateway into the village from the southwest.

3.3.11 Stairs Farmhouse is a 19th century building, set back within a substantial garden area, on the eastern side of High Street. The hedged and treed frontage divorces the building from the other development on the High Street, but with a visual backdrop of the ancillary farm buildings to the immediate north, including the former oast house. The farmhouse has a symmetrical front, with substantial stone open porch with pitched roof to the centre of the facade, and three light traditionally diamond leaded windows to either side, with stone dressings. The steeply pitched roof is tiled, with stone parapets to both gable ends, a decorative finial to the southern side and an octagonal stone chimney to the northern side. The house is set on rising land, with stone steps to the porch, and a stone retaining wall topped by decorative metal railings.

Key unlisted buildings or structures

3.3.12 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Hartfield conservation area, and contribute to its wider historical value⁽¹³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.13 Key unlisted buildings or structures have been identified in the character area dating from the 19th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.14 Two unlisted buildings have been identified as being of local, vernacular or cultural interest, dating from the 19th century and are considered to be non-designated heritage assets due to their contribution to the character of the current conservation area. These are the original substantial brick built house at Oakley Court and the former Wesleyan Chapel, known as the Old Chapel. It is understood to be the second chapel to have stood here. It is understood that the first chapel in this location dated from the early 19th century, was made of wood and had been moved all in one piece from further up the High Street by a team of oxen⁽¹⁴⁾. The present building was constructed in the mid

13 Conservation Principles, Policies and Guidance, Historic England, April 2008

14 hartfieldhistorygroup.org.uk

19th century to classical proportions, with a pedimented front brick façade with stone dressings. It is unclear when the Chapel was last used as a place of worship, but it remained empty and unoccupied for many years before it was bought and converted into a private house in 1967. The chapel is a significant element of the social history of the village and is a prominent and architecturally interesting building adjacent to the road junction in the southern part of the village.

3.3.15 Oaklea Court is a substantial two storey, square footprint brick building, constructed in Flemish bond, with projecting string course at first floor and decorative dentilation to the eaves. The roof is fully hipped, with tall, three flue chimney stacks with decorative brickwork to the tops. The flat roofed open brick porch sits in the centre of the symmetrical front, with what would originally have been vertical sliding sash windows, now unfortunately replaced with modern detail fenestration. Although new development has occurred within the grounds, this is visually subordinate to the original building, which retains an imposing structure, slightly set back from the edge of the High Street. Substantial grounds remain as would be expected from this size and status of building.

3.3.16 These buildings both retain much of their original architectural detailing. The chapel is particularly notable for its classical proportions, including stone quoins, arched head windows, and doorway, and triangular brick pediment with stone dressings, above a stone string course. These buildings enhance the character area, represent good architectural detailing and reflect the cultural history of the area.

Other features of the character area

3.3.17 There are several other notable features or structures which add to the visual, historical and cultural interest of this part of the village. These include the Hartfield Village sign, erected in the Golden Jubilee year, which sports a black crown above a gold EHR, surrounded by gold oakleaves. Above the village name is a gold 'hart' or deer. There is also a traditional black and white fingerpost at the road junction, and smaller black fingerpost indicating directions to the tourist destinations relating to the area. One further significant feature within the village begins within this area and continues on into the remainder of High Street. This is the set back of the pavement from the roadside, at a lower level than the adjacent road, perhaps indicating the original road levels prior to change. Within this character area, there is a grass verge between pavement and road, reinforcing the transition between the urban and rural environment at this point.

Sounds, smells, general activity and detractors

3.3.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. There is a notable amount of vehicular traffic travelling through the village. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. Traffic calming measures have been put in place to try and control the speed of vehicles through the village, but this has led to rather cluttered signage and associated bollards projecting into the carriageway outside of Oakley Court, which is visually discordant at this entrance into the lower part of High Street.

3.3.19 There is no formal street lighting within the character area, which is appropriate as this part of the village is at the transition into the countryside.

Summary

3.3.20 In conclusion, this character area comprises the southern part of the village, and marks the transition between the more urban elements of the High Street, and the countryside to the south. The historic buildings, both designated and non-designated, are located predominantly on the western side of the road, which is notable for its hedged and treed boundaries, framing views into the village to the north. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. Vehicular traffic is identified as the main detractor to the overall character of the area.

3.4 Character Area B - High Street

Introduction to the character area and local built form

3.4.1 This character area is formed by the core of historic development along both sides of the High Street through the village from Sackville Cottage in the south, to the junction with Church Street in the north. Built development predominantly fronts on to the road and includes buildings in both domestic and commercial use, and former agricultural buildings converted to residential use.

3.4.2 The character area is bordered by character area A to the south, comprising the transition between the village centre and open countryside, character area D to the north, including the recreation ground, village green and northern end of the High Street; Character area C to the east, comprising the medieval core of the village along Church Street and around the Church; and open countryside to the west.

3.4.3 On the western side of High Street, development in the character area has taken place in a linear fashion along the western side of the High Street, with two storey built form abutting the rear of the pavement, and with no back-land development. There are very few properties with front garden areas. At the northern end of High Street on this side within the character area, the buildings are tightly packed together, with little or no space between the terraced, semi-detached or detached properties, forming a relatively contiguous street frontage to the rear of the pavement. At the southern end of this side of the High Street, the buildings are less densely packed together and are predominantly detached with space to either side within their curtilages.

3.4.4 The pavement is located on the western side of High Street only. It is located predominantly below the adjacent road level and is divided from the road either by a grass verge, or in the northern part of the character area, by a low retaining wall, topped with red brick pavers. The pavement is predominantly formed of traditional paving slabs, with little replacement with more modern tarmac, thereby helping to maintain the historic rural character of the village. There is access between the pavement and road via steps at regular intervals, some with iron hand rails. The pavement at a lower level than the road is a particularly significant feature within this character area in the village.

3.4.5 On the eastern side of the High Street, development is represented by the Hay Waggon Inn and outbuildings, and the complex of former agricultural buildings. A linear street frontage is maintained between the Inn and the southernmost farm buildings, with two main vehicular accesses serving the inn and farm buildings. In contrast to the western side of the High Street, buildings are a range of sizes, from single storey, to a substantial converted barn. In addition, there is access to buildings behind the rear of the street frontage, with the farm buildings forming a substantial courtyard complex, and the outbuildings to the inn creating a similarly enclosed space.

3.4.6 There is evidence for isolated buildings along the High Street in the vicinity of, and south of, the junction with Church Street by the time of the 1597 Buckhurst Park map. It appears that development in the 17th and 18th centuries occurred primarily along the western side of the road and filled in the empty plots between earlier buildings, leading to the linear development between Vine House and Chestnut House, with Sackville Cottage remaining isolated in the south. It is interesting to note that the area between Chestnut House and The Old Post Office has remained undeveloped, save for a 19th century outbuilding. Later 19th and early 20th century development has occurred to the north of Sackville Cottage, up to and including The Old Post Office.

3.4.7 The oldest development on the eastern side of High Street is the Hay Waggon Inn, formerly the 'Dorset Arms'. This historic public house has associated outbuildings including barn and stables, perhaps indicating its former use as a coaching inn. To the south of the Inn is a large complex of predominantly 19th century former agricultural buildings, latterly associated with Stairs Farm, now converted into residential properties.

3.4.8 Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing.

Landscape, setting and views

3.4.9 There is only one public open space within this character area and this is represented by the memorial garden in the centre of the village, to the east of the War Memorial. This area is important for the immediate setting of the War Memorial and it is interesting to note that historic maps show no development in this area from the 16th century, although it is possible that early medieval settlement could have occurred around the road junction in this area. The land rises up away from the road at this point, and this creates a visually prominent public open space within the centre of the village, behind the stone retaining wall.

3.4.10 The one other important open space within this character area, which although private curtilage, defines the undeveloped street frontage between Chestnut House and The Old Post Office. Although the small converted barn building sits on the street frontage in the middle of this open space, with a brick boundary wall to either side, it is significant that the linear development along the High Street has not historically continued into this area. This has resulted in particularly important inter-visibility between the open countryside to the west and the High Street, in contrast with those parts of the High Street

to the immediate north and south, where only glimpsed views across the landscape to the west are generally offered between buildings.

3.4.11 Where boundary treatments are necessary, traditional boundary forms prevail within the character area. This includes brick walls, hedgerows and metal railings. Important walls include those to Chestnut House, stretching either side of the barn along the High Street; the low brick wall to Sackville Cottage garden; and the wall with associated railings at Salisbury House. There is also a random block stone wall to the rear of the War Memorial, forming the retaining wall to the garden behind. Metal railings have been used to define the small garden area to Court House, which is significant in relation to the fact that this property does not sit directly to the rear of the pavement and has private space to the frontage. There has been only minor erosion to traditional boundary treatments through the use of close boarded fencing, or similar, which is a less sympathetic modern feature, which, if unchecked, could have a detrimental impact on the character of the historic core of the village. Fortunately, this has generally only occurred in less prominent positions within the character area.

3.4.12 There are few mature tree specimens within the character area, with none directly adjacent to the road frontage. Trees are generally confined to the rear gardens of domestic properties, or are a prominent feature in the surrounding landscape in views to the west. Hedgerow is also not a prominent feature through most of the character area, due to the prevalent siting of buildings to the rear of the pavement. However, hedgerow is used to define the public garden area to the rear of the War Memorial, creating a soft backdrop to this area which is raised above the road. However, trees are a prominent feature in views north and south, out of the character area.

3.4.13 Throughout the character area, there are views along the length of the High Street. To the north, due to the slight curve to the east in the road, the views are terminated by the significant mature trees in the northeast corner of the recreation ground. It is interesting to note that the village hall is also a particularly prominent building in views to the north. To the south, trees on the boundary of Stairs Farmhouse on the eastern side of the road, and Salisbury House on the western side of the road are prominent features. There are significant long distance panoramic views across the countryside to the west from the High Street across the garden to Chestnut House. Otherwise, there are also several opportunities for glimpsed views to the west between buildings. Views to the east are restricted by built form and the rising topography, apart from views into Church Street, which are truncated by the slight curve in the road and the proximity of buildings to the roadside.

Listed buildings

3.4.14 The majority of buildings on the western side are listed, and in total, there are eight listed buildings in the character area, as well as a listed water pump, all Grade II. Several of the listed buildings are split into more than one dwelling. Where there are outbuildings associated with the listed building, it is possible that these may be considered to be curtilage listed. The predominant palette of colours are white facades, either white painted brick, tile hanging or weatherboarding, and orange/red clay tile roofs. Built form is generally orientated parallel to the road, with few gables or dormers.

