Cobham

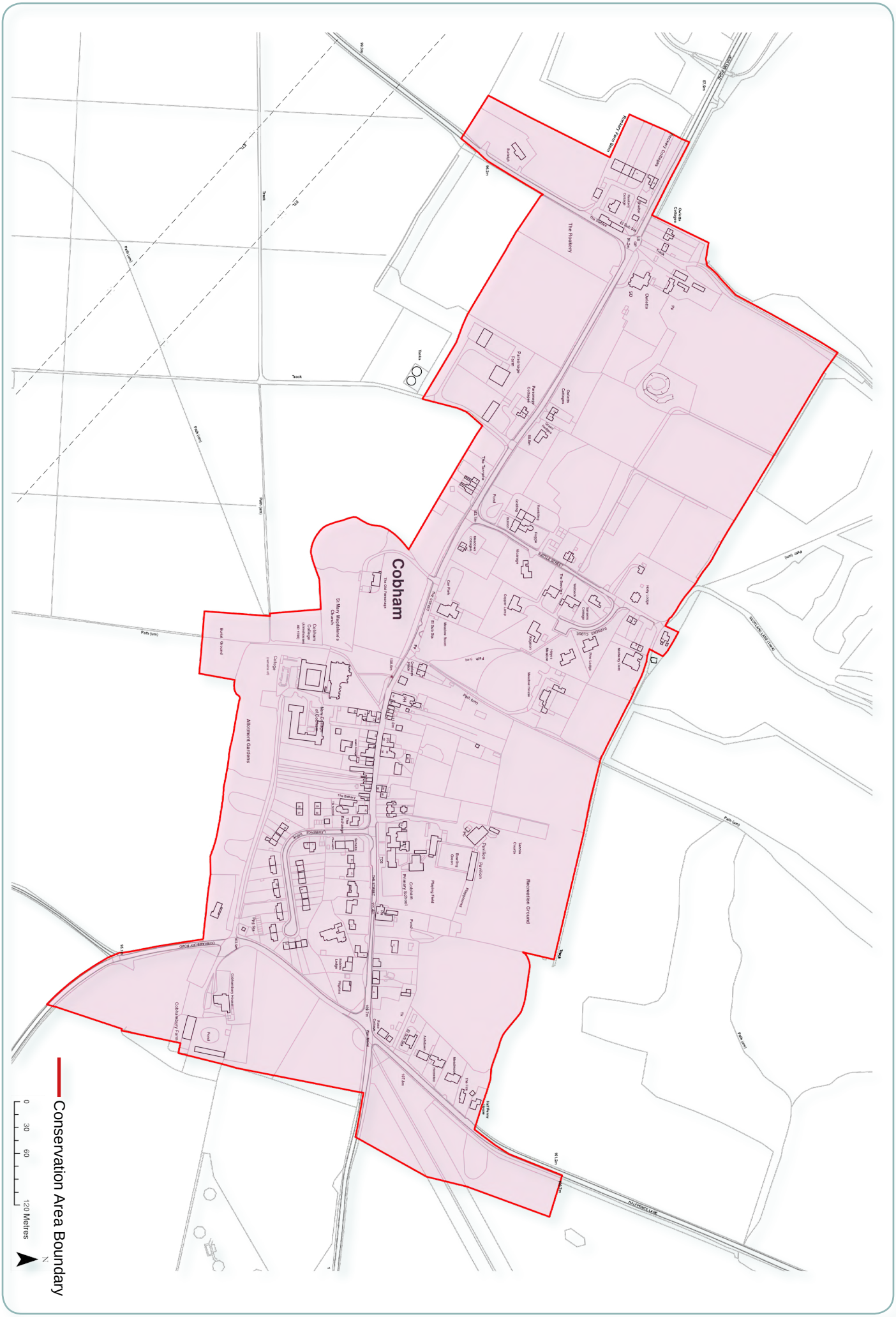
Rural Conservation Area Appraisal

Supplementary Planning Document

Delivering for the Community

Gravesham Borough Council

Cobham Conservation Area Boundary



COBHAM – RURAL CONSERVATION AREA APPRAISAL 2016

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1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA

Cobham Conservation Area is on high ground in a rural chalk-land setting to the south east of Gravesend. It spreads out along a main thoroughfare, The Street. Its special interest lies firstly in the three distinct zones of landscape/townscape at its heart. These are: the high, open, eastern part of The Street with the War Memorial and its group of historic houses to the east, and its 'pinch point' hemmed in by historic back-of-footway development to the west; the hill top area at the village centre, given over to the medieval church, college, Stone House and the graveyard; and a lower western zone along The Street and Battle Street with sporadic historic development among small fields and open spaces, all embowered in trees.

There are a number of additional important areas of interest within the conservation area boundary. These are defined as 'external' landscape zones. They are a series of distinctly different undeveloped spaces, recreational, agricultural or wooded, surrounding the village's central parts and contributing to local character. Overall the effect of these outer zones is to almost completely conceal the historic core of the village from outside view. Historic 'markers' at each end of the village are the Owletts and Cobhambury building complexes, both originally developed around historic farmsteads.

2 INTRODUCTION

2.1 Cobham Conservation Area

Cobham Conservation Area was designated on the 1st January 1970. A conservation area statement, including proposals to extend the conservation area boundary, was approved by stakeholders on the 14th October 1999 and subsequently adopted by the Council.

The conservation area's boundary contains the historic streets of Halfpence Lane (part), Cobhambury Road (part), Lawrence Drive, The Street, Battle Street, Jeskyns Road (part) and Sole Street (part).

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 Cobham 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 applications 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 prune 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 Cobham 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 extension, was the subject of public consultation and support.

The present survey identifies in more detail the following:

- The special characteristics of Cobham 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 -

Cobham is some 4 ½ miles south east of Gravesend and stands at between 90 and 110 metres A.O.D. It is at the watershed between the lower part of the Cuxton/Luddesdown valley, which leads steeply down eastward to the Medway, and the gently undulating landscape of the dip slope of the North Downs, falling away gradually to the north west. It is sited on a slight elevation towards the north side of a saddle in the hills, with the woods of the clay-with flints on the chalk to the south and those of a ridge of sands, gravels and clays, to the north east.

Watling Street, now the A2 (M), the old Roman Road from Dover to London, passes less than a mile to the north of Cobham. In addition the channel tunnel high speed rail link here closely follows the line of the A2. Watling Street runs in a north-west/ south-east direction forming the north boundary of Cobham parish. This alignment is paralleled by that of the main street of the village, The Street, which is connected to the A2 at its east end by Halfpence Lane, a short section of north-running minor road. Cobham lies amongst a network of minor roads extending over the chalk dip slope, up to the chalk heights and into the steep valleys running down to Cuxton and up to Luddesdown. This network is very ancient, much of it pre-dating the Norman Conquest. Sole Street railway station on the London Victoria line is a little over a mile away to the south-west.

3.2 Activities and uses

Cobham is within easy reach of a number of local centres of population, is close to a motorway and is not far from the railway line out of Victoria serving this part of north Kent. This has long made the village an attractive dormitory for London commuters. It has an historic church and close by this there is medieval Cobham College, now sheltered retirement accommodation. At present it has one community shop and three public houses. The village has had a primary school since the 19th century and behind this today is a generous area of playing fields with its own pavilion and a bowling green with pavilion. There is a substantial and well used village hall, the Meadow Room. South and east of the church is an extensive area of allotment gardens. At the west end of the conservation area is Owletts, a historic house in the care of the National Trust. At the east end of the village beyond the conservation area is Cobham Park and here an avenue leads off from The Street to the north-east to Cobham Hall while a road runs east to the Hall's home farm, Lodge Farm. Once this road junction was the site of the annual village fair, long discontinued.

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

The village stands on later Palaeocene and drift deposits overlying chalk of the Upper Cretaceous. The latter in the form of the Upper Chalk, comes to the surface immediately east and south of the village. Further to south and east it forms the sides of deep dry valleys running into the main Cuxton/Luddesdown valley leading down to the Medway. The solid geology of the remaining village hinterland to north, west and south-west comprises Palaeocene Thanet Sands over chalk and it is on the sands that the original village was sited. These deposits are described as fine grained, silty and with nodular flints. They are sometimes overlain by substantial areas of

superficial ‘drift’ or ‘head’, chalky in places and made up of silt, sand and clay with some gravel. The result of these mixes of constituents locally can be very fertile soils.

Further off to the north, close to Watling Street, the Thanet Sands are overlain by a narrow band of sands and clays of the Lambeth group followed by those of the Harwich formation formed of sterile sand and flint pebbles, these overlain in turn by London Clay (the latter in this case largely excavated away). Soils arising from these types of bedrock are ‘hungry’ and are best suited to heath and woodland. Here they form a wooded ridge north of the village rising locally to 120m. AOD.

Cobham’s historic core stands close to the crest of a modest elevation, a ridge forming the highest part of a bed of Thanet Sands. The church is slightly apart on the top of the west end of the outcrop and at the west end of the main village, with the land falling away to south and west and to a lesser extent to the north. This originally no doubt gave it maximum prominence in the wider landscape.

From its east end in front of the entrance to the Park east-west running village street is more or less level as it approaches the church and graveyard. These it passes on the north side while falling suddenly and steeply westward, cutting down into the north flank of the ridge as it does so. Thus the graveyard abuts the road at a higher level here, held in place above it by substantial retaining walls.

West beyond the graveyard the road gradient begins to level out as it enters the remaining, historically later, part of the village. Here development is sparsely spread out along The Street to the west and also at right angles along Battle Street. It lies on soft drift which as noted above overlies the Thanet Sands here. To begin with, and following on from the road’s south-side retaining walls at the graveyard, only The Street’s south side cuts down into the slope. Eventually however, further west past the Battle Street junction, the north side of the road also cuts down into the ground. This ‘hollowness’ of the way is the result of the relative softness of the drift on which The Street is running here; the roadside banks exposed are in some cases artificially retained and in others left as exposed natural sub-soil.

From around the site of the village pump the road’s north-side ground levels fall gently to an almost imperceptible dip in the landscape, to rise again beyond this towards the northern boundary of the conservation area. A little further west along the road, in the crook of the junction between The Street and Battle Street, which leads off to the north, is the remains of a roadside pond. South beyond the junction The Street rises a little before resuming its gradual descent westward.

The pond and an accompanying former oast house complex are set down well below modern road level possibly indicating a local raising-up of the road surface. All this indicates that the pond, sited to serve the village community, was replenished by run-off rain water coming down the road from the hill past the church to the east. In the same way it would have received water run-off from Battle Street which climbs as its north end approaches the conservation area boundary. Such arrangements were common where springs to serve ponds were unavailable. Another example in Cobham was the ‘horse-pond’, within the curtilage of Owletts and associated with Horse-pond Lane (see further below).

By the time Owletts is reached this dip in the landscape north of The Street has almost disappeared. The continuous bank along the south side of The Street eventually comes almost level with the fields as it approaches the turn to Sole Street. This is close to the limits of the conservation area. West beyond the conservation

area the chalk bedrock surfaces again, again overlain in places by drift, and a modern agricultural and modern parkland landscape opens up.

Within the most westerly part of the conservation area some boundaries to some small rectangular fields on the south facing slope immediately beyond Battle Street are formed artificially with short banks down from one field to another, formerly with hedges planted on top of these. These topographical features are unusual enough to call for detailed examination; they should in any case be treated as of historic interest.

Imported rag stone can be seen in the church and college along with flint. Flint from the chalk of the area has a long history of use in building. There has also been an agricultural tradition of excavating chalk for spreading on (chalkless) land. It was quarried and burnt locally first to produce lime for lime mortar and then as one of the ingredients of cement. A deep disused chalk pit can be found today within the conservation area just behind Owletts House. Cement making also used clay as an ingredient and the bed of London Clay that overlay the sands and gravels on the heights of the ridge north east of Cobham was excavated away, leaving a large pit within Shorne Woods. Much more major landscape transformations have resulted from such practices elsewhere in Gravesham. Gravel and sand pits are found on former heathland associated with the more sterile Palaeocene deposits.

Bricks were also regularly made from the local clays and silts. Before the 19th century these were often clamp fired at a location close to the building site. An entry from the diary of an 18th century Cobham yeoman relating to a house (Meadow House, still extant) that his brother was about to build in the village reads:

> '10 February 1770: carried hurdle gates from Chamberlayne's Hill Wood…for to fence off ye brick earth my Brother's men are digging in order for building him a house to live in near The Street'

Alternatively bricks might be obtained from a local supplier, hence:

> '17 September 1764: Jno fetches 300 bricks with a sack of lime from one Norris at Shorne…' (endnote 1)

3.4 Relationship of the conservation area to its surroundings
(General setting and land-use characterisation; The Village in the wider landscape)
Fig 4 - Modern Context OS Map
Fig 5 – Context 1819
Fig 6 – Historic Context, 1819 OS detail

As noted, Cobham's historic core stands on the crest of a slight elevation of the Thanet Sands. To the north the land falls away a little before rising again to the ridge of the arid sands, gravels and pebbles of the Harwich and Lambeth Group formations on the north side of which lies Shorne village. Ashenbank Wood, a southern outlier of Shorne Woods (which are immediately north beyond the M2), closes part of the north side picture immediately beyond Cobham here, and also hides the village as one approaches downhill along Halfpence Lane from the M2. A north-side local setting is provided for the eastern half of the village by school fields, playing fields and modern orchards all laid out on more or less level ground. A tall screen of poplars hides the playing fields and the rest of the village from 'external' view from within the modern orchards that stretch north from here to the edge of Ashenbank Wood. This screening is perpetuated to the east by a continuous beech hedge of large

proportions and exemplary neatness that runs at the boundary of the conservation area.

Due-east is the open parkland of the West Park of Cobham Hall with its great avenue, all this hardly visible from the village due to tree belts and hedges on the edge of, and within Cobham Park.

South-east and immediately south, an open arable field-scape developed on the Chalk and the Hastings Beds falls away from the village towards the line of the railway, enclosed beyond this by distant views of higher chalk- and wood-lands. Seen from these fields to the south, the elevated historic village core, from the Park entrance westward to the church and a little beyond, is almost completely hidden from external view. It is sheltered and concealed by continuous mature tree and shrub growth behind and within which a series of tree-embowered allotments follow the south side of a 'back lane.' The few village buildings seen from this direction are a modern house at the east end of the woods, Cobhambury barn east beyond this and the church tower to the west. From passing trains on the railway line in the valley below, the top of the church tower standing out above the tree line is the only hint of the settlement.

Continuing progress around the south perimeter of the village, a modern hedged extension to the graveyard juts southward, backed by a copse of mature trees, these features again acting to conceal much of the key buildings on the south side of The Street (the village church and Cobham College). From here a footpath strikes out more or less due south. This path is now the eastern boundary of extensive modern orchards extending west and south to Sole Street and beyond. These form the modern setting to the south side of the west part of the village. In 1947 this setting comprised a number of separate arable fields, that nearest the church being called Little Church Field. Its neighbour, Great Church Field, survives.

Within the village west beyond the church, local topography reverses with a short, steep hill falling to the west, gradually flattening out and joining together the village's east and west sections. Most of the remaining, later, part of the village is a little set-down from its surrounding landscape. This change in local topography combined with more perimeter woodland and, north of the road, enclosed hedged and tree lined fields and gardens, again effectively hides almost all development from 'external' view. The contrast at north running old Horse-pond Lane – the main west edge of the conservation area – between the present bareness of the chalk plain to the west and the tree and hedge girt village to the east, is extreme.

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

- To the north-east, the modern orchards at the back of the village and the increasingly dominant woodland enclosure the closer one comes to Watling Street; beyond this to Shorne Wood on the intractable sand and gravel lands of the ridge north beyond the village

- To the east, the open parkland of Cobham Hall's West Park

- To the south and south-east, open, arable landscape falling and then climbing to distant tree clad hillsides and valleys

- To the south-west, a large-scale and structured modern orchard landscape on former gently rolling open arable lands

- To the west, open, slightly rolling arable land, in its present modern form approaching the appearance of a prairie style landscape

- To the north-west, the presently open, higher land of the Jeskyns County Park formed from the old Scotland and Eleven Acres Fields behind Owletts, this extending north to the skirts of Chambers Hill Wood

4 GENERAL HISTORICAL BACKGROUND

4.1 Early settlers in the region and the history of local land use and landowning

North Kent has a long history of known settlement. The 1869 edition of the O.S. map records the site of a 'Druids' circle' in the conservation area, just off Battle Street. This is considered to have been a megalithic structure built from local Sarson Stones and it seems to have been dismantled in the 18th century when the stones were dispersed to various locations (endnote 2). Numerous crop marks have been identified around Cobham Hall. Bronze Age crop circles have been recorded in the fields round Thong and a bowl-barrow of the same period exists in Ashenbank Wood. Neolithic and Iron Age finds are recorded from within Cobham Park. Just to the south of Watling Street, close to Cobham Hall, are a Roman well and a 2nd and 3rd century villa site. Near this a hoard of Roman coins was discovered in 1883. There is also an account of human bones and Roman armour being found north of the village in 1825. These finds were unfortunately lost at the time.

There is no mention of Cobham in the Domesday survey but the name is Saxon. A little Saxo-Norman work within Cobham Church is noted by Pevsner (Newman). An early date can be ascribed to the place-name element ham in Cobham, perhaps the sixth century, although this certainly does not mean that the village dates from this period (endnote 3). Eckwall has the first mention of it in 939 AD as Cobba hamm and in 1195 it was Cobbeham. Hamm here probably means village or settlement, hence Cobba's village. Saxon Cobham Church was a 'daughter' of Shorne Church. A founding date for the settlement subsequent to that of Shorne makes sense; Saxon colonisation in the region proceeded from the most tractable arable lands close to the coast south up into the Downs.

It is thought that the woods on the poor soils of the ridge north and north east of Cobham were originally developed as communal areas of common grazing under which the land would have been a mixture of heath, wood pasture and woodland. In due course individual villages claimed rights over particular areas of this common land. A document of c.1300 describes Cobham as having a manor with over 100 tenants with very small land holdings. These would have obtained a good part of their living from their grazing and other rights on such surrounding lands (endnote 4). Like Shorne, Cobham retained its pound, in which stray animals were impounded, until relatively recently. It was probably demolished in 1790 when Lord Darnley built Rose Cottage at the east end of the village.

In the 12th century Cobham seems to have come under the Abbey of Saint Saviour, Bermondsey. Early in the 13th century the de Cobham family acquired extensive lands in Cobham, settling at Randall or Rundle Manor, the site of which has been found and recently excavated in Shorne woods. They and their heirs had considerable influence in Cobham but it was certainly not an estate village at the gates of the Park, such as is seen in many other parts of the country (endnote 5). The village was granted a market charter in 1367.

The de Cobhams funded work at the parish church in the mid 14th century, founded Cobham College in 1362 and erected the college buildings south of the church in the 1370s. There were eleven priests at the college by 1389. One other masonry building survives from the medieval period, though altered – Stone House at the north east side of the graveyard. This was built in the 14th century (presumably in the 1360s) originally to house priests before the college was built. Two known timber framed houses stand along The Street and there may be others. The first is the present

village shop, 36 The Street, dating from 1411 and built to accommodate visiting monks. The second, nos. 45 to 49 The Street, is a 16th century hall house.

The college was dissolved in 1537 and remained empty until it was converted in 1596 into 20 almshouses known as the New College. The 10th Lord Cobham began the building of Cobham Hall in 1583 but work stopped and the estate was dispersed when the 11th Lord fell from grace in 1603. The house and some of the land passed to the Duke of Richmond and then in 1715 by marriage, to the Irishman John Bligh who became the first Earl of Darnley. His successors continued to develop the Hall well into the 19th century. In later times yeomen and minor members of the establishment built or upgraded one or two houses in or close to the village, the most obvious today being Owletts, of 1683.

4.2 Water supply and the original siting of the village
Fig 7 – Water Supply

The siting of Cobham a little distance away from the line of the Roman road might on the face of it be thought odd, but building just off a Roman route seems to have been quite common Saxon practice. In doing this the village founders moved away from the spring-line locally associated with the lower formations of sands, gravels and clay rocks overlying the Thanet Sands around Watling Street.

Their chosen site would thus probably have been dependant from the start on wells and on ponds that collected run off water from the roads, hence the deep pond already mentioned at the junction between The Street and Battle Street at the foot of the hill leading up to the church. Another example was the 'horse-pond', within the curtilage of Owletts. This was fed off Horse-pond Lane, a track leading up-hill to the north which forms the property's (and the conservation area's) west boundary (Endnote 6) In the 18th century 'pond showers' were relied on to keep such ponds replenished. As to wells and pumps, an important surviving example is the elaborate village pump with its mysterious underground cistern, brought up to date in 1848 after having been moved in 1778. Before 1778 it stood on The Street but uphill, maybe in the yard of the Leather Bottle public house opposite the graveyard. In January 1771 Richard Hayes who lived at Owletts recorded in his diary that:

> 'The road from the Bottle yd. is all ice, rising from the overflowing of the cistern yet supplies the people with water, so that I am obliged to litter it.' (endnote 7)

An example of a domestic well-head (and buckets) survives at Owletts.

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

5.1 The village's historic layout and its form today
Fig 8 - Conservation Area boundary
Fig 9 – KCC Epoch 1
Fig 10 – 1819 OS enlarged

Discussion of the village layout involves recourse to compass points; for reasons of simplicity, in what follows The Street is defined as running east-west and other routes crossing it as running north/south.

Two matters, one concerning the early relationship of Cobham to part of its hinterland and the other concerning a very recently changed aspect of the conservation area's character deserve mention before the detail of the place is examined. First the early matter; from the north side of the conservation area three roughly parallel pedestrian tracks and one adopted road, Halfpenny Lane, run north from The Street, almost at right angles to it. They carry on up hill through fields and then woodland to where the railway and the M2 now cut wide swathes through the landscape. Formerly, across Watling Street, they joined up with other minor roads or tracks through and around Shorne and Randall Woods. These woods now abut the 'travel corridor' on its north side. Things are different on the south side of the village where footpaths radiate out across the fields, directly joining together nearby settlements and outlying farmsteads.

The north running track system may have developed a very long time ago when people from Cobham habitually used the woods and accompanying heath-land for limited pasture, fuel gathering and timber supplies. The present woodland may once have been closer to the village than it is now. The nature of the southern boundaries of Ashenbank Wood, staggered between the track lines just described, might be taken to suggest the assarting process where woodland gradually retreated before the plough (or its opposite, woodland extending to occupy formerly arable land).

