

TOVIL NEIGHBOURHOOD PLAN

CHARACTER ASSESSMENT

MAY 2020



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TOVIL NEIGHBOURHOOD PLAN - CHARACTER ASSESSMENT

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1.0 OVERVIEW

Tovil Parish is situated to the south of Maidstone town centre. Approximately, 1.67km (1.03 miles) east/west at it's widest point and 2.09km (1.3 miles) north/south. It covers an area of approximately 325 hectares (803 acres).

Figure 1.1 illustrates the extent of the Parish. It is bordered to the north and north-west by the River Medway. The boundary runs eastwards along Ecclestone Road and Forest Road then turns south along Postley Road and Redstart Avenue. The southern boundary cuts across agricultural land toward the Village of Dean Street, then heads north-west and rejoins the River Medway, following roads and established hedge rows.

Running almost centrally, south to north, is the Loose Stream, a tributary of the Medway. The waterways converge between the Wharf Road Industrial Buildings and the houses in The Tail Race. The Loose is culverted through this stretch and the exact junction is difficult to locate. The outlet from the Loose Stream can be seen from the opposite bank of the River Medway, appearing like surface water drain.

The waterways have created a topography of two valleys illustrated by Figure 1.2. Land forms of the northern part of the Parish are more complex. Formed by a series of historic earth works, associated with railway sidings (the current Lidl and Tesco Retail Sites) and a number of stone quarries.

The ridge created between the two Rivers links up with the Greensand Ridge, to the south of Tovil.

Figure 1.3, illustrates the geological nature of the area. This is mostly clay and sandstone known as Kentish Ragstone, it was once quarried in the area is incorporated into many of the areas building. The Loose Stream and upper sections of the Medway cut through a sandstone valley, with more typical alluvial and gravel soils found in the lower section of the Medway (northern most area of Tovil). The steepness of the banks to both rivers are reflected in the limited area affected by flooding, as illustrated by the Environment Agencies Flood plan, see Figure 1.4.

Figure 1.1: Aerial View of Tovil Parish



Figure 1.2 (Below): Contour Plan, illustrating the Loose and Medway Valley formations.

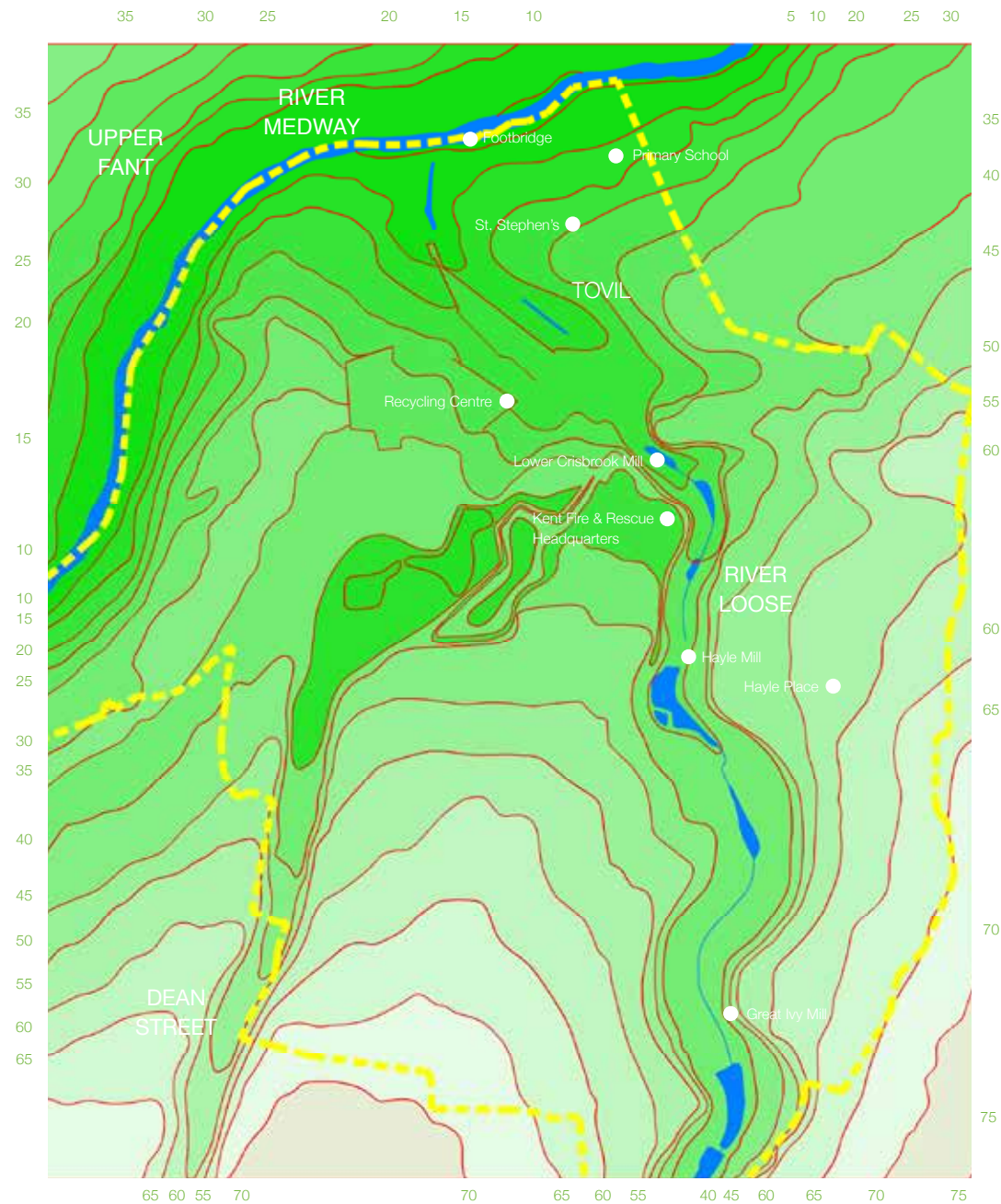
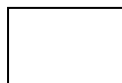
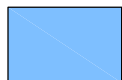


Figure 1.3 (Below):





Zone 1 Flood Area: Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)



Zone 2 Flood Area: Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)



Zone 3 Flood Area: Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)



Figure 1.4 (above): Extract from Environment Agency Flood Risk Plan showing Tovil Parish, the steep sides of the valleys are reflected in the limited flood zone area.

Currently (2020) approximately a third of the land area of Tovil is developed. This is mostly concentrated in the north, abutting Maidstone town centre.

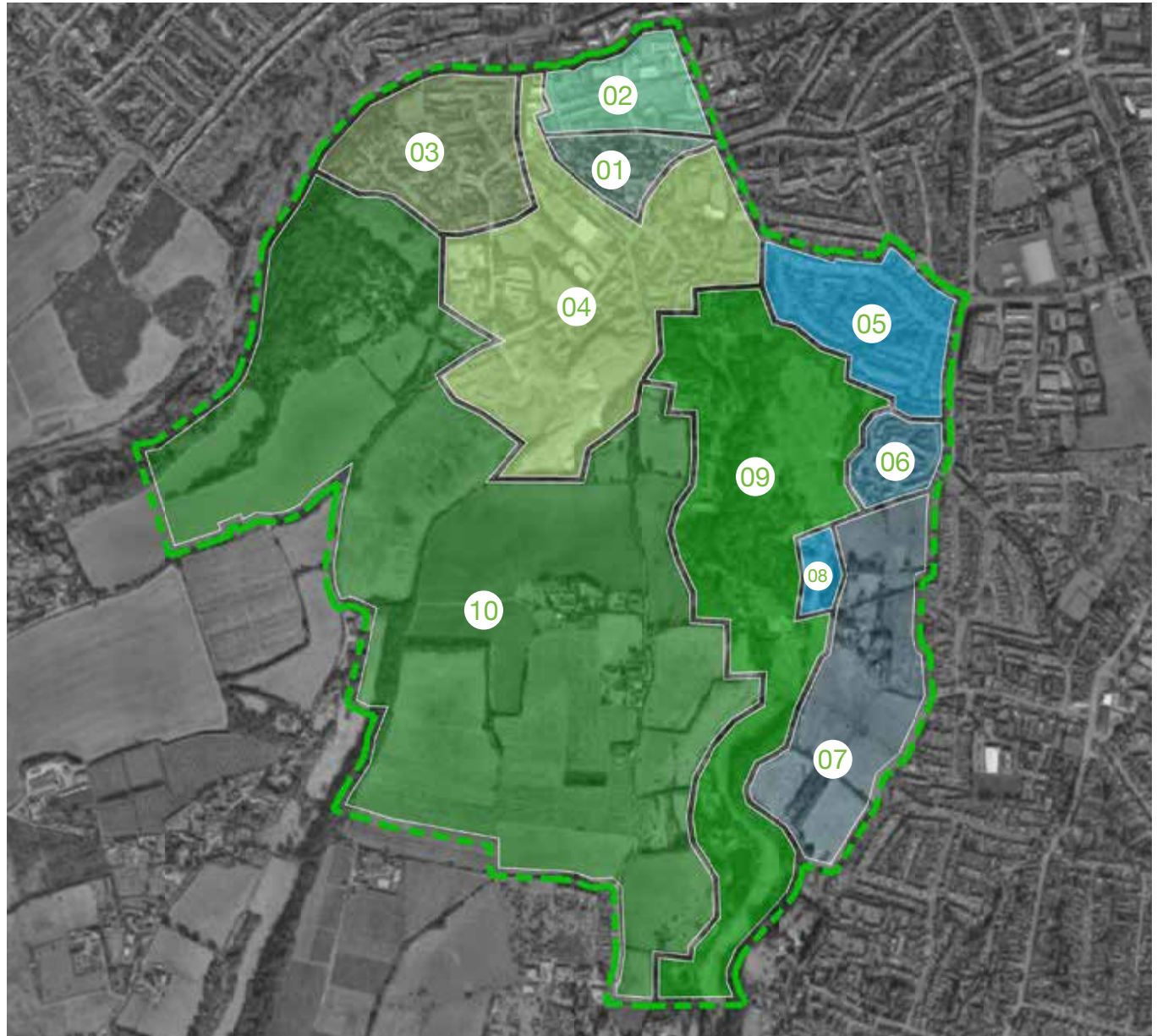
Development comprises mostly residential areas, however, there is a large area of commercial property at the heart of the Parish, constructed on ground once levelled for railway sidings.

The southern area is mostly agricultural land with small scale dispersed settlements and historic industrial sites, since converted to residential property.

For the purpose of this Character Assessment, the Parish is divided into a number of distinct zones, each with their own characteristics. These are illustrated in figure 1.5 and are:

- 01 Historic Core – Church Street and St. Stephen's
- 02 North Zone Residential Area – Late 19th and early 20th Century development of Beaconsfield Road, Church Road and Wharf Road
- 03 Northwest Zone Residential Area – 1980s developments on the site of former paper mills around Launder Way, Bridge Mill Way and The Tail Race.
- 04 Industrial/Commercial Zone
- 05 Northeast Zone Residential Area – 1970s and 1980s residential estates
- 06 East Zone – 2010s residential developments
- 07 Southeast Zone (yet to be developed)
- 08 Saxon Way Development
- 09 Loose Stream Valley
- 10 Agricultural Land

Figure 1.5 (right): Aerial view of Tovil Parish, illustrating the different character areas within the Parish.



