

HARTLEY

LONGFIELD

KENT

VILLAGE

DESIGN

STATEMENT



Hartley Green with the Red Chestnut Tree planted to commemorate the Silver Jubilee of King George V, 1935

2008

Hartley Village Design Statement

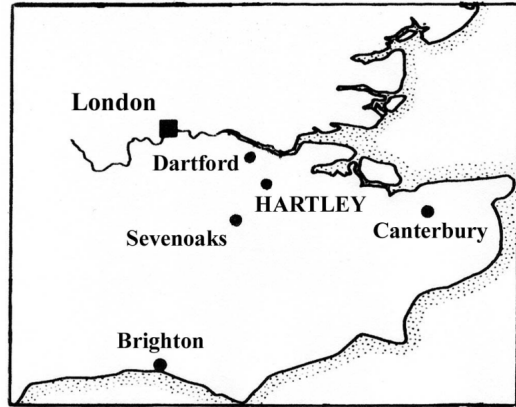
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1. Introduction

This Hartley Village Design Statement (V D S) is being produced in conjunction with the Hartley Village Parish Plan. Hartley Parish Council commissioned a Parish Plan to be produced for the whole of the Civil Parish of Hartley by its residents in November 2004. Due to the status of a V D S in the planning process, it was decided to produce a V D S for Hartley as an additional separate document.

The village of Hartley is situated in North West Kent about 20 miles south east of London within the Metropolitan Green Belt. It is 3 miles south of the A2, 4 miles east of the M25 and 3 miles north of the M20. The centre of Hartley is 1 mile south of Longfield Station on the main London to Dover Railway giving access to Bromley and the Medway Towns but not to Gravesend, Dartford and Sevenoaks. Longfield Railway Station is used by many commuters to reach their employment in London and elsewhere.



South East England

Hartley is 4 miles south of the Ebbsfleet international railway station which became operational in 2007. Buses from Hartley go to Dartford, Bluewater and Gravesend. With these main transport links giving access to London, the Channel Tunnel and the main London Airports, the present rural aspect of Hartley will be under considerable pressure from further development.

Hartley, with a population of some 5,400, has a number of local services including two primary schools. There is a small branch library, a post office, three mini supermarkets each with its own off licence, an estate agent, a pub, a motor spares shop, car sales business, a do it yourself store, a mobile phone shop, a financial services shop, bookshop, farm shop, hairdresser, dentist and beauty salon.

Longfield 1 mile to the north and New Ash Green 1 mile to the south, are major local shopping centres used by many residents of Hartley for banking, groceries, take away food, doctors and vets etc. Our survey found that the services provided by Longfield were particularly important to the residents of Hartley. Both Longfield and New Ash Green have restaurants. Further nearby shopping centres include Bluewater, Gravesend and Dartford.

The Committee would like to express their thanks to Hartley Parish Council, the Friends of Hartley Countryside, the National Lottery and Action with Committees in Rural Kent for their financial support and to Mike Higgins of Sevenoaks District Council for his specialist advice.

1.1 Purpose of a Village Design Statement

Village Design Statements are a relatively new idea sponsored by the Government's Countryside Agency. The intention of the V D S is to give local residents an opportunity to say how they wish their community to develop in the future and to give guidance to owners and developers of properties in Hartley.

The V D S must be prepared in accordance with the Local Plan of the Local Planning Authority. In the case of Hartley, this is Sevenoaks District Council and the current plan was approved in March 2000. This document is currently undergoing a revision,

called the Local Development Framework, and must accord with the Government's Strategy for the South East of England and with Kent County Council's Structure Plan. This, of course, sets constraints but the importance of this V D S is to amplify local, regional and national policies as they apply to Hartley.

1.1.1 The Objectives of Village Design Statements

The objectives of a V D S are:-

1. To describe the distinctive character of the village and surrounding countryside
2. To show the landscape setting of the village
3. To identify the shape of the village
4. To identify the nature of the buildings
5. To draw up design guidelines based on the character of the village
6. To ensure appropriate development that will improve the quality of life of the village
7. To work with the local planning authority
8. To guide planning decisions
9. To influence future policies

Village Design Statements are about managing change for the benefit of the whole of the community not about preventing change.

1.1.2 Planning Guidance

The V D S must represent the views of the local community and be endorsed by the Parish Council. It is then forwarded to the Local Planning Authority for adoption after consultation with interested parties. Once adopted, it then has the legal status of "Planning Guidance" and must be taken into account when planning applications are determined.

1.1.3 Users of the Village Design Statement

Once accepted by the Planning Authority it should be used by:-

1. Sevenoaks District Council as the planning authority for Hartley in determining planning applications
2. Developers and builders and their architects wanting to develop parcels of land in the village
3. Residents and owners of existing buildings, who want to alter, extend, demolish or change buildings
4. Hartley Parish Council when consulted by Sevenoaks District Council as part of the planning process
5. Statutory bodies providing services in the village

1.1.4 The Village Survey

Although this is a separate document from the Hartley Parish Plan, the V D S must be considered as part of the overall plan of the future development of Hartley. In order that this document should represent the views of the residents of Hartley, public meetings were held in May and October 2005 and in April 2006.

Also during May 2005, a survey covering all households in the civil parish of Hartley was carried out on a wide variety of subjects including those concerned with the physical development of the village. About 2,100 questionnaires were distributed of which 750 were returned. The details of the results from this survey are given in the Parish Plan report which is being produced at the same time as this document.

Whilst most of the results of the survey are included in the Hartley Parish Plan, those that are relevant for a V D S are included here and reflect the views of those residents who replied to the questionnaire and those who made written comments at the open days. Talks have been given to various local societies and in Hartley Primary School to find out how they would like Hartley to develop. The school children gave their views on the best aspects of Hartley and of the worst.

1.1.5 To improve the Physical Appearance of Hartley

A V D S is about the physical appearance of the village. It should be consulted whenever a new building is proposed or an existing building altered, renovated, extended or demolished. The statement's purpose is to influence the design and setting of any new development. The setting of a new or altered building should take into account other physical features such as other buildings, trees, woodland, landscape and vistas. The design of a new or altered building should be sympathetic to the surrounding area, be pleasing to the eye and take into account how it will be used and whether it can be misused. Bad car parking, the accumulation of rubbish and graffiti are examples of how an area can be misused.

1.2 A Vision for the Future

Hartley's vision in producing a V D S and a Parish Plan is to enhance the village of Hartley as a pleasant place to live and to provide the environment to engender a true community spirit for all the residents of Hartley. The aim of this V D S is to ensure that the physical development of Hartley enables this community spirit to develop by ensuring that residential development is pleasing and consistent with the existing infrastructure. It is expected that both new commercial and new industrial development will be extremely limited.

The Metropolitan Green Belt must continue to be protected to ensure that Hartley remains a separate entity from its neighbours especially Longfield, where development between the two villages is very close. The railway line, forming the northern parish boundary, is the boundary between Sevenoaks District and Dartford Borough Councils and extreme caution must be exercised by both Councils as regards development in this area.

Within the built up area, the greens, the woods, the trees, grass verges and other open spaces as well as the buildings themselves form an important contribution to the character of Hartley. The residents greatly value this contribution and want to see this character preserved. The ecology within Hartley should be protected and enhanced, to promote biodiversity and to contribute to an improved environment and high quality of life for the residents of the village.

This document is mindful of the likely pressures from the strategic developments including those surrounding the Ebbsfleet international and domestic railway stations completed recently only four miles north of the village and including those in the Kent Thameside developments generally.

Residents of Hartley wish to maintain a pleasant environment in which to live and to ensure that Hartley will keep its fine community spirit.

The expectation of the residents of Hartley is that the planning environment will meet the aspirations set out above.

All the issues covered by this V D S are summarised below. Recommendations are cross referenced to the appropriate section which provide a fuller picture.

1.3. Summary of Recommendations

1.3.1 General Principles

- 1. The present boundary between the built up area of Hartley and the Metropolitan Green Belt should be retained. (Section 4.1)**
- 2. All development outside the village envelope should only be permitted within the policies and aims of the Metropolitan Green Belt. Favourable consideration should be given to proposals which support the management of the Metropolitan Green Belt especially for agricultural and forestry purposes. (Section 4.1)**
- 3. Sevenoaks District Council and Dartford Borough Council should liaise effectively on development proposals along their joint boundary. (Section 4.1)**
- 4. All decisions made by any statutory authority should ensure that the two urban areas of Longfield and Hartley remain separate. (Section 4.1)**
- 5. When planning applications, including those for replacement housing, are being considered in the southern part of Church Road, the proposed development should take into account the size of the plot, the nearness and size of adjacent buildings without destroying the hedgerows, ponds and woodland all of which contribute to the rural nature of this area. (Section 4.3)**
- 6. The pleasing mixture of buildings of different styles in Church Road and in Ash Road should be maintained. (Sections 4.3 and 4.4)**
- 7. The visual impact of any development, including that from the road, should be considered when granting planning permission so that the rural aspect is maintained. (Section 4.4)**
- 8. The “apparent” cartographic error in paragraph 13.24 of the 2000 Sevenoaks Local Plan at Billings Hill Shaw should be corrected as soon as possible. (Section 4.4)**
- 9. Any development on plots of land similar to those listed above should be in keeping with the surrounding properties and should be in a style appropriate to the locality. (Section 5.2)**
- 10. In cases where back land development is permitted, permission should only be granted when the development would not be intrusive on the street scene either physically or in terms of traffic movements and not have an adverse effect on the amenity of neighbouring properties (Section 5.3)**
- 11. When planning permission is granted for new or replacement housing, the extra wear and tear on those roads which are maintained at local residents’ expense should be considered as a material factor. The extra wear and tear can occur during construction work or later. (Section 5.4)**
- 12. Any new developments that require road access should have the road access constructed to adoptable highway standards. Where road access is not adopted, a condition should be imposed to ensure that the road access is maintained to a satisfactory standard. (Section 5.4)**

13. All developments should consider the effect on all open spaces both private and public and seek to preserve wildlife and enhance biodiversity. (Section 5.5.4)
14. The provision of adequate street lighting for the whole estate should be a condition if and when similar new estates to Bramblefield are approved. (Section 5.7)
15. When considering planning applications, the existing biodiversity on both the site of the application and on adjacent land should be taken into account in determining the application. (Section 6.6)
16. Archaeological investigations with sufficient time to observe, retrieve and record the discoveries should be mandatory for any development in the neighbourhood of an archaeological site. (Section 6.8)
17. Any further development must take into account the impact it may have on the infrastructure and service capabilities. (Section 7.1)
18. No development should be undertaken that will increase on street parking or parking on roadside verges. (Section 7.1)
19. On the development of a new building or an extension to an existing building, there should be a minimum distance between buildings. This minimum distance should reflect the size and shape of the existing buildings. (Section 7.2)
20. New development and extensions should respect the privacy and the right or access to light of neighbours. There should be full consultation with all neighbours affected. (Section 7.2)
21. Planning permission for telecommunication masts will only be supported for sites away from schools, children's play areas and dwellings, and must aim to be inconspicuous when constructed. (Section 8.1)
22. Operators should be encouraged to share existing mast facilities to avoid a proliferation of masts in the community. (Section 8.1)

