Harvel

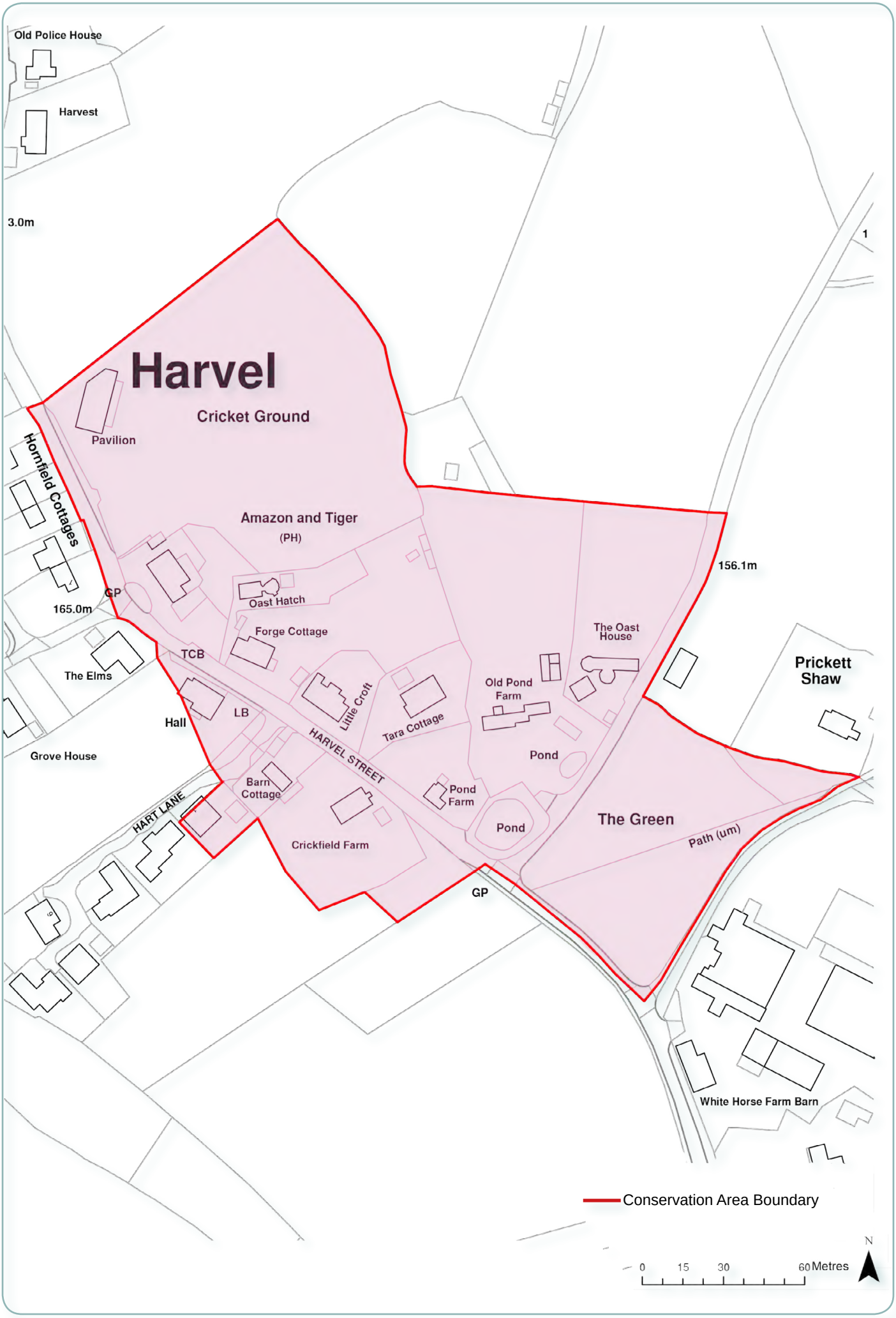
Rural Conservation Area Appraisal

Supplementary Planning Document

Delivering for the Community

Gravesham Borough Council

Harvel, Conservation Area Boundary



HARVEL – RURAL CONSERVATION AREA APPRAISAL 2016

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1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA

Harvel retains a flavour of a much earlier period. Small scale views, enclosure and low density of development are its hallmarks. Harvel's most important man-made features are its green and pond and its three surviving traditional farmhouses. Some of its lesser buildings are also of interest architecturally and historically. The conservation area's three main divisions – the green and the pond, the developed corridor of Harvel Street and the modern cricket ground – contribute differing aesthetic and historic qualities, adding to the significance and interest of the whole.

2 INTRODUCTION

2.1 Harvel Conservation Area

Harvel Conservation Area was designated on 25th September 1970. In 1999 a draft conservation area statement was prepared; this included a proposal for extensions to, and one area to be excluded from, the conservation area. A public meeting to discuss the draft statement was held on 15th October 1999 and the results of this consultation were included in the statement. The statement was subsequently adopted as Supplementary Planning Guidance by the Council.

The conservation area's boundary contains parts of the historic streets of White Horse Lane, Harvel Street, Dean Lane and David's Lane.

2.2 The purpose of the appraisal

This appraisal supersedes the conservation area statement referred to above. It identifies and defines the special architectural and historic interest for which the Harvel Conservation Area merits designation. It also identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Borough Council in considering relevant application for planning permission, including proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscape within and adjacent to the conservation area.

The appraisal is to be included as a background paper in the Local Plan and, as such, will be a due consideration in the planning process. The appraisal was adopted as a separate Supplementary Planning Document within the Local Plan on the 21 February 2017.

Preparation of the appraisal involved an extensive survey of the conservation area. However, the omission of any particular feature does not imply that it is of no significance.

The Historic Environment Record (HER) for Gravesham is managed by Kent County Council and can provide information for a wide variety of buildings and sites, from finds of prehistoric flint tools to medieval castles and Second World War pillboxes. For further information visit: www.kent.gov.uk/HER

2.3 Planning policy context

Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Local planning authorities are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They should also have regard to any views expressed by people attending the meeting.

Broadly, the effects of designation are:

- Conservation Area Consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions

- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing relevant applications

- Permitted development rights are slightly different in conservation areas

- Permission is required from the planning authority to fell or lop a tree over a certain size

As well as receiving statutory protection, conservation areas are afforded a degree of protection under the planning system whereby it is expected that proposed development will preserve and enhance heritage assets and their setting as an irreplaceable resource. The exception to this would be where any substantial harm or loss of heritage interest is necessary to achieve substantial public benefits that outweigh that harm or loss.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission be determined in accordance with the development plan unless material planning considerations indicate otherwise.

In the case of Gravesham, the development plan effectively comprises the adopted Gravesham Local Plan Core Strategy (2014) and remaining 'saved' policies from the Gravesham Local Plan First Review (1994). In certain instances, the Kent Minerals Plan and Waste Plan will also be of relevance and a material planning consideration. Plans in preparation are also capable of being a material planning consideration with the weight accorded them depending on the stage reached, whether there are unresolved objections and the consistency of the emerging plan with national policy.

Amongst a range of other things, policies set out in the National Planning Policy Framework (NPPF, 2012) and Planning Practice Guidance (2014) issued by the Government are also material planning considerations in the determination of planning applications. Of particular importance in this respect are paragraphs 126 – 141 of the NPPF which set out the approach toward conserving and enhancing the historic environment, with the weight to be accorded the conservation of designated heritage assets and their settings dependent on the significance of the asset, the degree of harm likely to occur as a result of development, and whether such harm is outweighed by any public benefits that would arise.

The importance of retaining the built as well as natural heritage of Gravesham is well recognised because of the contribution this can make through reinforcing local distinctiveness and the creation of sense of place. This document identifies both the special character of Harvel Conservation Area and how that special character can best be preserved and enhanced.

In terms of the setting of the rural conservation areas, it is important to recognise that the surrounding landscape may also be of significance in determining impact or developing an appropriate design response. The reader's attention is therefore drawn

to other documents available on the Council's website relating to landscape character appraisal in general and the Kent Downs Area of Outstanding Natural Beauty (AoNB) in particular. In the case of the latter, the Council is under a statutory duty to have regard to the purposes of including land within the AoNB when taking decisions on applications that may impact on it or its setting.

2.4 Community involvement

Prior to its adoption by the Council, the conservation area statement of 1999, including the proposed boundary extensions and the omission, was the subject of public consultation and support.

The present survey identifies in more detail the following:

- The special characteristics of Harvel Conservation Area
- The key negative features and issues
- A range of possible actions that would mitigate or offset these detractors

3 LOCATION AND LANDSCAPE SETTING

3.1 Location, communications and local context
Fig 1 - Location

Harvel, some 8 miles south of the centre of Gravesend, is on the dip slope of the Downs at between 160 and 165 metres AOD. It is only a short distance north of the main south facing chalk escarpment that looks over the Vale of Holmsdale. The village is towards the east side of a clay plateau, near the head of an eastern branch of a north-running dry valley. This is a tributary of the Luddesdown valley which eventually runs out eastwards down to Cuxton and the Medway**.** This tributary valley also branches to form the west and north sides of the clay plateau. West from Harvel, across the tributary's west branch is the ridge that carries the A227 road from Gravesend. This was one of the many Kent 'droveways', along which in Saxon times, and perhaps before, pigs were driven to autumn pasture in the woods of the Weald. Nearby Saxon Meopham's area of such detached pasture was probably around Meopham Bank in the Tonbridge area, about 12 miles away (see endnote 1).

The village of Harvel, much of it within what is amongst the smallest of Gravesham's conservation areas, stands amid a network of minor roads criss-crossing this downland country. Its green is at the junction of two roads - one, Dean Lane, running north east along a dry valley to Luddesdown, the other, Whitehill Road (David Street as it enters the village past the cricket ground), running north to Meopham The Street, headed directly for its medieval church.

3.2 Activities and uses

Harvel today is largely a dormitory settlement. Its raison d'etre was its three farmsteads; these have unfortunately been shorn of almost all their traditional farm buildings and are now simply houses like others in the village. There has been some infill, and an estate of former council houses stands at the north-west end of the village around St Francis Road. A smaller modern development has been built along a new cul-de-sac, Hart Lane. Both these sites are outside the conservation area. A modern public house, the Amazon and Tiger, occupies a site adjoining one of the village's original farmhouses, Forge Cottage. In the past there have been a post office and shop. Though now lacking these facilities, the substantial village hall and the very large and immaculately maintained cricket ground and pavilion, suggest that Harvel remains a local centre for its hinterland. On the south-east side of the village green abutting the conservation area boundary, is a modern equestrian centre.

3.3 Geology, topography and local building materials
Fig 2 - Geology
Fig 3 - Topography

The village is sited on Quaternary Drift deposits, in this case the agriculturally intractable formation known as the clay-with-flints. This tops the higher parts of the chalk of the Upper Cretaceous period which forms the dip slope of the North Downs. The settlement is to one side of a clay-with-flints plateau developed on the chalk dip slope with, as noted earlier, north and north east running dry valleys closing in to each side. The village pond is in the top of a branch of the north-east side dry valley which divides the village from its green. It is located at the point where the clay-with-flints runs out and the chalk below begins to form the sides of the valley.
The main road into the village from the south east, White Horse Lane, follows along the south-west side of the green. The green and the main road fall north-westward to

a low point next to the village pond. Here the road crosses the head of the dry valley and White Horse Lane turns into Harvel Street. A narrow lane, Dean Lane, leads off at right angles from the main road along the north-west side of the green and down the dry valley. Entering the village Harvel Street climbs a short hill north-west beyond the pond before levelling off towards the north-west end of the conservation area. The character of the plateau land here is expressed in the wide and flat village cricket field/recreation ground. Harvel Street is joined towards the north end of the conservation area by Harvel Lane coming in from the south-west.

Flint from the chalk and clay (with flints) of the region has a long history of use in local building and a little of it shows in boundary walling and – an unusual use – in a former oast house in the village. Hardwood timber framing which is the earliest known regional vernacular walling form, originally with whitened wattle and daub infill panels, is prominent in houses in the village. The later form of framing based on the use of softwood timbers can also be seen. It is finished with either smooth render and stucco on laths, or exterior weather-board. Chalk was burned through the region for lime for mortar and plaster from very early times. Chalk and clay were mixed and processed locally from the late 18th century to produce various sorts of cement for exterior stucco and renders. Examples of these, including render on lathing over timber frame and brick, and later pebble-dash over brick, occur in the village. Different varieties and mixes of local clay were used in brick-making in the area. The reds came first, the yellow/browns following, again from the late 18th century (though reds continued to be made also). Reds predominate within the village, being used in one case as brick nogging between timber framing. The clay Kent peg roofing tile was made and in use in the region from the middle ages through to the mid 20th century. This too is the predominant traditional material on roofs in the village. One or two examples of the later Welsh slate, brought in by rail and boat, are also found.

3.4 Relationship of the Conservation Area to its surroundings
(General setting and land-use characterisation. The village in the wider landscape)
Fig 4 – Conservation Area
Fig 5 – Conservation Area late C19

Because of its small size and the fact that it still lies amongst relatively small hedge and tree enclosed fields just down from the heights of the plateau, Harvel is very well hidden from ‘external’ views. Indeed, in summer even from the south and south-east looking across its little green, trees hide almost everything, with only the roundels of one of its former oast houses suggesting habitation.

The following features form the wider setting of the conservation area:

- On all sides hedge and tree enclosed fields as well as the small wood (formerly orchard) north-east of the cricket field

- To the north-east of the green, the small shaw (copse) after which the house, Pricket Shaw, is named

4 GENERAL HISTORICAL BACKGROUND

4.1 Early settlers in the region and the recent history of the settlement

North Kent has a long history of known settlement. Iron Age and Roman remains have been found at nearby Meopham The Street, including a Roman villa. The church at Meopham The Street is a Saxon foundation, 'daughter' to the earlier Saxon 'mother' church of Shorne. Its site was the local centre from which Saxon colonisation of this part of the Downs proceeded. Harvel is possibly first recorded in 939. The road and settlement pattern around it are the results of pre- and post-Conquest clearance of the woods that once covered the whole of this high land. The village lies within '…fretted woodland countryside; much of it, though within 30 miles of London, still strangely beautiful, and strangely remote.' (Everitt 1986)

Outlying small village greens within the Kent downlands such as those at Harvel or Hook Green are said by Alan Everitt in his authoritative 1986 book to often indicate 'early cattle stations or vaccaries' developed within areas of 'wood-pasture'. He notes that the Kent historian Hasted mentions houses and cottages 'built round the little greens or forstalls' and says that fore + steall seems literally to have meant a 'stall', 'enclosure', or 'standing place' in front of a farmhouse. He points out that in origin forstall 'no doubt referred to an enclosure for livestock, often perhaps a place where cattle were brought in to be milked ' and says that the word eventually became interchangeable with 'green'. Over time, with the subdivision of farm-holding through Kent's partible inheritance system, further farmhouses appeared around, or in Harvel's case, to one side of, these little farm-greens.

In 1842, at the time of the Tithe Map, the village – then really not much more than a huddle of three farmhouses and their farm buildings – was even smaller than it is today but with its basic historic form clearly established. Old Pond Farm had various agricultural outbuildings around it including a thatched barn between it and the pond. There was a second smaller pond north west of the main one and like that, this was open to the road and the green. It is still extant, dry, but is now closed off from public view. The site of the present Oast House immediately north east of Old Pond Farm was occupied by a long rectangular building without roundels. The green had its present shape but there were two small buildings on it and two diagonal tracks criss-crossed it. The spread of historic buildings north-west up the hill from the pond included the present early 19th century house known as Pond Farm. Beyond this Crickfield Farm with a yard, barn and farm buildings against the road was then all intact. A small group of buildings – latterly at least probably cottages – stood on the site of modern Little Croft. Lastly a building group around a farmyard attached to Forge Cottage included a barn and the village Smithy. This last building stood at the road to one side of and in front of the farmhouse itself. The farmyard, opposite the Street's junction with Harvel Lane, was open to the highway.

