



HALSTEAD



2002

STATION ROAD, HALSTEAD

1902



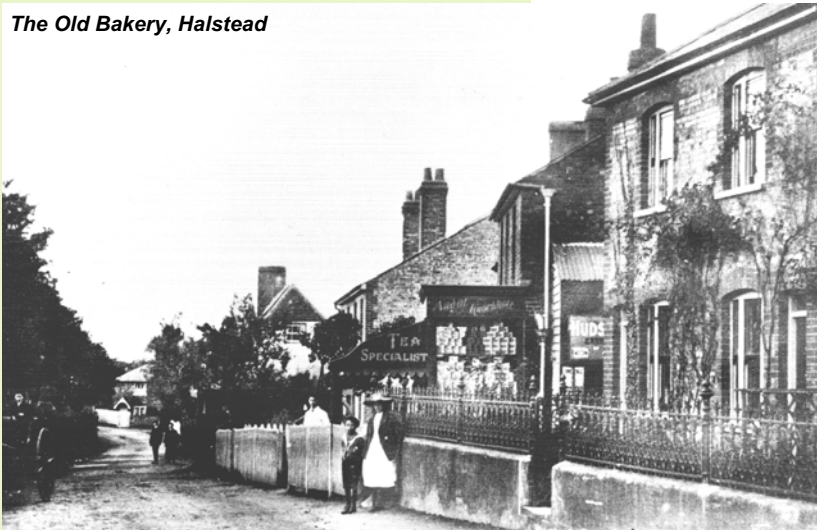
***MANAGING
CHANGE***

Village Design Statement



INTRODUCTION

The Old Bakery, Halstead



What is the Design Statement ?

It is a description of the Parish of Halstead as it is known, observed, valued and loved by the local population in the year 2002, together with guidelines on how any future change or development should be managed.

Who created it ?

It has been created by the people who live and work in the parish - a task force of some twenty volunteers, aided and guided by the comments and views of the local population.

What are its aims ?

To promote an understanding of the character and qualities of Halstead, and to indicate some guidelines for any change or development which may be proposed in coming years. It is not about resisting change - it is about managing change in a sensible and sensitive way.

Who will use it ?

Anybody concerned with the enhancement, development, construction or demolition of any part of the parish in the next twenty years.

Which means :-

- ◆ National and local authorities responsible for approving future development and planning applications;
- ◆ Local parish councillors, when asked their views on planning applications;
- ◆ Architects, designers, developers, planners and others concerned with the submission of planning applications; and
- ◆ House-owners and business people considering changes which will involve submitting planning applications.

Is it really going to be effective ?

Sevenoaks District Council originally assured us that this Statement would be a valid project for adoption as a Supplementary Planning Guidance - meaning that its recommendations would be taken into account when all future planning applications were considered. Because of the changes brought about by the Planning and Compulsory Purchase Act of 2004, the statement was formally adopted by Sevenoaks District Council at the end of January 2006 as Material (rather than Supplementary) Planning Guidance in support of the Local Development Framework as it affects the parish. It will be reviewed to coincide with the timing of any future modifications to the Local Development Framework.

Coach service at the crossroads



HALSTEAD VILLAGE DESIGN STATEMENT

A HISTORY OF HALSTEAD



Halstead is believed to have originated as a secondary settlement in late Saxon times. This would have been as a series of woodland clearances on top of the North Downs, outliers from the older Darenth Valley settlements at Otford and Shoreham. Its economic centre in mediaeval times was the manor house, later rebuilt as Halstead Place, and since demolished. The site lies next to that of the demolished old church, in the Halstead Place School grounds. To the south lies Halstead park, formerly part of the Halstead Place estates, and possibly a deer park as far back as the 13th century.

Halstead was a small and poor parish, whose expansion has taken place in two phases. The first is related to fruitgrowing, from 1850 to 1914. The second is from 1920, and is more closely related to commuter housing than to village economy.

Its pre-1850 housing is scattered, and includes former farmhouses at Widmores in Church Road (about 1700, the rear 50 years older) and Colgates (from about 1600, refronted 1796). The older part of Halstead Hall in Station Road was built in 1801 by a retired farmer. The flint cottages around the village green were built in the 1830s by the owner of Halstead Place, as was the substantial red brick Village House, set back near them.

Fruitgrowing came to dominate Halstead in the second half of the 19th century. This was driven by the growth and accessibility of London, with falling sugar prices stimulating the jam industry. Halstead became well known for strawberries, and for the damson trees (skegs) that lined the roads. Rows and pairs of cottages in Station Road and Otford Lane testify to the agricultural growth, including Hazel Cottages and another flint row beginning with the Rose and Crown in Otford Lane. Further east along Otford Lane there is a scattering of more isolated cottages across the fields. Many of these are successors to smallholders' huts, erected in conjunction with the grubbing up of woodland to make way for strawberries and other soft fruit.

Inter-war development following World War I began with community housing at Beldam Haw in the 1920s, but otherwise continued on a private sector basis, largely for incomers. This included bungalows along Knockholt Road, many of which have since been rebuilt. However, development in the 1920s was primarily on the north-western fringes of the parish, at the Stonehouse estate. Like the Badgers Mount estate in Shoreham parish, this was more closely related to accessibility to main roads, than to the village itself.

Housing growth seemed destined to accelerate in the 1930s, especially with mains electricity becoming more generally available in the village in 1935, and mains gas in the principal roads in 1936-37. Building in Church Road began along the fringes of Halstead Park and Walnut Tree Meadow, including houses looking towards an older vernacular, with half-timbering and tile-hanging. Plots were laid out along Watercroft Road on the north-eastern fringes of the parish as part of a large projected estate layout. This, however, was cut short by World War II and subsequent town and country planning restrictions.

Post-war development has been more closely focused on the village, with former council housing at Southdene, Parkside (redeveloped from 1940s prefabs in 1974), Meadway (1970s) and Clarks Lane (1960s). Clarks Lane, transformed from a narrow track, also took private sector housing in the 1960s; and backland estates were carved out at the Meadows (1960s) and Kilwood (1980s). Fruitgrowing peaked before World War I, and its decline accelerated after World War II. Broke Farm became a golf course in 1992.

With the spread of car ownership, retailing has moved away from the village since the 1960s, when not only were there outlets in Station Road, Knockholt Road, and Otford Lane, but also a row of shops at the flint cottages in Church Road by the village crossroads.





OPEN SPACES

Whichever approach one takes to get into Halstead, the route will take you through open spaces.

It is this open space which cuts Halstead off from suburbia and truly distinguishes its village character. This landscape is a buffer from the ever-encroaching towns.

Whether the open space is woodland, recreational or farming-based, Halstead's village identity is dependent on the survival of this surrounding open space.

The preservation of open spaces should be given at least as much protection as existing village architecture.

HALSTEAD PARK.

Halstead Park is a private area of land which can be reached via several routes, however the main points of access are via Parkside and Church Road. This large open area, bounded by public footpaths, is a wonderful example of "accessible" open space and is a delight to stroll around. The toboggan slopes here have been used by the village children for many years.

THE RECREATION GROUND

The main access to this public area for both pedestrians and motor vehicles is from Station Road. There is an additional entrance via a public footpath from Church Road. The recreation ground may be typical of other village grounds, but the mature lime trees, perimeter hedging and open aspect make it a very pleasant place to be.