1.3.2 Conservation Principles

1. Policy EN8 which designates areas of local landscape importance should be extended to the area of woodland at Downs Valley to protect the views in the adjacent Fawkham Valley from visual harm. (Section 4.5)
2. The small open spaces, as listed in appendix 4, should be retained and enhanced as appropriate. (Section 5.5.3)
3. There should be no further encroachments on the setting of Hartley's historic buildings, as listed in Appendix 1, by building closer or higher than existing buildings especially when the proposed development is on an adjacent site. (Section 6.2)
4. Sevenoaks District Council be asked to progress the creation of a local list of buildings for Hartley that are worthy of preservation in consultation with the local community and the affected householders and owners. In advance of Sevenoaks District Council commencing this work, Hartley Parish Council

should commission a study to identify those buildings it feels should be included on the local list in consultation with the local community and the affected householders and owners. (Section 6.3)

5. As a centrepiece of the village, Hartley Green, including the war memorial, seats and village sign, should be maintained and enhanced, for example, by the removal of other street furniture. Consideration should be given to make this a Conservation Area. In addition, the area surrounding All Saints Church, known as Hartley Court Green, should be considered for designation as a Conservation Area. In both cases, consultation must be with the local community and the affected householders and owners. (Section 6.4)

6. Every effort should be made to preserve the items of street furniture etc listed in the text to maintain the beauty and character of the village in consultation with the owners. (Section 6.5)

7. When considering planning applications, the existing trees, both those with tree preservation orders and those without, on both the site of the application and adjacent land must be taken into account in determining the application. (Section 6.7)

8. Hartley Parish Council should commission a survey to be undertaken of trees in Hartley with a view to submitting a list to Sevenoaks District Council of those worthy of preservation and hence be subject of a tree preservation order. The survey should be done in conjunction with the affected householders. (Section 6.7)

1.3.3 Design Guidelines

1. Roadside fencing and walling and the area devoted to hard standing should be designed to enhance the rural nature of the area including giving encouragement to maintain trees and hedgerows. (Section 4.4)

2. New or altered buildings must be well designed and be sympathetic to their setting within the rural or urban landscape. New buildings should be well placed on the plot and not detract from neighbouring properties. (Section 5.3)

3. A condition should be applied to all new developments to include provision for sympathetic and practical tree planting on the street scene. (Section 7.1)

4. The size of any building should not detract from any neighbouring buildings. It should not be out of proportion to its neighbours or the plot that the building stands on. (Section 7.2)

5. New developments and extensions should be located and designed to maximise energy conservation. (Section 7.2)

6. Buildings should be finished with materials appropriate to the locality. Special consideration should be given to brick, flint, pebble dashing, and weather boarding for walls and tiles for roofs. (Section 7.3)

7. The design of any building or the placing of a building on a development site must seek to avoid any situation where litter or rubbish can be deposited or where vandalism and crime can take place. The design should be complementary to the surrounding area. (Section 8.2)

2. The Evolution of Hartley

2.1 Before 1800

The first written mention of Hartley is in the Domesday Book compiled in 1086 on orders of William I. Hartley is recorded as "Erlei" and means "a clearing in the wood where the deer are". Hartley Wood is perhaps a remnant of that landscape.



All Saints Parish Church

All Saints Parish Church is Hartley's oldest building and is mentioned in the list of churches in the Diocese of Rochester dated to about 1115. By the Reformation, it is clear that several farms existed in the area but there was no concentrated settlement. During the 17th and 18th centuries several new properties were built all of which except two survive to the present day. By 1801, the population of Hartley had not increased significantly. The total in that year was 151 people occupying 23 dwellings.

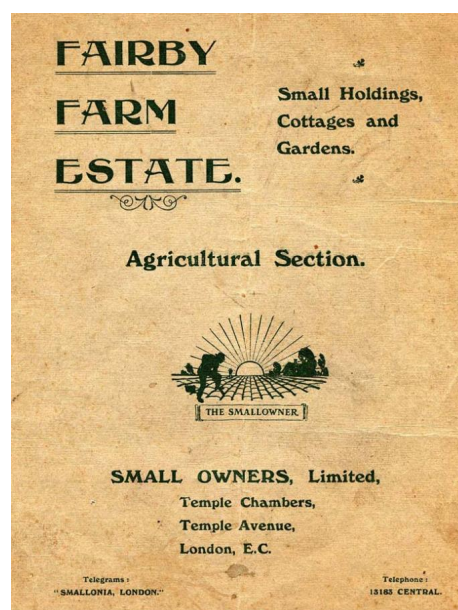
2.2 The 19th Century Development of Hartley

In 1841, Hartley School was established in new premises at Hartley Green. The railway line was opened in 1861 and the station at Longfield ten years later. A retired army officer, Colonel Hartley decided to make his home here in the 1870s and built an opulent mansion at Old Downs.

During the 19th century, the population increased further to 284 in 1901 with additional buildings near the Green in Castle Hill, along the Ash Road near the Black Lion and at Fairby and New House Farm. Many of these houses have undergone considerable alterations in recent years.

2.3 Development during the 20th Century

Hartley at the start of the 20th century was still an agricultural community, but all this was about to change. In 1905, Payne Trapps & Co bought 122 acres of land and laid out the roads, Merton Avenue, Wellfield, Larksfield, Gresham Avenue and



Estate Catalogue, 1912

Woodland Avenue. They sold the land in 25 feet wide blocks, but only a few houses were built at the time. In 1912 – 13, another company, Small Owners Limited bought most of the remaining land in Hartley. They parcelled up the land into 2 to 6 acre plots and encouraged newcomers to settle, build their own houses, run their own small holding and travel to London to work from the newly rebuilt station at Longfield. At this period, a Roman Catholic Community was established in Hartley. The Church of St Francis de Sales and the primary school of Our Lady of Hartley are situated in the centre of Hartley. Mains water was first supplied in Hartley in 1902. Several houses from this period remain.

Development continued unabated during the 1920s with the construction of more houses and bungalows. This period of development, which included the installation of mains electricity, came to an abrupt end in 1939. By 1951, the census showed that 1,255 people lived in Hartley. In the 1950s, the village recovered and development resumed. New roads like Green Way and Springcroft soon appeared and existing roads such as Woodland Avenue, Fairby Lane and Gorse Way were soon filled with houses and bungalows. New houses and new people required more infrastructure. Main drainage and gas supplies were installed, roads widened and tarmaced, electricity and water supplies enhanced.

Hartley School was rebuilt in the 1960s on a new site. The restructuring of the railway bridge at Longfield in 1966 made further development possible. To the south, a new village, New Ash Green, was created with the first residents coming in October 1967. Land in the north of Hartley was acquired by the local housing authority, and construction of a major housing estate at Wellfield began in 1970 and contains more than 450 dwellings. Many new roads were constructed between 1955 and 1978 resulting in a doubling of the population.

2.4 Prospects for the 21st Century

In the 21st century, the pressure for development continues unabated with the consequential increase in traffic. Houses and bungalows built a few decades ago with a little bit of land are being demolished to be replaced by several “executive type” homes. This infilling has resulted in some of Hartley’s historic buildings, such as Fairby Grange and Woodins, being hemmed in and thus detracting from their beauty. The proximity of the village to Ebbsfleet international and domestic railway stations and the Thames Gateway area can only increase the pressure.

Although there is little undeveloped land within the built up area, development continues by building in back gardens or by demolishing one dwelling and replacing it by several. However, certain types of tandem (backland) development are contrary to the policies of the Sevenoaks District Local Plan. The residents have expressed their concerns in the survey about the ability of the existing infrastructure to cope with the present number of houses and with any more development. There are no plans to improve the infrastructure.

These pressures for change will continue and the purpose of this V D S is to provide guidance for the management of the future changes for the benefit of the current and future residents of Hartley.

3. Description of Hartley

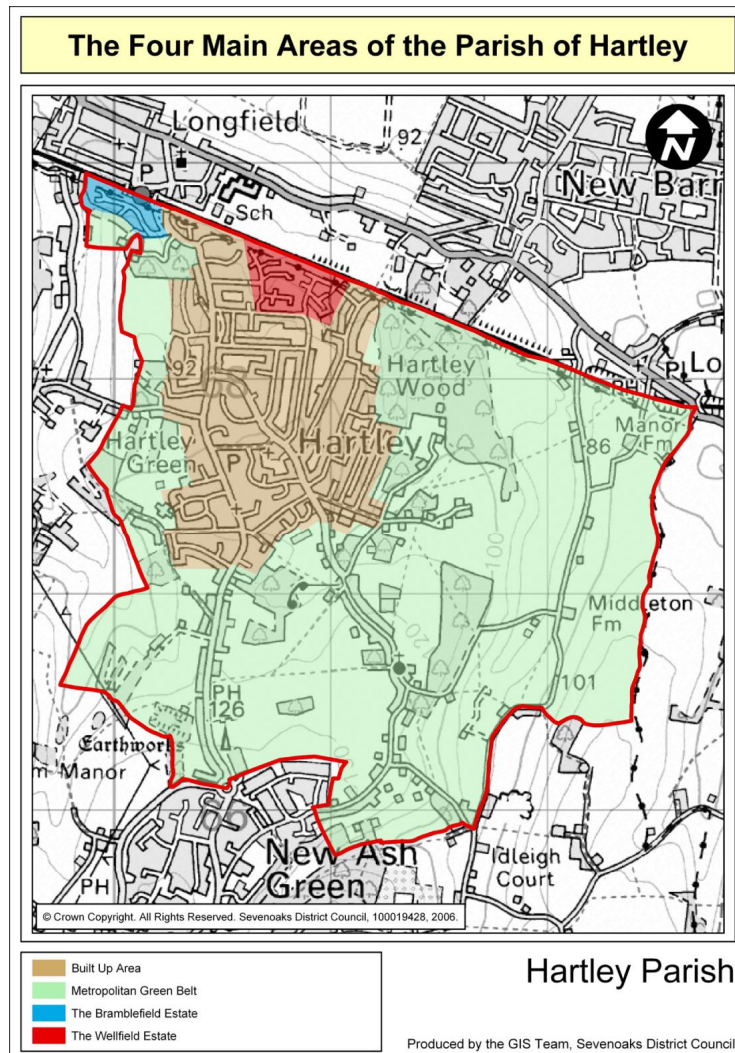
The built up area of Hartley is bounded on the west, south and east by considerable tracts of the Metropolitan Green Belt (shown green on the map). To the north, Hartley is bounded by the railway line through Longfield. The built up area is shown brown on the map with the exception of the Wellfield Estate, shown red, and the Bramblefield Estate shown blue.