The Epoch 1 OS. map 4 shows that the building on the site of the modern Oast House (Old Pond Farm Oast) had gained a single roundel at the rear and that another little oast, which is today a house known as Oast Hatch, had appeared behind Forge Cottage. Everything else was much the same as before. Diversification into hop growing is indicated by the new oasts. This was part of a more or less countywide response to the demands of a rapidly expanding 19th century metropolitan population up the railway line in London. Orchards surrounded the village to north-east and south- east and also extended south down through its centre towards the back of Old Pond Farm house.

The Epoch 2 O.S. map shows that Old Pond Farm Oast by then had three roundels; one each to the stowage's west end and north and south sides. Otherwise things again were much as before with only minor changes to some of the smaller agricultural buildings. A post office and letter box are noted and Forge House is shown as the village public house**.**

The following Epoch 3 O.S. map shows hop-demand downsizing, for Old Pond Farm Oast had by then lost the roundel to the north, being reduced in principle to the arrangement we see today. For the rest things were once more unchanged, except for a new residence, Elm House, on the corner of Harvel Street and Harvel Lane

Major change arrived during the period covered by the Epoch 4 O.S. map. Farming times, especially on marginal lands like those on the clay-with-flints, were bad (before the war). Of the three farms, only Crickfield farmhouse retained its yard and buildings. Old Pond Farm had already become a private house. Its barn and most of its other agricultural buildings had disappeared. The land on which the oast next door stood was now divided away from that of the farmhouse, a sure indication of the building's conversion to the house we see today. There was a new Pond Farm, established across the village green close to where White Horse Lane meets its south corner. This then comprised an 'L' shaped bungalow and some very small outbuildings and yards. The fate suffered by Old Pond Farm had also been visited on the village smithy and the barn and farmyard at Forge Cottage. The village's second oast here had become another separate house. Forge Cottage had ceased to be a pub and had also become a house. Its farmyard and barn had been replaced by a new Amazon and Tiger public house. The parking area of the new pub included the 'road island' drive-around still to be seen in front of the building. A village hall had been built across the road opposite Forge Cottage. To the south east, next to this, a small narrow frontage building is shown fitted in on a very narrow plot. This was a shop, The Central Stores. The probable cottage terrace on the site of Little Croft had gone, replaced by the latter building, a large and architecturally interesting 1920s/30s chalet bungalow.

The modern O.S. map fills in the final details of the decline of the village as a small community based around old fashioned mixed farming. Last to go as farm buildings were those of Crickfield Farm. To the north of its old farmhouse a remnant of its yard buildings survives in a whitened, slate roofed, single storey former agricultural shed. This runs back along the south east side of modern Harts Lane, at right angles to the highway. It once ran up to the front corner of the farm barn. This faced the road over the farmyard just as the present Barn Cottage faces the road over its front garden. It is said that Barn Cottage is actually an early example of the conversion of a barn into a house. An old postcard shows the property at an earlier stage of its development with a single storey end bay to the south and a thatched roof and eyebrow dormer.

Turning now to the north end of the conservation area, most of the highway frontage to the Amazon and Tiger public house is now occupied by an open car park. The large cricket pavilion on the field just up the road appears on the map for the first time. Nearby and outside the conservation area, an estate of post-war council houses was added opposite the cricket ground.

Much more recently a cul-de-sac of four very large modern 'executive' houses has been built along what is now 'Harts Lane' immediately behind, and north-west of, Barn Cottage. This was 'brown field' development, replacing an industrial use formerly on the land. Making a modern access into this site presumably meant demolishing the old Central Stores building, if it had not already gone. Lastly the modern bungalow outside the conservation area but close to the south corner of the

village green and still known as Pond Farm has been greatly enlarged. The rear of the bungalow is now joined up to substantial covered spaces relating to its present use as an equestrian centre**.**

4.2 Water supply and the original siting of the village

In a country without regular surface streams, ponds were always a vital part of the rural economy. As noted earlier, Harvel is sited on the clay-with-flints. Again as already noted the south east side of its built up area borders the top end of a dry valley within which underlying chalk is just below the surface. The village pond stands in this valley at, it is assumed, the lowest point at which the thickness of the overlying clays was still sufficient to provide a good enough depth for pond excavation. For obvious reasons, ponds on porous chalk are trickier to maintain and manage than those on clays, and Harvel's pond seems deep. Maximum down-slope siting for the pond may have been sought because this type was invariably filled by rain water run-off from higher ground. It is probable that this siting requirement was the key factor in the original location of the settlement with the pond serving as a stock pond. On the Kent down-lands, ponds and greens such as Harvel's and the network of lanes among which they lie, can be much more ancient than even the oldest of the buildings around them today. A smaller second, now dry, pond is within the grounds of Old Pond Farm just to the north of its entrance drive, downhill slightly from the main pond.

At Harvel water run-off from its surroundings into the pond was from along the village's southern approach road and from the road up the hill within the village. In addition, water may have entered the pond by flowing across the road after following along a field boundary in the shallow continuation of the dry valley into the fields to the south west. The pond may also have been fed from up-slope to the north – note the slightly west-of-north-running irregular plot boundary, a possible ditch line, dividing the village plots into two and extending out along the edge of the cricket ground. Any pond overflow would have run away down Dean Lane.

As in earlier times, domestic water supply in the 19th and 20th centuries before mains water was available was taken from wells and pumps often sited in the buildings but also outside. Underground cisterns storing roof water run-off were also common. The Epoch 2 O.S. map shows a well at the rear of the small terrace formerly on the site of Little Croft and a pump outside Crickfield Farmhouse. A decorative well in the roadside garden of the last property may represent an original arrangement**.**

5 THE VILLAGE'S HISTORIC LAYOUT, ITS FORM TODAY AND ITS ASSOCIATED PUBLIC REALM

5.1 The village's historic layout and the form today
Fig 6 – Conservation Area boundary
Fig 7/8/9 Epoch and Tithe map

Due to its small size the conservation area is considered as a whole. The start is in the south at White Horse Road's entry to the village which is alongside the small, roughly rectangular village green. From here it carries on downhill along the south west side of the green which slopes gently down from south-east to north-west.

A second road strikes off from White Horse Road at the green's south corner, running along its south-east side. This is modern, replacing a former 'St Andrews cross' of tracks traversing the green. Beyond the green's east corner (and the conservation area boundary) this second road branches roughly north and east to the two outlying farmsteads of Harvel Hill Farm and Little Delmar Farm (on Leywood Road).

As noted earlier the village is on the edge of a dry valley. The narrow floor of this valley forms the north-west side of the green and is occupied by a second north-east running route, Dean Lane. This joins White Horse Road at the green's north-west corner adjacent to the village pond. The pond is outside the green, across the road in front of Old Pond Farm. The green banks-down to Dean Lane slightly and this gives its course here a sunken appearance as it follows the valley bottom downhill out of the village, to the north-east.

Once it passes away from the green, north east beyond the oast house, Dean Lane is narrow and is confined between substantial hedgerows. These hedges, and a curve in the road, prevent any outward views from the highway here. However, a field gateway at the conservation area boundary allows a westward view of rising ground with hedges and trees along its line. Beyond this up the hill a group of mature trees hides the village cricket ground.

The north east side of the green is enclosed by a small tree belt of the kind known in Kent as a 'shaw', (hence as noted earlier, 'Pricket Shaw'). This word is generally considered to apply to a narrow belt of residual woodland left after forest clearance.

Historic development occurs to one side only of the green. Its other sides remained entirely undeveloped from the time of the Tithe map about 170 years ago until the arrival of the inter-war development on its south east side. It is, however, visually enclosed on all sides either by mature tree belts or hedges. Old Pond Farm is the first of the three historic farmhouses that form the historic core of the conservation area and is probably oldest in settlement terms. One or two trees stand within the green along its north-west side and posts define its open sides against the roads, preventing cars from driving onto it. The attractive village sign stands half way along its south west side.

The village pond is in the 'L' of the junction of the two roads at the green's north-west corner. It has a steep bank to the highway which today is fenced around at the road edge. This adjoins the lowest spot in the highway; from this point White Horse Road, now re-named Harvel Street, starts its short journey up the valley's north west-side and into the built-up area. As Harvel Street starts to climb the little hill into the village, some of the white walling of Pond Farm house is visible through trees and

hedges close-to on the right. Everything else is hidden initially behind a tunnel of greenery.

A little further up the hill past Pond Farm house, on the south side of the road, is the second of the village's ancient farmhouses, Crickfield Farmhouse. Its gable is to the street and its back garden is hidden behind trees and hedges. Its landscaped front garden is alongside the road behind a low brick and flint boundary wall.

North across the road opposite Crickfield Farmhouse's front garden is the entrance to the well concealed plot of a large modern bungalow, Tara Cottage. Immediately north of this again is Little Croft, an interesting inter-war bungalow. This is partly hidden from Harvel Street by a hedge above which the building's large hip ended tiled roof can be seen.

Directly opposite, parallel to the road and facing towards Little Croft, is Barn Cottage, said to be built from Crickfield House's former barn. Its front garden is enclosed at the roadside by a low brick wall. Mature trees stand just behind this wall over part of its length. The west end of its front garden is enclosed by a single storey former agricultural building at right angles to the house. This protects the garden from overlooking from the modern cul-de-sac, Hart Lane, which cuts through the street frontage between Barn Cottage and the next building on the south side of the road, the village hall.

The village hall plot is separated from Hart Lane by a tall and flourishing beech hedge. This runs back from the main road at right angles with the village post box at the road end. The village hall car park is immediately west of the separating beech hedge, open to view, its street entrance delineated by a row of low posts; west beyond this stands the hall itself. The hall is parallel to Harvel Street with a footway in front of it. Between this footway and the building is a narrow strip of land partly colonised by a 1.8m high hedge of leylandii trees, some flagged paving and a seat.

The road frontage to the garden of the building opposite the Village Hall is closed by an architectural clipped Yew hedge. This is over two metres high. Behind it appear the upper storey and roofs of Forge Cottage, the last of the three historic farmhouses around which the village has grown.

West beyond the village hall and Forge Cottage, the next two buildings mark the junction of Harvel Street with Harvel Lane leading off to the south-west. The Elms, a former village shop, is on the south corner of the road junction. Across Harvel Street, opposite the junction, is the Amazon and Tiger public house. There are similarities in the way the roadside environments of these two buildings have been managed, with both catering for the car driver.

The Elms, a two-storey early 20th century house, was converted/extended as a village shop and has subsequently been returned to domestic use**.** It has a large modern single storey extension to one side and a bulky modern double garage to the other. It has a raised and railed-around space in front dedicated partly to car parking. Though this platform is immediately outside the conservation area boundary, its key features will be described later because they bear directly on local conservation area character.

The Amazon and Tiger pub, which is parallel to the road and also set back from it, stands on the former farmyard of its predecessor as a public house, Old Forge Cottage. The farmyard was probably open to the road. This is also the case with the pub site's wide road frontage, from its boundary with the cricket field in the north-west

to the well-kept hedge against the drive to Oast Hatch in the south-east. Most of this open space is a car park, the only exceptions being a small square of grass on the pub's south-east side and the 'drive-around' planting bed at the front of the building. The west end of this front space, against the cricket field, is nicely enclosed by a group of shrubs and trees while parking space south east of the building is hedged and fenced around at back and sides.

From the junction with Harvel Lane north-westward out of the village Harvel Street becomes David Street. On the west side of this section of road, along the boundary of the conservation area, are the hedges and front gardens of the village's former council houses, Hornfield Cottages. On the road's east side is a narrow grass verge and a well kept hedge which hides the village cricket ground. The verge widens as it approaches the gateway to the ground; the hedge has been set back to allow K.C.C. Highway Authority vision splays for vehicles leaving the ground. The ground itself, a large, flat, open space, forms the most northerly part of the conservation area. The cricket pavilion is behind the hedge close to the road. It is a long single-storey white-boarded building with a low-pitched hipped roof clad in slate.

5.2 The associated public realm

Public open space, Highways, Pavements, foot-paths, etc., and communal parking areas (private and public).

The village green and the highways and their verges and occasional stretches of footways are the only public open spaces in Harvel.

Generally highway edges to open spaces and abutting gardens are of the rural form with tarmac dying away under adjoining grass. This is the case for the green, other than at its north-west corner where, very reasonably, a short run of kerbs protects the road line. The fact that the road through the village is mostly without footways and also without kerbs is a significant aspect of local conservation area character.

The tight, footway-less, rural character of the highway seen in the lower part of Harvel Street is eroded around its junction with Hart Lane. The K.C.C. Highways' vehicle visibility entrance splays to this modern cul-de-sac cause a frontage set-back from the original edge of carriageway. This allows the introduction of a footway strip across the Lane entrance and also across the adjacent vehicle entrance to Barn Cottage's plot. This change in 'ground-scape' character extends up past the set-back entry to the village hall car park. It continues on to the village hall itself with an earlier section of pedestrian footway fronting that building also. This footway ends abruptly against the return of the modern private retaining wall to the raised area in front of The Elms which stands right at the road edge.

The village hall car park is an area of tarmac south-east of, and partly behind, the village hall. It has a hedged boundary to the field behind. Its frontage to the road is fully open to view.

The Elms' parking and pedestrian access area forms a raised terrace in front of the building. For engineering and safety reasons this arrangement required of a retaining wall and galvanised steel safety fence along the edge of the highway. Ramped access to the raised area, and the property's large double garage, is provided at its north-west end, from the road junction. All this work, paved raised parking area, retaining wall and balustrade, is modern and was probably introduced in connection with the use of the building as a shop.

Across the road from The Elms, the Amazon and Tiger's gravelled main parking area is at its south-east end. The rear, north-east, side of this gravelled area is enclosed by a stretch of tall evergreen hedge. At its south-east end this hedge is joined at right angles by a similar one running along the side of the drive to Oast Hatch. The car park is thus enclosed on two sides by hedging but remains open to the street. Here it is separated from the highway by a rustic post-and-rail fence set along the verge. A similar fence protects the planting bed directly in front of the pub. There is parking between the pub and this island bed which has wide entrances/exits to the highway to each side of it.

Within the planting bed in front of the Amazon and Tiger are a few ornamental sub-tropical evergreen plants, the pub sign on a post and in addition a K.C.C. street signpost. At this point it is appropriate to mention the village post box next to the village hall car park entrance and the fine metalwork village sign on a post on the green**.** There are two prominent telegraph poles, one to each side of the road, in front of the Amazon and Tiger pub; these, with their prominent overhead wires, are the only such public utility features in the village that are seriously noticeable.

6 THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building types

The highest status houses in the village are Old Pond Farm, Crickfield Farmhouse and The Old Forge. All three certainly began life as farmhouses and all retained their related agricultural buildings and yards into the 20th century. All are at least partly late medieval and post-medieval in origin. The Old Forge has the some of the external signs of a classic medieval house.

Ostensibly a step down, as it were, from the farmhouses is Pond Farm. This is a neat freestanding villa of the early 19th century intended for individuals of some means. It is built adjacent to Old Pond Farm but facing away from it; it may have been new or extra accommodation connected with the farm. A more recent example of a similar sort of building is The Elms, just outside the conservation area boundary. This modest double fronted house was also originally built for people with a certain level of independent means.

Other dwellings in the conservation area today are either 20th century new builds or are former agricultural buildings converted to residential use in the 20th century. The former are Tara Cottage, Little Croft and no.1 Hart Lane; the latter are The Oast House, Oast Hatch and Barn Cottage. The last building, as noted earlier, is an early 'barn conversion'.

Non-domestic buildings are the village hall, the Amazon and Tiger public house and the cricket pavilion.

6.2 Listed, locally listed and key unlisted buildings; buildings making a neutral contribution to conservation area character; and buildings detrimental to conservation area character.
MAP – listed, 'locally listed'/key unlisted 'contributing', 'neutral' and 'detrimental' to character.

6.3 Brief descriptions of some buildings contributing positively to conservation area character
Fig 10

This list is not comprehensive. Other historic buildings not included also contribute to conservation area character. Descriptions are generally confined to the street façade of the building only. Comment is made without the benefit of internal inspection. Interiors invariably fill-out the picture and may sometimes change the emphasis of exterior descriptions.

