

# Appendix 2: Conservation Area Overviews



# Appendix 2, Conservation Area Overviews

Appendix 2 provides a rapid overview of 19 of the District's 57 Conservation Areas. Each Conservation Area has been broken down into component areas the principal features of these component areas are described. Each Conservation Area Overview is accompanied by a map showing the various components described and a table is included for each that assesses the performance of the Conservation Area. Within the table a traffic light system has been employed – green for elements that are performing well, amber for those elements that would benefit from some enhancement, and red for components that are of concern.

## 1 Dover – Dour Street

Date of Designation:	30/07/1987
Type:	Town
No of Listed Buildings:	None
Other designated Sites:	None

### Special Interest

1.1 The Conservation Area is based around the terraces of Victorian buildings along Dour Street, Park Street and Park Place. In the main the Conservation Area is residential in character, with a parade of shops and a public house in Park Place. The Conservation Area has been subdivided into three component areas:

1 – Dour Street. The main residential area giving its name to the Conservation Area. A straight street of nineteenth century two storey terraced houses of yellow stock brick with painted rendered ground floor elevations, fronting onto small front gardens behind low yellow stock brick walls onto the pavement. Roofs were originally in natural

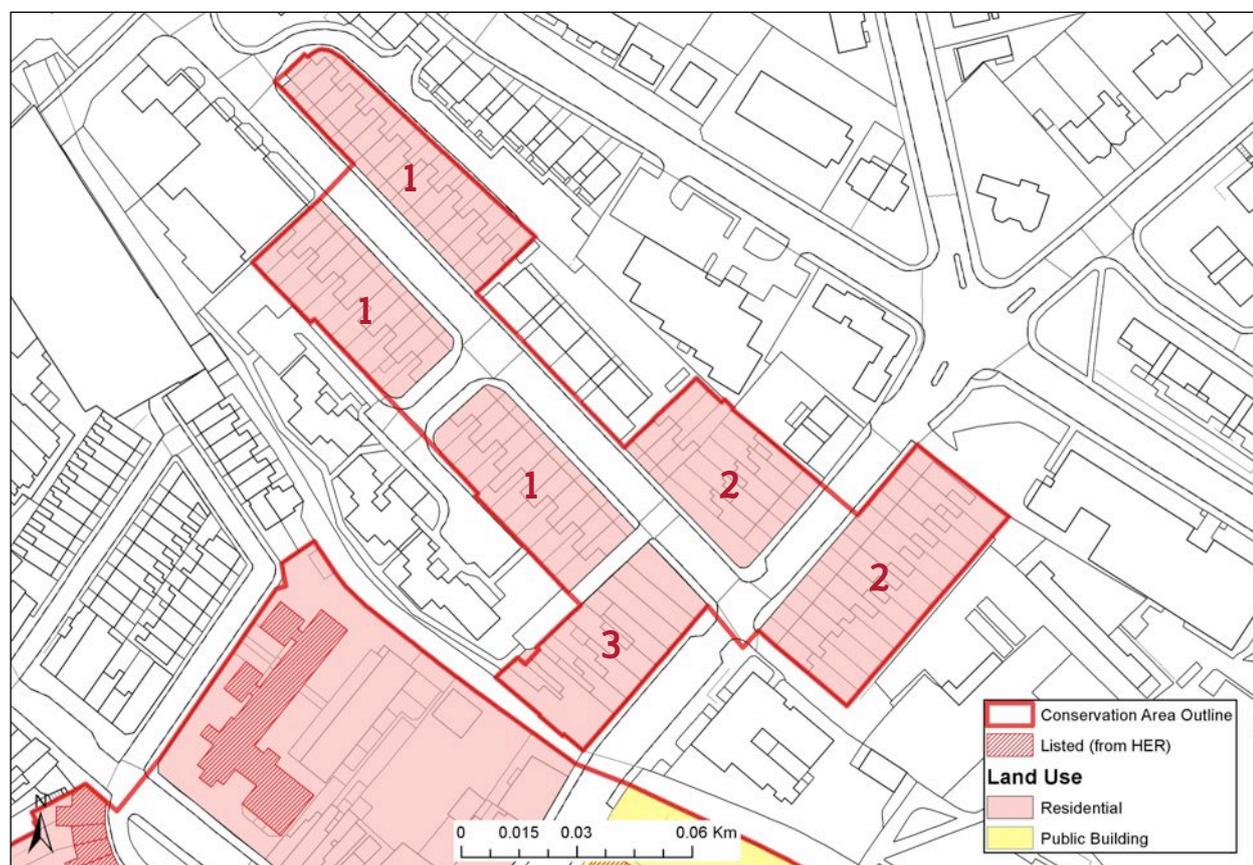


Figure 1.1 Dover – Dour Street Conservation Area

slate, now replaced in man-made slate, large chimney stacks paired to single fronted terraced houses. The houses to the north side of the street have flat brick arches to the first floor windows whilst those on the south side of the street are characterised by heavy moulded hoods to the first floor windows. Wide granite kerbs to tarmac pavements, on street parking, with minimal street lighting.

2 – Park Street. Nos 1-13 (continuous to south side) form the dominant terrace of late Victorian three storey, with semi basement, town houses. Again rendered ground floor with yellow stock brick above, and first and second floor sash windows (half round to ground and second storey) with moulded rendered surrounds all under eaves bracketed roof, originally slate covered. Dominant rows of white gault clay chimney pots adorn the roofs. Forecourt parking to almost all houses. Wide granite kerbs to pavement with main road tall street lights. Only four retaining original sash windows.

Nos 15-19 (continuous to north side) match the southern side of Park Street, but appear more cohesive through closer matching external decorations. Three of the five retain their sash windows. Again forecourt parking has resulted in a loss of boundary treatment but original walls and railing bases survive at Nos 16 and 17.

3 – Park Place. Nos 1-9 on the north side of the street form a range of retail shops and a

public house, the Park Inn. Yellow stock brick with red brick half round arched windows to the first floor. Four of the nine upper floors have painted brick facades, which detracts from the group. Nos 1 to 4 retain original shop front surrounds, with number No 4, Tranquillity retaining original doors as does the Park Inn. Signage and some shop fronts generally detract from the Conservation Area.

### Vulnerabilities

1.2 Loss of original sash windows and front boundaries is detracting from the Conservation Area.

### Opportunities

1.3 Article 4 (2) Directives to encourage re-instatement of lost features. Co-ordinated approach to boundary forecourt parking. Shop front and signage enhancement.

### Summary

1.4 An attractive nineteenth century group of yellow stock brick terraces with rendered ground floor plinths set behind front gardens. Predominantly residential with commercial quarter.

### Recommendations

1.5 In need of focused strategy to enhance the Conservation Area, shop fronts and boundaries.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Dour Street	Green	Green	Yellow	Green	Green	Loss of boundary railings and sash windows is starting to detract from the Conservation Area.	Green
2 Park Street	Green	Yellow	Yellow	Green	Green	Loss of Boundary Railings and sash windows is detracting from the Conservation Area.	Yellow
3 Park Place	Green	Yellow	Yellow	Green	Green	Some Shop-fronts/Signage and painted facades detract from the Conservation Area.	Yellow
Overall	Green	Yellow	Yellow	Green	Green		Yellow

Figure 1.2 Assessment of Conservation Area

## 2 Dover – Town Centre

Date of Designation:	19/02/1988
Type:	Town
No of Listed Buildings:	1
Other designated Sites:	None

### Special Interest

2.1 The Conservation Area is based around the pedestrian area of Cannon Street with St Mary’s Church (the only Listed Building) at its centre. The commercial centre of the town forms the Conservation Area around Cannon Street and Biggin Street, taking in buildings along Worthington Street, Queen’s Gardens, New Street and Church Street. The Church of St Mary occupies a central location on Cannon Street, offering views of the castle beyond. Buildings are generally nineteenth century and three to four storeys in height in the main streets, two to three storeys elsewhere. Yellow and red stock brick, painted brick and render, stone generally under slate roofs with gables are characteristic of the

forms and materials in the Conservation Area. Shop fronts and their associated signage is an important feature of the area and their impact on the quality of the Conservation Area cannot be underestimated. The Conservation Area has been subdivided into four component areas:

1 – Cannon Street. The most attractive part of Dover Town Centre, with potential for enhancement. The pedestrian area offers some scale to the street, although looking dated. The church is a great asset to the Conservation Area, offering glimpses of Dover Castle, beyond and some green to break the urban character of the area. The buildings are tall, overshadowing the street, being four to six storeys in height (when the roof is adapted to gain additional floors), and quite an eclectic mix of late Victorian and Edwardian gables, turrets, bay windows and stone string courses to red and yellow stock brick facades, all contributing to the vibrancy of the street scene. Sadly the shop front designs and signage let the street down in

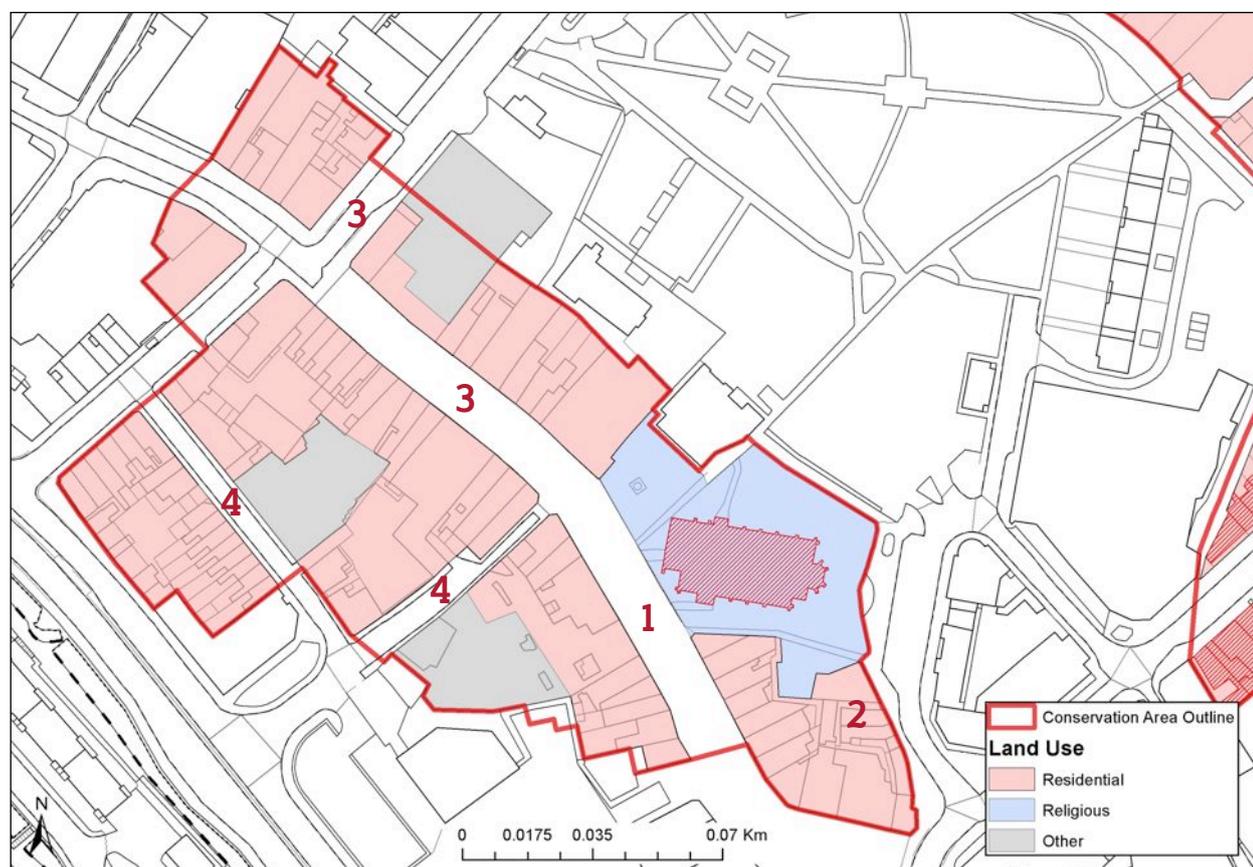


Figure 2.1 Dover – Town Centre Conservation Area

places and this is where the focus for enhancement should start.

2 – Church Street. Where Cannon Street meets Church Street the area opens up into Market Square, from here the views up Castle Street towards the Castle give a sense of the importance of this location. Church Street itself is a small parade of nineteenth century one and two storey buildings with cafes offering alfresco eating in the summer. The Church is again an important and attractive contributor to the Conservation Area. The scale of the buildings on Cannon street can be appreciated, looming over the more modest buildings fronting Church Street. Pencester Gardens is the main open green space adjacent to Town Centre Conservation Area, making an important contribution to the setting of the two adjacent Conservation Areas.

3 – Biggin Street & Worthington Street. The Conservation Area takes in the more attractive historic buildings in Biggin Street and Worthington Street. The painted late Georgian style facades on the corner of

Biggin Street and Pencester Road contrast with the red brick and stone of the later Victorian style façade on the opposite corner of Biggin Street and Worthington Street. The buildings here are two storeys with a mansard roof being adopted to conceal a third floor on the corner of Biggin Street and Worthington Street. Again shop front designs and signage generally detract from the quality of architecture on the facades above. The arched windows and arched dormers in the mansard roofs to the parade of red brick and stone facades on Worthington Street form a distinctive architectural quality let down only by the shop fronts below. The street paving and lighting are in need of attention, only the wide granite kerbs are worthy of retention in Worthington Street.