The Metropolitan Green Belt includes Hartley and Foxborough Woods and open farmland to the east. Northfield and the southern parts of Church Road and Ash Road form the open space between New Ash Green and Hartley. To the west is some recreational and farm land. Rectory Meadow, a local nature reserve, is an important part of the Metropolitan Green Belt between Hartley and Longfield.

The **main area of urban development** is to be found within the village envelope. Most of the dwellings are bungalows, chalet and two storied houses. The latest large estates were completed in about 1978 since when, development has only been achieved by small scale infilling. There are three groups of shops; one near the post office in Ash Road, one at the junction of Church Road and Ash Road, and a block of shops at the entrance to Cherry Trees. Above the last two groups are several flats.

The Wellfield Estate lies at the northern edge of Hartley on a north facing slope adjacent to the railway line. Building started in 1970 on land acquired by Dartford Rural District Council and has continued to the present day. It comprises mainly terraced houses, maisonettes and sheltered housing with about half now in private ownership and the remainder owned by the West Kent Housing Association.

The Bramblefield Estate lies in the north-west corner of Hartley separated from the main part of Hartley by some land in the Metropolitan Green Belt. It lies on the south side of Longfield Station. Bramblefield Estate was built in the 1980s and 1990s by a private developer. It comprises small bungalows and blocks of maisonettes aimed now at the over 50s and remains owned by the developer with the residents buying a licence.



4. The Metropolitan Green Belt and the Countryside

As shown on the map in section 3, the built up area of Hartley is surrounded by large tracts of Metropolitan Green Belt that is within the Parish of Hartley. The majority of this land was so designated many years ago but in recent years, there have been some marginal changes.

The Metropolitan Green Belt is a long standing instrument of planning in the south east of England, the general purpose of which is

- 1. To check the unrestricted sprawl of large built-up areas*
- 2. To prevent neighbouring towns from merging one with another*
- 3. To assist in safeguarding the countryside from encroachment*
- 4. To preserve the setting and special character of historic towns, and to assist in urban regeneration by encouraging the recycling of derelict and other urban land*

The fundamental aim of the Green Belt Policies is

- 1. To provide access to open countryside*
- 2. To provide opportunities for outdoor sport*
- 3. To retain attractive landscapes*
- 4. To improve damaged and derelict land around towns*
- 5. To secure nature conservation interest and*
- 6. To retain land in agricultural, forestry and related uses*

Thus within the Metropolitan Green Belt, there is the presumption against inappropriate development. The re-use of buildings will be permitted under certain restrictions. All development allowed must conform to the general character of the existing buildings and maintain public rights of access.

4.1 Results from the Survey on the Metropolitan Green Belt

The results from the village survey showed that the residents of Hartley are overwhelmingly (98%) against any large scale building in the Green Belt area. A minority (18%) favour building a little within the Green Belt but the majority (82%) said they were against further building in the Metropolitan Green Belt. When asked about Conservation Areas, although a few stated they would like to see Hartley Green as a Conservation Area, many said they want to see the woods, trees, green fields, and the views over the valleys preserved. The rural landscape of Hartley outside the village envelope is valued by local people and hence favourable considerations should be given to proposals which support its management.

Recommendation

The present boundary between the built up area of Hartley and the Metropolitan Green Belt should be retained.

Recommendation

All development outside the village envelope should only be permitted within the policies and aims of the Metropolitan Green Belt. Favourable consideration should be given to proposals which support the management of the Metropolitan Green Belt especially for agricultural and forestry purposes.

The Metropolitan Green Belt to the east, south and west of Hartley is protected by Sevenoaks District Council Local Plan policy GB1 and much of it by policy EN8.

Policy GB1 identifies the exact boundary of the Green Belt.

Policy EN8 identifies areas of local landscape importance. However, the tract of Metropolitan Green Belt separating the built up areas of Longfield and Hartley falls within the area administered by Dartford Borough Council as it lies north of the railway. Axton Chase Secondary School and its playing fields is in this area.

Recommendation

Sevenoaks District Council and Dartford Borough Council should liaise effectively on development proposals along their joint boundary.

Recommendation

All decisions made by any statutory authority should ensure that the two urban areas of Longfield and Hartley remain separate.

4.2 The Metropolitan Green Belt to the East



This is the largest area of open land consisting of a north/south valley. The valley of Hartley Bottom runs from the former Southwark Borough Council rubbish tip in the north to Berry's Maple in the Parish of Ash-cum-Ridley in the south. Midway between is Hartley Bottom Farmhouse, the centre of Hartley's largest farm there are several other listed houses in this area. This valley is separated from the built up area by woodland and open parkland

Hartley Bottom

In Hartley Bottom, the Mid Kent Water Company has a water treatment works drawing water from strata at depths of 120 (400 feet) and 240 metres (800 feet). These works supply water to Hartley and the surrounding area. This area is crossed by several public footpaths which are used and enjoyed extensively by the residents of Hartley.

4.3 The Metropolitan Green Belt to the South along Church Road

This area has the north/south Church Road to the east with a mixture of houses and bungalows on both sides of the road which, in part, is still sufficiently narrow to require passing places and bounded by hedgerows on both sides. The countryside aspect of this road is maintained by the presence of the Norman All Saints Parish Church, the adjacent Georgian Hartley Court, several fine half timbered houses and two roadside ponds. Sevenoaks District Council has suggested the area around Hartley Court, the Church, one of the ponds, and the adjacent green might be designated a conservation area.

This area was developed in the 1920s and 1930s with small wooden bungalows on large plots of land. Currently many of these bungalows are being replaced by substantial brick built modern homes. The trees, hedges and grassland surrounding these dwellings contribute significantly to the rural nature of this area.

Recommendation

When planning applications, including those for replacement housing, are being considered in the southern part of Church Road, the proposed development should take into account the size of the plot, the nearness and

size of adjacent buildings without destroying the hedgerows, ponds and woodland all of which contribute to the rural nature of this area.

Recommendation

The pleasing mixture of buildings of different styles in this part of Church Road should be maintained.

4.4 The Metropolitan Green Belt to the South along Ash Road

Ash Road is another north/south road. It is the main access to New Ash Green and has been progressively widened and a pavement added on its eastern side. However, this road does retain some of its rural charm as along most of its length are trees, hedgerows and green fields. There are several buildings of character but only Hartley House, which is shown in the photograph, is listed. The Black Lion Public House with features dating back to 17th century provides food and drink in a rural setting. Hartley House, Bay Lodge and the Old Forge are all 19th century buildings with much to commend them. In particular, Bay Lodge has some fine iron railings which are worth preserving. Also, there are some attractive pre war houses, some of which have been enlarged.



Hartley House, Ash Rd

Mostly, the recent developments are in keeping with their surroundings but the close boarded fencing or high brick walls chosen by some residents does not portray a rural aspect.

Recommendation

The pleasing mixture of buildings of different styles in this part of Ash Road should be maintained.

Recommendation

The visual impact of any development, including that from the road, should be considered when granting planning permission so that the rural aspect is maintained.

Recommendation

Roadside fencing and walling and the area devoted to hard standing should be designed to enhance the rural nature of the area including giving encouragement to maintain trees and hedgerows.

There are several footpaths in this area including one from the All Saints Church to the Black Lion Public House. At the southern extremity of the parish and lying between Ash Road and Church Road is Northfield. This is a 65 acre open space managed jointly by Ash-cum-Ridley and Hartley Parish Councils for the benefit of



Northfield from Ash Rd

both communities. After much legal argument, this land was and remains protected from development in the 2000 Sevenoaks District Local Plan.

Paragraph 13.24 of the 2000 Sevenoaks District Local Plan noted an “apparent” cartographic error in the area designated as Green Belt at Billings Hill Shaw. Paragraph 13.24 recognises that the Green Belt should be extended to include all the wooded area on the southern boundary of the built up area.

Recommendation

The “apparent” cartographic error in paragraph 13.24 of the 2000 Sevenoaks Local Plan at Billings Hill Shaw should be corrected as soon as possible.

4.5 The Metropolitan Green Belt to the West

The built up area of Hartley is separated from the more rural village of Fawkham by some farm land, a golf course and the lands of Hartley Country Club and Hartley Primary School. This area forms part of the Metropolitan Green Belt.

Towards the south is Chapel Wood containing the site of a medieval village which was wiped out in the Black Death. The remains of the chapel could be seen until the middle of the 19th century when the flints were taken by a local man to build an outbuilding at the Black Lion pub. Towards the north, the land falls away to the Fawkham Valley generating views towards the west. At present most of this area is included within the area designated under EN8 as an area of local landscape importance.

This area is crossed by several public footpaths which lead to longer walks in Fawkham and are much enjoyed by the residents of Hartley.

Recommendation

Policy EN8 which designates areas of local landscape importance should be extended to the area of woodland at Downs Valley to protect the views in the adjacent Fawkham Valley from visual harm.

4.5 The Metropolitan Green Belt to the North-West separating Bramblefield from the rest of Hartley

This area includes the lands of the splendid Victorian Rectory built by the Rev Edward Allen in the 1850s which extended to about 6 acres. Half is well wooded and contains the foundations of the rectory and is dangerous to walk as there are several wells and disintegrating walls. For this reason this area is closed to the public. The other half, now known as Rectory Meadow, has been acquired by the Parish Council as a public open space and is a site of special scientific interest and a nature reserve. Rectory Meadow is maintained by the North West Kent Countryside Project. A public footpath crosses the site and is used a lot by commuters walking from Hartley to Longfield Station.

5. The Central Built Up Area within the Village Envelope

The built up area within the village envelope comprises mainly houses and bungalows and a few shops. All buildings are either single or two storied. Whilst a few buildings date back several centuries and some from the 19th century and before World War II, the majority have been built since about 1955. The charm of living in Hartley is the mixture of houses within the village landscape including all the small open spaces and trees within the street scene.



Early & Late 20th Century Buildings, Ash Rd

There are two ancient main roads, Church Road and Ash Road, which run through the centre of Hartley in a north/south direction meeting at the northern and southern ends of the village. Again, the charm is the variety of houses which have been built mainly in keeping one with another. Some are modern whilst others were built during the period of the Small Owners' development, as shown in the photograph, or in the 1930s and a few much earlier. This variety arises as there was no central core to the village of Hartley in antiquity.