3.4.15 The earliest identified building within the character area is Chestnut House. Parts of the building survive from the 16th century, however, it is possible that more of the buildings on the High Street are earlier than described within the statutory list description.

3.4.16 Chestnut House is a substantial historic property, with white painted brick to the ground floor and unpainted tile hanging to the first floor, under a tiled roof. The gable end facing onto the street at the south side of the property forms a visual termination to the linear development at this point on the High Street, reinforced by the prominence of the orange/red colour of the tile hanging. It retains traditional windows to first and ground floor, and a reminder of its retail history, most recently as a butchers, at the southern end, with the larger window opening under a projecting fascia.

3.4.17 There is a significant group of buildings dating from the 17th century which comprise the majority of the historic linear development on the western side of High Street between Vine House and No7. All of these buildings are timber-framed, but have been refaced in brick at ground floor, predominantly white painted, with either white painted weatherboarding or exposed timber framing at first floor, with predominantly white painted infill panels. No 7 and Vine Cottage are particularly prominent in this group, due to the use of harling to infill between the exposed timber frame which has a textured creamy/brown appearance. Similarly to Chestnut House, Vine Cottage has a gable end fronting on to the street, forming an end-stop to this group of buildings on the High Street. Within this group of buildings are examples of traditional detailing, including side hung timber or metal casement windows; leaded lights - both square and diamond pattern; bracketed flat roofed porches to front doors; vertical planked entrance doors; beaded weatherboarding; substantial chimney stacks, some with decorative brickwork; and indications of former retail uses, through larger ground floor window openings.

3.4.18 At the southern end of High Street is Sackville Cottage which contains, at the ground floor, the Pooh Corner shop. This is a double pile two storey timber-framed building, with white painted brick to the ground floor and white painted tile hanging to first floor with clay tile roof over and massive brick chimney stack to the north end. It has a central front door, with small paned side hung casement windows to the right and windows with square leaded lights to first floor. A small projecting ground floor bay window exists to the southern end, with associated door, perhaps indicating that only part of the ground floor was originally in retail use. The traditional shop canopy survives. A garden area is associated with this building to the southern side, behind a low brick wall.

3.4.19 A building is shown on the site of the current Hay Waggon Inn on the Buckhurst Terrier map, and it is likely that the present imposing building, with first floor set above the adjacent roadside, contains the remains of the building from this period. It appears that there has been an Inn on this site since at least the end of the 16th century, previously known as the Dorset Arms, due to the relationship of the village with the Earls of Dorset at Buckhurst Park to the southeast. The building is a substantial two storey structure, with rooms in the roof, located parallel with, and adjacent to the road. The front is white painted and tile hung on both ground and first floors, with the basement at street level, being white painted brick. Access to the ground floor at the front is via a raised covered

walkway with timber balustrades. The building is significant in views throughout the High Street. It is understood that the landlord in the 18th century was also a farmer⁽¹⁵⁾ and to the rear and side of the main building, several of the original outbuildings to this inn survive and are important to the historical context of the use and to the development of the core of the village as a whole. The buildings have been sensitively converted to modern uses in conjunction with the main building.

Key unlisted buildings or structures

3.4.20 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Hartfield conservation area, and contribute to its wider historical value⁽¹⁶⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.21 Key unlisted buildings or structures have been identified in the character area dating from the 19th to early 20th centuries. These include Salisbury House and the Old Post Office; the outbuilding to Chestnut House; the former Stairs Farm agricultural buildings, now converted; and the outbuildings to the Hay Wagon Inn. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.22 Many of these buildings retain their original vernacular detailing, such as unpainted brick, weather boarding, tile hanging, original roofing materials and appropriate fenestration detail, and in some cases, particularly extravagant architectural detail. Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.

3.4.23 Salisbury House is a particularly significant unlisted building within this character area, and due to its height, massing, detailing, and proximity to the roadside, is particularly prominent in the street scene and in views through the village. It is probably the tallest building in the village, except for the church. The building was originally constructed by a Mr Bellingham, a staunch supporter of Lord Salisbury who was Prime Minister in the late 19th century. Local history indicates that Mr Bellingham had been in dispute with the then Earl De La Warr who was a staunch Liberal. It is said that Earl De La Warr boasted that he owned all he could see from his seat at Old Buckhurst in Withyham. Bellingham

15 Hartfield Village, An Historical Guide; The Hartfield and District History Group, 2008

16 Conservation Principles, Policies and Guidance, Historic England, April 2008

therefore built a house in the early 1880's sufficiently tall to be seen from Buckhurst, which he called Salisbury House. To add insult to injury the twin gables of the house were decorated with representations of muzzles of cannon with cannon balls on their way out - directly pointed at Buckhurst.⁽¹⁷⁾

3.4.24 Salisbury House is particularly extravagantly detailed with rusticated quoins to the corners of the brick front elevation to first floor, with decorative tile hanging above over the first and second storeys, and two highly decorative front facing gables with moulded detailing and prominent barge boards. The building is constructed at a lower level than the road, requiring brick steps for access to the central front door, which is recessed within a rusticated stone archway. The basement is protected from the road by a small paved area behind brick walls with decorative iron railings. The building is highly prominent in views over the countryside from the west, along the High Street, and from the recreation ground in the north.

3.4.25 The complex of agricultural buildings, formerly associated with Stairs Farm and the outbuildings to the Hay Waggon Inn are also an important survival, demonstrating that agricultural uses were part of central village life. These complexes sit adjacent to one another on the eastern side of High Street and are visually prominent. The majority of the buildings appear to have been constructed by 1840 as they are shown on the tithe map. The oast house attached barn on the southern boundary with Stairs Farmhouse are slightly later in date, appearing by the 1875 first edition Ordnance Survey map. It is understood that the majority of the buildings were once associated with the Hay Waggon Inn, as the tenants in the 18th and 19th century were also farmers.⁽¹⁸⁾ Latterly, the group of buildings to the south appears to have been associated with Stairs Farm and are separated into two distinctive courtyard areas.

3.4.26 None of the buildings remain in agricultural use and all appear to have been converted, to some form of residential use. The buildings are predominantly constructed of brick, with hipped or gabled clay tile roofs. Some of the brickwork has been painted or rendered. There is also use of dark stained weather board to the upper parts of the barn buildings and oast barn, indicating that there may be timber frame surviving internally. The conversion of the former agricultural buildings has been relatively sympathetically undertaken and the significance of their character has not been particularly harmed.

Other features of the character area

3.4.27 There are several other notable features or structures within the core of the village which add to the visual, historical and cultural interest of the settlement. These include the War Memorial; Village Pump; Village Sign; Pooh Corner sign; bus shelter with clock; and free standing red post box. The village pump is Grade II listed and stands in a small walled area to the north of the memorial garden. It is cast iron, in an obelisk-like shape, on a stone plinth. It bears the legend 'Hill. 1831'. It is understood that George Hill was the village plumber and glazier at this time. The pump still works, but the water is not of drinking quality.

¹⁷ Hartfieldhistorygroup.org.uk

¹⁸ Hartfieldhistorygroup.org.uk

3.4.28 The bus shelter is a 20th century structure, low key in nature, immediately adjacent to the Hay Waggon Inn and War Memorial. It is appropriately detailed with hipped clay tile roof, brick walls and an open front with small windows to either side, however, centrally on the ridge is a decorative clock, in working order, which is a particular feature.

Sounds, smells, general activity and detractors

3.4.29 Sounds, smells and general activity also contribute to the historic character of conservation areas. There is a notable amount of vehicular traffic travelling through the village. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. The public house and shop generate a certain amount of activity throughout the day, with vehicle and pedestrian movement. It is noticeable that the shop generates a quick turnaround of footfall, creating a busier area within this part of the High Street.

3.4.30 There is no formal street lighting to the central part of the village which incorporates this character area. Ambient lighting at night is provided by internal light spillage from residential and commercial properties adjacent to the roadside. This lack of tall, formal street lighting is significant as it helps to maintain the rural character of the village and is particularly important due to inter visibility with the surrounding countryside at this point in the High Street, and due to the elevation of the village within the surrounding topography.

Summary

3.4.31 In conclusion, this character area comprises the historic predominantly linear development on the western side of the High Street between Sackville Cottage in the south, to Vine House in the north; and on the eastern side of the High Street, the development formed by the courtyard of former agricultural buildings of Stairs Farm, and the Inn and associated outbuildings. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. There is some inter-visibility between the High Street and the open countryside to the west. Vehicular traffic is identified as the main detractor to the overall character of the area.

3.5 Character Area C - The Church, School, Church Street and immediate environs

Introduction to the character area and local built form

3.5.1 This character area is formed by the core of historic development within the village along Church Street and in the vicinity of St Mary's Church. Built development generally fronts on to, or is accessed from, Church Street, however there is also historic scattered back land development to the north and east of the church.

3.5.2 This character area is bordered by character area B incorporating development along the High Street to the southwest; character area D comprising the recreation ground, village green and development at the northern end of the High Street to the west and north; and modern development in Rectory Field to the northeast. To the east and south

is open agricultural land, accommodating some modern farm buildings which are hidden from view by substantial treed field boundaries.

3.5.3 This character area incorporates the earliest development in the village, with the church dating from the 13th century. The church is located on part of the highest land within the developed part of the village, with Church Street rising gently from the junction with High Street. The land to the south of Church Street rises up the valley side, and the road has a treedbank along the southern side. After the access to The Rectory and The Grange, Church Street becomes a public footpath that descends slightly between steep banks to the field boundary to the southeast. It is likely that Church Street continued to the east beyond the end of the sunken footpath, but that this historic route was abruptly truncated by the creation of the boundary to Buckhurst Park in the early medieval period. Therefore, this sunken footpath at the eastern end of Church Street is significant in understanding the historic development of the village and its relationship with the wider planned landscape. Archaeological survey of the field to the south of the church and east of Southerhay House has identified the remains of medieval house platforms, indicating that this part of the village was more heavily developed in the past. Therefore, this field is particularly significant in the interpretation of the development of the village in this area. Although the majority of the surviving historic buildings in the character area are identified to date from the 17th century, it is quite possible that the remains of earlier buildings on the plots survive with later alterations, as several buildings are shown in similar locations at the time of the Buckhurst Terrier map of Buckhurst Park.