Issues:

Tovil has no identify-able centre. Neither the historic core, along Church Street, or the wider developed areas have a concentration of amenities or public shared space that you might find in similar Parishes. Instead community amenities are dispursed throughout the Parish and often difficult to identify.

With pressure to build new homes in the area several of the light industrial/commercial sites have been developed for new homes or are identified for future development. This erodes the mixture of uses, turning the area from an area of dynamic mixed uses into a dormitory: pushing out businesses and employment to the fringes of Town and increasing reliance on public and private transport .

Many of the new proposed developments are designed as cul-de-sacs, creating pockets of development, rather than connected and permeable spaces and a sense of place.

The additional developments also place pressure on the areas existing road and services infrastructure and amenities, such as schools and doctors.

There is potential with the new developments in the areas to address these concerns and capitalise on existing features and facilities. A grid-work of green spaces and routes could open up connections between developments and to the River and Loose Valleys. The Central Industrial/Commercial Area (Zone 6) could also be much improved to become a dynamic commercial and community hub at the heart of the Parish.



Figure 1.6 (right): Aerial view of Tovil Parish illustrating the extent of developed land and existing agricultural and woodland.

2.0 HISTORIC CORE

History and Layout: This area is roughly triangular in plan, formed by Tovil Hill Road to the east, Church Road to the north and Church Street to the south, see figure 2.1. The area is situated on a ridge. The land to the south slope steeply down to the Loose Steam and to the north and west the land slope more gently to the north River Medway.

The area was first developed around the beginning of the 1800's to accommodate workers in the newly opened Paper Mills. Figure 2.2 illustrates the layout of the area in 1868, showing a small, densely developed, area. Also shown are the newly constructed St. Stephen's Church and the National School.

Figures 2.3, 2.4 and 2.5 show Church Street and Tovil Hill before the 1900s. They show how this street was once more densely developed with small workers houses fronting directly on to the narrow roadway. Most of the buildings are timber framed and clad workers cottages, typical of this area and period, with some brick build houses interspersed.

The majority of the original buildings have been cleared for modern development. A small terrace of workers cottages survives on the south side of Church Street together with a small group of buildings at its east end. What remains help to illustrate the nature of the original working class street.

The area historical development here was evidently poor quality and likely had few amenities/services. This is indicated by the provision of a drinking water fountain at the junction of Church Street and Tovil Hill Road, which dates from 1910 (now Grade II listed).

Dovedale Cottage (Church Street) and Grassmere (Church Road), were probably constructed for manager's or foremen of local industry. They are of better quality and design, with Grassmere being Grade II listed, see Figure 2.9.



Figure 2.1: Plan of the Historical Core Area

At the Junction of the Church Road and Street was St. Stephens Church, constructed in 1840. Having been de-consecrated in 1978, the Church has been demolished, leaving a small triangular shaped park, bounded by high ragstone walls. The Victorian parsonage survives, converted for use as a care home for the elderly.

Topography: Church Street is relatively level, but the land falls very steeply to the south, down to the Loose Stream. At the junction of Tovil Hill and Church Street there are good views down into the valley. From here you can also read the terraces formed of the opposite site of the valley, see section 5.0.

Materials and Details: Many of the original buildings were constructed of timber with, brickwork chimneys and slate roofs. These timber framed buildings are have mostly gone, the remaining historic buildings are mostly of brick, with one or two having render finished. All of the modern buildings are constructed with a buff colour brickwork.

There are some elements of ragstone structures, such as the walls to St. Stephen's churchyard.

Green Spaces: There is a small park formed from St. Stephen's churchyard with some notable trees, including a fine pine tree and large yews. This quiet space is bounded by the original churchyard walls, in Kent Ragstone, which themselves have become home to small plants. There are a number of gravestones in the southwest corner and a clear space in the centre marking the footprint of the church. It seems to be quite underused but could be a valuable community asset (see figure 2.10). There is little other green space, typical of a working district of the time.

Facilities: There are a few amenities located at the junction of Church Street and Tovil Hill Road, a convenience store and Post Office, Royal Paper Mill Public House (both shown on the 1868 Ordnance Survey Map), a Chinese Take-Away, and a Hairdresser.

Issues:

Although it is the historical heart of the Parish it is not the heart of the community, with little public space and few facilities.

Modern developments have eroded the original nature of the street and the historic building line.

Some of the older buildings are poorly maintained.

The main issue affecting the area is parking, the narrow road is congested with parked vehicles, many of which park up on the pavement blocking pedestrian pathways.



Figure 2.2: Detail of the 1868 Ordnance Survey Map, showing the Historical Core Area



Figure 2.3: Historical view of Church Street looking north-west towards Church Road and St. Stephen's Church



Figure 2.4: Historical view of Church Street looking southeast towards the junction with Tovil Hill - the site of the Royal Paper Mill Arms



Figure 2.5: Historical view of Tovil Hill looking north.



Figure 2.6: Contemporary view of Church Street, most of the historic buildings have been lost, however, the street retains its original layout.



Figure 2.7: View of the junction of Church Street and Tovil Hill, where some of the original historic structures remain



Figure 2.8: The Grade II Listed Drinking Fountain at the Junction of Church Street and Tovil Hill, dating from 1910,



Figure 2.9: Historical view of Church Street looking north-west towards Church Road and St. Stephen's Church



Figure 2.10: Grassmere House, Grade II Listed.



Figure 2.11: St Stephen's Church



Figure 2.12: Interior of the now lost St. Stephen's Church

3.0 NORTH ZONE RESIDENTIAL AREA

History and Layout: This area is located in the north-west corner of Tovil, lying between the Historic Core of Church Street and the River Medway, see Figure 3.1.

The area is typified by a series of terraces, the earliest of which were constructed at the west end of Beaconsfield Road from 1886. Figure 3.2 shows the beginnings of the development in the areas with a small terrace in Wharf Road and a small number of houses at the south end of Beaconsfield Road, close to the National School. The construction continued in phases assuming their current extent by 1926 and illustrated in the ordnance survey plan of 1936 (see Figure 3.3).

The terraces are typical of late Victorian and Edwardian developments, built to accommodate workers and their families in the local Paper Mills and other industries.

They mostly run parallel to the contours, minimising the need for expensive earthworks. Each house is approximately 5-6 meters wide and is provided with a small front garden and long rear garden, some extending to 30 meters. An unusual feature of the terrace facing the junction of Church Road and Tovil Hill are the long front gardens, some almost as long as their rear, see Figures 3.4-3.7).

The houses are set back from the riverside, this is partly to protect them from flooding, but also reserves the banks for a series of wharfs and industrial buildings, most of which have now been redeveloped with modern apartment blocks. Two industrial/commercial premises remain at the ends of Wharf Road and Eccleston Road.

The area includes the Archbishop Courtney Primary School, which is built into the sloping land between Beaconsfield and Eccleston Roads.

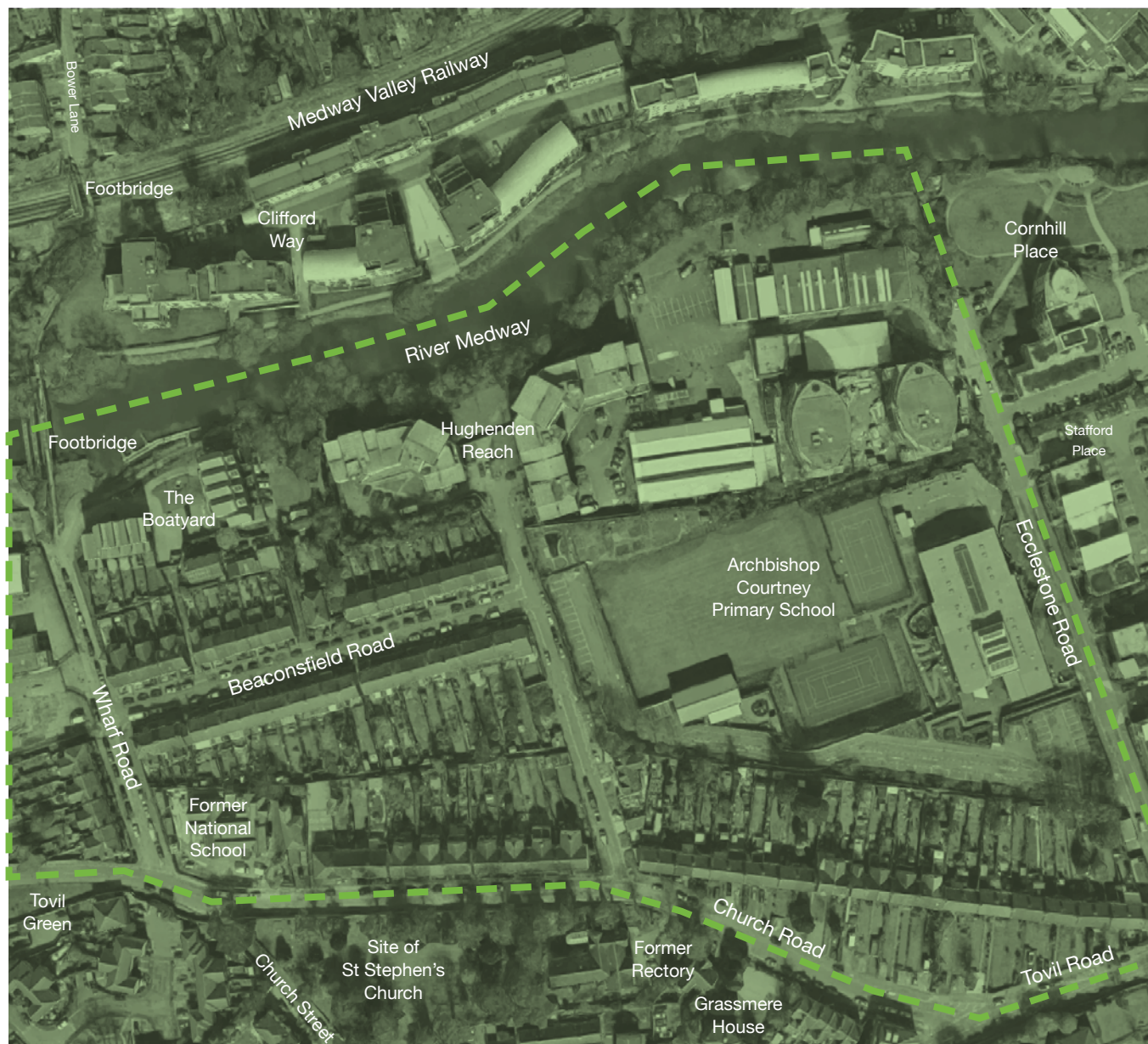


Figure 3.1: Aerial view of the North Residential Zone (Beaconsfield Road)

Topography: The land slopes substantially from Church Road to the banks of the River Medway. Most of the buildings run along the contours concealing extent of the slope, but it is most clearly seen along Wharf Road.

Material and Details: A number of the earlier houses and the buildings of the National School (now converted to sheltered accommodation) are constructed of locally sourced Kentish Ragstone. However, the terrace houses are generally constructed of load bearing buff coloured brick, complemented by a range of details including stone and concrete lintels, contrasting coloured brickwork and some, limited, use of Kentish Ragstone. All of the houses would have originally had slate roofs with clay tile hips and ridges, all but the rare survival been replaced modern concrete or clay tile roofs.