4 – Queen’s Gardens & New Street. Queen’s Gardens, although the name would suggest otherwise, is a modest back street of single fronted one storey yellow stock brick facades under slate roofs. This is a residential area with the large flank wall of the bingo hall dominating the North East side of the Queens Gardens. Loss of original sash

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Cannon Street	Green	Yellow	Green	Green	Green	Some shop fronts and signage would benefit from enhancement.	Green
2 Church Street	Green	Yellow	Green	Green	Green	Some shop fronts and signage would benefit from enhancement.	Green
3 Biggin Street & Worthington Place	Yellow	Yellow	Yellow	Green	Green	There is no landscaping or open space and so a code green is the default for this area. Street, pavement and lighting would benefit from enhancement as well as enhancing shop fronts and signage.	Yellow
4 Queen's Gardens & New Street	Yellow	Yellow	Yellow	Green	Green	There is no landscaping or open space and so a code green is the default for this area. Street, pavement and lighting would benefit from enhancement as well as restoring windows to original sashes.	Yellow
Overall	Yellow	Yellow	Yellow	Green	Green	Shop front design, signage, and street surface/lighting enhancement would contribute significantly to the improvement of this important Conservation Area.	Yellow

Figure 2.2 Assessment of Conservation Area

windows detracts from the quality of this modest part of the Conservation Area. The street surfaces are patchy and paving is in tarmac, with wide double yellow lines predominating the poor surfaces, only the granite kerbs offer a sense of past historic quality. New Street takes in the rear of buildings fronting Cannon Street, with only the recently refurbished public house on the corner of Queens Garden's and New Street making a positive contribution to this part of the Conservation Area. A large gap next door is gated with unsightly chain link fencing. The Conservation Area boundary sweeps away from the Roman Painted House (a Scheduled Monument) toward Cannon Street.

### ***Vulnerabilities***

2.2 Poor Shop front design and signage detract from the Conservation Area along with paving and lighting generally.

### ***Opportunities***

2.3 Article 4 (2) Directives could be applied to encourage re-instatement of lost features in Queen's Gardens. Co-ordinated approach to shop front and signage enhancement would improve the Conservation Area. Some areas would benefit from street enhancement, renewing of pavement and road surfaces along with street lighting.

### ***Summary***

2.4 An attractive nineteenth century commercial town centre Conservation Area, the focus being the Church and its yard, being the only Listed Building.

### ***Recommendations***

2.5 In need of focused strategy to enhance the Conservation Area, shop fronts and boundaries.

## 3 Deal – Nelson Street

Date of Designation:	21/07/1977
Type:	Town
No of Listed Buildings:	5
Other designated Sites:	None

### Special Interest

3.1 Four streets of Victorian Cottages and Victorian church. The Conservation Area has been subdivided into four component areas:

- 1 – Cottages along Princess Street, Robert Street and Water Street – only half of the street is visible on street view.
- 2 – Nelson Street – not on street view.
- 3 – Duke Street.
- 4 – The Church of St. Andrew at Deal is by English standards modern although it is built in the Basilica style of Caen stone from the Allemagne Quarries, Portland stone for the

Sanctuary and York stone for the Nave. It also has Sedilia and Piscina. The foundation stone was laid on the 28 May 1849 and Consecrated on the 31 October 1850 by the then Archbishop of Canterbury John Bird Sumner.

### Vulnerabilities

3.2 Erosion of the value of the Conservation Area due to permitted development.

### Opportunities

3.3 This is a residential area with a few B&Bs. Given that it is not a tourist area it would principally benefit local residents if the area is enhanced.

### Summary

3.4 The area consists mainly of Victorian cottages with St. Andrew's church on the South West side. Unable to see Nelson Hall which is Listed.

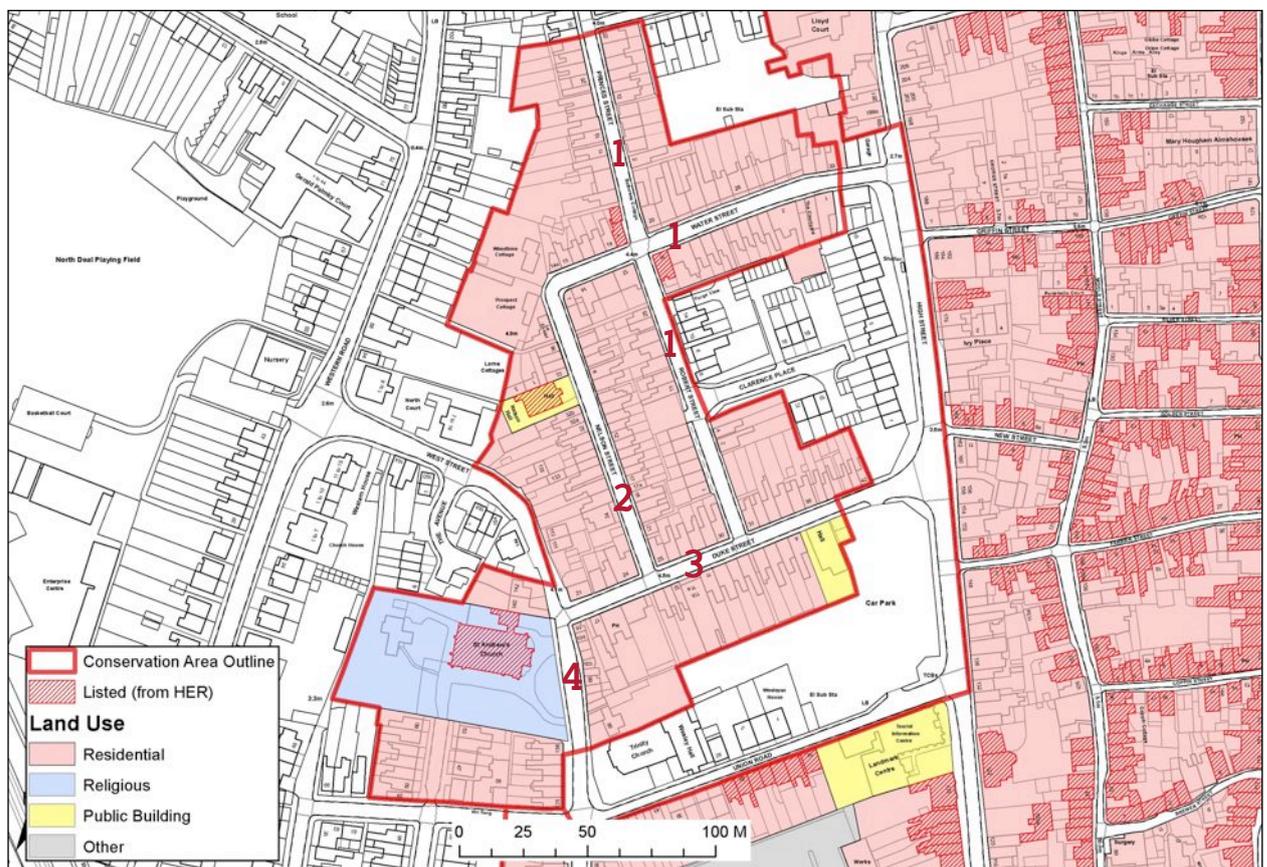


Figure 3.1 Deal – Nelson Street Conservation Area

**Recommendations**

**3.5 Article 4 (2) Directives should be served. Design guides for windows, chimneys**

and roof materials would be useful.

**3.6 Carry out full Conservation Area appraisal and management plan.**

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Cottages along Princess Street, Robert Street and Water Street						Attractive two storey fishermen's cottages some with sloping roofs. A number of poor replacement windows and doors. Some single pane uPVC windows, or with plastic strips defining glazing bars. Rendered gable walls adjacent to missing houses. Some low-rise buildings of more recent construction with shallow front gardens, some more acceptable than others. Victorian terraced houses with double height bay windows in good condition. Chimney stacks with variety of pots and cowls. Roofs difficult to see from desk based Google Street View. Water Street some cottages with bay windows, shallow front gardens and basements. Several original brick and wrought iron boundaries lost – replacements vary in quality and condition. Some original dividing walls still in place between gardens.	
2 Nelson Street	No visual access for study from Google Street View.						
3 Duke Street						Fishermen's cottages two storey south facing, three storey north facing. Various painted or facing brick. Mainly in good condition. Again several windows, doors and chimneys are not faithful to original materials/designs. Other buildings interspersed alongside cottages such as single storey British School, attractive three bay two storey gable end façade. One or two houses would benefit from maintenance to rendering.	
4 The Church of St. Andrew at Deal	No visual access for study from Google Street View.			No visual access for study from Google Street View.		St Andrew's is a Grade II Listed Building. It is flanked to the north by unfortunate front garden extension. Pretty sweep of pastel coloured facades of fisherman's cottages facing the church although only seen obliquely on Google Street View – cannot see any window detail for example. Union Road has several garages and unfinished gable ends of buildings built at 90 degrees to the road. Unable to see the green space surrounding the church on street view.	
Extent						Small Conservation Area. Area around Clarence Place which is not included in the Conservation Area is a complex of more recently built flats. Boundaries are fine.	
Overall							

Figure 3.2 Assessment of Conservation Area

## 4 Deal – Upper Deal

Date of Designation:	06/11/1970
Type:	Town
No of Listed Buildings:	12
Other designated Sites:	None

### Special Interest

4.1 The Conservation Area focuses on St. Leonard's Church, graveyard, the Listed Buildings along Manor Road and the graveyard and mausoleum to the north of the Conservation Area (which is not visible in Google Street View). The Conservation Area has been subdivided into three component areas:

1 – Manor Road with St Leonard's Church – cluster of Listed Buildings.

2 – Roundabout where London Road, Manor Road and Rectory Road meet.

3 – London Road, Rectory Road/Addelam Road.

### Vulnerabilities

4.2 The Conservation Area suffers from a series of unauthorised works which have compromised parts of the Conservation Area.

### Opportunities

4.3 The Conservation Area is on the main trunk road into Deal. The area around the roundabout would benefit greatly from improved road and pavement surfaces, greening, landscaping and improved street furniture as would the neglected building on the corner of London and Manor Roads. The bus shelter is unattractive and could be replaced with a more attractive one. Signage needs to be carefully looked at. The triangle of green space on the corner of Upper Deal Road and London road could be improved.

### Summary

4.4 Several of the historic buildings have suffered changes that do not preserve or enhance their special historic or architectural

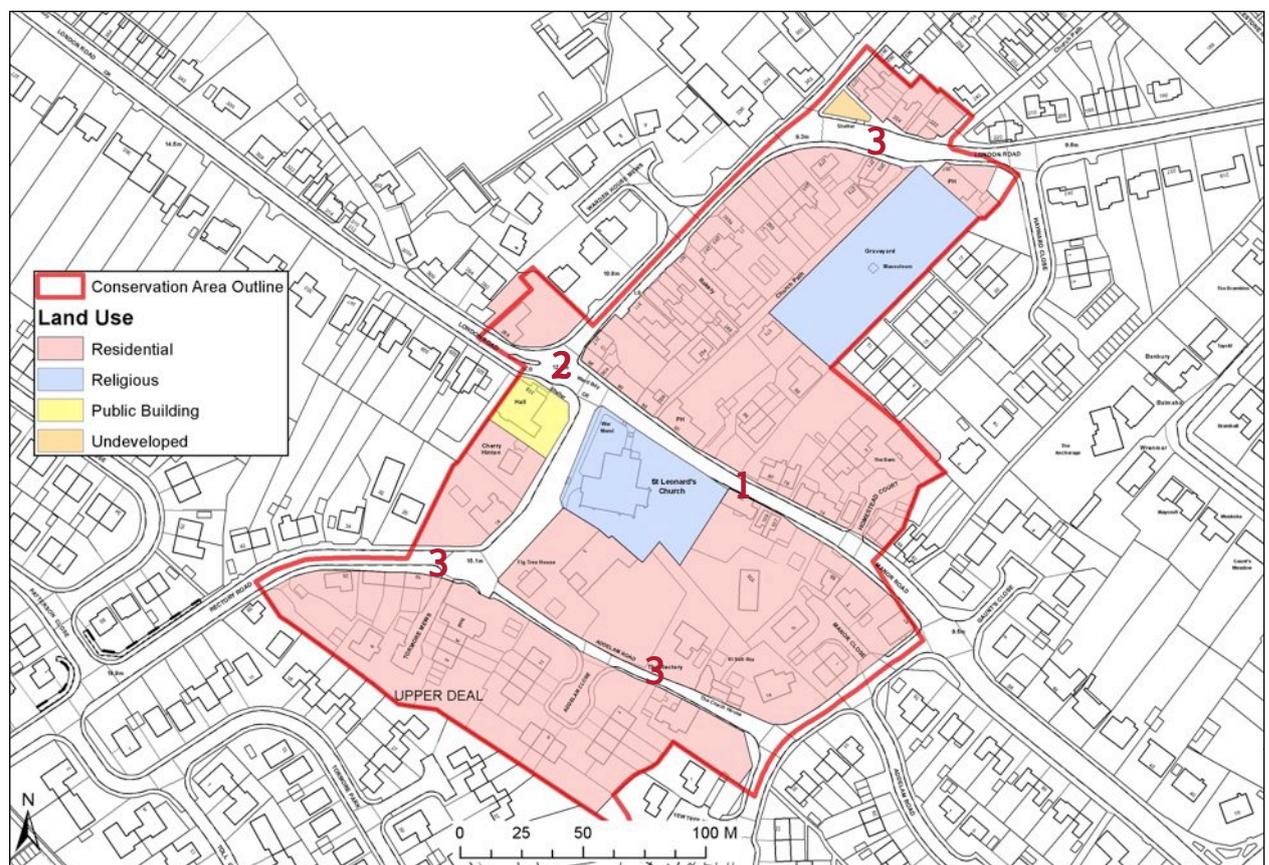


Figure 4.1 Deal – Upper Deal Conservation Area

importance. Some of the buildings in the Conservation Area have lost nearly all of their original features including window

frames, chimneys and roof materials. Many buildings would benefit from reinstatement of original windows and facade enhancement.

