



Great Mongeham

Church Area and Mongeham Road
Conservation Areas

Character Appraisal and Management Plan

Draft for consultation
June 2025



Great Mongeham Conservation Area Appraisal

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1.0 INTRODUCTION

1.1 Background

There are two conservation areas in Great Mongeham. Great Mongeham - Church Area Conservation Area was designated on 6 November 1970 and was the subject of a character appraisal in 1996. Great Mongeham - Mongeham Road Conservation Area was also designated on 6 November 1970 and its boundaries were reviewed and extended in 1976. A map showing the current extent of both conservation areas is included at Map 1 on page 3.

1.2 Planning Policy Context

The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory definition of a conservation area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹. Dover District currently has 57 designated conservation areas.

It is the responsibility of individual local planning authorities to designate and review conservation areas from time to time, using local criteria to determine and assess their special qualities and local distinctiveness². Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping. Above all, conservation areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

The Dover District Heritage Strategy (updated September 2020) presents the district’s Heritage Assets as Themes; Theme 13 deals with

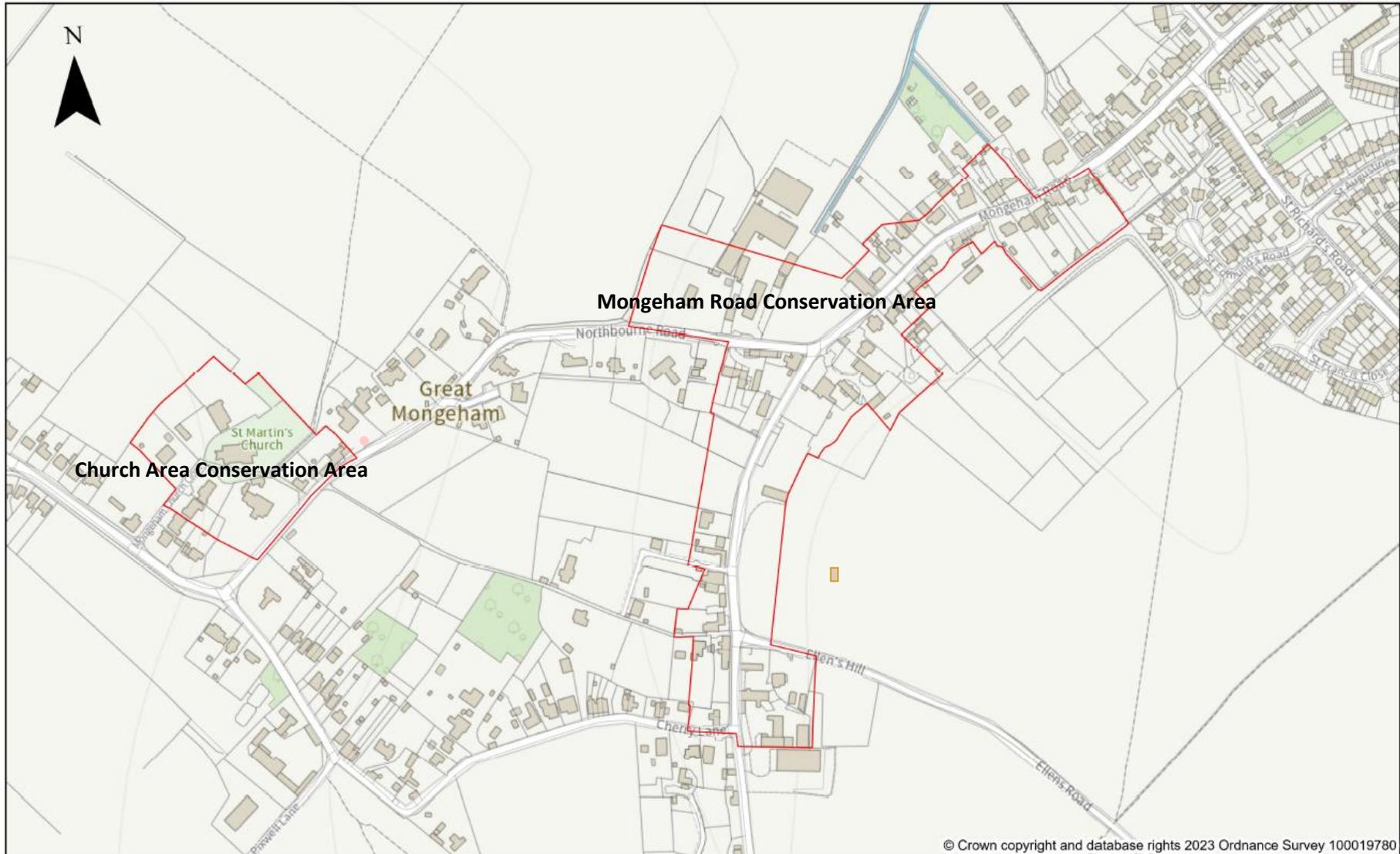
conservation areas. Collectively, the district’s conservation areas are heritage assets of outstanding significance. As well as being attractive places to live and work, they add to people’s quality of life and contribute to the economic wealth of the district by attracting visitors and tourists.

The aim of conservation area designation is to protect historic places and to assist in positively managing change, so that their special character is safeguarded and sustained. Designation provides extra protection in the following ways:

- The local planning authority has control over most demolition of buildings.
- The local planning authority has extra control over householder development, including through Article 4 Directions where appropriate.
- Trees are protected in conservation areas.
- When assessing planning applications, the local planning authority pays special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting.
- Policy HE2 in the Dover District Local Plan to 2040 positively encourages development which preserves or enhances the character or appearance of conservation areas.

¹ Section 69 (1)(a) Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990



Map 1: The existing conservation areas in Great Mongeham



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1.3 The Purpose of this Character Appraisal and Management Plan

The purpose of this Conservation Area Character Appraisal and Management Plan is:

- To identify the significance of the heritage asset – i.e. the value that the conservation areas have to this and future generations, because of their heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in the preservation and enhancement of the conservation areas.
- To provide a framework for making planning policy and planning decisions; to guide positive change and regeneration, and to ensure that change is informed by an understanding of the special character of the place.
- To review the boundary of the conservation areas and, where appropriate, make recommendations for change.
- To highlight issues and features which detract from the character or appearance of the conservation area, which may offer potential for enhancement or improvement through positive management.

A Conservation Area Character Appraisal is an assessment and a record of the special architectural or historic interest which gives rise to the character and appearance of a place. However, an appraisal cannot be all-inclusive and the omission of any building, feature or space should not necessarily be taken to imply that it is not of interest. In some cases, significance may only be fully identified at such time as a feature, a building or a site is subject to the more rigorous assessment that an individual planning application necessitates.

Part of this review of Great Mongeham's Conservation Areas is to assess whether they still possess the special architectural and historic interest

which merit their continued designation. It also provides an opportunity to review the effectiveness of the designation over the past 54 years.

An appraisal serves as a basis for the formulation and evaluation of Development Plan policies, as a material consideration in the making of development management decisions by the local planning authority, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils or amenity groups in the formulation of Neighbourhood Plans or Village Design Statements. It may assist individuals in making design choices.

This appraisal also includes a Management Strategy at section 4 to help the District Council and other local stakeholders to positively manage the conservation areas. A Management Strategy may include action points, design guidance and site-specific guidance: It may identify potential threats to the character of the area and can, where appropriate, identify the potential for Article 4 Directions or local heritage listing.

Part of the appraisal process involves an assessment of whether the conservation area boundaries are correctly drawn, or whether they should be extended or reduced in size. Recommended changes to the boundaries are outlined in Appendix 1.

1.4 Community engagement

The Dover District Council Heritage Strategy highlights the importance of local community involvement in the protection of the historic environment. There are two specific areas where that involvement is encouraged: firstly, local civic groups are encouraged to develop appraisals for conservation areas within their locality; and secondly, the production of a List of Local Heritage Assets.

This Character Appraisal and Management Strategy is consistent with the aims of the Council's Heritage Strategy. It is to be the subject of public consultation, with a view to being formally adopted by Dover District Council.

The Character Appraisal and Management Strategy has been prepared with support and assistance from the Great Mongeham Society and others. The author would like to thank all those who contributed to its production.

The black and white photographs are credited with thanks to the Great Mongeham Society and Sue Solley.



Top: undated postcard. Mongeham Road looking north

Bottom: undated postcard. Mongeham Road looking south

1.5 Summary of heritage significance

The special architectural and historic character of Great Mongeham's conservation areas is summarised below. A more detailed description follows in section 2.

Key characteristics: Church Area Conservation Area

- Its strong visual identity, centred on St. Martin's Church. The church's scale and elevated position provide visual focus to the conservation area as well as to the village. The church is particularly noteworthy for its ancient fabric, its religious and communal value, and its connection with the prominent Victorian architect William Butterfield.
- The churchyard is an evocative and tranquil place with a good range of grave headstones and chest tombs.
- The architectural contribution made by good Georgian houses at the Old Rectory, Church House and Great Mongeham House.
- Its strong visual connections with the surrounding landscape. Views from the churchyard looking north and from Northbourne Road looking east are particularly noteworthy and reinforce the farming history of the village.

Key characteristics: Mongeham Road Conservation Area

- The history of the village, which developed around farming and brewing, as evidenced today by the 18th and 19th century farmhouses, farm buildings and former maltings.
- The expansion of the village in the 19th and 20th centuries, reflecting changes in society and demographic. The juxtaposition and contrast between the small number of larger houses and the large number of smaller houses provides architectural interest and variety.
- The eclectic mix of traditional building styles and forms provides an interesting narrative of the village's development over time.

- The historical connection between the village and the countryside is strongly evident today in the surrounding farmscape. Even in the more built-up areas, the countryside is never far away and is experienced through glimpse views, trees and green spaces.



Key characteristics that both conservation areas share

The Church Area Conservation Area and the Mongeham Road Conservation Area have characteristics which they share that contribute positively to their significance and their local distinctiveness. These are:

- Historic buildings and structures within the conservation areas are constructed of a wide range of traditional building materials, and no one material imparts a dominant character. Timber framing, bricks, peg tiles, flint, and flint cobbles all of which were locally sourced, are found. Pantiles, slate and ragstone were imported from further afield, but they too contribute to the architectural distinctiveness of the village. Despite the historical association with the rural landscape, thatch (a by product of agriculture) is rarely found.
- Boundary walls and fences make a distinct contribution to the special character of the place. Flint walls are found to the churchyard only, while elsewhere in the conservation area brick walls dominate.
- Mature trees and hedgerows which reinforce the rural character of each area, and which contribute to their setting.
- Footpaths between, through and around the boundaries of the conservation areas provide an intimate network of routeways, connecting the conservation areas with the countryside and other settlements.



Malthouse Cottages

2.0 CHARACTER APPRAISAL

The special architectural or historic character of a place arises from its geology, its topography and the complex interactions between people, commerce and politics, over time. The following paragraphs aim to describe those attributes which contribute to the special character of Great Mongeham.

2.1 Landscape and topography

Great Mongeham lies to the west of Deal and Walmer, approximately 3km from the east coast of Kent. The underlying geology is chalk which is overlain with clay and flints.

It is in an area of rolling countryside on the dip slope of the North Downs where it merges with the plateau of the North Kent Plain. The parish church occupies an elevated position approximately 30m above Ordnance Datum with land falling away gradually to the north, the south and the east.

Mongeham Road lies to the bottom of the valley and is associated with a waterway, navigable by small craft, that once linked Mongeham Dock, located on a bourne to the rear of the Parish Hall, to the Wantsum Chanel.



Aerial photograph of Great Mongeham (2020 Google Earth). Note the archaeological crop marks.