3.5.4 Surviving built form in the character area is located in a linear fashion along the northern side of Church Street, with two storey buildings abutting the rear of the pavement. The first building is Elm Cottage which faces on to the corner of the road junction and is visually prominent in views along High Street. Beyond as the street rises gently up the valley side is the Anchor Inn, although this has only been a public house since the end of the 19th century, followed by the terrace of 18th century dwellings, No1-4 Church Street, and the detached substantial house of St. Mary's. The entrance to the churchyard is formed by the unusual 16th century Lych Gate Cottage with the first floor overhanging the footway.

3.5.5 On the southern side of the street, the earliest building is Popes Cottage and this also sits parallel to the road and hard against the pavement and helps to create a visual entrance into Church Street. The narrowness and enclosed nature of the street between the junction in the west and the churchyard is reinforced by the banked ground with trees on the southern side and the proximity of buildings to the road on the northern side. It is possible that earlier development may have continued in a linear fashion along the southern side of the road, particularly as the house platforms have been identified in the field beyond Southerhay. Later 20th century development is represented by two buildings, set back from and above the road on the bank, within spacious plots. Both buildings lie end-on to the road which is at odds to other development within the village, however, neither are visually prominent from either Church Street, or within the wider urban village area.

3.5.6 To the north of the church is an area of isolated backland development. The earliest building is a small 17th century cottage, and later 19th and 20th century

development has followed. These dwellings are accessed from High Street. Within this area to the north of the church is also the 19th century village school and schoolhouse, although it is understood that an earlier school was located within the rear garden of Appletree Cottage.

3.5.7 To the northeast of the church is the substantial former Rectory building, now called The Grange. This building is located within a large private garden area and would once have been accessed from Castlefields to the north, however, the Rectory Fields housing development in the 20th century has divorced The Grange from this northern road, and access to the house is now via Church Street. The small open field to the south of Rectory Fields, and east of The Grange, is significant as it allows the former rectory to retain an area of its traditional open setting and inter-visibility with the surrounding countryside. A modern dwelling has now been constructed to serve the rector, located to the east of the church and accessed from the end of Church Street.

3.5.8 Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing

Landscape, setting and views

3.5.9 There is only one public open space within this character area and this is represented by the substantial churchyard surrounding and forming the traditional historic setting to St Mary's Church. The churchyard has been extended to the north, along the boundary with the school. There are two further significant and important open spaces within the character area, both of which form options to extend the current designated boundary, and these are the field to the east of The Grange, and the field to the east of Southerhay House.

3.5.10 Within Church Street, there are few boundary treatments due to the presence of built form against the roadside. However, elsewhere within the character area, traditional boundary forms prevail and this includes brick walls, hedgerows and metal railings. Important walls include that between The Grange and the churchyard; those to the front and side garden of Lych Gate Cottage; and the low retaining wall along part of the northern side of Church Street, at the bottom of the bank. There are also visually prominent historic iron railings enclosing the churchyard on the boundary with Church Street, and on the boundary with the school. There has been only minor erosion to traditional boundary treatments through the use of close boarded fencing, or similar, which is a less sympathetic modern feature, which, if unchecked, could have a detrimental impact on the character of the historic core of the village. Fortunately, this has generally occurred in less prominent positions within the character area.

3.5.11 There are a number of significant mature tree specimens within the character area, with the tree at the west end of the church a particularly prominent example. There are a number of important single trees within the churchyard, including the small avenue within the northern extension framed by the archway through the hedge to this area. Trees also provide an important backdrop to the southern side of Church Street, to the

northern boundary of the churchyard and generally as part of garden boundaries to the backland development to the north of the church. Trees are also a significant feature on either side of the sunken footpath at the end of Church Street, where they reach over and enclose the footpath, creating a tunnel effect, and twisting roots have been exposed where the steeply banked sides have eroded. Hedgerows are also a prominent feature to the side and rear boundaries of properties, and are more visually prominent due to the public access to the pub garden area, and the route between the school and the churchyard.

3.5.12 Throughout the lower part of Church Street, views are relatively restricted due to the proximity of built form at the edge of Church Street, the slight curve to the south and rising topography, and the banked and treed southern boundary to the road. The church spire is prominent in views along Church Street from High Street. Views west along Church Street are terminated by the small tree in the centre of the road junction and No. 1-6 High Street. Views to the east along Church Street are terminated by the overgrown sides to the sunken footpath and the slight bend in the historic track. There are significant views through the churchyard from Church Street and from the pedestrian entrance at the northwest corner adjacent to the school. To the north of the church, views through the character area are restricted by buildings and boundary treatments. There are substantial views into the character area from the village green to the north, with the school being the prominent feature, and the Church spire visible beyond. The public footpath through the field to the east of Southerhays House has panoramic views over this open space which are terminated by hedged and treed boundaries to the north, east and south; and by the residential property on the western boundary.

Listed buildings

3.5.13 There are nine listed buildings in the character area. St Mary's Church is listed Grade I, and the remainder are all Grade II. All the buildings apart from Spring Cottage are located on Church Street. Several of the listed buildings are split into more than one dwelling. Where there are outbuildings associated with the listed building, it is possible that these may be considered to be curtilage listed.

3.5.14 The earliest building within the character area is St. Mary's Church which dates from 13th century, and it consists of a chancel, nave, south aisle and porch. It is constructed of stone, with clay tile roofs, and has a tall timber shingle spire to the west end. The church spire is a prominent feature throughout the village and the surrounding landscape.

3.5.15 Lych Gate Cottage is located at the pedestrian entrance into the southwest corner of the churchyard. It is a small two storey timber framed cottage dating from the 16th century and, unusually, the first floor overhangs the entrance into the churchyard. It has close-studded timber frame with plaster infilling, curved braces on the first floor, a substantial chimney stack to the east end, a tiled roof and traditional diamond leaded casement windows. The building is prominent in views throughout the church yard and is significant due to its unusual design and unaltered historic character.

3.5.16 No. 1 and 2 Popes Cottages, located at the western end of Church Street, on the southern side, sit hard against the roadside, and date from at least the 16th century.

Together with the Anchor Inn, they form the visual gateway into Church Street. The cottages are thought to have been a medieval hall house⁽¹⁹⁾, but have been altered in the 18th and 19th centuries, with only a small amount of timber frame evident externally. The Anchor Inn, opposite, was the former Broome Manor in the medieval period, the poor house in the late 18th and early 19th centuries, and a public house from the late 19th century. It is a substantial brick building, with tiled roof, concealing earlier timber frame within. A 19th century covered verandah has been constructed along the south elevation to allow access into the building, taking into account the descending road level.

3.5.17 Nos 1-4 and St Mary's is a significant group of buildings dating from at least the 17th century and comprise the majority of the historic linear development on the northern side of Church Street. The buildings may well have timber frame surviving internally, but have had later facades added of brickwork, painted white, or are clad in white painted weather board at ground and first floor. No.4 has tile hanging to the end elevation at first floor. The roofs are clay tiled, with either full or half hips. Within this group of buildings are examples of traditional detailing, including small casement windows, vertical sliding sash windows, a 19th century shop front, and traditionally detailed vertical planked front doors. A significant range of ancillary outbuildings survives to the rear of St Mary's, which appear on the 1840 tithe map, and are an important survival. These buildings are visible in views from the churchyard and the rear garden of the Anchor Inn.

3.5.18 The former historic rectory (now The Grange) is located to the north east of the church. It is a very substantial building which appears to date from at least the 16th century, as built form appears in this location on the 1597 map of Buckhurst Park. It is a substantial four bay high status historic building, of several phases of development, including a wings to both ends. The facade is rendered and lined out to replicate stonework, under a hipped and gabled clay tile roof with massive chimney stack towards the western end. The windows are high status, eight pane, over eight pane vertical sliding sash windows to the main facade, with smaller leaded casement windows to the projecting west wing. Two low status ancillary outbuildings survive, which are shown on the 1840 tithe map, as well as a tall brick boundary wall with the churchyard. The former Rectory has lost some of its traditional setting to the north, due to the 20th century development in Rectory Field, which has been constructed around the original access to the historic building. Therefore, the open land to the immediate east is an important remnant of the historic setting.

3.5.19 Elm Cottage is a prominent building on the northern side of the junction of Church Street and High Street. It is in an early 19th century Gothic style and the metal casement windows have pointed detailing to the glazing. It is of white painted brick, with clay tile roof, through eaves dormers and substantial end-stack chimneys. It is unusual, as it has a convex angle to the front, to allow the building to partially address both roads.

Key unlisted buildings or structures

3.5.20 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified

within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Hartfield conservation area, and contribute to its wider historical value ⁽²⁰⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.5.21 Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.5.22 One unlisted building has been identified as being of local, vernacular or cultural interest, dating from the 19th century with later additions and is considered to be a non-designated heritage asset due to its contribution to the character of the current conservation area. This is the School House, which is attached to the northern side of the village school. The School and associated School House were constructed in 1842 to replace an earlier school in the village. The School House retains much of its original vernacular detailing, such as unpainted irregular stonework to the ground floor and decorative English bond brickwork with burnt headers to the first floor. Unusually for Hartfield, the roof is slate covered, and there are decorative barge boards to the gable ends. Unfortunately, original window detailing has been lost. The attached school building to the south has been much extended over the last 160 years, however, the original elements of the building can still be traced. The School House enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.

Other features of the character area

3.5.23 There are several other notable features or structures this part of the village which add to the visual, historical and cultural interest. These are all located in the churchyard and include the four prominent carved stone chest tombs in the southern part; and the two tombs with cast iron railings in the vicinity of the west door of the Church.

Sounds, smells, general activity and detractors

3.5.24 Sounds, smells and general activity also contribute to the historic character of conservation areas. Church Street is not a through road, therefore there is only intermittent local traffic to the residential properties, and some traffic for church events. The churchyard is a peaceful space, with background noise provided by children using the playground area during the week in term time. The majority of vehicular traffic which causes noise

and disturbance occurs outside the northern boundary of the character area along the access to the school in Character Area D.

3.5.25 There is no formal street lighting within the character area, with background ambient light at night provided by internal lights shining through windows of residential properties adjacent to the roadside in Church Street, and the commercial premises of the Anchor Inn. The churchyard area and backland development to the north and east are dark at night due to the hedged and treed boundaries to residential properties.