And now, the change that came as it were only yesterday. In 1949 it was still possible to write that leaving the farmlands west of the village and coming up The Street past Owletts:

> 'in place of big stretches of open arable land there are cherry and apple orchards on either side of the deeply sunk road – small enclosed grass fields planted with regular rows of evenly spaced fruit trees and surrounded by high banks topped with hedges. These orchards are very beautiful …in April, but I think they are nearly as lovely in March when…. blue shadows chequer the new green of the grass and the backs of the lambs and their grazing mothers.' (Arnold R 1949).

A look at the 6" OS Map of Cobham published after the 1939-45 war confirms the truth then of the writer's description. Now many of those orchards, with their big fruit trees that clustered so closely about the buildings in the west part of the conservation area, have gone, and local character is thereby changed and reduced.

The eastern approaches to Cobham and its south eastern perimeter

The main approach to the east end of Cobham is down-hill along Halfpenny Lane from the A2. The road travels slightly west of south, with Cobham Hall's Park on the left and modern orchards on the right. The orchards are soon replaced by houses, the first and oldest being a small converted agricultural/industrial building. This, one house of c.1900, three modern houses and an electricity sub-station, are set widely apart along the west side of the road, partly screened from view by hedges and trees.

Halfpence Lane's junction with The Street is at a crossroads at the eastern entrance to the historic part of the village. East of this junction is the village War Memorial, flanked by yew trees. It takes the form of a simple cross on a three-layered plinth designed by Sir Herbert Baker. Seen from the distance its white limestone makes it a distinctive focus. The memorial stands in a small piece of grassed land to the south side of a road leading from the cross-roads east through the Park to the Hall's Home Farm. North of the farm road this small open space extends to an area in front of the gateway to Cobham Hall's great tree avenue leading up to the house. These spaces are all that remains of the village green. In the 14th century a market charter permitted a weekly market and an annual fair here on the 2nd August.

North west of the crossroads and set at an angle to them is Rose Cottage, built in 1790 and said to have been a toll house and a charity school until 1817. It stands close to the site of the former village pound. It is one of a number of buildings forming a 'ring' around the perimeter, or near the perimeter, of Cobham Park, often marking entrance points into it. (Endnote 8) Behind it was the village's carpenter and wheelwright's workshop. Its road frontage is joined around the corner to frontages in The Street by a 19th century brick garden wall following the road line.

Halfpence Lane becomes Cobhambury Road south beyond the crossroads, curving downhill between high and mature hedges and groups of trees. Beyond these it emerges as a sunken lane running on down into the open arable landscape south of the village, with the outlying farmstead of Cobhambury immediately on the left. Separated from the main village, this historic building group looks south over the valley, backed by mature trees.

Cobhambury House is partly brick-built but has timber framed rear extensions indicating that the farmstead site is of some age. Its prominent 19th century timber barn, now converted to a house, probably stands on the site of an earlier barn. Its two-roundel oast house, which was also prominent, has disappeared. In 1869 (OS 1st series) the barn formed the south side of a large yard enclosed to east and north by other agricultural buildings, some no doubt cattle hovels; those on the north side have disappeared within the last 50 years. The farm house looked over the yard's north-west corner and what was probably a small free-standing granary stood between it and the barn. Later on the yard was subdivided by what would have been another cattle hovel, now also disappeared. A pond now occupies the farmyard space where formerly the subdividing cattle hovel stood.

Diagonally opposite across the road from Cobhambury Farm's drive, a small lane parallel to The Street runs off westward almost parallel with the hill contours, finishing south of the church at Cobham College. A modern house and mature garden stand immediately south of the lane close to its junction with Cobhambury Road. The house faces over the fields.

West beyond the modern house the south side of the lane to the college is continuously bordered by a belt of trees and shrubs within which are numbers of

allotments. In an underused but very attractive way this area continued until very recently as an old orchard south of the college, ending against the south footpath out of the churchyard. According to one late 19th century map this whole area was then established as a belt of orchards. However a little earlier, about 140 years ago, it was divided up into a series of narrow plots set out at right angles to the lane. It may be that these were the orchards, or more likely the gardens or allotments, of the inhabitants of the college. They may alternatively have related to the village workhouse which then stood along the north side of the lane, at its western extremity close to Cobham College. Known as Workhouse Yard and later as Stonehouse Yard, the building stood until modern times**.** The brick boundary wall on the north side of the lane at its west end must be part of the south elevation of this former workhouse building.

Along much of the north side of the lane are the back garden hedges and fences of largely concealed properties fronting onto The Street, or of development leading off from The Street along the modern Lawrence Drive.

The Street and general historic development in Cobham

The War Memorial is located at the eastern end of the village, on the corner of Lodge Lane and Cobhambury Road, framed by hedgerow and a pair of yew trees with a view across the open countryside beyond. Attributed to one of the most prolific architects of Great War memorials and cemeteries, Sir Herbert Baker was born and died at Owletts.

From its start in front of the War Memorial at the cross roads at the east end of Cobham, The Street, which forms the spine of the village, runs a little north of west, climbing imperceptibly. It reaches a hinge point at its highest just east of the church, when it turns slightly more north of west to run suddenly downhill past the graveyard, flattening out towards the road junction at Owletts at the far west end of the village.

As noted earlier, the first section of The Street lies along the top of a small ridge. This appears quite low, almost non-existent, when seen from beyond the village to the north but high when seen from the fields to the south. The general character of this first part of the village is of openness, one minor visual ‘pinch point’ being succeeded by a second, major, ‘pinch point’ before the churchyard, where historic buildings suddenly crowd the roadside. Beyond this again The Street descends through enclosing banks, trees, copses and hedges to Owletts. This contrast between the two main parts of the village has no doubt always been a feature of its character.

In what follows, comment on earlier development in the village is partly based on the 1869 O.S. (endnote 9). Looking first at the eastern part of The Street the map shows concentrations of development around those two highway stretches still characterised by surviving historic buildings i.e. towards the east end of The Street and west from just above, and a little way down, the hill leading past the graveyard.

The east section of The Street

At the east end of The Street, along the edge of the north side of the road, are the separate former village forge (now a house), Forge Cottages and Mill Farmhouse, with building dates ranging from the mid 17th to the 19th centuries. Mill Farmhouse has a fine date plaque of 1712 built into its front façade. This came from the demolished Great House which once stood next door, as is evidenced by the survival at the roadside of some of its brick gate piers and front garden wall. The house was

begun in 1712 and demolished in the mid-19th century by Lord Darnley. Its plot is occupied by a set-back bungalow. The car park of the last building in this group standing close to the north side of the road, The Ship Inn (17th century timber frame, brick clad), was once part of the Great House forecourt. A section of angled wall in this car park belonged to the Great House. Behind this wall hidden in bushes is the site of a former pond that clearly once had significance in the local village economy. It shows now as a marked depression in the ground. Another side of The Ship's car park borders the road.

West beyond The Ship a substantial length of road frontage is occupied, and well enclosed, by a high mature hedge with a central gateway which screens the playgrounds and playing field of the village school. This has been open land at least from 1869. It became the school's first recreation ground and was then partly developed-on (set well away from the road) as the school expanded. Next door, to the west, is the school itself, externally a largely intact building of 1874. It has an attractive contemporary school house on its west side and a modern east extension. The school is well set back from the road behind a railing-topped street wall and planting. It is on the site of a former village vicarage, demolished to make way for it.

Returning to the east end of The Street and again travelling westward this time along its south side, mature hedges, trees and brick walls with various set-backs and entrances line the road. Partly hidden by these features are some 'infilling' 20th century detached houses and a bungalow. Opposite The Ship, part of a former landscaped garden belonging to Robinswood – the Victorian vicarage built to replace that on the school site – is occupied by new houses. In its time Robinswood was the only major building on this side of the road in this part of the village. It stands today in reduced circumstances in a remnant of its grounds but with some of its former street boundary wall still intact. It may have had a predecessor; an early 19th century stable and coach house block stands to one side of the later 19th century house, up against the highway, facing the Great House site.

From at least the mid 19th century until well into the 20th century the rest of this side of The Street and the land behind it, known as Forge Field, remained undeveloped – apart from some small agricultural buildings – as far west as the site of the village windmill. The mill belonged to the Cobham Estate and had been moved to Cobham from Lodge Farm, and raised a storey, in 1822.

Westward, from opposite The Ship, the road frontage of former Forge Field is occupied by a number of modern houses, set back in their plots, including two former County Council police houses, and their front gardens and the wide 'bell-mouth' entrance to Lawrence Drive. The front gardens here are planted so as to partly conceal some of these buildings from view from the highway. All this has changed the formerly visually low key agricultural character of this part of Cobham. The modern buildings around the west side of Lawrence Drive's entrance – no.12 The Street, the very recent 'Exchange' and 'Sunalta' – are prominent in both long and short views west along The Street. The post world war two cul-de-sac of Lawrence Drive serves a small estate of former council houses, partly hidden away behind the modern street front houses, and occupying the remainder of Forge Field (endnote 10).

The central, main 'pinch point', section of Cobham including Stonehouse Yard

Westward again from the modern buildings around the junction of Lawrence Drive and The Street, and from immediately beyond the west end of the school across the road, the historic fabric of the village re-asserts itself. On the north side of The Street

a narrow lane leads north to the old schoolhouse, to the side entrance of the school and to the bowling green and recreation grounds and their pavilions beyond. To the west of this lane a short terrace of three dwellings with Victorian rears and rendered fronts continues the set-back building line of the school, with two front gardens prominent.

Beyond these again the building line steps forward more or less to the back of the highway, to the start of the major 'pinch point' mentioned earlier. Nos 26, 28 and 30 here form an L shaped 18th century block on the north side of the road. One elevation of this block looks east over a flint-walled side garden while another looks west also over a garden, also fronting the road. The maps show these spaces to have been established for at least 140 years. Next, on what was once the site of a tiny four house terrace is the modern car park of the village shop. At the back of this stands a modern bungalow with a converted 19th century coach-house beyond it.

Returning to a building-line close to up to the highway edge is a wide fronted timber framed hall house of 1411. Its antiquity is disguised partly by external weather-boarding and render. It shares a party wall with no 40 The Street, Cobham's second public house, the Darnley Arms. This has a narrow fronted and visually separate little terrace house at its east end, followed by the main body of the pub which is wide fronted to The Street. Its prominent hip-roofed west elevation (no later than the mid 18th century) faces onto another long established open plot along the roadside, partly used for pub car parking and part as the garden to no 44 The Street. Beyond this plot is a short terrace of five narrow fronted houses (now nos. 44-50, 52) of at least 18th century date, starting to step downhill to the west. These include at their west end a three storey section part gabled to the road and with a traditional shop window at street level.

Then, again at the back of pavement and a little further downhill, separated from nos. 44-52 by the narrowest of gaps and facing the church and graveyard across the road, is the village's third public house, the Leather Bottle. This is well known for its appearance in Dickens' Pickwick Papers. Work here, after a fire in 1887, turned a 17th century building with its timbers hidden under render, into a picturesque, Tudor-style, drinking establishment and hostelry. Ancillary buildings within what is now the pub car park and also behind the original building were cleared away in 1887.

This tidying up left a substantial wide fronted apparently 18th century cottage, no 56 The Street, separated from the Leather Bottle by what is now its car park access. (The building, in fact originated as a timber-framed one, and extensive remnants exist behind the brickwork.) It is the penultimate building in a succession of surviving historic buildings with longstanding gaps between them on the north side of The Street's main 'pinch point'.

Next door and set further downhill and well back from the road with attractive front gardens stands Crocker's Place, the last of the collection of village centre buildings along this side of the road. This pair of 17th century brick houses became one in the 18th century and was divided up again in the early 19th century after being inherited by two sisters, the Misses Crocker.

Moving back now to the south side of The Street at its 'pinch point' and returning to Lawrence Drive, the octagonal base of the village's former windmill can be seen. In 1903 it was struck by lightning and burned down. The base continued in use as a flour store until 1929 when it was converted into a house. This was extended in 1985. On the west corner of Lawrence Drive the site of a former telephone exchange has in recent times been redeveloped as a house. 'The Exchange', has mock timber

framing with brickwork infilling to the panels. Its half timbered appearance follows the example of the late 19th/early 20th century bakery adjacent**.** Most of these modern changes stand out, as noted earlier, when viewed from a distance eastward along The Street.

Immediately west beyond the buildings just discussed, and after a glimpse of the windmill base, the south side of The Street is lined by a run of historic buildings. These extend unbroken, apart from four alley-wide gaps, along the road edge as far as Stonehouse Yard. The first group comprises nos. 25 and 27; a pair of yellow brick narrow frontage two storey cottages. The second group, nos.29 to 39, numbers six cottages from the Victorian, 18th century and possibly very late 17th century periods**.** Number 41 is double-fronted and thus twice the width of the rest and contains a shop window and door. This had a Victorian shop front until it was converted in 1938 by a Mrs Hope to look like the Old Curiosity Shop. Mrs Hope's neo-Georgian bow window survives.

Continuing west there is next a pair of freestanding cottages, nos. 41 and 43, possibly of the early 19th century with windows badly altered. Beyond these, at no 45, is a closed up letter box in the wall of a lean-to extension. This abuts the east gable of nos. 47/49 whose plain rendered exterior hides the wide front of a 16th century timber framed house. West beyond this again two more early 19th century cottages, one double-fronted, take us to the corner of Stonehouse Yard and to Stone House itself.

Stonehouse Yard, a partly made up private access accessible to vehicles, leads south and uphill to the ridge-top where it ends today at the fence of the landscaped garden between the St. Mary's Church/Cobham College complex to the right and the modern Stonehouse Yard Flats (social housing built in 1992, extended 2011) to the left. Stone House faces east onto the Lane, with a gable to The Street and its back to the graveyard. It is a 14th century ragstone and flint two storey building, designed to house priests before the college was built. It was later used as a college guest house. The building was altered in the 19th century when ornate bargeboards and neat, brick mullioned, gothic windows were introduced. A picturesque extension to the south end, in the same style and materials, was added in the 19th century. At one time this was used as a school. The visually complex rear, west, elevation of Stone House and its extension terminate pinch-point development here and form the east boundary of the graveyard, the land there rising up southward to the church.

St Mary's Church and Cobham College and their surroundings

St. Mary's Church, of flint with ragstone dressings and with a ragstone tower, is set well away from The Street on the crest of Cobham's ridge with its picturesque graveyard setting falling northwards to the road. As it travels west, The Street cuts progressively further down below the level of the graveyard, which is kept in place by stepped ragstone and brick retaining walls with a planted flower bed at half-height between them. The main path from the road via the lychgate to the church porch – which like Shorne and unusually, is on the north side of the church – enters the graveyard at its north east corner more or less 'at grade'. A subsidiary path leads downhill from the church to about half way along the graveyard's boundary with The Street. Here a set of worn York Stone steps projects from the boundary wall via a small landing and descends to the road below. Before its 19th century remodelling, the graveyard's boundary with The Street consisted of a bank and wooden fence. The retaining wall arrangements increase a little in height the further west they run and they are a significant street-scape feature.

The two paths into the graveyard join in front of the church porch, continuing as a single footpath around the church's west end and tower on the ridge top. This then heads downhill more or less due south with the historic college buildings and allotment lands to the left and a dense copse of tall mature trees and shrubs within the conservation area to the right. It then enters the separate south graveyard extension plot surrounded by trees and hedges. This is the last part of the conservation area here. It forms a visually closed promontory of verdure in a wide agricultural landscape; it is also at a meeting of field routes, various historic footpath lines converging on it.

The 14th and 16th century college courtyard, built of squared ragstone and flint, lies immediately south of the church with the ruins of what was probably a separate block including a kitchen and a formal gateway, standing a short distance further down-slope of it to the south. It is hidden from view until the last moment in whichever direction it is approached. There is pedestrian access up Stonehouse Yard. Vehicles and pedestrians can reach it along the lane from Cobhambury Road described earlier. In 1981 its 20 almshouses were re-ordered into 13 modern flats. Open car parking is arranged within a modern landscaped area between the college and the block of 16 flats to the east. The east-west arm of the new flats is aligned similarly to, and is close to the site of, the former buildings of Workhouse Yard (later called Stonehouse Yard) mentioned earlier. The latter were to a symmetrical design, the historic maps showing four bays of building to each side of a narrower, undivided, central block. Part of the south elevation of Workhouse Yard appears to survive in the stretch of flint and brick boundary wall along the north side of the access lane from the Cobhambury Road where it approaches the college.

The Street from the graveyard to Owletts

From the graveyard The Street, falling first steeply and then more gradually, enters what in summer is a tunnel of greenery formed by mature trees and hedges along the roadsides. Moving again from east to west, first along the north side of The Street, the point of re-commencement is Crockers Place, described earlier. A track-way runs off from The Street northward alongside the west flank and back garden of Crockers Place. In the 1770s part of this track became the drive to a new house, Meadow House, standing far back from the road. This was built by Bonham Hayes, the brother of the then owner of Owletts, Richard Hayes, on a rectangle of land bought from him. Richard Hayes noted in his diary,

> '21 April 1771: I walked with my brother up to his new house now a-building. They are now layg. ye floors. Front door etc up.' (endnote 11)

The land bought comprised three orchards, a hop ground and a stretch of pasture with a cottage and some farm buildings (disappeared now but one building is still shown on the 1809 O.S. map) near the spot where the village pump now stands.

> 'Bonham chose the north end of the hop gardens as the site for the house itself and turned the rest of the hop ground and the orchard between it and The Street into a miniature park, planting groups of trees' (which by 1947 had) 'now so nearly reached their allotted life span.' (endnote 12)

In 1947 the red brick Georgian house raised on a semi-basement could still be seen from The Street and its then occupant Mr Arnold commented:

> 'Viewed across its treed meadow from The Street it looks a great deal bigger than it really is….it comprises a small central block flanked on either side by a

> pavilion, these smaller buildings being connected with the main part of the house by screen walls.' (endnote 13)

Today a solid wall of tree and shrub growth in the middle distance hides the house from the road, not exactly what its builder had intended. The land between this tree screen and The Street is now a meadow (a sort of 'front' meadow) with a long established footpath across it. It remains a significant incident and open space within the conservation area. Behind the house Hayes,

> '…provided a walled-in garden with vegetable gardens to the east and west. On the north side of the garden wall he planted a row of Scotch Firs, a tree very much in fashion in Cobham at this time.' (endnote 14)

Scots Firs are still a feature of parts of Cobham today as are Lombardy Poplars, first introduced into the area at a similar time, in the 1780s and '90s.

The latest, 1848, version of the village pump stands at the south east roadside corner of Meadow House's front meadow, to the side of the field lane and drive to the house. (Its recent history has already been given above.) The pump is freestanding, its mechanism (apart from handle and spout) contained within a tall and elegant cast-iron casing. It faces onto the highway with its back to the meadow. Sheltering flint walls with red brick dressings protect it behind and to each side. The effect is altogether striking though this was lost on its users who complained, presumably because they now had to carry the water uphill to their houses where before they had it at the Leather Bottle's yard. No information about the underground cistern supplying water to the pump has been found.

Immediately beyond the treed west boundary of Meadow House's 'landscape compartment' front-meadow and close to the road, is the village's large hall, an excellent building in the Arts and Crafts style called the Meadow Room. This was donated to the village by the Misses Stevens of Parsonage Farm in 1898. It was given a discreet extension in 1990. The site on which the hall was built was part of an L-shaped copse or 'shaw' called Ashen Shaw in the mid 19th century. This was cut down later in the century. The historic maps suggest that at the start the building may have been smaller; it certainly had a much smaller curtilage then. Its setting has been greatly expanded to both the west and north within the last half century or so. The open space in which the Meadow Room now stands forms a second 'landscape compartment' alongside that of Meadow House's front meadow. The hall has a generous car park against the road, well concealed by roadside hedging. North beyond this is a large grassed amenity area surrounded by trees and informal planting. A mature tree and hedge screen along the north side of this space very successfully hides modern development beyond it and another separates it from the adjoining Meadow House land.

West again beyond the Meadow Room 'compartment' and separated from it by more planting and hedges is Meadow Cottages. This is a typical pair of late 18th /early 19th century cottages now made into one and with a fine carved porch canopy, a modern rear extension and small front garden. The 1809 O.S. shows three separate buildings close together here. At that time these were surrounded by Ashen Shaw which had frontages both to The Street and to Battle Street. In 1869 the shaw remained but there was only one dwelling, the present Meadow Cottages. Beyond Meadow Cottages the entrance to Battle Street runs off north east at right angles to The Street with the village pond, discussed earlier, to the west side of the junction.

Through most of the 19th century the stretch of road frontage from the Battle Street entry to Owletts was entirely rural in character. As far as appearances are concerned this remains the case today in spite of the presence now of one 1920s house, Green Hedges, and a pair of turn-of-the century cottages, 1 & 2 Owletts Cottages. A continuous run of road frontage hedges and trees screens these newcomers, which stand not far west of Battle Street, so that they have little effect on conservation area character. Behind them the number of field divisions within the conservation area seems to have increased since the mid 19th century in contrast to the fate of similar boundaries outside it.

Turning now to the south side of The Street and recommencing west of the graveyard, viewed from the road, hedges and trees more or less hide the Parsonage, actually a much restored coach house, a remnant of what was probably an 18th century gentry house. This stands back up the slope in a landscaped setting west of the church and just below the crest of the ridge which here runs down and out to the west. The house was backed originally by gardens with axial walks and groves. Today a stand of mature trees along the ridge top closes the view to the south, curving around to join the copse immediately south west of the church. A fine brick wall follows the back of the site, joining the graveyard wall at its east end. This hid the gardens and their walks just described, from view from the north.

West beyond the Parsonage, the fields run up to the road, hidden behind the roadside hedge and then comes The Terrace. This is a row of four very intact white weather-boarded cottages with a double-pitched M-shaped roof, built facing the road above the bank on the edge of a field. This is substantial late 18th / early 19th century land-workers' housing.

West again from the Terrace, more fields are hidden behind the roadside hedge, and then there are the buildings of Parsonage Farm. This was known in the 19th and well into the 20th, centuries simply and mysteriously as 'Pickles'. Three buildings survive today from the farmstead of the 1869 O.S. map. On The Street frontage the pair of 19th century dwellings, Parsonage Cottages, still stands, now alone, much restored and extended. In 1869 an agricultural building parallel to the road was attached to the east gable of the cottages and formed the north side of a farmyard. This structure, in all likelihood a cattle hovel, was in place well into the 20th century but no longer exists. The area of the former farmyard is now concealed from view by a hedge**.** To the south along the yard's opposite side a substantial black weather-boarded and slated barn of the first half of the century still stands, as yet unchanged (consent for residential conversion has been given). At right angles to the barn and not far off, on the west side of the former yard, is a converted two storey brick ancillary farm building of the early 19th century,

Within the conservation area south beyond this former traditional farm building group two large scale modern farm buildings and their access roads and hard-standings occupy the remainder of the field. This land had for a long time been orchard ground. The next field shares a west boundary with a field known as The Rookery and belonging to Owletts, at Rookery Corner. (The latter is discussed further below.) The roadside hedge continues west to the 'T' junction in front of Owletts at Rookery Corner, to carry on around that corner towards Sole Street.