2.2 Brief history of Great Mongeham

Artifacts and burials in and around Great Mongeham have been found dating back to the Neolithic, Bronze, and Iron Ages. Roman pottery has also been found within the parish and the Roman road from Richborough to Dover passes just 3Km to the west.

The first evidence of a settlement dates from a charter of 762 in which King Eadberht of Kent made a grant to St Peter's Minster (later Saint Augustine's Abbey) of "land in the south part of the ancient village called Mundelingham". The bequest was of six sulungs, probably in excess of 1000 acres. Until the Norman conquest Mundingeham was one manor, but it was subsequently split into two, the Western part remaining with the Abbey, later to be subsumed into the manor of Adisham; the Eastern part became the manor of Great Mongeham.

The Anglo-Saxon name of Mundelingham refers to the village or settlement of Mundel's people. It was referred to as Muningham in 1195 and Mongeham by 1610. The prefix Great was added to distinguish it from Little Mongeham.

The origins and growth of the village were largely centred around farming, evidenced by the number of farmhouses and farm buildings which survive today. Farming continues in and around the village today. Malting had a long history on the village up to the end of the nineteenth century. In a ninth century charter, a nun, named Lady Lufa, owner of estates in Great Mongeham, paid 240 bushels of malt to St. Augustine's monks in Canterbury. In 1415 the Lord of the Manor secured a contract to supply beer to Henry V's troops in Calais. 17th and 18th Century records state that John Bean owned one of the malthouses in the village and a second one belonged to Samuel Shepherd who lived in the Manor House. His name is preserved in his association with the Shepherd Neame brewery at Faversham. His funeral monument, in St Martin's church, is dated 1770.

Tithe apportionments of 1841 record continued use of two malthouses and a brewery. Local production ceased in 1901. Today there are a number of village dwellings bearing names relating to their former connection with local brewing industry.

A charter was granted for a fair in Great Mongeham in 1251. The fair drew pedlars and trades from afar and was a major event for the village right up until the end of the 19th Century.

As the port of Sandwich silted up and declined, the port at Deal grew, and by the end of the 17th Century the town had grown sufficiently to be awarded its own charter. This and the opening of the South Eastern railway branch line to Deal in 1847 encouraged growth and prosperity in Great Mongeham.

Inter-war housing development to the east of the village along Mongeham Road and the estate at Mill Hill that was constructed to house the incoming miners who worked at nearby Betteshanger Colliery, effectively connected the village to the suburbs of Sholden and Deal.

2.3 Church Area Conservation Area

The boundary of the conservation area is tightly drawn around the cluster of buildings which surround St. Martin's Church. The church provides the focus for the conservation area because of its scale, its elevated position and its architectural status. However, it is the juxtaposition of other buildings to the church and the spaces they define that combine to make the special character of the place.

The church has early origins and elements of Norman fabric survive, particularly in the north chapel. The plan of the current church dates largely from the 13th century, but the architect William Butterfield carried out a particularly thorough rebuilding in 1851, referred to by John Newman as a 'cruel restoration' on account of its thorough disregard for the church's ancient fabric. Built of local flint with ragstone dressings, the crenelated tower is a significant landmark within the village and in the wider landscape.

The churchyard is a special and tranquil place with a good selection of chest tombs and headstones, a lych gate (1854) and boundary walls constructed of brick, pebble and flint. Mature trees and glimpse views of the countryside to the north all add to the experience.

The Old Rectory to the north of the church and Church House to its east are classically influenced Georgian houses with brick elevations sash windows and eaves cornices. Attached to Church House is a former forge which has a pantiled roof.



St. Martin's Church



Church House



Great Mongeham House



The Old Rectory



Lychgate and church path

To the south of the church, Great Mongeham House is a Greek revival stuccoed building dated 1797 with recessed sash windows and pedimented doorcase.

Fairfield is a 19th century house which fronts Northbourne Road. It retains much of its original character, with a rendered and gabled front elevation although the loss of original timber windows has had a negative impact.

The church tower dominates the view from Mongeham Church Close which provides the approach to the church from the south-west. The Close has 20th century detached housing in landscaped gardens set behind characterful brick boundary walls.



2.4 Mongeham Road Conservation Area

Mongeham Road Conservation Area extends from the junction with Cherry Lane and Ellen's Hill in the south to the Three Horseshoes public house in the north and includes a short length of Northbourne Road.

Buildings are typically terraced or attached: some have front elevations directly onto the road whereas others are slightly set back or have small front gardens with boundary walls or fences. The smaller number of detached larger houses typically sit within gardens.

The description that follows starts at Cherry Lane in the south and progresses north.

At its southern extreme there is a cluster of listed buildings which includes The Noke (226 and 228), Hillside House and Barn, Ivy House, and Redoury Cottage (known as Champlain's Well).

Hillside House is a pleasing late-Georgian farmhouse with a near-symmetrical elevation facing north onto Ellen's Hill. It has sash windows and a steep peg tiled roof behind an eaves parapet. It postdates the barn which sits at right-angles to Mongeham Road and forms part of a cluster of traditional and modern farm buildings.

Ivy House and Redoury Cottage (Champlain's Well) sit either side of Church Path. Ivy House is another brick Georgian building whereas Redoury Cottage is an earlier timber-framed building which is clad in 17th century brickwork and has a Dutch gable which unexpectedly faces west, away from Mongeham Road. Other buildings which complete the group on the west side of Mongeham Road include The Old Malthouse, Lamp Cottage, Redoury Cottage (Champlain's Well), The Old Post Office, The Old Bakery and 208. Together they form a pleasing group in what was once a busy commercial hub of activity for the village.



Views over farmland to the east and west make a significant contribution to the rural character of this part of the conservation area. They include glimpse views of the church tower framed by a mature row of lime trees.

This rural openness contrasts with the concentration of buildings as one approaches the junction of Mongeham Road with Northbourne Road, starting with the long elevation of the recently converted malthouse on the east and then Malthouse Cottage on the west.

Before reaching the junction with Northbourne Road, the elevations of Brewer's Farmhouse (1735 and earlier) and Manor Farm House (1707) face each other on either side of the road. Brewer's Farmhouse has flush sash windows, a first-floor string band and a handsome Tuscan doorcase with fanlight and an open pediment. Manor Farm House is on a grander scale with red brick elevations, flush sash windows and a steep peg tile roof above a bold modillion eaves cornice. Both houses have walled gardens facing either side of Mongeham Road. The enclosure created by the walled gardens contrasts vividly with the relative openness at Solley's Corner and the verdant space of The Green to the north.



View of the church tower from Mongeham Road



Malthouse Cottage



Former malthouse



Manor Farm House



Brewery Farmhouse



The Green

Turning west onto Northbourne Road, a long low building with a blind elevation and steeply pitched roof fronts the south side of Northbourne Road in front of a former forge.

Brewery Cottages sit back from the road behind a forecourt. They were converted from a Victorian brewery building after it closed in the early years of the 20th century. The cottages are unfortunately compromised by the loss of all their original windows and doors.

On the north side of Northbourne Road, Stone Hall is another fine Georgian farmhouse which is set in gardens with mature specimen trees and a prominent buttressed brick-and-flint boundary wall.

The space between Stone Hall and The Green is occupied by sizeable modern farm buildings. However, the survival of a small weatherboarded granary on saddle stones provides a reminder of the traditional farmyard that once existed in this location at the centre of the village.

North of its junction with Northbourne Road, Mongeham Road becomes more suburban in character. It has a wider variety of buildings which include small farmhouses, terraced cottages, a public house and some 20th century infill housing. The character of the village is less coherent here, but it is still distinctly Kentish and it is still dominated by vernacular buildings and local building materials. Changes in the line of the road as well as a gentle incline as one progresses to the north-east, gives rise to changing views and added visual interest.



Noteworthy buildings on this stretch of Mongeham Road include Monks Hall and the Three Horseshoes public house. Monks Hall has painted brick elevations in what appears to be 17th century brickwork, but the form of the house and its architectural details have been altered over time. The Three Horseshoes includes a low brick building with large dormer windows which break the eaves line and a later building with a weatherboarded upper floor. The elevations appear a little cluttered but include a particularly fine hand-forged wrought-iron hanging sign incorporating the date of 1735.



Monks Hall



The Three Horseshoes

Numbers 151, 154 (The Vale) and 168 (Valley Farmhouse) are of 18th or early 19th century date. They provide evidence of how the village depended on farming. Each differs in detail, but all have a symmetrical two-storey elevation with a central entrance.



151



The Vale



Valley Farm House

There are several groups of terraced houses, typically dating from the Victorian or Edwardian periods. Most have suffered a degree of alteration or loss of original features over time.



142 to 148



143 to 145



165 to 167



159 to 163

153-155 (Yeoman Cottage) is one of several buildings in the village that proudly displays an inscribed datestone 'RE 1757'. Datestones do not always refer to the date of construction of a building, they sometimes refer to a significant event such as a marriage.



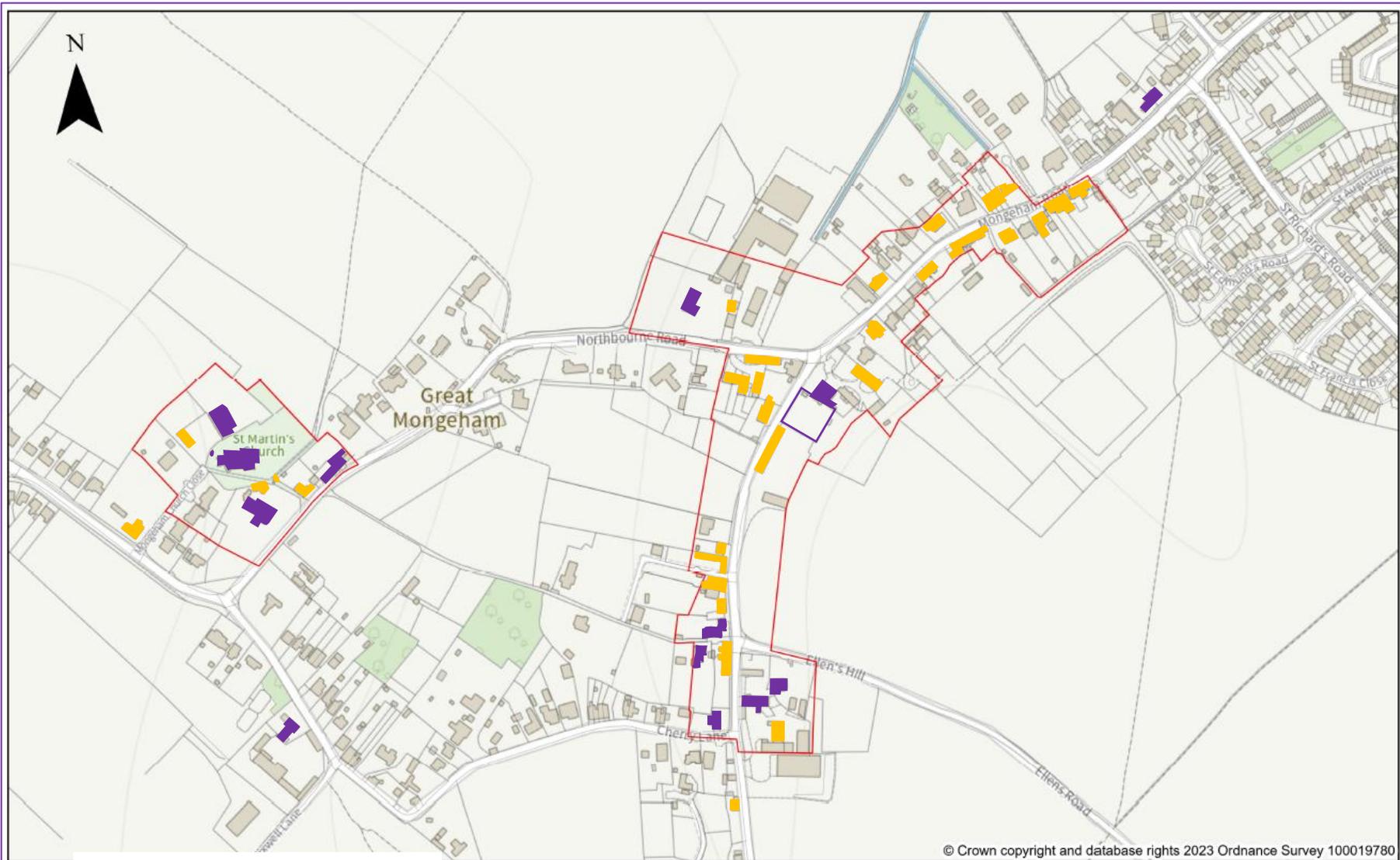
Number 147 started out as a pair of workers' cottages in the early 19th century. It served as the village bakery from 1851 until 1985 when it closed and was converted to a house.