Component	Visible Boundaries	Facades	Public Realm	Landscaping	Open Space	Comments	Overall
1 Manor Road with St. Leonard's Church						Listed church and graveyard with flint and redbrick boundary make a positive contribution to the Conservation Area. Listed pub at No 90 is in good condition although plastic signage detracts, where hand painted would enhance. There are several buildings of local interest on Manor Road which should be considered for local listing; Nos 107/109, a pair of timber framed cottages with casement windows; No. 78, attractive early nineteenth century building; No. 74 early village residence with clay tile roof, chimney stacks, a rendered and stuccoed façade, perhaps with timber framing behind; No. 111, a three-storied building with eighteenth century alterations, gothic gauged brick arch, shutters, hooded arches. For houses with front gardens most original boundaries no longer exist, although one cottage has a picket fence.	
2 Roundabout where London Road, Manor Road and Rectory Road meet						<p>Corner Manor Road and Rectory Road – signboard in church yard detracts from the setting of the Listed Building and the War Memorial. Boundaries of car park to social centre would greatly benefit from tree planting – the bland space creates an imbalance with the rich church setting on the adjacent corner.</p> <p>Roundabout needs public realm improvement to signage and lighting which detract from the special interest of the Conservation Area. Original post box should be preserved. Corner where London Road sits on the roundabout: Listed Building with attractive garden which hides house – high boundary walls at various repairs and adaptations - street signs attached directly to the wall. The building at the corner of London Road and Manor Road is in total disrepair and should be added to the Buildings at Risk register. With a rusting corrugated roof (originally a thatched) and neglected facades partly obstructed by large road signage blighting the building – a poor feature on a main entrance to the town. Building adjacent on London Road, No 98 with uPVC windows, replacement doors and painted plinth. Street surface irregular. The small green on London Road next to the bus shelter looks forlorn and would benefit from landscaping to enhance the Conservation Area.</p>	

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
3 London Road, Rectory Road/ Addelam Road						No 311 London Road which houses a commercial property Londis, has been greatly altered, especially with regard to window frames as have the other buildings on this stretch of road. Street clutter in front exacerbates the untidy feel to the area. No 301 retains an attractive shop front and has tasteful fascia and lettering - making a positive contribution to the Conservation Area. The Listed Building Nos 283 – 285 on London Road is not visible on Google Street View. There is a considerable contrast between the Listed Buildings and the stretch of buildings adjacent to No 311 Londis. There are four terraced cottages on Upper Deal street that have lost many of their original features. The stretch of London Road that continues where it joins Upper Deal Road is not visible on Google Street View and may have more buildings of historic or architectural interest. On Rectory Road there is an attractive Georgian house at the end of the road and four Victorian cottages. Half the cottages have replacement windows. There are several new builds on Pilot's Avenue with only one building of note, No 87 on the corner of Manor Road which appears to have been altered. There is a large impressive Georgian house at the corner of Addelam Road and Pilot's Avenue but it has replacement windows.	
Overall							

Figure 4.2 Assessment of Conservation Area

### Recommendations

4.5 This is an important Conservation Area given its location on the main trunk road from Sandwich to Deal requiring a targeted approach to enhancement. Since designation there has been extensive new building in the

gardens of historic buildings - these have altered the character of the original Conservation Area.

4.6 A full Conservation Area appraisal and management plan should be undertaken to establish opportunities for enhancement.

## 5 Deal – Victoria Road and Wellington Road

Date of Designation:	01/12/1977
Type:	Town
No of Listed Buildings:	7
Other designated Sites:	None

### Special Interest

5.1 This is a Victorian residential area the main interest of which lies in the different types of terraces and the larger houses on Victoria Road. The Conservation Area has been subdivided into nine component areas:

- 1 – Queen Street.
- 2 – Blenheim Road.
- 3 – Victoria Road.
- 4 – Hope Road.
- 5 – Old Cottage Road.

6 – Gilford Road.

7 – Wellington Road – narrow quieter residential street.

8 – Beaconsfield Road.

9 – Northcote Road.

### Vulnerabilities

5.2 Loss of original sash windows and forecourts giving way to parking detract from the Conservation Area

### Opportunities

5.3 Re-instatement of lost sash windows, careful attention to boundary treatment, would all enhance the Conservation Area.

### Summary

5.4 An attractive Conservation Area which is undergoing a gradual loss of original features. Establishing an Article 4 (2) Directive would assist in reducing loss of

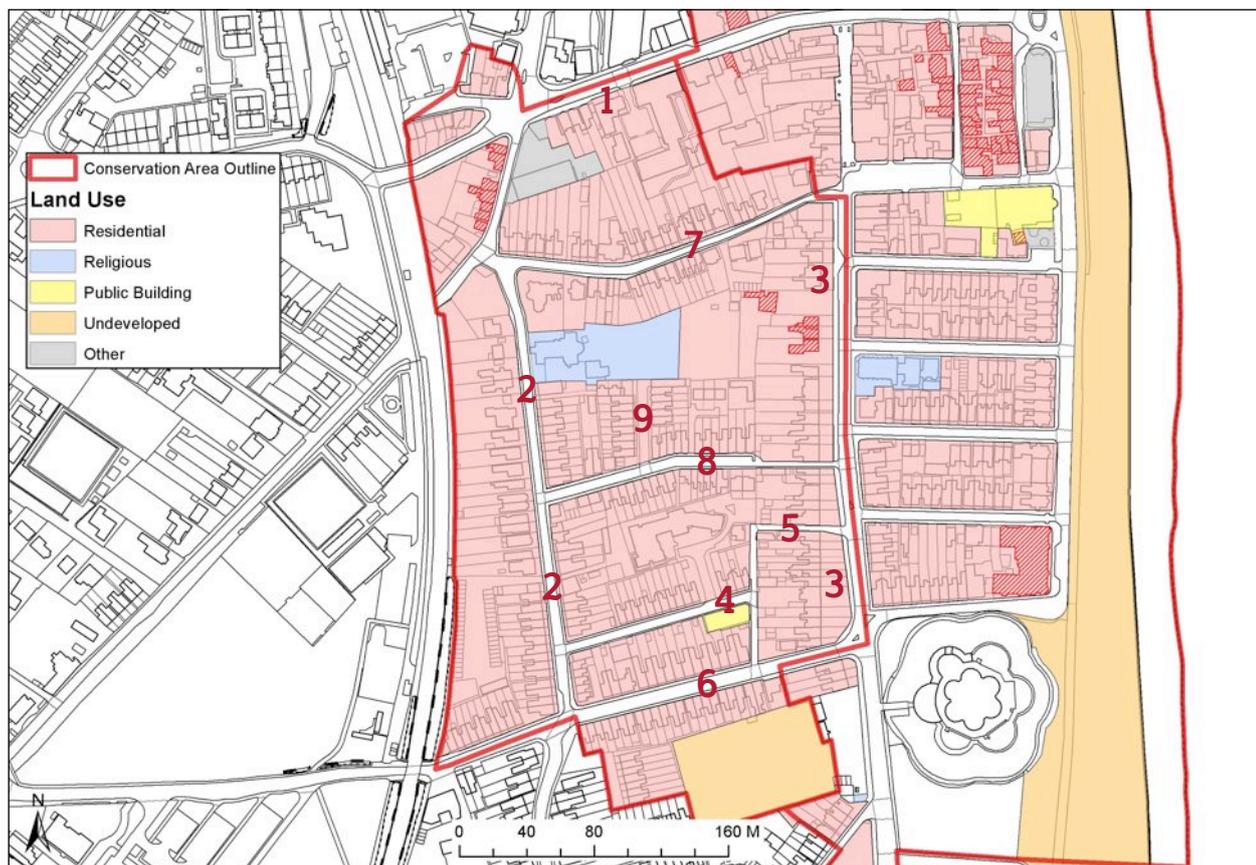


Figure 5.1 Deal – Victoria Road & Wellington Road Conservation Area

special interest of the Conservation Area. This would also be consistent with the adjacent Middle Street Conservation Area which already has an Article 4 (Directive).

## Recommendations

5.5 Undertake full conservation area appraisal and management plan. Introduce Article 4 (2) Directive.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Queen Street						Two and three storey Victorian buildings with shops. Interesting oriel windows. Impressive Victorian villa with original chimney, original shopfront and other more modest Victorian buildings. Altered buildings with uPVC windows. Shop fronts detract from Conservation Area, design and signage in need of enhancement. Some metal railings on new walls and plane wall boundaries. Occasional recent dormer windows. Art deco garage/shop used as part of garage – consider local list? Upper part of Queen Street has some plain walls to gardens. Queen Street further north has two attractive shops and a pub, all would benefit from general maintenance and decoration as would the building in the island between the two forks of Queen Street. Street signs on this cross roads are attached to the railings and are relatively discreet.	
2 Blenheim Road						At one end a series of listed Georgian buildings late eighteenth century, early nineteenth century – half hipped roofs. Opposite is a Kwik Fit garage. One bow-windowed shop front. Last two houses on Blenheim Road which form the boundary to the conservation area – Nos 15 and 19 are impressive large Victorian houses in good condition. Limited Google Street View for part of Blenheim Road. Corner of Wellington Road and Blenheim Road – attractive garden and Edwardian house with attractive tile hanging on gable end.  The Catholic Church of St Thomas of Canterbury is a good example of the benefits of greening the streetscape – the left hand side of the church has a small grassed over garden area with hedges, and the right hand side is a concreted over space with an undefined parking that does not delineate the boundaries of the church and street. Relatively narrow street characterised by two storey Edwardian terraced houses, Victorian cottages and Victorian terraced house, newer builds some with shallow concreted over gardens, some hardstandings and variety of gardens of different depths. Boundaries in various states both older and newer as are windows. Pavements are narrow with tarmac. Attractive garden on the corner Beaconsfield Road/Blenheim road which enhances the streetscape and is further enhanced by a tree.	

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
3 Victoria Road						Larger two, three and four storey often handsome villas with large front gardens opposite parade of shops especially including detached, semi detached and terraced earlier and mid Victorian villas. Lined with mature trees. Western side of Victoria Road earlier than Eastern Side of the road which is in the Middle Street Conservation Area. Building line is set back from the castle and tapers into the street towards the north. Generally the buildings are grouped in small clusters of two or three properties with varying architectural styles from Georgian through to Victorian villas. The Listed Buildings, are of a grander Georgian town house style with an imposing frontage to the street. Generous gardens with considerable amount of greening which enhances the special interest of the Conservation Area. Introduction of Upvc windows to some buildings detracts from Conservation Area. Further forecourt parking will detract from setting of Conservation Area.	
4 Hope Road						South side part gardens and car parking for houses on Guilford Road, most gardens no longer have boundaries and are uncared for with no boundary between the pavement and the gardens. Only one boundary and garden space survives as a garden. Enhancement needed. The northern side of the road is characterised by shallow gardens many of which retain their original walls which gives a cohesive feel to the terrace as do the largely unpainted upper stories which retain redbrick surrounds. Further painting on the upper floors should be avoided. Would benefit from greening, introduction of original windows and doors. The long gardens mainly now hard standings and used as off street parking.	
5 Old Cottage Road	No visual access for study from Google Street View.						
6 Guilford Road						Two storey nineteenth and twentieth century buildings. On North side of the road houses with shallow concreted/paved forecourts, double height bay windows with bargeboards and dormer windows – many replacement windows, satellite dishes. On the south side no gardens but Victorian terrace characterised by hanging bay/oriel windows.	

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
7 Wellington Road						<p>North side Corner Wellington Road and Victoria Street. Upper floor pebble dashed with interesting windows (part of Middle Street Conservation Area). Two storey yellow brick Victorian cottages with forecourts. Buildings have differing doors, windows and frontages but retain a unified feel as boundaries defined by low walls or hedges. Pre 1862 villa with prominent cornice next to No 9 could be locally listed? Final stretch of north side of the street before Wellington Place characterised by mid Victorian semi detached houses with dormer windows and bay windows on ground floor with basements.</p> <p>South side Hardstanding would benefit from greening. Then 1960s or 1970s three storey block. Main stretch of road characterised by early Victorian cottages with no front gardens several with original windows. Two large redbrick late Victorian/Edwardian houses the second of which is 'Arts and Crafts' inspired where Wellington Road joins Blenheim Road.</p>	
8 Beaconsfield Road						<p>Going west along the south side of Beaconsfield Road the first building is a well maintained early Victorian cottage followed by some more recent construction with many replacement windows, and a row of early Victorian cottages begins with late modified Victorian terraces with bay windows. Going west along the north side of Beaconsfield Road a Victorian cottage on the corner, and a late Victorian terrace, single bay and then double bay windows and roofs with gable ends and bargeboards, forecourt parking, a garage, and garden and rear of building facing Blenheim Road.</p>	
9 Northcote Road						<p>Long view only available in Google Street View. Late Victorian terrace with double bay windows. Unattractive car park and garage area on corner with Beaconsfield Road.</p>	
Overall						<p>Late Georgian and Victorian character. Loss of windows and boundaries detracts from the Conservation Area.</p>	

Figure 5.2 Assessment of Conservation Area

## 6 Dover – Charlton Green

Date of Designation:	30/07/1987
Type:	Town
No of Listed Buildings:	2
Other designated Sites:	None

### Special Interest

6.1 The Conservation Area is centred around the green space of Saints Peter & Paul Church and is predominantly made up of nineteenth century buildings. Number 52 and the Red Lion public house are the oldest buildings in the Conservation Area. The Conservation Area has been subdivided into two component areas:

1 – Charlton Green. Looking into Charlton Green from the north east the group of buildings from the corner to the Red Lion give the sense of a semi rural place that once was Charlton Green; the trees from the church yard appearing behind the buildings adding to this. The group of buildings on the

corner of Charlton Green and Frith Road are the dominant component of the south eastern part of the Conservation Area, with the now heavily pointed, flint gable wall of number 48 fronting onto Frith Road contributing to one of Dover’s distinctive building materials. The remaining part of Charlton Green is built of modern residential properties, sympathetically constructed of yellow stock brick and timber weatherboarding to appropriate scale. The open green space of the church yard takes up the remaining half of the northern side of Charlton Road Green, with a boundary wall of flint and mature trees.