Rookery Corner/Owletts and a short section of Sole Street Road

The buildings around Rookery Corner form one historic group all originally associated with Owletts and its farmland. The house itself, now owned by the National Trust and located to the north east side of the junction, was built in 1683/4 for a local yeoman

farmer, Bonham Hayes. Today Owlett's entrance drive curves round to the front door within its old forecourt. In 1760 the only driveway ran straight out from the west side of the building across the road junction and into the farmyard diagonally opposite, entering the latter by its north east corner. The forecourt, which was the exact width of the south front of the house, was completely walled-in. The wall facing the road was broken only by a gateway from which a path led up to the front door. This explains why the present front courtyard arrangements seem constricted and slightly arbitrary. Mature trees and brick roadside boundary walls and hedges hide the front of the house from the road, whichever way it is approached.

In 1758 the layout of the surroundings of Owletts was recorded on an estate plan (endnote 15). This shows that immediately east of the south walled-in forecourt and of the house, was a second, square and walled-in garden alongside the road. This was larger than the forecourt and was also laid out formally. Beyond it again, and this time walled in by hedges or hurdles, was a long kitchen garden. To the north of these spaces was 'the old Codling platt'. North again beyond this was Baker's or Bakehouse cherry orchard, still a cherry orchard in 1947 but now almost devoid of trees. Some of the other features described still survive. Within the grassy, hedge and tree surrounded fields north and east of the house is a deep, overgrown, chalk pit. A steep artificial bank across the field east of the pit is very pronounced. Though there are said to be other such banks within Owletts' curtilage, these are not so obvious today.

In 1758, across The Street opposite Owletts' front courtyard, a walk of three rows of young chestnut trees planted by a son of Bonham Hayes stretched south parallel with the Sole Street road, separated from this by the elms of Rookery corner. The walk ended in a large artificial mound or mount on which stood an obelisk. The mound survives as did (in 1947) 'straggling plants of yew and box' which as clipped bushes once formed part of this formally planned but semi-wild 'pleasure ground'. The National Trust set out to re-establish the avenue some ten years ago.

Immediately west of Owletts, on the other side of Horse-pond Lane – which forms the west the boundary of the house, its immediate yards and gardens – is a two storey cottage of 1805 (built by the Edmeads family who succeeded the Hayes) and a pair of 1920s cottages. All these presumably catered for estate workers and their families. The early 19th century cottage is in the Gothick style with a tiny well built brick and tile roofed outside lavatory in the back garden. The 1920s cottage pair are remarkably unaltered.

As noted earlier, Owletts 'home farm' stands diagonally opposite the house, over the road, within the south west arm of the T junction. Through the second half of the 19th century the layout of barn and ancillary buildings here remained unchanged. A one and two storey brick agricultural building stood along the side of the road to Sole Street, its lower part being open to the farmyard. This survives today but converted to residential use. To the south beyond a yard gate, at right angles to the roadside building and running back to the end of the barn was a second long building, no doubt beast shelters of some kind. It closed off the south side of the yard and almost all of it disappeared in the 20th century. The barn, weather-boarded and thatched, still closes the west side of the yard. It has been converted to residential use. What was probably a second set of beast shelters ran out east at right angles to the barn, dividing the yard in two. This also disappeared in the 20th century, its west end being replaced by two small labourers cottages. Today these remain in residential use. In the north east corner of the yard was, and still is, the second yard entrance (endnote 16). Standing a little within this is an early 19th century granary. Beyond this, with its

flank to Jeskyns Road, is a second pair of cottages, present in 1869, almost French in character, 19th century in date and tall, with second floors within the roof spaces.

The conservation area extends some distance south along the west side of Sole Street to include a field that had been orchards over a long period of time and with a large 1920s house, now called Burleigh, within its southern half. Beyond this and against the south boundary of the field (and conservation area) was 18th century farmer Hayes's 'Pacious pond', often mentioned in his diary. A substantial hedge prevents any view of pond, field and house from the road.

Battle Street

Battle Street heads north from its junction with the western section of The Street. In summer it also runs in a tunnel of greenery, hedges and trees screening much of the surrounding development. The effect is more enclosed than it is with The Street as the road itself is much narrower and the banking of its sides is sometimes more abrupt. Crossing the lowest part of the land here with the village pond set down into the ground on its west side it gradually climbs northward until it reaches the limit of the village envelope. Here one arm turns right as a private road to serve a group of converted oasts while the other becomes a public footpath – Scotland Road – leading off through the fields to the woods to the north of the village.

Starting at the junction with The Street and moving north along the west side of Battle Street, beyond the pond is a substantial group of converted early 19th century oasts. One has a round and three have square drying chambers or kilns. The round kilned oast was built before the rest, probably in the first half of the 19th century. The square ones are of late 19th/early 20th century date. As noted earlier the ground floors of this group are set down below present road level indicating that the road has been raised up a little at this point.

North beyond the oasts with their blocks of modern garages hidden behind the hedge, is nos. 1 & 2 Orchard Cottages, a pair of late 19th century semi-detached brown brick houses in generous gardens. One of the stepped level changes between fields west beyond the road here, and noted earlier, carries along the north side of the garden of no. 2 Orchard Cottages and ends at the road. Beyond this garden Battle Street briefly becomes a field edge again with a substantial hedge to the road.

The hedge carries on, to hide the large garden of the next building here, Holly Lodge. Framed by trees and hedges, only its front can be seen from the road; the elevation's detail is 19th century but behind and/or inside, the building may be earlier than this. At the north east extremity of Holly Lodge's garden the road becomes Scotland Lane going sharp left along the garden's north east boundary, then dividing into north-east and north west paths out over the fields. It is said that the garden of Holly Lodge was the site of the 'Druids' Circle' noted earlier and this is indeed shown there on the 1869 O.S. map (endnote 17).

Returning to the junction with The Street, and now travelling north along Battle Street's east side, a hedge and trees lead the eye round the corner past the oasts. This enclosure is briefly broken for the entrance to the garden of the modern vicarage, only glimpsed since it is set back and up the bank above the road. Beyond it the hedge continues north initially screening out entirely a small modern estate development on the right, called 'Sarsens Close'. This has been shoe-horned into residual space left beyond 1) the hedge/tree screen on the north boundary of the Meadow Rooms' open landscape 'compartment' facing onto The Street, 2) the garden of the modern vicarage on Battle Street just mentioned, 3) the long north west

side boundary of the Meadow House lands, and 4) A number of historic buildings and their land on the east side of the Battle Street towards its north end. Near to the entrance to Sarsen Close the modern house on its corner and then some those within the site, on rising ground, become visible. In close up the development follows modern 'anywhere' estate design built around car access and detached dwellings with open front garden landscaping. However, in the wider picture of the conservation area the main things about it are its modest size and the generally concealed nature of its site.

It is easy to quickly leave Sarsen Close behind and then to arrive a little further on at nos. 3 and 4 Battle Street. These are also set up the bank above the road and appear 18th century though there may be an earlier timber frame within them. Beyond these again are the front gardens and drive to nos. 7 and 8 Oast Cottages, 19th century, of brown brick with red dressings. These are contemporary with the converted oast house and square kilns behind them known as Mulberry Oast. Battle Street ends here with one set of footpath routes leading off to the left as already described and a second route leading round to the right between hedges. This passes along the north flank of Mulberry Oast, extending as a private metalled road right up to the edge of the field behind the overgrown grounds of Meadow House.

Around the point where Battle Street turns right as just described, a timber clad two storey cottage stands to the north of the highway. Its style suggests the early 19th century but it is not shown on the tithe map. Something, however, is shown here on the 1869 O.S. map. Whatever its provenance this building makes an entirely satisfactory conservation area contribution.

5.2 The associated public realm

The main vestiges of roadside village green at Cobham's east end are grassed over, the War Memorial standing within the section south east of the junction. Immediately behind the Memorial the field boundary, elsewhere hedged, is open-fenced, allowing a long view south east over the chalk landscape beyond. The other area of green, at the north east corner of the junction, is backed by a brick boundary wall with a wide gate to Cobham Park's lime avenue in the middle of it. The roadside edge here is protected by a row of low white posts and the ground level is slightly raised up above the highway.

West along the south side of The Street and beyond The Ship, on the former Forge Field, private grassed open front gardens combined with local planting suggest the public realm. However the only public open space here other than the road and its footways to each side, is further to the west. It is the result of substantial highway vision splay areas to each side of the Lawrence Drive bell-mouth where this joins The Street. Such highway-standard generated places have been called 'space left over after planning' and are usually grassed over (as the most economical way of meeting the driver-visibility requirements). This is the case here. A seat, post box and parish notice board stand close to the footway on the grass to the west of the junction.

The only other spaces in the village that might be called public are the main graveyard and its later separate offshoot over the ridge and downhill to the south. Both contribute to the character of the village through their topography, siting, memorials and landscaping.

Open private car parks are associated with Cobham's three pubs and the village shop. These all have some effect on the local streetscape and the settings of the buildings they serve. In the case of the pubs the spaces they occupy, though altered

in the last century, have all been in existence in one form or other for 130 years if not longer. The Meadow Room as already noted also has its own recent good sized car park. The Lawrence Drive estate has some garaging behind it, off Cobhambury Road. Large open parking areas are arranged in front of and between Cobham College and its block of new flats to the east. Kerbside parking is restricted through the centre of the village for obvious reasons but no doubt remains a problem at school-run times.

Little remains within the village of any pre-20th century ground finishes to public spaces. The nearest things to these are the informal gravel/hoggin/beaten earth surfaces of footpaths and bridleways running through the conservation area. These are quite numerous and all seem completely natural and appropriate and add to local character. Sometimes, as in the graveyard, they are tarmac. Of highways only the short cul-de-sac of Stonehouse Yard remains roughly surfaced.

Over time the eastern and western parts of the village have presented different problems in terms of balancing pedestrian safety with convenience for the driver. Battle Street is short and lightly enough developed, with low enough vehicle speeds, for joint use with pedestrians to be acceptable. In addition there are alternative pedestrian paths that can be used to avoid the road. One leads along the north side of the village to the recreation ground and another passes diagonally from Sarsens Close across Meadow House front meadow, to join The Street at the village pump. Again, the single width private road from Cobhambury Road to Cobham College, often with wide grass margins, seems pedestrian-safe.

Vehicle speeds in the western part of The Street within the conservation area are only controlled at 30 m.p.h. towards its east end, from around the junction with Battle Street, with the speed limit lifted west beyond this. This presumably happens because levels of residential and other development along the road here are low and because a continuous kerbed pedestrian footway has been provided along the south side of the carriageway. This may not be especially good to look at but it is a valuable safety feature.

The situation eastward, up the hill around the graveyard frontage, through the main village pinch point and on towards the east end of the village is more complicated. In particular there is really only space for vehicle travel in one direction at any one time through the main pinch point, and this leaves little room in places for pedestrians. To deal with the problem, a traffic calming and paving scheme slowing vehicle speeds down and often causing them to wait for drivers coming the other way was put in place recently. All pedestrian ‘safe areas’ through the middle pinch point are identified by being flush paved in ‘Blanc de Bierges’ blocks. The tiny size of these individual units produces a very tidy result even when paving the smallest of areas. All in all, this carefully worked-out scheme (see MAP) is successful aesthetically and, it also appears, practically.

6 THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building Types

Dwelling houses of detached terraced nature form the great majority of buildings in the conservation area. In this the village is little different from many others in Kent. There are two farmhouses justifying the name in that they still relate to historic farmyards, Owletts and Cobhambury. The Owletts farmyard however, has been completely re-developed for residential use. Other building types present in Cobham are its public houses, its shop, the school, the modern recreation ground pavilions and the Meadow Room – its village hall. There are no other 'working' buildings. A number of buildings once with other uses and mostly of late 18th or early19th century date are now houses i.e. the former village forge, some former shops, the windmill base, Rose Cottage, the two sets of oast houses, two barns (Owletts, Cobhambury) and some smaller ex-agricultural buildings. Another barn awaits 'conversion', planning consent for its change to residential use having been granted.

What makes the place so special is that apart from its church it possesses two other medieval masonry buildings, Cobham College and the Stone House, both of at least regional importance in historical and architectural terms. The college was in its time a high status and expensive building with a double quadrangular courtyard plan that was extensively used in the Middle Ages. It was founded by Sir John de Cobham in 1362. Some time after the Reformation, in 1598, the buildings were adapted under the will of the 10th lord Cobham to make 20 almshouses, when they were reduced to one quadrangle. As was mentioned earlier these were further altered internally in 1981 to provide 13 modern flats. Opposite the college a modern two storey block of 16 sheltered flats shows how equivalent accommodation was provided in the late 20th and early 21st century.

The Stone House is, as its name suggests, another masonry building, a little earlier than the college. It is said to have housed priests before the college was built and to have served as a guest house for the college thereafter. It has a Victorian extension. Also said to be connected to the college is a timber framed house on The Street that is presently the vacant village shop. This as noted earlier is said to date from 1411 and to have originally supplied yet more accommodation for college visitors.

6.2 Building form

Cobham Church is not included here. It is touched on below, under section 6.3.

Cobham College has a simple basic courtyard plan. It is a plain set of lodgings of two stories, with ragstone and flint walls, and a communal hall. To begin with there was another courtyard to the south, of which only remnants survive. In 1589 there were works to enable the college to become the almshouses – The New College – we see today. The building's conventional pitched roofs run the length of each courtyard side and are gabled at the corners. One entrance is through an archway in its south side (giving access also to the hall) with a diagonal path leading across the courtyard to exit via another archway at the north-west corner. There is a second entrance towards the opposite end of the south elevation.

Externally the early, 14th century, date of Victorianised Stone House is signalled only by its materials which are mostly ragstone and flint, some features in its west wall, and its steep roof pitch. It may originally have been a plain rectangular box carrying

as now a conventional pitched roof with gables to each end, perhaps with a short secondary extension at the rear into the churchyard.

There are a number of substantial freestanding single dwellings built for the better off in the village, the 16th century timber framed hall house now comprising nos. 45/49 The Street is an early case. This would initially have been freestanding. This is followed by Owletts, a brick built late 17th century yeoman's house with some 18th and 20th century alterations and a farmyard across the road. Other cases of freestanding middle quality houses were the former Great House at the east end of The Street which was started in1712 and Meadow House of the 1770s – the latter, a Georgian brick box, has, as described earlier, a central block with separate low ancillary wings joined to the main house by curved screen walls. Also facing The Street, again from some distance away, was the former Parsonage Farm house, still extant in1947, possibly originally of 18th century date (or earlier) and now disappeared. It is survived only by one of its service buildings. Lastly there is 19th century Robinswood on Forge field at the east end of The Street which was at one point village the vicarage. The form of most of these buildings is relatively simple.

Cobham also has a few smaller freestanding houses for lesser people, Mill House for instance for the local miller (though the house may have been older than the mill), Crocker's Place which was initially one dwelling (subsequently divided in two) and Rose Cottage. Again these take a simple rectangular basic form.

Numbers of the mostly two storied houses in the middle of the village – at and around the main pinch point – are grouped in short terrace runs with relatively narrow individual frontages. Generally the ridges and eaves of the buildings in this part of the village are parallel to the highway. Sometimes there is variety in elevation and roof form as for example in the combination of nos. 50 and 52 The Street, the only historic three storey houses in this part of the conservation area, one of which has a gable, and the other eaves, to the road.

No 52 The Street probably dating from the late 18th/early 19th centuries also has one of the few historic shop fronts in the village. The shop is on the ground floor with the shopkeeper's living accommodation above, the usual way of arranging things until recent times. On-site living accommodation in the form of an attached school house was also included at the school, built in 1874.

On both sides of this central part of The Street 18th and 19th century narrow frontage, is interspersed with 18th century and earlier wide frontage, development. For example on the north side there are the medieval building occupied by the village shop and its neighbour the late 17th early 18th century Darnley Arms. Further west just beyond the Leather Bottle, no. 56 is a wide frontage 18th century cottage. Across the road on the south side and opposite the village shop is nos. 45/49, a former 16th century wide frontage timber framed hall house (referred to above) standing between early 19th century narrow frontage houses. Wide frontages are also found at the east end of The Street on the north side where each house or working building (i.e. the Forge) is separated from its neighbour by garden or wide passage spaces. (No 6/8 Forge Cottages is today a semi-detached pair, having been like this for possibly 150-200 years.)

In recent historical times short new terraces for agricultural workers began to be built in Cobham. The earliest probably dating from the 18th century is the row of four known as The Terrace that stands alone on the west part of The Street. This has a double-pitched roof to allow good plan depth and its gables are half-hipped. With the narrowest frontages of all, was a short run of four very small brick-built identical

workers terraced houses immediately east of the village shop. Slightly set back from the road, these may have been early 19th century in date. When this terrace was taken down its loss caused a street-frontage gap as it was replaced by the present car park with a new bungalow north beyond it.

The village also possesses a number of semi-detached and single, freestanding, agricultural workers houses. Among the earliest may be Meadow Cottages, a semi-detached 18th century pair close to the junction of The Street with Battle Street. A pair of probably of similar date are no's 3 and 4 Battle Street. Others are the pair of 20th century estate cottages and their single late18th century neighbour at Owletts, the two sets of semi-detacheds in and close to the Owletts farmyard, the Owletts Cottages pair on The Street opposite Parsonage Farm, the 19th century pair on the frontage of Parsonage Farm and the cottage pair forming part of the more northerly of the 19th century Battle Street Oast house complexes.

With the exception of Robinswood everything described so far is relatively simple in plan and cross section and in relation to its context. Plans are rectangular, usually with varying small degrees of modification, often by later extension. Roofs are symmetrically pitched, their ends may be finished as gables, or hips, or half-hips, very occasionally they hide behind parapets. However there are always exceptions and an interesting example can be seen at the east end of The Street pinch point, on the north side of the road. Here an unusual L-plan 18th century building acts to bring the building line set by the school forward almost to the edge of the highway. The way in which it does this is an object lesson in contextual design when compared to the equivalent modern attempt opposite, across the road.

The earliest part of village school is U shaped in plan. The U is closed to the road and has the school house attached and set back at its north-west corner. The slightly gothic style of the school was too visually complex and rich in detail for Pevsner writing in 1969. But time has mellowed our view of Victorian buildings and it is now accepted that they can, as here, contribute much to local sense of place. The later parts of the school are hidden from view from The Street and their rather nondescript 20th century styles contrast with the self-conscious visual quality of the Victorian work. North, beyond the school, are the two modern pavilions associated with the village playing fields and bowling green. These are unpretentious examples of modern flat roofed shed design. Within their local setting this allows them to fade discreetly into their background.

The village hall, the Meadow Room, another example of very late Victorian work, shows equally good architectural design though here it is in the 'Arts and Crafts' style with shallow buttressing and low wide-sweeping roofs. Both sets of oasts, with their square or round drying chambers and attached two storey stowages, follow the 'functional tradition' in their design. Working buildings, originally almost industrial in character, their design is the antithesis of that of the school and village hall. Their particular architectural profiles contribute much to local conservation area character. Their detailed appearance is not helped, however, by the new windows made in the stowages and drying chambers. These always arise one way or another when oasts are converted to residential use.

As noted above the great majority of historic buildings in the conservation area are two storey dwelling houses of varying dates. Within the main historic centre close by the church only two are three-storied. One building, the former forge at the east end of the village is (appropriately) single-storied. Ridges are generally, but not exclusively, parallel to the road onto which the buildings front. The public houses and shop are all incorporated into essentially domestic style buildings of varying dates. All

such surviving commercial buildings have relatively wide frontages. As noted above the earliest, now the village shop, dates from 1411. It has the tell tale width and generous hipped roof typical of the late medieval Kentish timber framed house. The latest building here, The Leather Bottle, is the result of much tampering with 17th century fabric in 1887 as was described earlier.

6.3 Listed, locally listed and key unlisted buildings; buildings making a neutral contribution to conservation area character; and buildings detrimental to conservation area character.

See APPENDIX 1 for full list descriptions and 'local list' descriptions.

Government advice is that the preparation of a List of Locally Significant Buildings, is a useful planning tool. Gravesham Council does not currently maintain a list of locally significant buildings although all buildings that were identified in the 1974 Listed Buildings Survey for their architectural or historic interest, but were not awarded a listing status have been treated as 'Buildings of Local Interest' ever since, when considering planning applications. Gravesham Council's list will be reviewed in due course.

Those buildings recommended but not approved for listing in 1974 are shown together with others identified during the preparation of this appraisal, on the accompanying map fig 11, all for their positive contribution to the character and appearance of the conservation area. In addition those buildings making a 'neutral', as well as those buildings making a 'detrimental', contribution to conservation area character are shown.

6.4 Brief descriptions of some buildings contributing positively to conservation area character

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.

Church of St. Mary Magdalene

Pevsner notes that the building's chancel contains 'part of a jamb made with Roman tiles' and that this looks like the south east quoin of a Saxo-Norman nave. The chancel is mid 13th century and has been described as '…very spacious…a rarity at so early a date in all England (this remark applies especially to the width as well as the length)' (Boorman/Torr, K.C.). The nave is also 13th century but '…not matching the scale of the chancel and probably later in the century' (Pevsner, West Kent). In 1362 Sir John de Cobham founded a college in the church. This consisted of a master and four priests to say masses for the souls of his ancestors. By 1389 their numbers had been upped to eleven. The priests presumably took over the chancel for their use, the church becoming a 'Collegiate' church. He also added the west tower at this time and re-windowed and extended the aisles to clasp each side of it. St. Mary Magdalene is built of flint with stone dressings, its low-pitched roofs hidden behind very plain parapets. It has a substantial, square, two storey entrance porch on the north side, giving direct access from The Street. The west tower is of ragstone throughout with a polygonal-plan external vice (stair) at its north-west corner, and a battlemented parapet. The building was restored in 1860 by Sir G. G. Scott.