Old Pond Farm farmhouse

Built in the late 15th century, this is said to have been a hall house. It is of two storeys and is basically rectangular in plan with a thatched roof fully hipped to each end. An old photograph shows that its farm buildings, now all cleared away, were also thatched. The street elevation is underbuilt in later red brickwork and there are brick chimney stacks in each gable wall. Studwork shows at first floor with whitened infilling panels between; it was formerly hidden behind weatherboarding. Windows are horizontal runs of casements with very small paned lights, possibly dating from the early to mid 20th century. The west gable is heavily buttressed in brick. There is a thatched summerhouse immediately to the east of the main house.

Pond Farm house

This is an early 19th century two storied 'L' plan house, its timber frame strengthened by wide red and blue/grey brick chimney stacks exposed and flush within each gable end. The roof is low-pitched, hipped and slated and the chimney stacks above roof level are rendered. It has a symmetrical, three bay, street elevation with three double hung sash windows above. Below is a central front doorway with a double hung sash window to each side. Within its south east gable wall, forward of the chimney stack, are two more double hung sash windows, one above the other. All the window sashes are timber, of the six over six pane type, and may be modern replacements. The building was formerly white weather-boarded. It is now white rendered, presumably to expanded metal mesh nailed onto the frame. There are modern 'bell-cast' drips in the render over the windows. There is a projecting open sided modern porch with columns and a brown stained fascia around its flat roof. The main rear extension follows height of the rest and its roof is also hipped and slated.

Crickfield Farmhouse

The building is almost at right angles to the road. It was originally a fully timber framed structure. Exposed framing with plaster or daub infilling survives at first floor on the visible east and north elevations. Below there is red brick under-building incorporating exposed framing that may be later in date than that above**.** A later cat-slide roofed extension runs along the back, south, elevation of the building**.** The main roof is hipped to the street, and peg-tiled. The narrow two storey east elevation is jettied towards the highway with framing below, all interrupted by a substantial projecting, and cut down, brick chimney stack. At first floor diagonal braces of the Kentish framing type curve down from corner posts to each side of the gable end stack and are repeated round the corner on the north elevation. The front garden elevation has a small, modern, thatched roofed projecting porch and there is another at its north gable. The building is described as follows in the RCHM E 'Gazetteer of Medieval Houses in Kent; '1470-1510...End jetty house with formerly open 2-bay hall; only upper end jettied. Evidence for overshot passage, but service plan otherwise unknown except for position of stairs in normal place beside rear wall. Moulded dias beam with evidence for spere; doorway to upper-end has 4-centred arched head with sunken spandrels. Former crown-post roof.' (Pearson S., Barnwell P.S. and Adams A.T. 1994 p.88)

Forge Cottage

The term cottage is a misnomer applied to another of the village's more significant and complex houses. This comprises a late medieval two storey house with exposed framing and plaster infill panels at first floor and the usual all encompassing tall hip ended peg tiled roof**.** The position of the single chimney could suggest the later blocking of the cross-passage of the central open hall, in order to introduce brick fire places and chimney stack. To the rear of the building is a later phase of development, shorter in length and narrower in depth than the older house. Its roof is parallel to that of the main building but it has half-hipped rather than fully hipped gables. The original building is described as follows in the RCHM E 'Gazetteer of Medieval Houses in Kent; '1480-1520...End jetty house with formerly open 2-bay hall; both ends formerly jettied. Lower end seems to have had one room, entered from passage by a nearly centrally placed doorway. Position of stairs at neither end is known (sic). Wind-braced clasped-purlin roof with queen struts. Former open truss has remains of smoke-blackened partition, indicating hall went through half-floored phase.' (Pearson S., Barnwell P.S. and Adams A.T. 1994)

The Oast House

The Oast House is set at an angle to the road and aligned east-west. Its present incarnation has it with two roundels, one at the stowage building's west end, the other adjoining the first on its south side. The roundels and stowage may first have been constructed in flint with perhaps the stowage rear wall in framing – plaster with some form of exposed timbering forms the visible, upper, part of this. The present gabled roof form of the stowage with its waney-edged timber infill panel to the road as well as the roof's exposed rafter ends all look rather Arts and Crafts. The flint-work in the roundel and the stowage has vertical cogged red brick lacing courses at intervals as well as horizontal red brick string courses and oversail courses at the roundel eaves. The wide and shallow brick arch in the south front of the stowage building may be 'first stage' work. Under the old agricultural order carts were sometimes stored in part of the ground floors of stowages. Probably later are the stepped brick and tile buttresses to the roundels and at the corners of the stowage building, the amusing brick label course with its stops above the inserted door to the front roundel, and the pointed witches hat tops to the conical roundel roofs. While one of the roundel roofs is tiled, the other is blackened – originally tarred – over tiling. This was not uncommon.

Oast Hatch

This is the village's second oast conversion to domestic use and it is much less elaborate than the first. The ground floor of the stowage is in red brick as originally, with the upper floor in weather-boarded timber frame as originally. The arrangement of timber above and brick below is a common one in oast houses. The pyramid-shaped stowage roof is, however, unusual. The roundel is brick built while its conical top section is peg tiled as is the stowage roof. A traditional white Kent oast cowl completes the roundel roof.

Barn Cottage

As noted earlier, the building stands on the site of the Crickfield farmhouse barn. The old barn is said to have been 'refurbished and turned into a dwelling house.' (Carley, J, 1986) in the early years of the 20th century. The photograph accompanying this comment in 'Meopham in old picture postcards' shows Barn Cottage with a thatched roof and with the bay nearest to Crickfield farmhouse lower than the rest and separately roofed. The wall-plate of this lower end has subsequently been raised up to the level of that of the main building to make the same eaves level throughout. The thatch has gone, replaced by what appear to be machine made plain roof tiles. Otherwise the elevation appears little changed. From outside it is not possible to determine exactly what form the original barn took before its change of use. The arrangement of the framing in its street elevation does not exactly accord with what would be expected in a traditional Kent barn, of whatever size or period.

Little Croft

Inter-war single storey Little Croft's fine hip-ended and clay-tiled main roof hides the bulkier parts of its separately gabled and ridged rear parts from view from the street. The north-west hip of the main roof carries a large hip-roofed dormer with tile-hung cheeks. This is the only interruption to its roof-scape that is visible from the front of the building. The single storey street elevation is set out **-** moving from south-east to north-west - with a wide, cant sided bay window, then a wide gap containing the front door and then a matching bay window but cant sided only towards the front door. The roof is carried forward to the line of the front of the bays, thus producing a set back

covered porch area around the front door. This open arrangement is repeated at the building's south-east corner. An attractive very gently arched eaves fascia is supported, where it spans over the gaps just described, by a number of freestanding slender timber posts. The result is a delicate veranda effect to the street. Windows may be original, possibly the 'Crittall' metal variety**.**

The Amazon and Tiger Public House

This takes the form of a long, narrow, two storey rectangle with a symmetrical hipped roof and a central chimney stack. It has various extensions to the rear. The roof is plain tiled, the upper floor rendered and whitened and the lower floor built in good, red, Flemish-bond brickwork. The street elevation is a puzzle, superficially having the appearance of a pair of semi-detached wide-frontage houses. On closer examination, the setting-out of window openings at ground and first floor varies somewhat and the north-west end is a later extension. First floor windows are bridged with timber lintels with chamfered arises. The rafter ends are exposed and a brick string course separates render above and brick below. The render has a prominent bell-cast onto the string course below. The ground floor, north end, may have been altered. Windows have been renewed in uPVC throughout.

The village hall

The weather-boarded original hall has been extended, possibly a number of times. Its core is a rectangular timber framed building with a roof that is relatively low in pitch, but which is still steep enough to contribute to local character. The roof is gable-ended with purlins extending beyond the gables, their ends neatly clad with timber barge-boards and with good overhangs at the eaves. At the hall's south-east end sections of roof are extended further out to each side at ridge level to form a small projecting canopy. High up in the gables at each end are three-light six-paned windows. On the front of the building there were probably once three larger matching timber windows of three lights each, each light with 10 panes. Two of these windows appear to survive. Towards the south-east end of the building the third original window may have been replaced by the present modern door and attached side-light, with concrete steps and railings up to it. Individual weather-boards to the ends and front of the building are relatively wide, giving the elevations a generous appearance. At its north-west end the original structure is continued along the street by a later addition. This has a flat roof. Behind the main building are various lean-to extensions.

6.4 Building materials

The usual palette of traditional Kent building materials occurs within the historic buildings of the conservation area. Timber frames infilled between exposed timbers, clad externally with weatherboarding and finished with painted external lath and plaster all occur. Flint walling is generally absent from the buildings, being seen mainly in boundary walling. An exception is The Oast House where flint is used in the roundels and also in the two storey stowage section. Local plain red brickwork features, as does painted brickwork and the later smooth stucco and modern painted renders over brick. Roofs, apart from the few covered in modern materials, are almost all clad in local peg-tile with one or two covered in natural slate imported from Wales. There is one example of thatch, one ubiquitous in the region.

6.5 Local details

Local village detail generally follows the tradition and development of Kent's timber and brick vernacular architecture. The Oast House is one case where non-vernacular architectural details and design have been applied to an existing building; Barn Cottage might be cited as another. The later Little Croft represents a well designed and finished bungalow of its time. As noted the Amazon and Tiger public house has the appearance of a pair of generous inter-war semi-detached houses.

Original exterior joinery survives, but in places modern replacements damage the appearance of 'host' buildings. Inroads into appropriate character are invariably made by the introduction of off-the-peg timber and plastic windows. The design, detail and appearance of these are almost always unacceptable in conservation areas. Similar problems of character-damage can arise through poor brickwork re-pointing and the replacing of original exterior renders by different modern ones.

7 SPATIAL ANALYSIS

7.1 Spatial character and form of development within the conservation area
Map showing arrangement of Village 'character areas'.

The village is divided up notionally into four separate, abutting, areas each with its own distinctive character. These are all shown on the Map, Fig. 11The areas are:

1 The village green

2 Harvel Street from the pond to the village hall and Forge Cottage

3 Development around the junction between Harvel Street and Harvel Lane

4 The village cricket ground

Note: Trees, mostly deciduous, are a key element of conservation area character in Harvel. Environments are described below with the trees in full leaf. In winter, with leaves absent, more will be seen through their open canopies.

7.2 Individual character areas

Each character area is identified individually and its special character briefly described. The map that follows details the relationship of buildings to spaces, nature of spaces, contributing and detrimental features are all shown. Main contributing trees, garden areas, planting and important boundaries are shown. Discussion assumes an approach to the village along White Horse road from the south.

1 The village green

Approaching Harvel from the south along White Horse Road, nothing of it is visible because of the lie of the land and the tall hedges to each side of the highway. At last a bend in the road is turned and there is a view of the south corner of the Green. This is filled in the foreground by a single young oak tree deliberately planted there. Beyond and to each side of this tree is the green, sloping away gradually to the north-west. Beyond this again, the view is closed by the belt of mature woodland sheltering Pond House, Old Pond Farm and The Oast House. In summer only glimpses of parts of The Oast House and Pond House can be seen.

White Horse Road, continuing into Harvel from the south, runs along the south-west edge of the green. It is open to this save for a row of posts, and curves around and down to meet the foot of the hill leading up into the village. It is enclosed on its south-west side by a substantial field-hedge. From close-to, this hedge prevents any outward views to this side of the green. From a distance within the green, say from half-way along its south-east side where the ground is at its highest, westward views over the hedge which take in slightly rising fields enclosed with hedges and trees.

From the south corner of the green a second road runs along its south-east edge, again un-enclosed to the open space except for a row of posts. Its other side to the south-east is bordered for about half its length by a hedge with the 20th century equestrian centre showing behind it. The designs of the low pitched roofs and the materials of these buildings strike modern notes unrelated to the historic location. Fortunately the buildings are low-rise and low-key in character. The other half of this south-east side of the green is enclosed by semi-mature trees and bushes. A belt of

trees also completely encloses the green's adjoining north-east side; this is, as noted a little shaw. It lies directly along the edge of the green with the grassed space extending right up to it. The road leaves the green at its north-east corner via a short tunnel of greenery.

Along the bottom of the slope of the green, on its north-west side, the slightly hollow line of Dean Lane divides the open space from the ancient site of Old Pond Farm. The equally ancient pond lies at the Lane's junction with White Horse Road/Harvel Street. It too is outside the green but makes an important contribution to its character. In front of it on the green some still young forest trees have been planted to replace the very old ones that formerly stood there (as shown in an old photograph).

In summary the green is an almost entirely rural-feeling sloping grassy space. The pond, though not on the green, is as important to local character as the green itself. The green's un-kerbed and un-enclosed stretches of highway are also an important part of its character. Development around the edges of the green, including the highways, is strictly subservient to its enclosing elements which are a mixture of trees of varying ages and sizes along with shrubs and hedges. Though the modern development overlooking the green's higher, south-east, side is out-of-character with these surroundings, it is, as noted, not particularly intrusive.

2 Harvel Street from the pond to the village hall and Forge Cottage

A short tunnel of greenery encloses the first part of the gently curving line of Harvel Street from where – running north-west away from the green – it passes the pond and climbs up the little rise into the village. There are no footpaths to the road here. Beyond the green-tunnel on the north-east side of the highway a tall clipped hedge curving to the left conceals everything behind it. In fact all the houses on this side of the road hide behind high roadside hedges, from the corner by the village pond up to and including Oast Hatch (with its narrow entrance-way) behind Forge Cottage. Among these, the set-back modern bungalow Tara Cottage can only be glimpsed in passing from the highway through the entry to its site. The distant view up the hill is closed by the brick gable and part of the flank of the first of the former council houses in the north-west quarter of the village. From this point near the pond one can see right through the conservation area to the council houses just outside it.

To the left – or south-west – side of Harvel Street as the hill is climbed, a wide combined field and back-garden entry and then the gardens of Crickfield Farmhouse, open up limited views to the south-west. North-west beyond the street-front gable of Crickfield Farmhouse its front garden is open to the road. More of this can be seen through trees over the low garden wall. North-west again is Barn Cottage's front garden with the house standing well back from and parallel to the road. The house blocks any south-west view out of the conservation area here. Its front garden seen over its low street wall reads as a space separate from, but still related to, the road.

Next door up the hill, with the street gradient starting to flatten-out, is modern Hart Lane's break through the road frontage where it joins Harvel Street. Looking South-west down the gap made by the Lane, parts of the various modern houses along its south-east side are visible. Most of these are outside the conservation area. Fortunately the gap is soon passed as the new development along Hart Lane is not sympathetic to local character.

There is a fine beech hedge, mentioned earlier, at right angles to the road between Hart Lane and the village hall car park. This helps to soften the visual impact of Hart Lane's bell-mouth junction with Harvel Street and also helps conceal the hall car park

from diagonal views up the Street. The south-west side of the car park borders on fields and the boundary there is formed of a hedge and trees which close-in the view. North-west beyond its car park and only slightly set back from the road is the long boarded flank of the village hall. This brings forward the building-line on this side of the road. The combination of the forward-siting of the village hall and Forge Cottage's tall road-edge hedge opposite causes a 'pinch point' in street-enclosure here.

Retracing ones steps briefly a little way back down Harvel Street and considering the north-east side of the road from opposite Barn Cottage, the large tiled and hipped roof of single storey Little Croft shows above its tall front hedge. At its north-west end Little Croft's hedge meets Forge Cottage's hedge, a seriously clipped and sculpted tall Yew version. A little to the north-west of Forge Cottage this Yew hedge ends and returns in a north-east direction at right angles to the highway down the side of the narrow drive to 'backland' Oast Hatch. From whichever direction along Harvel Street one looks, the tall hedges just described completely hide the ground floors of Forge Cottage and Little Croft. The resulting effect is of a pair of great unbroken hipped roofs separated by a wide gap, seeming to almost float above their hedges; this is particularly the case when they are viewed from round about the village hall looking south-east along Harvel Street. In its overall scale, form and materials, the modern roof of Little Croft is a creditable echo of the medieval roof of Forge Cottage.