2 – St Alphege Road. The Conservation Area’s green open space of the church yard dominates Frith Road with number 7, a large double fronted Victorian house set back behind a high hedge, bay windows to ground floor. The building retains its sash windows and slate roof, making a positive contribution to the Conservation Area. Large mature trees flank the entrance to St Alphege Road,

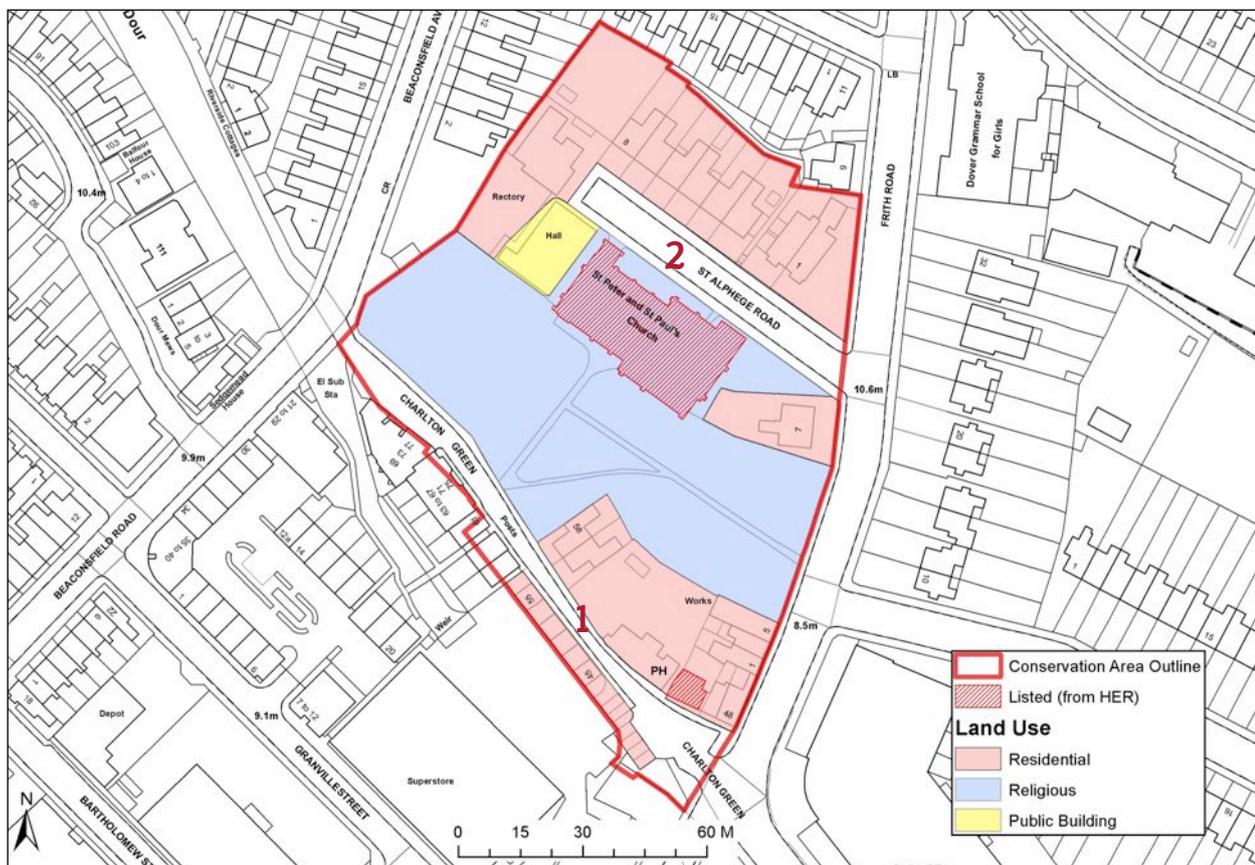


Figure 6.1 Dover – Charlton Green Conservation Area

glimpses of the large nineteenth century Kentish Rag Stone church can be seen through the trees. The Victorian/Edwardian rectory stands at the end of the road, retaining all its sash windows. On the corner of Frith Road and St Alphege Road a large handsome semi-detached Edwardian building, set back from the road with mature planting and trees. On the north side of the road, Nos 3-8 form a terrace of Victorian yellow stock brick houses with large bay windows, terracotta coloured lintels under hipped slate roofs, some retain decorative ridge tiles to slate roofs, recessed arched front doors. A single early twentieth century swan neck cast iron street light.

### Vulnerabilities

6.2 Loss of original windows and some boundary railings erode the special interest of the Conservation Area.

### Opportunities

6.3 Use of Article 4 (2) Directives to encourage enhancement of lost feature, such as windows and railings.

### Summary

6.4 This is an attractive Conservation Area predominantly nineteenth century with two earlier buildings. Re-instatement of original windows and roof materials along with boundary railings should be encouraged. Street surfaces and lighting would benefit from enhancement.

### Recommendations

6.5 Carry out full Conservation Area appraisal and management plan.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Charlton Green	Green	Green	Yellow	Green	Green		Green
2 St Alphege Road	Green	Yellow	Yellow	Green	Green	Loss of original windows and poor quality street surfaces detract generally from the Conservation Area.	Yellow
Overall	Green	Green	Yellow	Green	Green		Green

Figure 6.2 Assessment of Conservation Area

## 7 Dover – Waterloo Crescent

Date of Designation:	06/11/1970
Type:	Town – Seafront
No of Listed Buildings:	5
Other designated Sites:	None

### Special Interest

7.1 Five storey regency mansions designed by Philip Hardwick on Dover seafront. The Conservation Area has been subdivided into three component areas:

1 – Waterloo crescent view of Waterloo Mansions.

2 – Cambridge road view of Waterloo Mansions.

3 – New Bridge House ‘Complex’: New Bridge House, 1 – 4 Camden Crescent (North West), Nos 1 to 9 (Consecutive) Cambridge Terrace including basement area railings with Listed phone box.

### Vulnerabilities

7.2 Window on all buildings in Conservation Area as well as balconies on the Cambridge Road side of Waterloo Mansions would benefit from enhancement. Signage design strategy would contribute to enhancement of Conservation Area.

### Opportunities

7.3 Enhanced landscaping of gardens would benefit the Conservation Area. War Memorial setting would benefit from further enhancement to emphasise its focal point of the four Listed Buildings that surround it.

### Summary

7.4 Buildings in the Conservation Area are generally in good condition and well-maintained but could be enhanced with good greening/flowers. The mismatching of windows affects the homogeneity of the facades of all five buildings and the Conservation Area would benefit from the

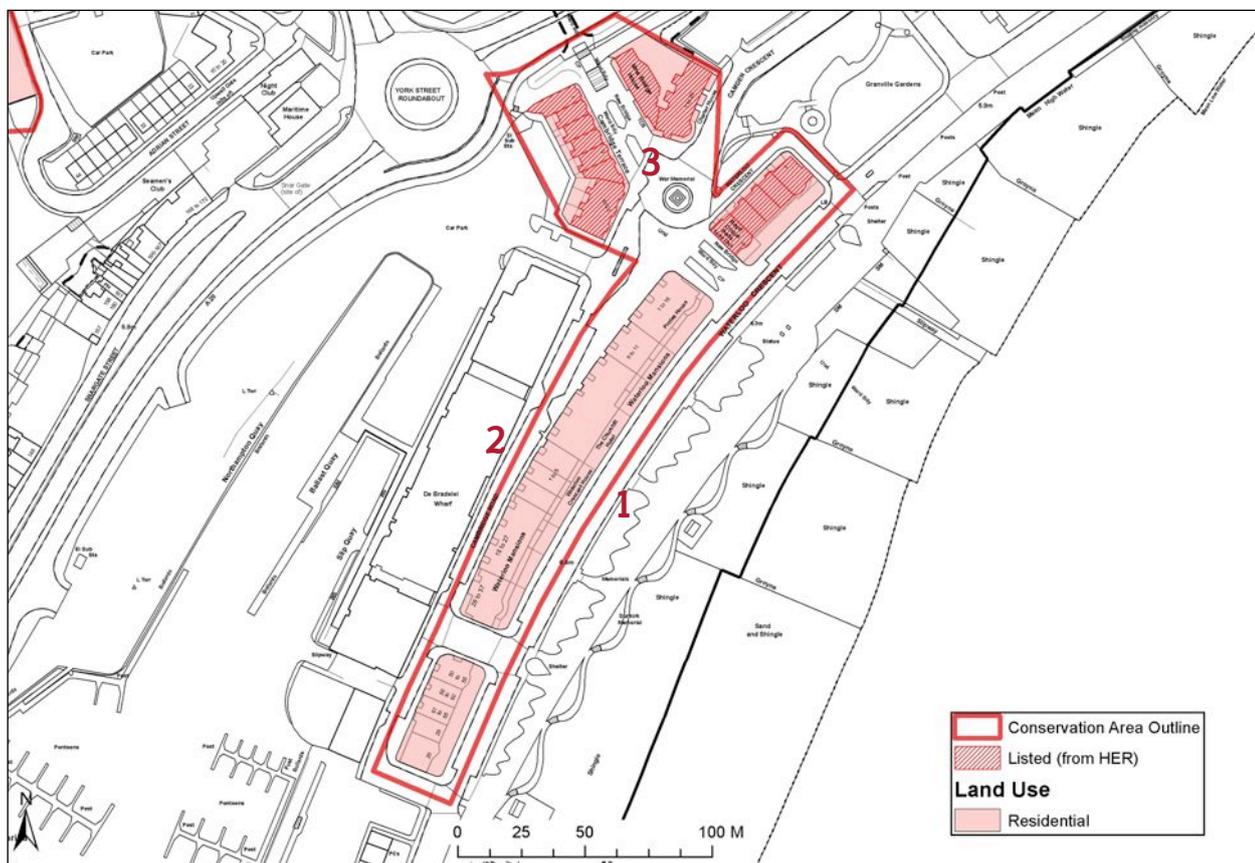


Figure 7.1 Dover – Waterloo Crescent Conservation Area

replacement of newer style windows with copies of originals where possible. The Conservation Area would benefit from windows design enhancement guidance.

### **Recommendations**

7.5 The boundaries could be extended south east to include the esplanade and beach. Boundaries could be extended to include the public gardens in front of the 1950s purpose built block of flats along The Gateway. Undertake full Conservation Area appraisal and management plan.

### **Listing notes**

7.6 Waterloo Mansions - built in 1834-8 by Philip Hardwick – regency. 3 sections, the centre one containing 19 houses, the outside ones 5 houses each. 5 storeys and basement with area. 3 windows to each house. Stuccoed with rusticated ground floor. Round-headed windows on the ground floor and round-headed doorways. Continuous iron balconies on the 1st floor supported on thin iron columns from the ground floor and with continuous hood over. (This balcony has been replaced by a glazed veranda with balcony over it on No 16). The end houses of each section have curved fronts. These end houses and the 9 centre houses of the main section have Corinthian pilasters from the 1st to 2nd floor supporting tile entablature (which is continued along the houses without pilasters) and above this a stucco-fronted 3rd floor with round-headed windows, plain pilasters between them, cornice and parapet above with mansarded roof containing the attic storey. The other houses have no stucco above the entablature, but 2 storeys arranged in a double mansard, the upper one set back and both fronted with slates, most of the glazing bars are missing. Entrances at the rear.

7.7 New Bridge House - built as a Bank in 1865 by Rowland Rees Junior. 1 storey rusticated stucco. Mansarded slate roof with

7 dormers. Parapet with stone balustrading and modillion cornice with triglyph frieze. 6 pilasters. Central pedimented porch with round cartouche and 2 plain Tuscan columns. On each side is a recessed portion of 1 storey rusticated, Urn finial supported by brackets with swags beneath. 6 sashes having recessed blanks underneath.

7.8 Camden Crescent Nos 1 to 4 (consecutive) - originally a complete crescent similar to Waterloo Crescent, but the other houses have been demolished. Built in 1840. 4 storeys and a basement area. Yellow brick, the ground floor stuccoed and rusticated. Parapet above the 3rd floor, cornice above the 2nd floor, stuccoed stringcourse above the 1st floor. Continuous iron balcony with hood on the 1st floor. No 1 has a curved front. 3 windows to each house with restored glazing bars. Group value with New Bridge House in New Bridge Street.