Those houses and bungalows, built in the 1920s, 1930s and 1950s that remain, are an essential part of the character of the built up area and a number are being demolished. However, many remain to give Hartley its distinctive character of houses of different ages being adjacent to one another.

The only major retail commercial development in the centre of Hartley is at the Cherry Trees Shops which has come under much criticism for its inappropriate and bad design (see section 8.2) and is perhaps out of keeping with the remainder of development in this area. Smaller commercial developments exist at the junction of Church Rd and Ash Rd and near the Post Office in Ash Rd.

There are two ancient main roads, Church Road and Ash Road, which run through the centre of Hartley in a north/south direction meeting at the northern and southern ends of the village. Again, the charm is the variety of houses which have been built mainly in keeping one with another.



1930s Bungalows, Church Rd

There are three other pre 1900 roads in the central area. Many houses have been built along both sides of **Gorsewood Road** which retains a large number of trees to give the road a rural aspect. This road borders the large open space of Hartley Wood but since the construction of the railway, this road ceased to be a through way for all but pedestrian traffic. However, several residents have complained about the continuous building which has taken place over the last twenty to thirty years. **Castle Hill**, which remains a narrow country lane, has a number of pleasing Victorian dwellings,



Gorsewood Road

some in brick and others finished in white weatherboarding situated near the Green. However, it is much used by vehicular traffic especially when Hoselands Hill is closed.

St John's Lane has been widened significantly and new houses built along both sides. As can be seen in the adjacent photograph, this road presents an open vista with open spaces, green verges and trees. The shape of the houses and differing brickwork helps to give a pleasing view.



St John's Lane

5.1 Major Developments involving the Construction of New Roads



Billings Hill Shaw

Between 1955 and 1978 there were 23 major developments in Hartley, adding 1,291 new properties to the existing 500 in Hartley. In addition, building has continued in many of the pre-existing roads by infilling.

The building of the estates at Chantry Avenue and Billings Hill Shaw closed this phase of major developments as there was no further room within the village envelope.

5.2 Smaller Estates after 1978

Since 1978, 11 smaller estates have been constructed comprising 85 new properties. One example is Fairacre Place which was built in 1994 on the site of a bungalow, called Fair Acre and its large garden. The new development consisted of two houses facing Hoselands Hill, shown in the photograph and a further 3 houses behind. This is a pleasing development as it incorporates the use of bricks and flint, both traditional building materials.



The Old Bungalow, Fair Acre



New Development at Fairacre Place

5.3 Other Housing Developments since 1978



**2 Houses replacing 1 Bungalow
Church Road**

Also after 1978, there have been two other major types of development in Hartley. Several older properties along Church Road and Gorsewood Road with large gardens have been demolished and each has been replaced by several “executive style” homes built along the street frontage. This example in Church Road shows how two large houses, which replaced a

bungalow, have been placed next to a smaller older bungalow.

This photograph of two adjacent sites in Church Road shows some more recent developments in Hartley. These comprise one property fronting Church Road and three properties behind with two adjacent access roads. One plot fronting Church Road has been left vacant. This development is seen by some residents as an inappropriate use of the site.



Recent Development, Church Rd

Building has taken place in the back gardens of residential properties in Ash Road, Gorsewood Road, Manor Drive and Gorse Way. This type of development has been called “backland development”.



Backland Development, Ash Rd

Backland development is discouraged by both Hartley Parish and Sevenoaks District Councils. From the survey, backland development is not favoured by over 63% of the respondents. Some residents favour this form of development as an alternative to having more housing on the road frontage. These two unattractive roads, shown in the adjacent photograph, give access to backland development and join the main Ash Road with limited sight lines

Recommendation

In cases where back land development is permitted, permission should only be granted when the development would not be intrusive on the street scene either physically or in terms of traffic movements and not have an adverse effect on the amenity of neighbouring properties.

Recommendation

New or altered buildings must be well designed and be sympathetic to their setting within the rural or urban landscape. New buildings should be well placed on the plot and not detract from neighbouring properties.

5.4 Private Roads

Part of Gorse Way, Briars Way, Stack Lane, Hottsfeld, part of Merton Avenue, part of Fairby Lane and Manor Drive are privately owned and are maintained by their residents. Also, many newer roads are privately owned. Where these roads are used by non residents, the extra wear and tear can cause problems for the residents maintaining their roads. School traffic in Stack Lane is causing a particular problem.

Recommendation

When planning permission is granted for new or replacement housing, the extra wear and tear on those roads which are maintained at local residents' expense should be considered as a material factor. The extra wear and tear can occur during construction work or later.

Recommendation

Any new developments that require road access should have the road access constructed to adoptable highway standards. Where road access is not adopted, a condition should be imposed to ensure that the road access is maintained to a satisfactory standard.

5.5 Open Spaces within the Built up Area

Within the village, there are many open spaces which give variety and pleasure in the village landscape. Some existed before the start of the modern developments in 1955. Others have been incorporated in later developments. These comprise both public and private open spaces. All contribute to the character of Hartley.

5.5.1 Well Established Public Open Spaces

Approaching Hartley from Longfield, the first open space, Rectory Meadow is on the right as one ascends Hoselands Hill and then Hoselands Green is reached at the top of the hill on the left. Hoselands Green is surrounded on three sides by houses and on the other by the main road. The trees on the far side of the above photograph shield the houses from view. Both Hartley Green and Hartley Court Green are also important open spaces and have been proposed as conservation areas.



Hoselands Green, Ash Rd

5.5.2 Open Spaces along Street Frontages



Grass Verge, Larksfield

Some of the roads laid out before World War II or shortly after, have wide green verges. These verges have given these roads a very open appearance especially as many of the properties are bungalows. These wide verges can be seen in the adjacent roads of Woodland Avenue, Gresham Avenue, and Larksfield. Some properties in these roads have wide frontages and consequently have been developed recently to include the larger

“executive type” houses. The effect is twofold. Firstly, the open appearance is being eroded and secondly the grass verges are in danger of erosion by additional parked cars along the road edge. In addition, attractive roadside verges are to be found in the private roads of Gorse Way and Briars Way. As can be seen in this photograph, the street scene is enhanced by the large number of mature trees some of which have recently been made the subject of tree preservation orders.



Grass Verge, Gorse Way

5.5.3 Open Spaces forming part of a residential Development

Hartley has a number of open spaces which have been incorporated in some of the more recent developments. At Billings Hill Shaw, the two open spaces of grass and a specimen tree finish the estate’s roads as it approaches St John’s Lane. These open spaces are surrounded by housing and hence should be preserved as they break up the line of houses along St John’s Lane and give openness to the estate.



Open Space, Billings Hill Shaw

Ash Way where part of this development is originally had an Ash Tree giving the reason for the name. Perhaps, a replacement tree could be planted.

Woodland Avenue Recreation Ground with the adjacent woodland of Gorsewood, Chantry Avenue Recreation Ground and the Woodland Avenue Allotments are other open spaces. These should be preserved.

A different perspective is seen in Round Ash Way where part of this development is arranged around a grassed area. It



The Green, Round Ash Way

Recommendation

The small open spaces, as listed in Appendix 4, should be retained and enhanced as appropriate.



A Small Private Garden

5.5.4 Private Gardens

Most, if not all, residential properties in Hartley have both private front and rear gardens which together contribute significantly to the overall openness and greenness of the character of Hartley. As can be seen in the photographs throughout this document they are many and varied. These gardens are environmentally important as a haven for birds, insects and wildlife in general. They also contribute to

the mental and physical well being of residents. Further developments together with the associated roads and hard standing for cars and other vehicles reduce the area available for plants and wildlife. When considering proposals for development, including backland development as described above in section 5.3, the effect on wildlife and biodiversity must be considered. Where possible, developments should be carefully designed and landscaped so that opportunities for wildlife are maximised.

Recommendation

All developments should consider the effect on all open spaces both private and public and seek to preserve wildlife and enhance biodiversity.

5.6 The Wellfield Estate



New Houses, Caxton Close

homes have been constructed in Pitfield and three in Caxton Close. These additions to the housing stock are the only ones in Hartley that can be regarded as “social housing”. If more housing was to be built then about 25% of the respondents in the survey favoured more low cost/social housing.

This estate lies at the northern edge of Hartley on a north facing slope adjacent to railway. Originally a council estate, the whole area is managed now by the West Kent Housing Association.

It comprises about 450 terraced houses with a few bungalows, maisonettes and sheltered flats. Following the right to buy policy, many of the properties are in private ownership. Recently four more new

5.7 The Bramblefield Estate

This estate of 150 units lies in the north-west corner of Hartley and is separated from the main part of Hartley by Rectory Meadow. It lies adjacent to Longfield Station and comprises small blocks of maisonettes which is aimed at the over 50s. The open spaces in this estate should be retained.



Bramblefield

A total of 53% living on this estate said they were dissatisfied with the roads on the estate with over a quarter of residents saying explicitly that street lighting should be improved. There is some street lighting in certain parts of the estate, but some could be installed in the area near the entrance on Hoselands Hill.

Recommendation

The provision of adequate street lighting for the whole estate should be a condition if and when similar new estates to Bramblefield are approved.

6. Existing Features needing Preservation

Those features of the Parish of Hartley worthy of preservation have been identified in the survey and are grouped under the following headings:-

1. The Metropolitan Green Belt Environment and other open spaces
2. Buildings on the National List including Churches
3. Buildings on the Local List
4. Possible Conservation Areas
5. Street Furniture, Signs and Other Distinctive Features
6. Ecology
7. Significant Trees and Hedgerows
8. Archaeological Sites

6.1 The Metropolitan Green Belt Environment

The preservation of the Metropolitan Green Belt area surrounding the built up area of Hartley is critical to the future of Hartley. The residents of Hartley identified overwhelmingly the open spaces and the countryside surrounding the built up area as the principal items to be conserved. A detailed analysis on the Metropolitan Green Belt is included above in section 4. Consideration of other open spaces is made in section 5 on the central built up area.



Foxborough Wood

6.2 Buildings on the National List as having Special Architectural or Historic Interest

Hartley has a number of “Buildings of Special Architectural or Historic Interest”. These buildings are of national importance and are protected by law. The oldest in Hartley is the parish church of All Saints. Others include Hartley Court, Fairby Grange and Woodins (see below), Middle Farm and its barn which is now the Roman Catholic Church, Brickend Cottages and Red Cow Farm. These are all shown in the list at Appendix 1.

Fairby Grange, Ash Road

The present building dates from the 17th century. The farm and its land consisted of 170 acres in the Parish to the west of Ash Road. Most of the land is built on and the house, which is surrounded by modern development, is now a retirement home.