The overall size of the recreation ground is 2.02 hectares (5 acres) and within the grounds is a hard parking surface for approximately 15-20 vehicles. The pavilion was built in 1993 and is equipped with a kitchen, toilet facilities, a hall for small gatherings and changing rooms for sports activities. There are several benches, mainly facing towards the cricket square, which has an all-weather wicket.

There is a hard surface at the South West corner of the ground for netball. At the top end of the ground is a fenced-off children's play area for both minors and juniors, containing swings, slides and climbing frames.

Recent work on the ground has improved the drainage.

HALSTEAD HALL PADDOCK.

This is a privately owned field which is an excellent example of open space, right in the heart of the village.



A view across Halstead Park



The Centenary Pavilion on the Recreation



A view of Station Road and the Recreation



Above
Halstead Hall Paddock

SOUTHDENE GREEN.

This is a public area, situated about 400 yards from the centre of the village, off Knockholt Road. It is a wonderful example of planning with open space in mind.

WALNUT TREE MEADOW.

Access to this private meadow is either from the recreation ground or from Church Road. A popular walk using a public footpath cuts through the meadow and is normally incorporated in a "round the village" walk.

Right
Southdene Green



Below
Walnut Tree Meadow



***OPEN SPACES
GUIDELINES***

- 3/1 The preservation of open spaces should be given at least as much protection as existing village architecture.*
- 3/2 Future development in the village should not be allowed to impinge on any existing open spaces.*



ENVIRONMENT



A View along Church Road

STREETS/LANES

Principal streets bordered by a pavement are :

- Station Road, ending at Yew Tree flats;
- Knockholt Road and Church Road;
- Otford Lane, ending at the Primary School;
- Shoreham Lane, from Beldam Haw into the village.

There are no pavements :

- From Yew Tree flats down Station and Watercroft Roads to London Road;
- In Shoreham Lane from Beldam Haw to the Badgers Mount roundabout;
- In Otford Lane beyond the School.

Although the lack of pavements makes this latter group of roads hazardous for walking, because of the speed of

traffic, blind corners, etc., no changes are recommended to upset the rural setting.

The introduction of street lighting is not generally considered acceptable.

TRAFFIC

Car Parking

This is a severe problem in the village, particularly the problems caused by vehicles parked on footpaths. More attention should be given in any future developments to the provision of off-street parking.

Speeding.

Speeding is an ever increasing problem through the village, and public safety is being compromised. Attention should be urgently given to ways of reducing vehicle speeds within the boundaries of the village. Other local villages have successfully introduced traffic calming schemes, both within the villages themselves and at their periphery. An investigation of these existing solutions should be undertaken.

Noise Pollution.

Noise pollution, whether it emanates from motorway traffic, vehicles in the village or from local businesses, is becoming more evident. For example, the residents of Hazel Cottages have sought assistance in combating the excessive noise generated at unsocial hours from Fosters Yard. Future developments of whatever kind involving increased noise levels should be resisted.



Scots pine at the junction of Parkside and Knockholt Road

HALSTEAD VILLAGE DESIGN STATEMENT

CHURCH ROAD

A scenic backwater approach to the village.

KNOCKHOLT ROAD.

At the junction of Meadway and Parkside, there is a Scots Pine, which it is important to preserve

STATION ROAD.

The Station Road approach to the village is bordered by farmland on the West and the golf course on the East.

SHOREHAM LANE - COLGATES.

This is a recognisable landmark approach to the village.

OTFORD LANE

This route can best be described as the pastoral route to the village.

PUBLIC TRANSPORT.

The village is reasonably well served (except on Sundays and in the evenings) by 2 bus services (the 402 and the R5) and a main-line railway station at Knockholt. Comment has been made regarding the potential danger of walking to the railway station and the excessive bus fares southwards to Sevenoaks, compared with northwards to Bromley.

FOOTPATHS/WALKS/RIGHTS OF WAY.

The village is served by a well used network of footpaths, which are generally well maintained and unobstructed. There are, however, one or two instances where landowners are negligent in reinstating after ploughing or sowing, and some stiles are also below standard.

TREES.

The public areas which are planted are at Southdene, an area next to the bus-stop opposite Halstead Hall, the village green and the recreation ground.

Village residents very much appreciate the village trees, but, sadly, there has been a certain amount of vandalism by the mindless few in the past. The mature trees are identified and protected by Tree Preservation Orders (TPO's).

The area of woodland opposite the village shop is a welcome natural break in the building line in the centre of the village. There have also been many additional plantings in the newly established golf course at Broke Hill.

Around the village are several mature and beautiful trees which should be preserved wherever possible. New and additional trees should be planted, as they were in Millennium year, In the adjacent photograph the horse chestnut on the village green is almost obscured by the addi-



Shoreham Lane near Colgates



A view along Otford Lane



Horse chestnuts on the Village Green



St. Margaret's Church



Flint wall in the church graveyard



Derelict flint wall in Church Road



Flint cottages on the Village Green.

tional horse chestnut, planted in Silver Jubilee Year.

LIGHT POLLUTION

Light pollution is spoiling the village atmosphere. At night, looking South, you can see the effect of Junction 5 on the M25. Looking North, the golf driving range at Chelsfield Lakes, with its high-level bright floodlighting, directed into the village, is intrusive. Beyond this is the glow of South London. Within the village there has been an increase in the amount of lighting on residential properties, which contrasts with the true character of the village.

External lights should be kept to a minimum, to give local wildlife the best chance to survive and breed. Moths, butterflies and birds which settle in hedgerows and trees are affected by lights at night.

BIGGIN HILL AIRPORT

The proposed expansion of air traffic operations at Biggin Hill is to be strongly resisted because of the potential problems from :

- light pollution,
- noise pollution through low flying aircraft on a flight path in and out of the airport,
- the additional strain which will be placed on the local roads.