Summary

3.5.26 In conclusion, this character area comprises the historic linear development to either side of Church Street; the church and churchyard, and backland development to the north, including the school and former historic rectory. The character area also includes the extension of Church Street along the historic routeway to the east, and the open field to the east of Southerhay, where earlier historic development of the settlement has been identified, as well as other features, both man made and natural, which add to the historic significance of the area. Vehicular traffic is limited in this area, which has a quieter feel to it than the High Street to the west.

3.6 Character Area D - Northern part of High Street, recreation ground, village green and Old Crown Farm

Introduction to the character area and local built form

3.6.1 This character area is formed by the predominantly linear built development on the eastern side of the northern part of High Street; the Recreation Ground and the western side of the High Street; the village green; and the junction of High Street and Edenbridge Road, and Old Crown Farm and environs.

3.6.2 The character area is bordered by character area E to the north, and character areas B and C in the south and southeast. It is also bordered by open countryside to the west, an area of redevelopment to the west of the historic buildings in Old Crown Farm, and by the mid 20th century development in Castlefields to the north and east of the village green.

3.6.3 This character area is characterised by more sporadic built development between the 18th and 20th centuries, with substantial focus on publicly accessible open space, comprising the recreation ground and village green.

3.6.4 The village green lies to the southeast of the road junction between High Street, Castlefields and Edenbridge Road. It appears that this is a historically accessible open space and is labelled as 'Hartfield Greene' on the 1597 map associated with Buckhurst Park. The village pound is shown at the northeast corner of the village green on both the Tithe Map and 1875 Ordnance Survey Map, but this had disappeared by 1897. It is interesting to note that the site of the present recreation ground is labelled as 'Town Croft' on 1597 historic map, and this name is still in use today. The recreation ground and village green are both important open spaces within the village, from a historical and social

perspective. The recreation ground is still well used today, and is home to a football team cricket team and a Stoolball⁽²¹⁾ Club. It has a children's play area, tennis courts, and a low key single storey pavilion building in the northwest corner, and several small, traditionally detailed storage buildings in the northeast corner. The recreation ground enjoys a central focus to village life, due, in part, to its location within the core of the village.

3.6.5 Built development within the character area has developed from the 17th century, with the earliest building being the farmhouse at Old Crown Farm. Later 18th century development occurred in a small cluster of buildings immediately to the south of the village green, facing on to the eastern side of High Street, and this is shown on the 1840 Tithe Map. This early map also shows a single building in the area which is now the car park for the Anchor Inn, and it appears that this earlier building was still in situ in the inter-war period. The small oast house is a late 19th century addition. It is not until the early 20th century that further development occurred on the eastern side of the High Street on the open land facing the recreation ground, and this comprised first the Village Hall, with later residential development to the immediate north, completing the linear development between the Anchor Inn car park and the village green.

3.6.6 Only a small amount of further development has taken place on the western side of High Street, and this comprises the early 20th century buildings immediately to the south of Old Crown Farm, which face onto the village green.

3.6.7 The character area also includes a small part of Edenbridge Road and the prominent stone built dwelling, Stone Cottage, located to the north of Old Crown Farmhouse. Stone Cottage was the original Police Station for the village and is shown on the first edition Ordnance Survey Map of 1875. It is a visually prominent building on travelling north along Edenbridge Road, and is also visible in views through the Old Crown Farm area.

3.6.8 Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing

Landscape, setting and views

3.6.9 Apart from the village green and recreation ground, the only further substantial open space within the character area is represented by the car park to the Anchor Inn. This is located behind a traditional low brick wall, providing definition between the High Street and parking area. This area is relatively visually prominent in the street scene.

3.6.10 Traditional boundary treatments prevail, and include post and rail fencing to the village green; some small areas of picket fencing to residential boundaries; brick and stone boundary walls, with those to the Anchor Inn car park and the village hall being

21 An ancient English game, similar to cricket

good examples; and hedgerows and trees, the latter of which both feature prominently on the boundaries of the recreation ground.

3.6.11 There are prominent individual trees to the northern and southern boundaries of the recreation ground. These trees are important in views throughout this area and along High Street.

3.6.12 There are panoramic views across the village green from outside the north, west and eastern boundaries due to its location and surrounding roads, including the access to the village school. The views from the High Street onto the recreation ground are restricted due to the rising nature of the topography from the road, up on to the open space, and the presence of the children's play area on this eastern boundary. However, from the slightly higher ground on the north, south and west boundaries of the recreation ground, there are panoramic views, which include the rear of the High Street to the southeast, including the irregular roof line, and towards the historic development on the rising land and Church spire in the east. There are also long distance panoramic views to the open countryside to the south, north and west and long distance views to the northeast from the recreation ground, across the village green. These views reinforce the setting of the core of the village on the plateau above the valley to the north, and reinforces the traditional rural open landscape setting of the village.

Listed buildings

3.6.13 There are three listed buildings within the character area, all listed Grade II: Old Crown Farm; Orchard Cottage and Forge Cottage; and The Oast House. Where there are outbuildings associated with the listed building, it is possible that these may be considered to be curtilage listed.

3.6.14 Old Crown Farmhouse is a particularly prominent building in the street scene, located on the junction of Edenbridge Road, High Street and Castlefields in the north of the village. It is an L-shaped building of two storeys, the ground floor constructed of Flemish bond brick work with decorative burnt headers, and the first floor tile hung. The roof is tiled and has visually prominent white decorated barge boards to the gables. The access to the south of the farmhouse into the former farmyard has been widened to create a lane leading to 21st century housing to the west, and a Doctors' Surgery. The historically associated stone outbuilding to the farmhouse has been moved and reconstructed to allow the new access to be constructed. This has enabled some of the historic traditional setting to the farmhouse to be retained.

3.6.15 The Oast House is an important survival representing the remaining element of a small complex of buildings shown on the Tithe Map and early Ordnance Survey Maps within the present Anchor Inn car park area. It is a small building, converted to residential use, with only a single storey square oast and attached former barn. The tiled oast pyramidal roof retains the white cowl to the top and this is a prominent feature within this part of the village. The walls of the oast and attached barn are constructed in 'rat trap' bond, where the bricks are laid on their sides, creating an internal cavity within the wall. This was a form of brick bond used in the early 19th century to cheaply construct walls as less bricks were required.

Key unlisted buildings or structures

3.6.16 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Hartfield conservation area, and contribute to its wider historical value⁽²²⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.6.17 Key unlisted buildings or structures have been identified in the character area dating from the 19th and 20th centuries and are considered to be non-designated heritage assets due to their contribution to the character of this area of the village and a number are particularly visually prominent within the street scene. These include Stone Cottage; the relocated stone outbuilding at Old Crown Farm; Waterbury House; The Red House; Appletree Cottage and Piglets; the Village Hall; and the small traditionally detailed ancillary building on the southeast corner of the recreation ground. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.6.18 Many of these buildings retain their original vernacular detailing, such as unpainted brick or stone, weather boarding, tile hanging, original roofing materials and appropriate fenestration detail. Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.

3.6.19 The Red House is a visually prominent early 20th century building overlooking the Village Green. It is a typical square plan late Victorian or early Edwardian villa type residence with symmetrical frontage based around projecting multi-sided ground floor bay windows, either side of a central front door with semi-circular fanlight above. It is significant that this unlisted building has retained much of its original detail, including the traditional timber vertical sliding sash windows and four tall chimney stacks.

3.6.20 Stone Cottage was constructed in 1870 as the Police House. It is a substantial building, slightly set back from the roadside, and is built of random block local stone, with red brick dressings to windows and red brick quoins. It is understood that at the northern end of the building, two cells with thick walls still survive and have been incorporated into

the residential property⁽²³⁾. This building is not only significant for its architectural detailing, but in the social history of the village.

Other features of the character area

3.6.21 There are also other features of historic interest which add to the significance of the character area. This includes the millennium village sign opposite the junction with Edenbridge Road, identical to the sign in character area A; and three traditional tall cast metal street lamps with lanterns on the edge of the village green. These street lamps are the only formal lighting within the village and provide only low level lighting to this area, unlike the modern street lighting often found within urban areas.

Sounds, smells, general activity and detractors

3.6.22 Sounds smells and general activity also contribute to the historic character and significance of the current conservation area. Activity in this area is mixed. Activity in the recreation ground area is represented by the mix of uses of this land, including sports games, walking, and children playing, whereas the village green has a lower key less formalised use by pedestrians. There is a notable amount of vehicular traffic travelling through the village. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. Unfortunately, some of the modern road signage around the junction with Edenbridge Road is visually prominent and detracts from the historic character of the area, and the introduction of traffic calming measures at the northern end of the High Street has lead to visually prominent clutter on the eastern side of the entrance into the main part of the historic village. There is also activity associated with the use of the car parks at the Anchor Inn and the Village Hall, which can take place throughout the day, as well as vehicular traffic utilising the access through to the village school.

Summary

3.6.23 In summary, this character area comprises scattered historic linear development along the northern part of High Street; Old Crown Farm and environs; and the important village green and recreation ground open spaces.

3.7 Character Area E - Edenbridge Road and the railway station and environs

Introduction to the character area and local built form

3.7.1 This character area is formed by northern entrance into the village and stretches from the railway bridge over the Forest Way; incorporates the former railway station and yard area; and continues south along Edenbridge Road to the vicinity of Stone Cottage.

3.7.2 The character area is bordered by open countryside to the north, west and east; and development within character area D to the south, comprising Old Crown Farm, the recreation ground and village green, and the development at the northern end of the High Street.

3.7.3 This part of Hartfield represents scattered development that took place in the north of the village in the mid 19th and early 20th century, and is primarily related to service industry incorporating the railway line, station and associated ancillary buildings; and a former timber yard. The character area descends the valley side to the river floodplain and forms the transition between the open countryside to the north and the main part of Hartfield village on the plateau above, which are linked by Edenbridge Road.

3.7.4 On 1st October 1866, the railway line from East Grinstead to Tunbridge Wells opened and included a station and station master's house at Hartfield, located to the north of the village. Prior to this, carters had worked between Tunbridge Wells and East Grinstead three times a week. Hartfield Station had a single track platform, a signal box at the eastern end of the platform and a goods shed. There was an extension to the siding beyond the goods shed, which latterly served a coal yard. Dwellings were constructed on the old coal yard in the early 21st century. The railway line handled timber and farm produce and imported coal. It is notable that steam remained in use on this railway line until 1964 as there was no electrification, and thereafter, diesel trains until closure of the line on 1st January 1967.⁽²⁴⁾ The station building, including the attached station master's house remain, along with the former goods shed and a large amount of the platform area. The railway bridge to the immediate north of the station also survives and still serves vehicles using Edenbridge Road. The old track bed of the railway line now forms the Forest Way, a popular walking and cycling route between Groombridge and Forest Row.