Fairby Grange, Ash Rd



Woodins (the thatched building) surrounded by modern development

Woodins, Church Road

This delightful grade II listed building is situated in Church Road near its junction with Ash Road. According to the listing it is a 17th century timber framed building with modern restorations and extensions. As can be seen in the adjacent photograph, it is now surrounded by modern development.

In recent years, modern building development has been permitted close to several historic buildings in Hartley. This has usually occurred when the site of the new building is not within the property boundary of the historic building. Under policy EN 18 in the Sevenoaks District Local Plan proposals which detract from the setting of a listed building should not be permitted.

Recommendation

There should be no further encroachments on the setting of Hartley's historic buildings, as listed in Appendix 1, by building closer or higher than existing buildings especially when the proposed development is on an adjacent site.

6.3 Listed buildings (Local List)

Sevenoaks District Council will be consulting all parishes in its area to compile a list of buildings which are of local importance. Hartley has buildings of all ages from the 16th century onwards. Most of the early ones are on the National List but later ones are excluded. There are several fine brick built houses dating from the 19th and early 20th century and rather unusual bungalows from the 1930s and 1950s which should be considered for inclusion in the local list after consultation with the owners.



Black Lion, Ash Rd

The following properties are examples that could be considered for inclusion in the local list. The **United Reformed Church** built in 1934 has some attractive Art Deco features. **The Black Lion public house** is a fine 17th century timber framed building. Visitors enjoy a pleasant drink around an original inglenook fireplace.



Mintmakers, Church Rd

Mintmakers in Church Road is a fine mid 19th century property with many original features. It replaced an earlier dwelling that had been totally destroyed by fire. Although surrounded by later dwellings in Church Road it still retains its rural charm as can be seen in this photograph.

Bay Lodge, Ash Road is another of Hartley's charming 19th century dwellings. A particular nice feature is the surviving iron railings which have been included in the smaller items to be preserved.



Bay Lodge, Ash Rd

Recommendation

Sevenoaks District Council be asked to progress the creation of a local list of buildings for Hartley that are worthy of preservation in consultation with the local community and the affected householders and owners. In advance of Sevenoaks District Council commencing this work, Hartley Parish Council should commission a study to identify those buildings it feels should be included on the local list in consultation with the affected householders and owners.

6.4 Possible Conservation Areas

Hartley has no formally recognised conservation areas. These areas are designated by the planning authority as being of special architectural or historic value which warrants special measures to protect them. Sevenoaks District Council is reviewing its conservation areas and Hartley Parish Council has been asked for its views. They have suggested the following two areas.



Hartley Green

Hartley Green is situated at the junction of Ash Road and Castle Hill. To the west is Hartley Cottage and to the north is Yew Cottage; both listed historic buildings. On the Green are the village sign, the village war memorial, a seat and a fine red chestnut tree planted to celebrate the Silver Jubilee of King George V. The other street furniture detracts from its appearance.



Hartley Court Green

Wood Corner (Manor Drive). The exact area to be designated will have to be identified precisely.

For Hartley Green, this could be the green itself, the two thatched cottages and the cottages at the top of Castle Hill. For Hartley Court Green, this could be the little green, Hartley Court, All Saints Church, the burial ground, the pond and Haley Shaw wood.

No mention was made in the survey questionnaire on which Conservation Areas had been proposed by Sevenoaks District Council. Although there was some support for Hartley Green and Hartley Court Green, by far the biggest support was for woodland, including Hartley Wood and Foxborough Wood, and open country views in the Metropolitan Green Belt surrounding the village which are protected by other means. The replies from the survey questionnaire clearly indicates that there is a differing understanding of the words "conservation areas" between the general public and local and central government.

Recommendation

As a centrepiece of the village, Hartley Green, including the war memorial, seats and village sign, should be maintained and enhanced, for example, by the removal of other street furniture. Consideration should be given to make this a Conservation Area. In addition, the area surrounding All Saints Church, known as Hartley Court Green, should be considered for designation as a Conservation Area. In both cases, consultation must be with the local community and the affected householders and owners.

6.5 Street Furniture, Signs and Other Distinctive Features

This section is concerned with protecting the smaller items which contribute to the pleasing views around Hartley. Photographs of a selection of these are shown below. Whilst for some of these, it may not be possible to obtain statutory protection under existing legislation, others by virtue of their position may be protected and for others an application could be made.

Already Protected (as they are adjacent to a listed building)

The lych gate at All Saints Parish Church

The bell turret at the St Francis de Sales Roman Catholic Church

Possibly Already Protected (as they are in public ownership)

Hartley Village Sign on Hartley Green

The War Memorial on Hartley Green (application could be made to have this listed as it is one dating from World War I)

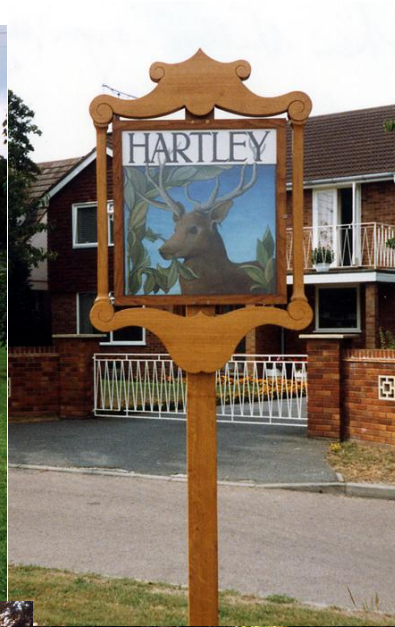
Could Be Listed

The Victorian post box at the Black Lion Pub

Cast iron railings at Bay Lodge

Hartley Social Club sign

The ponds at Manor Field, Bonsalls and Red Cow Farm



Recommendation

Every effort should be made to preserve the above items to maintain the beauty and character of the village in consultation with the owners.

6.6 Ecology

Wildlife in Hartley, including protected species and designated sites should be protected and enhanced. Ecological issues can be identified through surveys which should be carried out before planning permission is granted. The management of wildlife must comply with legislation and planning guidance and a number of protected species could be affected by any proposed development.

If possible, enhancements for biodiversity should be included in any development to increase biodiversity in Hartley and thus promote a beneficial environment for residents. These enhancements can be on any scale including being included within buildings, landscaping or incorporated in gardens. Trees and hedgerows provide important habitats for wildlife. They should be retained as beneficial habitat features but where works on, or the removal of either, are necessary the ecological implications, such as on birds, must be addressed and mitigated.

Recommendation

When considering planning applications, the existing biodiversity on both the site of the application and on adjacent land should be taken into account in determining the application.

6.7 Protected Trees

Tree preservation orders are made to protect trees which make a significant impact on their local surroundings. This is particularly important when trees are in immediate danger.

Historic hedgerows in rural areas are covered by different legislation. There is no protection for other hedgerows.

A number of orders have been made for trees in Hartley. For example, at least 8 orders have been made for trees in Gorsewood Road.



Trees at the Junction of Church Road and Manor Drive

The larch trees on both sides of Manor Drive are covered by an order as are a few pine trees around the corner in Church Rd as can be seen in the photograph. There are many others and Sevenoaks District Council maintains a complete list which is reproduced at Appendix 3.

It is recognised that trees are an important feature in both the Green Belt of Hartley and in the built up area. In fact it is almost impossible to take a photograph without trees

being prominent in the picture. However, with the increasing pressure for more housing those without preservation orders may become under threat. It is important to ensure their survival.

The adjacent photograph shows some pretty trees in Ash Road which are not covered by a tree preservation order. The fine Red Horse Chestnut Tree on Hartley Green, which is shown on the front cover, is unlisted as it is in public ownership. It may be prudent to make a preservation order on this tree.



Trees in Ash Road

Recommendation

When considering planning applications, the existing trees, both those with tree preservation orders and those without, on both the site of the application and adjacent land must be taken into account in determining the application.

With the development of many sites in Hartley continuing, unlisted trees can be felled well before a planning application is made. It would be prudent to list those which make a significant contribution in Hartley.

Recommendation

Hartley Parish Council should commission a survey to be undertaken of trees in Hartley with a view to submitting a list to Sevenoaks District Council of those worthy of preservation and hence be subject of a tree preservation order. The survey should be done in conjunction with affected householders.

6.8 Archaeological Sites

There are two major archaeological sites in Hartley. Both have been excavated partially by the local group, the Fawkham and Ash Archaeological Group. The aim of the group is to identify archaeological sites within the immediate area and to ensure that they are recorded, particularly before destruction. Where development is proposed near known archaeological sites, a planning condition should be imposed to permit realistic archaeological investigation.

The Roman site at Wellfield



**Roman Farmstead
Wellfield**

The Roman site at Wellfield was found by one of the local archaeological group's members when this estate was being developed in 1975. This site comprised a number of ditches dug into the hillside and showed that the area was occupied during the first and second centuries AD. The photograph shows the Roman ditches at Wellfield looking west on the site of houses to be built in Caxton Close.

The Medieval Site at Chapel Wood

The archaeological group excavated some houses, a chapel and some outbuildings at Chapel Wood when proposals were published in 1967 to construct a bypass from New Ash Green into the Fawkham Valley to Longfield. The photograph shows the foundation of a house under excavation in the wood.



**Medieval Remains
Chapel Wood**

A list of known archaeological sites is given at Appendix 2. The Fawkham and Ash Archaeological Group maintain a list of such sites and could be consulted in relevant proposed developments.

Recommendation

Archaeological investigations with sufficient time to observe, retrieve and record the discoveries should be mandatory for any development in the neighbourhood of an archaeological site.

7. New Buildings, Extensions to Existing Buildings and Design Guidelines

7.1 New Buildings

There are about 2,150 properties in Hartley and in the survey the residents of Hartley expressed their concern about the ability of the infrastructure to cope with further building. The survey indicated that, although an individual small development of say two or three houses does not add significantly to these problems, the cumulative effect of past decisions of allowing demolition of a single dwelling and replacement by several properties or allowing “backland development” is now a critical problem.

Concern has also been expressed on the effect of new development on parking especially where parking is already a problem. Some developments have been permitted to the side of existing buildings thus increasing parking on the road or on roadside verges.



Wickhams Way

Many of the current planning applications are for redevelopment of existing bungalow sites by multi – unit housing. For example, a few years ago two bungalows in the built up area of Church Road were replaced by several houses comprising Wickhams Way.

Today, any house or bungalow with a large garden that comes on the market attracts the attention of local property developers. For example a

property in Church Road sold for £350,000 and now has two large houses for sale at £500,000 each. This gives a graphic illustration of the pressures facing Hartley when the infrastructure is not developed to cope with the cumulative additional population and vehicular traffic.

On the positive side, many modern developments such as Carmelite Way have been enhanced by sympathetic tree planting on the street scene and this should be encouraged wherever possible.

Recommendation

Any further development must take into account the impact it may have on the infrastructure and service capacities of the village.