3 Development around the junction between Harvel Street and Harvel Lane

On the north-east side of the road the effect of the highway space 'pinch point' between the village hall and Forge Cottage's Yew hedge is reversed once the narrow, picturesque, driveway to Oast Hatch is passed. As the highway starts to curve to the right, space 'leaks out' from it, first into the exposed south-east end car park, and then into the front car park, of the Amazon and Tiger public house. These spaces are open to the road behind low skimpy post and rail fences. They more or less occupy the site of the former farmyard here which was probably also open to the road. However, while the yard would have been a place of activity and interest, the car parks as they stand are rather negative, uninteresting and visually 'weak' spaces leading off from the highway.

From the north-west end of the car park between the pub and Forge Cottage's roadside Yew hedge, one can look towards the right-angle return of the similar hedge along the south-east end of the car park. Above this the double roof hips of Forge Cottage are prominent. The hedge at the end of the car park hides behind it the narrow, almost north running, drive to Oast Hatch mentioned earlier. It eventually turns a second right angle to run along and enclose the rear of the car park. As with Forge Cottage, from the public road only the upper walls and roofs of Oast Hatch can be seen above the hedges.

Looking north-west from opposite the end of the village hall one sees the narrow hip-ended south-east gable of the public house and the side elevations of its various rear extensions. Beyond the pub, between it and the road, a group of bushes, small trees and a mature forest tree close the view north-west, the road curving away behind them. Opposite this group, on the road's south-west side, three pairs of semi-detached former council houses with a tall roadside hedge in front are visible. These carry reducing-perspective highway enclosure around the corner and out of sight.

Where Harvel Street and Harvel Lane meet opposite the pub, the conservation area contribution of The Elms, next to the junction and diagonally opposite the pub, must be considered. As noted earlier, though The Elms is excluded from the conservation

area, it nonetheless impacts on it. Neither the set-back siting of the simple two storey and double fronted early 20th century house, nor the wide modern raised terrace in front of it, are considered problems in principle in conservation area terms. The issue is one of detail, and in particular the galvanised steel arch-headed railings on top of the modern retaining wall at the highway edge in front of the building, which are considered out-of-character for their location.

4 The village cricket ground

The view down David Street between hedges is contained and linear as one continues north-west beyond the junction of Harvel Lane and Harvel Street. The cricket ground is entered through a gate from the road. The space, invisible from the highway, is a very wide-spreading, flat, expanse of grass. It is more or less surrounded by what appears to be woodland and has a feeling of high-up, exhilarating, openness. To the road it is enclosed by a hedge. On two other sides it is bounded by close knit stands of forest trees. As viewed from the gateway a group of mature trees directly opposite across the field, closes the picture. To its left a younger, less tall, group fronted by a hedge encloses the field's north-west side. To its right a short lower run of close growing trees allows one to see the tops of other trees beyond it on the opposite side of the valley. The fourth side of the space is bounded by the mature trees and planting in the back gardens of various houses on the north-east side of Harvel Street. A number of these are visible from the field and contribute to the picture here**.** The garden of the Amazon and Tiger takes a large rectangle out of the field's southern corner.

7.3 Landmarks or ('key buildings'), focal points and views
Figs 12 and 13

8 SUMMARY CHARACTER APPRAISAL

Including positive, neutral and negative features

Even with its modern additions, Harvel's small size allows it to merge discretely into its background. The village retains its wider forest setting which almost entirely hides the buildings from outside view. The hedged fields around Harvel, the wooded and hedged surroundings of the green, and the hedges and trees within the village, all contribute to this effect. Small scale views, enclosure and low density of development are its hallmarks.

After the green and pond, Harvel's most important man-made features are its three surviving traditional farmhouses. In addition, some of its lesser buildings are also of interest architecturally and historically. The conservation area's three main divisions – the space of the green with the pond to one side in their rural setting, the corridor of Harvel Street with houses to each side and the wide spreading tree enclosed modern cricket ground – have very different characters derived from their differing functions and the way they have, or have not, been developed. All contribute differing aesthetic and historic qualities, adding to the significance and interest of the whole.

Negative features within the village centre relate to the effect of modern highway standards and private car park areas on historic street enclosure and village character.

Positive features

- The tree-and-hedge-enclosed surroundings of the conservation area
- The trees, street-front hedges and boundary walls within the conservation area
- The space of the green largely surrounded by trees and hedges
- The village pond adjoining the green
- The general concealment of the village from the green (and vice versa) by mature planting and trees where the two meet, alongside Dean Lane
- The gently climbing hedge and tree enclosed stretch of Harvel Street from the pond up into the village as far as the village hall and Forge Cottage
- The wide space of the tree-and-hedge-enclosed cricket ground
- The small-scale, un-curbed, rural, character of much of the road system within the conservation area
- The three historic former farmhouses and their settings (Old Pond Farm, Crickfield Farmhouse and The Old Forge)
- A detached, early 19th century, house, Pond House and its setting
- Little Croft, a detached inter-war single storey bungalow and its setting

- An historic barn and two oast houses all converted to domestic use (Barn Cottage, The Oast House, Oast Hatch) and their settings

- The village hall

- The Amazon and Tiger public house

Neutral features

- Tara Cottage

- No.1 Hart Lane

- The cricket pavilion

Negative features

- The galvanised steel arch-headed railings on top of the modern retaining wall at the highway edge in front of the Elms

- The visually exposed south-east end car park and also the car park in front of the Amazon and Tiger public house

- Hart Lane's break through the street frontage and the bell-mouth road junction where it joins Harvel Street

9 ISSUES

9.1 Definition of issues

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

9.2 Conservation area boundary review

No amendments to the conservation area boundary are considered necessary

9.3 Alterations to buildings

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

9.4 Uses and vitality

As noted earlier, Harvel today is largely a dormitory settlement. It has an historic core with the addition of a small estate of former council houses and a small modern private development around a new cul-de-sac. Its two community buildings are its village hall and cricket pavilion; these indicate that the village remains a local centre for its hinterland. Its public house continues to provide the other, traditional, community service.

9.5 Locally listed buildings

There is no adopted comprehensive Local List for the Borough and, subject to availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

9.6 Highways and traffic

There are considered to be no issues under this head.

9.7 Enhancement potential

The street frontage to the Amazon and Tiger public house and to its car parks. Local enhancement might be achieved through a carefully considered planting scheme at the back of highway along the full length of the street frontage of the public house and its car parks (excepting of course at its car park entry/exit points). The intention would be to visually enclose and separate the public road from the car parks where at the moment space ‘flows’ between the two. This might be by means of a low hedge, perhaps inter-planted with native species trees at intervals.

Consideration should be given, should the opportunity arise, to the improvement of the appearance of the street-frontage of the raised parking area in front of The Elms.

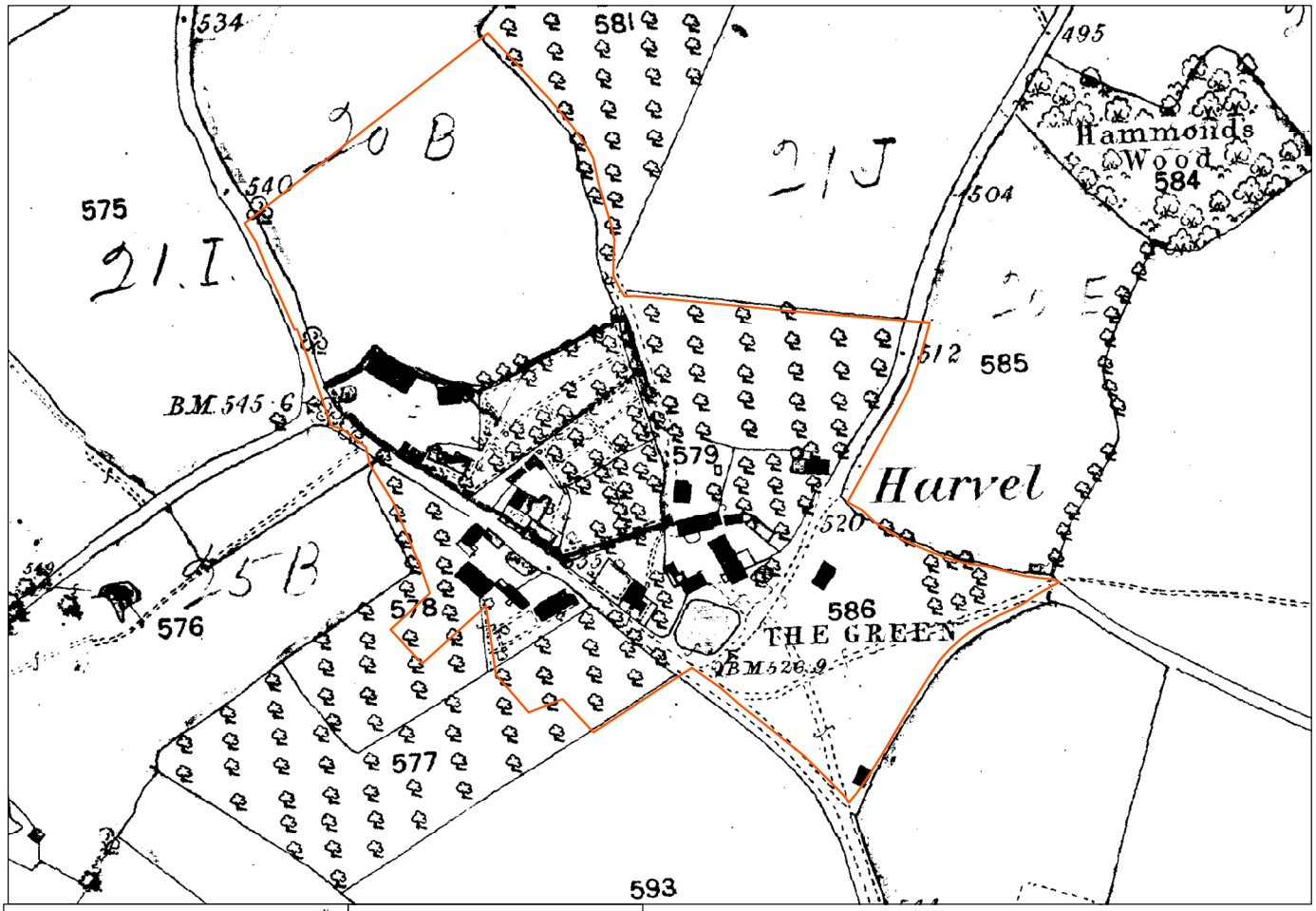
9.8 Trees

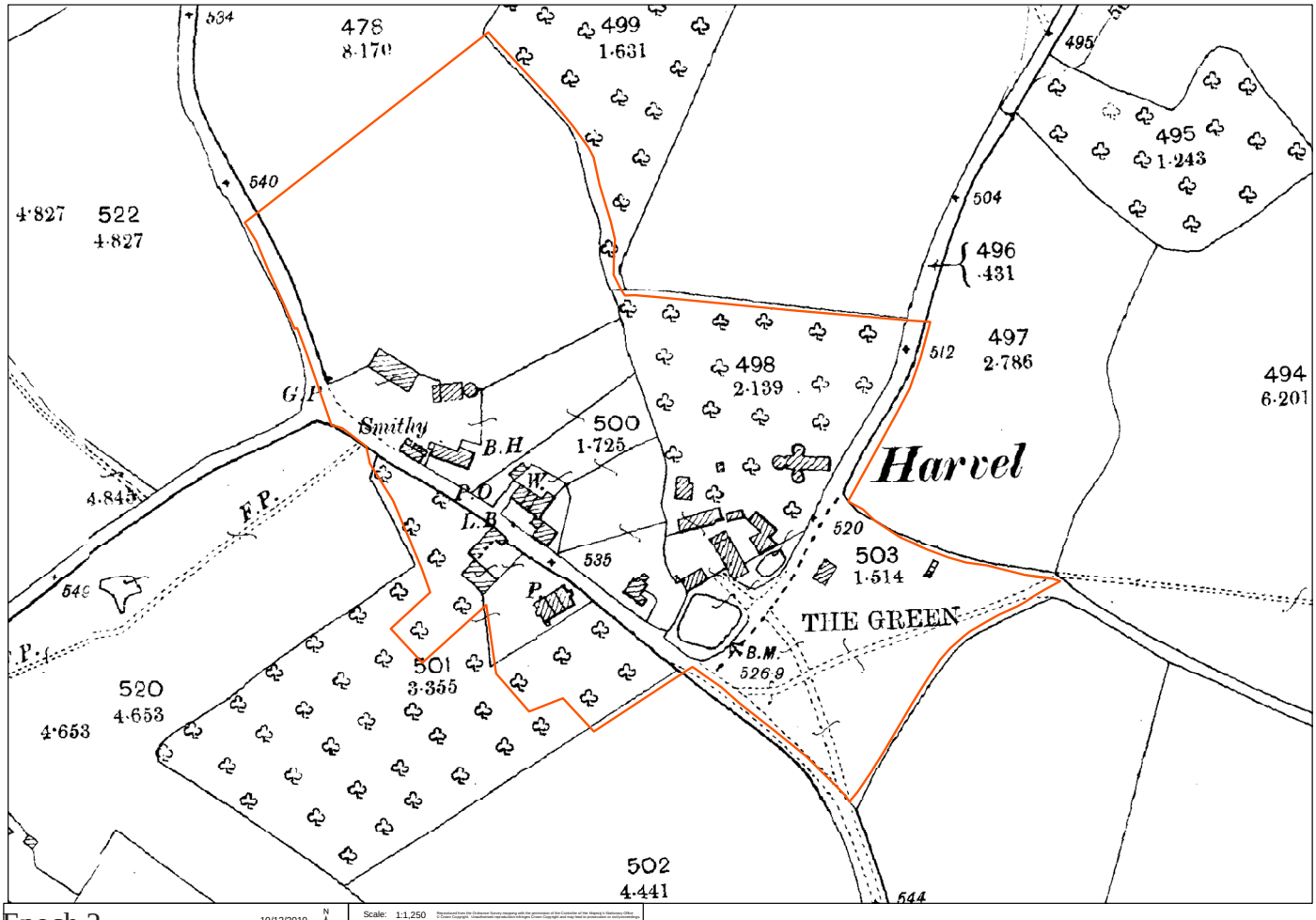
Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

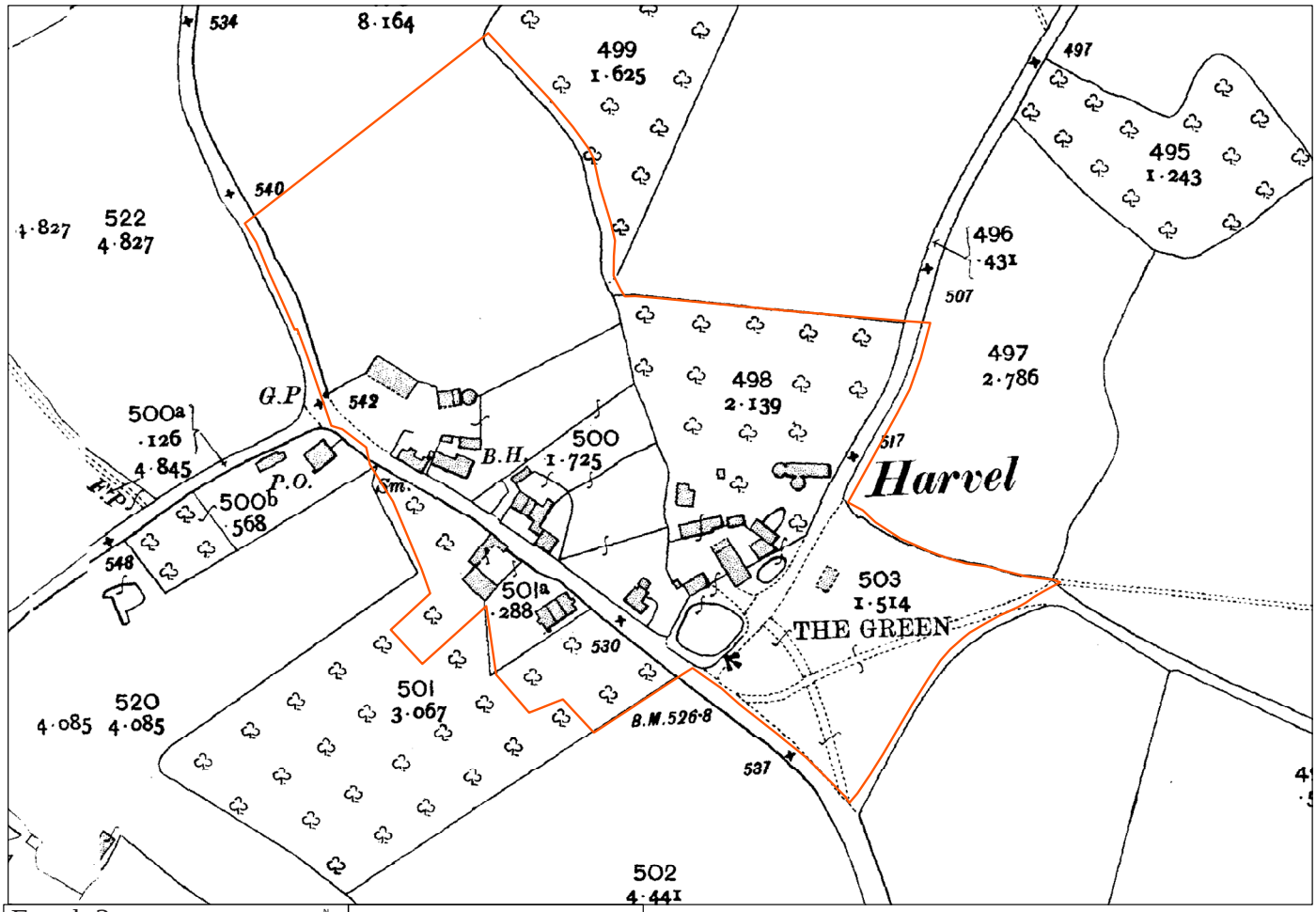
9.9 Archaeology

The Conservation Area has archaeological potential relating to the late medieval farmsteads of Crickfield Farm and Old Pond Farm. There is potential for further archaeological remains to be discovered within the Conservation Area and in the event of development proposals being submitted appropriate archaeological mitigation may be needed.