147

During the second half of the 20th century, many of the gaps between traditional buildings were developed with detached or semi-detached houses or bungalows, often with little regard to local vernacular character or the pattern of development in the village.

Buildings which contribute positively to the character of the conservation areas are shown on Map 2 below.



Map 2: Significant buildings

- Listed Buildings
- Buildings that make a positive contribution to the conservation areas



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2.5 Significant views

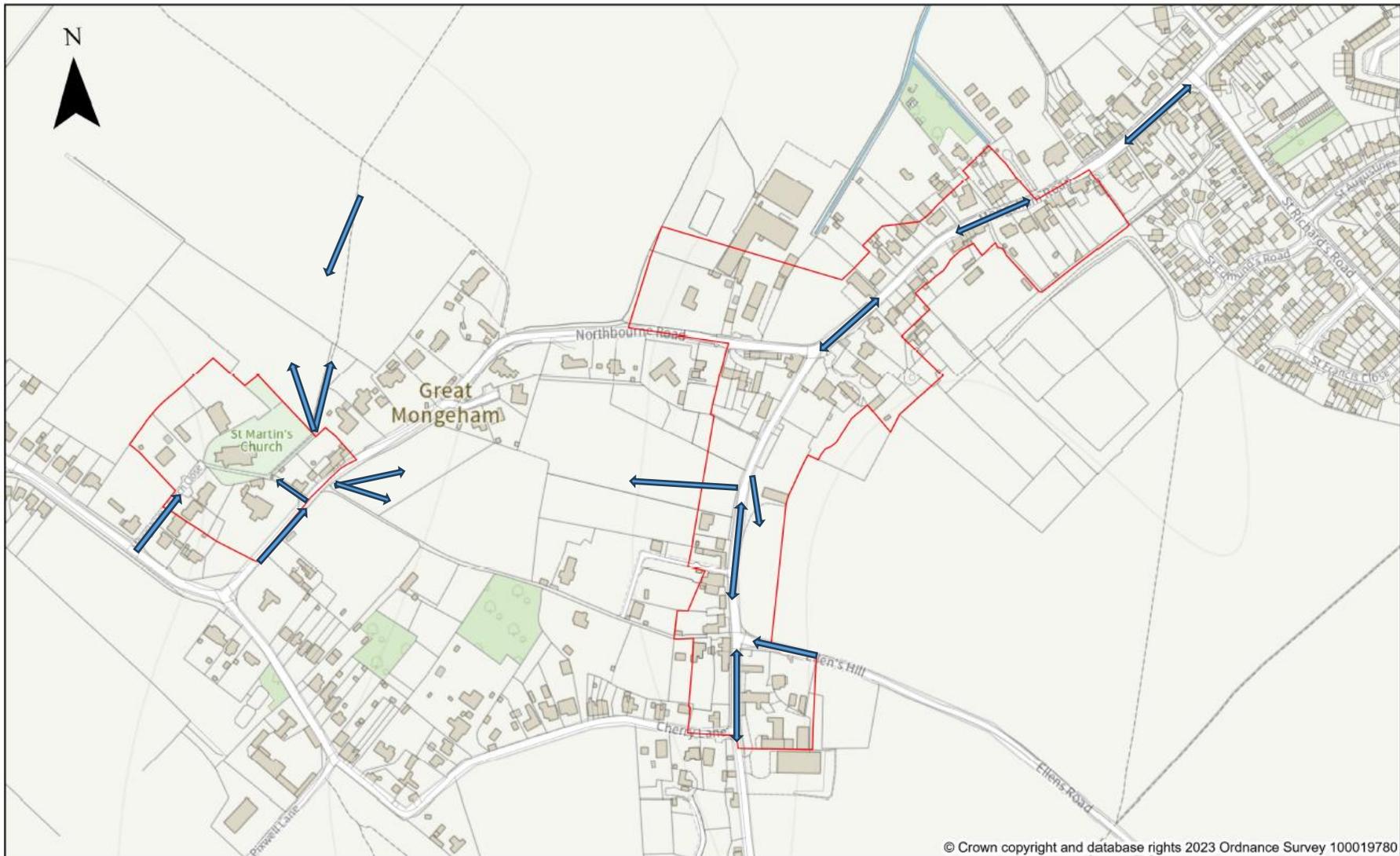
Views contribute to the way in which the character or appearance of a place is experienced, enjoyed and appreciated. Identifying significant views allows the contribution they make to be protected and enables the effective management of development in and around those views.

Many of the significant views in Great Mongeham reflect the linear nature of the roads. Changes in the geometry and inclination of the roads and footpaths reveal changing views and vistas. Some views are contained by buildings and others reinforce the strong historical connection that the village has with its rural setting. Several views have the church tower as their focus.

Views are afforded from Public Rights of Way EE433, ED38, ED43, ED44, ED60 and ED45, and St Richard's Road.

It is not practical to record all the views which contribute to the character of Great Mongeham's conservation areas but the more significant views are annotated on map 3 below.





MAP 3 Significant views



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2.6 Building materials

The distinct character of Great Mongeham owes much to its variety of architectural styles, often expressed through building materials. Until the transport revolution of the mid-19th century, virtually all building materials would have been locally sourced or manufactured. Consequently, they are often a true expression of the locality and its natural resources. They were also used to express architectural aspirations and changing fashions. Even materials that were in common use at the time make a valuable contribution to local character and distinctiveness.

Timber frame: many of the earlier buildings in Great Mongeham were constructed of timber-framing with oak, elm and chestnut framing commonly used in building construction during the medieval and post-medieval periods.



Some buildings have had their frames concealed behind later facades or cladding such as brick, render or weatherboarding.

Stone: Good building stone was not readily available in this part of Kent, so it had to be imported from afar. Consequently, it was reserved for the most significant buildings such as the Church of St Martin, where Kentish rag and other types of imported stone are used as a dressing to the flint walls. Flint was the only naturally available building stone available within the parish. Flints were either laid as field flints in lesser buildings or knapped (that is split and dressed with a hammer) to reveal the dark shiny inner surface in finer examples. Both types are widely used in buildings and boundary walls throughout the village.

A boundary wall at one end of Cherry Lane is said to be constructed from blocks of Caen stone, taken from the Stonehall, demolished in the 17th Century after the death of the last heir to the Crayford dynasty, lord of the manor at that time.

Great Mongeham also has some isolated examples of coursed pebble walls which were sourced from the local coastline.



Brick: As good oak for building became scarcer during the 17th century, brick became universally fashionable. Brick earth was widely available in the area, so brick was used extensively for new buildings and to over-clad older buildings to give them a more up-to-date appearance. There was a local brickwork at Little Mongeham.

There is variety in the size, colour, bond and character of brickwork, depending on its age, style or function.

Earlier bricks dating from the 17th-century are red, relatively narrow and with thick mortar joints. In the centuries that followed, the shape, size and coursing of bricks became more regular as well as being standardised. Yellow stock brickwork grew in popularity during the 18th century and was particularly fashionable from the Regency period onwards.



Many of the 19th century houses in Great Mongeham are constructed using a yellow stock brick with a distinct pink hue. There is also a long tradition of paint brickwork or applying render or stucco.

Weatherboarding: Weatherboarding is found mainly on agricultural buildings within the conservation area, and generally tared black. There are very few domestic examples in the conservation areas.



Kent peg tiles: The name 'peg tile' refers to a plain clay tile suspended from the top edge of a tiling lath by a peg. Kent pegs are renowned for their warm and varied colours and rich texture which cannot be replicated in modern machine-made tiles.

They are a characteristic roofing material in Kent and are prominent in the roofs of Great Mongeham. Kent peg tile roofs are visually prominent because of their steep pitch (typically steeper than 35 degrees) and their rich colours. Tiles are also occasionally used for tile hanging, as a cladding material for walls.



Pantiles: Pantiles are roof tiles with an S-shaped profile and a single lap i.e. the tile only overlaps the course below whereas peg tiles lap the two courses below. They were imported from the Netherlands during the 17th and 18th centuries. They have a rich terracotta colour and were sometimes used with a peg tile margin at the eaves or verges.



Slate: Slate roofs are rarely found in the conservation areas. Welsh slate became a fashionable and popular alternative to peg tiles, particularly once the South Eastern Railway branch line to Deal opened in 1847.



Thatch: Thatched roofs are indigenous to the area and where they survive, they contribute character, variety and visual interest. 'Longstraw', a by-product of arable farming, was the indigenous thatching material in Kent and is found occasionally in the conservation areas.



Modern building materials: In the post-war decades mass-produced building materials such as concrete roof tiles, machine-made bricks and uPVC windows have been widely used in new buildings and in repairs to traditional buildings. They typically lack the character and quality of traditional building materials and so they can detract from the special character of the conservation area. In particular, UPVC windows have been used to replace traditional timber windows and this represents an ongoing risk to the special character of the conservation area.

2.7 Boundary walls and fences

Boundary treatments are an important aspect of the character of Great Mongeham. Walls, picket fences and post and rail fences all help to define boundaries and differentiate between private and public space. Some walls are of special architectural or historic interest in their own right due to the quality of their craftsmanship, their age or their materials.



2.8 The public realm and green spaces

The public realm refers to all those spaces which fall between the buildings and are accessible to the public; it includes the roads, public footpaths and green spaces. Most people experience the conservation areas from these public spaces, so they are important to the way in which it is enjoyed and appreciated.

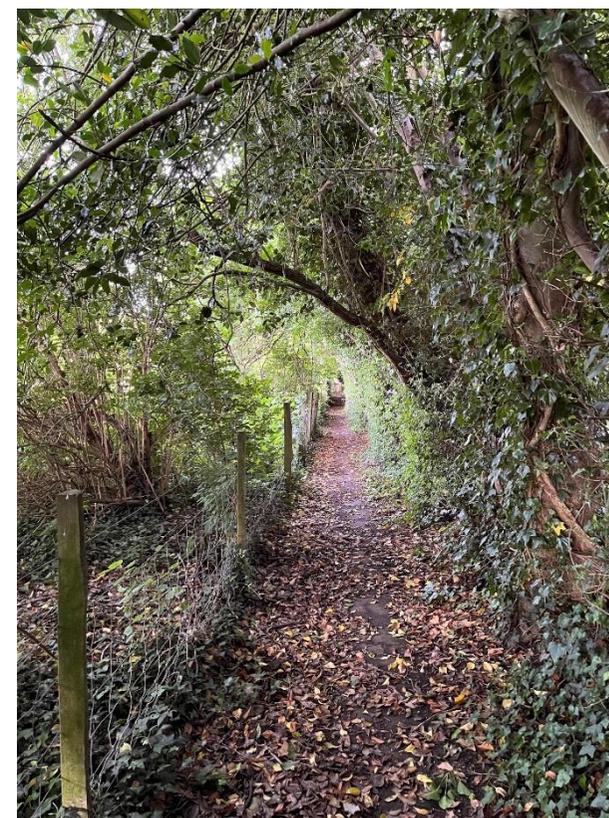
Many of the roads in Great Mongeham are characterised by their informality, their lack of consistent footways, and by their grassy verges and hedgerows, all of which reinforce the rural character of the village. Where footways are present, they are typically narrow and on just one side of the road. Views of the countryside, trees and vegetation are never far away. Where concrete kerbs are used extensively, they detract from rural character.