Modern buildings generally ignore this historic palette and use a mixture of brickwork, render and timber, with metal deck and zinc roofing systems.

The remaining industrial/commercial buildings are typically steel framed blocks with brick-faced walls and profiled metal sheet roofing.

Vegetation, Green and Public Spaces: The area is characterised by the front gardens of the houses, many of which have mature gardens, with well-established plants and trees. There are no public spaces or parks, except for the Church yard of St. Stephens (see Section 2.0 – Historic Core).

A footbridge at the end of Wharf Road gives access to the riverside walk, the path running into the Town Centre or out into the countryside towards East Farleigh.

Facilities: Archbishop Courtney Primary School is located between Beaconsfeild and Ecclestone Roads.

The industrial buildings at the end of Wharf Road and Ecclestone Road accommodate a number of businesses providing vital employment and activating the streets during the day, when most inhabitants are away at work.

The units at the end of Wharf Road also accommodate a together with a Fitness Centre (Heavenly Fitness) and Martial Arts Centre, both of which hold popular courses.

Issues:

The footbridge over the River Medway is narrow and poorly lit at night. This popular pedestrian route to and from the Town Centre could be much improved. Services running parallel with the bridge compromise views of the River.

Parking is limited and the streets are congested with parked vehicles. This compounded by vehicles from housing developments on the other side of the River that do not provide sufficient parking, people parking for the town centre and businesses.

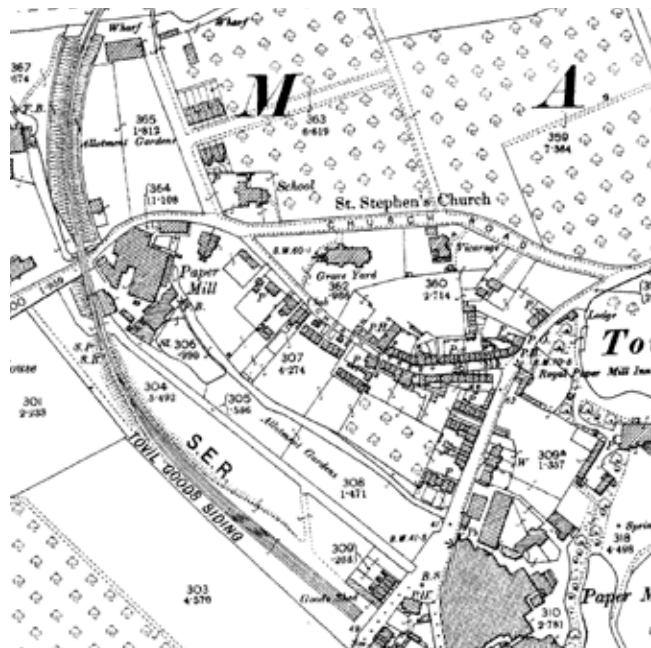


Figure 3.2: 1897 Ordnance Survey Map

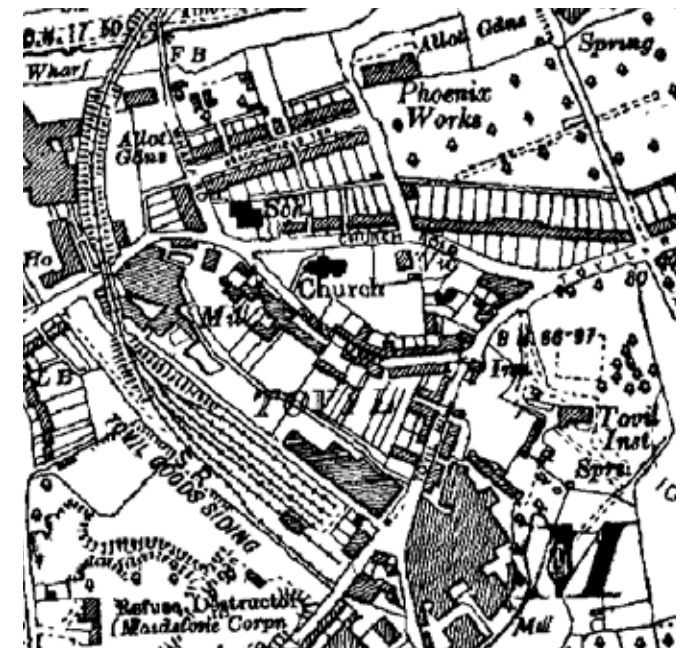


Figure 3.3: 1936 Ordnance Survey Map



Figure 3.4: Aerial view of the Junction of Beaconfield and Wharf Roads



Figure 3.5: View east along Beaconsfield Road



Figure 3.6: View of Church Road with the site of St. Stephens on the right.



Figure 3.7: The Victorian National School



Figure 3.8: Older houses in Beaconsfield Road with Ragstone Walls



Figure 3.9: Wharf Road houses built for Paper Mill Workers in 1905.



Figure 3.9: View of Wharf Road Industrial Units



Figure 3.10: Modern housing constructed on the site of a former glass-works



Figure 3.6: View of new housing development in Beaconsfield Road



Figure 3.12: View of footbridge over the River Medway



Figure 3.13: View of the footbridge during a flood, with the rear of Beaconsfield Road Houses and St. Stephen's Church in the distance

4.0 NORTH-WEST ZONE RESIDENTIAL AREA

History and Layout: This area lies to the south of the Loose Stream and is bordered by Tovil Green to the east, the River Medway to the north and west and by woodland to the south. In 1868 the Ordnance Survey maps shows the area occupied by Tovil House, with a mill located at the confluence of the Loose Stream and River Medway, see Figures 4.1.

The arrival of the railway prompted some addition development with the expansion of the mills, however, it is not until the 1920 and 30s that significant development of the area began, as illustrated by the 1936 Ordnance Survey Maps, figure 4.2. A row of semi-detached houses were constructed on Tovil Green and the old mill site adjacent to the Loose (now occupied by The Tail Race) was developed as a paper mill. This retained the original Tovil House (since demolished) and a row of early 19th timber framed and clad workers cottages, see figure 4.3.

The mill closed in the 1970s and through the 1980s the land was developed in two distinct phases to provide housing.

The houses to the west, along Bridge Mill Way and The Head Race, are developed with a mix of detached and small, stepped terraces, the layout of which allows for open corners, through which the woodland bordering the River Medway can be seen and accessed, see figure 4.4.

Topography: The area has an undulating topography, sloping down into both the River Medway and Loose Stream. This gives the housing in Bridge Mill Way a varied profile and some commanding views. Bluebell Hill can be seen to the north.

The ground where Tovil House once stood is relatively flat, this level area has been expanded by the construction of a retaining wall running parallel with Launder Way, and cutting away the ground. Figure 4.5 illustrates the part of the flat area achieved with the retaining structure, currently awaiting development.



Figure 4.1: Aerial view of the North-west Residential Zone (Tovil Green, Bridge Mill Way and The Tail Race)

Materials and Details: The timber framed and clad cottages on Tovil Green Lane, give an idea of the type of workers houses that would have been typical of the area throughout the 1800s. They are now Grade II listed. The construction of the 1980s speculative housing is also typical of its age and quite dull.

Vegetation, Green and Public Spaces: There are no communal green spaces. There are few mature trees within the housing areas and many of the front gardens have been lost to parking. However, views between the buildings and open ends of cul-de-sacs afford views of the surrounding mature woodland.



Figure 4.2: View of the Loose Stream Outlet, hardly visible in the bank wall.

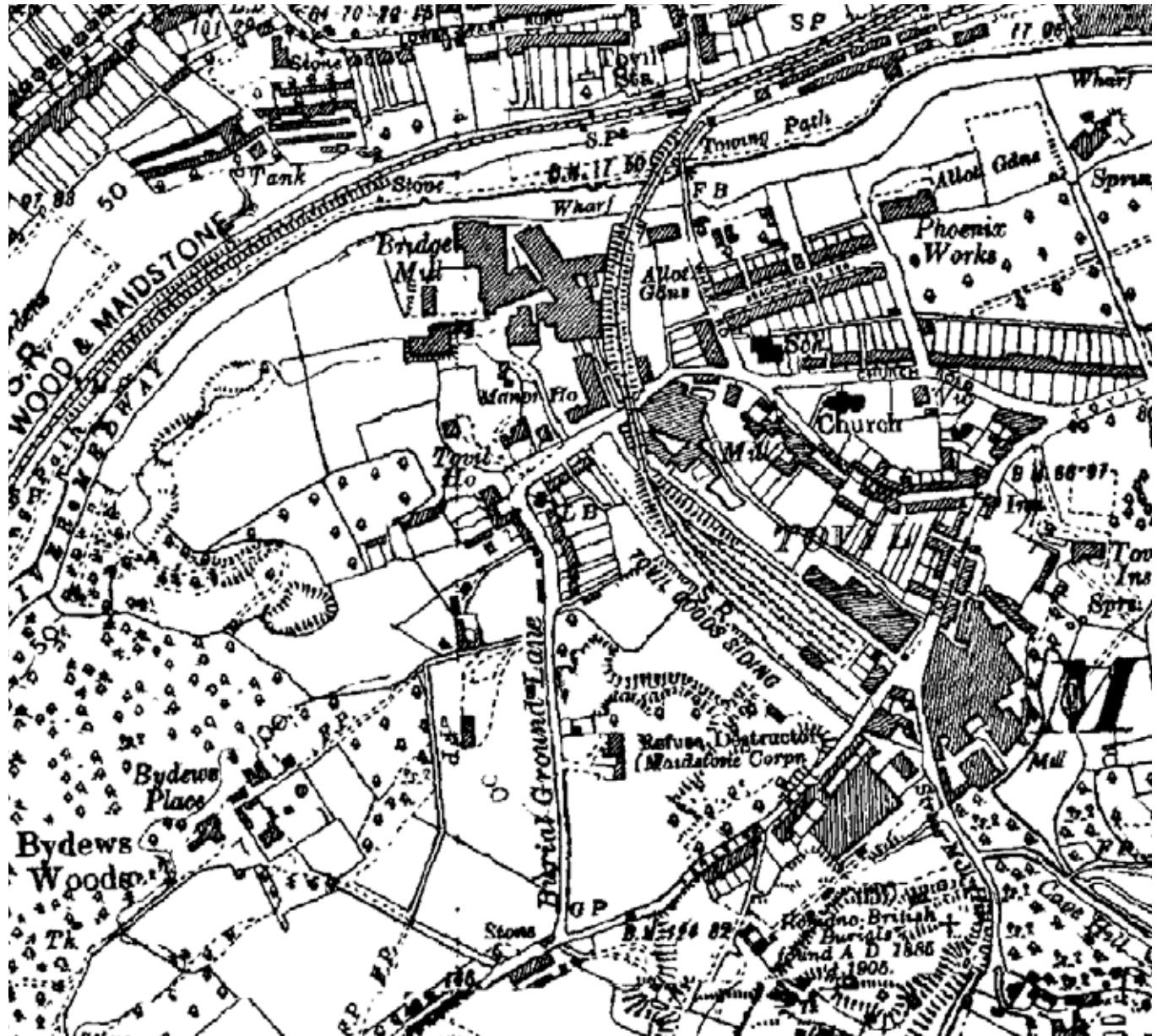


Figure 4.3: Extract from 1936 OS Map Showing Bridge Mill Manor House



Figure 4.4: Bridge Mill Viewed from the South



Figure 4.5: Bridge Mill Way, with open corners allowing views to woodland



Figure 4.6: Vacant Site at Junction of Tovil Green and Launder Way



Figure 4.7: Detail of Bridge Mill



Figure 4.8: Early 19th Century, Grade II Listed Agricultural Workers' Cottages

5.0 NORTHEAST RESIDENTIAL AREA

History and Layout: Strung out along Forest Hill, this development is characterised by a development of detached and semi-detached houses, constructed in the 1960/70s. Figure 5.1 shows a plan of the area, with later developments, dating from the 1980s, in Caernarvon and Gleneagles Drives. The 1960s and 70s housing are well proportioned and simply detailed, whilst the later developments have some “Tudor-bethan” detailing to enliven them.