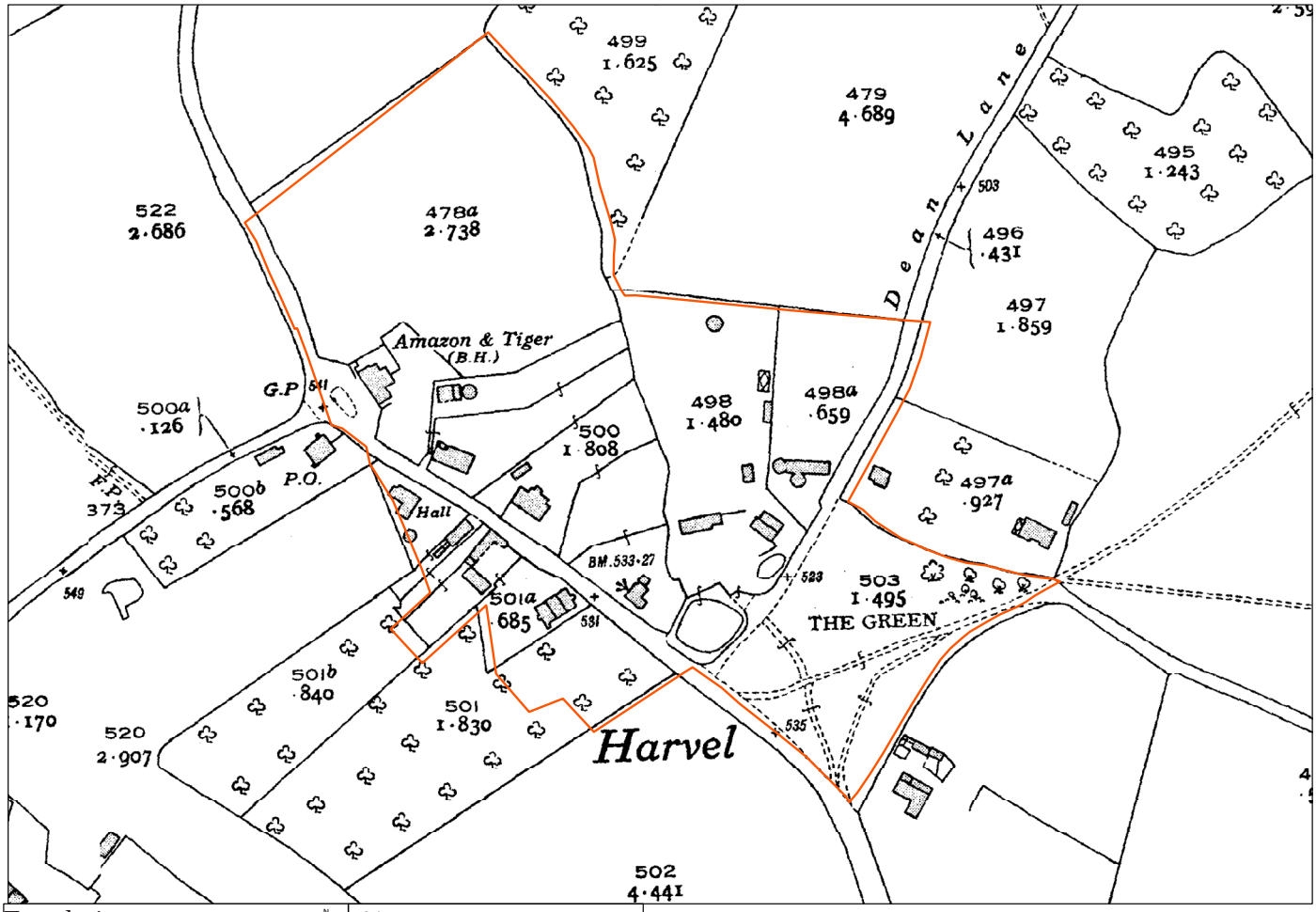
Appendix 1


534
581
495
20 B
21 J
Hammonds Wood
584
540
575
21.I.
504
512
585
B.M. 545·6
579
Harvel
520
25 B
576
578
586
THE GREEN
B.M. 526·9
577
593
Harvel Conservation Area Epoch 1
10/12/2010
N
Scale: 1:1,250
Drawn by: AJC

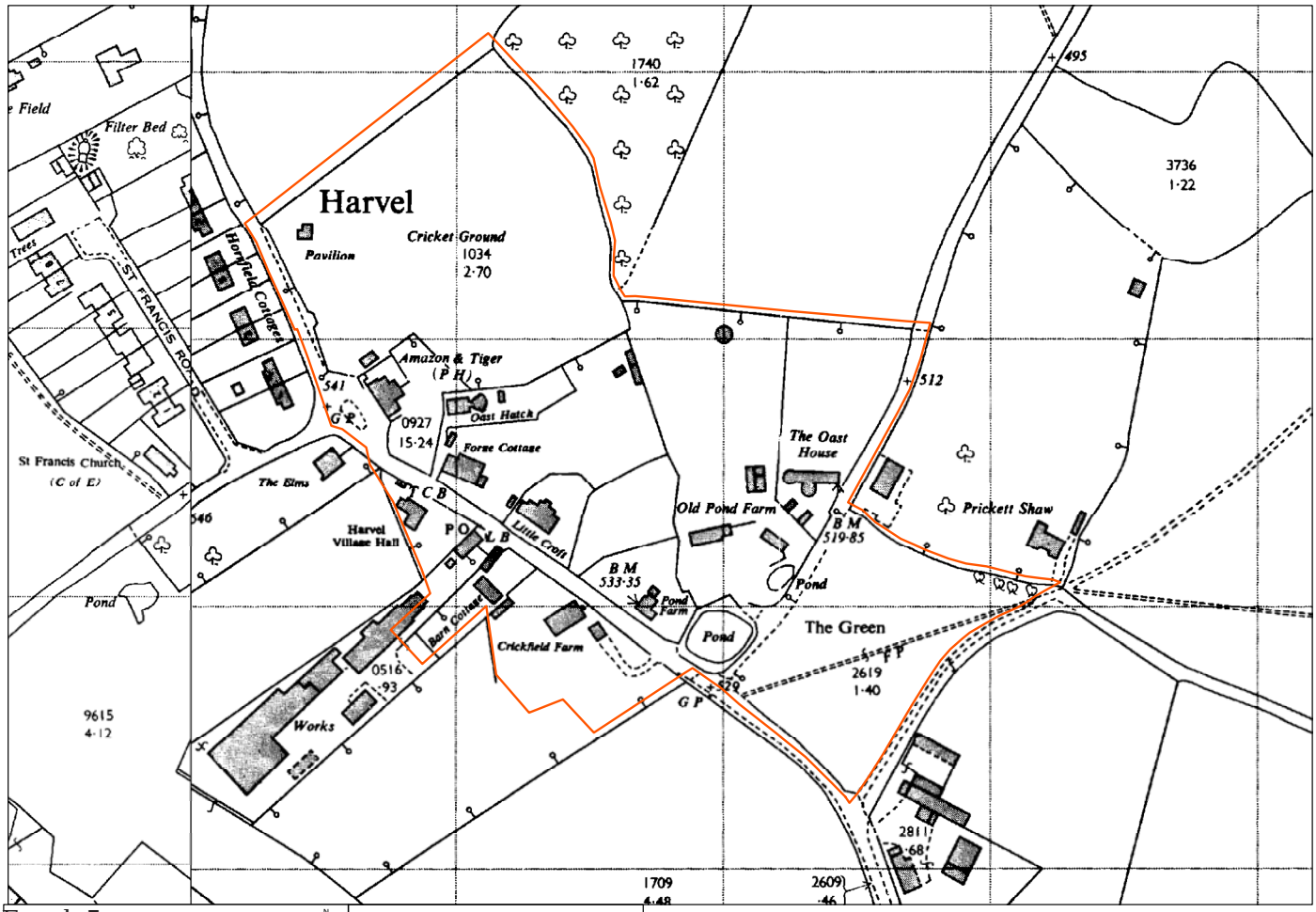

534
478
8·170
499
1·631
495
495
1·243
540
4·827
522
4·827
504
496
·431
497
2·786
512
498
2·139
494
6·201
G.P.
Smithy
B.H.
500
1·725
Harvel
4·845
F.P.
P.O.
W.
L.B.
520
503
1·514
535
549
P.
THE GREEN
B.M.
526·9
501
3·355
520
4·653
4·653
502
4·441
544
Epoch 2
10/12/2010
N
Scale: 1:1,250
Drawn by: AJC



Epoch 3 10/12/2010 Scale: 1:1,250 Drawn by: AJC



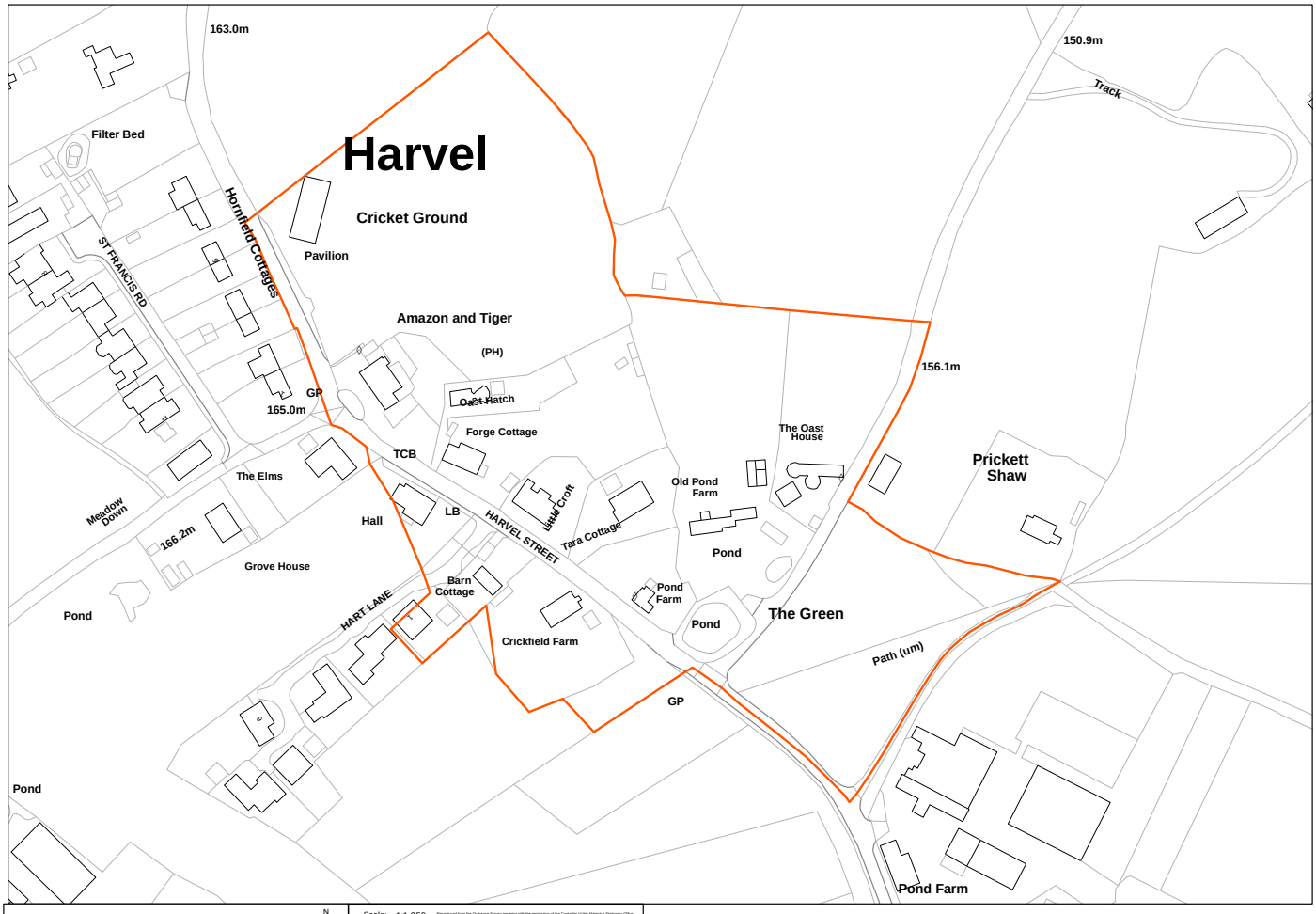
Epoch 4 10/12/2010 Scale: 1:1,250 Drawn by: AJC