The New College

As noted above a college was founded in Cobham in 1362. An application to erect college buildings on the south side of the church was made in 1370. In 1598 the college buildings were adapted as twenty almshouses, when it became The New College. The 14th century college was built round two quadrangles, the south court of which is almost totally ruinous. A former kitchen fireplace and a round headed gateway in the south wall are its main surviving features. The gateway has above it the Cobham Arms and an inscription of 1598 under a triangular pediment. The original college hall is in the south side of the surviving quadrangle. Parts of the building were severely amended in the 1598 works; it is possible that the north side of the quadrangle was added at that time. The building is of squared ragstone blocks and of flint in inconspicuous places. The roofs are peg-tiled and as noted gable-ended. The chimneystacks are modern but, as Pevsner says, they are 'not less effective for that'.

The Stone House

14th century Stone House, built before the college, is of ragstone and flint with peg-tiled roofs. In plan it is a long rectangle with a taller cross wing at its south end and beyond this a further, set back, Victorian, section**.** The exterior of the building was comprehensively repaired and altered in brick probably in the first half of the 19th century. It has Gothic style windows with brick surrounds and mullions. Infill brickwork marks the sites of earlier openings in the walls. The east elevation has two projecting open-sided porches in the Victorian style. The building's north (street) and eastern cross wing gables carry substantial decorative Victorian bargeboards. The west elevation retains some original openings and in the roof slope above are three small Victorian gabled dormers. A further house, similar in design to The Stone House, was added to its south end in the 19th century. At one time this was used as a school.

Owletts House

Owletts, an impressive two storey brick gentry house, was built in 1683/4 for a local yeoman farmer, Bonham Hayes. About 1700 two tiny wings were added to the south front, each containing a dressing room. The building's panelled parapet is of 1754, replacing original eaves. The projecting central porch is modern, by architect Sir Herbert Baker who lived here for many years. Baker faced his porch with an original late 18th century doorcase; it is similar to that shown on a drawing of the house on an Estate Plan of 1758. He gave the property to the National Trust in 1938. The original ground plan is only slightly wider than deep. Raised over a basement, the front elevation comprises projecting single window-width bays to each side with one in the centre, these being separated by set-in double window-width bays. The end bays, the dressing rooms, project much further than the central bay. In the latter is the front entrance with the porch just described. Windows are double hung sashes of the six over six pane type with sash boxes set forward within the wall. Pevsner notes that the generous hipped peg tiled roof, the two large symmetrically placed brick chimney stacks (with sunk panels) and the deep moulded string course, give the house distinction (Pevsner).

Adjoining Owletts – the 20th century estate cottage pair and their neighbour Owletts Cottage

These are immediately west of Owletts. The more recent building is a remarkably intact example of a cottage pair of the 1920s. Its front elevation follows the standard local arrangement of handed plans with front doors to each side and single windows next to this, above and below. There are small flat porch hoods over the front doors. Windows are timber small-paned casements. The upper floor is rendered, the lower is in red brick. The roof is hipped and clay-tiled.

Owletts Cottage was built in 1805 for the Edmeads family which succeeded the Hayes. It is in red brick with a peg-tiled hipped roof with chimney stacks to each end. The first floor elevation comprises three window openings, the central one formed as a blank brick panel, all with arched brick lintels. The side ones have paired small-paned timber casements. The ground floor again has three openings, the central one for the front door. The windows to each side are wider and have taller brick arches than those above. They comprise paired casements as before with fanlights containing flattened pointed Gothic style glazing bars. The front door is in a rectangular opening within a wider semi-circular headed recessed panel in the brickwork. To the building's rear is an intact freestanding (probably) Victorian privy.

Parsonage Farm Barn

This building, fully two storeys in the side walls, un-aisled and structurally advanced for its time, dates from the first half of the 19th century. It awaits conversion to domestic use. It is black weatherboarded, slate roofed and with Kentish half-hips to each gable end. There is one central wagon entry without a canopy and there is an integral lean-to at one end.

The Terrace

A timber framed and white weatherboarded early 19th century terrace of four narrow frontage workers cottages with an M-shaped roof allowing good plan depth. The rear section of the M may be an addition. Plans are handed so that front doors come side by side and to each end and so that only two chimney stacks are needed. The roof is peg tiled with half hips to each end. Three is a window in the gable under the half-hip eaves suggesting a third floor 'in the roof'. Individual elevations comprise the door to one side with six over six pane double hung sash windows one above the other, next to the door.

Meadow Cottages

A small late 18th or early 19th century, freestanding and gabled, red brick agricultural workers semi-detached pair. The roof is peg-tiled with chimney stacks to each end. Front doors are paired under a single leaded porch hood. This is supported by carved timber scrolled console brackets, probably a later embellishment. The three light casement windows to each side with their leaded glazing may be original as also may be the pair of two light casements above. There is a decorative sunk panel in the brickwork of the wall above the doors.

The Meadow Room

Pevsner describes this building, of 1898, as '..a village hall characteristic of the sophisticated charm of the period. Battered brick buttresses that are quite unnecessary, and alternating high and low windows'. Roofs are in peg-tile with picturesque chimney stacks, walls are in red brick with some black and white 'half-timbered' panelling. It has been carefully extended recently.

Meadow House

Another Hayes family house, this one as noted earlier, was building in 1771. Pevsner describes it as '…in dark red brick, a two-storeyed centre of five bays, with low pavilions in line with it. The pavilions have large but simplified Venetian windows' with pediments above and are joined to the house by tall screen walls. The centre is raised on a half-basement with a flight of steps up to the central front door with its tall doorcase and pedimented porch supported by detached columns. The double hung sash windows are of the six over six pane type with boxes set into the brickwork. The slate roof hides behind tall parapets and there are paired chimney stacks to each gable end. In the mid 20th century the then owner noted that 'An ingenious attempt was made to give distinction to the back of the house by finishing it with blocks of wood which quite successfully simulate rusticated stonework' (Arnold). This suggests that part of the building is timber framed.

Crockers Place

This pair of 17th century brick houses became one in the 18th century. It was divided up again in the early 19th century after being inherited by two sisters, the Misses Crocker. At that time the building was re-fronted in brick and a front door was introduced alongside the 18th century one. Bricks in the rear extension dated 1826 confirm the date of these final changes. The front facade is of five bays and is parapeted. The houses are of different sizes as one front door is in the original central position, the other is next to it. The peg tiled roof is hipped to each end and has two small, lead-flatted, dormers. The chimney stacks are at each end. The windows are six over six pane double hung sashes, set into the brickwork.

No. 56 The Street

This is a wide frontage 18th century two storey red brick house with a hip ended peg-tiled roof with end chimney stacks. The hip slopes extend back along its flank walls as the building's plan is more or less square. The front brickwork is patterned with grey headers while the east flank is rendered. The Street elevation is symmetrical with a central front door and single windows to each side, repeated above. There is a low brick plinth to the left hand side of the doorway. The ground floor windows have cambered brick arches. Those above sit under the wall plate. The upper windows are paired iron casements in timber frames. The lower windows are double hung sashes comprising a shallow four pane sashes over a taller eight pane sash.

The Leather Bottle Public House

Through most of the 19th century this was an unpretentious 17th century framed building lath and plastered over externally. Russell's Gravesend Brewery removed the lath and plaster and made major alterations and extensions to it after a fire in 1887. For this work they adopted a 19th century half-timber 'Tudor' style. The Street front of the building is two storied, 'timber framed' and white render panelled. It has a

peg tiled roof with a half-hip to the car park entrance. It returns north alongside the car park, the side elevation ending in a pair of jettied, Elizabethan style, gables.

Nos. 50 and 52 The Street

These are a joined pair of three storey houses, one with a gable, and the other with eaves, to the road. Both may be of the late 18th/early 19th centuries, built of similar red/brown brick with a scattering of purple headers.

There is a narrow band of paler brickwork above the first floor windows of no.50. It's elevation is symmetrical with a single small casement pair in the attic centre, below are two double hung six over six pane sashes with exposed sash boxes, all having shallow cambered brick arches. Below again is a wide shop front with narrow brick piers to each side and a heavy exposed timber lintel. The shop front consists of shallow 12 paned bow windows over stall-risers, on each side of a central doorway. The door is modern and inappropriate. To the right of the right hand bay window is another door, possibly to a passage under the building. This is within no. 52.

No 52's roof is hipped to the east. Its top floor may have been added to an earlier two storey structure. Its upper floors have a double hung sash window each, placed centrally. The sashes are eight paned and the boxes are hidden. The top floor also has a small casement under the eaves. The ground floor arrangement of front door and window side by side, next to the passage door, inevitably this brings asymmetry. The sash window is brick arched as above, but with exposed sash boxes and six over six pane sashes. The door is modern and inappropriate.

Nos. 44, 46, 48 The Street

No 44 has a brick ground and a rendered first floor with a peg tiled roof over. Above is a central single double hung sash, boxes exposed with eight over eight pane sashes. Below, set in the brickwork, is a small shop window divided into six panes, maybe dating to c.1840**.** Next to the window is the former shop doorway**,** with a modern inappropriate door. Nos 46 and 48 are a pair. They are rendered throughout under a continuation of the peg tiled roof of no. 44. They have a central chimney stack and single sash windows of the same pattern as those of no. 44 at ground and first floor. Their plain boarded front doors are away from each other to the sides of the ground floor windows.

The Darnley Arms Public House, No 40 The Street

The building is two-storied with a peg-tiled roof. This has single hipped roofed dormers with plain casement windows, to each side of the chimney stack. It is of rendered brick with a projecting brick plinth up to the underside of the ground floor window cills. The render is 'blocked out' in joints, at least on the west elevation and there is a wide projecting horizontal 'plat-band' or string course just below the first floor window cills. The ridge of the building's roof drops down suddenly towards its east end. Window, door and chimney stack positions suggest that the higher part of the roof may cover-in a lobby-entrance plan. The original structure, of the late 17th or early 18th century, may have been symmetrically set out around the main stack with its roof hipped to each end and a front door in the position of the more westerly of the present two street entrances. Photographs show that this western part of the elevation formerly comprised the existing entrance with double-hung vertical sliding sash windows to each side at first and ground floors. One of the latter windows has

been replaced by a wide shop style window with a timber fascia, brackets and cornice above. This has leaded light casements with leaded fanlights above.

The second street entrance is into the lower-roofed part of the frontage. The east end of the roof here is also hipped and the whole must be a later extension. The surround of its street door, with its projecting canopied and bracketed porch-hood, is modelled on that of the other entrance; this door is a later insertion. Next to it a second window, this time of three lights, replaces an earlier double hung sash which formerly matched its surviving equivalent above. The enlarged window follows the pattern of the other inserted ground floor window just described, but minus the cornice etc. The first floor window again follows the pattern of the rest, the sashes being the six over six pane type. The building's west elevation has a central door, formerly a vertically sliding double hung sash window, with a double hung sash window above. Immediately to the left of the door is another window, inserted later like the door.

No. 38 The Street

This is a narrow terrace house 'infilling' between the earlier Darnley Arms and No. 36, The Village Shop. Its roof is separate from both and its front is rendered with a modern timber vertically hung window with eight pane sashes and moulded architraves above and a modern undivided single glazed-pane window below, next to the front door.

The Village Shop No. 36 The Street

This is said to have been a timber-framed hall house built to accommodate monks and to date from 1411. Its street elevation comprises firstly a narrow-depth band of weather-boarding under the eaves. Beneath the boarding a tall inserted, probably originally Victorian, shop front occupies most of the ground floor with tall rendered piers to each side. The shop front has a slightly proud, flat, signboard above (concealing the inserted bressumer) with the remnants of pilasters extending to the ground at each side below this. These in turn frame the windows and their rendered stall-risers. The doorway is central and inset slightly with the shop windows to each side divided into six large panes each. The building's east gable, which can also be seen from The Street, has a weather-boarded first floor above a rendered ground floor. The east end of its peg tiled roof shows the classic medieval hip while its west end is gabled against its neighbour and carries the chimney stack.

Nos. 30, 28 and 26 The Street

This building is three two storied structural units of which two adjoin corner to corner, forming a building line set-back to the east, while a third fills-in a mirror image of the set-back on the west side. This produces an 'L' shaped overall ground plan of great townscape value. The publicly visible elevations of the eastern house, no 26, comprise tile hanging over red brickwork to the east and thin ashlar stone-facing to the south. This combination is highly unusual, possible unique. The ashlar elevation has two pairs of iron casement windows above, each with very narrow stone mullions. One of these is repeated below with the front door below the other one. The peg tiled roof is in two parts, a double hipped section parallel to The Street at the front, with a long hip-ended peg tiled rear roof at right angles. No 30 steps forward to the edge of the highway. It is red brick under a peg tile roof sloped to all sides and with short lengths of ridge to east and south. The east elevation has single pairs of wooden casement windows one above the other, set centrally. The Street elevation

has two sets up and two sets down of paired timber casement windows with leaded lights and a front door at the east end.

Nos. 20, 22, 24 The Street

This is a terrace of three purpose designed, light grey render finished, Victorian cottages. The central one has a wide frontage/shallow depth plan, the end two narrow frontage/deep depth plans. The elevation to The Street has tall projecting gables to each end, enclosing two smaller gables flush within a set-back central section. A high roof, its ridge parallel to the road, unites the composition behind the smaller gables and projects out to cover further gables to each end. Eaves overhangs are everywhere wide with narrow bargeboards and roofs are steep. One section of roof has been re-tiled with bright red modern tiles. Tall multiple-flue brick chimney stacks stand on the ridges of those two end gables projecting towards The Street. Each gable, large and small, contains a single pair of small-paned timber casement windows at first floor. At ground floor the end gables have small splay-sided bay windows, their window detail matching those above, with tiled roofs. At the centre of the elevation is a large single storey projecting peg tile roofed porch. To each side of this are further small-paned timber casement windows.

The Village School

The School's Street elevation is a simple long single storey flint and red brick dressed and string coursed block under a high peg tiled roof with decorative tile cresting. At each end there are taller slightly projecting gables at right angles. One gable has a single large bull's eye window above an inserted modern window; the other has an original tall slightly Gothic- (brick) arched and quoined hall window divided up into small panes. Windows along the main front of the building are low brick arched and quoined, again divided up into small panes. There is a small modern 'in keeping' extension to the elevation adjacent to the western gable. The roofs to the gable ends are lower than the main roof. In the centre of the latter is a small open timber and shingle roofed flech with a bell inside it. Three small modern triangular dormers are distributed across the roof slope.

The Ship Public House

The main body of this substantial two storey building, facing onto The Street, is of white painted brickwork concealing a 17th century timber frame. There is a lower but still two storey, white painted, brick extension on The Street frontage to the west. Both parts stand on low brick plinths. The peg tiled roof of the main block is half-hipped to the east and gabled to the west. A large chimney stack stands on the ridge some two thirds of the way along. The roof slope below this is occupied by an unusually large hip- roofed and board-sided dormer with a very small window. Immediately below and to one side of the dormer a heavy beam projects out over the road with the Inn signboard standing on it – this would have formerly hung down from the beam where it presumably became a traffic hazard. It may be that the block originally extended further west, making the chimney more central to the plan and allowing a matching half hip to the roof's west end (internal investigation would confirm this one way or the other). On the ground floor The Street elevation of the main block consists of the front door (onto The Street) which is set towards its west end, with a two-light window to the west and a three light one to the east, both under quite steeply cambered brick arches. The joinery of these windows is modern and includes historically inappropriate fanlights. The front door is protected by a small, tile-roofed, Victorian or later porch roof on cantilevered brackets. Above there are

three evenly spaced timber windows under flat brick arches – at the centre a single width casement and to each side openings of double casement size. That to the west contains a Yorkshire sliding sash with six paned sashes. That to the east has a pair of modern timber six pane casements. Both windows are surrounded by wide, flat, architraves. The west extension continues the ground floor theme of the main block with a similar central door with cantilevered porch hood and similar windows, one to each side of the door; the most westerly is set down lower than the rest. Above are a pair of well spaced out timber double casements. An interesting feature of this elevation is the projecting brick 'plat-band' or string course, suggesting a possible building date in the late 17th/early 18th century.

Mill House

This house has the classic 'salt box' or 'cat slide' cross section with a two storey front wall under a short roof slope and a long back roof slope down to a single storey rear wall. The red and grey header front brickwork and the browner brick of the gables are of different dates; the brickwork conceals a 17th century timber frame. The building's front façade is symmetrical with a central door balanced by triple light casements to each side and above. There is a smaller central casement window over the door. The ground floor window openings are spanned by slightly cambered brick arches. Brickwork above the first floor windows rests directly on the timber window frames. Above these is a substantial projecting timber box cornice. The large chimney stack, completely rebuilt above the roof, is in the centre of the building and there are hipped roofed dormers to each side, within the roof slopes below it. A brick plat band, broken over the front door, projects slightly at first floor level on the front. The boarded front door with its large frame is protected by a small flat hood supported on early 19th century style timber brackets. The ground floor windows have side hung external shutters. The elaborate terra-cotta plaque said to relate to the lost Great House is set into the wall adjacent to the westerly first floor window.

Nos. 6 and 8 The Street, Forge Cottages

This pair shares one large, hipped, peg tiled roof with a chimney stack at the junction between the two. The front elevation brickwork may be of two builds; that to no. 8 is a mix of red and grey headers while no 6's is red only. No 8 has a wide frontage with an off-centre boarded front door with single three light windows to left and right. The ground floor windows are mirrored above. No 6 has its front door to one side with one ground and one first floor window, again of three lights, next to it. The ground floor windows are under low brick arches. A first floor brick plat band survives to the left of no 8's front door; there was formerly another short section to the right also. No 6 seems always to have lacked this feature. Windows are timber framed with leaded lights. There is a possibility that the brickwork conceals the remains of a timber frame.

The Forge

This is a brick and peg-tile roofed former industrial building. The wide sweep of the great hip ended roof, free of dormers, reflects and respects the original single storey arrangement. The Street elevation is little altered from its original appearance other than the unfortunate loss of its entrance, which was between the first and second windows in from the west end. The modern form of the windows, paired timber casements with brick-arched heads follows the general arrangement of the originals well.

Rose Cottage

This former two storey gate lodge is rendered throughout, probably onto brickwork. It has a wide front elevation under a hip ended peg tile roof with a large brick central chimney stack. The Street elevation is symmetrical with a central front door and single window-openings to each side at ground and first floor. The latter have shallow arched heads and the front door a pointed arched head. A further Gothic touch is given by the triple lights dividing up the windows – these are formed with pointed heads with pierced spandrels between. The casements themselves are the leaded light type. New windows in the south gable have been crudely positioned and designed. Behind Rose Cottage are some small timber framed and boarded and peg tile roofed outbuildings of considerable interest for their cladding, doors, windows and peg-tiled roofs.

Cobhambury farmhouse and buildings

Though the farmhouse survives, only a little is left of the old farmyard, cattle buildings and oast house that were once the raison d'etre of this site. The 19th century barn is prominent, converted to domestic use, robbed of much original character. The farmhouse is a complex two storey building of a number of dates with a formal late 18th/early 19th century red brick front facing the entrance drive. This has a limestone porch, possibly an addition, with flat mouldings and a tiny pediment. To each side are eight over eight pane sashes and a six over six pane sash over the porch. The roof is gabled and peg tiled. The front part of the building has an M section roof and this is joined at right angles at the back to a similar double depth rear extension, again with an M roof. Parts of these rear structures are timber framed under render. The house front section has a tall Victorian room under a slate roof extending from its south flank. This has fine and large double hung sash windows. To the north of the building the garden contains the remains of a landscaped Victorian grotto, with sunk pathways and some stone sculpture, some taken from a medieval building.

Nos. 25 & 27 The Street, Elm Cottages

This is a two storey early 19th century semi-detached gable ended and slate roofed pair built of brown brick. Floor plans are handed so that front doors come together. To right and left of the front doors are single double hung sash windows and these repeat above, at first floor. Window and door openings have cut and gauged brick arches cambered below and flat on top. Windows and doors are placed towards the front of the wall, the windows with exposed sash boxes either without architraves or with crude modern ones. Sashes are of the earlier eight over eight pane type but may be replacements. The doors are modern.

Nos. 29 The Street & 31 The Street

These are a two storey pair with the upper floors weather-boarded and the lower floors in brick. One of the pair has a wider frontage than the other with the paired front doors pushed towards the building's east end. The doors are protected by a small cantilevered porch hood. At first floor there are two well spaced out double hung six over six pane sash windows, possibly original. Below there is a multi-paned Yorkshire sliding sash to one side of the door and a multi-paned small double hung sash to the other. The latter is divided in the proportions of one third to two thirds. The building's roof retains a hip at its east end and the roof overhangs generously suggesting that the modern box fascia and soffit may originally have been managed in a more classical way.

Nos. 33, 35, 37 & 39 The Street

A row of 18th or early 19th century brick terraced houses in red brick with blue headers under a peg tiled roof. One is now white painted while another has had its brickwork cleaned, destroying the terrace's original homogenous character. The first three are single width, i.e., they have front doors to one side with single double hung sash windows next to them. Above the ground floor windows are matching first floor ones. Sash boxes are set at the wall face and sashes are of the more old fashioned eight over eight pane type. Doors are boarded. The Victorian shop front of no. 39 was converted to the present Neo Georgian style in 1938**.** The remaining features of this double-fronted house follow those of the rest of the terrace.

Nos. 41 & 43 The Street

This pair of 19th century terraced cottages has had its front façade inappropriately 'modernised'. Its basic arrangement of front doors to each side, single ground floor windows next to these and single first floor windows lined-through above, is as originally intended. The pair is gabled with a peg tiled roof and the walls are painted throughout – one half white, one half pink – over brick.

Nos. 45, 47, 49 The Street

The plain white and pink painted rendered exterior hides a 16th century timber framed house. The pair is freestanding with a large peg-tiled roof with one end hipped and the other gabled. A large, low, chimney stack sits towards the west end of the building. At the east end is a single storey mono-pitch slate-roofed lean-to extension. The Street wall of this contains a multi-paned window part of which is taken up by an out of use flush fronted red post box and a boarded door. No. 47 has a boarded central front door with what are or were small-paned Yorkshire sliding sashes to each side and above these at first floor two paired casement windows. There is a narrow third first floor window west of these. The narrower building division, no 49, has front door with a small porch hood above and a paired casement window next to it with a single paired casement above.

Nos. 51 & 53 The Street

Two, formerly three, Victorian terrace houses, these have whitened brick fronts and low pitched slate roofs. There are three sets of paired casement windows at first floor and two front doors and three double hung sash windows at ground floor. The front door openings have simple early 19th century style pilasters and cornices with the doors themselves slightly inset. One of the ground floor windows has a central sash with narrow lights to each side. The underside of the eaves is coved, with breaks over windows.