Recommendation

No development should be undertaken that will increase on street parking or parking on roadside verges.

Recommendation

A condition should be applied to all new developments to include provision for sympathetic and practical tree planting on the street scene.

7.2 Extensions to Existing Buildings

Recent extensions within the village have been of variable quality. In size and shape,



**Good Example of an Extended House
Ash Rd**

the extension must be kept in proportion to the original building. The original part and the extension should be in matching materials and have matching external features. Roofs, walls, doors and windows should be matching. Decorative features of the original part should be maintained and features such as chimneys should not be removed. If the building is of some age then the extension must be in keeping with the age of the original building. The property in Ash Road, shown here, is a good example of a sympathetic extension.

Many extensions are to modern properties but, nevertheless, they must satisfy four main criteria.

1. As an extension to an existing building, the extension should be sympathetic to the original building.
2. The extension should not have a detrimental effect on neighbours.
3. The extension should be in keeping with neighbouring buildings.
4. The extension should be designed, where practicable, to maximise energy conservation. The use of solar panels should be encouraged provided that they are discretely located.



Solar Panels, Stack Lane

Many houses and bungalows within the village are already close together. Extensions should not intrude on neighbours' privacy and enjoyment of their property. Any felling of trees or hedgerows should not impinge on the security or privacy of neighbours. Daylight and views should be respected.

Recommendation

The size of any building should not detract from any neighbouring buildings. It should not be out of proportion to its neighbours or the plot that the building stands on.

Recommendation

On the development of a new building or an extension to an existing building, there should be a minimum distance between buildings. This minimum distance should reflect the size and shape of the existing buildings prior to development.

Recommendation

New development and extensions should respect the privacy and the right or access to light of neighbours. There should be full consultation with all neighbours affected.

Recommendation

New developments and extensions should be located and designed to maximise energy conservation.

7.3 Design Guidelines

Much building has taken place in Hartley during recent years. Whilst some has been of the highest design quality using materials and finishes which have been appropriate to this area, others have not fitted in well with the general appearance of the village.

In our survey, the general design and appearance of the Cherry Trees Shops has come in for the greatest amount of criticism from both adults and children alike. This block is much higher than the neighbouring buildings and is out of keeping with its surroundings. It is typical of the 1960s building style with the overuse of concrete and the whole of the roof being flat. As noted in the next section, its design encourages vandalism, rubbish and bad parking. Also, the concrete has weathered very badly and has become stained and cracked.



Cherry Trees Shops



Use of Flint & Brick, 1993

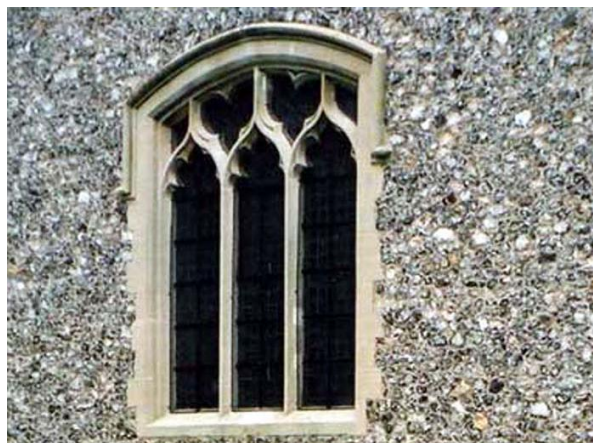
but with quoins of Bath stone which has been used to match the medieval windows in the church.

One aim of this document is to encourage the use of good design and materials. Broomfields, a small development of 10 properties completed in 1993, has used a mixture of traditional finishes including flint walls with quoins of red brick for the windows and doors.

The traditional use of flint can be seen in use from the 12th century to modern times at Hartley Church. The west window, completed in 1892, uses the same method of flint walls

7.3.1 Wall Finishes

Whilst other building materials have been used in Hartley, the most predominant material used for walling is brick. Other materials include weather boarding, flint, pebble dashing and tile hanging, some of which occur on both modern and older buildings.



West Window, Hartley Church, 1892

Brick



Hartley Court, 1770

century, although to a limited extent before World War II. One example in Gorse Way, built in 1937, is shown in the photograph. Since the 1950s, brick has been predominant in the construction of most houses. More recently, brick has been used more



Wickhams Way, 1985

Hartley have been constructed in a variety of styles. The variety should be maintained.

The earliest brick building in Hartley is Hartley Court which dates from about 1770 and is shown in the adjacent photograph. During the 19th century, brick was used in a number of buildings including at Hartley House, Hartley Court Cottage, Mintmakers (see section 6.3 for photograph) and Bay Lodge. Bricks were made locally in Longfield before World War II.

Brick continued to be used in the 20th



Brick House, Gorse Way, 1937

decoratively as can be seen in the example dating from 1985 at Wickhams Way, a small development of 5 properties. This brick chimney is similar in shape to that built in this area some 200 to 300 years ago. The illustrations below indicate how modern brick houses in



Examples of Recent Housing Development in Brick

Weather Boarding

When the Victorian Fairby Cottages were entirely reconstructed a few years ago, the pre existing weather boarding finish was retained and so was the traditional brick chimney and slate looking roof. Although several similar cottages have been demolished in recent years, a few others, albeit some altered, remain near Hartley Green. Weather boarding can be seen in a number of the newer houses in Hartley



Weather Boarding, Ash Road



Brick Chimney, Ash Road

Pebble Dashing

Pebble dashing as a wall covering was first used here to a considerable extent by the firm Small Owners Limited from about World War I. These substantial buildings continued to be built in the 1920s of which several examples remain. These are located in both the rural area and within the village envelope and can be recognised by their tall pebble dashed chimneys which flare outward towards the top. As Small Owners Limited played an important part in the development of modern Hartley, it is unfortunate that several of these houses are being redeveloped. Some should remain to maintain the variety of houses.



Pebble Dashing, Ash Rd

7.3.2 Roofs

Whilst some properties have been extended with flat roofs, the vast majority of buildings have been finished with a pitched roof. Hartley has buildings with gabled end, hipped and half hipped roofs. This variety should be maintained.



Roofs in Ash Road



Thatched Roof, Hartley Green

A few of the older buildings have thatched roofs which should be retained. Whilst some Victorian properties are roofed in slate, the vast majority of more recent dwellings use tiles. A variety of tiles are to be seen in Hartley as can be seen in the photographs throughout this statement. This practice should continue.

The straight lines of many roofs in Hartley are softened by the presence of dormer windows. This practice, which can be seen in both modern and older houses, should be promoted in new properties. In this property in Ash Road, the combination of the dormer window and the porch in matching materials is attractive.



Dormer Window & Porch, Ash Road



Dormer Window, Middle Farm

One of the oldest properties in Hartley is Middle Farm, a grade two listed building dating from the 16th century. This attractive dormer window is much later but is constructed from Kentish peg tiles.

Decorative Features

The blandness of many walls could be improved by the sensitive use of decorative features such as the unusual shaped windows that can be seen in some later buildings. Decorative features in keeping with the restrained practice of most developments should be encouraged.



Eye Shaped Window, Stack Lane



Jettied Houses, Dickens Close

The front façade of some post war developments has consisted of a mixture of brick and tile hanging. Also in one road the first floor jetty has made an appearance in Hartley after a gap of about 450 years.

This boundary wall in Banckside is constructed in an unusual manner and presents a pleasing view of the property. Such decorative treatment of the street frontage should be encouraged.



Boundary Wall, Banckside

Recommendation

Buildings should be finished with materials appropriate to the locality. Special consideration should be given to brick, flint, pebble dashing, and weather boarding for walls and tiles for roofs.

8. Other Issues

The siting of **telecommunication masts** and the rubbish and graffiti at the **Cherry Trees Shops** and elsewhere are two other issues that were strongly identified in the survey.

8.1 Telecommunication Masts

Over the years there have been a number of applications for telecommunication masts. There have been applications at Downs Valley Wood, Hartley Garage, Hartley Grange, Hoselands Green, Cherry Trees Shops, and in Church Road near Brickend



**Telecommunications Mast
Woodland Avenue**

Cottage. All have been rejected, or not pursued, after campaigns by local residents. Applicants should be encouraged to share existing mast facilities in order to minimise the visual effect of multiple masts.

This communication mast, disguised as a street light, adjacent to the allotments in Woodland Avenue is relatively inconspicuous next to another pole. It is also sited away from schools and houses. In Hartley, the other communication masts are located at Hartley Post

Office, Hemsley's Yard (Ash Road), Longfield Manor Farm and at Milestone School.

Recommendation

Planning permission for telecommunication masts will only be supported for sites away from schools, children's play areas and dwellings, and must aim to be inconspicuous when constructed.

Recommendation

Operators should be encouraged to share existing mast facilities to avoid a proliferation of masts in the community.

8.2 Design of Buildings to avoid Litter and Graffiti

Rubbish and Graffiti has been a problem at the rear of **Cherry Tree shops** for many years.

The rear of the shops at Cherry Trees is a magnet for rubbish and graffiti. This row of 6 shops and flats above were built in the late 1960s against much local opposition. Their design leaves a lot to be desired and continues to be the subject of much adverse comment as indicated in the survey.



Rear of Cherry Trees Shops



**The Rubbish at Cherry Trees Shops
as seen by a pupil at
Hartley Primary School**

These shops, consisting of a supermarket, motor spares shop, a do it yourself shop, hairdresser, beauty salon and financial adviser, provide much needed services. No one in our survey questioned the continued presence of the shops. However, the condition of the building has been the subject of severe criticism throughout its life. Indeed one condition in the original planning permission states that the forecourt must be maintained for a period of (just) ten years. For a period, the Parish Council had a sub committee to solve this problem but without success. The main problem is that the forecourt and car park are neither in public ownership nor in the control of the tenants of the shops.

The general bad state of this parade of shops is of concern to both children and adults alike. This fine drawing by Angel Madix, a pupil at Hartley Primary School reflects the general concern of pupils at the school.

Recommendation

The design of any building or the placing of a building on a development site must seek to avoid any situation where litter or rubbish can be deposited and where vandalism or crime can take place. The design should be complementary to the surrounding area.

Appendix 1: Buildings of Special Architectural or Historic Interest

These notes have been compiled from the statutory list of "Buildings of Special Architectural or Historical Importance".

1. Hartley House, Ash Road (Grade II)

This L shaped stuccoed early 19th century house was originally called Hartley Cottage. It comprises two storeys with slate roof with modillion eaves and cornice. The windows have four sashes with intact glazing bars and shutters. There is a Tuscan portico to the centre front and one on the left side elevation. The right elevation has a door case with flat hood and brackets

2. Fairby Grange Convalescent Home, Ash Road (Grade II)

Whilst the building dates from the 17th century, the name Feerby or Ferby dates from local 15th century landowners. The L shaped roughcast timber framed building was in the possession of the Young family during the 17th and 18th centuries. It comprises two storeys and the old tiled roof is hipped at one end and has two dormers. The front elevation has three altered casement windows and an entrance under a modern gabled porch.