Topography: The area is steeply sloping down towards the Medway. This affords some fantastic views across the Medway Valley, the North Downs and Bluebell Hill. See figures 5.2 and 5.3. The sloping topography is accommodated in an imaginative stepped arrangement of the semi-detached houses, see figure 5.4.

Materials and Details: The detailing of the 1960/70s housing is simple, with buff coloured brickwork and shallow pitched roofs with concrete pantile/interlocking roofs. The buildings from the 1980s show a more concerted effort to provide characterful appearance, with more intricate detailing and use of materials.

The clumsy and heavy-handed detailing of the recently completed Tovil Community Centre Building, at Barfreston Close, should be highlighted as a bad example of architectural aesthetics and construction to be avoided in future developments (see figure 5.7).

Vegetation, Green and Public Spaces: This area is characterised by neatly maintained front gardens, but there are few mature trees and no communal green space.

Facilities: The aforementioned Tovil Community Centre accommodates community groups, a nursery and all-weather football pitches. There is a working Mens' club, Masonic Lodge and Bowling Club, all of which are identified for potential redevelopment. A nursing home, constructed in the 1980s, is located at the junction of Forest Hill and Tovil Hill.



Figure 5.1: Aerial view of the Northeast Residential Zone (Forest Hill)



Figure 5.2: View north along Forest Hill a 1960s Housing Development on formerly undeveloped land.



Figure 5.3: View north from Forest Hill looking towards Fant and Oakwood Park



Figure 5.4: Semi-detached houses accommodating the slope of the land



Figure 5.5: A view of Caernarvon Drive, a 1980s housing development



Figure 5.6: Tovil Community Centre of questionable architectural merit

6.0 INDUSTRIAL/COMMERCIAL ZONE

History and Layout: To the south of the historic core is an area bounded by Burial Ground Lane, Farleigh Hill and a housing development in Albert Reed Gardens, which retains its former industrial/commercial character, see plan in Figure 6.1.

This area was created from 1890 when a branch line was brought across the river Medway and an area of sidings and goods yards created. Figure 6.3 and 6.4 show plans of the areas in 1897 and 1936. They also show the immediate area was populated by a number of stone quarries and later paper mills.

There is little obvious evidence of this former activity today, but the original terracing of the hill side remains, defined by large retaining wall structures that run roughly perpendicular to Farleigh Hill. They create a series of large flat areas, now occupied with big single storey commercial and light industrial sheds.

Topography: Prior to 1890 the land originally sloped steeply down to the Loose Stream. The original topography can be seen in the slope of Farleigh Hill road. A number of large flat (30-40m wide) terraces, running north-south, was created in the late 1800s with high retaining structures. Old quarry activities obscure the original topography and create sites currently occupied by A-Plant and the Maidstone Borough Council Recycling Centre.

The terraces, retaining structures and former quarries make a significant contribution to the characteristics of this area. The refuse/recycling centre makes clever use of the terraces to create waste disposal areas and a safe maintain division between public and waste material. Other sites use the former terraces to shield work yards or minimise the visual impact of what are actually quite large buildings, as illustrated by the Alpha Plant compound, on Burial Ground Lane.



Figure 6.1: Aerial view of the Industrial/Commercial Zone

Materials and Details: All of the original sidings and late 1800s industrial buildings have gone to be replaced with modern single storey steel framed commercial and light industrial units.

The materials are mostly modern profiled aluminium cladding materials with robust bases of brick and blockwork. Some simple brick buildings along Farleigh Hill date from the 1950 and 60s, with flat bitumen felt roofs and Crittal style windows. This includes a former fire station building.

A small terrace of Victorian dwellings lies stranded in the Lidl car park, contemporary with the houses in Wharf and Beaconsfield Roads.

Vegetation, Green and Public Spaces: The areas is remarkably green with the steeply sloping landforms between each of the terraces being occupied by mature trees and shrubs. This planting together with the topography cleverly conceals much of the mass of the buildings and large expanses of car-parking.

Due to the sloping nature of these green strips they are of no use to occupants and are relatively inaccessible, therefore they have the potential to be useful areas for nature.

Facilities: The Tovil Recycling Centre is sited on the corner of Burial Ground Lane and Farleigh Hill, providing waste recycling for the wider Maidstone Area.

The industrial and warehouse units provide accommodation for a variety of businesses, providing local employment. Several of the buildings have been re-purposed providing accommodation for Tesco and Lidl supermarkets and a gym.

There is also a modern development providing sheltered housing, which also has a drop-in centre/cafe, open to the public.

Issues: The traffic associated with the recycling centre can be problematic, particularly at the weekend, when long queues to access the facility can build up.

Heavy good vehicles that service the commercial properties combined the high level of fast moving traffic make the main footpath along Farleigh Hill feel exposed and vulnerable.

The quarry is currently being treated for soil contamination ready for future development and that produces a great deal of dirt, which particularly affect the residences fronting on to Tovil and Farleigh Hills.

The arrangement of the retaining walls and embankments divide the area up into discrete sites, with the rear of the site and businesses located there being obscured from the main road.

Geographically central to the existing and proposed developments, with some clever planning, this area could become the commercial and communal heart of Tovil. However, at present, the full potential of the site is not realised.



Figure 6.2: Aerial view of the former railway sidings and quarry sites

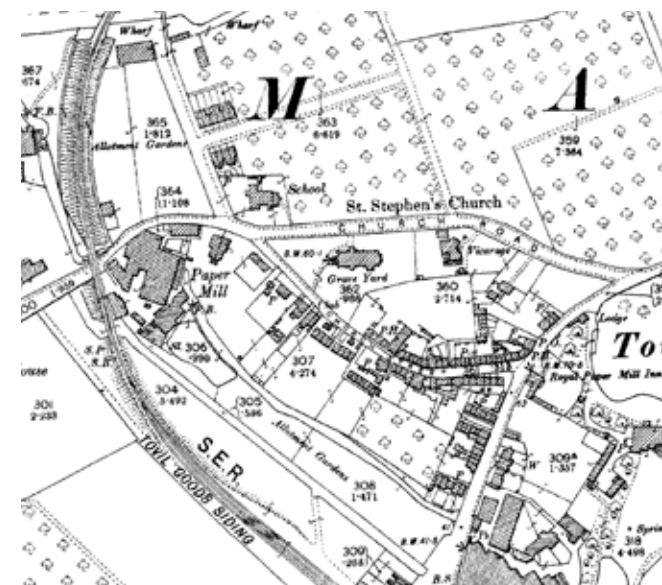


Figure 6.3: 1897 OS Map, showing the arrival of the railway

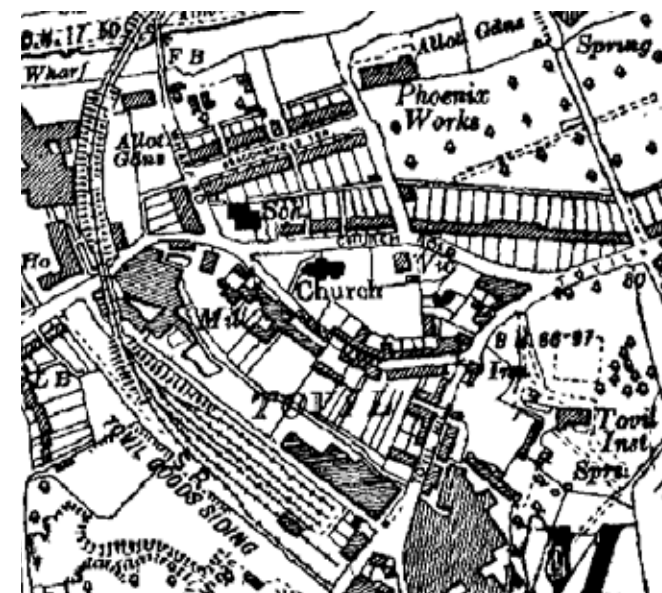


Figure 6.4: 1936 OS Map, showing the extent of the rail siding and quarries.



Figure 6.5: Aerial view of railway sidings and quarry that form the present commercial zone



Figure 6.6: One of the retaining structures that create level terraces on the north side of Farleigh Hill



Figure 6.7: The rear units are concealed from Farleigh Hill



Figure 6.8: A footpath at the bottom of Farleigh Hill links to Tovil Green



Figure 6.9: View into the Quarry on Tovil Hill, currently being reclaimed.

7.0 EAST ZONE RESIDENTIAL AREA

History and Layout: The most recent of developments within the Parish, this area is bounded by Gleneagles Drive to the north, Redstart Avenue to the east and south and the Hayle Park Nature Reserve to the West. The housing forms a network of spaces, laid out to retain existing mature oak trees and to create several community spaces. Small terraces in the east give way to larger family homes on the west, that take advantage of the views over the nature reserve and longer views to the North Downs (see Figure 7.1).

Topography: The land falls gently from east to west, unlike other areas within the Parish, this does not have a large impact on the nature of the areas or the form of development.

Materials and Details: The housing is designed to reflect 19th century workers cottages and uses traditional detailing and materials, including brickwork and timber cladding. This reflects the style of building used before the late 19th century terraces and later architecture in the area. Images 7.2 and 7.3 show the typical character of the development, which achieves a more authentic historical style than the mock Tudor detailing of Caernarvon Drive, despite the use of some pre-fabricated glass reinforced plastic (GRP) fascias and porch fittings, see figures 7.4 and 7.5.

Vegetation, Green and Public Spaces: The plan of the development is arranged to retain some existing mature trees along Redstart Avenue and at the end of Glebe Way. The larger, detached, houses create a visually permeable edge to the estate, through which can be glimpsed the tree line of Hayle Park Nature Reserve and some limited longer views.

There are some other well planned and planted communal spaces, such as the pedestrianised route between Glebe Way and Fieldfare Drive, fronted by two terraces, illustrated in figure 7.9.



Figure 7.1: Aerial view of the East Residential Zone (Glebe Way)



Figure 7.2: View of Terraced Housing in the Glebe Way development



Figure 7.3: The development is planned to retain mature trees



Figure 7.4: These spaces provide community spaces.



Figure 7.5: Larger family homes are located with views to the Nature Reserve



Figure 7.6: Good quality, car free, shared spaces



Figure 7.7: Prefabricated plastic porches let down the generally good detailing

8.0 SAXON WAY

History and Layout: Saxon Way is another modern housing development to the east of the parish, comprising large detached “executive” homes. Constructed after 2010, the development includes the Grade II listed Little Bockingford House. The layout tries to replicate a traditional village green with small shared areas of landscape and a pond.