VILLAGE CHARACTER

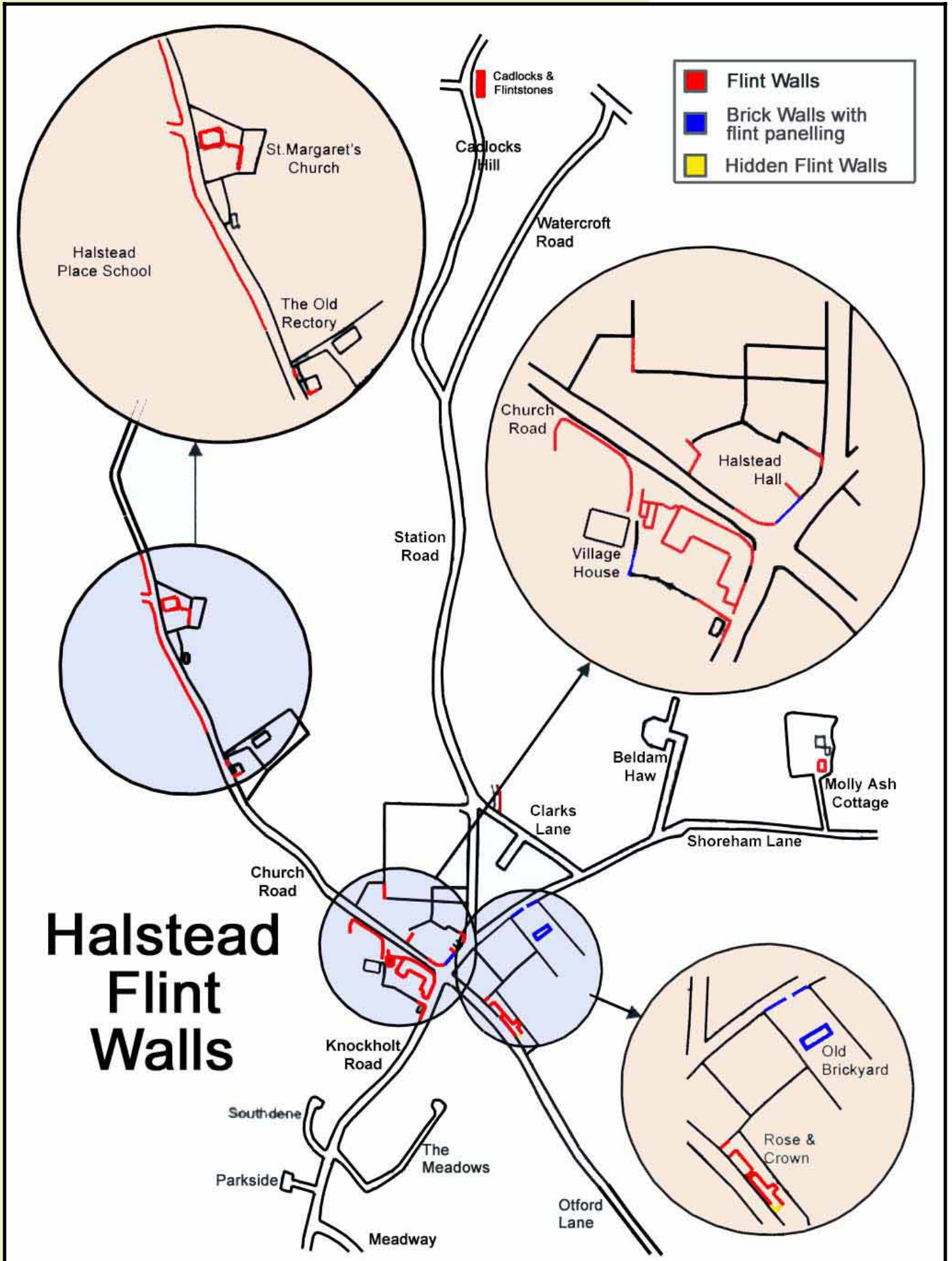
Several factors give Halstead its unique character as a semi-rural village only 22 miles from the centre of London and 2 miles from Junction 4 on the M25.

- ◆ Mature trees; (see page 6 in this chapter);
- ◆ Open spaces; (see chapter 3) and
- ◆ The use of flint buildings and walls;

Flint Buildings

Flint Buildings are scattered throughout Halstead parish, but are concentrated in particular in the centre - at the village crossroads, alongside the village green and nearby in Otford lane, around the Rose & Crown public house. A fuller description of the central buildings is given in chapter 8.

The character of Halstead is much dominated by the flint materials at the village centre. The effect is both mellow and strong, and creates a direct relationship between the local geology and landscape. Flints lie scattered across Halstead's cultivated fields, and were picked up from local farms and sold for house building, walls and roads. The impression created by the use of flint varies, from the steely appearance of fine knapped flint work, where the flints have been carefully split and set with minimal mortar gaps, to the more rustic or recent work where the flints show worn faces and are more widely set in the mortar. The fine knapped flint work is also enhanced by the use of galletting, i.e. by inserting slivers of flint between the exposed flint faces. The overall grey of the flint facings covers a range of subtle colour modulations, from deep blue-black, through whites, browns and silver.



ENVIRONMENT GUIDELINES

- 4/1 *All new building developments in the village must incorporate off-street parking so that the current on-road parking problems in the village are not worsened.*
- 4/2 *Light pollution should be minimised. Future developments should not include provision for street lighting.*
- 4/3 *A review of existing mature trees should be undertaken to establish which individual trees should be preserved by the use of Tree Preservation Orders (TPO,s)*
- 4/4 *The use of knapped flint walling or panelling should be encouraged in new developments., both in walls dividing properties and in the properties themselves.*
- 4/5 *No new pavements should be introduced on those roads where they do not currently exist, as they would be deemed to upset the rural setting.*
- 4/6 *Any development or other activities, which might involve any increase beyond current noise levels, should be resisted.*
- 4/7 *The problem of speeding through the village should be addressed, to ensure as far as possible that the 30mph speed limit is maintained.*
- 4/8 *Traffic calming measures should be investigated, particularly at the periphery of the village.*

Flint Walls.

These extend further through the village, enhancing the effect given by the buildings, particularly through the long sweep of walling along Church Road. Some flint walls have fallen into disrepair, as in the photograph on page 7, in Stonehouse Lane, just North of the church.

Some domestic boundaries are marked by walls, wholly or partly of flint, including flint panelling. To be effective the panelling needs to show knapped flint surfaces, rather than flint rubble (as at the front of Halstead Hall). The churchyard extension was also delineated by the building of a new flint wall.

The Church

A church has existed in Halstead for over 900 years. The present day church, St. Margaret's (which is a listed building), was rebuilt on its present site in 1881, using mainly local flints which were knapped on site. The North Room extension was added in 1992, and also incorporated flints, so it is hard to distinguish the old building from the new.

The Schools.

Halstead Place School occupies the site of the old mansion house but only the clock tower and some outbuildings remain. The current buildings are unremarkable but the playing fields and open space with mature trees on the perimeter increase the character and add to the interest of Church Road.

Halstead Primary School - built in 1910 is a functional red brick building with a new hall having been added about 20 years ago. The view of the school is obscured by the prefabricated buildings housing the catering department.

The Fingerpost.

The old fingerpost situated at the village crossroads has recently been renovated and repainted through the efforts of a number of villagers and looks excellent.

Public Phone-box.

The newer, more modern, phone-box should be replaced by an older style red box, to be more in keeping with its location.



The fingerpost at the village crossroads



Halstead is a Green Belt area situated on top of the North Downs. The soil is heavy to medium with a high content of flints over a good depth of heavy clay, with various layers of chalk reaching down to the valley where the River Darent flows through Shoreham village before joining the River Thames. It is the chalk under the Downs which holds the water to keep the Darent flowing.

On all approach roads into Halstead there is open farm land which continues right into the heart of the village. All this open aspect must be preserved for future generations. It is this which makes Halstead so special as a rural village. Farmland has changed over the last fifty years. It is no longer viable to make a living from 4 acres, as the market gardeners did after the last war. Horses have taken over the fields, but these are for pleasure, not the working shires. Sheep are also growing in numbers around the village. This keeps the fields in good shape and weed free, and is far better than letting the land deteriorate and become unsightly.

Contractors and lorries used to take a vast amount of fruit and vegetables to Covent Garden Market for the farmers and market gardeners. Several farms, growing a vast range of produce, would run their own lorries to London. Over the years there has been less and less fruit and vegetables grown around the village. At one time Otford Lane was known as "The Growers", because it consisted of smallholdings from one end to the other.