3.7.5 A timber yard on the western side of Edenbridge Road, on descending the hill, is first shown on the 1st edition Ordnance Survey Map of 1875 and it is likely that it was located here to take advantage of the adjacent railway line. It is unclear whether this part of the hillside was quarried at this stage to create a plateau for storage of timber, but the steep bank to the southwest boundary is not shown on maps prior to 1875. Local historical information indicates that it may originally have been a sandpit. The dwelling in this area appears by the 1925 Ordnance Survey map, and is notable for the survival of architectural form and detailing, including fenestration, from this particular period. This former timber yard is now used by a handmade furniture business, and new outbuildings have been sensitively designed for the semi-rural setting.

Landscape, setting and views

3.7.6 There are no formal public open spaces within the character area. The railway station has retained a relatively open setting to the south and east, which would have formed part of the original setting down and goods yard areas, and this area is now used for parking to serve the Forest Way, the children's nursery within the former station building; and the converted Goods Yard building. The southern part of the character area contains a wide open verge which incorporates the beginning of the steep bank to the eastern side of the road, before it narrows, becomes treed and descends the valley side. This wide verge is a prominent open space, particularly when exiting the village to the north.

3.7.7 Traditional boundary treatments within the character area comprise trees and hedges and these are the prevalent feature, indicating the transition between the urban village centre in the south, and open countryside to the north, east and west. The trees on the high bank on the eastern side of Edenbridge Road are particularly prominent in views, as is the clipped hedge to the boundary of the former timber yard on the western side of the road. There are several prominent individual mature trees within the character area, and these are located on the top of the bank above the former timber yard, and opposite the railway station building, on the southern side of the access. The embankment to either side of the railway bridge is also treed at the northern end.

3.7.8 The topography of the area is one of the main features of the character area. Edenbridge Road descends the relatively steep valley side, bending to the north. The route of the road, together with the steep wooded bank on the eastern side, and what appears to be a quarried area on the western side, with steep bank to the southwestern boundary, restricts any views through the length of the character area. In addition, the hump-backed nature of the railway bridge also restricts views to north and south along Edenbridge Road through the valley floor.

3.7.9 Views are gained south along the valley side towards Castle Fields from the car park adjacent to the former station building. Longer distance views are also gained from the railway bridge, over the former station and platform, along the railway track bed to the east; and along the track bed to the west. There are substantial panoramic views across the river flood plain and up the valley side to the northeast from the rear of the former station building.

Key unlisted buildings or structures

3.7.10 There are no listed buildings in the character area, however, three unlisted buildings have been identified as being of local, vernacular or cultural interest, all relating to the former railway line and are considered to be non-designated heritage assets due to their contribution to the character of the current conservation area. These are the railway station and attached station master's house, the goods shed, and the railway bridge. These buildings enhance the character area, represent good architectural detailing and reflect the cultural history of the area.

3.7.11 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Hartfield conservation area, and contribute to its wider historical value⁽²⁵⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage

listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.7.12 Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.7.13 The railway station and attached Station Master's House were constructed in around 1866 to serve the branch line between East Grinstead and Tunbridge Wells. The line closed in 1967 and today the railway station is a childrens' nursery and the Station Master's house a private residence. It is significant that the large associated 19th century goods shed to the east has survived (now converted), along with the stone bridge carrying Edenbridge Road over the former track bed, as well as elements of the railway platform.

3.7.14 The station, single storey in height, and attached house, two storey in height, are constructed in red brick with decorative tri-colour brick detailing under gabled slate roofs with decorative barge boards. The original timber vertical sliding sash windows survive along with what appears to be the canopy over the original platform area at the rear. The goods shed is built of plainer red/brown brickwork under a fully hipped slate roof. Although the building has been converted, the essence of its use, including the full height openings to either end, can still be interpreted.

3.7.15 The adjacent bridge over the former track bed is in rough cut local stone, with a three centred arch and internal brickwork underside. There are stone parapets to either side of the road carriageway and two raking stone buttresses to either side of the bridge.

Sounds, smells, general activity and detractors

3.7.16 Sounds, smells and general activity also contribute to the historic character of conservation areas. There is a notable amount of vehicular traffic travelling through this part of the village, to and from the north. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. There is also traffic and activity associated with the uses within the former railway yard area, including a children's nursery in the former station building; access to dwellings in the former coal yard area, goods shed and the station master's house; and access to the Parish Council offices in the goods shed. In addition, this is a popular parking area for access to walk and cycle on the Forest Way. Such activity is not out of character when considering the former use of this area as a railway station and goods siding.

3.7.17 There is no formal street lighting within the character area, which is appropriate as this part of the village is at the transition into the countryside.

Summary

3.7.18 In conclusion, this character area comprises the northernmost part of the village, and marks the transition between the more urban parts of the settlement, and the countryside to the north. This part of the village developed in the mid 19th century and early 20th century in relation to the railway line and station. The non-designated historic buildings, are located within the former railway station and sidings area. The character area is notable for its topography and hedged and treed boundaries, as well as the activity associated with the uses within the former railway station area and the use of the Forest Way. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. Vehicular traffic is identified as the main detractor to the overall character of the area.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

4.1.1 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weatherboarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

4.1.2 The traditional use of materials, construction techniques, scale, form and pattern of development within a particular area is important to understand prior to considering work to existing buildings and construction of new buildings within a conservation area or development within its setting.

4.2 Key Characteristics

Key Characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, with some plain tile hanging or weather boarding to first floor. There has been little use of local stone for buildings.
- Facades are often white painted.
- Older timber framed buildings have predominantly been refaced in brick, with tile hanging or weather boarding to first floor. Only a small number of buildings retain exposed timber framing.
- Roofs are gabled, half-hipped or hipped and clay tiles are the main roofing material. Slate is not a common historic material in this village.
- The use of dormers as a feature is not prevalent.
- Windows and doors are generally traditionally designed.
- Window styles are predominantly simple side hung casements, either timber or metal, with small paning or leaded lights. Vertical sliding sash windows are not particularly common.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or panel timber doors.
- Porches are generally of a simple flat roofed bracketed type.
- Some traditional shop fronts survive.
- Brick boundary walls, picket fencing, decorative metal fencing and estate fencing contribute to the character of the area.
- Hedges are important enclosure features.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Hartfield has historically developed in a linear manner along Church Street and High Street, with later cul-de-sac development to the north. It is likely that

Church Street once continued on into the countryside to the east, but was truncated to its current length when the boundary to Buckhurst Park was created.

4.3.2 There is a significant open gap between The Old Post Office and Chestnut House, on the western side of High Street, which appears historically undeveloped except for the small barn building. There is also evidence for medieval development having continued along Church Street, to the southern side. There is also evidence for development within the current open car park area of the Anchor Inn on the eastern side of High Street.

4.3.3 Within the core of the village, on the western side of High Street and within Church Street, the historic buildings sit towards the front of plots, generally hard against the road frontage, with little space between built form. There are few front garden areas, with the amenity land predominantly set to the rear. The principal elevations of older buildings address the street frontage.

4.3.4 On the eastern side of High Street, built form is also notable for its roadside presence formed by the Hay Waggon Inn and associated outbuildings, and the former agricultural buildings to Stairs Farm. Some of the ancillary buildings are also set back from the road within courtyard areas.

4.3.5 St. Mary's church retains its traditional open setting within the churchyard, with the former rectory building to the immediate northeast; and the school to the north. There is a small amount of historic backland development in this area, as evidenced by the school, the former rectory and Spring Cottage.

4.3.6 Later 19th and 20th century development in the core of the village generally follows the traditional layout. The more outlying buildings such as The Red House and Waterbury House, Southerhay House, Stairs Farmhouse and Oak Lea do not follow the traditional layout, with the buildings set back from the road, in large plots, although principal elevations generally face onto the adjacent road.

4.3.7 Within the core of the village, there is a variety of built form comprising smaller terraced properties, small detached and semi-detached cottages, and larger higher status detached buildings, leading to a relatively high density of development. Built form is orientated parallel to the road, with few gables or dormers facing onto the road frontage. The historic vernacular buildings are generally attached, with little space to either side of the areas of built form. The terraces of buildings along High Street and within Church Street are prominent examples. The older vernacular buildings are generally two storeys in height, some with rooms having been formed historically within the roof spaces. There are one or two larger, higher status properties within the village, such as Stairs Farmhouse, Oak Lea, Salisbury House and The Red House.

4.4 Walls

4.4.1 The predominant building material used within the village is brick, but this is often twinned with tile hanging and weather boarding. Up until the 19th century and the coming of the railways, bricks would have been made locally from the abundant clay within the High Weald landscape. There is at least one brickworks recorded in Hartfield Parish at

Newbridge and in the adjacent parish of Maresfield to the south, there were eight recorded brickworks (as recorded by Molly Beswick⁽²⁶⁾).

4.4.2 There are limekilns recorded on the 1st Ed. O.S. map for Hartfield⁽²⁷⁾ (the pre-1894 parish area). A limestone mine is recorded at the very north boundary on or close to the Hartfield boundary south of Ashdown House, and it is likely that the Purbeck limestone beds were reached where streams had cut deep through the overlying Ashdown Beds formation.

4.4.3 Although there are domestic buildings surviving from the 14th - 17th centuries within the village, which would originally have had externally visible timber frame, nearly all these structures have all undergone later re-facing with brickwork in the 18th century to create a more 'modern' facade, with the original timber frame often exposed internally.

4.4.4 There are a small number of buildings which retain some externally visible timber frame. The most complete is the 16th century Lych Gate Cottage which has exposed close-studded timber frame with plaster infilling at ground and first floor, with curved braces on the first floor, and, unusually, the first floor overhangs the entrance into the churchyard. Other buildings with exposed timber frame are Spring Cottage, Vine House, No.1 Popes Cottage, and No.7 High Street and Vine Cottage, which generally have white painted plaster infilling between timbers, apart from No.7/Vine Cottage, which has a rougher finished harling type infilling. Commonly, the ground floor has been underbuilt in brickwork, with only No.1 Popes Cottage retaining a projecting first floor timber framed element.