Highway signage is typically not too obtrusive, although the need for some signs is questionable and the design and positioning of others could be improved, particularly when they appear alongside listed buildings. Streetlighting is inconsistent, with a mix of arbitrary lamp post and lamp types. Some are painted, others are galvanised.

More visually obtrusive is the range of overhead utility poles, transformers and supply cables, such as the telegraph pole on Mongeham Church Close which sits directly in the sightline of the church tower.

The network of public footpaths mainly falls outside the conservation areas, but they are invariably historic and they are well used. They contribute positively to the way in which people experience the conservation areas.

Features such as the post box outside Great Mongeham House contribute to the character of the public domain.



2.9 Trees and hedgerows

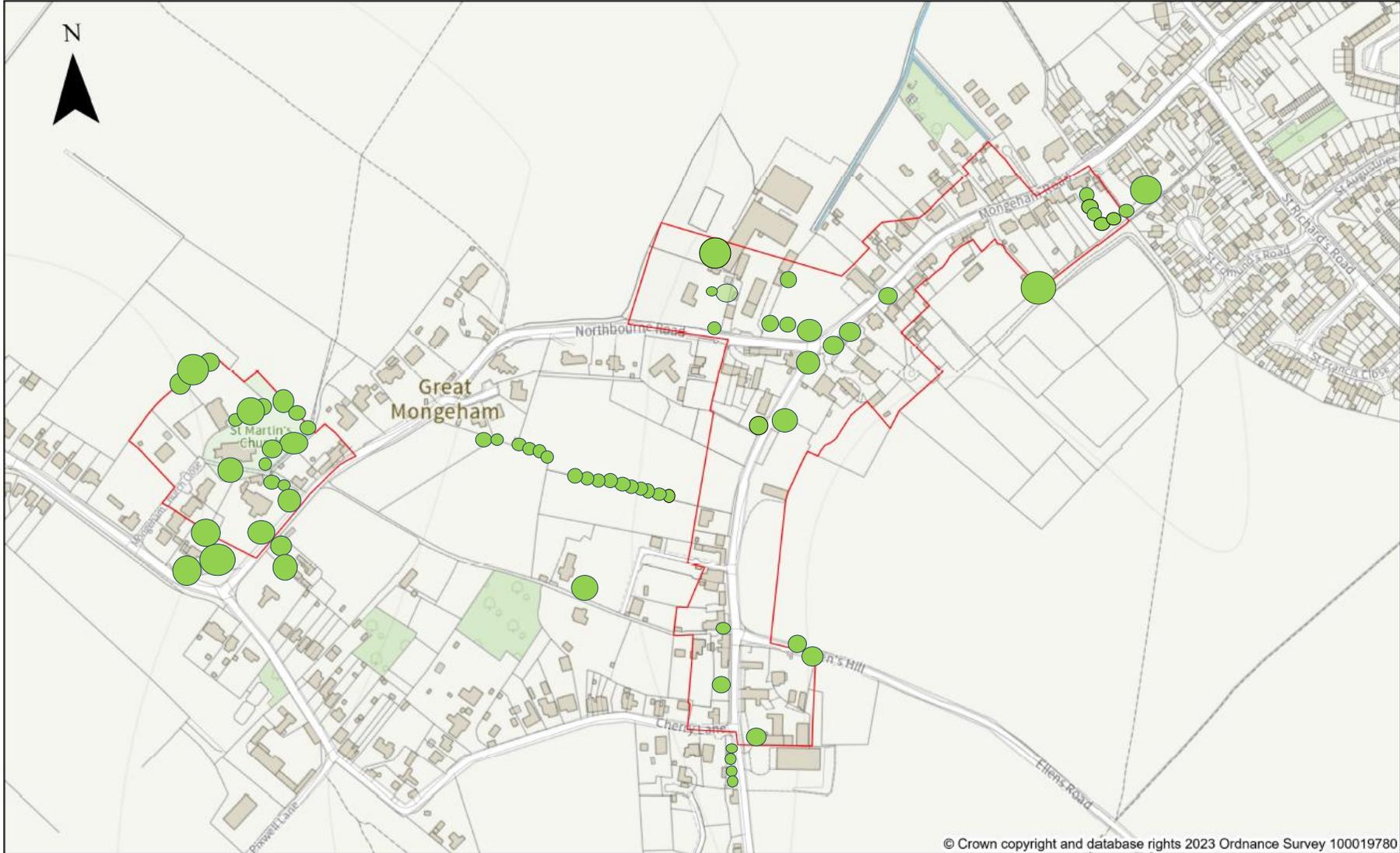
Trees and hedgerows make a valuable contribution to the character and visual amenity of Great Mongeham. The predominance of native tree species such as beech, holm oak, lime, yew, sycamore, ash, holly, field maple and hawthorn bring a strong feeling of the surrounding countryside into the village.

Trees add character to most views within the conservation area. Many buildings are seen against a backdrop of trees and others are framed by trees. They also enhance biodiversity and wildlife opportunities, absorb carbon dioxide, and have the potential to reduce traffic pollution and improve air quality.

Significant trees which make a particular contribution to the character of Great Mongeham are plotted on the Map 4. Note: the absence of a tree on the map should not be taken to mean that a tree is insignificant. All trees in conservation areas are protected.

Many hedgerows mark historic field boundaries. They also contribute to biodiversity and to rural character.





Map 4: Significant trees

Note: all trees in conservation areas are protected



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2.10 Setting

The setting of a conservation area frequently contributes to its special character and to the way in which its significance is experienced and appreciated. Even areas that fall outside of designated conservation areas frequently contribute to their significance. Where setting contributes to the significance of a conservation area, its protection is a

material consideration in local authority plan-making and decision-making.

Views of the surrounding farmland are visible from locations within Great Mongeham, and the village is highly visible from the surrounding network of public footpaths and roads.

As well as the visual connection between the village and its setting, there are strong historical and functional connections between the village and its surrounding farmland.

Loss of Great Mongeham's rural setting would harm the character of the conservation areas as it would detract from ways in which their character can be appreciated.



2.11 Archaeology³

Great Mongeham lies in a rich archeological landscape that has its origins in the early prehistoric period. There are signs of Iron Age and Romano-British occupation in the village area and it is likely that the Early Medieval period saw the establishment of the village at the head of the South Stream. The extensive Anglo Saxon cemetery on Beacon Hill may relate to this early settlement.

The area of hills to the west of Great Mongeham (Beacon Hill) and to the north (Sholden Downs) are outside the conservation areas but they are rich in cropmarks showing multi-period buried landscapes. The cropmarks show best on the thin soils on the higher areas and it is likely that the archaeological landscapes run into the valleys which ancient and historic routes would have taken account of, though there are many cropmarks that show former trackways across the high areas as well. The cropmarks can be seen on the aerial photograph on page 9.

Cropmarks on Beacon Hill, 1 km south-west of the village, show a possible ancient trackway heading towards Great Mongeham. Alongside this trackway is a substantial Anglo-Saxon cemetery which is protected as a Scheduled Monument. Other features within this complex include ring ditches (prehistoric barrows), a probable medieval windmill mound, enclosures and first or second world war trenches. Between the Beacon Hill Scheduled Monument and the village there have been numerous Roman and medieval finds.

The siting of Great Mongeham at the head of the South Stream was probably significant. The stream valley which once flowed into the navigable areas of the now reclaimed Lydden Valley would have been an attractive resource to ancient peoples. There is reference to a

settlement known as Mundelingeham in 761 when King Eadbert of Kent gave land to St Augustine's Abbey. Occupation within the area of the vilalge does, however, go back much further. In 1939 traces of an Iron Age settlement were found during the excavation of a cess pit for a property just east of the church. A Late Iron Age / Roman site, thought to be a farmstead, was also found during the creation of a duck pond in the village to the east.

Dover Archaeological Group recorded a number of earthworks and 13th and 14th Century pottery close to the church in 1981. The site of Crayford House (Stonehall) is also recorded by Hasted north of the junction to the west of the conservaiton area.

St. Richard's Road is particularly rich in archaeology including Bronze Age barrow cemeteries, Roman and Anglo-Saxon burial sites. The Kent Historic Environment Record (HER) notes a number of historic farmsteads in or close to the village including Hillside Farm, Mongeham Farm, Stonehall and others.

There are also palaeolithic remains within the brickearth deposits in this area, with flintwork found during the excavation of a swimming pool at Orchard House which lies between the two conservation areas.

³ This information was provided by the County Archaeological Officer.

3.0 SUMMARY AND CONCLUSION

Great Mongeham is a place with a strong and distinctive identity based on its long history and its development over many centuries. Its rich variety of building types and styles, its history of farming and brewing, and its strong visual connection to the surrounding farmland are defining features of the conservation areas.

Local building materials are strongly in evidence, including timber framing, brickwork, flint, flint cobble, ragstone, feather-edged weatherboarding, painted render, thatch, slate and Kent peg tiles. The variety and juxtaposition of these locally distinct materials contributes significantly to the special character and appearance of the conservation areas.

The history of the village, its rich mix of buildings and the spaces which they define, result in a special place which merits protection. As such, both conservation areas continue to be areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There is no doubt that they should continue to be designated conservation areas.

The conservation areas have served their purpose well since they were first designated in 1970. The key characteristics that gave rise to their designation appear to have been well managed. That is not to say that there have not been changes, because there have, but most of them have been made with respect to the distinct character of the place and have integrated well into their context.



4.0 MANAGEMENT PLAN

Conservation area designation is not an end in itself; it is a way of recognising the special architectural or historic interest of a place so that appropriate steps can be taken to preserve or enhance its character. Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their district.

Conservation area management is not about preventing change. Great Mongeham is part of a living community and change is necessary to sustain and meet its future needs. It is about positively managing change so that what the community cherishes today can be properly looked after and passed on to future generations in good condition.

This management strategy is intended to encourage active involvement in the future management of Great Mongeham's conservation areas. It provides the opportunity for the Great Mongeham Society, The Parish Council, the District Council, local amenity groups, Kent County Council, Kent Highways, individual householders and local businesses to take a part in positively managing the area.

Historic England advise that conservation area management will be most effective when all the departments at all local authority levels understand the significance of designation and work corporately to ensure that development decisions respect their historic context. Appraisals should therefore be disseminated widely within an authority and in related bodies.

The management strategy also identifies and addresses any risks to the conservation of the area.



Undated postcard Church House

4.1 Statutes and policies

When a conservation area is designated, there are statutes, regulations and planning policies which govern which types of development require planning permission and the way that the local planning authority undertakes plan-making and decision-making.

It is those statutes and policies that provide the formal framework for managing change in conservation areas. Most significantly the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of all its planning functions.

Dover District Council aims to ensure that the significance of Great Mongeham's conservation areas is sustained and enhanced through its Local Plan, which integrates conservation objectives with social, economic and other environmental objectives. It aims to achieve the following:

- Preserving or enhancing the area's special character or appearance.
- Preserving or enhancing the setting of the conservation area and of other designated heritage assets.
- Safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks, views and vistas within and without the conservation area.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding significant spaces.
- Safeguarding significant trees.
- Promoting high quality design in new development which responds positively to context and the distinct characteristics of the area.