Sevenoaks Produce and Cattle Market has now closed, and all the greengrocers shops in Sevenoaks and surrounding villages closed as supermarkets opened up. They are selling more fruit and vegetables from around the world. For example, when apples, fruit vegetables and courgettes are in season here, they are buying from America, New Zealand, France, Spain and Egypt, etc - not from Halstead. There is one small ray of hope - the Auction Rooms at Park Corner has started to sell local fruit, vegetables and flowers! We also have the local mobile van touring surrounding villages.

One parcel of land, of approximately 1.21 hectares (3 acres), which was once farmed, has become a nature reserve. The fields and hedges have become animal friendly. Owl boxes have been erected in high trees and provision has been made for bats. The meadow is managed to encourage butterflies and moths to multiply. In one part of the meadow, a wildlife pond has been created. This kind of enterprise should be encouraged in other fields not in use around the village.

There are several areas of farmland around the village which have been taken out of production and have gone into "set aside" for a

Sheep grazing at Stonehouse Farm



short number of years. In return farmers are paid a subsidy by the government, that is not always a good venture. Fields soon become unsightly unless managed properly and can be costly.

Farmers should be encouraged not to cut hedges back too close to the main stump of the hedge, as there is not enough cover for birds to roost during the night. Also they will not nest under those circumstances as it encourages crows and magpies to steal their eggs and fledglings.

Over the last few years, the orchards in Shoreham Lane have been taken out of production, not being viable as a crop. Nowadays the input outweighs the output, but as recently as 10 or 15 years ago, every apple on the trees or on the ground was sold. This demand has gradually declined over the years. To market this crop costs too much, taking account of modern packaging regulations. The trees are maintained to a reasonable condition each year, but the prices in supermarkets unfortunately do not reflect the cost of production on the farms. The trees will be left for the foreseeable future as they are good for the environment and look better than an open field.



These pictures were taken looking East from Station Road



STATEMENT HALSTEAD VILLAGE DESIGN

FARMING GUIDELINES

- 5/1** *Agriculture is to be encouraged along with other associated rural activities.*
- 5/2** *Nature reserves which protect animal and plant life are to be encouraged.*



COMMERCE AND INDUSTRY

CHAPTER

6

COMMERCE & INDUSTRY GUIDELINES.

- 6/1 Any new commercial developments, other than farming or appropriate rural activities, particularly those proposed in the Green Belt, are to be opposed, as most will be deemed to spoil the tranquillity and charm of this area.*
- 6/2 Restrictions should be placed upon any plans to expand existing commercial sites, such as Warren Court Farm, Foster's Yard, and the site at the bottom of Cadlock's Hill.*
- 6/3 Further noise pollution must be taken into account in respect of any further commercial development in the village.*

There are quite a number of small businesses, many of which could be described as "home office", or local services provided from a home base. The trend over recent years has been for these types of businesses to increase in number.

The only area specifically dedicated to industry is Warren Court, a small enclave off Knockholt Road, set in a residential area, which has a small number of workshops. The villagers are particularly keen to minimise the impact from the number of large lorries going to this area. Access to the site is also limited, so any pressure for expansion at this site should be strongly resisted. Also in Otford Lane, there is an area known as Foster's Yard, where heavy mechanical plant is stored, and some surrounding agricultural buildings which are now used as industrial units/workshops.

The village itself used to have a number of shops, but over the years many of these have closed down, leaving 2 village public houses, a general store, a small sub-post office, a hairdressers and, in Church Road, a rather unique shop selling kitchen units and laminates. On the A224 there is a large Brewers Fayre public house and restaurant, and close to the roundabout outside the village near the Polhill Garden Centre (which is outside the village) are businesses selling garden rockeries and stones and a kitchen design centre. It is highly unlikely that more shops will open, so the pressure is on to preserve the few shops left, particularly the general store and the post office.

The largest employer in the Halstead area is Fort Halstead which is run jointly by an MOD related department, DSTL, and by a private company, QinetiQ. There is a possibility that the scale of operations at this site may be reduced or the site may be closed in which case there will be pressure for residential development on the site to increase the existing housing for officers on the site.

In recent years there has been a planning application for the development of a crematorium located near the junction of Watercroft Road and Old London Road. This land is currently woodland and farmland. So far local people have resisted this application on the grounds of the tremendous increase in traffic which would result.

As Halstead is still a very rural village, surrounded by Green Belt land, the population very much wish to preserve the tranquillity resulting from the surrounding Green Belt farmland. There would therefore be strong pressure to retain this surrounding Green Belt farmland although other uses for the land (such as golf) would be acceptable, if the farms were not viable. This fact was evidenced by the lack of opposition to the creation of Broke Hill Golf Course from what was once part of the Hewitt's fruit farm, because this still retains a rural feel.

DESIGN STATEMENT

DEVELOPMENT IN THE VILLAGE



Development pattern

Halstead village has developed in different ways along the roads that meet at its centre. The main development, principally from the 1920s onwards, lies along **Knockholt Road** and is residential, with a small amount of retail and commercial uses. **Church Road** is lightly developed, but contains some older buildings, including the Victorian church. **Otford Lane** runs out into countryside with a scatter of housing related to its earlier history as smallholdings. **Shoreham Lane** is lightly developed, but with an estate built as public sector housing at Beldam Haw. **Station Road** carries a variety of older buildings as it runs past the recreation ground.

The parish also has some housing at its peripheries, Stonehouse to the north west near Pratts Bottom, Watercroft Road/London Road to the north, and housing at Fort Halstead to the south.

Village centre and Church Road

The centre of the village, where the various roads meet, is the focus of the current conservation area, and central also to the traditional character of the village. There is a variety of building styles, although dominated by the use of flint.

1-5 Church Road, a row of flint cottages from the 1830s, with red brick quoins and claytiled roofs, was originally constructed as a symmetrical unit, except that the end at the corner of the crossroads carries a rounded flank wall. That symmetry is not now so apparent, as a result of varying destructive conversions from residential to retail use (and now partly back to residential), and rebuilding of dormers. But the row is still eye catching. Next along Church Road lies the former Victorian school, its gable ends bearing wavy edged barge-boards. Flint building continues with **Village Green Cottages**, c.1831. Their knapped flint walls have red and blue brick quoins and red brick segmental arches above doors and casement windows and (in contrast to the flint row) a low slated roof. The cottages have been extended into a further flint building, a mid 19th century former stable block.

Village House (1832) provides a contrast, being a three storey brick house of considerable depth that makes a social statement of a different order to its vernacular neighbours, although flint walls mark its boundary with the village green and Church Road. Opposite lies the **Parish Room** (1893), a small weather-boarded hall. Also bounding the green is **Widmore House Farm**, a former farmhouse (1650 - 1700) with half-hipped gables and a two-storey brick porch.

Beyond Widmore House Farm is housing that was developed during the 1930s and 1950s, generally of a high quality. **Crossways** (1937) is a substantial building whose modernity has worn well. The roof treatment is interesting: part of the frontage carries roofing at first floor level and there are variations in pitch and direction behind a half-hipped projecting wing. The proprietary metal windows are distinctive.

Village House



Crossways in Church Road





Avebury in Church Road



Gate Lodge at Halstead Place



Halstead Hall

St. Margaret's Church



Other neighbouring 1930s houses - **Kent Acre**, **Avebury**, **Holly Cottage** and **Tudor Cottage** - look towards an older vernacular in different ways, including half timbering, brick nogging, tile hanging and leaded lights. The 1930s "Tudor" buildings are of high quality, and all are by the same architect. Development of Church Road further north west is scattered. The Old Rectory (mid 17th century onwards) has been extended at various times, and its road frontage includes a part flint outbuilding. A long run of flint walling opposite marks the former grounds of Halstead Place, now the largely post-1954 development of **Halstead Place School**. Its older history is in part marked by the late Victorian **Gate Lodge**, a flint and brick former coachhouse, and a former stable block (c.1770) with clock tower, pedimented front, and flint rear.