Not covered above

Robinswood, The Street, 1 & 2 Battle Street, 3 & 4 Battle Street, Holly Lodge, Battle Street, The cottage pair forming part of the more northerly of the 19th century Battle Street Oast house complexes, the Owletts Cottages pair on The Street opposite Parsonage Farm, the 19th century pair on the frontage of Parsonage Farm. These and the converted oast houses themselves all make positive contributions to conservation area character.

6.5 Building materials

The majority of buildings in the village are of fair-faced, mostly red, brick. Other traditional wall building materials range from timber frame lath and plastered over externally through timber frame with 'ashlar' boarding (painted flush boards divided up with joints to look like stone – rear of Meadow House) and weather-boarded timber frame, to tile-hanging on timber frame to pebble-dashed and plain stuccoed brick, painted stucco and latterly block. As noted earlier, No 26 The Street has a combination of tile hanging over red brickwork to the east and thin ashlar stone-facing to the south; this a highly unusual, possible unique, arrangement. Exposed timber frame with render infill occurs only on the late 19th century version of the Leather Bottle public House. Rag stone and flint are used in the church, the college and Stone House. Flint is also seen in some boundary walling. Roofs are generally hand made plain clay tiles with slate on some later buildings. The converted Owletts barn is thatched. Modern synthetic materials – concrete tiles, asbestos or asbestos equivalent, galvanised iron and felt roofs etc – are also seen on a few buildings.

6.6 Local details

Local village detail follows the general tradition of Kent's timber and brick vernacular architecture with no building or use of material that can be held to have a character unique to Cobham. As noted above, red brick predominates in walling and peg-tiles in roofing. Window and door design, and therefore appearance, is on occasion not in character with an historic host building. Exterior joinery is generally detailed traditionally but in places inroads debasing appropriate character have been made by the introduction of off the peg timber and plastic windows and doors. The design and appearance of these is invariably unacceptable in conservation areas.

7 SPATIAL ANALYSIS

7.1 Spatial character and form of development within the conservation area

Fig 12 Village “character areas”

The village is divided up notionally into 16 separate, abutting, areas, each with its own distinctive character. The fact that analysis of this relatively small conservation area has resulted in such a high number of distinctly separate character areas within it indicates its overall visual complexity. The 16 areas are all shown on the Map, fig 13

The areas divide into three groups;

Group 1 (nos. 1 to 9 character areas) directly related to The Street or Battle Street in one way or another.

1. Development, including back gardens, along both sides of the eastern end of the village street from and including the War Memorial, westward as far as the school and its wider site and the former windmill site (The area extends as far north as the sports pavilions beyond the school and as far west as the lane running north from The Street immediately beyond the school buildings.)

2. The historic residential village centre developed along both sides of The Street with its existing or former gardens, plots and orchards to north and south

3. The historic ‘founders’ area comprising church, college and Stone House and their immediate settings with the modern sheltered housing and a new house just building on Stonehouse Yard

4. The landscaped north facing setting of the former Parsonage House abutting The Street to the north

5. The former landscaped setting of Meadow House abutting The Street to the south. The walled gardens north of the house and the small (derelict) field north of these, forming the north setting of the house. The village pump

6. The small landscape ‘compartment’ of the Meadow Room village hall abutting The Street to the south

7. Battle Street; the village pond and Meadow Cottages on The Street, intermittent development on the west side of Battle Street north to the end of the road with its houses, cottages and former oasts and their settings, all towards the north edge of the conservation area

8. Development of roadside terrace housing and an historic and modern farmstead with arable land in-between, spread along the south side of The Street

9. Owletts: historic house, gardens, cottages and former farm buildings and farm yard group around the road junction at the west end of the village. (The area extends south along west side of Sole Street road to take in historic former ‘Pacious pond’ (belonging to Owlets) on the west side of the road.)

Group 2 (nos. 10 & 11) character areas of modern development hidden from The Street

10. Lawrence Drive: modern residential development, former council housing, hidden from ‘outside’ view

11. Sarsens Close; modern private residential development more or less hidden from ‘outside’ view

Group 3 (nos. 12 to 16 character areas) mostly areas lying away from The Street and generally forming a perimeter setting concealing within it the core developments of the conservation area

12. East end of village; areas of minor development, parkland, copse, hedge and field to much of each side of Halfpenny Lane as it approaches the War Memorial and to the east of Cobhambury Road as it leaves the village beyond the War Memorial

13. South side of east half of village. Tree and shrub and allotment belts extending to west to modern graveyard plot and as a copse around west side of church and then to south side of Parsonage House grounds

14. Open field along south side of The Street, forming east setting of Owletts, The Rookery and new tree planting, within area 9

15. Former historic orchard and ‘home field’ area with field-banks, all associated with Owletts (This is the wider north east and south east setting for Owletts.)

16. Belt of recreation grounds and one arable field, north of school premises and modern and former back gardens and orchards belonging to development on the north side of The Street (areas 1 & 2)

7.2 Individual character areas

Each character area is identified individually and its special character (as set out here below) briefly described. The Map that follows shows 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 from its east end.

1. The eastern section of The Street

At the east end of The Street the village War Memorial stands to one side of a junction where the application of modern road standards to the highway have reduced its former grassy surroundings. It nonetheless remains a focus from a distance within Cobham Park and from The Street to the west. A fine and high hedge conceals modern development across the junction here, east of Robinswood.

Turning west down The Street, for some distance along its north side a number of brick-built historic buildings are spaced out along the back of footway. These, coupled with The Street front boundary walls, hedges and trees opposite, produce spatially tight highway enclosure as far west as The Ship Inn. West beyond the gable of The Ship the view starts to widen out, the flanks of the modern buildings down the road at the start of character area 2 coming into focus.

On The Street's south side here, street walls and mature private tree and shrub planting greatly reduce the impact of more modern houses, some almost in front of hidden Robinswood in its reduced grounds. Beyond these again and west to the junction with Lawrence Drive, the effect of yet more modern houses, including two former police houses, with grassed 'open' front gardens is again softened by private frontage-planting. This finally gives way to grass around the bell-mouth entry to Lawrence Drive with its wide footways to each side, where street enclosure becomes weak and suburban in character. Compared to the Lawrence Drive junction, that across the road between The Street and the lane leading north past the west flank of the school to the recreation grounds (area 16) beyond, is a lesson in understated townscape design.

On the north side of The Street from The Ship westward excellent street enclosure is given by the high hedge to the school grounds. This more or less conceals a modern east extension wing to the school. Towards the west end of the school site the building itself is suggested from a distance by a half-height brick wall with railings over, which takes the place of the hedge. It is only when one is close to them, or on the opposite side of the road, that the set-back Victorian school buildings themselves come fully into view.

The school's playing field is a grassed open space entirely hidden from view from The Street. In recent historical times it was always an open field. It runs back north from The Street to a boundary that was historically a rough east-west running division between the land belonging to houses fronting The Street and larger, fully agricultural, fields northward beyond this. In the former area were the houses with their back gardens, small crofts and small orchards. This pattern, in the form of large gardens, survives on the north side of The Street towards the east end of the village and in area 2.

2. The historic residential village centre

Area 2 starts immediately west of the Lawrence Drive junction with buildings developed along both sides of The Street and with existing or former back gardens, plots and orchards behind them to north and south. At its east end on The Street's north side, a set-back Victorian terrace provides a lead-in to a sudden narrowing of the carriageway. Groups of historic buildings with gaps between and built close up to the north side of the road, extend westward from this point. Some of the gaps are attractively managed, others, notably those containing car parks, are not. This basic arrangement continues downhill in front of the graveyard to end at the lane leading along the west flank of Crockers Place. On the opposite, south, side of the road there is an effectively continuous run of historic two storey houses built close to the carriageway edge. This terrace-effect is only broken at the entry to Stonehouse Yard, with the gable of Stone House and then the graveyard retaining wall, beyond it.

Spatial character at the roadside here through the narrowest part of The Street is that of tightly confined enclosure on the south, and intermittent enclosure on the north, sides. It then moves to confinement between the graveyard retaining wall on one side and street front buildings on the other, and ends with a hedge and overhanging trees on the south, and the low-walled front garden and planting at set-back Crockers Place on the north.

3. The historic ‘founders’ area

Set somewhat back from the village’s perceived building line on The Street, the church and the college are freestanding buildings to be experienced in the round. The graveyard, falling to the north, provides the church with its north setting. With one’s back to the church, looking north, the graveyard also becomes an important part of the character of the wider village, forming an enclosure with and a setting for the run of houses and the pub facing it from the north side of The Street (even though the road there is hidden and falling away westward) and also for the long rear of the Stone House, dug into the falling ground on its east side. The west setting of the church teeters on the edge of the high ground but this is masked around it by the mature copse and hedge line in adjoining area 13. These tree belts conceal the body of the church from distant view.

The church shares its south side setting, in the form of a narrow, residual, open space, with the college immediately to its south. Again the college is concealed from view from west and south by the tree-screen of the former orchard abutting area 13.

To the east, the east gable of the church stands over the edge of the graveyard where this adjoins the site of the college. The college’s east elevation is fully exposed here and faces its modern equivalent, the two storey block 13 modern flats, across new car parking areas. Approaching the college from the east along its private drive it remains concealed from view by trees and walls until shortly before arrival. This is the best way to arrive, as the new flats are off to one side and are much less prominent than when approaching from Stonehouse Yard.

The Stone House itself is very much part of the local townscape. Stepping gradually up the hill on its own side lane it has an enclosing function, hiding the east side of the graveyard behind it. Its north gable is directly on The Street and with its steep pitched roof and masonry walls it makes an important contribution to local character.

4. The north facing landscape setting of the former Parsonage House abutting The Street to the north

This area comprises open landscape garden-ground rising southward away from The Street with a secondary cross fall to the west. It is brick-walled on its south and east sides. The wall on the south side runs east-west beyond the surviving coach house, now the primary house on the site. It is backed today by mature trees (area 13). It climbs to meet at right angles, the brick wall running along the churchyard’s west boundary. The north side of this landscape ‘compartment’ is comprehensively mature-hedged and -treed to The Street and is on its west side also, to a lesser degree. The uncluttered open space within these boundaries is very clearly defined and is a significant part of the history and character of the village. It was the setting for the Parsonage House which stood up-hill immediately south beyond of the east-west wall described above, demolished after 1947**.** The driveway still enters and traverses the site by the same route it used when the house was present.

5. The former landscaped setting of Meadow House and the village pump

This area, abutting The Street on its south side, remains essentially that planned in 1771. Its side boundaries are intact as is the open ‘meadow’ land in front of the house and the walled gardens to its north. In addition the small derelict field north of the house’s rear gardens is included, as part of its setting. The boundaries of the site are now generally formed of mature trees and hedge plants. This landscape ‘compartment’ is in great contrast to adjacent areas of high density development in

the village centre. Even as it stands, with an inappropriate dividing tree screen half way down its length, this tree girt open space makes an important contribution to conservation area character and history.

The village pump here is an important architectural 'incident' and historic feature within the south east corner of the meadow, marking a roadside transition from the built up area to the trees and hedges lining the remainder of The Street.

6. The small landscape 'compartment' of the Meadow Room village hall abutting The Street to the south

This space, surrounded on three sides by mature trees and planting, is yet another open 'compartment' contributing to local conservation area character. Here there is little mature tree growth and planting to half-hide the space from The Street; a low hedge against the road is sufficient to generally blot out sight of the car park within it. The hall itself sits modestly to one side of the compartment, leaving the grassed open space surrounded by trees to dominate.

7. Battle Street

This area differs from those so far discussed in that it consists largely of dwellings and pairs of dwellings (and one oast house complex) as 'incidents' spread along a slightly falling and then rising tree and hedge lined lane with banks to the sides and local natural tree and hedge growth dominant. The village pond on the left as one enters the lane is easily missed today. Meadow Cottages on the other side of the entry is more noticeable, but is still crowded around by trees and hedges. Other pre-war dwellings and buildings along the lane are similarly placed. However, at the north end of the lane things change slightly with a pair of oast cottages, the oast house there (a late example) and their gardens, parking spaces, walls, fences and hedges forming a group of their own on the edge of the conservation area. Towards its north end also there is an unfortunate gap in enclosing hedging on the east side of the road, caused by the fitting in of a cul-de-sac and modern houses in the second half of the 20th century.

8. Roadside development, south side of The Street

This area comprises the strip of land with a frontage to the south side of The Street between area 4 to the east and area 14 to the west. Narrow at the east end, it more than doubles in width over its western section. Within the narrower eastern strip, up a bank and parallel to the highway, stands The Terrace. This can be glimpsed set up above the road through the roadside hedgerow. The vista-restricting roadside bank and hedge are key features of The Street's character here, repeated on the other side of the road. The garden grounds of The Terrace and additional small areas of field to each side of it are other aspects of its local setting.

The second wider part of this area to the west along the roadside was mostly orchard ground within which the old Pickles farmstead and related cottage pair made a small incursion. It too is fronted at the road by a view-restricting bank with a hedge atop it. In recent times part of the former field here, on rising ground beyond the old farmstead and cottages, has been made over to large scale modern agricultural buildings with their own architectural characteristics. These and the old farmstead remnant can only be seen from the road where this passes the site entrance.

9. Owletts

The collection of buildings and associated working and garden spaces around Rookery Corner at the junction of The Street with Sole Street, is centred on the historic house, Owletts. As described earlier a group is formed diagonally across the junction, with the house to the north east and the farmyard and its buildings to the south west. In addition the gardens of three cottages west of Owletts are in direct relationship with the farmyard across the road. Immediately over the road from Owlets itself is an area still called The Rookery, which was planned as a pleasure garden with, as noted earlier, an avenue designed to be seen from the upper floor of the house and having an eye-catching mound and obelisk (the latter disappeared) at its south end. The mound survives, in flattened form.

The parts of Owletts gardens in close relationship to the house extend south east from its south east elevation and north east from its largely modern north east elevation. The south east space comprises one long garden compartment lying alongside The Street and ending in the east at a small flint walled garden shelter, presumably by Sir Herbert Baker. The north east side of this compartment is formed along much of its length as a tall brick garden wall. Its south west side is part brick walled and part boarded fenced to the highway. The long rectangular garden space is loosely divided up, again presumably to Baker's design. To the north east of the house is a small modern garden and beyond this is rising open grassland extending uphill into area 15 (see below) and enclosed by mature, slightly overgrown, hedges. This was formerly orchard land, the whole being known in 1947 as Baker's Orchard. A handful of aged and decaying fruit trees still dot the space. At its south east corner is a deep, heavily overgrown, chalk pit.

Area 9 extends south from the former farmyard along the west side of Sole Street to include a relatively modern dwelling house, now called Burleigh, and its grounds. At its southern extremity was Owletts' 18th century owner's 'Pacious Pond', as noted earlier the subject of various jottings in his diary**.** The northern part of this field forms a setting for what remains of the historic farmyard. As elsewhere in the western part of the village, the property and field abutting the road here are concealed from view by a substantial roadside hedge.

10. Lawrence Drive: modern residential development

Mid 20th century former council housing slipped in here is almost all hidden from 'outside' view. This is appropriate as the site plan and buildings follow the national patterns of the time, not being designed with historic contexts in mind. The junction of Lawrence Drive with The Street is the largest scale piece of road engineering within this part of the conservation area, creating visually wide open tarmac and mown grass space where before there will have been a soft landscape (latterly an orchard) and enclosure, even if only in the form of a roadside hedge.

11. Sarsens Close; modern residential development

This later 20th century private residential development is more or less hidden from 'outside' view. The area includes the modern vicarage which is accessed directly from Battle Street. The Close site plan and buildings follow national patterns of the time with no thought to the historic context. As with Lawrence Drive, the junction of Sarsens Close with Battle Street is the largest scale piece of road engineering within this part of the conservation area. As noted earlier, it creates a visual hole in the formerly hedge enclosed roadside, within which both the new cul-de-sac and the detached dwellings to each side of it, are on full display, the houses raised up a little

above Battle Street. An important tree screen forms the south boundary of this area, hiding it fully from the Meadow Room in adjacent area 6. This tree screen returns along the east side of area 5 thus hiding Sarsens Close from adjoining Meadow House.

12. East end of village

Area 12 comprises more or less north-south aligned areas within the conservation area to the east and west of Halfpence Lane and to the east of Cobhambury Road. (A small area around the road junction at the end of The Street and including the War Memorial site is included in area 1.)

Modern ribbon development on the west side of Halfpence Lane is well screened by mature tree and hedge growth and has little impact on local conservation area character. A notional conservation area boundary line beyond the east side of Halfpence Lane and more or less parallel to it, has been taken within Cobham Park. It is not aligned to any features, cutting across the Avenue at an angle. It was just within the park palings near Halfpence Lane, in 1843, that the promising but deranged young artist Richard Dadd murdered his father before escaping to France.

South of the War Memorial a hedged field extending south to the boundary of the grounds of Cobhambury farm is within the area. It has substantial hedges to the road and safeguards the character of the approach to the conservation area up Cobhambury Road and also the local setting of the village here.

What remains of Cobhambury farmstead is framed by mature woodland to its north and is enclosed on the west by a high roadside hedge curving in towards the farm site. Little can be seen of it from the road. Immediately behind the house are the remains of a Victorian or Edwardian rock garden with deep and winding sunken paths. The modern barn conversion here is set at one side of a parking and vehicle turning area carried out without the benefit of considered, contextual landscaping. The roadside hedge continues atop a bank much of the way south down the valley and out of the conservation area. On its other side the road here is also sunk well below field level. The field immediately south of Cobhambury Farm which was formerly orchard, now arable, forms the setting of the building group of barn and house.

13. The tree belts forming the south perimeter of the east half of village

A belt of allotments intermixed with mature trees and shrubs along the south edge of the east half of the conservation area, extends west to the modern graveyard plot further on, continues as a copse around the west side of church and then extends further still round to the south side of Parsonage House’s grounds. Vehicle access to Cobham College is via a metalled track running within the east section of this area. The character of this track is distinctly rural.

As noted elsewhere the belt effectively conceals the greater part of the east half of the village from view from the south. It is a complex and historically interesting feature, in some places containing working allotments among areas of trees, in others former allotments and orchard grounds, dense concentrations of mature trees and shrubs and as noted earlier a modern, tree surrounded, extension to the graveyard. All this makes it a unique element in village character.

14. The field on the south side of The Street towards the west end of the conservation area

Hedged against the road and thus hidden from it, this field forms the east setting of Owletts' 'Rookery field' with its new tree planting within adjacent area 9.

15. Owletts' former historic orchard and 'home field' area

This is the wider north and south east setting for Owletts gardens. Today the south east setting is one rectangular field. Formerly it was two square fields with a dividing boundary formed as a bank down to a lower level, with a hedge along the top. This surviving artificial feature, as noted earlier, is of considerable historic interest. It continues up to Battle Street. A small incursion is made on the south side abutting The Street by a modern house as well as two farm cottages and their gardens. These are partly hidden behind the hedge along the north side of the road. Further on to the west, this hedge gives way to Owletts' tall red brick garden wall, built along the edge of the carriageway. The other, north (west) field here, divided from the south east field by a hedge, forms the upper part of the old orchard space described under area 9 above.

16. Belt comprising recreation grounds and one arable field, beyond the school in the east half of the village

Two large modern recreational open spaces lie north of the school premises and the bowling and playing field pavilions. The open space also extends north of back gardens and orchards belonging to development in areas 1 & 2 (facing onto the north side of The Street). In addition to these open spaces, an enclosed arable field to their east is also within the conservation area. This runs east as far as the back garden boundary of the houses on Halfpence Lane, in area 12. All three spaces serve as the local northern setting for this part of the eastern half of the village. Seen from the playing fields the backs of the village buildings are very low profile and only the very top of the church tower can readily be picked out. The outer edge of the recreation grounds, also the edge of the conservation area, is marked by a line of tall, mature, Lombardy Poplars. The conservation area boundary of the adjacent field is enclosed by a tall shelter-belt hedge.

7.3 Landmarks or key buildings, focal points and views
Fig 14 and 15 Landmarks, focal points and views.

The village has little in the way of 'externally' visible landmarks, being largely concealed behind trees and hedges. Key views are therefore almost all 'internal' or look outwards. Internally among the more important views are those east and west along the upper part of The Street, that looking east having the War Memorial as its focal point. From the foot of the north elevation of the church there is a key view over the graveyard and the Leather Bottle's side-yard to gardens and landscaping beyond. Wide views outwards over distant landscapes can be had looking west from the west boundary of the graveyard and looking south from the south-side exit of the graveyard's south extension. A secondary outward view is got from the west-side exit of the latter space. In the lower part of the village views along highways are generally closed – confined – by bends in the road associated with hedges and overhanging trees. In relation to the steep little hill where The Street changes from the upper to the lower level (or vice versa), this comes as a 'surprise' element from whichever direction it is approached. The nature of development in Cobham means that the term key building really only applies to the freestanding church and college and to a lesser extent to the townscape-contributing Stone House. It cannot apply to Owletts

which is heavily screened from view though it once did to Meadow House (seen across its once open front gardens) and to the now lost Parsonage.

8 SUMMARY CHARACTER APPRAISAL

Including positive and negative features

The conservation area has two kinds of local landscape/townscape, one to the east and the other to the west, which give its central parts their basic characters. At the very centre it also has a separate historic college/church zone. In addition within the conservation area boundary, further 'external' landscape areas surrounding the village's central parts have their own distinct function and character.

The high, eastern part of The Street is open in feel westward as far as Lawrence Drive. Where historic buildings line The Street they are either nucleated ('condensed' together) or have gaps between them. Front gardens are absent or negligible, the buildings crowding up to the road. A number of set-back exceptions (i.e., the village school) stand out and are important visually. There are some good boundary walls, various stretches of fence and a number of very fine hedges as well as occasional trees. Road frontage hedges managed by householders play a crucial part in enhancing visual interest and character here and elsewhere in Cobham. At the graveyard, from within which there are views out north over the village and its surroundings, the retaining walls to the highway are important townscape features.

The hill top area given over to the church, graveyard, college and Stone House is a separate entity within the eastern part of the village. The Stone House has a conventional street-frontage/ back garden relationship to its surroundings. The church and college are 'islanded' within open spaces – the sloping graveyard on the north (over which church inter-reacts with village), the narrow passage and level-changes between church, college and graveyard, the college grounds on the falling hillside to its west, south and east. In addition the college's flank looks across a car park to an L-shaped modern retirement housing block.