7.9 Nos 1 to 9 Cambridge Terrace (consecutive) including basement area railings - Terrace of 9 houses. Mid C19. Stock brick with stuccoed front and ends. Roof concealed behind parapet. Stuccoed stacks with moulded cornices and none with original crenellated yellow clay pots. Plan: 9 houses in a terrace on an obtuse corner site. The plan of each house is double depth with the principal front room to left or right of the entrance. No 6, the centre house to right of the corner has 2 front rooms and a central entrance. The ground floor of No 1 at the right hand end is used as a restaurant and the others are offices. Exterior: 4 storeys and basement. Long 20-window range on obtuse corner site. 2:2:2:1:3:2:2:2:2 bays, the one window bay is on the curved corner and the 3-window bay to its right is a double fronted house but uniform with the others. Parquet with a heavy moulded cornice, panelled frieze at third floor sill level, string at second floor sill level and ornate cast-iron balcony across first floor. The ground floor is

rusticated and has rusticated canted bay windows and Tuscan porches to the doorways with C19 panelled doors and rectangular overlights. The first floor windows have moulded architraves and cornices on brackets. The second floor windows have segmented heads and eaved architraves. The third floor windows are round-headed in moulded architraves. The ground floor bays continue down into the basement. Most of the windows appear to be the original 4-pane sashes. Including original ornate heavy cast-iron basement area railings

and stuccoed piers. Similar symmetrical 5-bay right hand (north) return. The rear elevation is largely unaltered and most of the houses have small back porches with moulded stucco cornices, ornate cast-iron balconies to ground floor garden windows, which have their original casements with glazing bars. Most of the other rear windows are also original. Interior not inspected but expected to retain original features including staircases and other joinery, chimney pieces and plasterwork etc.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Waterloo Crescent view of Waterloo Mansions	Green	Yellow	Green	Yellow	Green	Windows not matching originals – eight panes reduced to single pane with uPVC windows. Potential enhancement of Churchill Hotel signage.	Yellow
2 Cambridge Road view of Waterloo Mansions	Green	Yellow	Yellow	Yellow	Green	Facades in reasonable condition although some decorative maintenance required as well as repairs to stucco. Windows not matching originals – eight panes reduced to single pane with uPVC windows. Hotel signage could be enhanced with quality of building. Blocked rainwater goods causing potential damage to the fabric of the building. The addition of unattractive metal balconies at higher levels detracts from the building.	Yellow
3 New Bridge House complex with War Memorial	Green	Red	Yellow	Yellow	Green	Unfortunate location next to car park. Complex would benefit from a buffer zone. Camden Crescent Nos 1 to 4 has retained more of its original windows than Waterloo Mansions. Nos 1 to 9 (Consecutive) Cambridge Terrace have lost many of the original windows while, reduction in sash window panes changes the overall impression of the façade.	Yellow
Extent						Conservation Area boundaries do not include Granville Gardens which would be a natural end to the crescent. Could also include car park area if use changed and public realm improved.	
Overall	Yellow	Yellow	Yellow	Yellow	Green	An important Conservation Area for Dover with restricted access due to A20.	Yellow

Figure 7.2 Assessment of Conservation Area

## 8 Deal – Middle Street

Date of Designation:	23/02/1968
Type:	Town – Seafront
No of Listed Buildings:	291
Other designated Sites:	1 Scheduled Monument

### *Special Interest*

8.1 The Conservation Area has been subdivided into six component areas:

1 – Middle Street and adjacent roads and High Street between Alfred Square and Union Road.

2 – Beach Street/The Marina.

3 – Deal Castle and four blocks to the north.

4 – Green Space around Deal Castle.

5 – South Street and Victoria Street (down to crossing with Stanley Road) Shopping Area.

6 – High Street St. which joins Union Road in the North and Park Street on the South with adjacent streets to the West.

### *Vulnerabilities*

8.2 The areas where buildings are not listed

are in parts shabby – the vicinity to more well kept parts of the streets where cottages are well preserved detracts from the positive feel of an area.

### *Opportunities*

8.3 Ample room for public realm improvements – along the squares and High Street. Shop Front Design Guides for all the parades of shops including the High Street. More activity could be encouraged along the marina and beach.

### *Summary*

8.4 The Conservation Area changes quality and atmosphere considerably between Middle Street and the Marina and the rest of the Conservation Area where only small tracts of facades have avoided some type of degradation. Much of the housing stock is attractive and what is intact should be preserved.

### *Recommendations*

8.5 Article 4 (2) Directives, Shop Front Design Guidance, public realm improvements. The Conservation Area could be extended to include a more generous buffer zone around the Castle. Carry out Conservation Area appraisals and management plans.

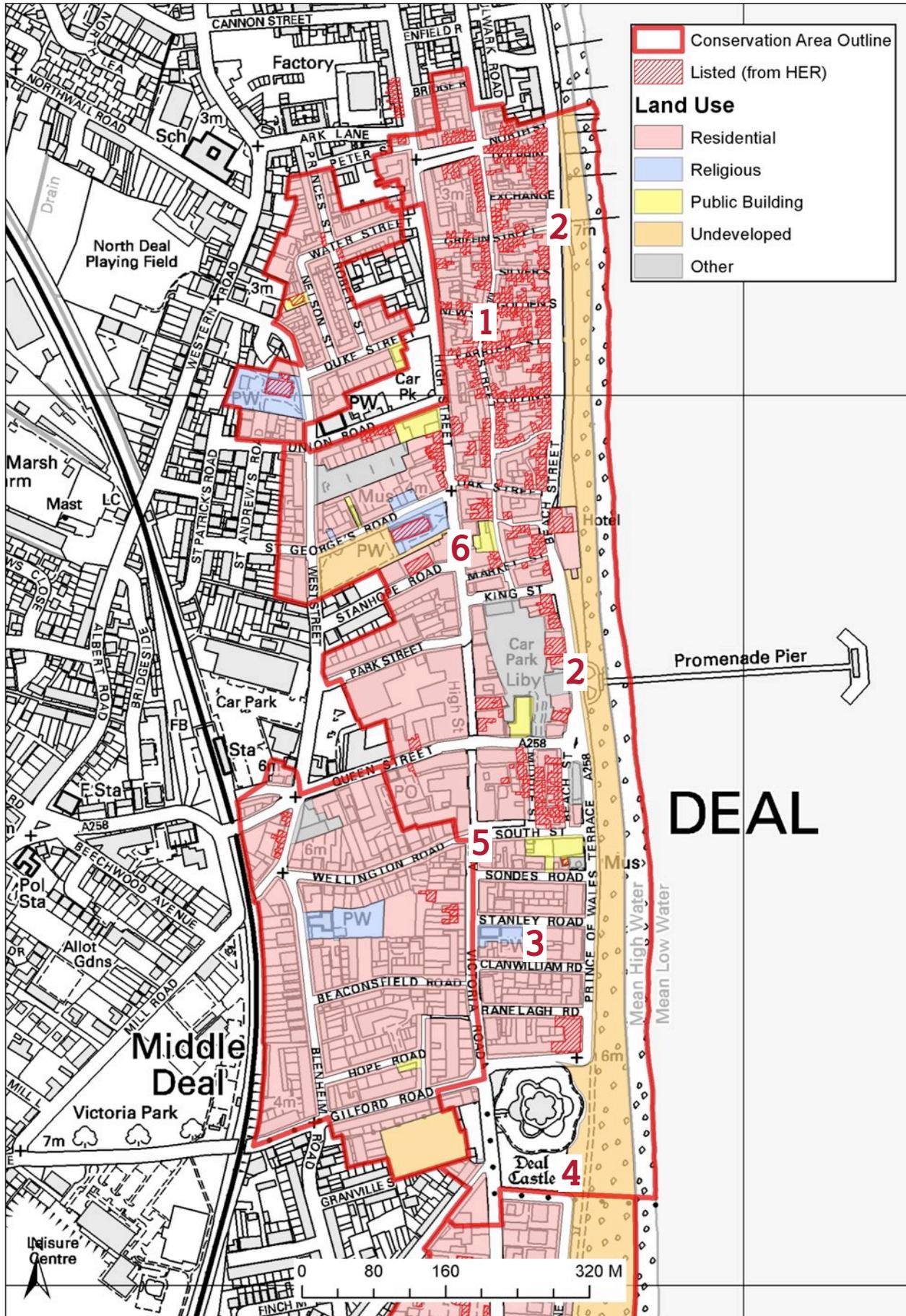


Figure 8.1 Deal – Middle Street Conservation Area

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Middle Street and adjacent roads and High Street between Alfred Square and Union Road						<p>Most of the street and adjacent street are in good condition. Majority of buildings appear well maintained eg Contraband Cottage. Good retention of original windows (article 4 (2) Directive and Listed Buildings support and reflect good management of the Conservation Area).</p> <p>At the southern end there are some unattractive shop fronts/signs at the beginning of the street, plastic drainpipes, boarded up ground storey windows, all contribute to loss of special interest.</p> <p>This stretch of High Street is generally well maintained. The shop fronts are more traditional in design respecting and using the features of the original shop fronts. Machine Mart on the corner of Griffin Street is a notable exception – the Victorian building having been lost, poor design principles adopted in the new building. The fascia for Deal Kebabs is an example of poor design and is noticeable in this stretch of attractive shop fronts. Some general maintenance is needed to the upper floors.</p>	
2 Beach Street & The Marina						<p>Mainly well preserved seafront facades with only occasional building in need of maintenance. Entrance to a row of houses on the corner of The Marina and Exchange Street could be improved – boundary walls. Public Realm tidy with potential for enhancement. Family Amusements has an oversized fascia around the corner of the building.</p>	
3 Deal Castle and four blocks to the north						<p>Streets that flank the Castle have a mix of period buildings, 1980s buildings (poor in scale and design) and open space. Buildings vary in architectural quality. The sign opposite the castle is unattractive – this could be improved. The streets in the four blocks to the north are mainly Victorian with some Georgian – mainly in good condition. Includes the attractive Victoria Baptist Church on the corner of Victoria Road/Stanley Road.</p>	

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
4 Green space around Deal Castle						The open space serves as a visual buffer against the surrounding development and allows medium-distance views for appreciation of the historic characteristics, setting and aesthetic qualities of the castle. As such, it should remain an open space and the lawns continue to be maintained, in order to reinforce the imposing presence of the fortress in a green space which would have been its original setting. The area immediately around the castle affects the setting and cutting back trees and over grown hedges would enhance the setting of the castle and its presentation to visitors to the seafront.	
5 South Street and Victoria Street (down to crossing with Stanley Road) Shopping Area						The shop fronts would benefit from enhancement, adopting the shop front design guidance. Encourage sensitive design where original details and original features are exposed and can be reinstated – requires research of old photographs to find early/original shop fronts. Where South Street widens, public realm improvements could be made including landscape enhancement.	
6 High Street St. where joins Union Road in the North and Park Street on the South with adjacent streets to the West						The High Street from Park Street on the west northbound is visible on Street view. The stretch southwards is not visible. The High Street has a mix of more recent buildings, original shop fronts and modern shop fronts. Modern shop fronts taking up a number of original smaller ones, break the balance of scale and detract from the Conservation Area. Examples are The Original Factory Shop and Savers.  Shop fronts could be significantly improved with the assistance of the advice found in the Shop Front Design Guide. Many windows on period buildings are uPVC. Stanhope Street south side Victorian terrace with listed Sorting Office on north side. Park Street mix of Victorian/modern with attractive cottages on north side in a mix of conditions: some in need of repair; some with uPVC windows and some loss of original. Queen Street – poorly presented shopping street with a mix of period and modern buildings and shop front treatments, which detract from the Conservation Area.	

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
Extent						It is unclear why the northern part of Marine Road is not included in the Conservation Area. It would provide a buffer to the castle and include an attractive building (although now with poor replacement windows) which would contribute positively to the Conservation Area. There are two unattractive buildings flanking 4 Marine Road but would be included in the Conservation Area if extended. On the west side of the Strand where it joins Gladstone Road, it is unclear why only half of one of a stretch of three attractive buildings have not been included. Conservation Area requires review of boundary and consideration of extending to include Nos 72 to 74.	
Overall						Kent's first Conservation Area designation. Has a high proportion of listed buildings and the only record of Grade III (Locally Listed Buildings), benefitting from Article 4 (2) Directive. The eastern, and mainly residential, part of the Conservation Area is generally in a good state. The Conservation Area is let down by the commercial areas where a number of shop fronts detract from the Conservation Area and would benefit from enhancement to underpin the independent trade, which is one of Deal's attractions for visitors and residents. The area around Deal Castle needs landscape management as trees and hedges are overgrown and concealing the Castle from visitors arriving by car.	

Figure 8.2 Assessment of Conservation Area

## 9 Deal – South Barracks

Date of Designation:	09/01/1997
Type:	Town – Military Area
No of Listed Buildings:	6
Other designated Sites:	None

### Special Interest

9.1 Although known as the Deal South Barracks Conservation Area it is in fact in Walmer. North and South Barracks were built in 1795 to accommodate Infantry and Cavalry due to the army presence during titanic struggles with France between 1793 and 1815. The South Barracks were known as the Cavalry Barracks as there were stables for 63 horses and accommodation for 53 men. The South Barracks Conservation Area includes the buildings and open spaces that were formerly part of the Royal Marines South Barracks. The South Barracks Conservation Area was established in 1996

when the development of the South Barracks site into houses and flats was almost complete. This area was allocated in the Dover District Local Plan 2002 (Policy AS4) for redevelopment and designated for leisure and tourism, institutional, residential and/or BI employment uses. At the Drill Field in the South Barracks Conservation Area are playing fields used and maintained by a local rugby club as well as a toddlers' play area and a floodlit ball court. The Conservation Area has been subdivided into three component areas:

- 1 – Boundaries to complex.
- 2 – New buildings.
- 3 – Barracks buildings in Conservation Area.