St. Margaret's Church is an unpretentious Victorian building, dominated by the great sweep of its claytiled roof, and the walls are again of flint, as with so many other Halstead buildings from the 1830's to the 1890's. The chancel (1854) carries stone dressings, but these are partly replaced by brick for the window arches in the chancel (1880), north aisle (1897) and north room (1992). The window hood-moulds of the 1897 work, as well as the internal aisle arches, are of moulded brick, and the substitution of brick for stone in respect of these elements gives a warmer effect. Despite the quantity of flints in neighbouring fields, those used for the north room extension were imported from Wales.

Village centre and Station Road

The northern corner of the central cross-roads is occupied by **Halstead Hall**. This is a long fronted house, headed by a parapet and with a principal doorway framed by Tuscan columns. The half of the building nearest the cross-roads is from 1801. The other half dates from just before 1850, and is faced with mathematical tiles, in imitation of brick. Open fields lie opposite, and the street furniture here includes a bus shelter of local design, a cast iron sign post giving distances in quarter miles, recently restored through the efforts of a number of villagers, and the millennial village sign. The sign is of stainless steel, cut out in quadrants to show silhouettes of the white horse of Kent, the Railway Children (after the novel by Edith Nesbit, who lived in Halstead Hall), weaponry of Fort Halstead, and agricultural symbols.

The continuation of Station Road contains, cheek by jowl, a variety of buildings from the 17th century to the 1960s, including these:

- **Halstead Cottage** (1825): a square, rendered house with a low pyramidal slate roof and central stacks.
- **The Cock** (mid-18th century or earlier): brick built, showing as brick dentils above a rendered front incised so as to imitate stonework.

Several groups of cottages built by fruitgrowers, all slate-roofed and built of yellow brick with red brick quoins, window dressings or ornamental courses:

- **Oak Cottages** (part pebble-dashed, 1910), **Alma Cottages** (1905) and **Ivy Cottages** (1895). The latter are fronted by ornate iron railings with quarterfoils and fleurs de lys. There is also a converted shop (c.1810), the original part of which is fronted with chequered red and blue bricks with flat rubbed brick window arches. The new brickwork of the conversion has stained headers in imitation of the original, but the colour is wearing out.
- **Hope Cottages**, nos. 44-48 (1675-1700): weatherboarded timber framed house divided into three cottages in the 1780s with a steep claytiled and

half-hipped roof and large chimney stacks.

- **Woodbine Cottage** (mid-19th century): weatherboarding concealed by incised rendering.
- **Yew Tree Cottages** (early 1960s): brick built two storey flats, constructed as part of a public sector housing development extending into Clarks Lane, where there is also 1960s' development of linked housing units, largely with open frontages. Many of the units are staggered, but nos. 17 - 37 are linked at ground level with white cross-panelling above, except where first floor extensions have been inserted later.

Shoreham Lane

Shoreham Lane carries fairly little housing, and generally not on both sides of the road, so preserving a rural appearance. Off Shoreham Lane lies Beldam Haw, built as public sector housing in 1921 and 1934. The location of this development appears to owe more to contemporary land availability than a relationship to the village, although it was originally intended to meet the community housing needs following the 1914-18 war. The semi-detached houses along the approach from Shoreham Lane are of two types, both of yellow/grey brick. One has a tiled roof sweeping down to cover the first floor, but with hipped gable ends projecting forwards at the end of the house pairs. The other type complements this by placing each gable end (not hipped) together in the centre of each pair. Also off Shoreham Lane, but nearer the edge of the parish, is a cluster of houses associated with the former farmhouse **Colgates**, including a converted barn and oast house.

Otford Lane

No building in Otford Lane is pre-Victorian, and a number of houses were built by fruit growers for themselves or for workers, or have replaced smallholders' cottages. The flint terrace consisting of the **Rose & Crown, Crown Cottages** and Crown House was built in the 1860's. The knapped flint has been obscured by rendering at the front of **Crown House** and one of the cottages, but the terrace remains attractive, including the northern outbuildings, part flint and part weatherboarding with a long sloping slate roof. Except for Crown House and the public house bars, the front sash windows of the terrace, set in their regular stucco reveals, have been preserved.

The yellow brick construction with red brick details and slate roofing that features in a number of Station Road cottages also appears in the older Otford Lane buildings. Examples are:

- **Crown Villa** (1891), a house that shares with Ivy Cottages the same design of highly ornamented iron railings;
- **Crombie Villas** (late 1890s);
- **Hazel Cottages** (c 1890), a terrace whose uniformity has disappeared with partial rendering, individual changes to windows, extensions or porches and re-roofing;
- **Kantara and Finnart** (1906), a substantial semi-detached pair, the former with an added Victorian-style conservatory and 21st century Gothic porch glazing bars;
- **Brandon House** (late 19th century), but this now carries a tiled roof.



Alma Cottages, Station Road



22 Station Road



Rose & Crown

Houses in Clarks Lane





Hazel Cottages, Otford Lane



Kantara and Finnart, Otford Lane

STATEMENT HALSTEAD VILLAGE DESIGN

Southdene



Halstead Community School fronts Otford Lane and comprises a functional red-brick building of 1910, with a new hall having been added about 20 years ago. The view of the school is obscured by the prefabricated buildings housing the catering department.

Away from the village, the housing becomes scattered and generally single-storey, reflecting a pattern of former small holdings, but with a susceptibility to ribbon development, were it not for Green Belt controls.

Knockholt Road.

Most of Halstead's post-1920 development lies along or off Knockholt Road. Some older buildings lie at its junction with the centre, although some flint walling and outbuildings are reconstructions.

Here are **Orchard Grove** (c1825), a small cottage with rendered flint rubble lower walls and a weatherboarded upper storey, and **Spinney Cottage**, a single storey mid-19th century former almshouse with a distinctive zigzag chimney stack. Both have modern extensions. The south east side of Knockholt Road was originally laid out largely as plots for bungalows. Many have been recon-



Orchard Grove at the village crossroads

structed, especially in the 1980s and 1990s, so resulting in a mix of single and two storey dwellings. Plots have been subdivided and infill development has taken place.

The main estate developments are:

- **Southdene**, built as public sector housing 1947-51. It consists of plain red brick semi-detached houses with pantiled roofs, mostly around a large green and backing onto, but without a public view of, Halstead Park.
- **Parkside**, originally an extension of Southdene comprising prefabricated public sector housing, but reconstructed from 1974 as several terraces. The buildings are tile hung: part with alternate courses of V-shaped tiles, the rest with alternate courses of fish-scale tiles.
- **The Meadows** (1960s), a backland estate of detached and semi-detached houses, generally with projecting gable ends and often with the obligatory 1960s white boarding above ground floor level.