- Continued sensitive management of the public realm.
- Requiring development to respond positively to the Conservation Area Character Appraisal.

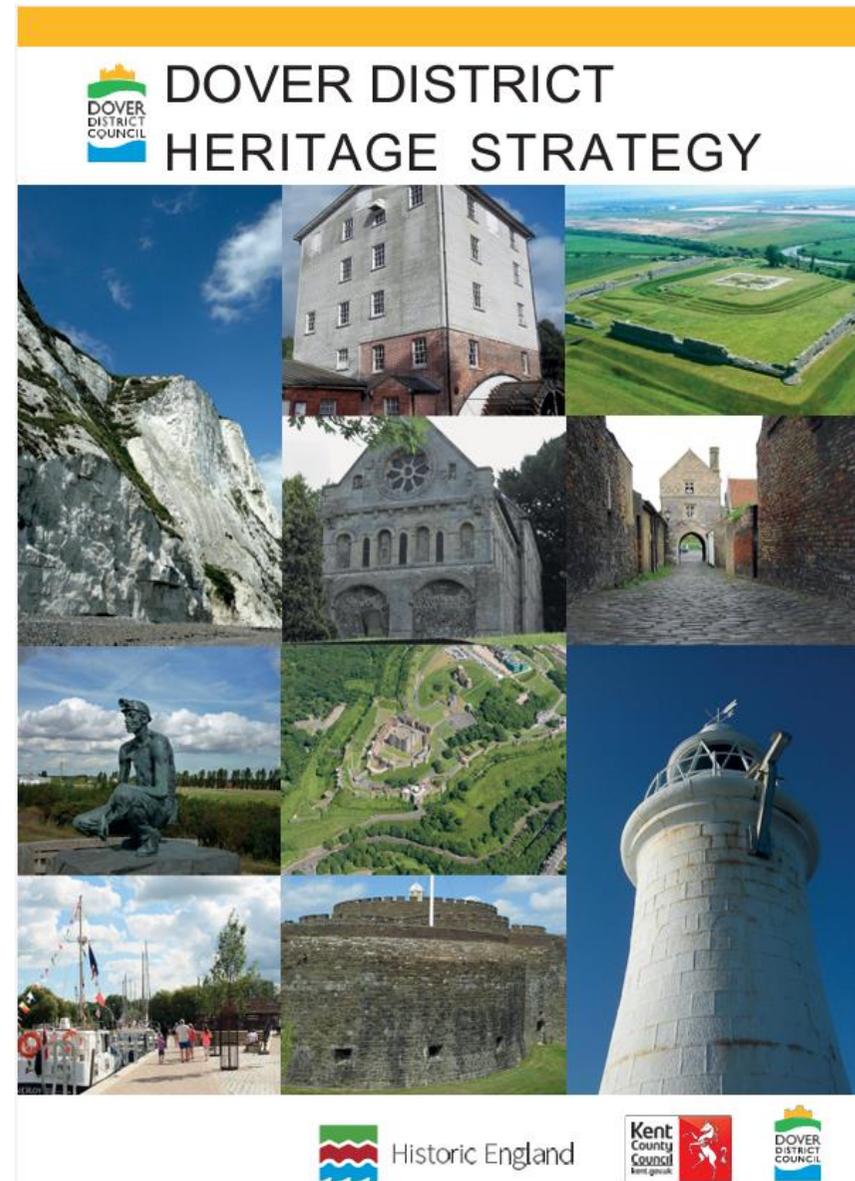


The Old Rectory

4.2 Published guidance

Dover District Council has published the Dover District Heritage Strategy (updated September 2020) which sets out their aims for the protection and enhancement of the historic environment as set out in the District's Core Strategy. It includes themed papers on conservation areas, settlement, agriculture and farmsteads, archaeology, built heritage, and industry, all of which are relevant to Great Mongeham.

There is also a wealth of published guidance on positively managing change in conservation areas. In particular, Historic England has produced a range of helpful guidance and advice notes which are listed in the bibliography at appendix 3.



4.3 Recommended boundary changes

Part of the appraisal process involved an assessment of the current conservation area boundaries including consideration of whether they are still relevant, or whether they should be extended or reduced. The recommended boundary changes are described below in relation to each of the conservation areas.

Action point: Several potential changes to the boundaries of both conservation areas were identified and these have been detailed in appendix 1. Dover District Council may consider amending the boundaries in line with these recommendations.

4.4 Trees

All trees in Great Mongeham's Conservation Areas are legally protected. Six weeks' notice must be given in writing to the District Council before any works are undertaken to trees within the conservation area. Many trees within the conservation area are also protected under Tree Preservation Orders.

The retention and active management of trees within the conservation area should be encouraged. Opportunities for new tree planting should be considered and may well arise in relation to proposals for development. New tree planting should normally be of native species and those which are common to the village and its surroundings, as the aim is to reinforce rather than dilute local character. On occasions, it may be appropriate to remove trees to protect significant views or buildings, or in the interests of tree or woodland management.

Action point: Consideration could be given to carrying out a survey/audit of all the trees within the conservation areas to assess their condition and amenity value, possibly with a view to identifying trees or groups of trees which would benefit from intervention,



management or felling, or to identify trees that should be protected by Tree Preservation Orders.

4.5 Householder alterations

Where householder alterations are proposed which require planning permission, the Council will typically seek to ensure that those alterations either preserve or enhance the special character or appearance of the conservation area.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or original roof coverings) and traditional boundary treatments will be encouraged by the Council and may be suggested in relation to planning applications for extensions and/or alterations, where appropriate.

The Conservation Area Character Appraisal has identified some householder alterations which have in the past involved the removal of historic features such as period windows, doors, roof coverings and chimney stacks. In other instances, boundaries and verges have been altered, removed or compromised. Removal of front boundaries to create off-road parking can be particularly damaging.

Even in conservation areas, some householder alterations to unlisted buildings can be undertaken without the need for planning permission, under what is referred to as permitted development rights. Over time, the cumulative impact of these alterations can have a harmful effect on the character and appearance of a conservation area. Such alterations have and could continue to erode the character of Great Mongeham over time.

An Article 4 Direction is a direction made under Article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a conservation area or part of an area.

Action point: In light of the above, Dover District Council may consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently permitted development) under planning control, to ensure that alterations are positively managed through the planning system.

Householder alterations which could be brought under control by an Article 4 Direction include the following:

- Replacement windows and doors.
- Changes to roof coverings.
- Removal of chimney stacks.
- The installation of solar and photovoltaic panels on the front wall or roof slope of a building.
- Alterations to some fences, railings or boundary walls.
- Adding a front porch.
- Installing rooflights in the front roof slope.
- Replacing a front garden or grass verge with a hard surface.

4.6 Local List of Heritage Assets

In recent years Local Lists of Heritage Assets have played an increasing role in protecting heritage assets which do not meet the criteria for protection through statutory listing. Historic England encourages local authorities and local communities to compile lists of buildings of local architectural or historical interest to raise the profile of local heritage. Local listing provides an opportunity for communities to have their views on local heritage heard, and it can be taken into account as a material consideration in local authority plan making and decision taking.

Dover's Heritage Strategy actively encourages the involvement of local groups in the preparation of Local Lists of Heritage Assets.

As part of the Conservation Area Character Appraisal, the following buildings have been identified as meeting the selection criteria for inclusion in the Local List of Heritage Assets:

Local List of Heritage Assets
<p>Northbourne Road Fairfield The Old School House 1-4 Brewery Cottages Former granary at Mongeham Farm</p>
<p>Mongeham Road Walnut Tree Cottage 224 The Old Malthouse 222 Lamp Cottage 210 The Old Bakery 208 Malthouse Cottage Converted malthouse opposite Malthouse Cottage</p>

<p>Monks Hall 168 Valley Farm House 153 and 155 Yeoman Cottage 154 The Vale 151 145 and 147 Three Horseshoes Public House Great Mongeham Community Church 111 and 113 Leather Bottle Public House</p>
<p>St Richard's Road 404 411 Fairfield</p>

Note:

- Buildings which fall within the curtilage of a listed building may already be protected by listing, so they are not included within the Local List of Heritage Assets.
- Buildings within the recommended extensions to the conservation areas have been included within the Local List of Heritage Assets.

Action points:

The Local List of Heritage Assets could be expanded to identify which eligibility criteria each building meets and by adding notes of interest or by compiling photographic records. This could be carried out locally with guidance from Dover District Council. From time to time it may be appropriate to add or remove buildings from the Local List. It is good practice to keep it under review.

4.7 Heritage at risk

The Character Appraisal did not identify any heritage assets which are significantly at risk through under use, dereliction or neglect. Great Mongeham's conservation areas are typically in good condition and its buildings and spaces are generally cared for and properly maintained.

As with all conservation areas, the character appraisal identified some minor risks to the character and appearance of the conservation areas including the following:

- The loss of some original architectural features such as doors, windows etc.
- Poorly designed or redundant highway lighting or signage.
- Loss of some historic boundary walls, fences and hedges.

The Church of St Martin appears on the Heritage at Risk Register. It is identified as 'condition: poor' and 'priority category C'. The entry refers specifically to deteriorating ragstone window and door surrounds and possible structural movement in the north-east corner of the north aisle.

There is always a possibility that other risks might arise in future which do not exist today so periodic review and monitoring is recommended. Future proposals for development within or close to a conservation area are not necessarily a threat to its conservation. On occasions well designed development may provide opportunities for enhancement. Such development will be actively managed through Dover's Development Management Department.

Action Points:

Strategies for dealing with risks to the character of the conservation areas or to heritage assets which fall within the conservation areas are included within the Management Strategy. The following actions are also suggested:

- Monitoring and periodic review so that any risks to heritage are identified early and drawn to the attention of the local planning authority. Routine monitoring and early intervention should make it unlikely that any heritage assets will be threatened or need to be added to the Heritage at Risk Register.

4.8 Public realm

The public realm (that is those areas which fall between the buildings and are enjoyed by the public) contributes to the character of Great Mongeham. The roads, public footpaths, and green spaces all fall within the public realm and all potentially provide opportunities for enhancement.

It is especially necessary to guard against standard highway 'improvements' which do not necessarily respect the special character of the place. Inappropriate use of concrete kerbs or tarmac surfaces, excessive highway signage and the indiscriminate use of road markings or street lighting can all diminish the character of the area. Soft verges, road-side embankments and hedgerows are important features which should be retained.

Restrained use of highway signing and road markings is important throughout the conservation areas. Where signs, road markings, street furniture, salt bins, rubbish bins or utility boxes are deemed necessary, they should be located and designed sensitively and in consultation with the local community and the conservation officer.

There are no current proposals for highway improvement schemes in Great Mongeham. Future highway maintenance, improvements and alterations should be carried out in accordance with Streets for All, Historic England (2018). The KCC Highways Asset Management and Inspections Team has prepared a draft Highway Works and Heritage Assets Protocol which has yet to be finalised and go through consultation.

Action point: Consideration could be given to the following enhancement opportunities:

- An audit of public signage (including highway signage) could be undertaken to establish whether all current signage and road markings are necessary, well-designed, and appropriately located.
- An audit of street furniture (bollards, benches, bins, salt bins, bus stops etc.) could be undertaken to establish whether they are necessary, well-designed, and appropriately located.
- An audit of overhead supply lines and poles could be undertaken with the statutory undertakers to establish whether there is any scope to remove any overhead cables or poles or to relocate services underground.
- Consideration could be given to the replacement of concrete highway kerbs with more traditional kerbs.
- Consideration could be given to additional tree planting.
- Consideration could be given to reinstating traditional street lighting as shown on the postcard below.



