TOPIC PAPER 4 OF 7 · POSTER 1 OF 2

Heritage and Conservation

Nine hamlets, four Conservation Areas, 96 listed buildings

East Peckham did not grow from one centre. It is a network of historic hamlets shaped by the river, the hop fields and the orchards.

1

9

distinct hamlets with open gaps between them

Nine historic hamlets, not one village

Old Peckham (Roydon), Hale Street, Snoll Hatch, Little Mill, The Pound, Beltring, Goose Green, Peckham Bush and Chidley Cross, with Addlestead Road as a heritage-rich lane. Keeping the gaps between them is central to village character.

2

96

entries on the National Heritage List: 5 Grade II*, 91 Grade II

96 listed buildings

Timber-framed farmhouses, oast houses, tithe barns, cottages, the churches, the war memorial and a chain of Second World War pillboxes along the Medway.

3

4

Roydon, Little Mill, Snoll Hatch and Bullen Corner

Four Conservation Areas

Together they tell the story from the hilltop manor at Roydon (about 17.7 hectares, 12 listed buildings) down through the Bourne valley mills to the farm clusters of the plain. Only Bullen Corner has a full published Conservation Area appraisal.

4

975

first written record, as Peccham

More than a thousand years on record

King Edgar granted the land to Christ Church Priory, Canterbury. The Domesday Book (1086) records two mills and swine pasture. East Peckham is named as a separate parish from 1293, and Roman villa remains have been found on the plain.

5

c.1300

St Michael's Church on the Roydon ridge

From the ridge to the valley

The original village sat on the dry high ground around St Michael's and Court Lodge. Roydon Hall (1535) is a premier Tudor brick manor. Holy Trinity Church followed in 1841. Today's village centre took shape in the 1850s, as plots around The Pound were sold and river and rail transport arrived.

Read the full topic paper on the Parish Council website: **eastpeckham-pc.gov.uk**, Neighbourhood Plan pages. Ask a committee member today.

Our Village · Our Voice · Our Plan

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Grade II*

listing grade of the Whitbread Hop Farm oast houses at Beltring

Hops and orchards built the village

Hop growing drew people down to the plain into working hamlets, and left oasts, granaries and barns on nearly every lane. Beltring holds the world's largest standing group of Victorian and Edwardian oast houses.

7

1850s

Freehold Land Society plots along Pound Road

The Pound: a village centre built for the vote

The Society bought the fields around the old livestock pound and sold 40-shilling freehold plots so working men could qualify to vote. Cottage rows, shops, workshops and pubs created the only truly concentrated settlement in the parish.

8

650 to 1,061

houses in the village centre, 1961 to 1971

The Green Belt froze the hamlets in 1967

The post-war estates nearly doubled the centre's population (2,006 to 2,982 in a decade). The 1967 Green Belt extension stopped further growth, and the outlying hamlets have seen no expansion since. It is now an issue due to current government planning policy.

9

1950-90

Drage Road to Hop Bine Close

Estates filled the gaps with pattern-book designs

Yellow stock brick, concrete tiles and uPVC replaced the native palette of red Wealden brick, Kent peg tiles and dark weatherboarding, and some estates bound separate hamlets together. Later schemes such as Hale Court and the Village Hall show it can be done well.

10

11 to 2

public houses, 1950 to now

Eleven pubs in 1950, two today

Only the Bush, Blackbird and Thrush and the Man of Kent remain. Landmarks like the Methodist Church and the former Hop Pole have no protection, so the paper supports a Local Heritage List and sensitive retrofit of old buildings.

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