- **Kilwood** (1980s), a backland estate of substantial detached houses, albeit on small plots, built of red brick with tinted mortar courses and black and white half timbering. Each has double garages and some herringbone brick infill at first floor level echoes the road paving pattern.
- **Meadway**, which was built as public sector housing in several stages, beginning with the short 1930s' tilehung terraces flanking the entrance from Knockholt Road and with two further dark brick built terraces behind. The remainder of the estate replaces post-war prefabricated housing and consists of two storey tilehung flats.

Peripheral development

The parish includes some clustered development outside the village, at its margins.

Stonehouse is at the north western boundary, contiguous with Pratts Bottom in the London Borough of Bromley. The Halstead housing lies in part along Stonehouse Lane, a narrow continuation of Church Road, and in part along Stonehouse Road, a private way. Building began here in the 1920s, generally in spacious plots, and that sense of space is still apparent on much of the eastern side of Stonehouse Road. Most houses have been reconstructed or substantially enlarged.

At the northern boundary, **Watercroft Road/London Road** housing development began substantially in the 1930s, bounding or leading from the main road, formerly the A21. Its expansion was cut short by the 1939-45 war, so defining its current limits. The most characteristic housing design is one in which the roof tiling is taken down over the first floor, but at an angle only slightly forward from the vertical, resembling a mansard roof. First floor windows have the appearance of dormers, with their own roof tiling. This design appears in semi-detached houses along London Road, and in many detached houses along Watercroft Road. The detached houses have in general been extended, so as to cover their full plot width.

Along the north eastern boundary of the parish lies **Badgers Mount**, a distinct community in the parish of Shoreham. The boundary runs through the frontages of its Badgers Rise estate (1990s).

In the south eastern corner of the parish is **Fort Halstead**, and outside the security gates of the weaponry research establishment is an estate of associated post-war Ministry of Defence housing. It is characteristic of this housing that there is little, if any, external alteration of individual properties from the standard models. Beckman Close has detached officers' houses, yellow brick-built with red tilehanging. Semi-detached housing in Armstrong Close is of a comparable design. Fort Road contains brown brick semi-detached housing, porches supported by utilitarian poles and side gates with white horizontal slatting.



A terrace of houses on Parkside



Housing in the Meadows



Housing in Kilwood



A block of flats in Meadway



A view down Stonehouse Lane

VILLAGE DEVELOPMENT GUIDELINES

- 7/1 The height, volume and overall appearance of any new building must be in proportion to what is already there. (For example, a two storey building should not be built in the middle of a row of bungalows).
- 7/2 The imaginative use of design details, - in windows, finials, barge-boards, hanging tiles, shaped bricks, etc - should be encouraged, so long as these do not clash with those on neighbouring buildings.
- 7/3 The preservation of existing trees and the planting of new ones will need to be a central part of any new village development, whether the development involves single or multiple buildings.
- 7/4 Generous open spaces must be allowed for within any new housing development. (The development at Southdene is a fine example of what can be achieved).
- 7/5 All new building development must incorporate off-street parking, to ensure that current village parking problems are not worsened.
- 7/6 Future developments should not include provision for street lighting.
- 7/7 The use of knapped flint walling should be encouraged in new developments, both in walls dividing properties and in the properties themselves.



FUTURE DEVELOPMENT

One of the newer houses in Old London Road, Badgers Mount, just outside the parish boundary, utilises local materials and incorporates window styles from older houses in the centre of the village. It shows very well what can be achieved in a modern building to enhance local character.

Future construction should be planned in a way that respects the scale, style and proportion of their immediate neighbours. New structures should not be allowed to dominate them or detract from them. The height, volume and overall appearance of any new building must be kept in proportion with what is already there. It should also try and use similar materials, to create a harmonious mixture of styles.

DESIGN FEATURES

WALLS, WINDOWS, HANGING TILES, WOODEN BOARDING, WINDOWS, COLOURED AND SHAPED BRICKS AND RAILINGS - ALL CAN ADD INDIVIDUALITY AND INTEREST TO THE STREET SCENE.



CONSERVATION AND PRESERVATION



GENERAL DESCRIPTION

The current Halstead Conservation Area covers about 3.5 hectares and contains 6 listed buildings and listed flint boundary walls. It was designated in 1973 and has not been re-appraised since then. Outside the Conservation Area, but still within the confines of the village, there are a further 9 buildings listed.

The Conservation Area is centred around the old core of the village, extending along Church Road and encompassing the main road junction. The Parish Church is located at the far end of Church Road and so falls outside the boundaries of the Conservation Area.

The Conservation Area mainly comprises residential properties with some dwellings converted into commercial premises. These dwellings are usually 2 storeys in height with the exception of the Village House, which is significantly larger in terms of scale and mass than any other building. The local use of flint is evident in the boundary walls which segregate the properties and the cottages adjacent to the Church Road junction.

POTENTIAL FOR ENHANCEMENT OF THE CONSERVATION AREA.

Sevenoaks District Council commissioned a consultants' report in 2001 (the report was published in June of that year) to look at areas of Halstead which could usefully be added to the existing Conservation Area. The properties and open spaces listed below are ones which the consultants considered worthy of inclusion.

While it is not a public open space, it may be advantageous to incorporate **the land opposite Halstead Hall** to protect the area from development. This land does contribute to the feeling of space at the main focal point of the Conservation Area, namely the crossroads.

There is a large piece of land just outside the Conservation Area, **between Spinney Cottage and the Village Hall**, which appears to form part of the estate associated with the Village House. If this land were to be included as part of the Conservation Area, it would prevent the land being sold off for redevelopment.

The Recreation Ground could also be included in the Conservation Area, as an important area of open space, which contributes to the character of the area.

The Rose & Crown



CONSERVATION GUIDELINES

- 7/1 All recommendations made by the consultants for the enlargement of the Conservation Area should be adopted as proposed.
- 7/2 Stonehouse Lane should also be included within the enlarged Conservation Area, and its trees protected by preservation orders.
- 7/3 All flint walls within the parish should be protected by preservation orders.
- 7/4 All additional properties listed, namely Orchard Grove, Phoenix Cottage and Woodbine Cottage should also be added to the conservation area.

The "Rose and Crown" public house and associated outbuildings (all of which are listed), are at present on the fringes of the Conservation Area, and it might now be appropriate to include them within the boundaries.

The houses numbered **14 to 36 Station Road** are mid 19th to early 20th century semi-detached properties which would benefit from inclusion within the area to ensure no further loss of detail to the buildings and their curtilage. Whilst some, because of previous alterations, are detracting from the area, the buildings are of sufficient importance to warrant restrictions on further adaptations to ensure that they are more in keeping with the original and adjacent properties.

Crossways, to the west of the Conservation Area, is a house of substance and some style, with proprietary metal windows, fairfaced brick plinth detailing and tile hung gables behind the rendered frontage, set in beautifully landscaped grounds. It also contributes to the architectural character of the area and should be considered for inclusion.

The stable building, walls, Gate Lodge and remains of the original Halstead Church in the grounds of **Halstead Place School**, are an important reminder of the history of the village. Although the overall site has a plethora of modern development connected with the Halstead Place School complex (and is a considerable distance from the current Conservation Area) it is worth considering whether these buildings warrant a separate Conservation Area or individual listings to ensure their survival

If a separate Conservation Area is allocated then it would also be prudent to include **St. Margarets Church** and associated grounds and to extend the boundaries along Church Road to include the **Old Rectory** and its outbuildings within the boundary of the Conservation Area.