4.9 Unauthorised alterations

The review of the Great Mongeham's conservation areas revealed some unauthorised alterations to buildings which may have been carried out without planning permission (or listed building consent). Such alterations could pose a threat to the character of the conservation area.

An essential component of any conservation area management strategy is an effective planning enforcement strategy which prioritises enforcement action relating to heritage conservation and maintains a register of enforcement cases.

Action point: Local people, amenity groups and the Parish Council are encouraged to report alterations that may be unauthorised to Dover District Council's planning enforcement officer.

4.10 Enhancement opportunities

One of the objectives of conservation area designation is to encourage proposals which preserve or enhance its character. Enhancement opportunities will sometimes arise, either in isolation or in relation to development proposals.

Action point: Consideration may be given to the following enhancement opportunities:

- Where architectural features (such as sash windows) have been removed in the past, opportunities to reinstate them should be taken when they arise.
- When the opportunity arises, overhead utility cables and telegraph poles should be removed or undergrounded.
- Where front boundary walls are constructed of inappropriate materials, such as concrete block or decorative pierced

concrete block, consideration may be given to their replacement in more appropriate materials.

- Additional tree planting could be used to soften the effect of the industrial farm buildings visible across The Green and from Northbourne Road and Mongeham Road.



4.11 Interpretation

Interpretation can enhance the cultural experience for visitors and residents alike. It is particularly helpful in explaining historical events or associations which are not immediately apparent.

An interpretation board already exists at The Green, providing helpful information about the history and development of the village. It appears to have served its purpose well.

4.12 Monitoring and review

Ongoing monitoring and review of conservation areas is an important component of any management strategy. It allows the community and the council to reassess the effectiveness of the designation and its ongoing management. Historic England recommends that a review be carried out periodically according to the pressures in the particular area.

Periodic review may identify areas where conservation area designation is no longer justified or where the boundary needs to be updated or changed. It may result in an addendum to the character appraisal, recording what has changed or setting out any new or amended management strategies.

Having completed this Character Appraisal and Management Strategy, any future review should be a relatively routine process.

Action point:

Periodic monitoring and review may involve the following:

- Checking conservation area boundaries to ensure that they are still relevant.
- Identifying what has changed and maintaining photographic records.
- Reviewing the effectiveness of the Management Strategy and updating it as necessary.
- Checking that statutory list addresses are accurate and up to date.
- Updating the list of local heritage assets as appropriate.
- Consideration could be given to an 'easy to use' review checklist to enable rapid review by a council officer or by the local community.



APPENDIX 1

Recommended boundary changes

The recommended boundary changes are described below in relation to each of the conservation areas. Proposed changes are illustrated on Map 5 below and cross-referenced to the paragraphs that follow.

Church Area Conservation Area

Most of the boundaries to the Church Area Conservation Area are still relevant. However, there are two proposed boundary changes.

Proposed boundary change A (former village school)

This change is proposed to include the former village school, now a house known as The Old School House. The Church of England school and master's house was constructed in circa 1855 and continued in use as a school until 1960. It is constructed of knapped flint walls, some of which are now rendered over, with stone window dressings, all under a steep Kent peg tiled roof. Its architectural treatment, in an accomplished gothic revival style, may point to it having been designed by the architect William Butterfield who carried out alterations to the parish church just a few years earlier. The building sits within its original plot and is highly visible from Northbourne Road and Mongeham Church Close.

Proposed boundary change B (garden to Great Mongeham House)

This proposed change is simply to align the conservation area boundary more accurately to the historic and current boundary of Great Mongeham House garden.



Mongeham Road Conservation Area

There are several proposed minor changes to the Mongeham Road Conservation Area boundary as well as four more significant changes.

Proposed boundary changes C (Church Path and field to the north of Church Path)

Church Path is an ancient footpath which connects Ellen's Hill to the parish church. It provides a pleasurable experience and pleasing views to those using it. The area of pasture and trees to the north of Church Path currently falls between the two conservation areas. It has high landscape value and provides attractive views from west to east and from east to west. Views of the church tower from Mongeham Road, framed by the row of mature lime trees which ascends the slope, are particularly noteworthy. The area of pasture retains some historic field boundaries that pre-date the 1840 tithe map and it exemplifies the close visual and functional connection that the village has always had with farming and the countryside.

Proposed boundary change D (Mongeham Road, south extension)

Walnut Tree Cottage lies just south of the current conservation area boundary on the west side of Mongeham Road. It has a characterful Georgian elevation of painted brick under a slate roof (possibly originally tiled) and a datestone recording 'WJS 1735'. The proposal is to extend the conservation area south along Mongeham Road to include the cottage.



Proposed boundary change E (Mongeham Road backlands)

The current boundary in this area appears a little arbitrary, cutting across sites and bisecting buildings. The proposal is to extend the conservation area to include the historic channel, which connected Great Mongeham to the Wantsum Channel and to Sandwich.



Proposed boundary change F (Mongeham Road north-east extension and St. Richard's Road)

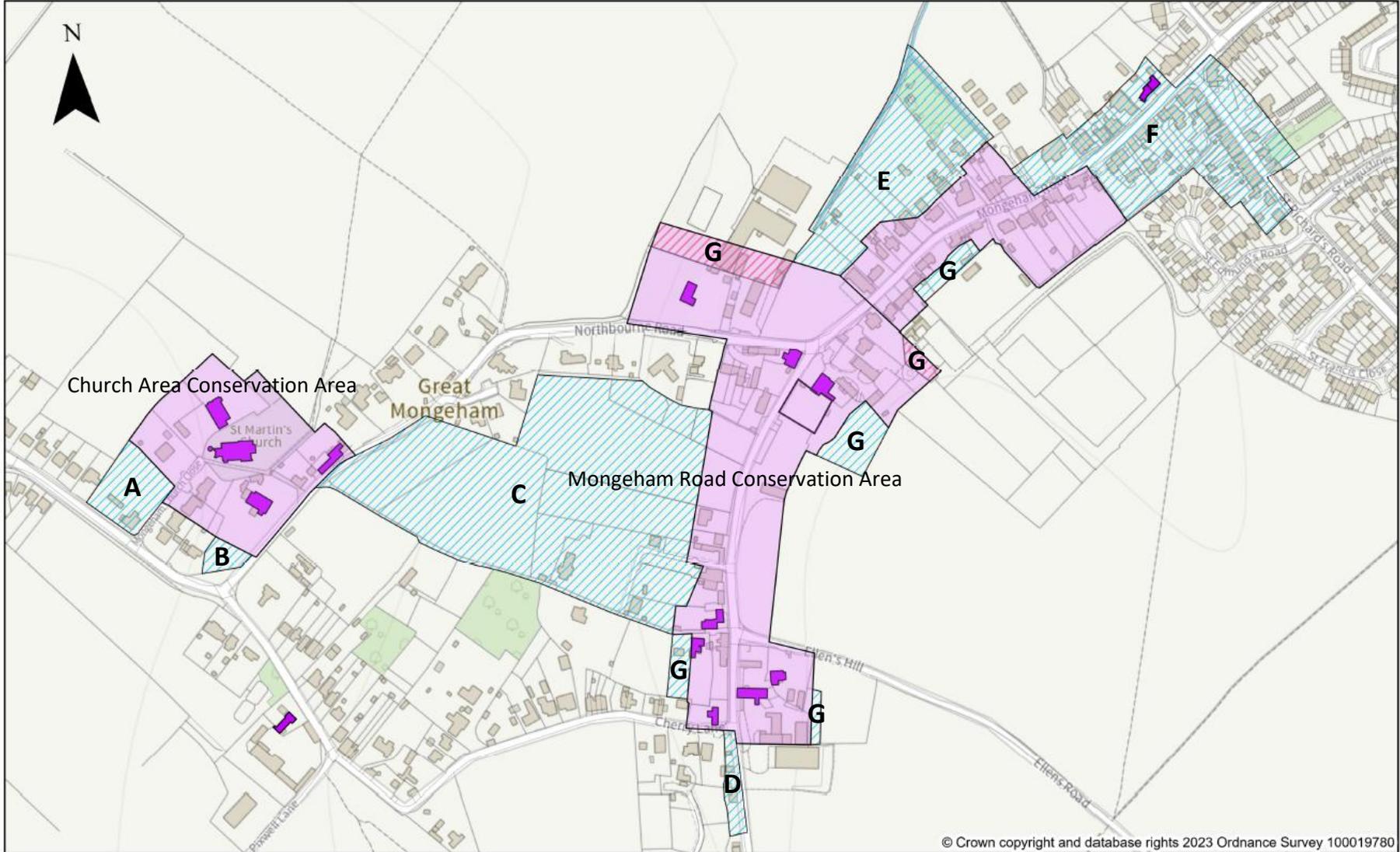
By far the most significant proposed boundary change is the north-eastern extension to include more of Mongeham Road and part of St. Richard's Road. The street frontages between The Three Horseshoes and the junction with St. Richard's Road include a mix of building types and materials which combine to create an area of distinct character and special interest, punctuated by the gable of the Baptist mission hall (1911) and listed buildings at 110 and 112 Mongeham Road.

The Leather Bottle marks the entrance to St. Richard's Road. The architecture of the road is varied and includes late Victorian and Edwardian terraces with polychromatic brickwork alongside some earlier houses dating from the 17th, 18th, and 19th centuries. It exemplifies the urban expansion of the village towards Deal and Sholden around the turn of the 20th century. The raised footways on stone retaining walls in front of numbers 423 to 441 help to give a distinct character to the road.



Proposed boundary change G (minor adjustments)

There are several locations where the existing conservation area boundary departs from an actual boundary line, fence or other demarcation. In these locations the recommendation is to adjust the line so that it is more easily comprehended on the ground. In some instances, this involves small additions to the conservation area, and in others, small reductions to the conservation area.



Map 5: Proposed boundary changes

Dover District Council
 Honeywood Close
 White Cliffs Business Park
 Whitfield
 DOVER
 CT16 3PJ



APPENDIX 2

List of entries in the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list for the parish of Great Mongeham is compiled by the Secretary of State for Digital, Culture, Media and Sport and is altered and amended from time to time as buildings are added or removed from the list. The listed buildings and structures noted below are included on the statutory list and were current in February 2024. For more detailed and up to date information please refer to the National Heritage List for England at www.historicengland.org.uk/listing/the-list.

Features and structures which are not specifically mentioned in the statutory list are not necessarily excluded from statutory protection which extends to the listed building as well as to any object or structure fixed to the building and to any object or structure within the curtilage of the building which predates July 1948.

The omission of a building from this list should not necessarily be taken to indicate that it is not listed without first referring to the National Heritage List.