3. Hartley Cottage, Hartley Green (Grade II)

This 18th century or earlier property belonged to the Fairby Estate in the 18th century. There are three casement windows in this two storied building, weather boarded on the south and roughcast on other walls. There is a pentice added on the north. The roof and hipped porch to the door are thatched. The porch is supported by two rustic pillars.

4. Yew Cottage, Hartley Green (Grade II)

This early 18th century cottage was originally in the occupation Mr Richard Treadwell and later, it was converted into two cottages for the use of Fairby Farm. This two storied property with a thatched roof and pentice behind has five casement windows and a simple penticed door case.

5. Church of All Saints, Church Road (Grade I)

This church has a 12th century nave and 14th century chancel. The north vestry and south porch were added and the bell turret rebuilt in the 19th century. The church is built of flint with stone dressings. It has a tiled roof and the turret is weather board with a broached shingle spire. The two Norman windows in the nave and the hingework on the door is 12th century. The nave has a crown post roof and the chancel arch is 13th century. There is a piscina, a Purbeck marble font of the 15th century and Jacobean pulpit. There is a monument to James Burrow who died in 1729. The churchyard contains some good 18th century headstones with cherubs and some 19th century oval body stones.

6. Hartley Court, Church Road (Grade II)

The Court is a two storied red brick house with an 18th century façade. It has a steeply pitched tiled roof with modillion eaves cornice. The windows have three sashes with intact glazing bars. A porch has been added later. The rear elevation has two gables and a door case with a flat wooden hood. The interior contains a fireplace with swags and fielded panelled doors.

7. Barn to south-west of Hartley Court fronting Church Road (Grade II)

This barn, which has been demolished partially following a fire, dates from the 18th century and was re-roofed and part rebuilt in the 19th century. The red brickwork is part 18th century random bond with blocked ventilation slits on deep plinth with moulded brick top and 19th century Flemish bond. At the time of the survey only the southern half remained intact with tiled roof, weather boarded gable end, 3 bays, king posts with ridge pieces and diagonal braces. The northern part of 18th century brickwork survived to a height of 5 feet with brick buttresses. The barn has a group value with Hartley Court and the Parish Church.

8. Goodwin's Cottage, Church Road (Grade II)

This is a single storied, weather boarded, cottage with hipped roof and attics. There are three gabled dormers, three casement windows and a gabled weather porch.

9. Woodins, Church Road (Grade II)

This 17th century or earlier two storied, timber framed cottage. This building, which is now pebble-dashed, has a hipped thatched roof with off centre chimney stack. At both sides, there are modern penticed weather boarded extensions. There are three windows with modern sashes forming semi dormers to the first floor. There are casement windows on the ground floor and on the left a modern brick and tiled gable weather porch. There are exposed beams throughout the interior.

10. Church of St Francis de Sales (formerly listed as The Barn (at the Priory)), Church Road (Grade II)

This former barn to Middle Farm probably dates from the 17th century. It is aisled, has three bays and is now used as a Roman Catholic Church. The Queen post roof is steeply pitched with a central hipped pentice. The doors and windows are modern.

11. Middle Farm, Church Road (Grade II)

This late Medieval 3 bay continuous jetty house is supposed to contain the remains of a very ancient building perhaps as old as the 11th century. This two storied weather boarded building has a hipped tiled roof with gablet and an 18th century pentice to the west, a 17th century chimney stack, three casement windows and a simple doorcase with weather hood on brackets. The building retains some timber framing for an internal chimney.

12. Brickend, Church Road (Grade II)

This 17th century or earlier timber framed building was later converted into 3 cottages called Red Houses or Cottages and restored into one dwelling in 1922. It is two storied faced with tarred weather boarding except for the eastern most window bay which is of red brick with grey headers. The thatched roof is hipped with pentice behind. There are four casement windows and a simple doorcase.

13. Goldsmith Cottage, Hartley Bottom Road (Grade II)

This 17th century L-shaped timber framed building was refaced in weather boarding in the 18th century. It is now tarred. The thatched roof is hipped and there are casement windows.

14. Hartley Bottom Farmhouse, Hartley Bottom Road (Grade II)

This 17th century timber framed building was refaced with red brick and grey headers in the 18th century. There are three casement windows, central chimneystack, two simple doorcases with thick wooden weather hoods and a catslide roof to the rear.

15. Hartley Hill Cottage, Church Road (Grade II)

This L-shaped, two storied 17th century or earlier timber framed building has the ground floor under built in brick. The first floor is weather boarded. The thatched roof is hipped with one "eyebrow" dormer. There are three casement windows and a simple doorcase in the angle of the L now enclosed by a glazed porch.

16. Barn at Brickend, Church Road (Grade II)

This 18th century building was originally used as stabling but is now used as a garage. The external cladding is partially weather boarded, some tarred, and partially in red brown brick in Monk bond. The thatched roof is hipped to the right and half hipped to the left. The front has a five plank door on pintle hinges and a later window. The right hand side has some weather boarding and a four plank door and the left side elevation has a 20th century garage door inserted. The building comprises three bays with a clasped purlin roof with angle queen post strut, some square rafters and some rustic poles. There is no ridge piece. The wall frame has some diagonal tension braces and there is brick and weather boarded internal partition. This building is included for group value only.

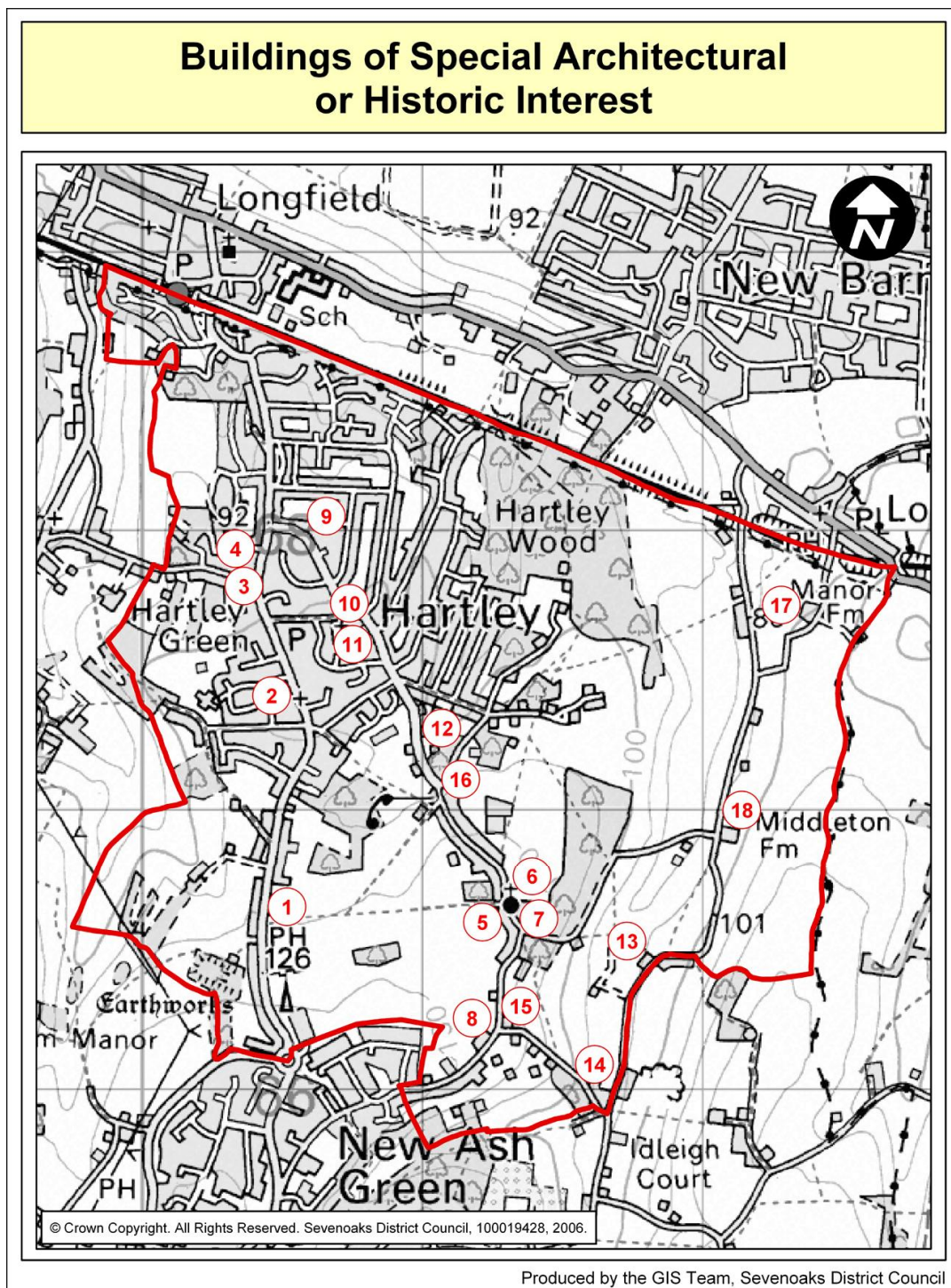
17. Manor Farmhouse, Longfield Hill (Grade II)

This is a two storied 18th century building with attics in two parallel ranges. The ground floor is rendered and the first floor weather boarded. The roof is tiled with three dormers. There are three sash windows with intact glazing bars on the ground

floor. On the first floor the casement windows have small square leaded panes. There is a trellised wooden porch with a pediment over and a modern extension to the left.

18. Red Cow Farmhouse and attached oast house to north, Hartley Bottom Road (Grade II)

This 17th century or earlier timber framed house was refaced in 18th century and has an L-wing added. It is two storied and is faced with weather boarding except for the ground floor of the west wing.



Produced by the GIS Team, Sevenoaks District Council

Appendix 2: Archaeological Sites

References are to the Kent Sites and Monuments Records (SMR).

1. The traces of a **Romano British farmstead** were found on a building site at View Point, **Wellfield** in 1975. Ditches giving an idea of the extent of a farmyard enclosure were excavated and the finds included pottery and animal bones. The site is dated to the late 1st and early 2nd century. **SMR TQ 66 NW 21 KE 1412**

2. **Romano British pottery shards** were found by a workman who had worked on a housing site at **Springcroft**.