Crockers Place, on the north side of The Street, is at the change point between the east and west parts of the village where the road drops suddenly downhill. Trees and hedges dominate and close the views within the conservation area westward from here. Most historic development here is relatively recent in date. Houses stand well apart from each other; they are 'dispersed', usually in walled, hedged or fenced front gardens. Trees are often close around them and they are sometimes half-buried in verdure. Within this landscape are some substantial and important tree-surrounded grassed open spaces – 'compartments' – forming settings to particular buildings, or to former buildings. The bank features in fields around Owletts are of special interest.

From whatever 'external' viewpoint Cobham is considered it is screened by peripheral trees and hedges, although views of the church tower maybe had from the south. The high, east, end of village is hidden from the south by a continuous strip of planting and allotments visually dominated by native deciduous trees. As one enters the east end of the village from the south, trees and hedges hide things until The Street is reached. The approach down Halfpence Lane repeats the experience. The building group around the church is hidden by this external cloak of greenery. Hedges and trees also screen the extensive flat grassed areas of recreation ground and playing field behind the School. As one enters the village from Sole Street, the view is confined by hedges at the sides of the highway and by the curve of the road, overhung by trees. Seen from 'outside', the conservation area's north-west quarter is set down into a dip in the land, almost invisible behind trees and hedges.

Cobham has two small modern housing estates, one in the 'upper', and one in the 'lower', parts of the village. Fortunately both are quite well hidden from the rest of the conservation area. Unfortunately the junctions of their roads with The Street and Battle Street respectively are over-scaled, locally visually dominating and alien to conservation area character. The effect of the junction between Lawrence Drive and The Street is made worse by the design of the new house on the old Telephone Exchange site and by the appearance of the flank wall of its older neighbour, no. 21 The Street.

Unfortunately the privately owned parking places in the village adjoining the pubs and the village shop, though very convenient, have not been designed with the same care and attention as the recent public highway works in the village centre.

Positive features:

- The fact that the village is almost entirely hidden from view from outside. It is made 'secret' by a 'cordon' of trees, hedges and open spaces running right around it

- The interest and surprise of a ridge-top settlement, that takes a sudden 'dive' down into the woods (or vice versa)

- The contrast between Cobham's nucleated and dispersed settlement patterns

- The contrast between historic development occurring sporadically along Cobham's main route, The Street, and the various valuable, contributing, open roadside spaces intermixed with this development

- The fact that some of the roadside spaces are purpose-designed as settings for individual buildings

- The fact that through Cobham's very attractive rural spaces, thread eminently walk-able tracks and footpaths, most following very long established routes

- The interest and surprise of historic development hidden among verdure along Battle Street

- The townscape quality of the grouping of buildings immediately east of, and around, the complex open space formed by the graveyard and the adjoining parts of The Street

- The townscape quality of the grouping of church and college

- The townscape quality of the grouping of historic buildings at the east end of The Street, and their relationship to the War Memorial

- The various qualities of historic buildings comprising the village, with special reference to the church, the college, The Stone House, Owletts, Meadow House and the village shop (a former timber-framed hall-house)

- The quality and spatial importance of much private roadside hedge and tree planting

- The interest of the village's surviving historic farmsteads

- The special interest of Owletts and its wider man-made setting
- The special interest of the village pump and its setting

Negative features:

- The out of character scale and extent of the road junctions between The Street and Lawrence Drive and between Battle Street and Sarsens Close

- The character of the modern buildings immediately west of the junction between The Street and Lawrence Drive

- The character of the car parks of the village's three public houses and that of the village shop

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. The Article 4 Direction is attached as an appendage to this appraisal.

9.4 Uses and vitality

The village is largely residential in character with much fewer localised services than in the past. The village shop and the three public houses are its only remaining commercial outlets. However the church remains important and Cobham does possess a junior school, a thriving village hall and very extensive playing fields with generous sports pavilions. All this is indicative of a thriving local social life.

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

The present traffic calming and pedestrian protection scheme extending from the east end of the village to approximately opposite the village pump appears to be successful. Traffic management measure should now be considered for the Sole Street junction opposite Owletts.
It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

9.7 Enhancement potential

As noted earlier problems arise due to the character, scale and extent of the road junctions between The Street and Lawrence Drive and between Battle Street and Sarsens Close. Those on The Street might be ameliorated by re-visiting the present

highway vision splays and planting scheme (i.e. grass); little can be done to improve the Battle Street junction design, however.

The out of character nature of the modern buildings immediately west of the Lawrence Drive/The Street junction. This situation might be improved by a small localised planting scheme in front of the buildings to help soften their impact a little.

The character of the car parks of the village's three public houses and of the village shop is also identified as problematic. Progress here could only be made if the commercial bodies involved were prepared to improve the appearance of these areas.

As mentioned above, traffic-calming measures in the vicinity of the Sole Street junction should be considered so that motorists realise that they are entering the village, vehicle speeds are slowed and local pedestrian safety is enhanced.

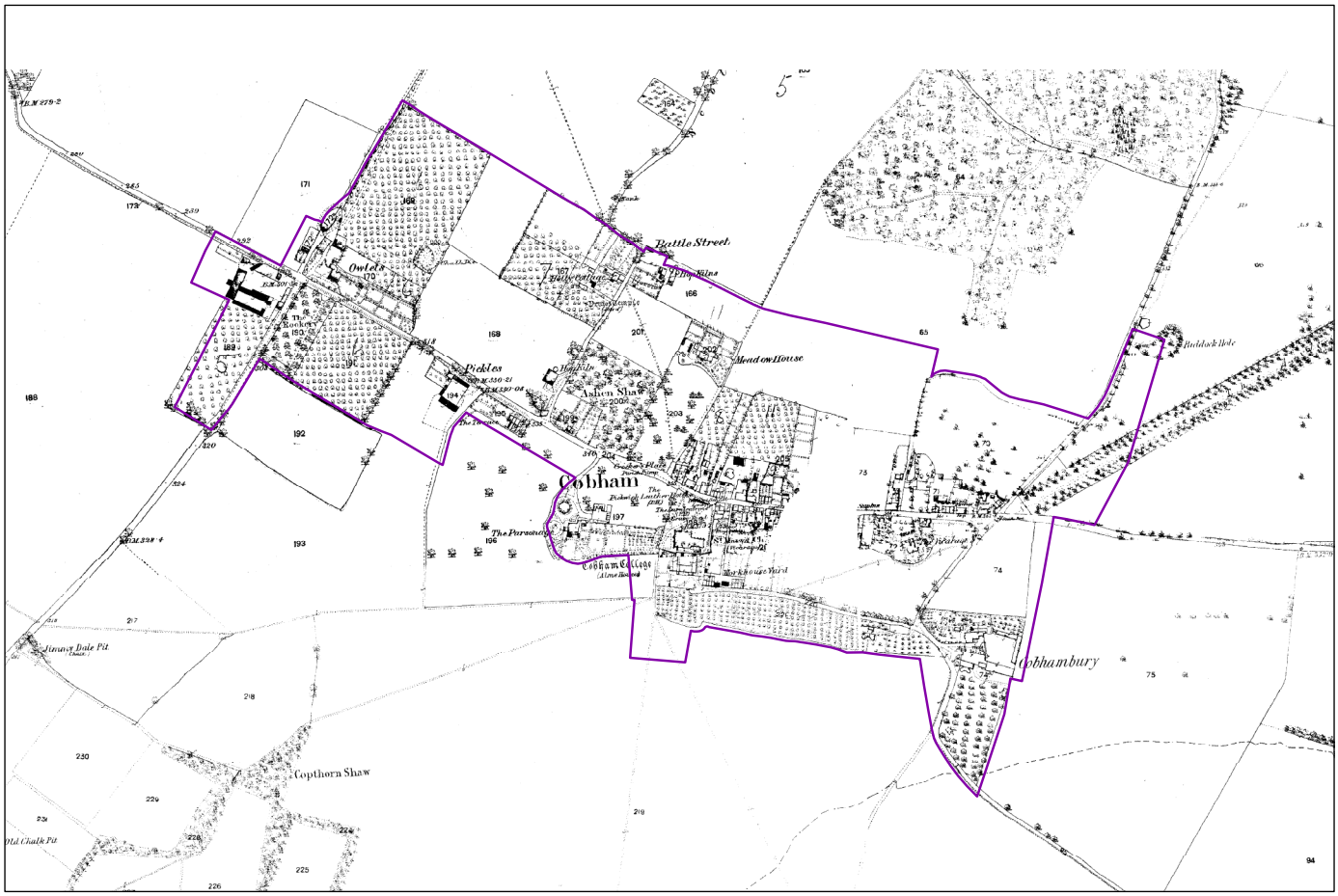
9.8 Trees

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.

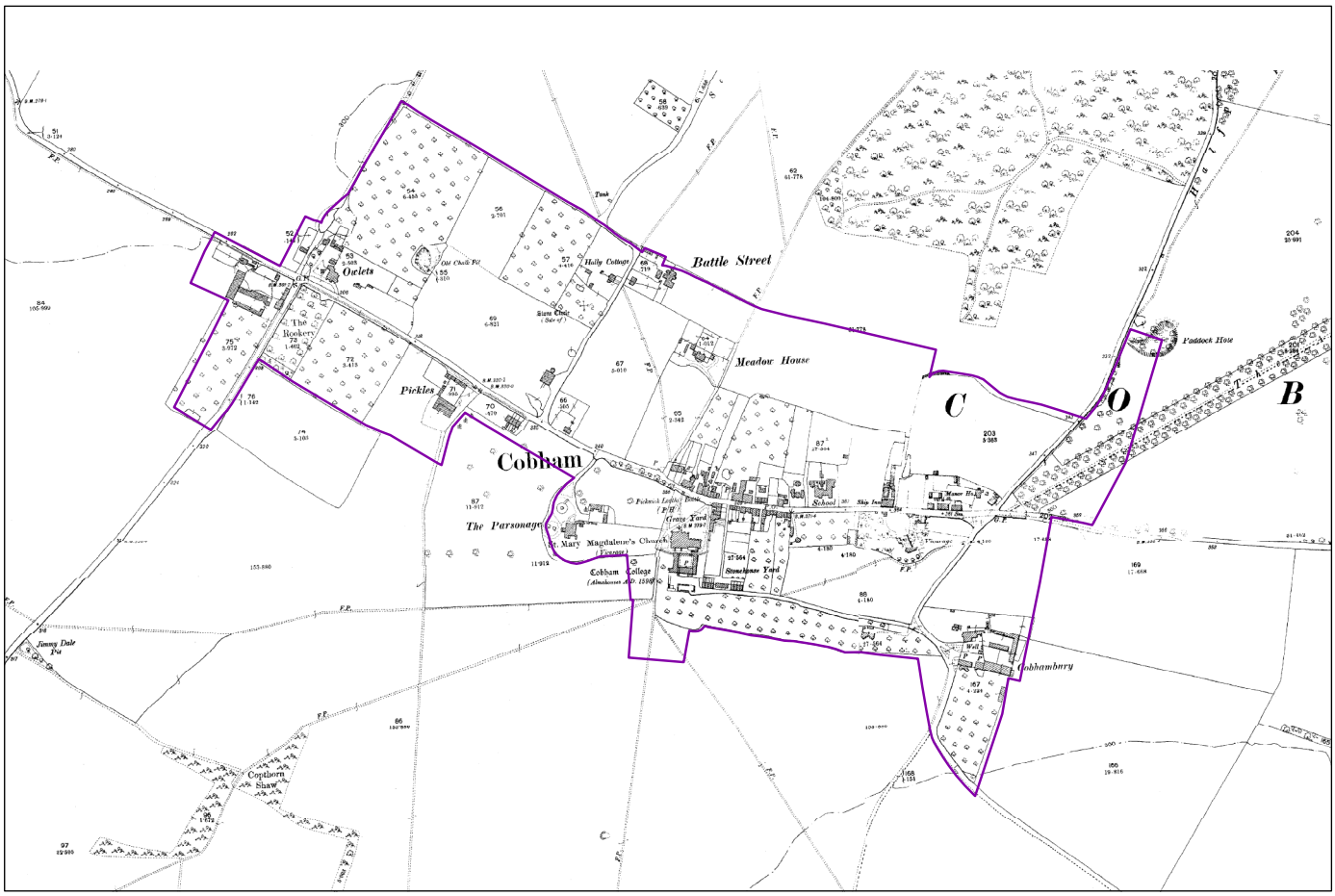
9.9 Archaeology

The Conservation Area has archaeological potential relating to the prehistoric period, medieval and post-medieval periods. 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.

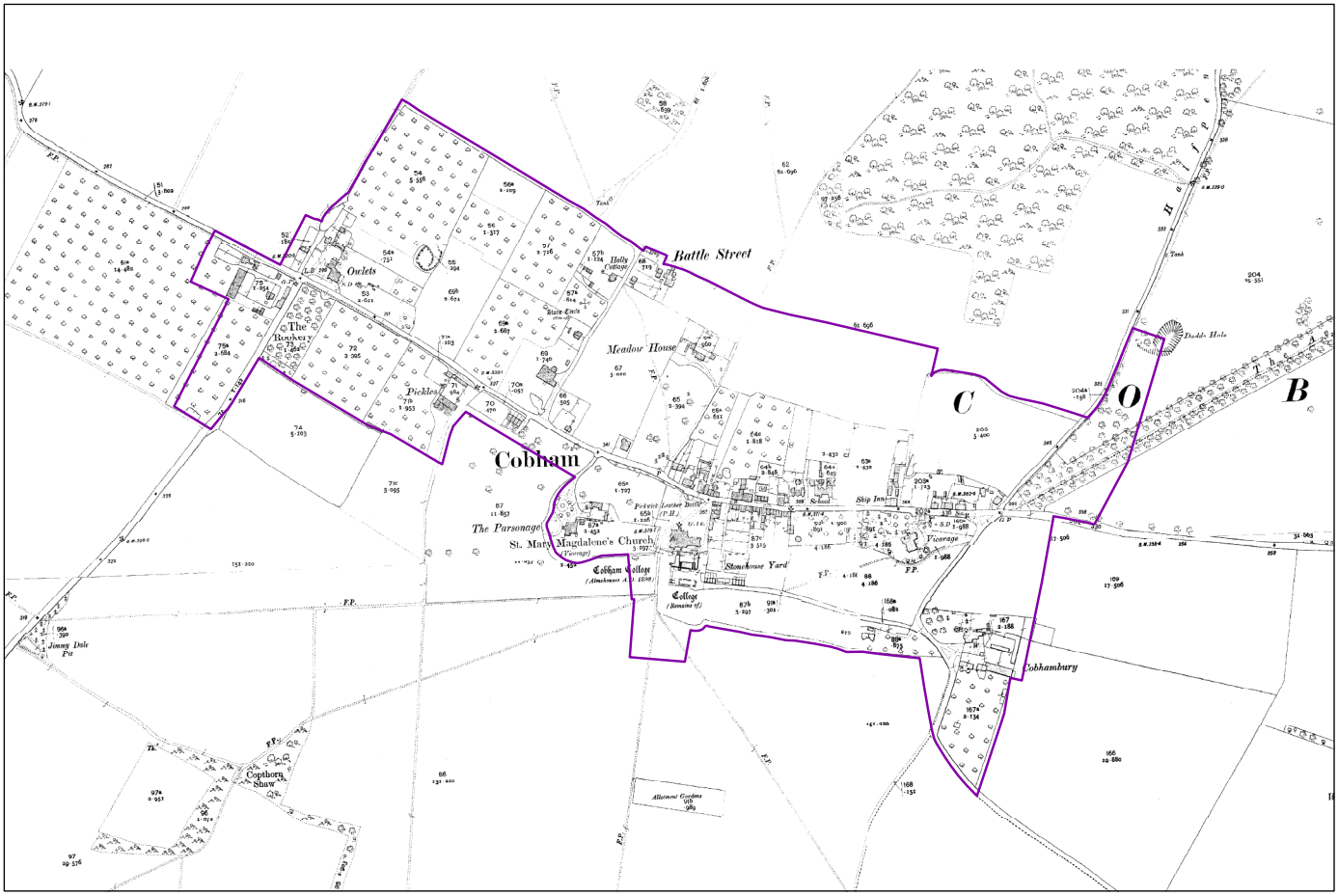
1843-93



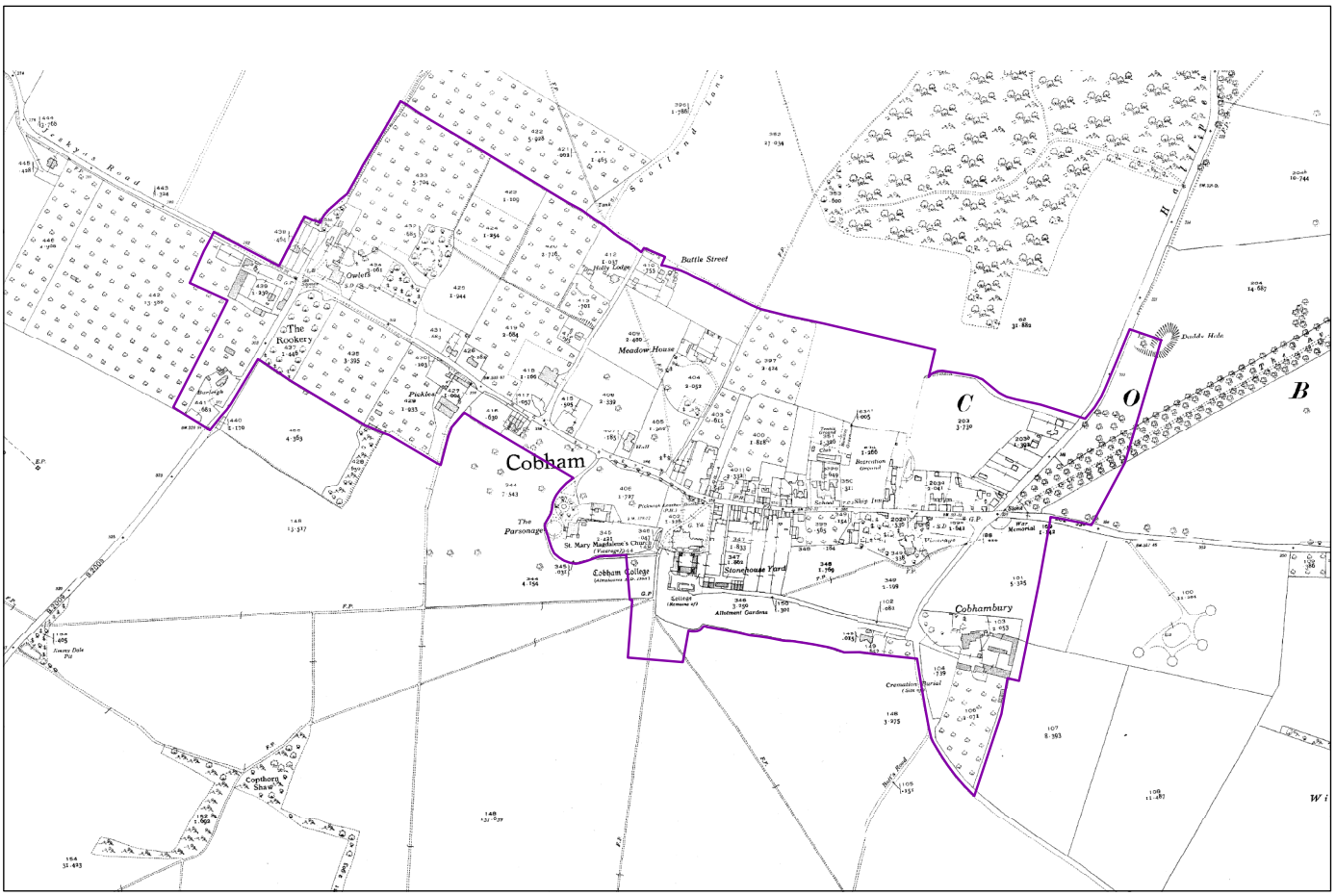
1891-1912



1904-39



1919-43



ENDNOTES

1 Arnold R. 'A Yeoman of Kent', London, 1949, p 146.

2 Local 19th century folk memory had it that the megalithic structure that had stood here (thought similar to Kits Coty) into the 18th century was a 'Warrior's grave', hence the name Battle Street. The monument, made of local sarsen stones, was probably taken down at the order of Lord Darnley around 1770. The stones were said to have been mostly used to build a rockery and 'Druids' circle' in Cobham Park. Richard Hayes of Owletts possibly took what was left by Lord Darnley, noting in his diary,
'27 March 1770: Widened ye road by Battle Street to bring the large stones away that lay in road there and I set them up as posts by Road side, joyning my yard.' (Arnold R. 1949, p. 51.)
Some parts of the of the 'posts' may still be there; easily missed in the grass and weeds at the roadside around the junction of The Street and the Sole Street road are a number of sarsen stones. It was standard practice in this part of Kent to set the locally sourced stones in the ground to protect gate piers and walls from damage from the wheels of turning carts and carriages. 'Sarsens… are to be found all over the village; one is built into the fabric of the church; and it may well have been a small sarsen which gave Charles Dickens the idea that blossomed into Mr Pickwick's notable discovery.' (Arnold R. 1949 p. 53.) An inscribed sarsen is built into a corner of the Leather Bottle pub.

3 CAMS, Cobham Park Conservation Plan, Vol. 3, 2003, p25.

4 Ibid. p.25. Under the old agricultural order inhabitants of the village would once have had recourse to the local woodland and heath for some timber and firing materials and some shared pasturing of animals, to the open lands for arable cropping and possibly to the northern marshes, as they were reclaimed, for larger scale pasture. The line of Watling Street forms Cobham parish's northern boundary, shared with neighbouring Shorne parish. The people of Cobham village originally benefited, in the same way as those of Shorne, from the woodland and heath to each side of the Roman Road. The presence until recently of a village pound in Cobham underlines the fact that some animals were once free to range over open common areas around the village and on parts of the heights of the ridge behind it.

5 Ibid. p.48.

6 This important historic feature is now nothing but a shallow depression alongside the house's back-garden, its basin occupied by saplings and turned over to a chicken run.

7 Arnold R. 1949, p.146.

8 CAMS. 2003. p.44.

9 The detail of the 1819 O.S. seems not as reliable in the case of Cobham as it is for some other villages in the area.

10 The mid 20th century estate developed around Lawrence Drive is local authority post war in character and is typical of its time, comprising semi-detached and terraced pairs in blocks of four originally without garages or parking spaces. Garden space standards are generous. Some parking has been shoe-horned into the site from the back, just off Cobhambury Road. The estate is a little downhill from The Street and mostly hidden from it. As noted earlier its west end comes into prominence when seen from its junction with The Street.