Consideration should also be given to enlarging the Conservation Area to include space adjacent to Widmore House farm. (This land, "**Walnut Tree Meadow**" is actually part of the property at Kent Acre in Church Road).

The four examples of timber-frame constructed houses in Church Road, i.e. **Avebury, Holly Cottage, Tudor Cottage** and **Kent Acre** are fine examples of their type and should also be included.

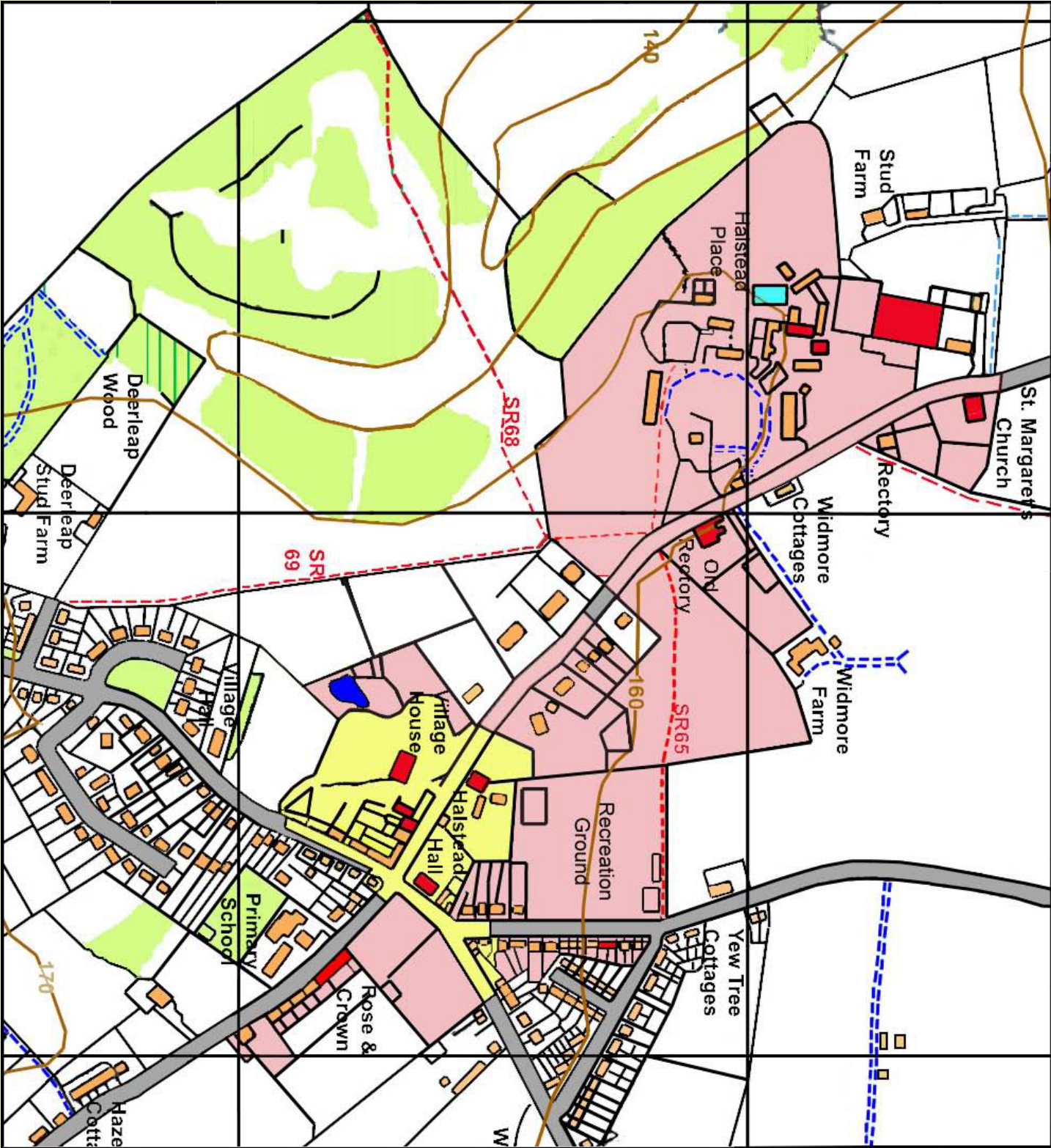
In addition to the areas and properties suggested by the consultants, the following areas are also suggested as being worthy of inclusion :

Stonehouse Lane, from its connection with Church Road to its junction with Stonehouse Road, was once a royal route connecting the royal palaces in London and Otford Palace. It was used for hundreds of years in that capacity. Consideration should also be given to including this lane in any extended conservation area.

All flint walls throughout the village (including brick walls with flint panels), where they are not currently included in the existing conservation area, should be added to it.

Woodbine Cottage in Station Road and its immediate neighbour, **Phoenix Cottage** in Clarks Lane, originate from the mid-19th century and are buildings of some character. They should also be considered for inclusion.

In January 2006 Sevenoaks District Council Conservation Officer recommended that the majority of locations listed on pages 22 and 23 should be included in an enhanced Conservation Area. This recommendation was adopted by



HALSTEAD CONSERVATION AREA

- Existing Conservation Area
- 2006 Conservation Area Extension
- Listed Buildings
- Public Footpath

Scale 1:3500

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GUIDELINES FOR BUILDINGS

While the following guidelines are of general application, they are of particular importance when dealing with a site within the Conservation Area or with any Listed Buildings. They also incorporate principles outlined in earlier chapters of this Design Statement.

9.1 NEW BUILDINGS

- 9.1.1 These should be designed in a style which harmonises with their immediate neighbours. The height, volume and overall appearance of any new building must be in proportion to what is already there. For example, a two storey building should not be built in the middle of a row of bungalows.
- 9.1.2 When a group of buildings is proposed, standard "estate" designs should be avoided, and a mixture of designs adopted to provide a range of house sizes.
- 9.1.3 The imaginative use of design details - in windows, finials, barge-boards, hanging tiles, shaped bricks, etc. - should be encouraged, so long as they do not clash with those on neighbouring properties and so long as they are not architecturally inappropriate.
- 9.1.4 Designs should embody similar brick colouring and sufficient features from neighbouring properties to give the effect of continuity.
- 9.1.5 The use of knapped flint walling should be encouraged in new developments, both in the walls dividing the properties and in the properties themselves. Hedges should be of indigenous hedging plants such as hawthorn, beech, holly or yew.
- 9.1.6 Generous open spaces must be allowed for within any new housing development. The development at Southdene is fine example of what can be achieved.
- 9.1.7 All new building development must incorporate off-street parking to ensure that current village parking problems are not worsened. New garages should be sited wherever possible, behind the front wall of the house. Blocks of garages or parking spaces should be avoided.
- 9.1.8 Light pollution should be minimised. Future developments should not include provision for street lighting.
- 9.1.9 Any development which might involve an increase in current noise levels will not be acceptable.
- 9.1.10 The preservation of existing trees and the planting of new ones will need to be a central part of any new village development, whether the development consists of multiple or single buildings.