### Vulnerabilities

9.2 Deal Parochial Church of England Primary School was built during the redevelopment of the area but is not in tune in any way with either St Michael and All Angels Church (now redeveloped into flats)

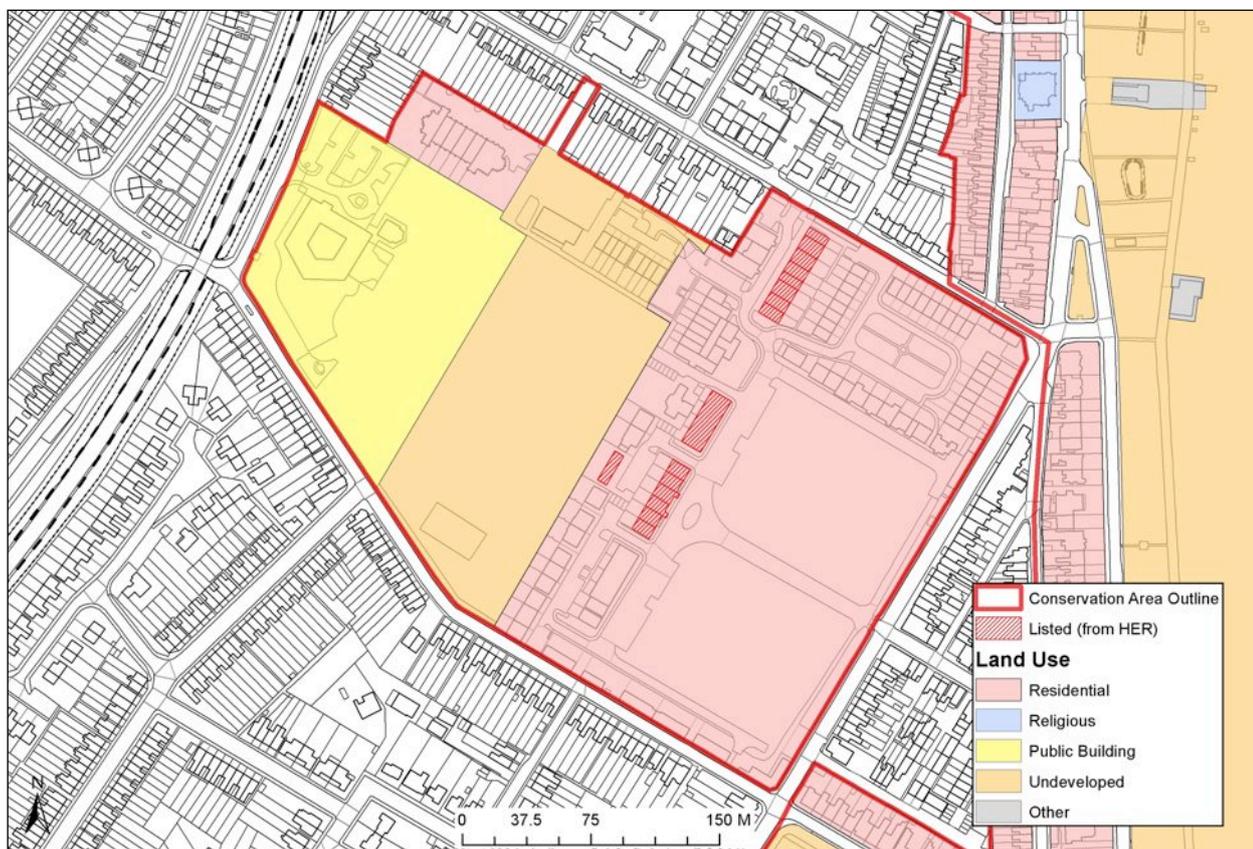


Figure 9.1 Deal – South Barracks Conservation Area

or the Military complex.

## Opportunities

9.3 General building and frontage enhancement. Landscaping to screen the school.

## Summary

9.4 The boundaries of the site are in good

condition. Barracks are not visible from Google Street View. The Conservation Area would benefit from public space improvements especially greening/landscaping on the adjacent roads.

## Recommendations

9.5 Carry out full Conservation Area appraisal and management plan.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Boundaries to complex from adjacent streets	Green	Yellow	Green	Green	Green	The boundaries to the complex consist of stock brick walls, privet hedges, railings, some wire mesh fences all in good condition. The four rendered buildings that face the Barracks contrast with the abundance of stock brick. The two stand alone flower beds on the corner of Dover Road and Canada Road enhance the public realm and have found themselves being mentioned in the Walmer Design Statement as examples of attractive street furniture.	Green
2 Newer buildings in Conservation Area	Green	Yellow	Green	Green	Green	Of the newer buildings, Deal Parochial Church of England Primary School is sited incongruously within the Conservation Area and contrasts with the quality of surrounding architecture, tree planting would enhance the setting. There are several purpose built flats along Dover Road and Canada Road built to a Georgian model. A section of Canada Road outside the Conservation Area consists of altered 1930s houses and new build.	Green
3 Original military buildings	Green	Green	Green	Green	Green	Attractive buildings and landscaping on Halliday Drive accessible from Canada Road. Original buildings along Halliday Drive, Wilkinson Drive, Harvey Avenue and Dowell Mews are not visible from Google Street View.	Green
Overall	Green	Green	Green	Green	Green		Green

Figure 9.2 Assessment of Conservation Area

## 10 Ash – Street End

Date of Designation:	09/12/1976
Type:	Village
No of Listed Buildings:	4
Other designated Sites:	None

### Special Interest

10.1 The Conservation Area has been subdivided into two component areas:

1 – Sandwich Road. White Post Farm forms the northern part of the Conservation Area. A courtyard farm set back from the road behind a nineteenth century house fronting the street. On the opposite side of the street a series of terrace houses fronting onto the road of yellow stock brick, some painted altered windows. Nos 11-27, Mount Pleasant Row, under clay tiled roof, altered windows and doors. Greenhill Place, yellow stock under slate roof, intact original windows, First and Last Cottages, painted brick walls and clay tile roofs. Key building on the corner No 1 New Street, faces west towards Ash The

Street.

2 – New Street. A narrower street, more open on the southern side with fewer buildings. No 13 sides onto New Street facing West towards The Street, a positive building in this part of the Conservation Area. The garages at the back of First & Last Cottages, less so. Nos 2-6 and Lavender Place front onto the street and are an important group, all without original windows. Nos 17-33 on the southern side of the street and set back and perpendicular to the road, flints walls and slate roofs visible from the street. Thatch roofs of 41-45 make an interesting group typifying an earlier rural setting. Opposite no. 26 an abandoned nineteenth century Georgian style property under slate roof, sash windows intact but dilapidated – a local building at risk?

### Vulnerabilities

10.2 The loss of original windows and doors in a number of buildings detracts from the special interest of the Conservation Area.

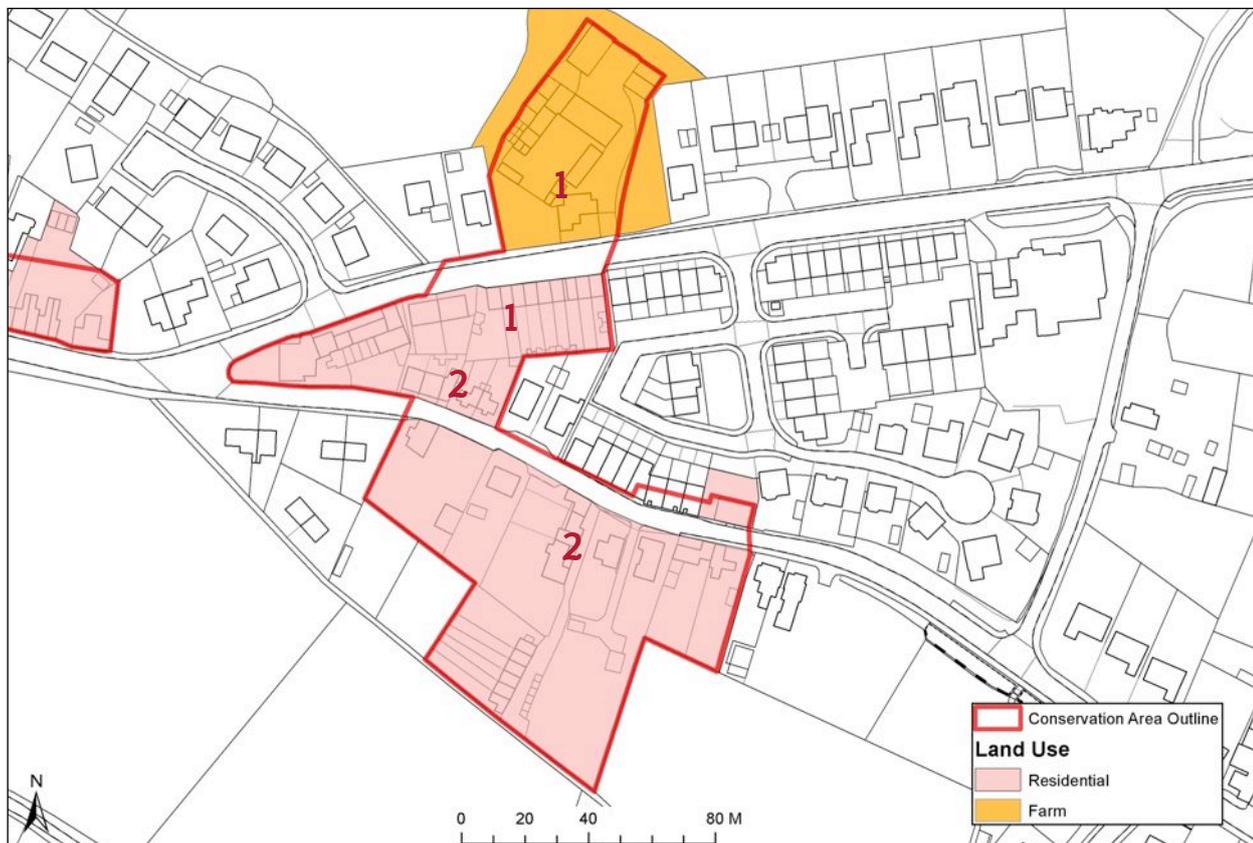


Figure 10.1 Ash – Street End Conservation Area

Satellite dishes are unsympathetically installed on the front façade of a number of buildings, which also make a negative contribution to the Conservation Area. Some boundaries are poorly treated with close boarded fencing.

### Opportunities

10.3 Reintroduction of original timber windows (which can be double glazed in non-listed buildings) would improve the quality of the Conservation Area. Replacing close boarded fencing to the boundaries front main streets would improve the quality of the

Conservation Area. Alternative boundaries such as yellow and red stock brick walls (to complement the building behind), railings, or hedges should be considered.

### Recommendations

10.4 Consider Article 4 (2) directives to secure the quality of the Conservation Area.

10.5 Carry out full Conservation Area appraisal and management plan.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Sandwich Road	Yellow	Yellow	Green	Green	Green	Close boarded fencing and altered windows detract from the conservation area's special interest.	Green
2 New Street	Yellow	Yellow	Green	Green	Green	Close boarded fencing and altered windows detract from the conservation area's special interest.	Green
Overall	Yellow	Yellow	Green	Green	Green		Yellow

Figure 10.2 Assessment of Conservation Area

# 11 Great Mongeham – Church Area

Date of Designation:	06/11/1970
Type:	Village
No of Listed Buildings:	5
Other designated Sites:	None

## Special Interest

11.1 The Great Mongeham-Church Conservation Area is based around the predominantly thirteenth century church of St Martin, restored by Butterfield in 1851, and located a short distance to the west of Great-Mongeham Road Conservation Area. In the church there is a Norman window in the west half of the outer wall of the North chapel but the extent of the Norman church is difficult to establish. A simple lych gate at the entrance to the church yard is also by Butterfield. The buildings surrounding the church yard are included in the Conservation Area - Church House, Fairfield, Great Mongeham House, Willow House, Glendower,

Wells End and the Old Rectory. A Conservation Area hidden from the main road by trees and hedges. The Conservation Area has been subdivided into two component areas:

1 – The Residential Buildings surrounding the Church. Boundaries fronting Northbourne Road are predominantly greened with trees, and shrubs to the extent that the buildings behind are concealed. There are glimpses of Great Mongeham House with Fairfield and Church House making the most significant contribution to the Conservation Area boundary. Glimpses of the church of St Martin can be seen between Fairfield and Church House.

2 – The Church and Church Yard. This component is not visible from Street View.

## Vulnerabilities

11.2 With so few buildings fronting the main road the loss of original windows at Fairfield detracts from the Conservation Area.

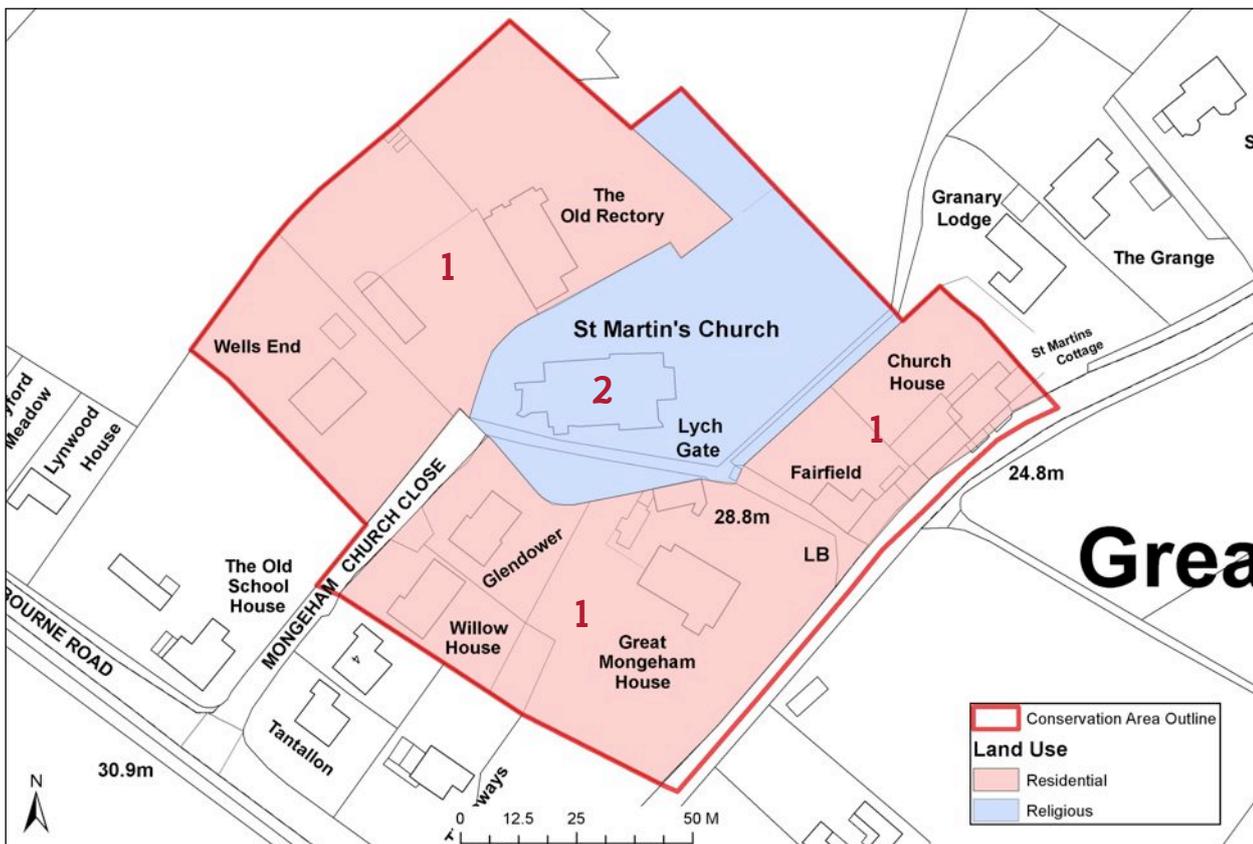


Figure 11.1 Great Mongeham – Church Area Conservation Area

## Opportunities

11.3 Implement article 4 (2) Directives.

## Summary

11.4 A small attractive Conservation Area hidden from the road and focused around the church. The only visible building fronting the main road has plastic replacement windows that detract from the Conservation Area's special interest.