Materials and Details: The layout makes a nod to the traditional English Village, but the modern houses have more of an American feel to their size, architecture, materials and detailing that and might be more appropriate in Maidstone, Vermont. The development is based around the idea of a village green and incorporates the Listed Little Bockingford House, however, this building is mostly obscured by planting and the neighbouring buildings seem a little out of scale and over-powering.

Vegetation, Green and Public Spaces: The houses are planned around a village green with pond, which presumably is part of a rain water attenuation scheme. The Pond will provide habitat for wildlife as will the wide verge at the entrance to the development, which is planted as a wild flower meadow.



Figure 8.1: Little Bockingford House facing on to the “Village Green”



Figure 8.2: The design of the houses appears more American than English



Figure 8.3: Wide verges are planted with wild meadow flowers and trees



Figure 8.4: Timber cladding and traditional clay tiles borrow from local agricultural and paper mill worker cottages.

9.0 LOOSE VALLEY

History and Layout: Running centrally from the south to north of the Parish, the Loose Stream courses through a quiet, steeply sided valley. Figure 9.1 shows the layout of the Valley, with Figure 1.2 (see page 3) showing the contour lines of the steeply sloping valley. The Loose Stream has been completely transformed from its original course and now comprises a series of man-made mill ponds and chases, constructed to power a series of industrial waterwheels.

Today the valley has mostly rural character with dispersed development around a series of farm complexes and former mills including: Ivy Mill, Bockingford Mill, Hayle Mill and Upper Crisbrook Mills.

A number of the mill buildings are listed and there are important remains of former mill structures and late Georgian and Victorian infrastructure connected to the creation and control of the waterworks.

Of particular note is Bockingford Steps (figure 9.3) a three gabled house dating from the mid-1600's and the towering brickwork chimney of Hayle Mill (figure 9.4).

Topography: Steeply sloping valley with a series of man-made mill ponds and chases. In some locations there are exposed rock formations, forming the sides of the valley.

Materials and Details: There are a range of building types and ages along the course of the valley and therefore varied use of materials. Crisbrook Mill House is a good example of the buildings and materials in this area, having been built in two distinct phases. The southern section of the building is timber framed and clad in split timber boarding, which is then given a lime wash finish. It has a traditional handmade clay tile roof (which is modern replacement of the original). This section is typical of the buildings in this area up to the end of the Georgian period (1837). Crisbrook was extended in the Victorian Era with a brickwork addition in buff coloured

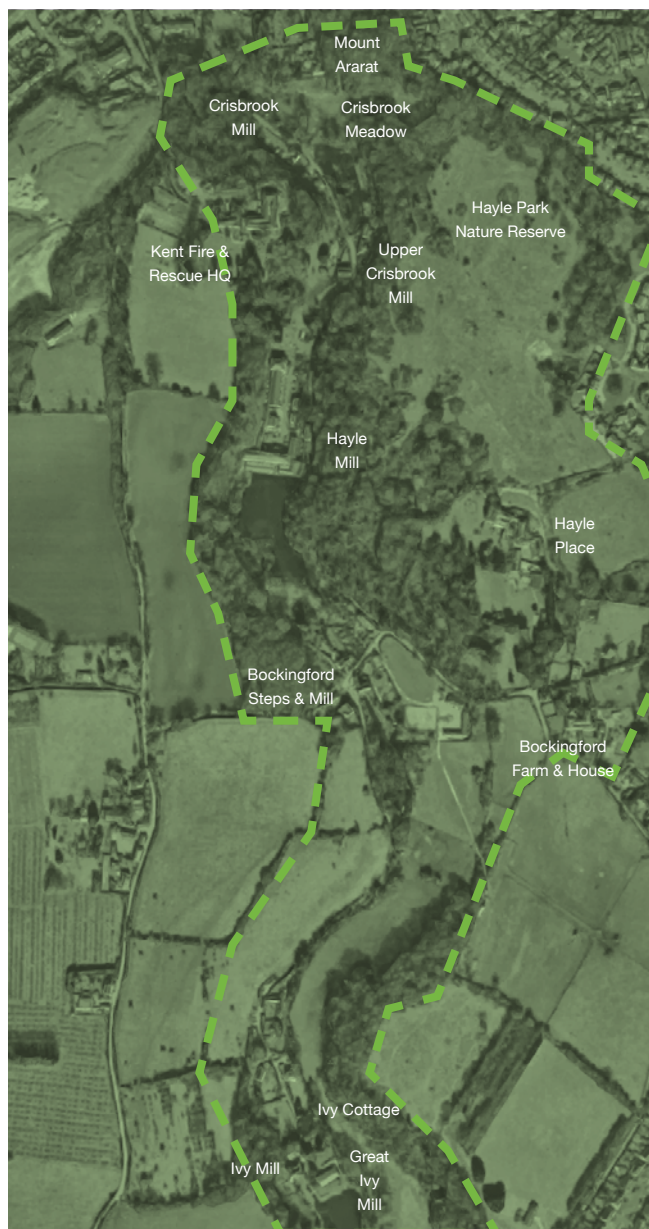


Figure 9.1: Aerial view of the Loose Valley

brick with contrasting red brick detailing. It has a low-pitched slate roof with decorative timber brackets to the eaves and is typical of the buildings in Tovil constructed during the Victorian and Edwardian (1837-1910) ages (figures 8.5 and 8.6)

Of note and significant importance are the remains of Victorian infrastructure and engineering, this includes water controls at Lower Crisbrook Mill and the original water wheel at Upper Crisbrook (figures 8.7 and 8.8).

Vegetation, Green and Public Spaces: The steep sides of the valley are mostly wooded, with some sloping fields that are mostly unsuitable for modern farming. Around Bockingford there are some larger field areas, currently used a livery. The land to the west of Hayle Mill, north of Hayle Place is given over to the Loose Valley Nature Park, which includes the water meadow at Crisbrook. The nature reserve and wider valley provide a significant habitat for a range of plants and animals, including bats.



Figure 8.2: Crisbrook Mill Pond, one of a series of mill ponds and chases



Figure 9.2: Bockingford Steps, a 17th Century, grade II listed house



Figure 9.3: Bockingford Mill Chase



Figure 9.4: Upper Crisbrook Mill, which retains its waterwheel



Figure 9.5: Lower Crisbrook House



Figure 9.6: Crisbrook House, seen from across the mill pond



Figure 9.8: Remains of Lower Crisbrook Mill



Figure 9.9: The chimney at Halye Mill



Figure 9.10: Ivy Mill, now converted into a residence

10.0 AGRICULTURAL LAND

History and Layout: Roughly two thirds of the Parish is agricultural land, with dispersed buildings. There are a number of farm complexes, including Bydews Farm, Abbey Gate Place and Little Abbey Gate Farm. They comprise a number of traditional farm buildings and oasts, now mostly converted to residential use. To the west of the Parish there is Hayle Place, a large residence that has since been converted to a number of apartments.

The Kent Fire and Rescue Services are located in a modern complex built around a former large house, located on a ridge overlooking the Loose Valley. Within its grounds is located a broadcasting/communications mast and some sports facilities.

A network of roads and footpaths run through the landscape, mostly all bordered with high hedges with mixed planting. Across the top of the ridge runs the tree-lined Straw Mill Lane, which can be seen from the opposite side of the Medway and form a screen to development on the west.

Topography: The land forms a ridge between the Medway and Loose Valleys, linking with the Greensands Ridge to the south. There are a number of good views over the valleys and to the North Downs.

Agricultural Activity: South of Abbey Gate Place, the land is mostly given over to Orchards and Hops, both crops traditionally grown throughout this part of Kent.

The remaining land is currently given over to wheat and rape crops with some areas left fallow.



Figure 10.1: Aerial view of the Agricultural land that makes up 2/3rd of the Parish

Issues: Access to the Loose Valley and wider landscape seems limited. Pedestrian routes from the main Medway Valley path through the developed areas are not clear and because the Loose river is mostly culverted through the housing areas there is no obvious visual clues. Most of the roads are narrow, with high sided hedges and limited safe pedestrian or cycle paths/lanes. Better access to the Loose Valley, Woodland and Agricultural Land could benefit the community.



Figure 10.2: Footpath through woodland from Stockett Lane to Ivy Mill



Figure 10.3: Typically public and private roads with high hedges & no pavement



Figure 10.4: The Oast Houses at Abbey Gate Farm



Figure 10.5: Kent Fire & Rescue HQ concealing the bulk of the complex



Figure 10.6: Hop growing and orchards are a common feature of the agricultural landscape

11.0 LISTED BUILDINGS AND STRUCTURES, ANCIENT MONUMENTS AND CONSERVATION AREAS

A Listed Building or Structure is a building that is deemed to have significant Historical, Architectural/Aesthetic and or Social Value and, as such, they and their settings are given special protection from development in Law. Some older buildings and structures are protected under Ancient Monument Act.

There over 374,000 structures included on the divided into three categories:

- Grade I: buildings of exceptional interest – about 2.5%.
- Grade II*: particularly important buildings of more than special interest – approximately 5.5%
- Grade II: buildings that are of special interest, warranting every effort to preserve them – the remaining 92%.

Dispersed throughout Tovil – reflecting the rural clusters of farmhouses, mills and large houses - are a number of listed buildings that make a significant contribution towards the character of the area, see figure 10.1. These buildings and structures can provide a reference point for the design of future developments within the area.

- 01 Abby Gate Farmhouse and Water Tanks
- 02 Bockingford Farmhouse
- 03 Bockingford House
- 04 Bockingford Steps
- 05 Bydews Place
- 06 Crisbrook House
- 07 Drinking Fountain
- 08 Grassmere
- 09 Great Ivy Mill
- 10 Hayle Mill
- 11 Hayle Place
- 12 Ivy Mill House
- 13 Little Bockingford
- 14 Old Cottages, Tovil Green
- 15 Upper Crisbrook Mill



Figure 11.1: Aerial view showing the location of Listed Buildings and Structures in the Parish

It should be noted that although these buildings are formally recognised and therefore protected, there are a multitude of other buildings, structures, features, remains of quarrying and other infrastructure from the Industrial Revolution and before, that add significantly to the area's interest. These should also be recognised and be treated with sensitivity when considering development. Incorporating and highlighting these features within development proposals will raise awareness of the area's past and help define and enhance a specific character to the area.

The listed structures within Tovil are shown on the plan opposite, the details of their status are included in Appendix 1.



Figure 11.2: The Oast Houses at Abbey Gate Farm



Figure 11.3: Crisbrook House, with drying building in timber.



Figure 11.4: Bockingford Steps



Figure 11.5: Workers' Cottages, Tovil Green Lane



Figure 11.6: Grassmere



Figure 11.7: Bydews Farmhouse



Figure 11.8: Bydews Farm complex contains several listed buildings.



Figure 11.9: Upper Crisbrook Mill



Figure 11.10: Drinking Fountain, corner of Church Street and Tovil Hill



Figure 11.11: The great brick chimney at Hayle Mill



Figure 11.13: The west front of Hayle Place



Figure 11.14: A view of the entrance at Hayle Place



Figure 11.15: The west front of Bockingford House, looking out over the valley.