- **THE OLD RECTORY, NORTHBOURNE ROAD** Grade II
- **CHURCH OF ST MARTIN, NORTHBOURNE ROAD** Grade II*
- **GRAVESTONE/CROSS IMMEDIATELY SOUTH-WEST OF TOWER OF CHURCH OF ST MARTIN** Grade II
- **GREAT MONGEHAM HOUSE, NORTHBOURNE ROAD** Grade II
- **CHURCH HOUSE, NORTHBOURNE ROAD** Grade II
- **STONE HALL, NORTHBOURNE ROAD** Grade II
- **BREWER'S FARMHOUSE, MONGEHAM ROAD** Grade II (*known as Brewery Farmhouse*)
- **MANOR FARM HOUSE, 181 MONGEHAM ROAD** Grade II
- **WALLED GARDEN AT THE MANOR HOUSE TO SOUTH-WEST OF HOUSE, MONGEHAM ROAD** Grade II
- **REDOURY COTTAGE, CHURCH PATH** Grade II (*known as Champlain's Well*)
- **IVY HOUSE, CHURCH PATH** Grade II
- **226 AND 228, MONGEHAM ROAD** Grade II
- **110 MONGEHAM ROAD** Grade II
- **112 MONGEHAM ROAD** Grade II
- **HILLSIDE FARMHOUSE, ELLENS ROAD** Grade II
- **BARN AT HILLSIDE FARM, ELLENS ROAD** Grade II
- **GREAT MONGEHAM FARMHOUSE, CHERRY LANE** Grade II

APPENDIX 3: Bibliography

Dover District Heritage Strategy (2013, updated 2020)

Dover District Council, *Landscape Character Assessment* (2020)

Dover District Council, *Dover District Landscape Character Assessment* (2020)

Edward Hasted, *The History and Topographical Survey of the County of Kent* (1798)

Great Mongeham Design Statement (2008)

John Newman, *The Buildings of England North-East and East Kent* (2013)

Kent County Council, *South-East Archaeological Research Framework*
www.kent.gov.uk

Kent County Council, *Historic Environment Record*
www.kent.gov.uk/HER

Kent County Council, *Exploring Kent's Past* www.kent.gov.uk

Kent County Council and Kent Conservation Officers Group, *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets* (2011)

Websites

Mongeham Community www.mongeham.co.uk
www.historicengland.org.uk/listing/the-list
www.heritagegateway.org.uk

Historic England Guidance, Advice and Publications

Historic England Good Practice Advice Notes (GPAs) advice on good practice and how national heritage conservation policy should be applied.

GPA1: *The Historic Environment in Local Plan Making* (March 2015)

GPA2: *Managing Significance in Decision-Taking in the Historic Environment* (March 2015)

GPA3: *The Setting of Heritage Assets* (December 2017)

Historic England Advice Notes (HEANs) provide detailed, practical advice on how to implement national planning policy and guidance.

HEAN 1: *Conservation Areas: Designation, Appraisal and Management* (Feb 2019)

HEAN 2: *Making Changes to Heritage Assets* (February 2016)

HEAN 7: *Local Heritage Listing: Identifying and Conserving Local Heritage* (January 2021)

HEAN 9: *The Adaptive Reuse of Traditional Farm Buildings* (October 2017)

HEAN 10: *Listed Buildings and Curtilage* (February 2018)

HEAN 12: *Statements of Heritage Significance* (October 2019)

HEAN 16: *Listed Building Consent* (June 2021)

Streets for All: South-East (May 2018)

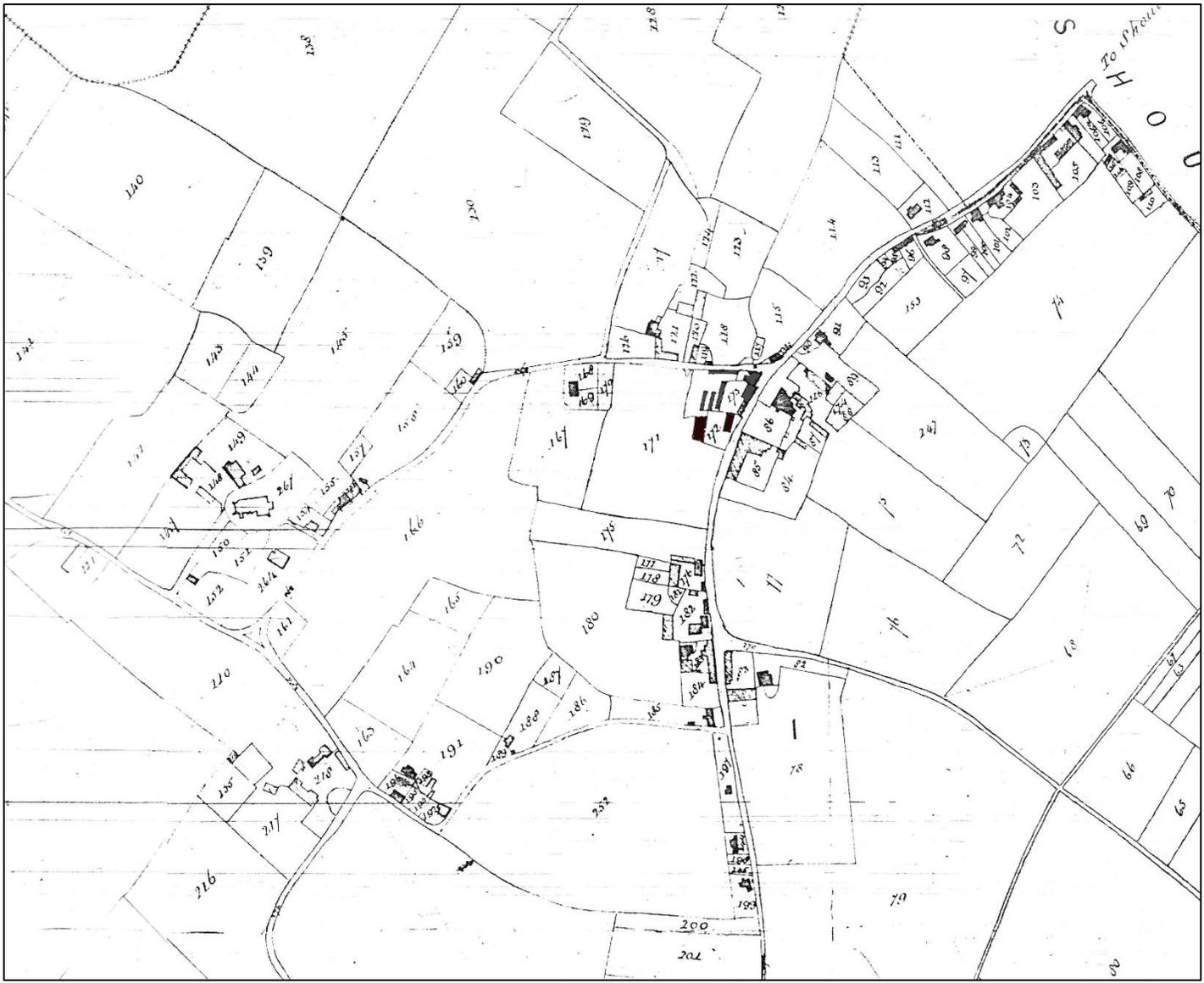
APPENDIX 4: Old maps



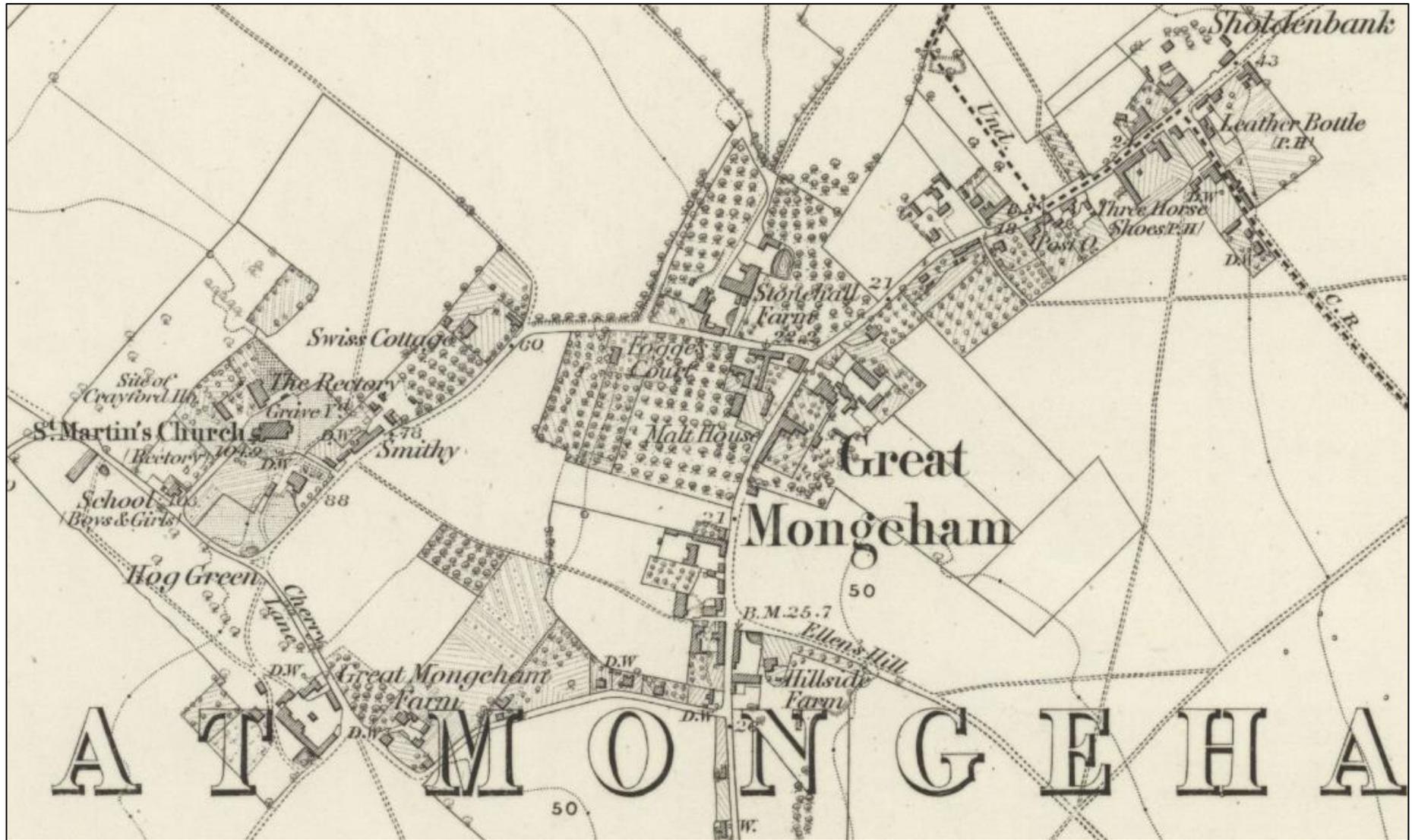
Andrews, Drury and Herbert topographical map of the county of Kent 1769