4.4.5 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher pattern and a particularly good example is the front elevation of Oaklea. Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, which highlights the unique pattern created by this bond; Pope's Cottage and Stairs Farmhouse are particularly good examples.

4.4.6 This is also an example of Sussex Bond - three stretchers, followed by one header - on the end wall of the cart shed at Stairs Farm and an unusual example of rat trap bond at the oast house adjacent to the Anchor Inn. This brick bond is similar to Flemish Bond, but with the bricks on edge, therefore forming an internal cavity to the wall. This bond was used as a cheaper method of wall construction as less bricks were required, or may have been as a result of the brick tax between 1784 and 1850. It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall.

4.4.7 Traditionally, brickwork would have been laid using lime mortars, using local aggregate, which would give the mortar its colour and texture. Lime mortar is distinctive for its paler creamier colour than modern cement mortars that can be grey. The traditional mortars are, in effect, sacrificial to the surrounding brickwork, and it was intended that it would weather and require repointing at intervals. Unfortunate use of modern cement

26 M. Beswick, (1993) "Brickmaking in Sussex : A history and gazetteer"
27 Historical Atlas of Sussex (Leslie and Short eds. Phillimore 1991)

mortars, often harder than surrounding brickwork, leads to the erosion of the softer clay bricks, damaging the structure of the building and significantly affecting its appearance. The character of a building can also be significantly damaged by inappropriate pointing technique, combined with modern mortars.

4.4.8 On the higher status brick buildings, such as Oaklea, window heads are created using rubbed brickwork with very thin joints.

4.4.9 Brickwork can also be used to create decorative patterns, and this is evident Stone Cottage, where the windows and doors are surrounded in red brickwork and the corners are delineated by red brick quoins. Decorative brickwork is also utilised at the Station House and attached railway station buildings. Tri-colour bricks have been used to create decorative arches to the window heads, and yellow bricks in a band through the upper part of the windows at ground and first floor, and at some of the corners of the buildings.

4.4.10 Other decorative brickwork has been used to detail the dentil course at the eaves and string courses, often by projecting bricks.

4.4.11 It is significant that the majority of brickwork within the conservation area⁽²⁸⁾ has been white painted, with far fewer buildings with unpainted brickwork. The paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork.

4.4.12 In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there is significant use of tile hanging and weather boarding to first floor areas.

4.4.13 Similar to bricks, tiles would have been readily available locally due to the geology of the area. The tile hanging in the conservation area is predominantly plain, with little use decorative tiles as at Salisbury House. It is significant that tile hanging is often white painted, perhaps to mimic the use of weather boarding on other properties. White painted tile hanging has also been used to face the entire front facade of the Hay Wagon Inn, at both ground and first floors.

4.4.14 Weather boarding is also extensively used in conjunction with brickwork and is white painted on domestic buildings. In some instances, high quality weather boarding has been installed with a horizontal bead on the bottom edge. It is interesting to note that the former lower status agricultural buildings and older outbuildings to residential properties have either unpainted or dark stained weather boarding, rather than a white painted finish. There is one example of full height use of weather boarding to the front facade of No. 3 Church Street.

4.4.15 It is interesting to note that there is very little use of local stone in the construction of buildings within the village, particularly considering the underlying geology of this area. There are only a few buildings within the village which demonstrate any significant use

of local stone: the Church, Stone Cottage and the outbuilding at Old Crown Farm are entirely constructed of stone. There are also elements of Vine Cottage and extensions to the rear of the Hay Wagon Inn, constructed in stone. Local stone has been used occasionally to create plinths for brickwork and an example is at Pope's Cottage.

4.4.16 Where stonework has been used for construction, it is a mixture of 'ashlar' stonework and random stonework. Ashlar is where blocks have been more precisely cut and laid in courses, such as in large parts of the church, the porch to Stairs Farmhouse and at Stone Cottage. There is also use of less precise rubble masonry which creates a far more random stonework, not generally laid in courses, as is seen on the north elevation of the church. Decorative stonework elements have also been used on the church, including hood mouldings to doorways, and tracery within lancet windows.

4.4.17 There are also a small number of examples of the use of decorative stonework to brick buildings. This stonework has been used to frame windows and doorways, or provide quoins to the corners of the facade, as evidenced on the former chapel, Stairs Farm and Salisbury House.

4.4.18 Render is not a common material used on walls within the village, with only a few examples present such as to the side walls of the former chapel; and on the village stores. The most significant use of render is at The Grange, where the material is used to mimic higher status stonework, with the facade 'lined out'.

4.5 Roofs

4.5.1 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings. The 19th century chapel and the Railway Station and Station Master's House are the only examples of use of slate, probably due to the fact that the railways allowed the easier sourcing of such material. Use of slate in any future modern development within or on the edge of the conservation area should be avoided as it is not a traditional material in this location.

4.5.2 Roof forms throughout the conservation area are a mix of full hips, half hips and gables, which creates an interesting and varied roofscape throughout the village. Roofs of the historic buildings are generally parallel to the roads, with only a few gable ends fronting onto the highway, such as at Chestnut House and Vine Cottage. Later 19th century buildings such as Salisbury House have particularly prominent gables.

4.5.3 Two prominent roofs within the village are those to the two oast buildings. These oasts are square in footprint, resulting in pyramidal type roofs, rather than the cone type to round footprints oasts, and both roofs have traditional white timber cowl.

4.5.4 Substantial brick chimney stacks survive to many of the domestic buildings. There are a few examples of more decorative brick chimney stacks. Chimney pots are an important part of the roofscape and should be retained. Those on buildings in Hartfield

are generally plain orange/red pots of varying heights and it is noticeable that there is beginning to be a loss of this important feature throughout the conservation area.

4.5.5 There is a noticeable loss of traditional cast metal rainwater goods throughout the conservation area, with the beginning of a noticeable erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes.

4.5.6 There is very little use of barge boards to roofs throughout the conservation area, with the majority of gabled roofs having small mortared verges. Where there are exceptions, the barge boards are generally plain, with exceptions at Salisbury House, the former School House, the railway station and Station Master's House, and at Old Crown Farmhouse, where more decorative detailing is utilised.

4.5.7 Roof lights have not been used on prominent elevations within the centre of the village and this significantly has allowed the character of the roofscape to remain plain and uninterrupted by this modern feature on domestic properties.

4.5.8 Dormers are not a prevalent feature on the historic buildings in the village, with the majority of roofs remaining uninterrupted. There are three prominent examples on the front elevations of historic buildings on the western side of High Street, but these are gabled, traditionally detailed and proportioned within the front roof slope. Through eaves dormer type windows are also not a common feature, with those at the 19th century Elm Cottage, and the historic Popes Cottage being the only examples.

4.6 Windows

4.6.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in modern storm proofed windows. The traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing affects the play of light and shade, significantly affecting the visual appearance.

4.6.2 There has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber or metal casement windows. There is very little use of sliding sashes, either vertical or horizontal. There are examples within the conservation area of both earlier wrought iron, probably made locally, and cast iron, later Victorian, casement windows. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. In the case of the later cast iron windows, these can be highly decorative, such as at Elm Cottage. There is a significant use of leaded lights to casement windows within the conservation area.

4.6.3 Within the historic domestic properties, where the first floor of earlier buildings has been tile hung or weather boarded, the main style of windows within this upper element is either side hung single glazed timber casements or metal casement windows

with leaded lights. There is quite a prevalence of the use of square leaded lights in the village, although there is also some use of diamond style leaded lights. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties, such as at No. 1-6 High Street and Chestnut House. The use of the simpler casement style windows is often replicated at ground floor within the refaced brick facade, unless there is evidence for the insertion of later 19th century shop windows. Where this is the case, the larger opening has been infilled with timber casements of a variety of styles. Even in the higher status historic properties, such as the Anchor Inn and Hay Wagon Inn, the windows are smaller casement style.

4.6.4 It is interesting to note that there is little use of vertical sliding sash windows in the village, and this is generally confined to the later 19th century or early 20th century buildings such as the Red House, Waterbury, and the railway station and Station Master's House. Oaklea would originally have had traditionally detailed windows, but these have been replaced with modern windows which do not replicate the detail or method of opening of the original windows, thereby harming the significance of the character of the property. The Grange, St. Mary's and No.4 Church Street are the only earlier properties with vertical sliding sash windows, likely to have been installed in the 18th century or early 19th century to create a higher status character.

4.6.5 The use of stone mullion windows within the conservation area, is not common. The most obvious use of stonework for windows is at the church, and the examples range from early English style, to the later perpendicular style with decorative stone tracery. Stone mullion windows have also been used at Stairs Farmhouse.

4.6.6 There is some use of timber mullioned windows, with examples of this type of detailing in Salisbury House and at the School House.

4.6.7 The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

4.7.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or panel timber doors.

4.7.3 Porches to front doors are a prevalent feature throughout the centre of the village, and these areas generally small flat roofed bracketed canopies to front doors, as evidenced by the use on No. 1-6 High Street. Other significant porch features include the verandahs to the front elevations of the Anchor Inn and Hay Wagon Inn, and the substantial stone porch to Stairs Farmhouse.

4.7.4 Fortunately, the use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed timber doors within the conservation area. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

4.8.1 Shop fronts are a surviving feature within many of the villages and towns in the District and often outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽²⁹⁾

4.8.3 There are several examples of 19th century shop frontages surviving within the village, particularly those at Chestnut Cottage, Vine House and No. 7 High Street. These window openings have been infilled with later timber casements, and in several cases, the fascia board above survives. The shop front at Hartfield Village Stores retains its historic multi-paned bow fronts to either side of the central doorway with fascia above. These former shop frontages are an important and significant survival within the village, prominent in the street scene and indicate the former mixed uses of the properties.

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

4.9.2 Where buildings are not directly adjacent to the rear of the pavement, boundary treatments are a mixture of brick walls and hedges, and occasional use of picket fencing, decorative iron railings and gates, and estate fencing. On the edge of the village, there

²⁹ For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

is use of traditional post and rail fencing to demarcate the edges to fields. Post and rail fencing is also used to the roadside frontages of the Village Green.

4.9.3 Important walls within the conservation area include those to the Chestnut House garden; those to the east and west of the Anchor Inn car park; the boundary wall between The Grange and the churchyard; and the garden wall to Lych Gate Cottage. There are few examples of stone walls, including that to the front of the village hall and acting as retaining wall to the Memorial Garden.