Figure 11.16: The entrance front of Bockingford Farmhouse

12.0 SIGNIFICANT VIEWS

Maidstone and Tovil are located around a network of river valleys including the Medway, Loose and the Len. The rivers run north cutting through the chalk ridge of the North Downs at Rochester.

The river valleys and hill ranges to the north create a complex topography within which there are many vantage points, affording long views. These views provide a distinctive backdrop to several of the character areas within Tovil. They should be kept in mind when planning developments, to preserve and enhance them and to take into account that Tovil can be seen from other vantage points throughout the locality.

The plan opposite, figure 12.1, illustrates some of the significant vantage points within Tovil and some views of Tovil from the surrounding area.



Right, Figure 12.1: Important views to and from the Parish



Figure 12.2: The view from Halye Park Nature Reserve toward the River Medway, with the Kent Fire Rescue Service's Communications



Figure 12.2: The view from Halye Park Nature Reserve toward the River Medway, with the Kent Fire Rescue Service's Communications



Figure 12.3: The view from Straw Mill Hill



Figure 12.4: The view from Fant and the Railway Crossing, illustrating the ridge with line of mature trees, which should be retained.



Figure 12.4: The view from Medway River Walk looking across the river to Bydew's Woods



Figure 12.5: The view across the Loose Stream to gables of Bockingford Steps



Figure 12.6: The view from New Cut on the very southern boundary of Tovil Parish. Looking north the terrain almost completely obscures Tovil and Maidstone with the North Downs in the far distance.



APPENDIX 1: LISTED BUILDING DESCRIPTIONS

CRISBROOK HOUSE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086360
Date first listed: 02-Aug-1974
Amended: 14-Oct-1975
Statutory Address: CRISBROOK HOUSE, CAVE HILL

Details

CAVE HILL 1. 5278 (West Side) Crisbrook Cottage TQ 75 SE 11/226 II 2. C19. 3 storeys weather-boarded. Hipped tiled roof. 2 sashes with glazing bars intact and right side porch. Mid C19 extension of 2 storeys yellow brick with 2 sashes. Crisbrook Cottage shall be amended to read Crisbrook House

CAVE HILL 1. 5278 (West Side) Crisbrook Cottage TQ 75 SE 11/226 II

2. C19. 3 storeys weather-boarded. Hipped tiled roof. 2 sashes with glazing bars intact and right side porch. Mid C19 extension of 2 storeys yellow brick with 2 sashes.

Crisbrook Cottage shall be amended to read Crisbrook House

Listing NGR: TQ7617455579

UPPER CRISBROOK MILL

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336182
Date first listed: 02-Aug-1974
Amended: 14-Oct-1975
Statutory Address: UPPER CRISBROOK MILL, CAVE HILL

Details

CAVE HILL 1. 5278 (West Side) Upper Crisbrook Mill TQ 75 SE 11/227 II 2. C18. 2 to 3 storeys. The front elevation has a ground floor of stone rubble with red brick quoins and a weather-boarded 1st floor with a 2 storey projecting weather-boarded hoist with 1 casement to each floor supported on brackets. Tiled mansard roof. The left side elevation is weather-boarded. The right side elevation is of 2 storeys -red brick with 3 cambered casements. The rear elevation is cemented with weatherboarding in the gable. Water wheel. Upper Crisbrook Mill shall be amended to read Upper Crisbrook Mill.

CAVE HILL 1. 5278 (West Side) Upper Crisbrook Mill TQ 75 SE 11/227 II

2. C18. 2 to 3 storeys.. The front elevation has a ground floor of stone rubble with red brick quoins and a weather-boarded 1st floor with a 2 storey projecting weather-boarded hoist with 1 casement to each floor supported on brackets. Tiled mansard roof. The left side elevation is weather-boarded. The right side elevation is of 2 storeys red brick with 3 cambered casements. The rear elevation is cemented with weatherboarding in the gable. Water wheel.

Listing NGR: TQ7617455579

BOCKINGFORD STEPS

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336229
Date first listed: 30-Jul-1951
Amended: 02-Aug-1974
Statutory Address: BOCKINGFORD STEPS, LOWER TOVIL

Details

LOWER TOVIL 1. 5278 Bockingford Steps (Formerly listed as The Bockingford Arms) TQ 75 SE 11/165 30.7.51. II

2. A timber-framed building of 2 storeys and attics on a stone base with a plastered front and 3 gables overhanging on a bressumer and brackets. Sides fronted with weatherboarding. 3 sashes with glazing bars missing. Attic window in one of the gables only. Later gabled porch.

Listing NGR: TQ7567753609

HAYLE MILL

Overview

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1267535
Date first listed: 02-Aug-1974
Amended: 28-May-1993
Statutory Address: HAYLE MILL, HAYLE MILL ROAD

Details

This list entry was subject to a Minor Amendment on 05/10/2012

TQ 75 SE 11/263 02/08/74

HAYLE MILL ROAD Hayle Mill (Formerly listed as Drying Lofts at Hayle Mill)

Paperworks. Circa 1800, and originally a water powered paper mill; with ongoing additions and alterations up to late C20, including replacement overshot waterwheel of 1878, mill chimney of 1891, and incorporating former mill house, now offices.

Earliest phases of Kentish ragstone supporting early C19 timber frame, later additions of buff brick some with weather-boarded upper floors. Natural slate and corrugated sheet roof covering. Works complex developed around drying loft building incorporating water wheel and drive within lower floor and finishing salle. Attached are ancillary buildings associated with preparatory and finishing stages of paper making, including vat house, machine house with rag-cutting loft, broke and pulp stores, boiler house, offices formed from mill house, and ancillary single storey ranges housing beater room, boiling and size preparation rooms, all attached and running parallel, or at right angles, to the core drying loft.

DRYING LOFT of two storeys and sixteen closely spaced timber-framed bays supporting shouldered king post trusses and hipped slated roof: Louvred sides to upper floor with louvred doors to provide draught for drying. Building on east west alignment with broad overshot water wheel taking water feed from south. Wheel housed internally in wheel room, with beater room then glazing room to west. Above, former drying floor, now with C20 paper-drying machinery to east end, but with paper drying trebles remaining in situ at west end. At south-west corner of drying loft.

WEST LONG ROOM (finishing salle) two storeyed range of 14 window bays, extends northwards with extension at north end of six window bays, giving continuous glazing to first floor side walls beneath a low-pitched slate roof. At centre of drying loft north wall, VAT HOUSE extends northwards. Single storey; brick with weather-boarded gable beneath corrugated sheet roof. At north east corner of drying loft.

MACHINE HOUSE WITH RAG CUTTING LOFT extends northwards. Two storey, painted brick to ground floor, upper floor of 14 window bays to west side, with 17 windows to east side, and two windows flanking each side of weather-boarded former central doorway to north gable. Swivelling casements resembling sash windows to gable apex. Weather-boarded gable with central window. At south east corner of drying loft and extending southwards from south end of the rag cutting loft.

BROKE AND PULP STORES. Pair of wide timber-framed and weather boarded buildings beneath wide, low pitched slate roofs. The easternmost part is angled southwards, and the overflow sluice from the mill pond runs below. Brick and stone east side wall. To the north east corner of the easternmost broke and pulp store, tall tapering circular brick.

CHIMNEY dated 1891 and attached BOILER HOUSE of 7 bays, beneath corrugated sheet roof. Early C20 coal-fired boiler and diesel-fired boiler c1960 within. Western lean-to extension, formerly Ashlees room. Attached to north end of extension to west long room.

OFFICES, formerly MILL HOUSE. Circa 1800. Random Kentish ragstone to ground floor plastered first floor, with brick end stacks below low-pitched hipped slate roof Double pile plan. 2 storeys, 3 bays with shallow glazing bar sash windowed bays to east front ground floor, 8 over 8 panes to centre, 4 over 4 panes to flanking lights, with three 6 over 6 pane sashes to first floor. Central door with altered door-case and transom light. To the south of the drying loft attached, and running parallel to the mill dam

ANCILLARY BUILDINGS, including BEATER, RAG BOILING and SIZE PREPARATION ROOMS. Single storey, the outer early C20 range concealing inner late C19 range, of Fletton brick with large metal windows. Hayle Mill is a fully developed and near complete example of a late C19 integrated paper-making complex which displays the characteristics of both water powered and fully mechanised paper-making technology on a single site. The site has evolved around the highly-significant drying loft, specifically designed to provide a controlled flow of air through louvred side walls for drying purposes above a centrally located integral water wheel.

Listing NGR: TQ7617455579

IVY MILL COTTAGE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086295
Date first listed: 21-Mar-1973
Amended: 02-Aug-1974
Statutory Address: IVY MILL COTTAGE, 1-4, LOWER TOVIL

Details

LOWER TOVIL 1. 5278 Nos 1 to 4 (consec) (Ivy Mill Cottages) (Formerly listed under Bockingford as Nos 1 to 4 Great Ivy Mill Cottages) TQ 75 SE 11/312 21.3.73. II

2. C17 and later. 2 storeys ground floor brick, 1st floor plastered. Hipped tiled roof sloping to ground floor at rear. 1 casement each. Simple door-case.

Listing NGR: TQ7561753294

IVY MILL HOUSE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336228
Date first listed: 02-Aug-1974
Amended: 14-Oct-1975
Statutory Address: IVY MILL HOUSE, LOWER TOVIL

Location

Statutory Address: IVY MILL HOUSE, LOWER TOVIL
County: Kent
District: Maidstone (District Authority)
Parish: Tovil
National Grid Ref: TQ 75631 53222

Details

LOWER TOVIL 1. 5278 Great Ivy Mill House Tq 75 SE 11/166 II 2. " . + Formerly shown as Great Ivy Mill. C18 front, possibly earlier behind the facade. 2 storeys and attics plastered front. Hipped slate roof with 2 dormers. 4 sashes with glazing bars missing. Door-case with rectangular fanlight, flat hood over supported on brackets and door of 6 fielded panels. Great Ivy Mill House shall be amended to read Ivy Mill House.

LOWER TOVIL 1. 5278 Great Ivy Mill House TQ 75 SE 11/166 II

2. Formerly shown as Great Ivy Mill. C18 front, possibly earlier behind the facade. 2 storeys and attics plastered front. Hipped slate roof with 2 dormers. 4 sashes with glazing bars missing. Door-case with rectangular fanlight, flat hood over supported on brackets and door of 6 fielded panels.

Great Ivy Mill House shall be amended to read Ivy Mill House.

Listing NGR: TQ7563153222

GREAT IVY MILL

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086296
Date first listed: 02-Aug-1974
Statutory Address: GREAT IVY MILL, LOWER TOVIL

Details

LOWER TOVIL 1. 5278 Great Ivy Mill TQ 75 SE 11/313 II

2. A timber-framed building altered. 3 storeys. Ground floor painted brick, upper floors weather-boarded. Tiled. Right side modern 2 storey extension. The rear elevation is partly stuccoed and partly weather-boarded. Modern windows and door-case with flat hood on brackets.