11 Arnold R. 1949, p.200.

12 Ibid. p.200.

13 Ibid. p.201

14 Ibid. p 202
15 Ibid. pp 44-48.
16 Its gateway corners protected by sarcen stones see Ibid. pp 52, 53 and Endnote 2 above.
17 Druids circle, see Endnote 2 above**.**

Figure 1

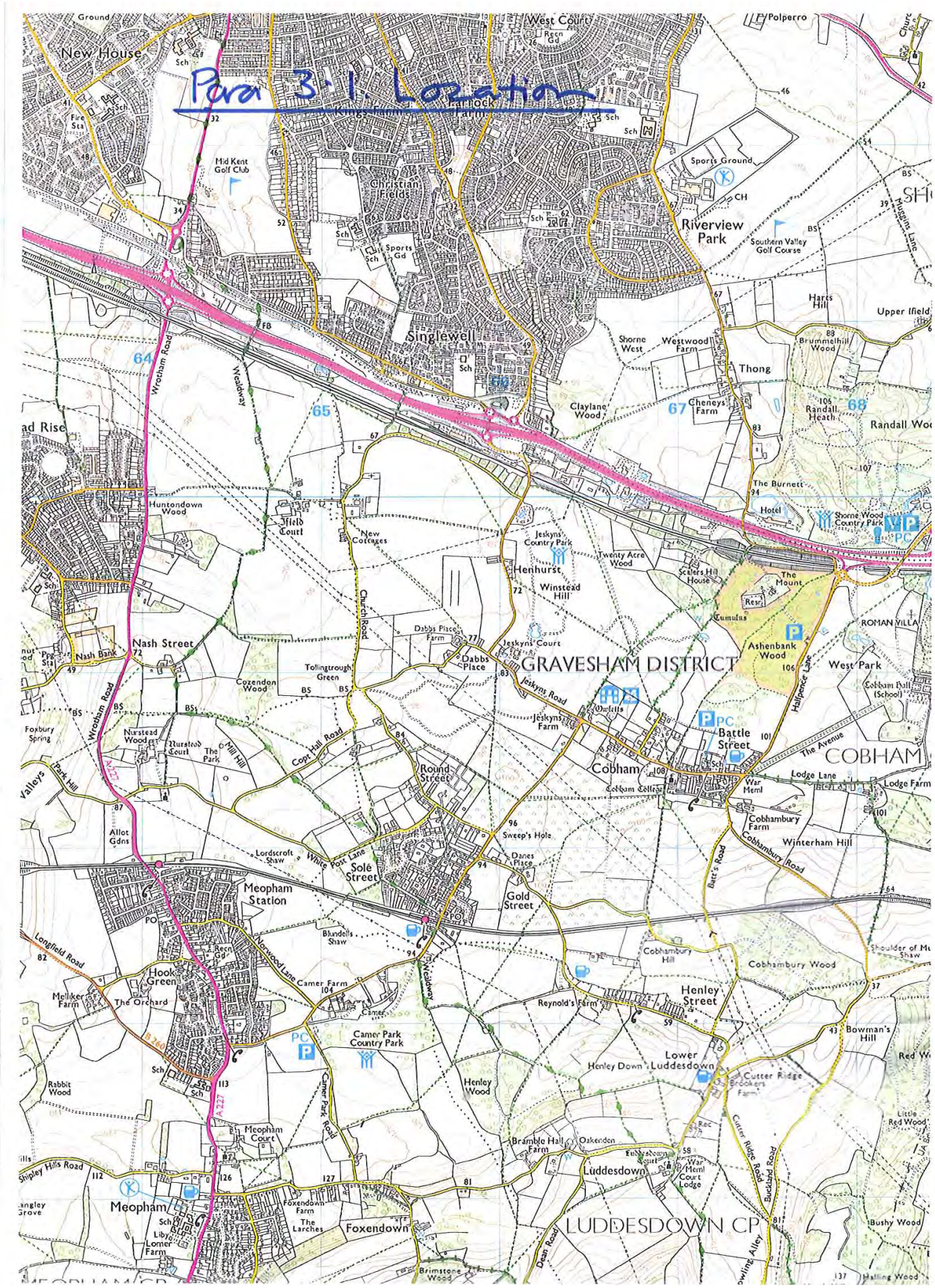

Para 3.1. Location
New House
West Court
Polperro
Mid Kent Golf Club
Christian Fields
Sports Ground
Riverview Park
Southern Valley Golf Course
Singlewell
Shorne West
Westwood Farm
Thong
Claylane Wood
Cheneys Farm
Randall Heath
Randall Wood
Upper Ifield
Harts Hill
Brummelhill Wood
Wrotham Road
Wealdway
Huntondown Wood
Ifield Court
New Cottages
Jeskyns Country Park
Henhurst
Winstead Hill
Twenty Acre Wood
Scalers Hill House
The Mount
Tumulus
Ashenbank Wood
ROMAN VILLA
West Park
Nash Street
Nash Bank
Church Road
Dabbs Place Farm
Dabbs Place
Jeskyns Court
GRAVESHAM DISTRICT
Tollingtrough Green
Cozendon Wood
Jeskyns Road
Jeskyns Farm
Battle Street
Cobham
COBHAM
Halfpence Lane
The Avenue
Lodge Lane
Lodge Farm
Cobham College
War Meml
Cobhambury Farm
Winterham Hill
Cobhambury Road
Foxbury Spring
Nurstead Wood
Nurstead Court
The Park
Mill Hill
Copt Hall Road
Round Street
Allot Gdns
Lordscroft Shaw
White Post Lane
Sweep's Hole
Danes Place
Solé Street
Gold Street
Meopham Station
Longfield Road
Blundells Shaw
Cobhambury Hill
Cobhambury Wood
Hook Green
Camer Farm
Henley Street
Reynold's Farm
Mellikes Farm
The Orchard
Camer Park Country Park
Bowman's Hill
Lower Luddesdown
Henley Down
Cutter Ridge
Rabbit Wood
Henley Wood
Camer Park Road
Meopham Court
Bramble Hall Farm
Oakenden
Luddesdown
War Meml Court Lodge
Cutter Ridge Road
Buckland Road
Shipley Hills Road
Meopham
Foxendown Farm
The Larches
Foxendown
LUDDESDOWN CP
Dean Road
Brimstone Wood
Bushy Wood
Halling Wood