Epoch 5

10/12/2010

Scale: 1:1,250
Drawn by: AJC



Harvel Conservation Area

10/12/2010

Scale: 1:1,250
Drawn by: AJC

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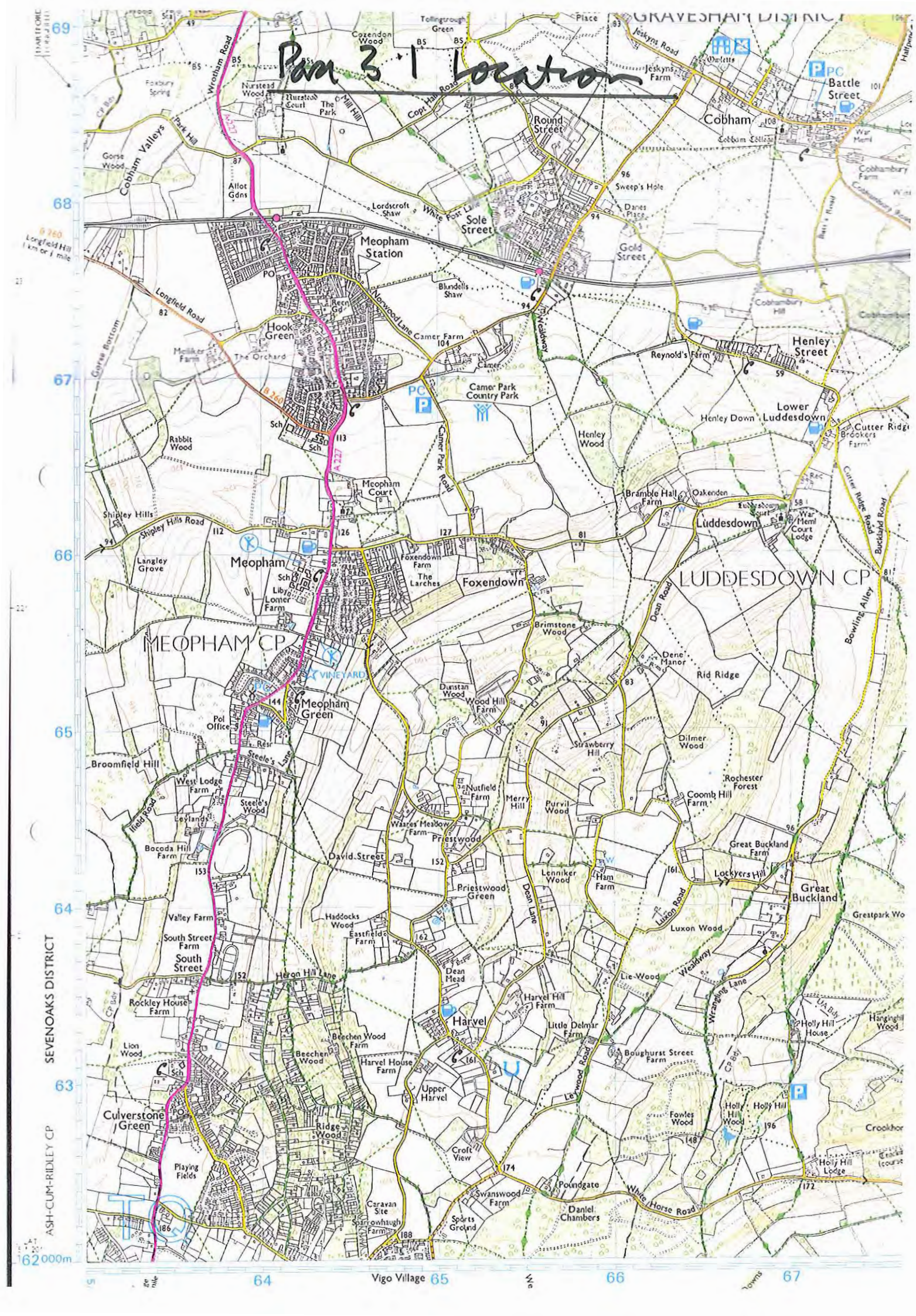
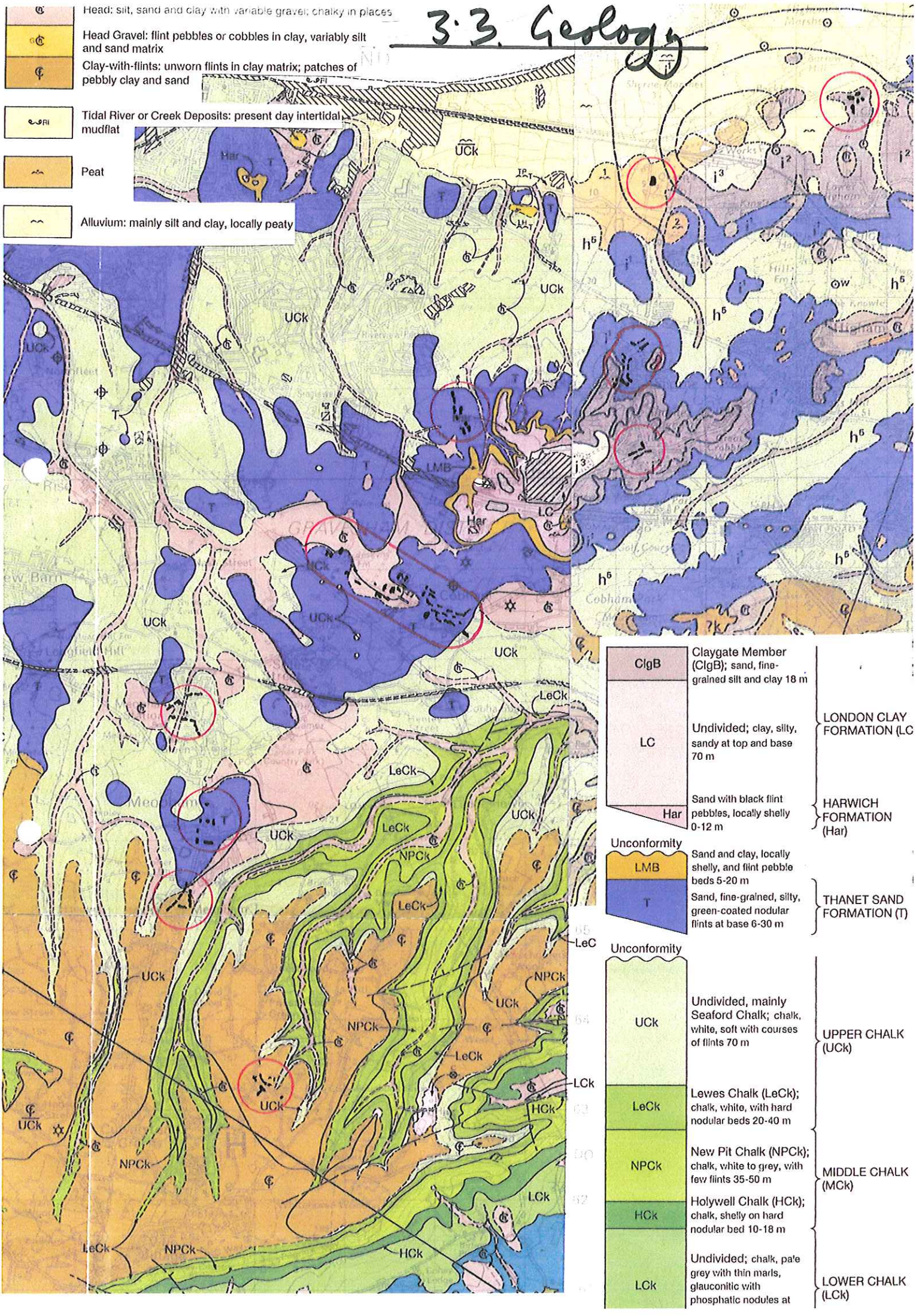
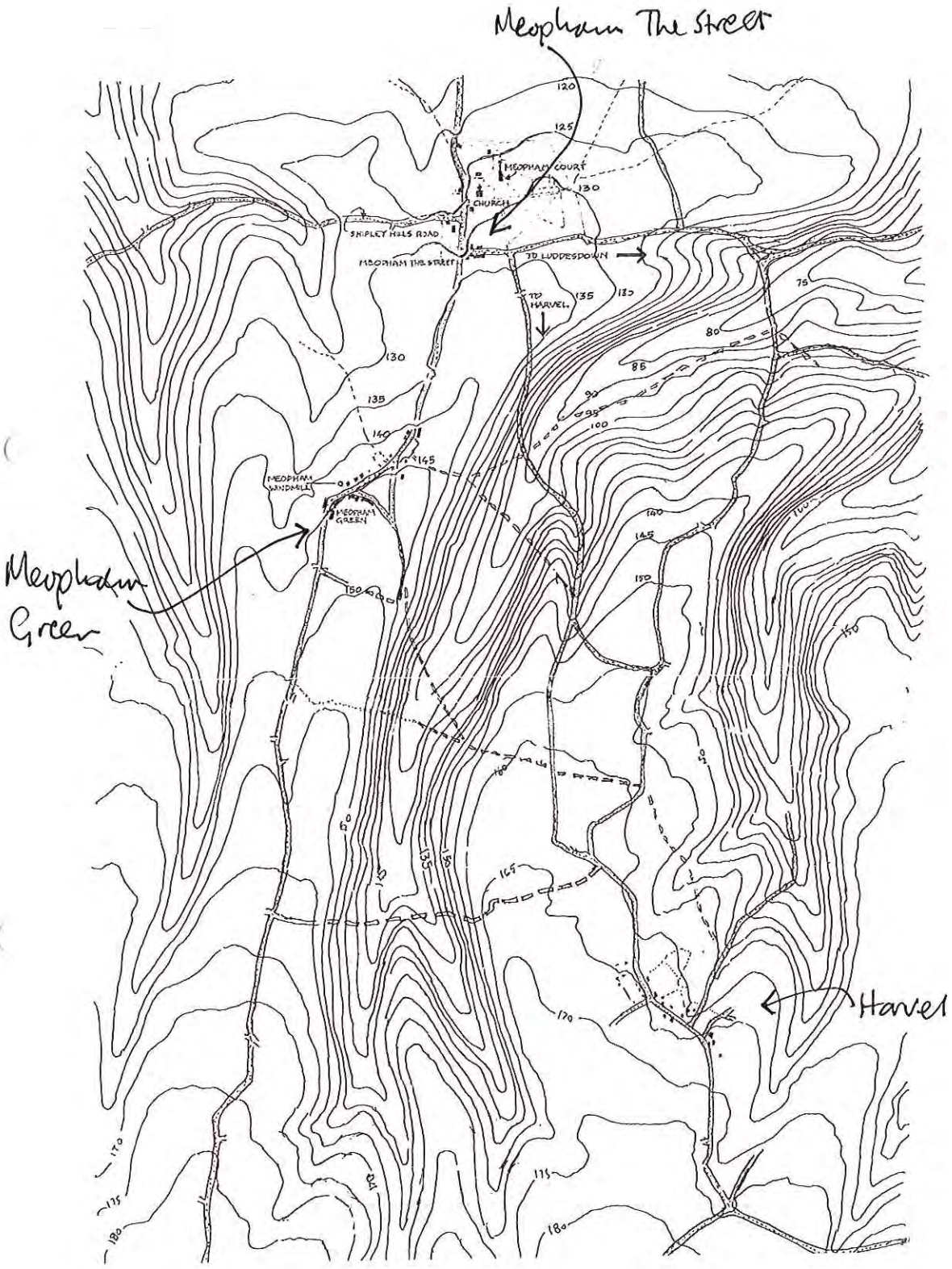
Everitt, A, Continuity and Colonisation - the evolution of Kentish settlement, 1986.


Pan 3 : 1 Location
GRAVESHAM DISTRICT
Cobham
Battle Street
Round Street
Sole Street
Meopham Station
Hook Green
Camer Park Country Park
Henley Street
Lower Luddesdown
Luddesdown
LUDDESDOWN CP
Foxendown
Meopham
MEOPHAM CP
Meopham Green
Harvel
Great Buckland
Culverstone Green
SEVENOAKS DISTRICT
ASH-CUM-RIDLEY CP
Vigo Village

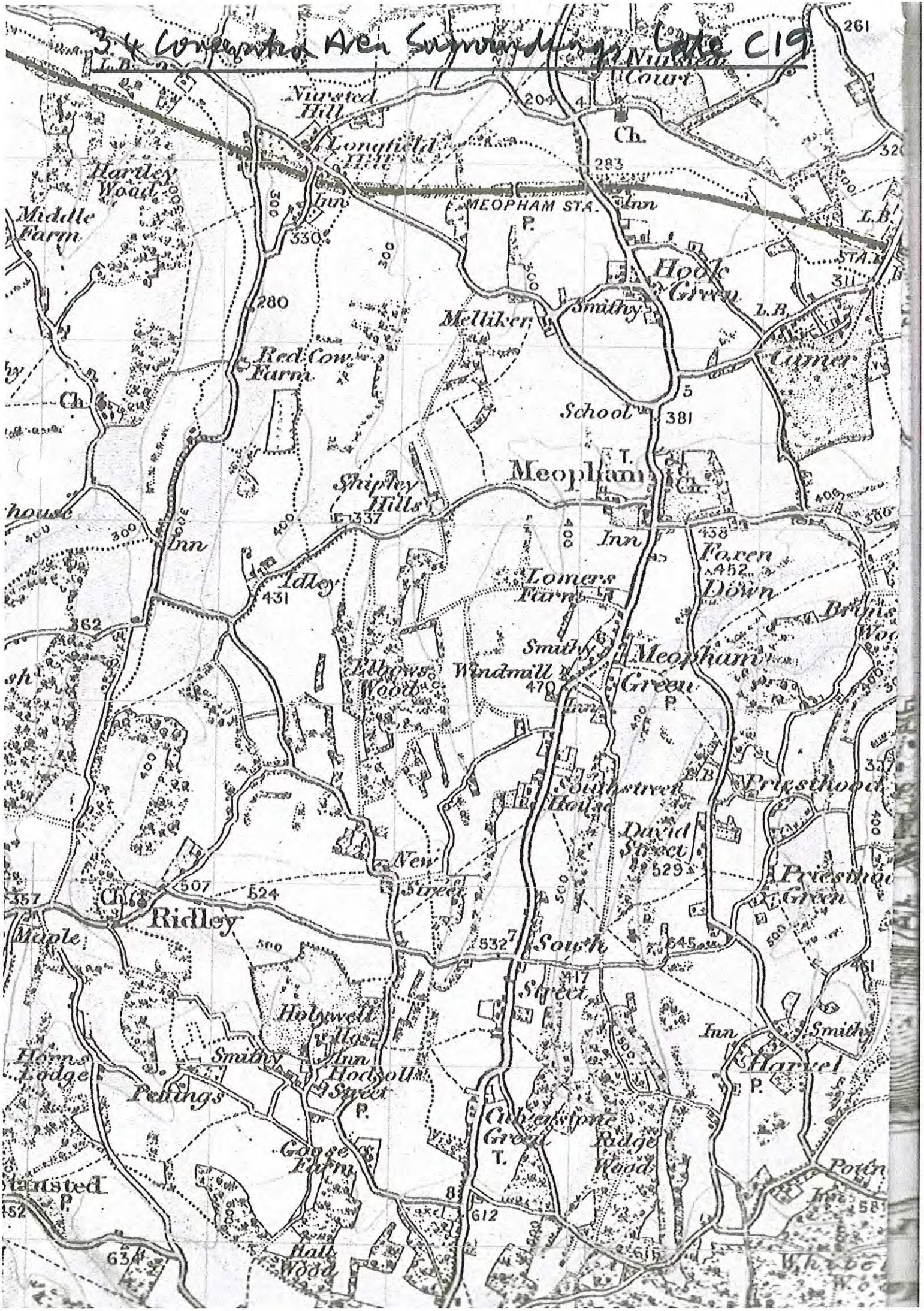
3.3. Geology


Head: silt, sand and clay with variable gravel; chalky in places
Head Gravel: flint pebbles or cobbles in clay, variably silt and sand matrix
Clay-with-flints: unworn flints in clay matrix; patches of pebbly clay and sand
Tidal River or Creek Deposits: present day intertidal mudflat
Peat
Alluvium: mainly silt and clay, locally peaty
ClgB
Claygate Member (ClgB); sand, fine-grained silt and clay 18 m
LC
Undivided; clay, silty, sandy at top and base 70 m
Har
Sand with black flint pebbles, locally shelly 0-12 m
LONDON CLAY FORMATION (LC
HARWICH FORMATION (Har)
Unconformity
LMB
Sand and clay, locally shelly, and flint pebble beds 5-20 m
T
Sand, fine-grained, silty, green-coated nodular flints at base 6-30 m
THANET SAND FORMATION (T)
Unconformity
UCk
Undivided, mainly Seaford Chalk; chalk, white, soft with courses of flints 70 m
LeCk
Lewes Chalk (LeCk); chalk, white, with hard nodular beds 20-40 m
NPCk
New Pit Chalk (NPCk); chalk, white to grey, with few flints 35-50 m
HCk
Holywell Chalk (HCk); chalk, shelly on hard nodular bed 10-18 m
LCk
Undivided; chalk, pale grey with thin marls, glauconitic with phosphatic nodules at
UPPER CHALK (UCk)
MIDDLE CHALK (MCk)
LOWER CHALK (LCk)