Listing NGR: TQ7567453118

ABBHEY GATE FARMHOUSE

Overview

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1086289
Date first listed: 30-Jul-1951
Statutory Address: ABBHEY GATE FARMHOUSE,
STOCKETT LANE

Details

STOCKETT LANE 1. 5278 (West Side) Abbey Gate Farmhouse
TQ 75 SE 11/167 30.75I. II*

2. A C15 to C16 wealden hall-house with the ground floor almost wholly plastered but the timber-framing with curved braces exposed on the 1st floor. 2 storeys and attics. Hipped tiled roof. 2 tiny hipped dormers. 4 casement windows, some with small square leaded panes. The rear elevation has 3 original wooden mullioned windows. The interior contains a crown post roof and screens passages with 2 original openings to Pantry and Buttery. Fine late C16 wooden fireplace with shields in spandrels and massive stone chimney-stack rising through the house. The solar end has arches with Renaissance reeded pilasters.

Listing NGR: TQ7617455579

WATER TANK IN GROUNDS OF ABBHEY GATE PLACE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336224
Date first listed: 02-Aug-1974
Amended: 14-Oct-1975
Statutory Address: WATER TANK IN GROUNDS OF ABBHEY
GATE PLACE, STOCKETT LANE

Details

STOCKETT LANE 1. 5278 (West Side) Water Tank in grounds
of Abbey Gate Farmhouse TQ 75 SE 11/167A II

2. An C18 lead water tank decorated with raised strap-work patterns.

Water Tank in grounds of Abbey Gate Farmhouse shall be amended to read Water Tank in grounds of Abbey Gate Place.

STOCKETT LANE 1. 5278 (West Side) Water Tank in grounds
of Abbey Gate Farmhouse TQ 75 SE 11/167A II

2. An C18 lead water tank decorated with raised strap-work patterns.

Listing NGR: TQ7617455579

DRINKING FOUNTAIN

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1266334
Date first listed: 02-Aug-1974
Statutory Address: DRINKING FOUNTAIN, TOVIL HILL

Details

TOVIL HILL 1. 5278 (North-west Side) Drinking Fountain TQ 75
SE 11/356

II 2. 1910. Stone surround with cast iron shell moulded drinking basin.

Listing NGR: TQ7617455579

GRASMERE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086364
Date first listed: 02-Aug-1974
Statutory Address: GRASMERE, 15, CHURCH ROAD

Details

CHURCH ROAD 1. 5278 TOVIL (North Side) No 15 (Grasmere)
TQ 75 SE 11/228 II

2. Mid C19. 2 storeys red brick with grey headers. Hipped slate roof with 1 dormer. 3 sashes with glazing bars intact. Central door-case with rectangular fanlight set in a wooden porch with slender square wooden columns.

Listing NGR: TQ7617455579

OLD COTTAGES

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086250
Date first listed: 02-Aug-1974
Amended: 14-Oct-1975
Statutory Address: OLD COTTAGES, 1-4, TOVIL GREEN

Location

Statutory Address: OLD COTTAGES, 1-4, TOVIL GREEN
County: Kent
District: Maidstone (District Authority)
Parish: Tovil
National Grid Ref: TQ 75053 54634

Details

TOVIL GREEN 1. 5278 (West Side) Nos 1 to 4 (consec) TQ 75 SE 11/351 II GV

2. An C18 terrace. 2 storeys weather-boarded. Mansarded half-hipped tiled roof with 4 hipped casement dormers. 4 casements in all and simple door-cases set in moulded architraves. Nos 1 to 4 (consec) form a group.

Nos 1 to 4 (consec) shall be amended to read Nos 1 to 4 (consec) (Old Cottages)

TOVIL GREEN 1. 5278 (West Side) Nos 1 to 4 (consec) TQ 75 SE 11/351 II GV

2. An C18 terrace. 2 storeys weather-boarded. Mansarded half-hipped tiled roof with 4 hipped casement dormers. 4 casements in all and simple door-cases set in moulded architraves. Nos 1 to 4 (consec) form a group.

Listing NGR: TQ7617455579

BOCKINGFORD FARMHOUSE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086367
Date first listed: 02-Aug-1974
Statutory Address: BOCKINGFORD FARMHOUSE,
CRIPPLE STREET

Details

CRIPPLE STREET 1. 5278 (North Side) Bockingford Farmhouse TQ 75 SE 11/163 II

2. Early C19. 2 storeys red brick with grey headers. Hipped tiled roof and parapet 3 sashes with glazing bars missing 2 of which are 3-light. Door-case in moulded architrave surround with projecting cornice over. Brick chimney breast on the south side, possibly part of an older house, though the brickwork is of the same date as that of the house. A cottage of later date, built of brown brick, is attached to the house behind. Invicta fire-plaque.

Listing NGR: TQ7609453617

BOCKINGFORD HOUSE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1273756
Date first listed: 02-Aug-1974
Statutory Address: BOCKINGFORD HOUSE,
CRIPPLE STREET

Details

CRIPPLE STREET 1. 5278 (North Side) Bockingford Court.
Bockingford House. TQ 75 SE 11/233 II

2. A Mid C19 pair. 2 storeys yellow brick. Slate roof with eaves cornice. 4 sashes to each with glazing bars intact. Ground floor verandah with wooden trellis work.

Listing NGR: TQ7592753601

LITTLE BOCKINGFORD

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336183
Date first listed: 02-Aug-1974
Statutory Address: LITTLE BOCKINGFORD,
CRIPPLE STREET

Details

CRIPPLE STREET 1. 5278 (North Side) Little Bockingford TQ
75 SE 11/234 II

2. Mid C19. 2 storeys. Kentish ragstone. Tiled roof, apsidal ended. Brick modillion cornice and long and short quoins. The entrance is on the right-side elevation. The door-case is pointed arched and is flanked by 2 lancets with 'Gothick' headed lights. The rear elevation has 2 pointed windows with 'Gothick' glazing.

Listing NGR: TQ7592653612

BYDEWS PLACE

Overview

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1075786
Date first listed: 30-Jul-1951
Statutory Address: BYDEWS PLACE, TOVIL GREEN

Details

TOVIL GREEN 1. 5278 (West Side) Bydews Place TQ 75 SW
10/173 30.7.5I. II* GV

2. Formerly Beddowes Place. The home of the antiquary, the Rev Beale Poste. A C15 to C16 Weaden Hall house re-fronted in the C18. L-shaped. The front elevation which consists of a centre and 2 wings is of 2 storeys and attics with a plastered front. Hipped tiled roof with 4 dormers. 4 windows in all. Some casement windows with small square leaded panes, some sashes with glazing bars intact. Some modern windows. C19 gabled porch. Stone chimneybreast on the south-west side. North-east wing of stone with 2 casements, probably C17. The interior contains a triple crown post roof.

Bydews Place, Dovecote in the grounds of Bydews Place, Cottage to north-west of Bydews Place, Bydews Farmhouse, Former Granary to the south-west of Bydews Farmhouse and Oasthouse at Bydews Farm to the south-west of the former Granary form a group.

Listing NGR: TQ7484154296

BYDEWS FARMHOUSE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1225497
Date first listed: 02-Aug-1974
Statutory Address: BYDEWS FARMHOUSE, TOVIL GREEN

Details

TOVIL GREEN 1. 5278 (West Side) Bydews Farmhouse TQ 75 SW 10/352 II GV

2. C18. 2 storeys painted brick. Mansard tiled roof. The side elevation has 2 casements set in cambered surrounds. Right side built on lean-to porch and left side 2 storey extension, the ground floor painted brick, the 1st floor timber-framed.

Bydews Place, Dovecote in the grounds of Bydews Place, Cottage to north-west of Bydews Place, Bydews Farmhouse, Former Granary to the south-west of Bydews Farmhouse and Oasthouse at Bydews Farm to the south-west of the former Granary form a group.

Listing NGR: TQ7485654360

DOVECOTE IN THE GROUNDS OF BYDEWS PLACE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1336246
Date first listed: 02-Aug-1974
Statutory Address: DOVECOTE IN THE GROUNDS OF BYDEWS PLACE, TOVIL GREEN

Details

TOVIL GREEN 1. 5278 (West Side) Dovecote in the grounds of Bydews Place TQ 75 SW 10/173A II GV

2. C17 or earlier. Altered by being made into a cottage in the C19. 2 storeys stone. Conical tiled roof with hipped pigeon entrance and yellow brick chimney stack. Stringcourse. 2 inserted C19 casements with modern leaded lights. Door-case with cambered arch. The interior contains pigeon holes on the ground floor only and a C19 semi-circular wooden staircase.

Bydews Place, Dovecote in the grounds of Bydews Place, Cottage to north-west of Bydews Place, Bydews Farmhouse, Former Granary to the south-west of Bydews Farmhouse and Oasthouse at Bydews Farm to the south-west of the former Granary form a group.

Listing NGR: TQ7487054333

COTTAGE TO NORTH WEST OF BYDEWS PLACE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1086251
Date first listed: 02-Aug-1974
Statutory Address: COTTAGE TO NORTH WEST OF BYDEWS PLACE, TOVIL GREEN

Details

TOVIL GREEN 1. 5278 (West Side) Cottage to north-west of Bydews Place TQ 75 SW 10/173B II GV

2. A possible timber-framed building refaced in the C18. 2 storeys and attics. Ground floor red brick, 1st floor cement rendered. Tiled roof with tile hung half-hipped gable. Modern casement to attic storeys. 2 sashes on the 1st floor. 1 casement window and left side door-case to ground floor.

Bydews Place, Dovecote in the grounds of Bydews Place, Cottage to north-west of Bydews Place, Bydews Farmhouse, Former Granary to the south-west of Bydews Farmhouse and Oasthouse at Bydews Farm to the south-west of the former Granary form a group.

Listing NGR: TQ7484154316

OASTHOUSE AT BYDEWS FARM TO THE SOUTH WEST OF THE FORMER GRANARY

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225499

Date first listed: 02-Aug-1974

Statutory Address: OASTHOUSE AT BYDEWS FARM TO
THE SOUTH WEST OF THE FORMER
GRANARY, TOVIL GREEN

Details

TOVIL GREEN 1. 5278 (West Side) Oasthouse at Bydews
Farm to the south-west of the former Granary TQ 75 SW
10/352B II GV

2. Probably early C19. 2 storeys yellow brick. Slate roof, 3
casts set on a ragstone base, one circular with conical roof
and 2 square with pyramidal roofs. Tiled roofs with fantails.