Figure 2

3.3 Geology

Cobham

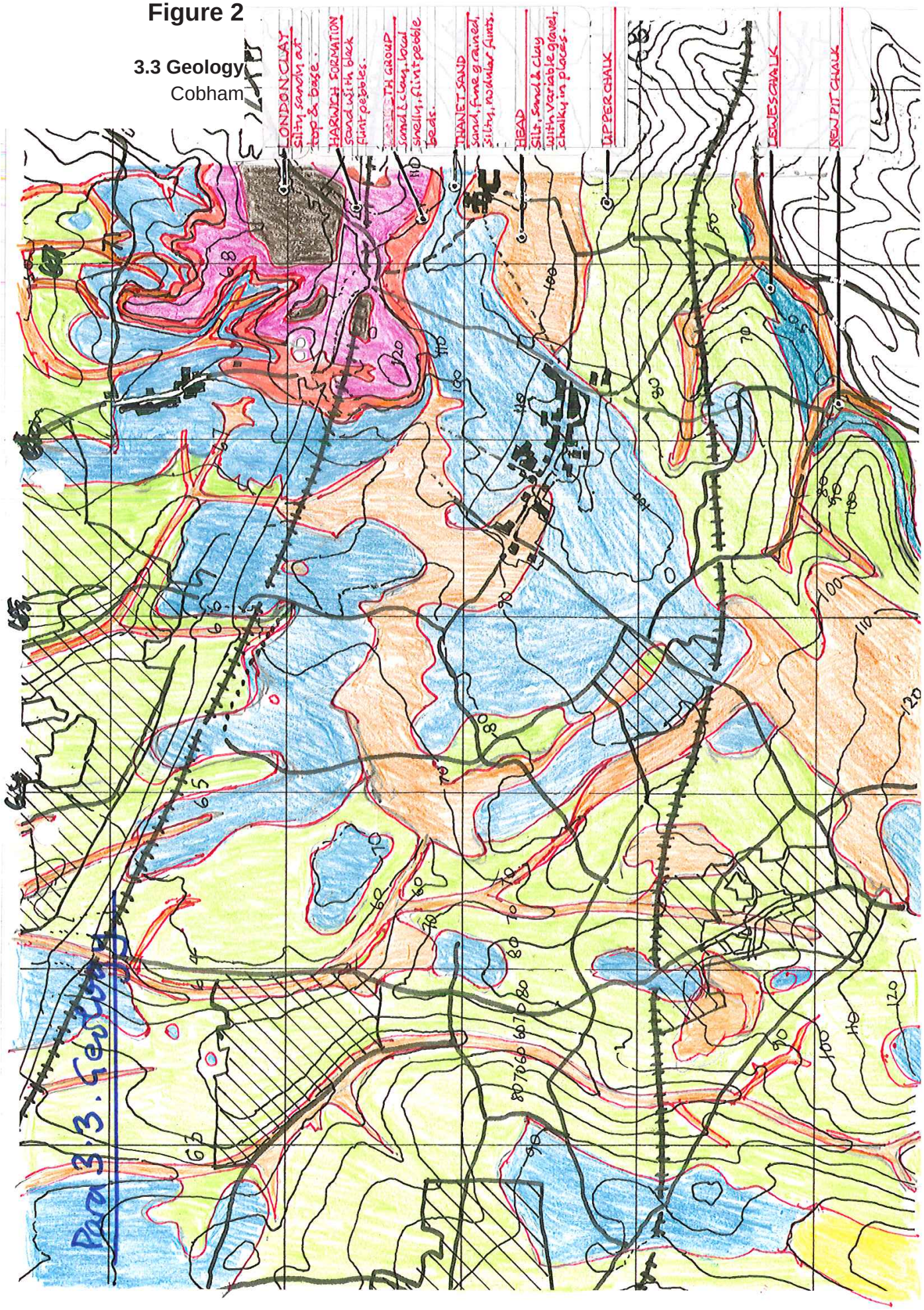


Figure 3

3.3 Topography
Cobham

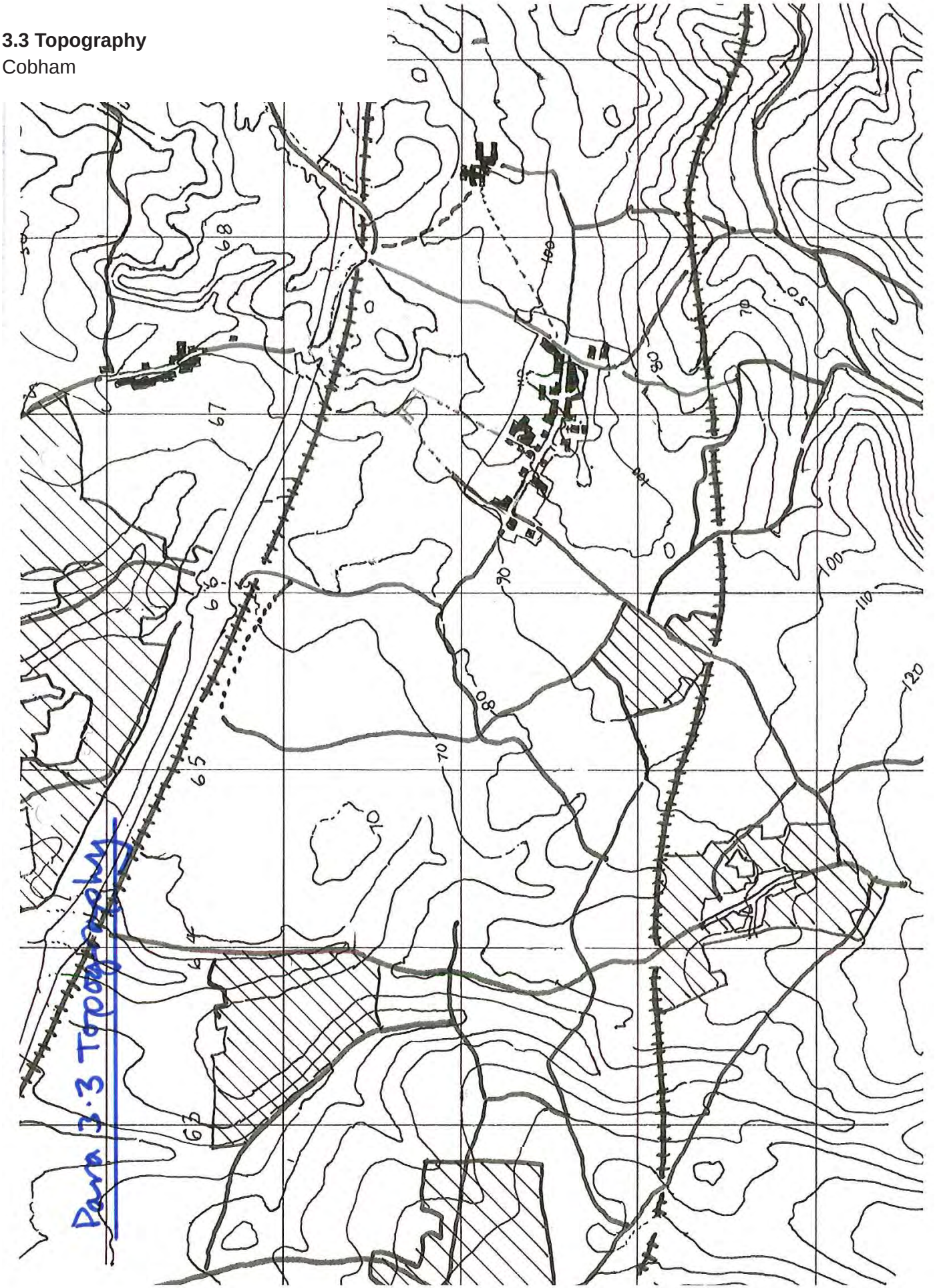


Figure 4

3.4 Modern Context

Cobham

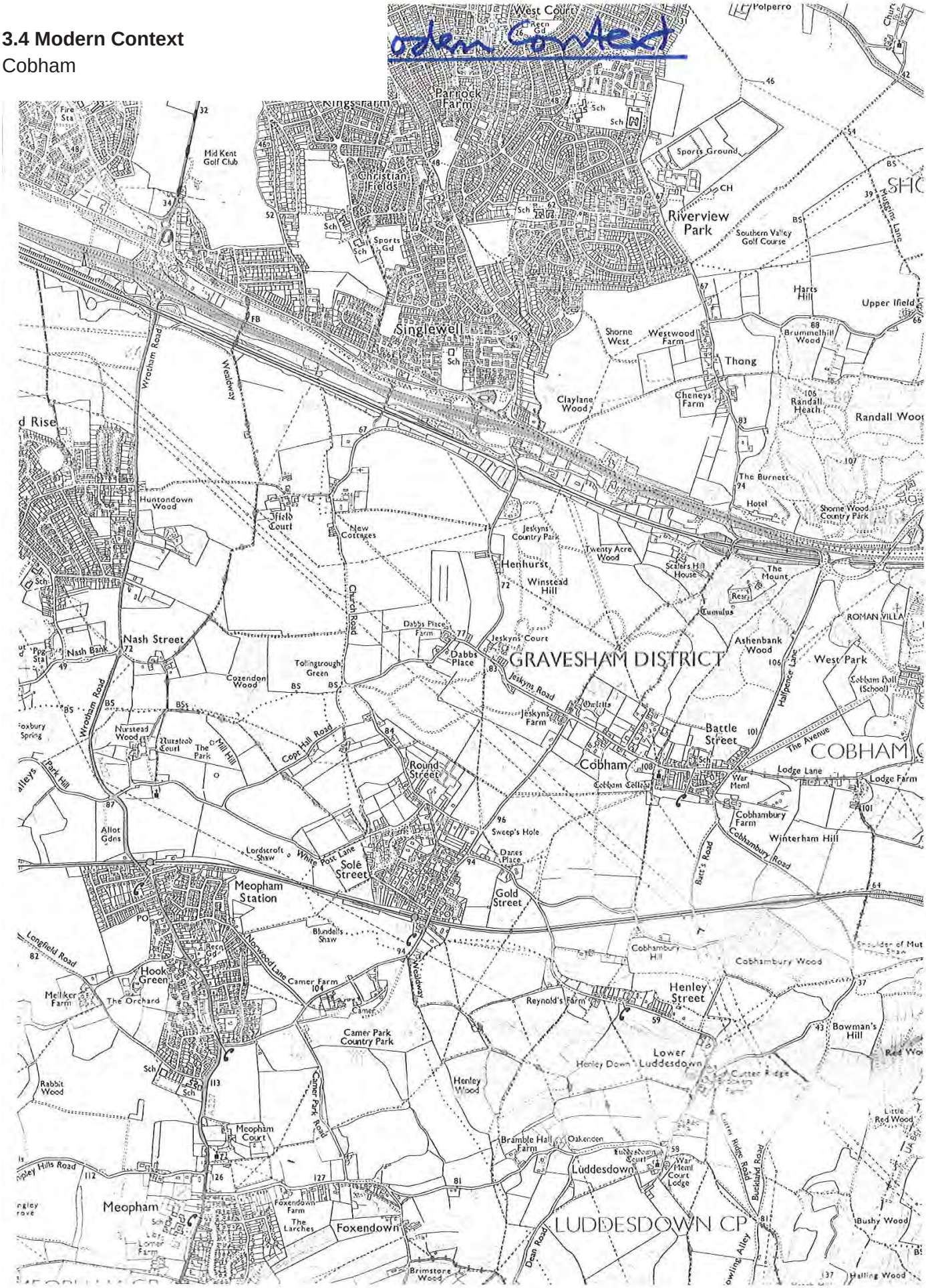


Figure 5

3.4 Context, 1819
Cobham

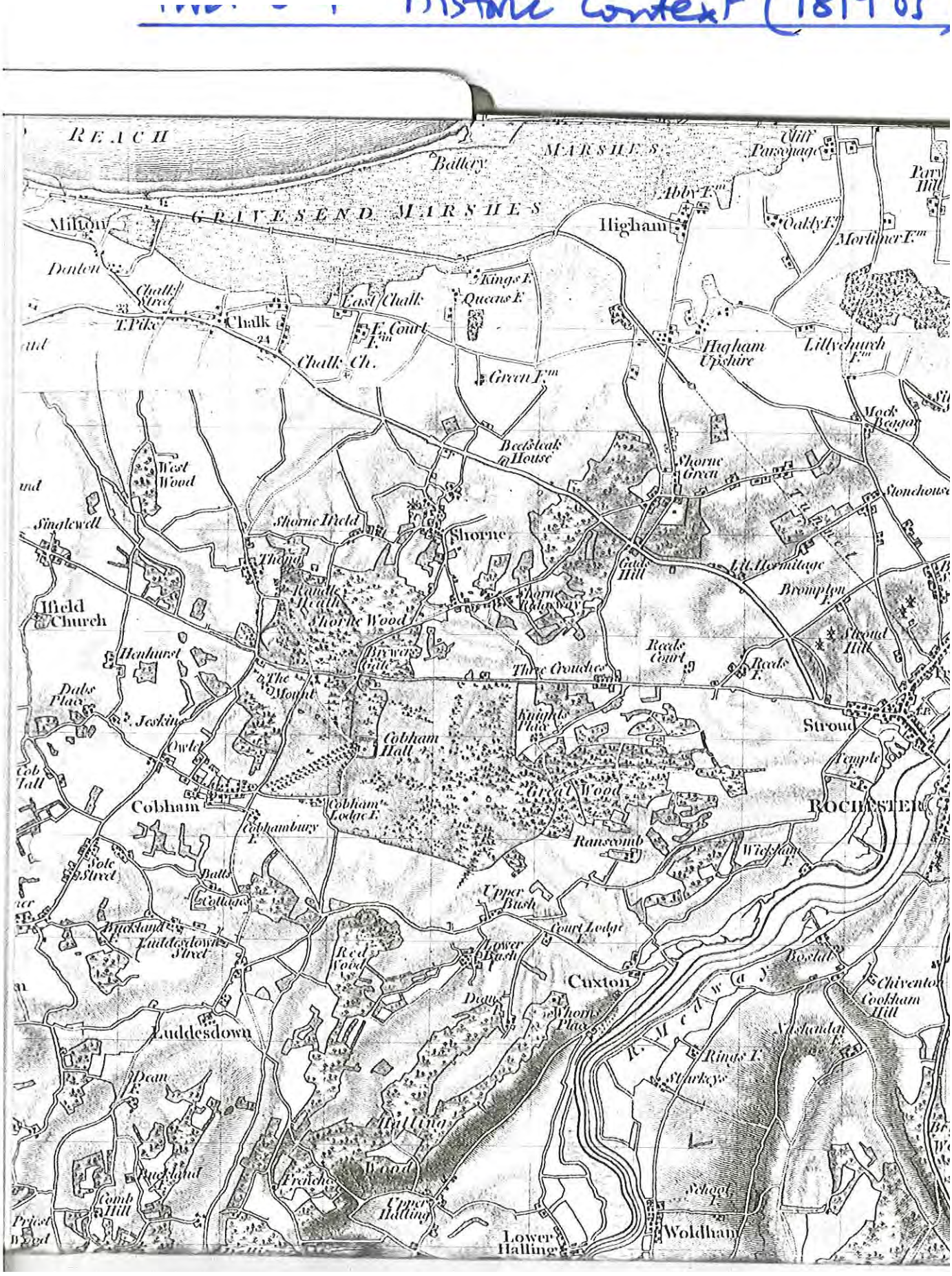


Figure 6

5.1 Conservation Area Boundary
Cobham

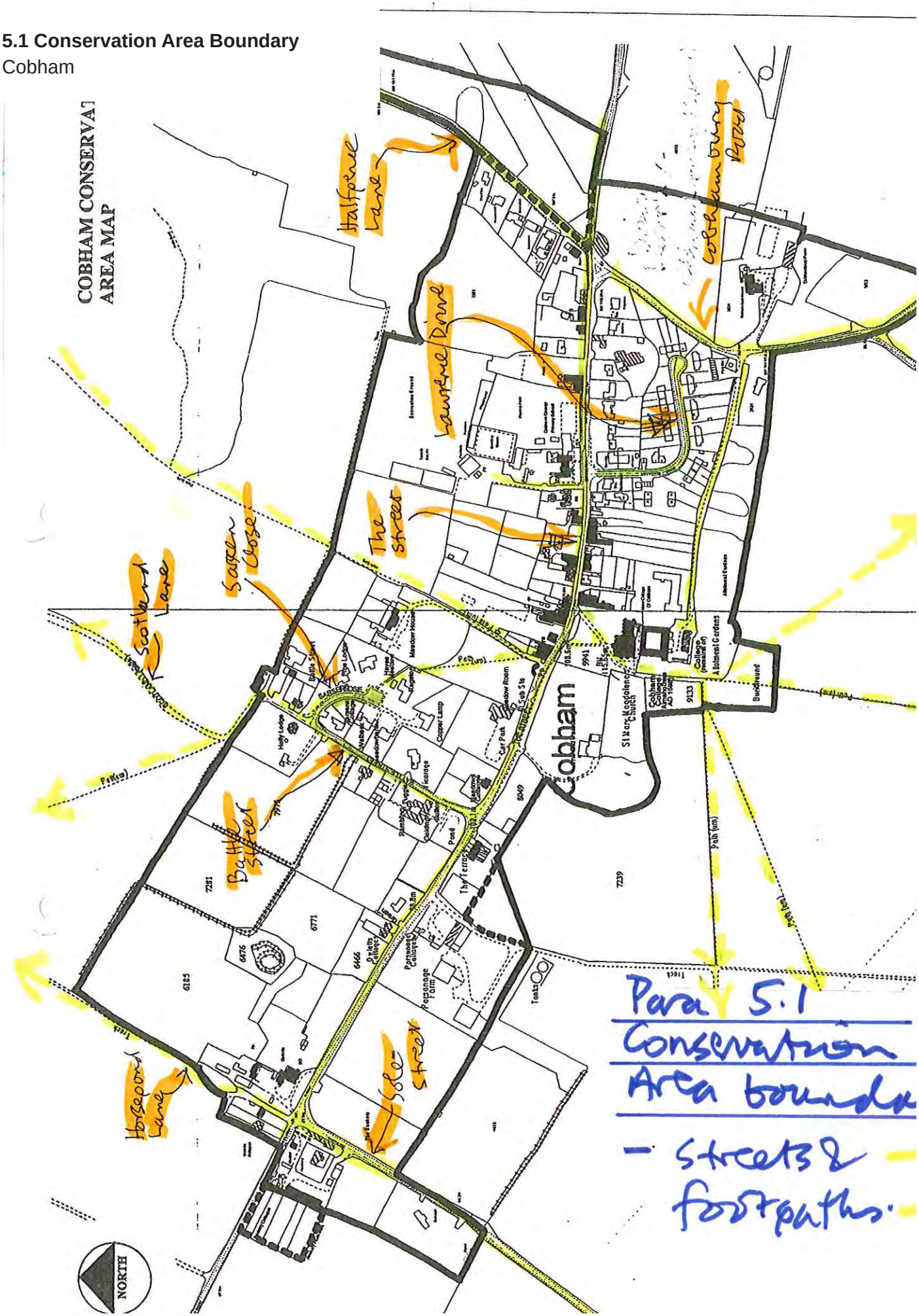
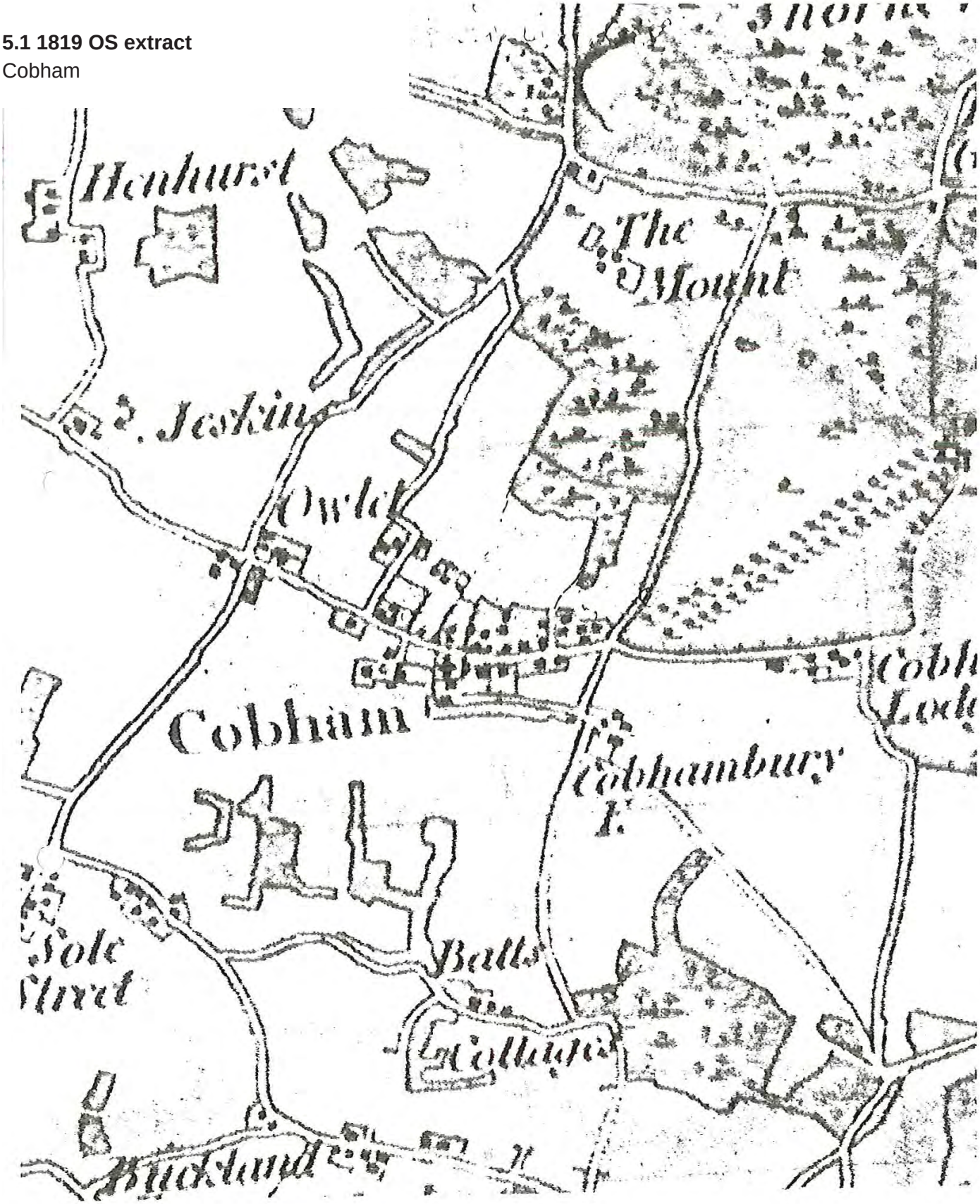


Figure 7

5.1 1819 OS extract
Cobham

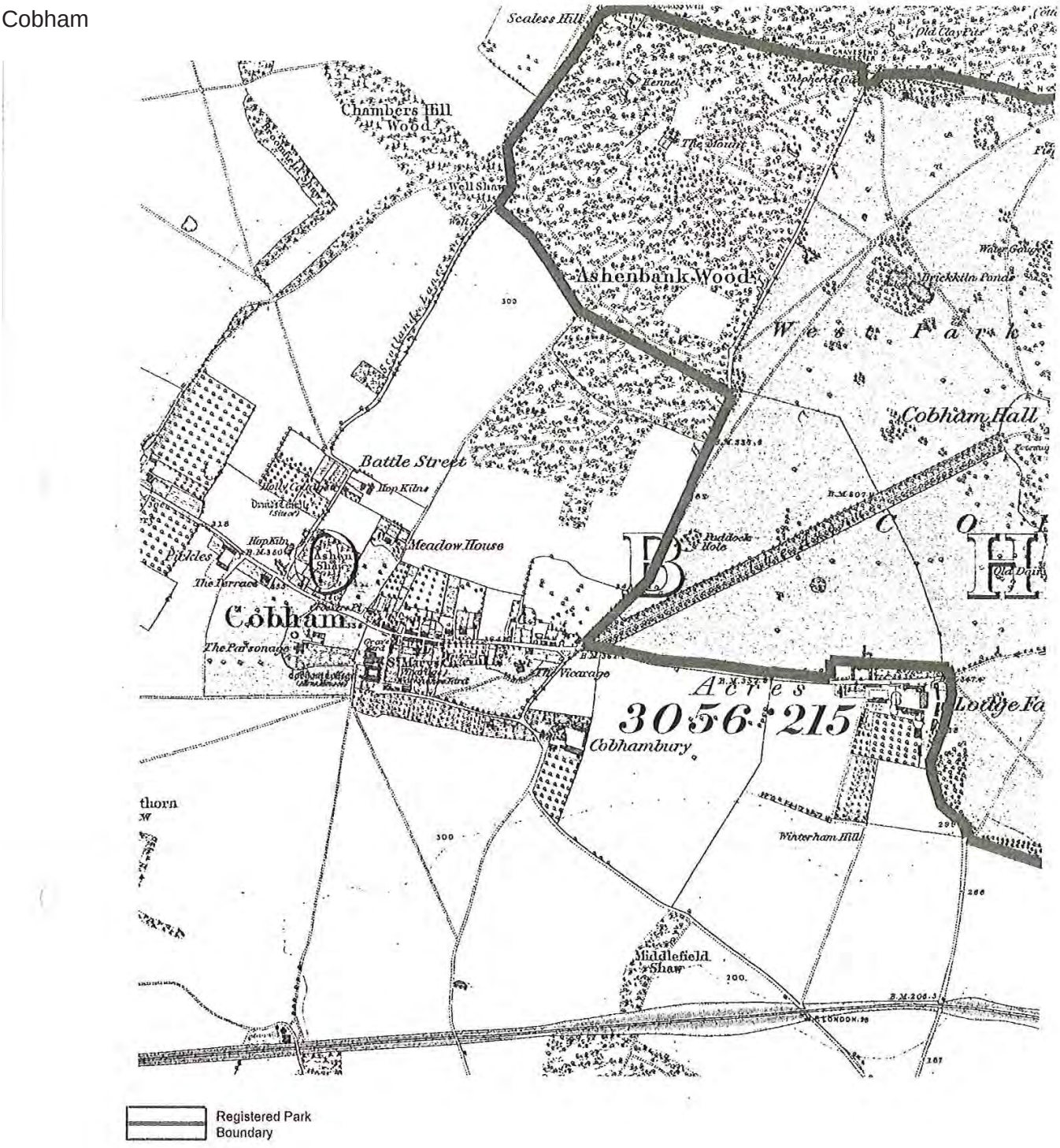


1819 OS (enlarged extract).
PARA 5.1.

Figure 8

5.1 1869 OS First edition

Cobham



Ordnance Survey First Edition 1869

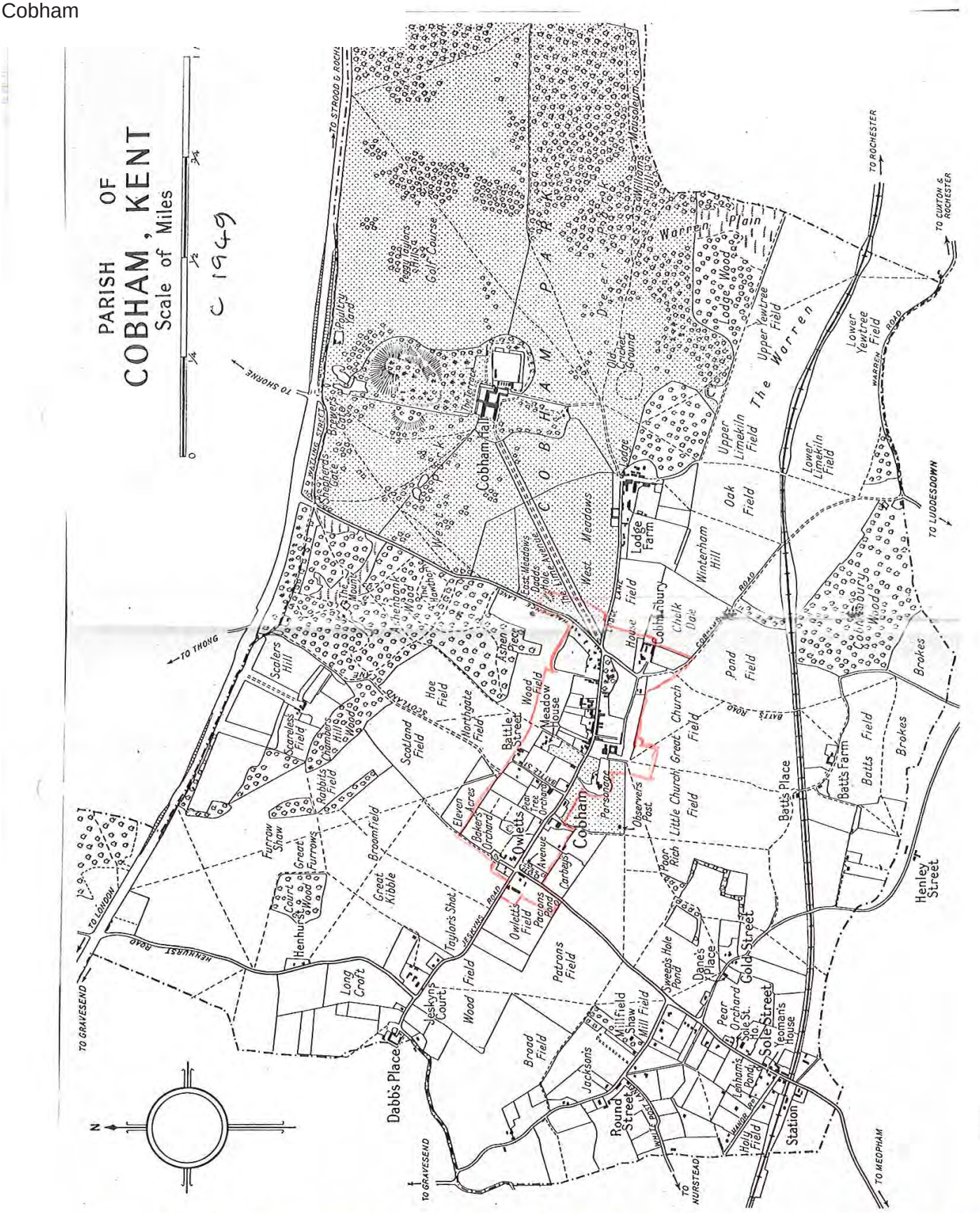
Cobham Park Conservation Plan

1869 OS First Edit, 1869 (taken from map in Conservation Plan)
PARA 5.1

Figure 9

5.1 KC 1949 (“A Yeoman in Kent”)

Cobham



Para 5·1. C. 1949 from "A Yeoman of Kent"

Figure 10

5.1 1819 OS enlarged
Cobham

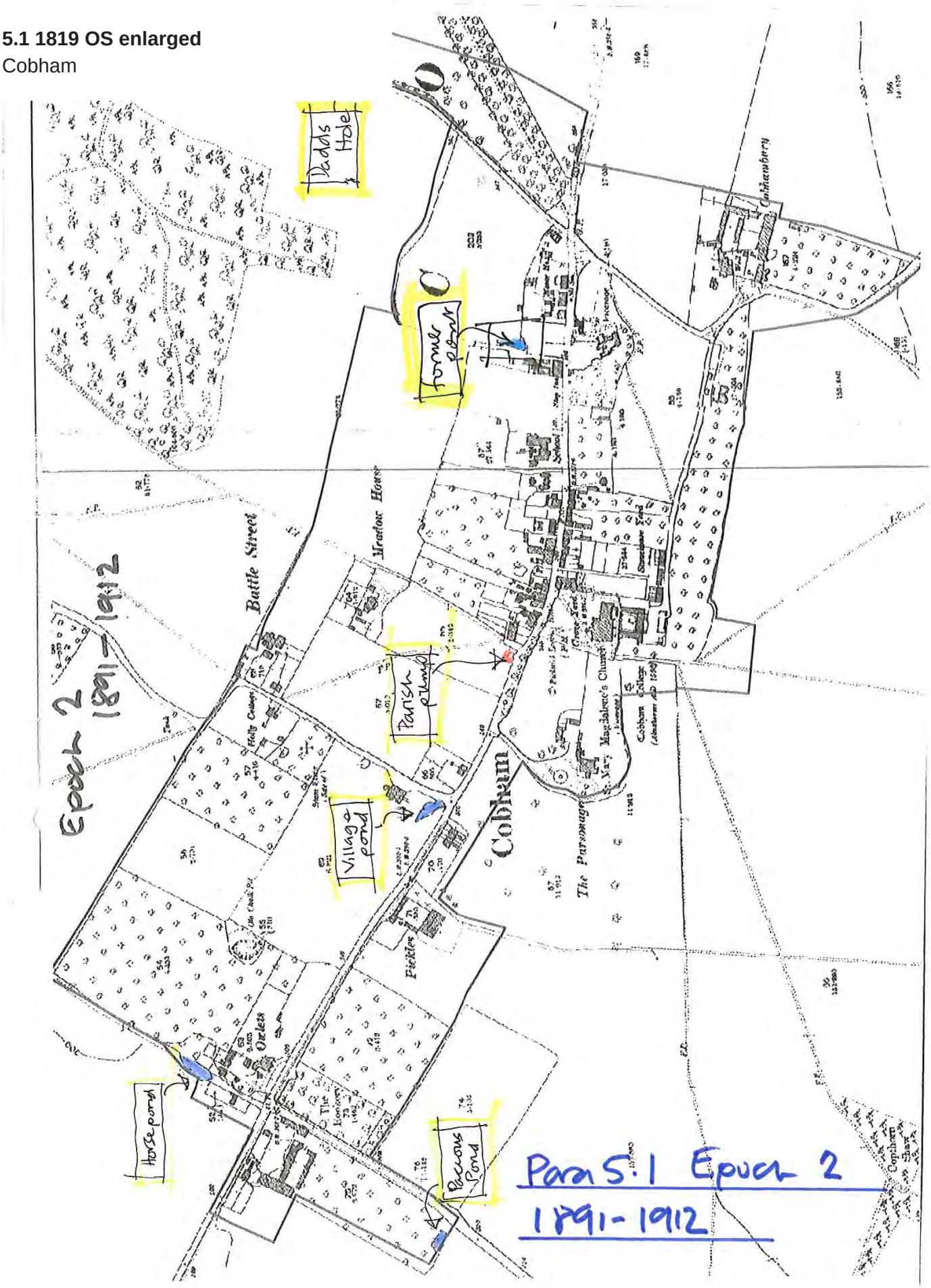


Figure 11

6.3 Buildings contributing to Conservation Area Character
Cobham

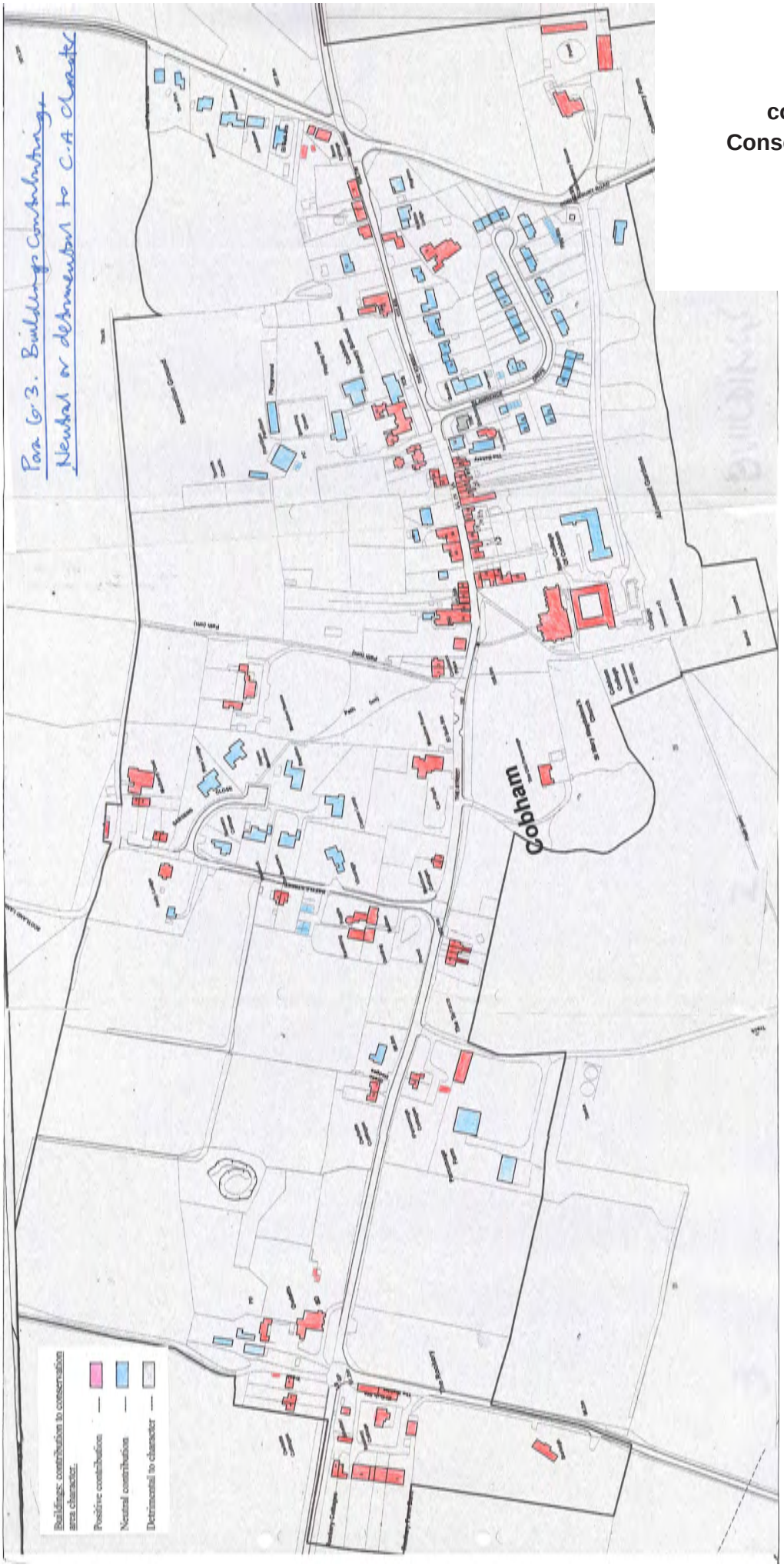


Figure 12

7.3 Landmarks and important views

Cobham



Figure 13

7. Village character contributing and detremental elements other than buildings
Cobham