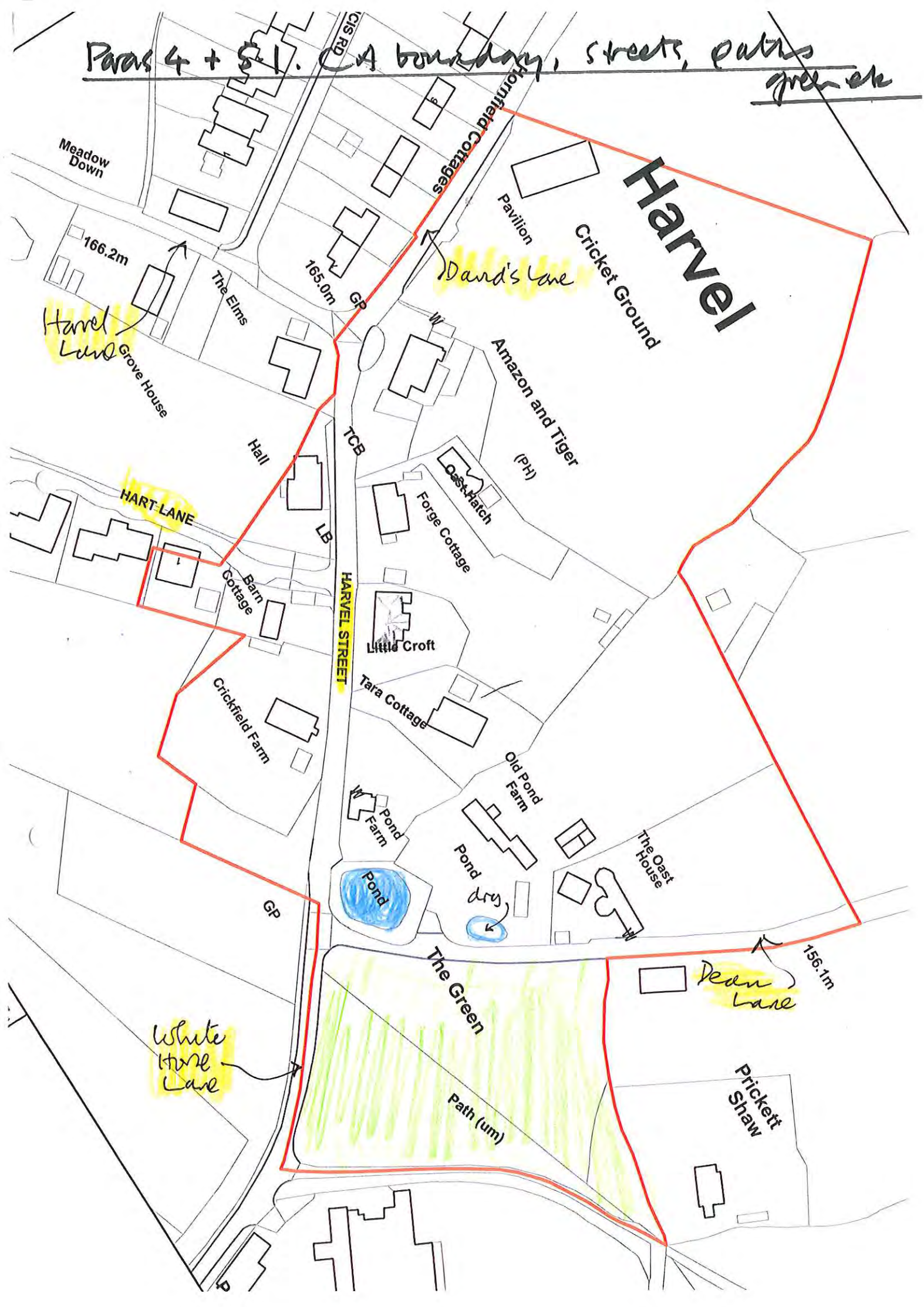
3.3 Topography

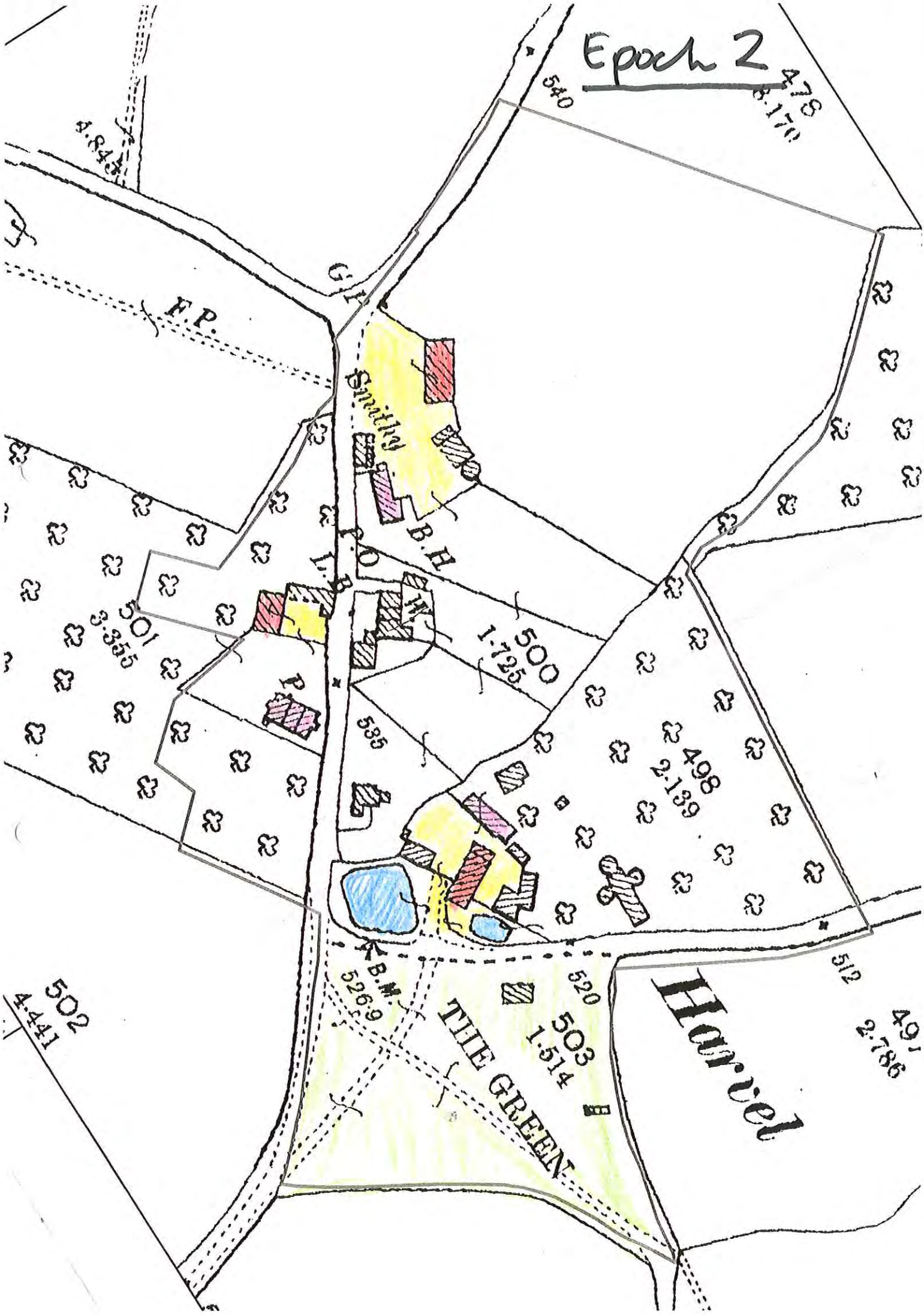



Hook Green, Meopham
3.4 Conservation Area Surroundings
The Street, Meopham
Meopham Green, Meopham
Harvel, Meopham


3.4 Conservation Area Summary - Late C19
Court
Ch.
Nursted Hill
Longfield Hill
Hartley Wood
Middle Farm
MEOPHAM STA.
Inn
Hook Green
Smithy
Melliker
Red Cow Farm
Ch.
Manor
School
Meopham
Ch.
Shipley Hills
Inn
Idley
Lomers Farm
Foxen Down
Smithy
Meopham Green
Elbows Wood
Windmill
Inn
Southview House
Priesthood
David Street
New Street
Ch.
Ridley
Maple
South Street
Priesthood Green
Holtwell
Smithy
Inn
Hocholl Street
Horns Lodge
Pellings
Harvel
Cubbalstone Green
Ridge Wood
Googe Farm
Hall Wood
Inn
Smithy
Potn

Paras 4 + §1. CA boundary, streets, paths green etc




Epoch 2
478
8.170
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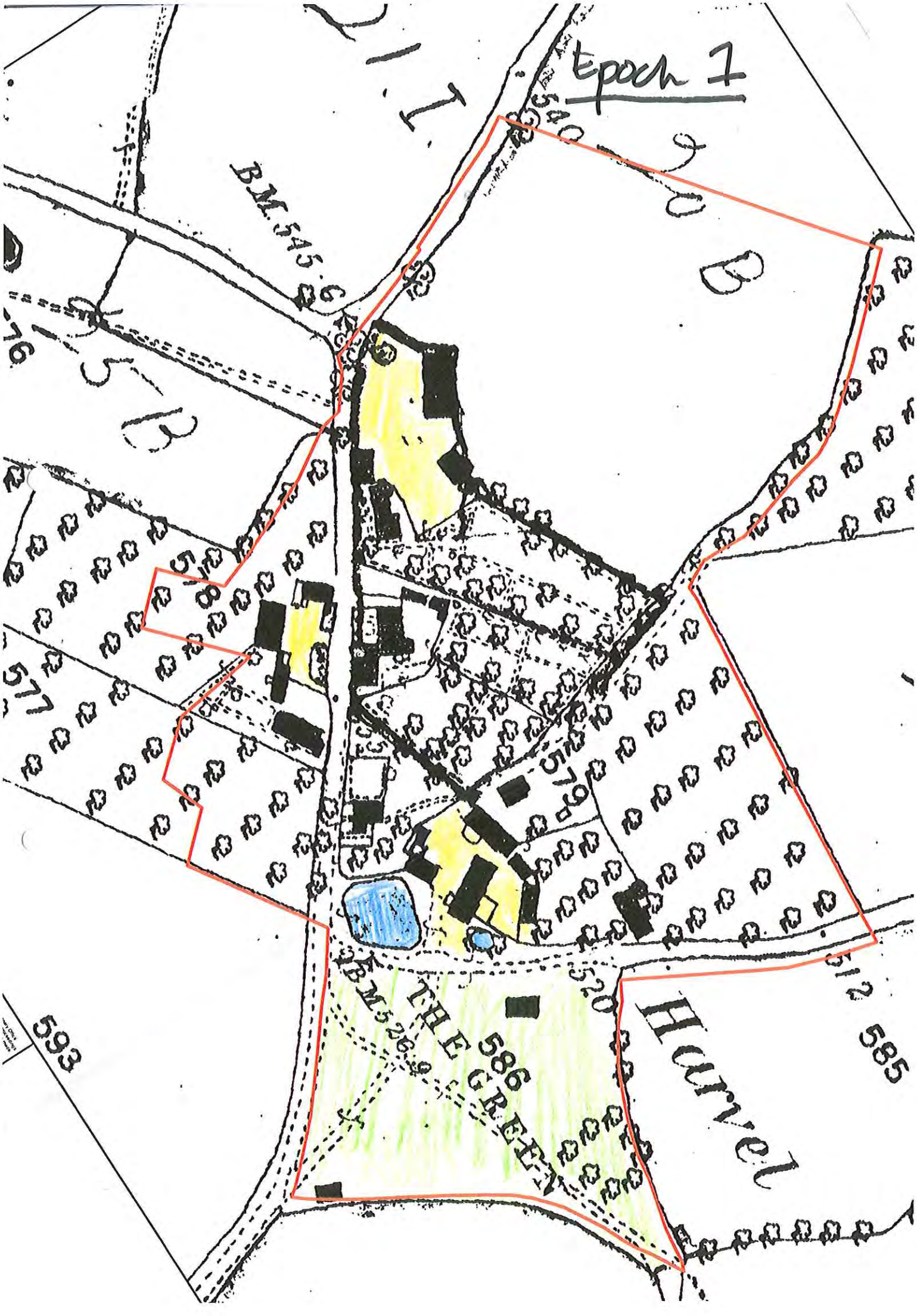
4.845
G.F.
F.P.
Smithy
B.H.
P.O.
L.B.
W.
500
1.725
501
3.355
P.
535
498
2.139
B.M.
526.9
520
503
1.514
THE GREEN
Harvel
512
491
2.786
502
4.441