3. Prior to the construction of a western extension to **Hartley Parish Church**, archaeological excavations have recently been carried out. Some early medieval pottery and parts of loom weights have been found. **SMR TQ 66 NW 11 KE 1402**

4. **The Medieval site at Chapel Wood** is a large site extending to over 4 ½ acres. The site is bounded by a bank and ditched enclosure on its north, west and south sides. Its eastern side has yet to be determined but could be Ash Road. The site, dating from the 13th and 14th centuries, contains a number of medieval buildings including houses, a chapel and a tile kiln, some of which have been excavated. The tile kiln was situated in the back garden of the modern house "Scotgrove". **SMR TQ 66 NW 9 KE 14000 (tile kiln) and 12 KE 1403 (chapel)**

5. Although the present **Hartley Court** dates from about 1770, traces of earlier buildings have been found in the barns. A house is recorded in a document of 1313.

6. **Fairby Grange** is a building dating from the 17th century but could have replaced an earlier building as the name Feerby occurs in a document of the 15th century.

7. **Middle Farm** is a continuous jetty house dating from the 16th century.

8. **Other 17th and 18th century buildings**

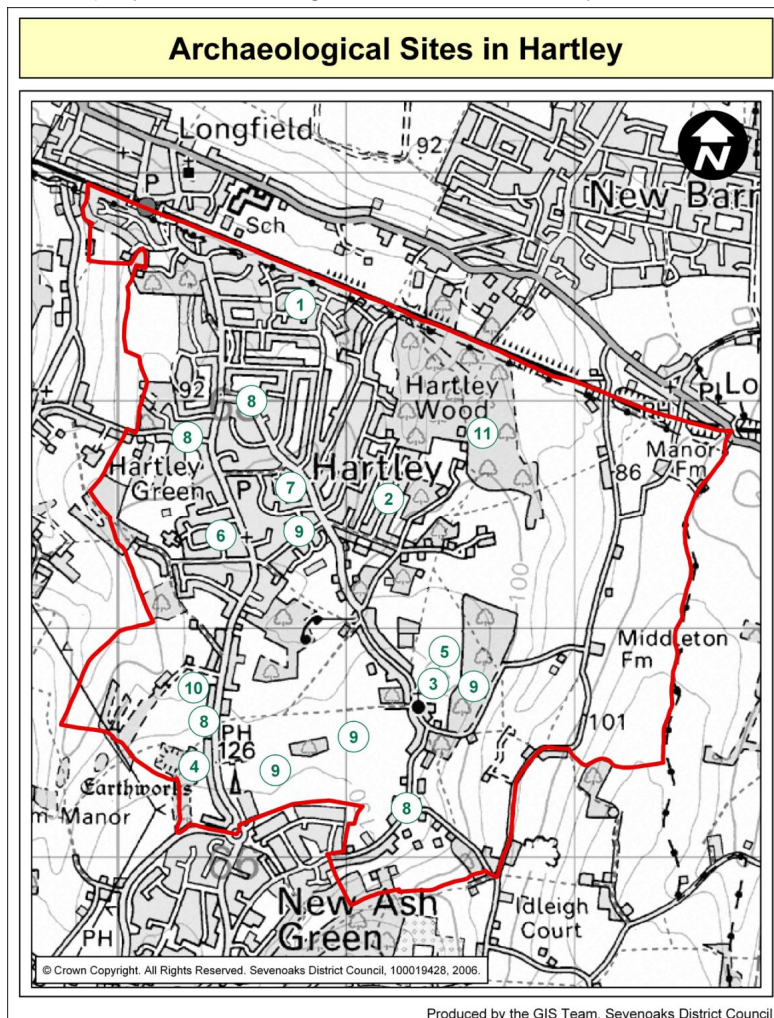
include Hartley Cottage, Woodins, Hartley Hill Cottage, the Black Lion and Yew Cottage.

9. Hartley has a number of **Dene holes (or Chalk Wells)**. At least one of these dated from about 1800. Sites include Foxborough Wood, Hartley Wood, Northfield, Chapel Wood, Cherry Trees, Middle Farm and Conifer Avenue.

SMR TQ 66 NW 60 KE 18152 (one near Black Lion)

10. As recorded in the Sites and Monuments record **Flint implements were found in a shed near the Black Lion Public House SMR TQ 66 NW 23 KE 1414**

11. **Banks of an unknown date** are preserved in **Hartley Wood** but not surveyed.



Appendix 3: Trees with Tree Preservation Orders in 2007

In these notes,

DRDC is Dartford Rural District Council (authority until 1974)

SDC is Sevenoaks District Council (authority from 1974)

All records are held by Sevenoaks District Council.

Ash Rd TPO 16 (1980) SDC

Wood surrounding the Old Rectory, Ash Road and a few other single trees

Ash Rd TPO 32 (1973) DRDC

3 individual trees and a group of trees adjacent to Ash Rd just south of Rectory Meadow in Pipers Tune and Mark House

Ash Rd TPO 3 (1985) SDC

7 trees in front of Fairby Grange, Ash Road including one in front of 1 Round Ash Way

Ash Rd TPO 13 (2005) SDC

1 Beech tree at Monksilver, Ash Road

Billings Hill Shaw TPO 12 (1973) DRDC

Several Trees of several species

Castle Hill TPO 5 (1976) SDC

8 Sycamore Trees and 2 poplar trees adjacent to Culvey Down, Castle Hill

Church Road TPO 23 (1973) DRDC

New House Shaw and the wood to the rear of Cavan, Church Road

Foxborough Wood TPO 3 (1975) SDC

All the wood and the shaw between it and Hartley Wood

Gorse Way TPO 7 (1998) SDC

Two trees at junction of Gorse Way and Beechlands Close

Gorse Way TPO 12 (1971) DRDC

Trees at Kilrymont and 2 Simmonds Drive

Gorse Way TPO 14 (2005) SDC

14 individual Trees at Gorse Cottage, Prospect Lodge, Elizabeth Cottage, Bay Trees, Albury, Tankards, Crook Log, Elizabeth Cottage, Merricks, Mariners and Westwood

Gorsewood Rd TPO 15A (1986) SDC

Various trees at Malvern and Kozihome (now the Ivys)

Gorsewood Rd TPO 3 (1973) DRDC

Various trees at Johns Bungalow

Gorsewood Rd TPO 13 (1977) SDC and TPO 1 (1981) SDC

Various trees at Austrel Cottage

16 Single and 2 Groups of trees at Austrel Cottage

Gorsewood Rd TPO 21A (1986) SDC

1 old oak tree in garden of Tangletrees

Gorsewood Rd TPO 2 (1981) SDC

9 singles trees at Acorns (now Reprise, Brindles and Leycroft)

Gorsewood Rd T1 of TPO 18 (1979) SDC

1 Oak Tree at former St Josephs Convent School

Hartley Wood (One part) TPO 12 (1971) DRDC

Group of trees being part of Hartley Wood backing onto Gorseway and Springcroft

Hartley Wood (Another part) TPO 15 (1994) SDC

Group of trees being part of Hartley Wood just to the north of the other part

Larkwell Lane TPO 15 (1973) DRDC

Various trees around the Scout H Q

Manor Drive TPO 7 (1973) DRDC

Larch, ash, poplar and Austrian pine trees on both sides of Manor Drive

Manor Drive T1 to T6 of TPO 17 (1980) SDC

6 trees to south of Manor Drive at the junction of Manor Drive and Church Rd

Manor Drive TPO 12 (2005) SDC

Woodland of mixed species adjacent to the Laurels and the Lodge

Merton Avenue TPO 22 (1999) SDC

A Corsican pine and a Falsc Acacia tree at Sommerleyton in Merton Avenue

Old Downs (Road) TPO 3 (1957)

Lime and other trees in the front gardens on both sides of Old Downs

Old Downs Old Peoples Home & 43 Downs Valley TPO 3 (1974) DRDC

Woodland to North East of Old Downs Old Peoples Home and adjacent part of 43 Downs Valley

Quakers Close TPO 11 (1997) SDC

1 Ash tree at the Bungalow, Quakers Close (now felled)

Springcroft & Manor View TPO 14 (1971) DRDC & 7 (1973) DRDC

Shaw along the east side of back gardens at Manor View and Springcroft

Stack Lane TPO 3 (1966) DRDC

2 trees in Stack Lane

St Johns Lane TPO 4A (1972) DRDC

4 Trees and a hedge to the south and west of Orchard Cottage

The Warrens TPO 2 (1966) DRDC

Poplar trees on south side of Warrens

Woodland Avenue TPO T1 of 7 (1979) SDC

1 Sycamore Tree at former St Josephs Convent School (now the Briars)

Appendix 4: Open Spaces within the Built Up Area

These open spaces are in a variety of ownerships and as they contribute to the character of Hartley they should all be retained.

Within the estate of **Billings Hill Shaw** there are 2 open spaces adjacent to St Johns Lane and an area of meadow land alongside Hartley Grange. A picture of one of these open spaces is shown in section 5.5. In **Bramblefield**, there are a large number of open spaces. A photograph of one open space at the entrance to this estate is included at section 5.7.

The Chantry Avenue Play Area is situated at the rear of houses on the southern side of Chantry Avenue and is owned by the Parish Council. **Gorse Way and Briars Way** are private roads which have wide grass verges on both sides of a tarmaced road. These grass verges give very pleasing open and rural aspect to these roads. A photograph of Gorse Way is included in section 5.5.

Gorsewood is an area of woodland situated between Gorsewood Road and Caxton Close. Adjacent and between Gorsewood and Woodland Avenue is the **recreation ground** both of which are maintained and owned by the Parish Council. The photograph shows the new installed seat placed on the edge of the woodland of Gorsewood. Opposite are **the allotments** at the corner of Larkfield and Woodland Avenue.



Woodland Ave Recreation Ground

Hartley Green is situated at the centre of the village and is an integral feature in the streetscape at the junction of Ash Road and Castle Hill. This Green is shown on the front cover of this document. **Hoselands Green** is an open space on the east side of Ash Road between Wellfield and Larksfield and is an important contribution to the street scene as one enters Hartley from Longfield. It contains a number of fine trees and is shown in a photograph in section 5.5.

There is an avenue of trees on both sides of **Manor Drive** and there are some wide verges in **Parkfield**. At the centre of **Round Ash Way** is green which originally had an Ash Tree when it was developed in 1962. A photograph is included in section 5.5. About half way down **Springcroft** there is an open space on both sides of the road. There are wide grass verges along both sides of **Woodland Avenue, Gresham Avenue and Larksfield**. All the bungalows and small houses are situated well back from the road resulting in an open aspect. A photograph of Larksfield is included in section 5.5.



One of the Open Spaces in Caxton Close

In the **Wellfield Estate**, there are several open spaces in Caxton Close, Hawthorns and Wellfield. This photograph shows one of these spaces in Caxton Close



Examples of some recent and not so recent but pleasing Housing Development in Hartley