## Recommendations

11.5 A review of the boundary should be undertaken to consider inclusion of The Old School House and the land on the corner of Northbourne Road to improve the approach to the church and the core of the Conservation Area.

11.6 Further field work necessary to establish condition of those buildings not visible from Street View, to be undertaken at the time of a full Conservation Area appraisal.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 The Residential Buildings surrounding the Church	Green	Yellow	Green	Green	Green	Windows have been altered to uPVC at Fairfield, which is one of the few houses visible from the main road.	Green
2 The Church and Church Yard	No visual access for study from Google Street View.						
Overall	Green	Yellow	Green	Green	Green		Green

Figure 11.2 Assessment of Conservation Area

# 12 Church Hougham

Date of Designation:	02/11/1989
Type:	Village
No of Listed Buildings:	4
Other designated Sites:	None

## Special Interest

12.1 A small Conservation Area grouped around the church and farm buildings adjacent. Flint and red brick walls with predominantly clay and occasional slate roofs typify the construction materials giving the area its distinctive quality.

12.2 Church Lane not available on Street View.

## Vulnerabilities

12.3 The pond on the corner of Plough Hill is now dried up but could be re-introduced to make a positive contribution to this rural Conservation Area. Some high close boarded fencing has been introduced to boundaries

fronting Church Lane and could be replaced with stock fencing and native hedgerow to make a positive contribution to the Conservation Area.

## Opportunities

12.4 The pond on the corner of Plough Hill is now dried up but could be re-introduced to make a positive contribution to this rural Conservation Area. Some high close boarded fencing has been introduced to boundaries fronting Church Lane and could be replaced with stock fencing and native hedgerow to make a positive contribution to the Conservation Area.

## Summary

12.5 An attractive small Conservation Area with only minor opportunities for enhancement.

## Recommendations

12.6 Carry out full Conservation Area appraisal and management plan.

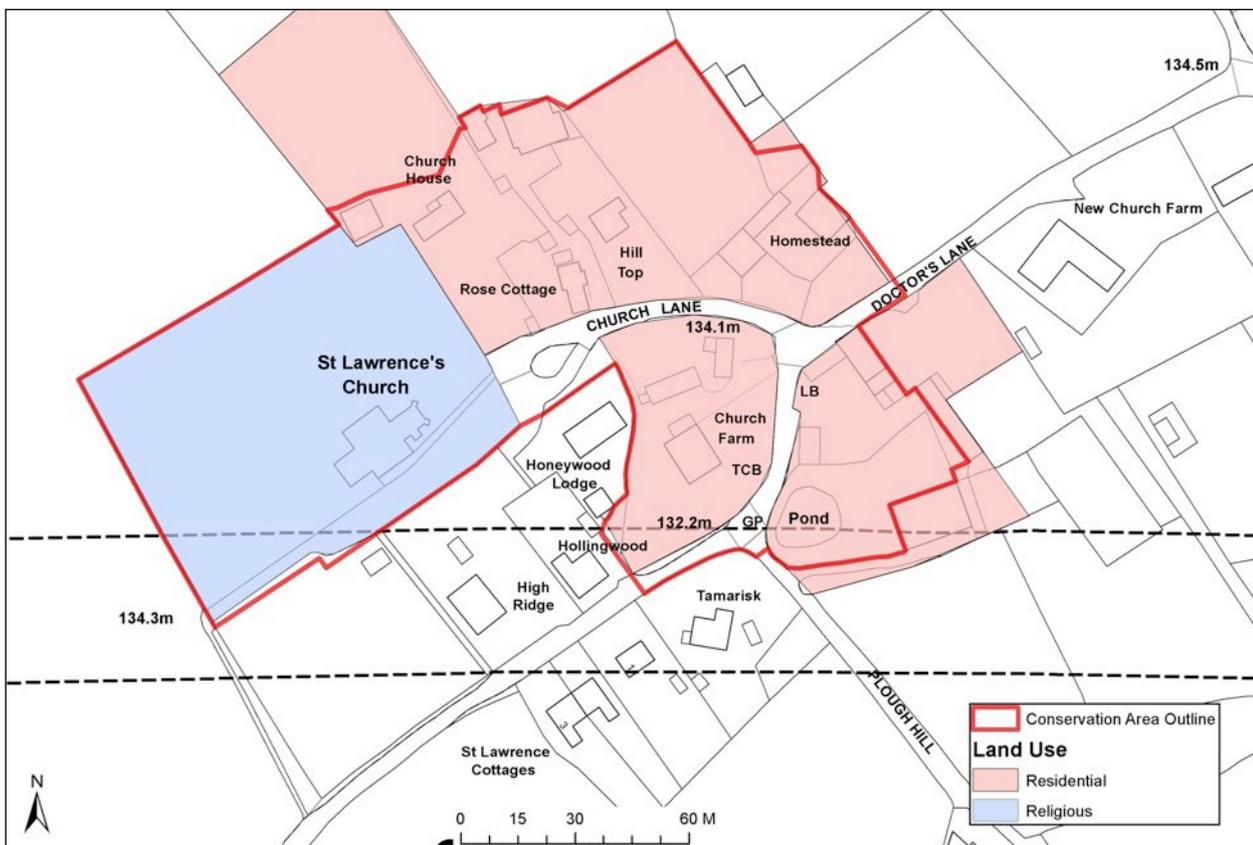


Figure 12.1 Church Hougham Conservation Area

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
I Church Hougham	Green	Green	Green	Green	Green		Green
Overall	Green	Green	Green	Green	Green		Green

*Figure 12.2 Assessment of Conservation Area*

# 13 Ash – Gilton

Date of Designation:	30/04/1991
Type:	Village
No of Listed Buildings:	6
Other designated Sites:	None

## Special Interest

13.1 The key buildings of Gilton Farm, Gilton Rectory and School Farm are at the centre of Ash Gilton Conservation Area. The semi-rural character is reflected in the open fields between Gilton Farm Cottages and Arden Cottage and to the south of Gilton Rectory. The Conservation Area has been subdivided into three component areas:

1 – Central Area around Gilton Farm. Gilton Farm fronts the main road forming the front of a large courtyard layout of farm buildings to the west and south. The Old Stables and Oast house now converted to residential use but part of it is still empty or in agricultural use? The farm house is a grand affair with tall red stock brick parapet and a

pair of dormer windows, one to each hip end of the double pitched roof with central valley. Triple hung sash windows either side of a Doric columned portico. Opposite School Farm with Dutch gables dated 1691 – the most significant building in the Conservation Area. Red brick is the predominant construction material under clay tiles. Buttressed red brick wall to the east of Gilton Farm with grass verge to road side. North side of the main road has a single pavement.

2 – Western Area around Gilton Rectory. Gilton Rectory occupies a large plot on the corner of Gilton and Durlock Road. A low red brick wall to Gilton Road gives way to heavy shrubs and hedge row with a bus stop tucked into the vegetation. The green corner turns into Durlock Road which gives access to the Rectory, concealed behind tree and hedge, with a glimpse of the rendered and painted front with parapet and clay tiled roof with hipped dormer windows and Flemish gables. Only the back of the Rectory is more visible further along Durlock Road. The

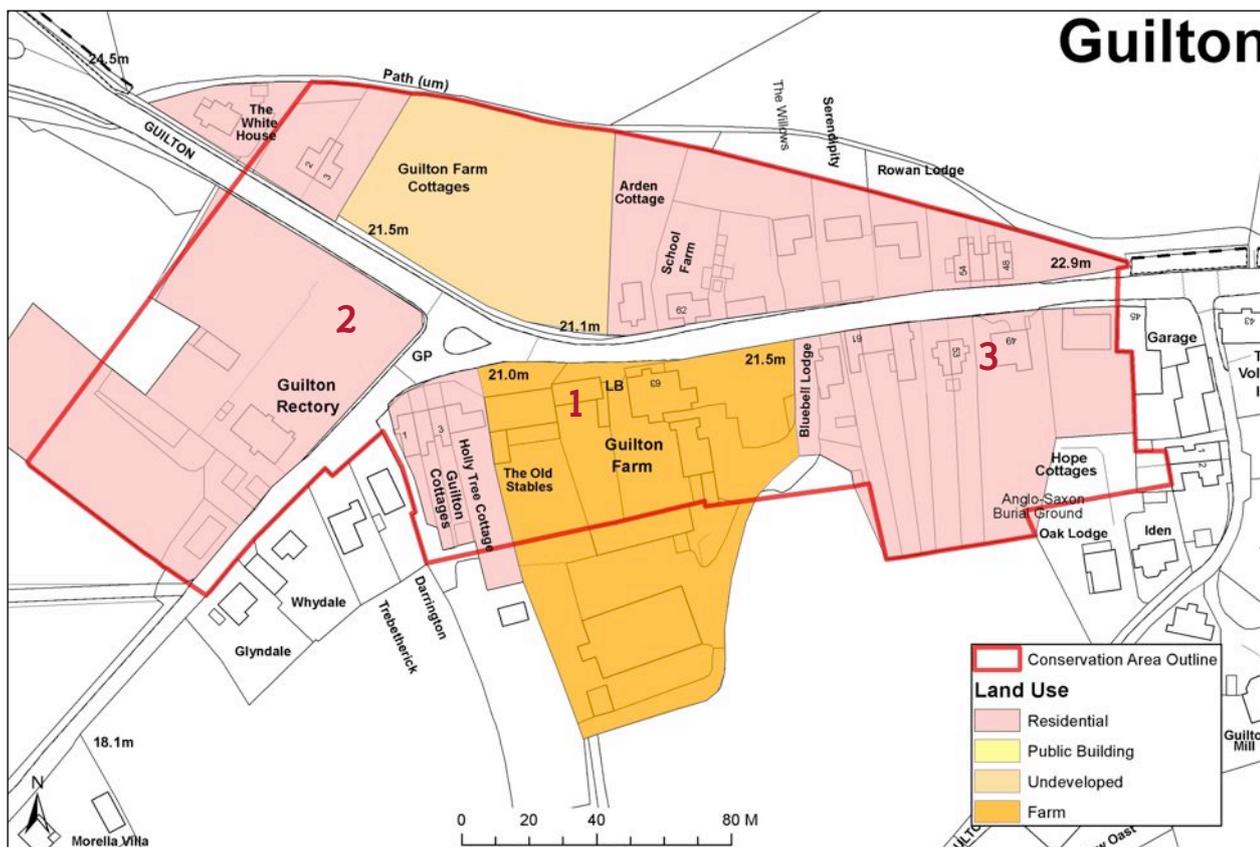


Figure 13.1 Ash – Gilton Conservation Area

yellow stock and slate of Gilton Cottages, a terrace of nineteenth century buildings, are set back from the road where Gilton joins Durlock Road, set with low hedge and timber fences to front lawns. Further along Durlock Road and opposite the Rectory the yellow stock gable wall of Whydale, red brick to the front 1930 sash windows intact under a slate roof, not unattractive and prominent in the street scene but outside the Conservation Area.

3 – Eastern Area. A fine wide fronted nineteenth century villa with deep eaves, slate roof and gothic arched sash windows sets back slightly from the main road with low estate style iron fencing and hedge onto a grass verge, no pavement onto the road – this is the centrepiece of the eastern end of the Conservation Area. Diagonally opposite a terrace of four nineteenth century cottages, rendered and without original sash windows. Opposite these a modern property set back from the road with forecourt parking and next to this a pair of nineteenth century cottages again with forecourt parking, the loss of the front boundary is a detraction within the Conservation Area. No 57 a late nineteenth century red brick house sides onto the main road, most visible from the eastern approach and attached to 59 and 61, again without original windows. Opposite a modern development of three detached houses set well back with gravel drives and weather boarded garages backed onto the main road, their impact minimised by careful

consideration to materials and design, though a high front wall as seen adjacent to Gilton Farm may have been preferable.

### Vulnerabilities

13.2 Loss of original sash windows and erosion of front boundaries have had a negative impact on the quality of the Conservation Area.

### Opportunities

13.3 Re-instate lost original windows and front boundaries.

### Summary

13.4 Gilton forms the western end of the linear expansion of Ash before joining the countryside beyond. There are a number of significant historic buildings within the Conservation Area that form a rural group which has been subsequently linked to Ash through nineteenth century residential development.

### Recommendations

13.5 A review of the Conservation Area boundaries should include Glyndale and Morella Villa to the west and further investigation of Poulton Lane to the East, Mill House, Gilton Mill, etc and the Anglo Saxon Burial Ground.