4.9.4 Traditional metal estate fencing still survives to the north and south boundaries of the churchyard and is a significant traditional feature in views across this open area.

4.9.5 There are some instances of use of decorative metal fencing and associated gates to property boundaries. Particular examples are those to Court House and to Salisbury House.

4.9.6 The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary using hedgerows or walls, with occasional use of traditional picket fencing. There is an unfortunate move towards close boarded fencing of various heights and styles in one or two places. This is an alien feature, detracting from the historic character of the area, and should be discouraged.

5 Trees, Open Spaces, Features in the Landscape, and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements form a significant part of the character of the conservation area .

5.2 Key Characteristics

Key Characteristics

- The location of the village on the spur of land above the Medway Valley.
- The position of the church on higher ground within the village.
- Trees form an important backdrop to the entrances to the village from the north and south; and along the boundary with Buckhurst Park to the east.
- There are prominent tree specimens within the village, particularly in the churchyard and recreation ground; and a significant mature oak at the road junction in the south of the village.
- Prominent individual tree specimens characterise the open landscape to the west of the village.
- Hedgerows are the predominant boundary feature in the village.
- Important open spaces include: the churchyard; the recreation ground; the Village Green; the gap between Chestnut House and the Old Post Office; the Memorial Garden; land to the east of The Grange; land to the east of Southerhay House; and land at the junction to the south of the village. There are also wide verges to the edges of the roadside in areas.
- The important open landscape setting to the west of High Street, and north, across the Medway valley.
- Long distance views across the landscape to the southwest; west; north and northwest.
- Local views views throughout the village centre.
- Prominence of the church spire in views through the wider landscape.

5.3 Trees and Hedgerows

5.3.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps.

5.3.2 Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends

protection to the remaining trees within the boundary. TPOs are not shown on the appraisal maps, but can be viewed by carrying out a search at: <http://www.planning.wealden.gov.uk/advsearch.aspx>

5.3.3 Trees form an important backdrop to the settlement, particularly to the eastern side along the boundary with Buckhurst Park; and in groups in the landscape to the west. Within the settlement, the trees on the bank to the eastern side of the southern part of High Street frame views into the village from the south. Trees are also visually prominent on the bank to the eastern side of Edenbridge Road when exiting the village in the north. Particularly prominent mature specimen trees within the centre of the village are those on the boundaries of the recreation ground; those in the churchyard; and the large oak tree at the Jib Jacks Hill junction in the south.

5.3.4 Several important trees in the conservation area have been previously identified and are protected with Tree Preservation Orders, but designation of a conservation area extends protection to the remaining trees within the boundary.

5.3.5 Hedgerows are the predominant boundary feature throughout the village where buildings are not directly to the rear of the road or pavement. The hedgerows help to reinforce the rural location of this village within the High Weald, and can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

5.4.1 Open spaces within and on the edge of the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal map.

5.4.2 The large open spaces within the currently designated conservation area include the churchyard, village green and recreation ground. These are all publicly accessible and form an important social and cultural function within the village. They are also important to demonstrate the evolution of the village, from the 13th century, through to 20th century.

5.4.3 Other areas of important open space have also been identified. These include the Memorial Garden on the eastern side of High Street; the triangular slice of land at the junction with Jib Jacks Hill and the wider verges to either side of the road in this part of the village; and the important visual gap in development between Chestnut House and The Old Post Office on the western side of the High Street.

5.4.4 Two further areas have been identified as options to extend the current designated boundary and these are the open setting to the east of The Grange; and the field to the

east of Southerhay House. The field to the east of The Grange preserves its traditional more rural open setting and is particularly significant as modern housing has encroached on this setting to the north. Inclusion would, therefore, prevent further erosion of its setting within the landscape. The field to the east of Southerhay House was formerly part of the early development of the village, as evidenced by house platforms, and is significant in the interpretation of the evolution of the settlement.

5.5 Other Natural Features in the Landscape

5.5.1 Within the conservation area, the significant natural feature is the topography, with the village located on a plateau on the valley side above the floodplain of the River Medway.

5.5.2 The most significant feature within the surrounding landscape is the important backdrop to the village. To the west and northwest this is the open landscape which descends to the river floodplain prior to rising again to Butcherfield Lane on the next ridgeline. The open landscape setting to the west and northwest has a very strong sense of place, with significant long distance views and strong inter-visibility with the historic core of the village. To the north, the land drops down relatively steeply to the floodplain, prior to rising up towards Perryhill, with glimpsed views back to the village through the trees on the valley side. To the south of the village, the topography rises up Newton Hill and Jib Jacks Hill, giving long distance views back towards the village. To the east, the landscape is more gently undulating, with a slight rise concealing the village from Buckhurst Park to the southeast.

5.6 Other Man-made Features in the Landscape

5.6.1 Noticeable man-made features within the landscape are the spire of St. Mary's Church, which is glimpsed in views throughout the conservation area and particularly from the countryside to the south, west and north.

5.6.2 At the foot of the valley side to the north of the village is the trackbed of the former railway line, and this follows the Medway River valley floor between Groombridge and Forest Row. The line of the former railway is distinctive in views out of the village due to the treed boundaries, which form a particular feature within the landscape.

5.6.3 On the northern edge of the village is the mound of the medieval motte and bailey. Although the immediate setting to the south has been lost through 20th century development, the open landscape setting to the north remains allowing the proper interpretation of the location of this defensible structure within the wider landscape.

5.7 Important views - within, into and out of the Conservation Area

5.7.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services.

5.7.2 Within the central core of the settlement, the key views are along High Street and along Church Street. Views to the west along Church Street are terminated by buildings on High Street. In the north of the village, views to the west along Castlefields are terminated by Old Crown Farmhouse. There are also key views from the recreation ground of the rear of the properties on the western side of High Street, including the undulating roofscape along High Street. Views to the south of the village area terminated by the mature oak tree at the junction of Jib Jacks Hill and Newtons Hill with High Street.

5.7.3 The recreation ground and the village green afford panoramic views throughout the immediate areas.

5.7.4 There are significant long distance views out of the core of the village, particularly to the north and west across the open setting of the Medway valley from High Street and the recreation ground. These are particularly important views and maintain the intervisibility with the historic open setting and the core of the village within the countryside to the east and north. However, views to the east from High Street and Church Street are generally relatively short distance due to the rising topography, except to the north east across the village green.

5.7.5 Views north out of the village, apart from within the recreation ground, are relatively restricted due to the bend in Edenbridge Road and the fall in topography. The former railway station and station master's house are the most prominent buildings in views on travelling north out of the village. There are also views along the old railway track bed from the railway bridge.

5.7.6 There are key views towards the centre of the village from Butcherfield Lane to the northwest; from the north, across the Medway Valley; from the southwest from Newtons Hill; and from the south from Jib Jacks Hill. The church spire is the most prominent feature in the views into Hartfield, rising above the undulating roofscape of buildings within the village. There is also a significant view of the upper portion of the Church spire from the churchyard of Withyham Church, located around 1.4 kilometres to the east.

5.7.7 There are glimpsed views between the linear development along the western side of High Street with the countryside beyond.

6 Considerations for change in conservation areas

6.1 Introduction

6.1.1 The National Planning Policy Guidance clarifies that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection. This conservation area character appraisal has been used to identify and articulate the significance of this particular conservation area.

6.1.2 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area. Management of the conservation area to maintain and enhance its significance will be important and will form part of a future, separate overarching Management Plan document for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

6.1.3 Any future development within or on the edge of the conservation area, or within its setting, should respect the elements that form the significance of the heritage asset, including views, open space and boundary treatments and spaces between buildings. It is also important that the scale, massing, design, layout, siting and the use of materials within future development are carefully considered in relation to the historic character of the area, including the utilisation of locally distinctive traditional materials; architectural form and massing; spaces between buildings; and layout of existing development.

6.1.4 Where elements are to be removed and/or replaced that are considered detractors or that do not make a positive contribution to the conservation area, these opportunities should be taken for enhancement of the conservation area.

6.1.5 Research can help with the understanding of the significance of the architectural design and individual features of a building, perhaps as originally designed, or as altered at an early date, including fenestration, doors and shop fronts, and with respect to particular details to facades, roofs and chimneys. This would provide opportunities for positive change and alteration to take place to the visual character of existing buildings in the conservation area, and could also help to reinstate lost features that have been subject to past erosion of detail. Where infill development is proposed, historic research can help to inform the appropriateness of proposals, including siting, design, bulk, massing and detailing of any new building or structure and to understand the impact on the setting of any heritage asset. This would help to ensure that opportunities for new development within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