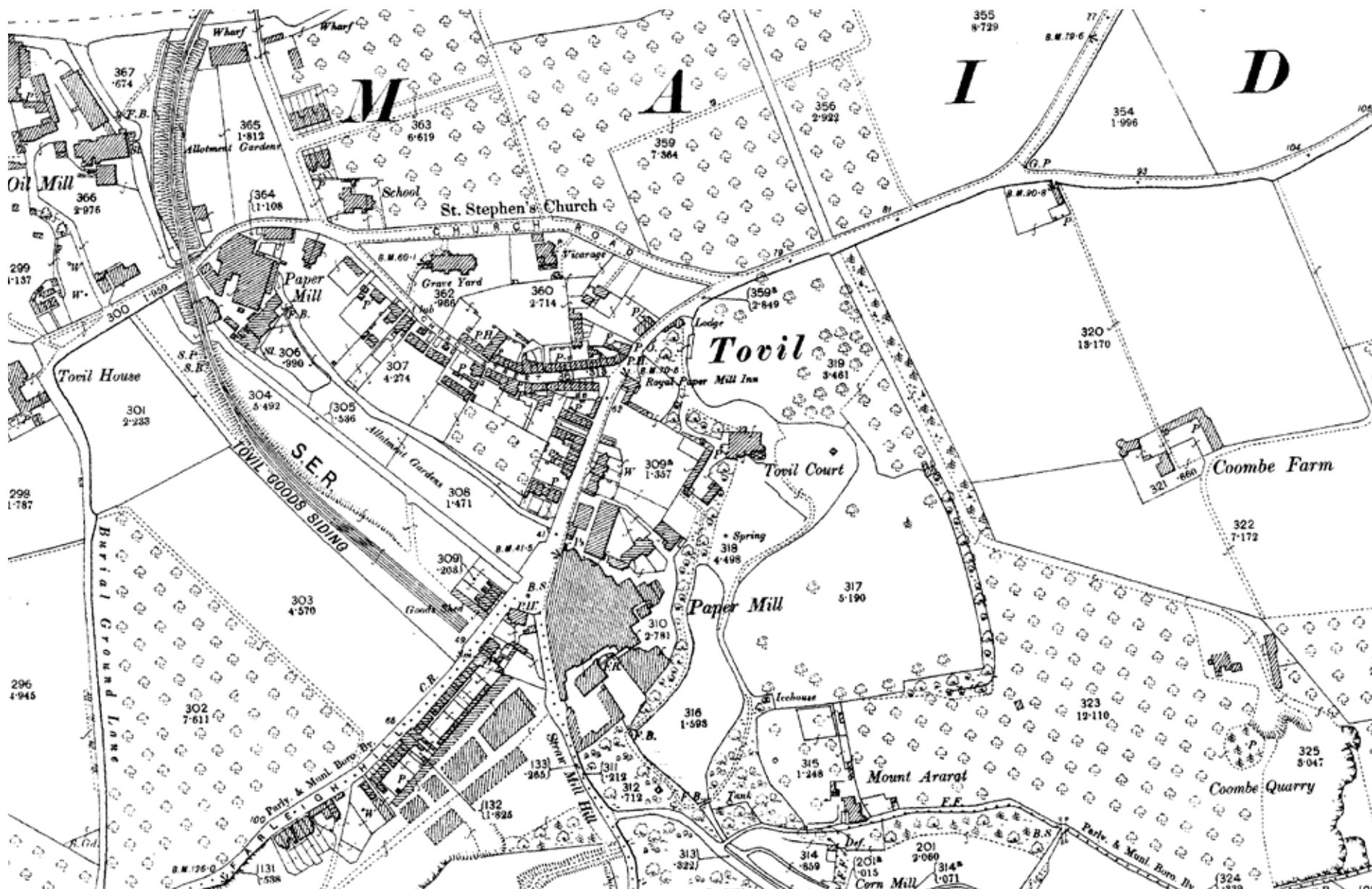
Bydews Place, Dovecote in the grounds of Bydews Place,
Cottage to north-west of Bydews Place, Bydews Farmhouse,
Former Granary to the south-west of Bydews Farmhouse and
Oasthouse at Bydews Farm to the south-west of the former
Granary form a group.

Listing NGR: TQ7479354308

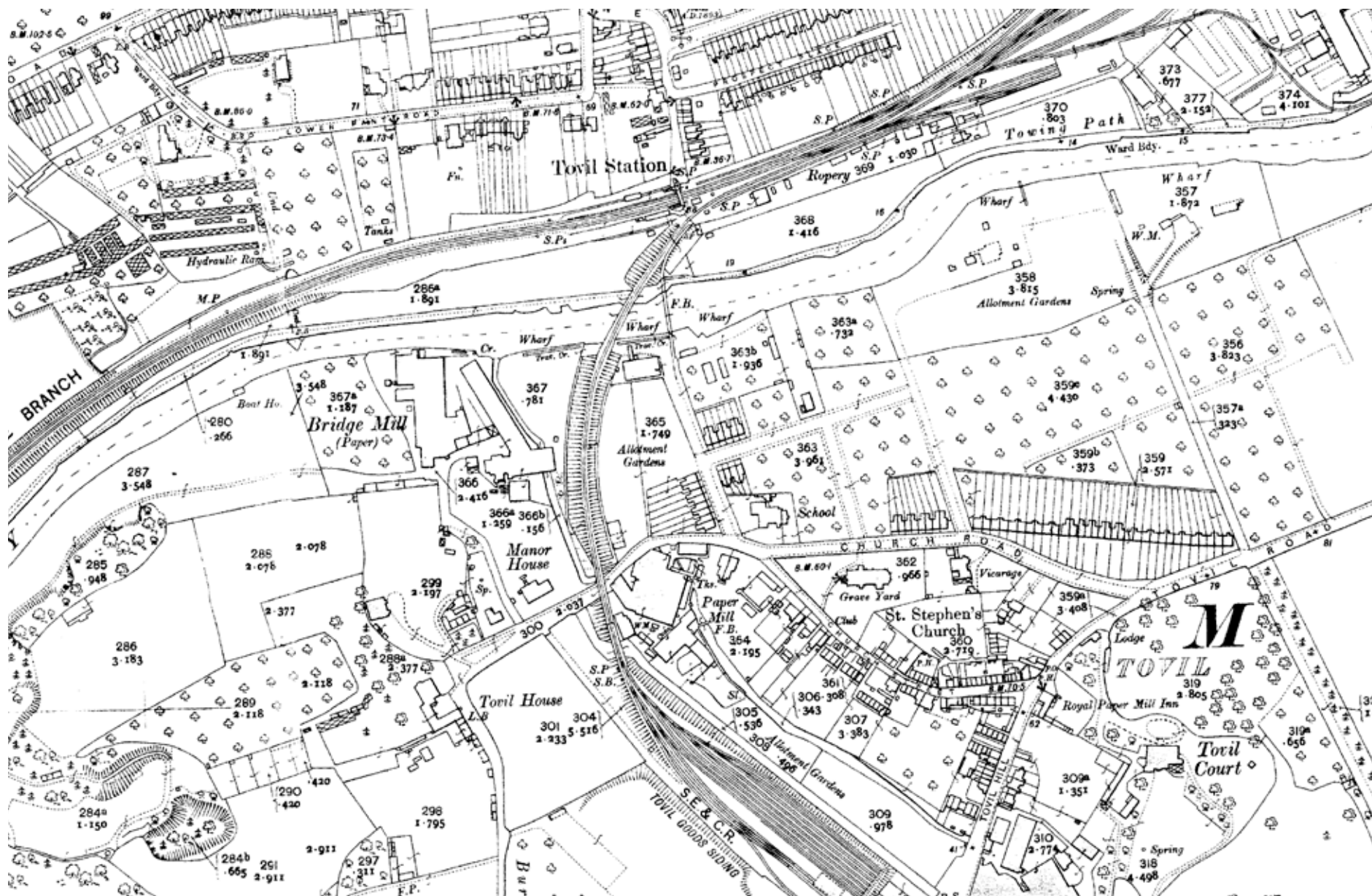
APPENDIX 2: MAP PROGRESSION



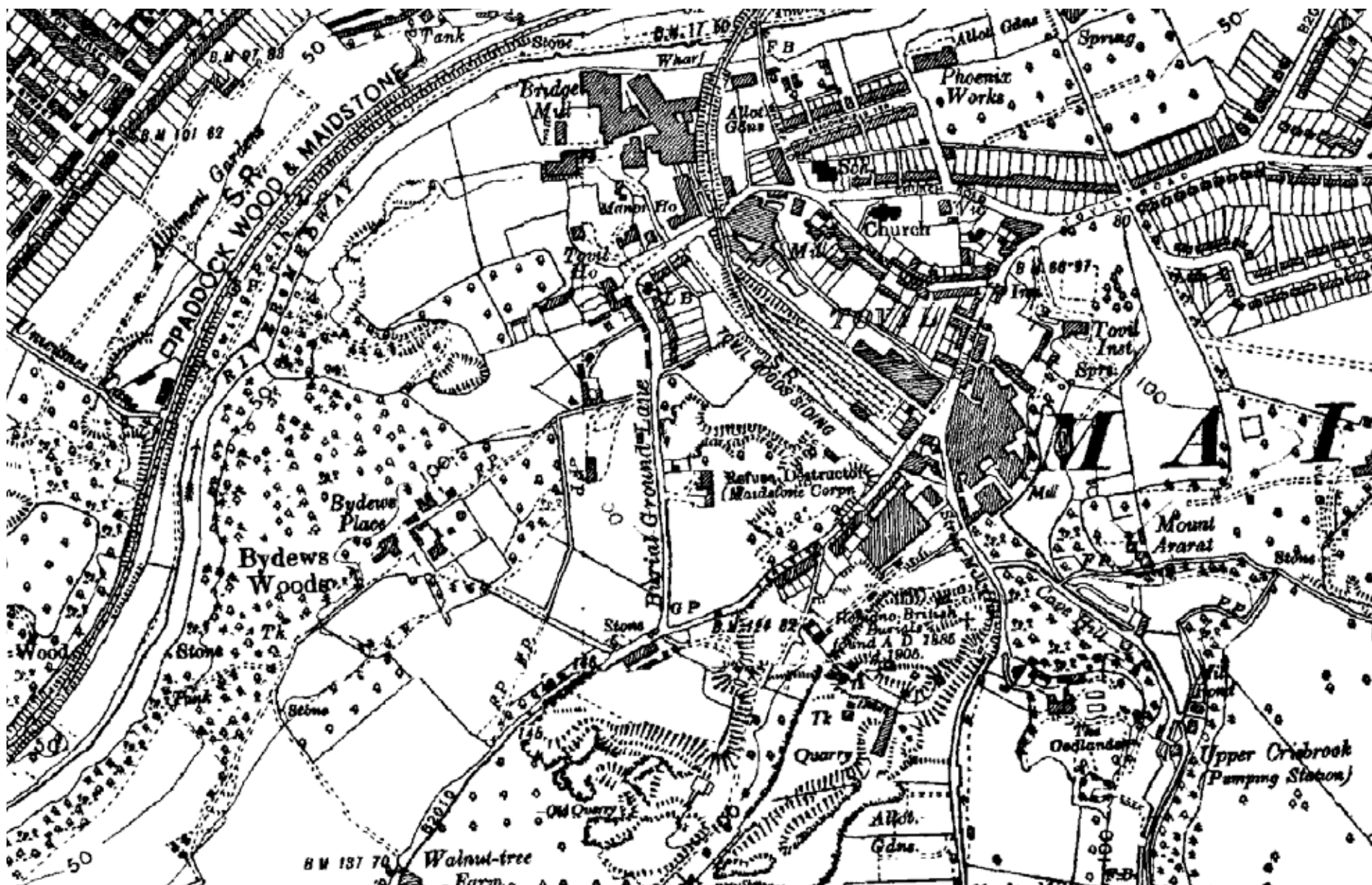
Extract from Ordnance Survey Map: 1886



Extract from Ordnance Survey Map: 1897



Extract from Ordnance Survey Map: 1908



Extract from Ordnance Survey Map: 1936



Extract from Ordnance Survey Map: 1958



Extract from Ordnance Survey Map: 1965



Extract from Ordnance Survey Map: 1989



Extract from Ordnance Survey Map: 2020

