

Bogle conservation area character appraisal

(Extract from report to Development Committee 26 January 2000 (Agenda item no.7 Annex B.)

Location

1. Bogle is a small hamlet which lies some 300 metres north of the north-eastern edge of Lynsted village, at the junction of Lynsted Lane with Bogle Road. It takes its name from the large 15th century house known as Bogle (formerly called Beaugill) which stands on the south eastern corner of the junction. The hamlet lies on the northern edge of the North Downs dip slope.

History

2. The oldest building in the group is Harnetts which dates from the fifteenth century, but the outstanding property here is Bogle, parts of which date from the 1500s. The building was refurbished and extended by James Huggessen around 1643. Materials for the brick nogging and extension are reputed to have been taken from the mansion of the Drury's in Lynsted Street. Bogle remained a yeoman farmer's house until the end of the nineteenth century when it was converted into four cottages, but it is now a single house again.

Buildings

3. Bogle house as is a handsome piece of large scale vernacular architecture, and it is without doubt a striking building. It is dated 1643 on the porch, when Huggessen's refurbishment and extension works were undertaken. Its long symmetrical front, presented to the road, is timber-framed and now infilled with striking red brick nogging (believed to have replaced earlier plaster infill). Kneelered parapet gables are in red brick, and the roof is covered with Kent peg tiles. There are twentieth century extensions to the rear.

4. The house is set back from the road behind a simple, grassed garden which itself is bounded by an old, red brick garden wall. Upright yews are a feature of the garden. Immediately to the south of the house stands a large barn, the front wall of which directly abuts the carriageway. The building has now been converted to a separate residential use, in the process of which the original structure has been substantially rebuilt. The steep clay tiled roof, previously thatched, is a prominent feature in the street scene. New garage buildings have been successfully incorporated into the adjoining space where they are mostly hidden behind the high front boundary wall, except for their peg tiled roofs which project above it.

5. On the opposite side of Lynsted Lane stands Harnetts which is older than Bogle, dating from the 15th century. A timber-framed house, it was clad with brick in 1675 (a remarkably early date for the use of the material) but the brickwork is now painted. A new garage building, barn-like in form, now stands to the rear and is clad with stained weatherboarding and is covered with plain clay roof tiles.

6. Pond and Bogle Cottages define the northern limits of the hamlet, and being sited close to the edge of the carriageway help to create physical form to the settlement. They are modest in size in comparison with Bogle house, and are squeezed rather uncomfortably into a narrow strip between the road and the adjoining farmland. Both cottages date from the nineteenth century, and both still retain pleasant, reasonably authentic looking front elevations. A new double garage building to the north of Bogle

Cottage is prominently sited on the northern edge of the hamlet ,and looks rather large in relation to the adjoining properties.

7. The one other building in Bogle is Bratten, a large two storey house which is notable for its steep, clay tiled roof, large chimneys, and mock timbering. It is set well back from the road and in visual terms appears slightly set apart from the rest of the hamlet.

Landscape

8. The main feature of the landscape around much of Bogle remains the relatively small-scale pattern of orchards. However, these orchards are declining in number and parts of the surrounding countryside are becoming more open in character, with larger fields in mixed uses.

9. There are extensive views to the north across to the Swale estuary and the Isle of Sheppey, but within the hamlet itself there remains a fairly enclosed feel with hedgerows giving form to the roads through it. The sequence of buildings and other boundaries is most marked on the east side of the road. The rural character of the place is underlined by the soft verges and general absence of footways and kerbing.

10. The position of Bogle along Lynsted Lane is attractively marked by a gentle, but well defined, double bend in the road. This feature in the road alignment gives the hamlet an unmistakable presence. A single yew tree in front of Harnetts overhangs the road at this crucial point, and further helps to underline the sense of place.

Other comments

11. Bogle is a tiny hamlet in the Kentish countryside made special by the outstanding presence of Bogle house. The building dominates the hamlet, but the presence of the settlement is separately expressed by the gentle bends in the road alignment through the junction, which attractive layout provides quiet confirmation that here is a settlement of long standing.

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