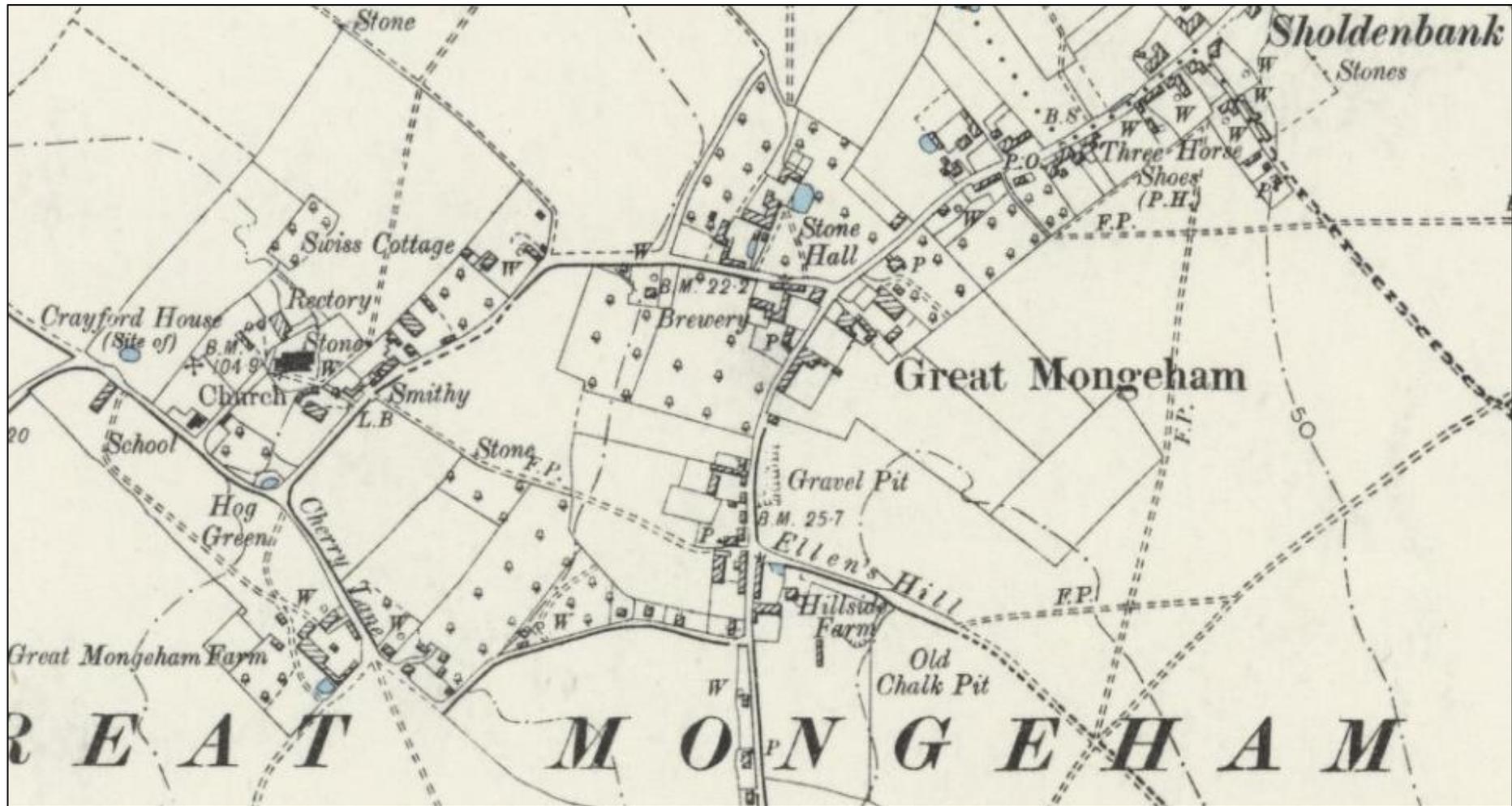
Captain William Mudge's Map of Kent 1801



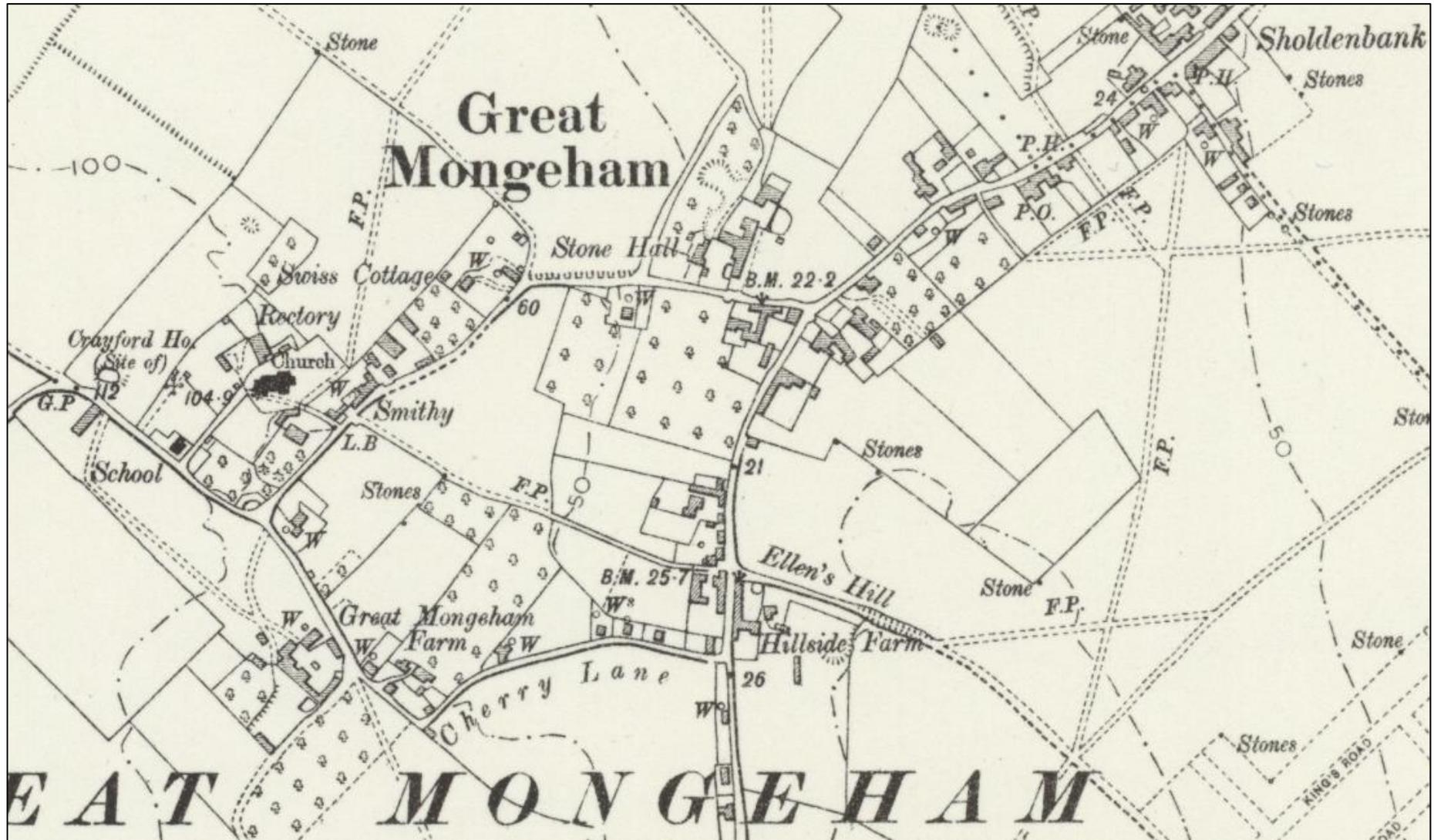
Tithe Commissioners' map 1841



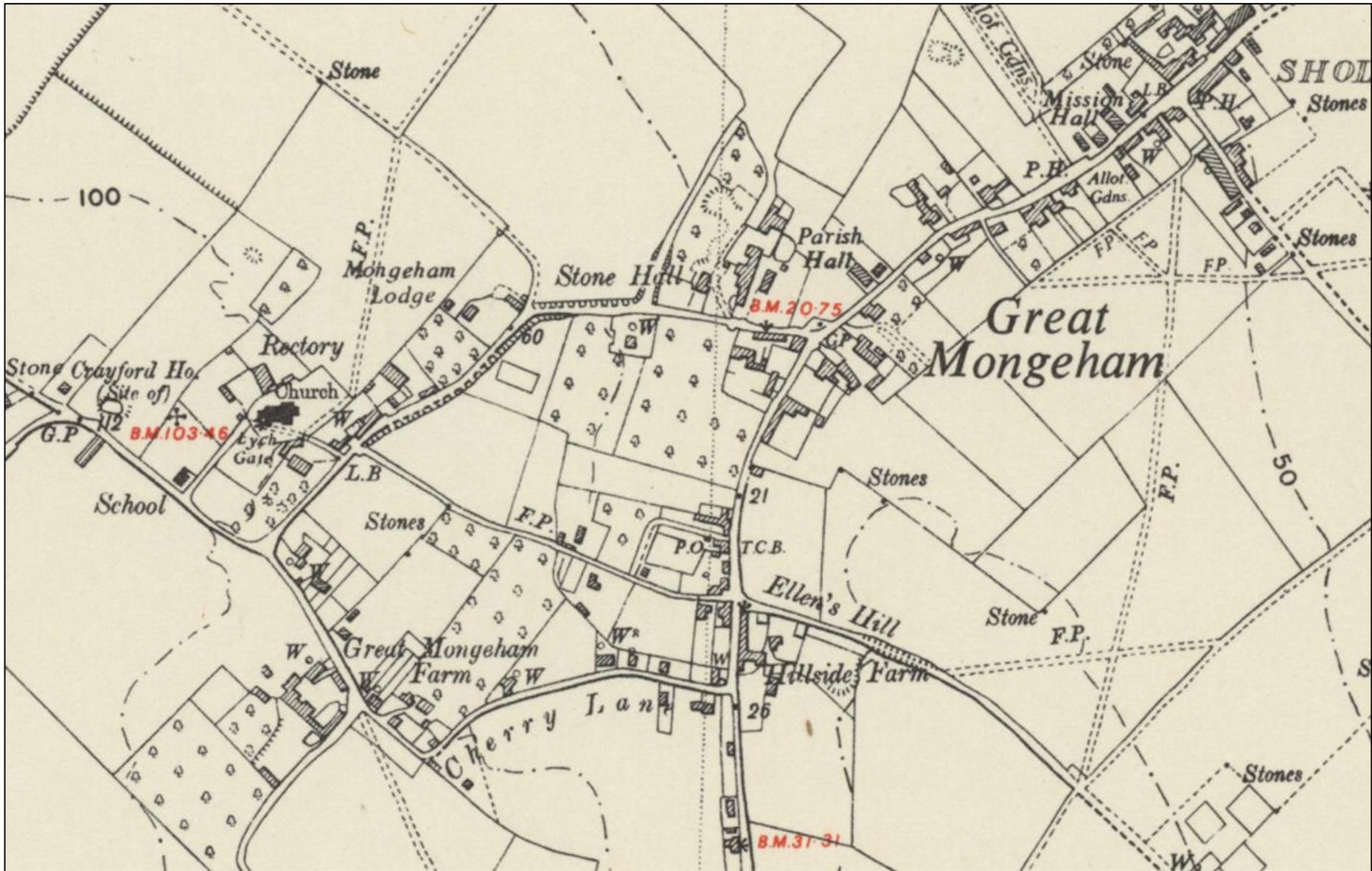
6 inch Ordnance Survey map extract 1872



6 inch Ordnance Survey map extract 1897



6 inch Ordnance Survey map extract 1905



6-inch Ordnance Survey map extract 1938

APPENDIX 5: GLOSSARY

Article 4 Direction: A designation made by the local planning authority or the Secretary of State which removes permitted development rights over a specified area. The consequence could be that planning permission would be required for changing windows or roof coverings in a conservation area.

Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Details can be found in the conservation pages of the Dover District Council website.

Conservation: The process of maintaining and managing change in a way that sustains and, where appropriate, enhances significance.

Dover District Council (DDC): The local planning authority with responsibility for heritage conservation. Their website is www.dover.gov.uk.

Heritage Asset: A building, monument, site, place, area or landscape having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets can be designated, such as listed buildings and conservation areas, or non-designated, such as locally listed buildings or other buildings identified as having heritage interest.

Heritage Strategy: A Dover District Council strategy aimed at the protection and enhancement of the historic environment. The strategy documents can be found in the conservation pages of the council's website.

Historic England: The public body with responsibility for protecting England's historic environment. Their website is www.historicengland.org.uk.

Kent County Council (KCC): The authority with responsibility for, amongst other things, highways and archaeology. That responsibility includes road, footways, public footpaths, highway signage and street lighting. Their website is www.kent.gov.uk.

Listed Building: A building which appears in the National Heritage List for England (NHLE). It marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system. There are three categories of listed building: Grade I, Grade II* and Grade II. Details are on the Historic England website.

National Planning Policy Framework (NPPF): England's planning policy aimed at promoting the historic and natural environment and promoting sustainable development. Details can be found at the government's planning portal www.planningportal.gov.uk.

Permitted development: Development which can be carried out without the need to apply for planning permission.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Tree Preservation Order: An order made by the local planning authority to protect a tree, a group of trees or a woodland.