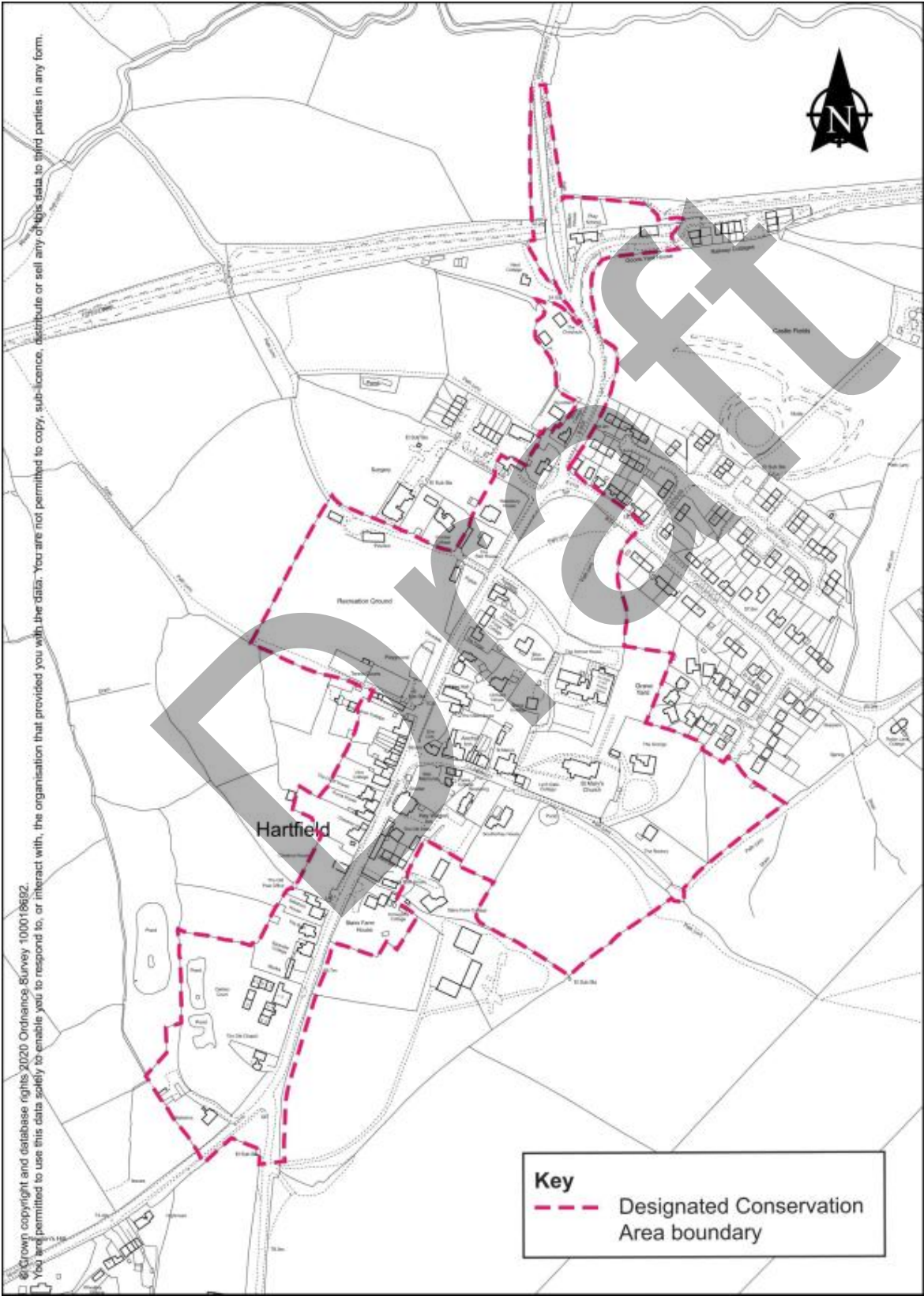
- Preserve and enhance the character and appearance of the conservation area
- Understand and respond to significance
- Respond to historic pattern of development
- Retain historic features that contribute to the character of the conservation area
- Retain architectural detailing
- Ensure consistency and quality in design, materials and finishes
- Retain landscape features, open spaces and boundary treatments that contribute to the character of the conservation area
- Avoid visual clutter
- Ensure the conservation area is not harmed by inappropriate change within its setting
- Preserve and enhance views into and out of the conservation area

6.3 Key issues

Key issues impacting on the character and appearance of the Hartfield conservation area

- Erosion of architectural detail
- Inappropriately detailed window replacement
- Loss of or inappropriate alteration to historic shop fronts
- Design and location of new development, including infill development and outbuildings
- Loss of traditional shop fronts and inappropriate shop signage
- Loss of traditional boundary treatments
- Wirescape
- Volume of traffic
- Parking
- Highways works
- Road signage
- Design and siting of street furniture

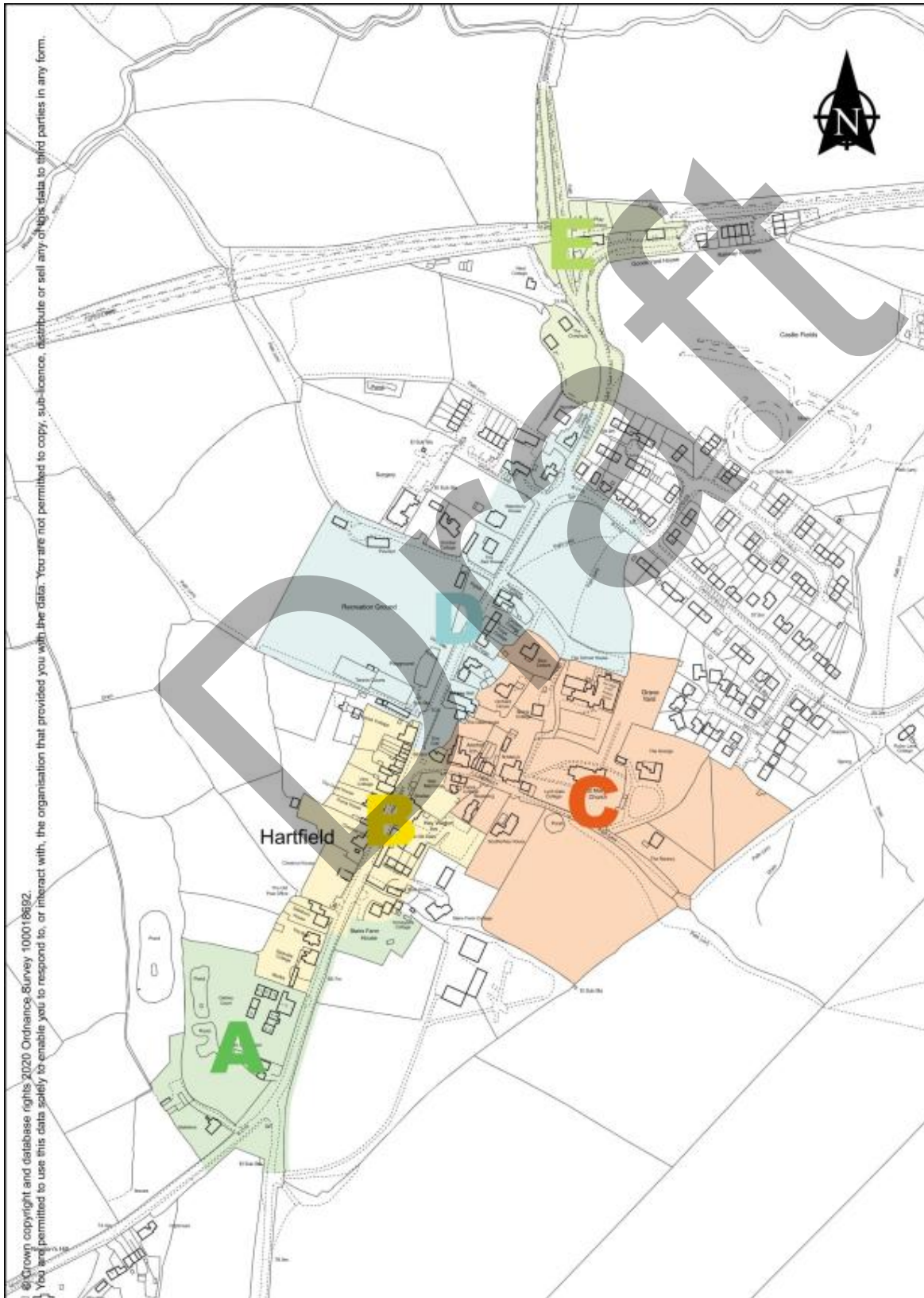
Appendix 1: Map - Conservation Area Boundary



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Appendix 2: Map - Character Areas

Hartfield Character Areas



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Appendix 3: Map - Visual Appraisal

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Appendix 4: Map - Views

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Appendix 5: Glossary of Terms

Ancient Woodland: An area that has been wooded continuously since at least 1600.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANA): These have been identified by East Sussex County Council Archaeology Section based on data held within the East Sussex Historic Environment Record (ESHER). Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section. This helps to meet the aims of the National Planning Policy Framework paragraph 128, which states: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Arts and Crafts style: The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of traditional local building materials and traditional craftsmanship championed by such people as William Morris.

Ashlar: Masonry comprising large blocks wrought to even facing and square edges. Also used to describe plaster scored to imitate blockwork.

Assarting: The practice of cultivating small parcels of land for rent.

Bargeboards: Projecting, sometimes decorative, boards placed against the eaves of the gable of a building and hiding the horizontal roof timbers.

Bay: Internal compartments of a building, each divided from the other, not necessarily by solid walls, and by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

Casement window: A window hinged on one side to open outwards or inwards.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful manner, but is not necessarily in the same ownership.

Curtilage listed building: Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before July 1, 1948. The object or structure may not necessarily be included in the listed building description.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Diaper Brickwork: A decorative pattern in brickwork, achieved by a diamond pattern of blue headers. Popular in 17th Century and revived during the Arts and Crafts movement.

Dressings: A brick or Stone that has been worked to a desired shape; the faces to be exposed are smooth, usually ready for installation. Dressed stone can project or be flush around an aperture such as a door or window, or at the corner of a building (quoins) and is often distinguished in texture or colour from the rest of the wall.

Fenestration: The arrangement of windows in a building.

Flemish Bond: The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed). **Galleting:** Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

Georgianised: The modernisation of buildings in the 18th Century. Usually refers to modernisation of fenestration and walls of buildings.

Hand thrown brick: A brick which has been made by hand rather than machine.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Jetty: The overhanging upper floor or floors to a medieval building.

Kellys Directory: A directory of businesses and private households, written from the 1860s for many regions in the south east of England.

Knapped flints: Flints which have been shaped through the process of striking to produce a flat-face for building walls.

Lead comes: Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

Leaded light: Individual pieces of window glass separated by lead comes or by an ironwork frame.

Listed building: a building identified under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included in a list as being of 'special architectural or historic interest' which is subject to the need for listed building consent for alterations.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Manor: a unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. A Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

Mullion: A vertical post or upright, dividing a window into two or more lights.

National Planning Policy Framework: Sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.

Open space: All open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation, and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Oriel window: An angular or curved projection usually on an upper floor, containing a window.

Pebble-dash: Mortar with pebbles in, used as a coating (render) for external walls.

Promontory: An elevated geological outcrop.

Render: An external coat of mortar covering stone, brick or cob.

Registered Park and Garden: A park or garden included on a register compiled by English Heritage as being of special historic interest in England.

Rubbed or gauged brick arches: The use of soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen in arches to door and window openings.

Sash window: A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a 'Yorkshire' sash.

Scheduled Monument: A 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

String course: A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

Supplementary Planning Documents (SPDs): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Topography: The arrangement of the natural and artificial physical features of an area.

Transom: Horizontal bar of wood or stone across a window or the top of a door.

Tree Preservation Order (TPO): Provides control over works to trees which could damage or destroy the health or appearance of selected trees.

Vernacular: Domestic or functional, rather than monumental buildings, usually constructed of local materials

Window 'light':

The glazed part of a window

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Appendix 6: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

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