Epoch 1
BM 545.6
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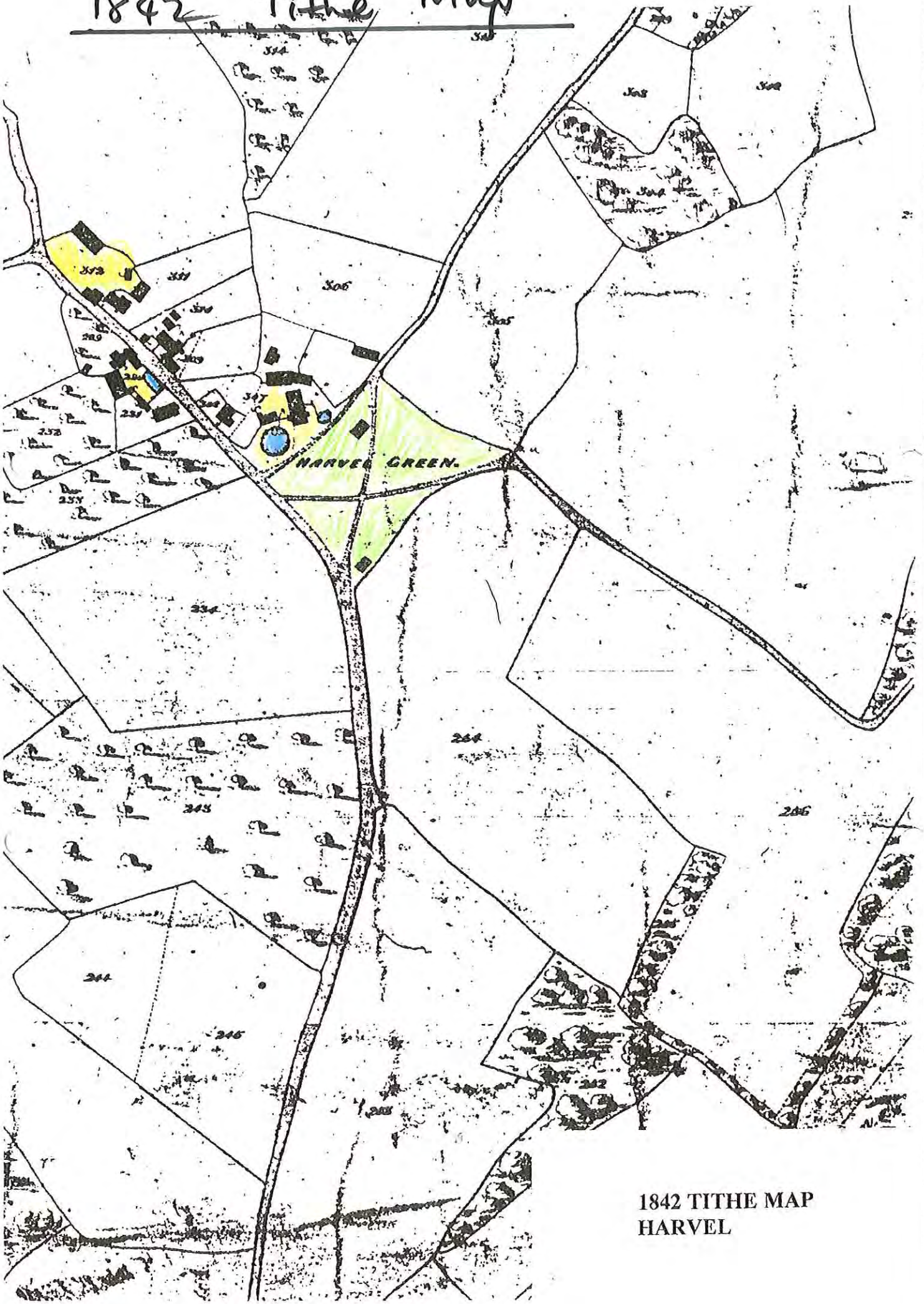
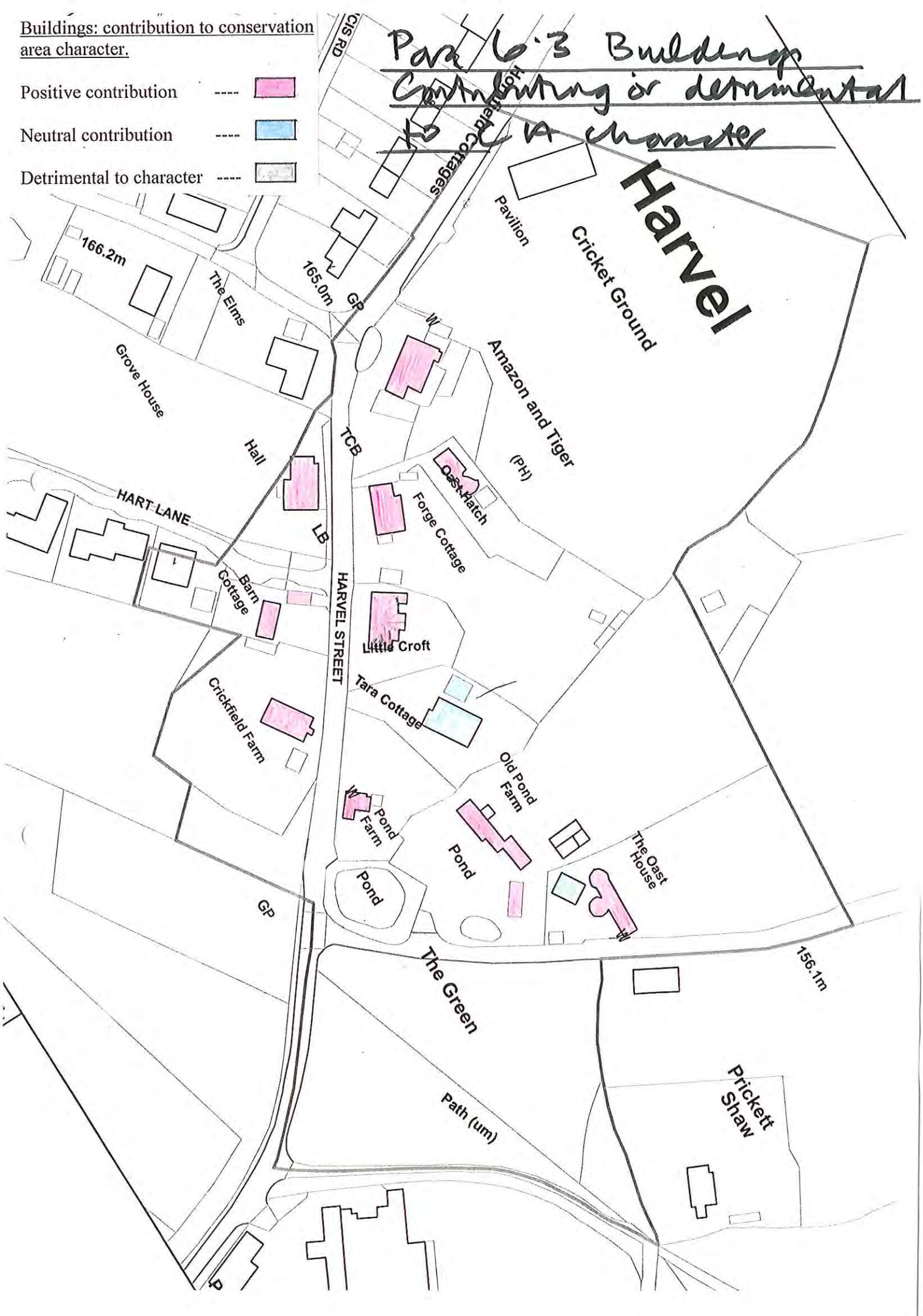
586
THE GREEN
Harvel

1842 Tithe Map



1842 TITHE MAP
HARVEL


Buildings: contribution to conservation area character.
Positive contribution ----
Neutral contribution ----
Detrimental to character ----
Para 6.3 Buildings Contributing or detrimental to CA character
Harvel
Cricket Ground
Pavilion
Homefield Cottages
166.2m
165.0m
The Elms
Grove House
Hall
HART LANE
Barn Cottage
Crickfield Farm
HARVEL STREET
Amazon and Tiger
(PH)
Oast Hatch
Forge Cottage
Little Croft
Tara Cottage
Old Pond Farm
Pond Farm
Pond
Pond
The Oast House
The Green
156.1m
Prickett Shaw
Path (um)
GP
TCB
LB
W


7.1 Spartan Charlie Area
Harvel
Cricket Ground
Pavilion
Hornfield Cottages
Meadow Down
166.2m
The Elms
165.0m
GP
W
Grove House
Amazon and Tiger
(PH)
Oast Hatch
Hall
TCB
HART LANE
LB
Forge Cottage
Barn Cottage
HARVEL STREET
Little Croft
Tara Cottage
Crickfield Farm
Old Pond Farm
Pond Farm
Pond
Pond
The Oast House
GP
The Green
156.1m
Path (um)
Prickett Shaw
4
3
2
1

Features contributing positively to the spatial character to the conservation area. (omitting individual buildings).

Agricultural land ----

Graveyards ----

Public open space ----

Gardens ----

Private roads, drives, car parks, farmyards ----

Public footpaths, bridleways ----

Walls ----

Railings ----

Fences ----

Individual tree, (approximate position) ----

Tree belts, screens, mature & semi mature ----

Hedges ----

Hedges, or undergrowth, intermixed with trees ----

Pond ----

Banks down to pond ----

Pond, dry ----

Key space-forming building elevations ----

Features making a neutral contribution to the spatial character to the conservation area. (omitting individual buildings).

Public highways ----

Features contributing negatively to the spatial character to the conservation area. (omitting individual buildings).

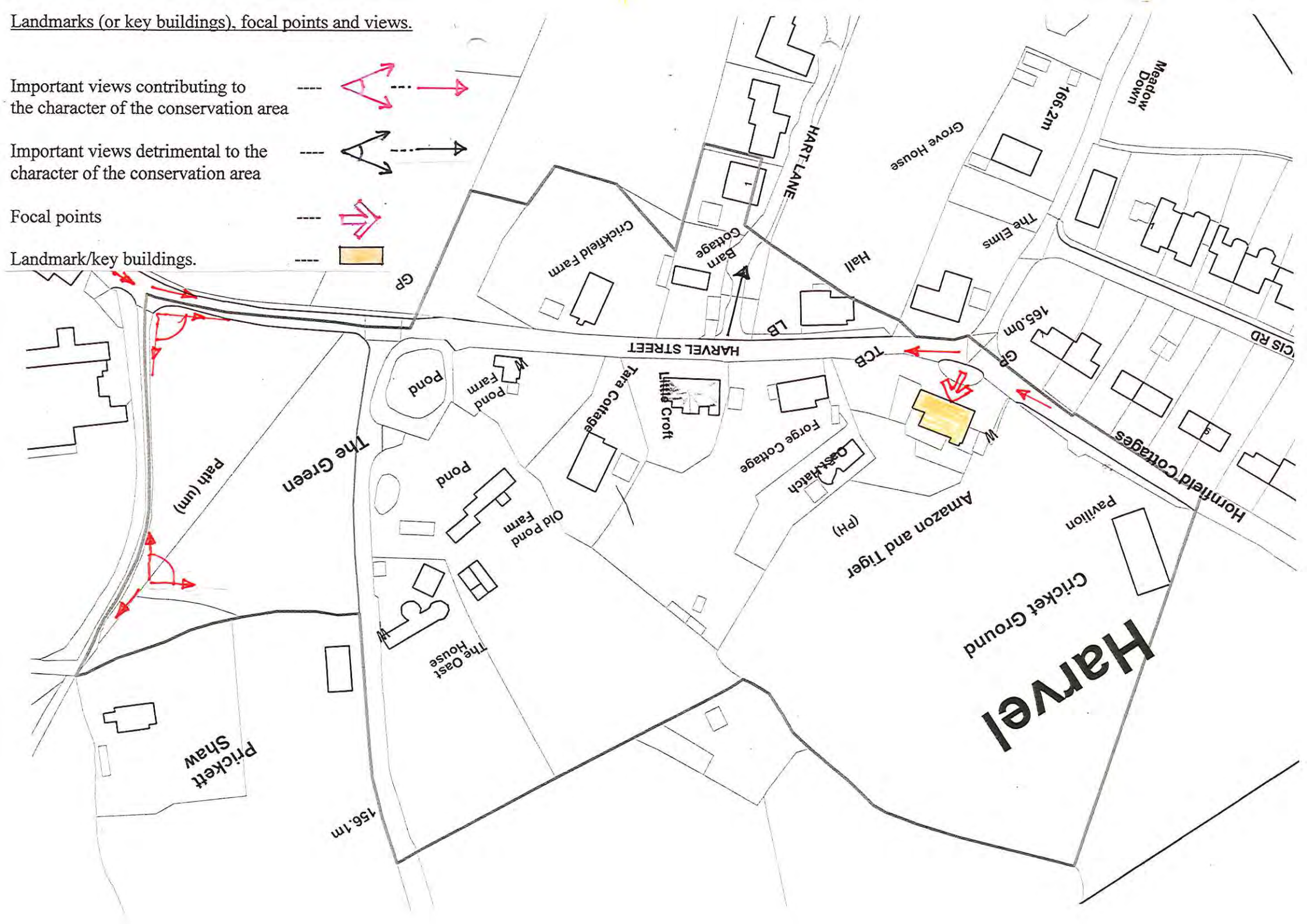
Car park, private drive, commercial yards etc. ----

Derelict/run down site ----

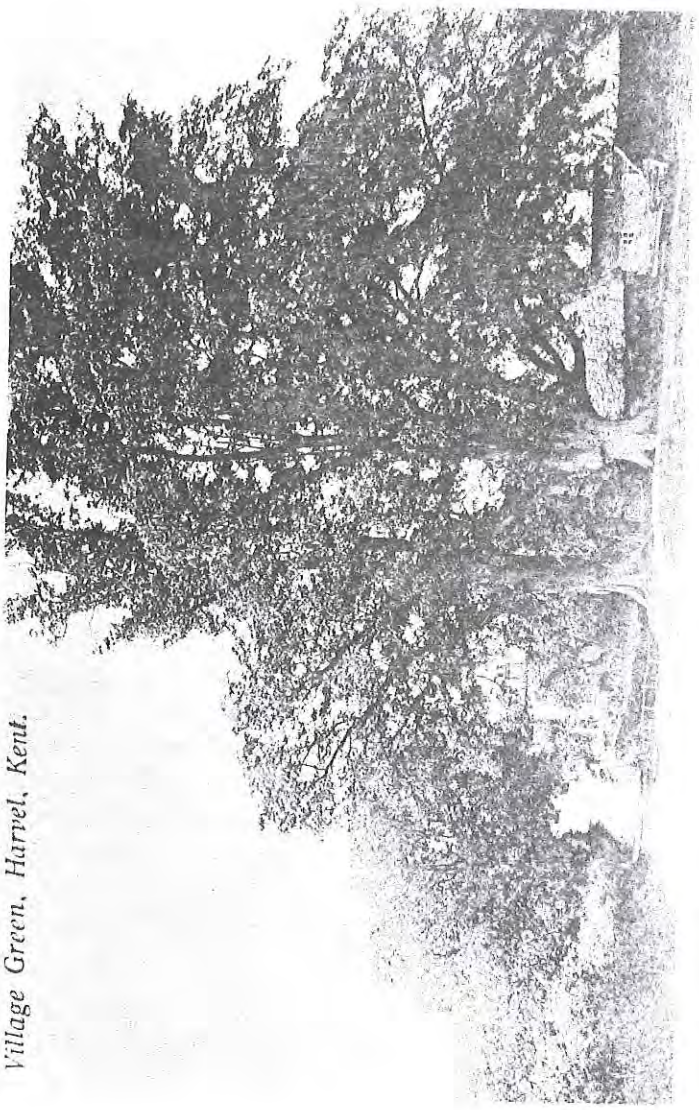
Boundary feature ----


7. Village Character Contribution & detrimental elements other than buildings
Meadow Down
Whitfield Cottages
Pavilion
Harvel
Cricket Ground
166.2m
The Elms
165.0m
GP
Grove House
Amazon and Tiger (PH)
TCB
Hall
Oast Hatch
HART LANE
LB
Forge Cottage
Barn Cottage
HARVEL STREET
Little Croft
Tara Cottage
Crickfield Farm
Old Pond Farm
Pond Farm
Pond
Pond
The Oast House
A
GP
The Green
156.1m
Path (um)
Prickett Shaw
A above - Approximate area of gardens containing numbers of (specimen) mature trees..

Landmarks (or key buildings), focal points and views.



gateway at the conservation area boundary allows a westward view of rising ground with hedges and trees along its line. Beyond this up the hill a group of mature trees hides the village cricket ground.



75. This view was taken from the south-west corner of the green, looking along Harvel Street, the opposite direction from that on picture 74. The green, in common with all the other village greens in the parish, was purchased by Meopham Parish Council from the Church Commissioners for the sum of £25. The two large trees growing on the corner of the green have now gone, but others have been planted in their place. Regrettably an electricity pole, sheathed in rusty metal, now stands nearby. Behind the railings is Harvel pond, fed by rainwater coming down the roads, and whose overflow in turn runs down Denc Lane to the right. Beyond the pond is Pond Farm, here seen with its timber cladding, now removed. The two thatched barns to the right of the trees have now been demolished. Although there is no permanent running surface water in Meopham, the course taken by rainwater across the road can be seen.

village hall.

The village hall plot is separated from Hart Lane by a tall and flourishing beech hedge. This runs back from the main road at right angles with the village post box at the road end. The Village Hall car park is immediately west of the separating beech



76. This very substantial timber-framed building was originally built as a barn on Crickfield Farm, Harvel. The farmhouse is located a few yards to the left of the picture. Early this century the barn, which faces onto Harvel Street, was re-furbished and turned into a dwelling house, appropriately called 'Barn Cottage'. It was given a new thatched roof, and a wall built to separate it from the farm, after which it was sold off from the farm. The roof of thatch was subsequently replaced with traditional Kentish tiles, and the very rural area behind and beside the cottage was gradually turned into a factory making engineering parts of many kinds, but particularly items connected with liquid gas appliances. The walls of the cottage have now been whitened, and the exposed timbers stained black. A large modern garage has been built in the garden on the right of the property. Sheds have been put up on the farm side of the wall, which would prevent this view being taken today.



74. This sunny, summer view of Harvel Street is taken looking east towards the green. At the bottom of the dip is Harvel Pond, with Dene Lane leading off on the left. Just beyond it is the old road cutting across the green, now grassed over. The relocation of this road on the far side of the green has made it a much more attractive feature of the village. The buildings along the Street have changed almost completely. The timber-clad house on the left, Pond Farm, remains but has lost its cladding, and has been painted white. The derelict house next to it has been demolished, and a modern house, Little Croft, now stands on the site, although some yards back from the road. The brick wall next to it was the front wall of Forge Cottage, formerly the Amazon and Tiger public house, and this has been replaced with a well-kept yew hedge. On the right, the brick building has been replaced by the Central Stores, and the opening beyond it now gives access to an engineering works. The trees beyond have also gone, and their place has been taken by a hedge.