HALSTEAD VILLAGE DESIGN STATEMENT

9.2 EXTENSIONS AND ALTERATIONS.

- 9.2.1 Higher standards of design and external appearance will be required on properties in or adjacent to Conservation areas and on prominent sites.
- 9.2.2 The preservation of existing period buildings of whatever size is required, whether or not they are listed, and their demolition in whole or in part should not be permitted without strong justification. Preservation of period features both internally and externally is equally important.
- 9.2.3 Extensions and outbuildings should be in matching materials and design to the main building and also be kept in proportion to it.
- 9.2.4 Roofs should similarly be in matching materials to those on the main roof and have a similar pitch.
- 9.2.5 Windows and doors should match the style, proportions, positioning and detail of those in the main building and be constructed of the same materials with similar glazing patterns. Double glazing should be installed in as sympathetic a style as possible.
- 9.2.6 Chimneys should not be shortened or demolished, as this can spoil the symmetry of a group of buildings, and can also distort the appearance of a single building.
- 9.2.7 Original external decorative features on the main building should be repeated in the extension.

9.3 FEATURES TO AVOID.

The following building designs and features are not considered to be suitable for use in either new buildings or altered/extended buildings in Halstead.

- 9.3.1 Flat roofs
- 9.3.2 Garages in front of building line.
- 9.3.3 Buildings which exceed the height and scale of neighbouring properties, or (in the case of extensions) the original building.
- 9.3.4 Large buildings on small sites, without adequate garden or landscaping.
- 9.3.5 The use of concrete, multicoloured or composition roof and wall tiles.
- 9.3.6 The use of cement or pebbledash rendering, except on extensions to an existing building so treated.
- 9.3.7 Badly designed, overlarge or otherwise incongruous windows. Window design should, wherever possible, reflect one of the wide variety of window styles already found in the village.
- 9.3.8 Planting of coniferous hedging on front boundaries. *Cupressus leylandii* are considered particularly unsuitable.
- 9.3.9 The use of yellow, bright red or multicoloured bricks, synthetic stone or brick finishes.
- 9.3.10 The use of raised or coloured pointing on house or boundary walls.
- 9.3.11 The use of solar panels or satellite dishes on front elevations.

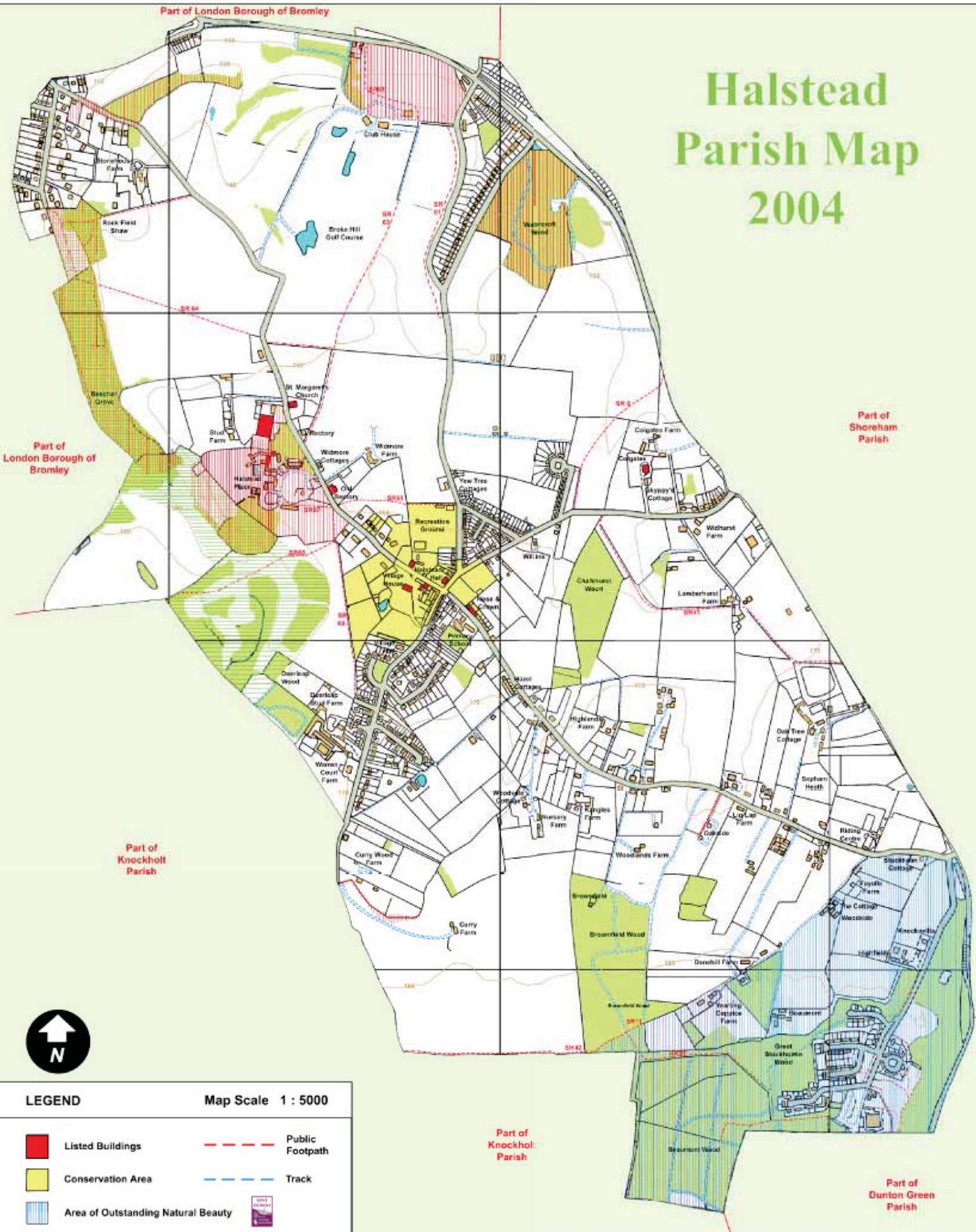
9.4 MAKING USE OF THIS STATEMENT

If you are proposing to extend or alter the exterior of your property or build a new property in Halstead, the following points may assist you to make sure that your proposed design takes account of the points made in this statement.

- 9.4.1 Look at the front of the property from some distance and from any other angle from which the new building work will be seen by others.
- 9.4.2 Check whether the new work will obstruct or interfere with a well-regarded view.
- 9.4.3 Make a note of those features which makes the property distinctive or help it to blend with its neighbours. Does the new work reflect these features ?
- 9.4.4 Look at the roof line of the proposed new building. Does it have the same pitch as the original building ? Do the new tiles match the old ?
- 9.4.5 Look at the windows. Are they the same size and style as those in the original building with matching glazing patterns ?
- 9.4.6 Are the bricks to be used the same colour as the originals and is any brick decoration on the original repeated in the new ?
- 9.4.7 Will there still be adequate space between your property (when extended) and the neighbours ? Will it block light to your neighbours' windows ?
- 9.4.8 Is any proposed extension in proportion to the original building, both in terms of height and size ?
- 9.4.9 If there is to be a new front boundary, will it blend in with those of your neighbour ?
- 9.4.10 Will the new building project beyond the front walls of your neighbours' houses ?
- 9.4.11 Will there be sufficient off-street parking ?

STATEMENT HALSTEAD VILLAGE DESIGN

Halstead Parish Map 2004



LEGEND		Map Scale 1 : 5000	
	Listed Buildings		Public Footpath
	Conservation Area		Track
	Area of Outstanding Natural Beauty		
	Site of Nature Conservation		
	Area with Tree Preservation Orders (TPO's)		
	Height above Sea Level (metres)		

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