13.6 The Conservation Area should be covered by an Article 4 (2) Directive to assist in enhancement of lost features.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Central Area	Green	Green	Green	Green	Green		Green
2 Western Area	Green	Green	Green	Green	Green		Green
3 Eastern Area	Yellow	Yellow	Green	Green	Green	Loss of boundaries and original windows	Green
Overall	Green	Green	Green	Green	Green		Green

Figure 13.2 Assessment of Conservation Area

# 14 Barfrestone

Date of Designation:	24/09/1971
Type:	Village
No of Listed Buildings:	9
Other designated Sites:	None

## Special Interest

14.1 A rural Conservation Area centred around agricultural farmsteads and a significant small church on the incline of the hill. The Conservation Area has been subdivided into three component areas:

1 – Seathwood, Church Farm, Rose Cottage to Barfrestone Court Cottages including the church of St Nicholas. Entering the Conservation Area through a tree canopied tunnel from the west, Rose cottage is the first building one glimpses before turning the curve in the lane to take in the buildings of Seathwood and Church Farm on the right side of the road. The Conservation Area opens out around this group of attractive buildings constructed of red brick under clay

peg tiles, with a thatch roof to Seathwood and painted brick walls at Rose Cottage. A granary store adjacent to Church Farm further enhances the rural setting of the Conservation Area. The land opposite Church Farm is open and enhances the setting of the building. The clay tile roof of Old Church Farmhouse is just visible over the trees between it and Rose Cottage, which has a boundary of low hedges enclosing the garden it faces onto. The lane curves left and downhill, past Rose Cottage where the hedges and tree canopy enclose the view towards the old Yew Tree public house, located at a fork in the road. To the left (not visible from Street view) the lane leads to Yew Tree House, Jasmine, April and Honeybee Cottages, Kilmun house and the graveyard to the church. On the corner opposite Yew Tree PH is the attractive terrace of red brick under clay roof tiles known as Ivy Cottages, set behind a low hedge. Heading down the hill past the Yew Tree the tree canopy again closes in before reaching a curve in the lane where to the left the lane opens up and

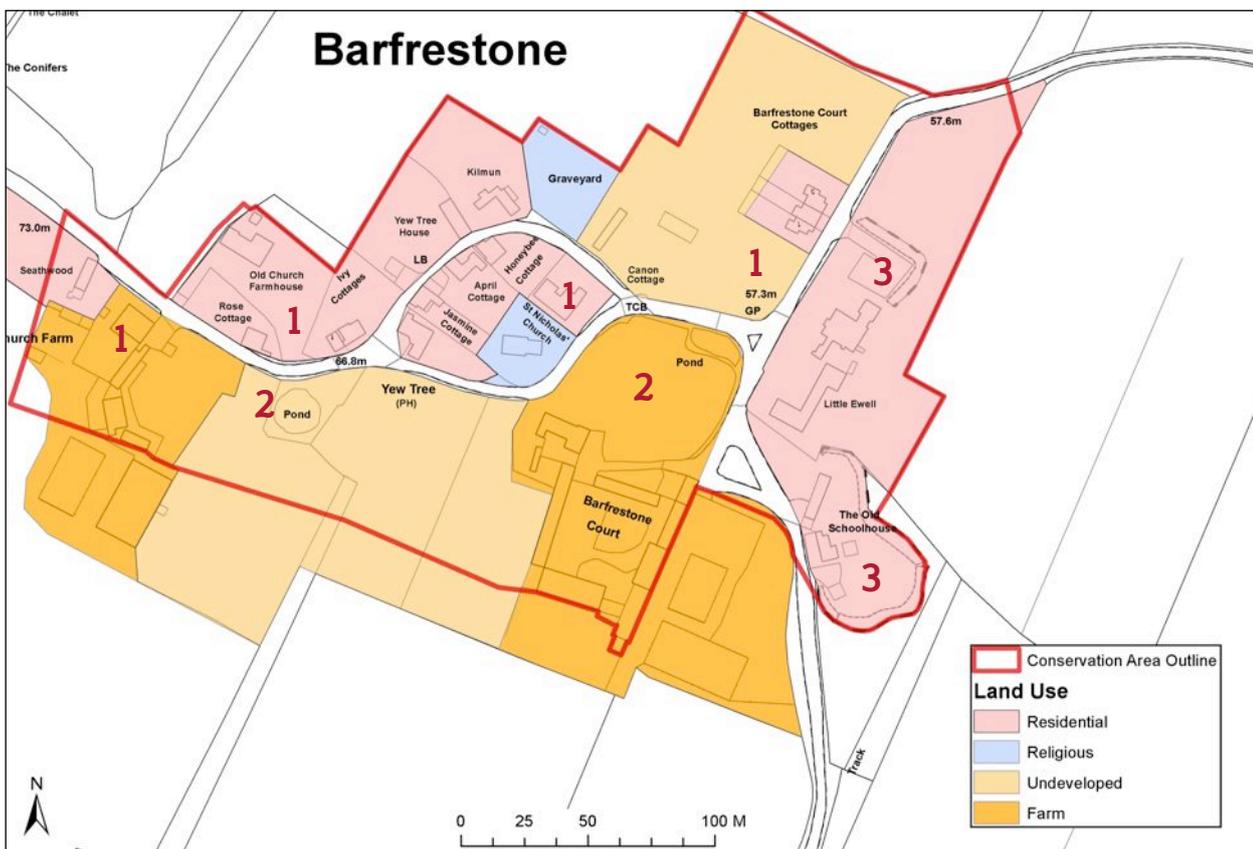


Figure 14.1 Barfrestone Conservation Area

located up on the hill is the delightful church of St Nicholas, beautifully decorated Caen stone walls above flint and all under clay tile roofs makes this one of the most significant little twelfth century buildings in England. The lane continues downhill and curves to the right and re-joins the forked lane (not visible from Street view). A historic interpretation panel opposite open fields behind low hedgerows is located away from a traditional red telephone box at the fork in the road, with the slate roof of Canon Cottage appearing above the hedge line. The flank and rear of Barfrestone Court Cottages, rendered and painted under slate roof, is visible across the open field to the left, hedgerow gives way to a simple timber post a rail field fence. The lane curves to join Barfrestone Road where neatly cut hedgerow boundaries front the lane and behind the yellow stock brick with casement windows of Barfrestone Court Cottages.

2 – The Pond opposite Ivy Cottages to Barfrestone Court. Views through the hedgerow and tree canopy adjacent to the side of the lane conceal the open space beyond offering glimpses of open fields and

the farm buildings of Barfrestone Court. The only buildings visible are those making up the east side of Barfrestone Court, nineteenth century red brick under slate roofs, attractive working agricultural range concealing the working courtyard.

3 – The Old Schoolhouse and Little Ewell. Nestled in trees and foliage the Old Schoolhouse is of nineteenth century origins constructed of yellow stock brick under a slate roof. Brick gable dormer windows and tall chimney stack with white casement windows contribute to its cottage style. Iron railings on low yellow stock brick wall to the front boundary and narrow grass verge to the road; establish a pleasant setting for the southern entrance to the Conservation Area. Within the boundary of the Old Schoolhouse a flint gable wall abuts the road side, covered in ivy with a corrugated iron roof, partly weather boarded. Moving north the road kinks around the ivy covered red brick wall of Little Ewell, best seen from the western approach to Barfrestone. Moving further north the red brick wall gives way to neatly clipped hedges onto the roadside and behind the clay tiled roof of a Georgian farmhouse

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Seathwood, Church Farm, Rose Cottage to Barfrestone Court Cottages							
2 The Pond opposite Ivy Cottages to Barfrestone Court						Road sign in triangle of land on Barfrestone Road should be replaced with traditional cast iron post.	
3 The Old Schoolhouse and Little Ewell							
Overall						In good condition.	

Figure 14.2 Assessment of Conservation Area

with central entrance and two pairs of sash windows either side, two dormer windows in the roof fronting the road.

### ***Vulnerabilities***

14.2 No specific vulnerabilities were identified.

### ***Opportunities***

14.3 Sensitive approach to road signage should be considered as a part of Conservation Area enhancement.

### ***Summary***

14.4 An attractive Conservation Area in good condition.

### ***Recommendations***

14.5 Boundaries should be reviewed to take in current ownership. Replace modern sign post with traditional cast iron finger post. Carry out full conservation area appraisal and management plan.

## 15 Ash – The Street

Date of Designation:	13/04/1973
Type:	Village
No of Listed Buildings:	47
Other designated Sites:	None

### Special Interest

15.1 The Conservation Area is linear with a number of Listed Buildings along the street, mainly at the back edge of the pavement. The oldest buildings surround the Church of St Nicholas. Occasional Flemish gables, red brick and Kent peg clay tile roofs predominate the central section of the Conservation Area, with more modest late nineteenth century terrace houses to the east of the war memorial. The Conservation Area has been subdivided into three component areas:

1 – East of War Memorial. To the very east of the Conservation Area the southern side opens out onto countryside. The northern side of the street a modest terrace of

nineteenth century single fronted rendered buildings under slate roofs with yellow stock chimneys, some retaining original sash windows. On the north side of the street set back behind an open garden and gravel drive, No 94, of eighteenth/nineteenth century date, double fronted red stock brick under Kent peg tile roof with small dormer windows, triple hung sashes to ground floor. The street narrows towards the War Memorial, the old post office with alternative use retains a traditional shop-front. The street opens up again with the War Memorial on the corner of The Street and Moat Lane, the memorial a stone cross set on a low plinth and low hoop railings around, is typical of what one would expect in an attractive rural village location.

2 – Church Central Area between Chequer Inn and War Memorial. West of the War Memorial on the southern side of the street a fifteenth century timber framed hall house with Kent Historic Building Plaque. Diagonally opposite is No 60, the burnt out remains of a Flemish gable ended pub/restaurant – a historic building at risk. Next door new

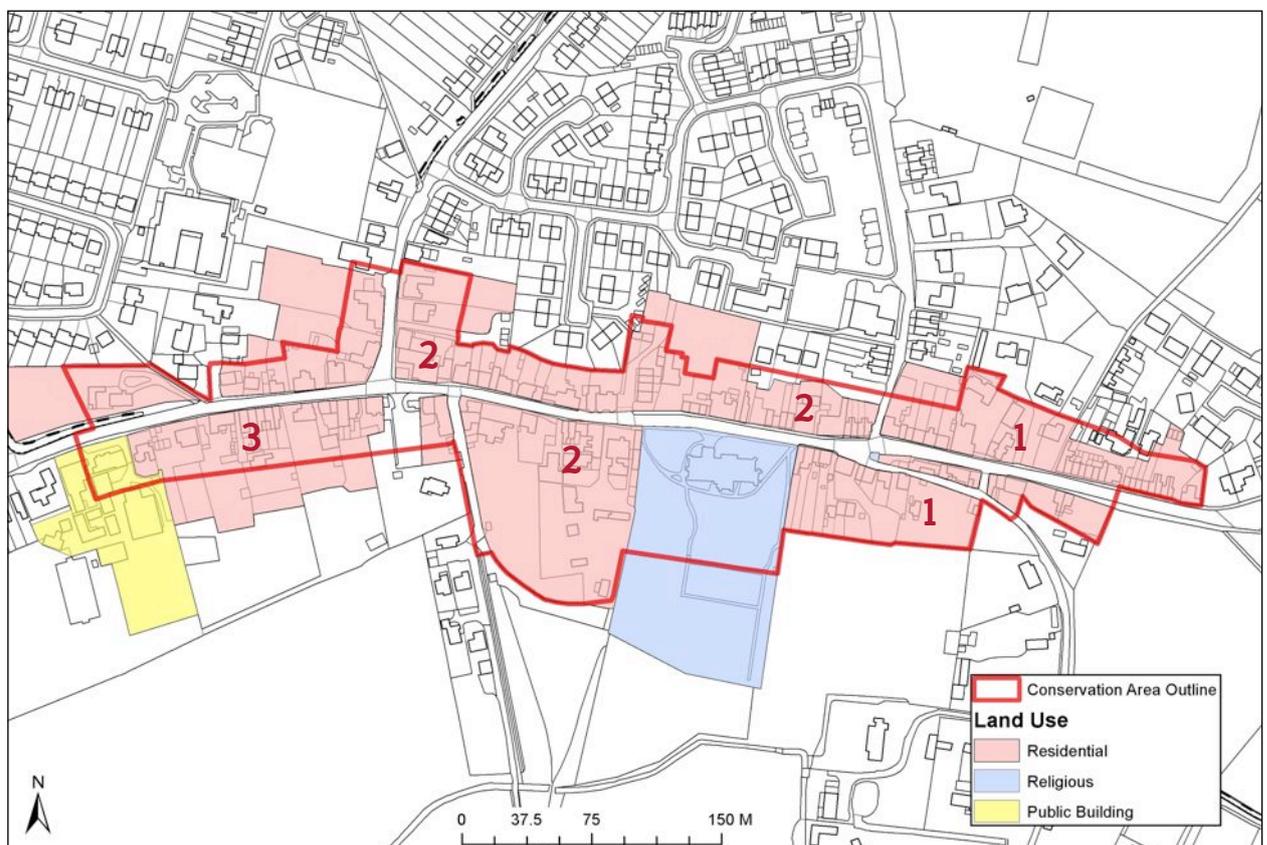


Figure 15.1 Ash – The Street Conservation Area

houses set back from the street. Further along towards the church painted brick and render predominate the frontages, slate and parapet roofs. The church itself set up high on top of the raised land of the graveyard. The two to three metre high red stock brick retaining wall of the churchyard forms the south edge of the street, with no room for pavement at road level, which steps up from the west to run along the top of the wall. Next to the western entrance to the church yard, an attractive group of Listed Buildings of painted brick and render under peg tiles lead to Ship Yard. Larger buildings on the northern side of the street, red brick eighteenth century with nineteenth century bay windows and dormers, this area is harmonious with Kent Peg tile roofs all the way to Pudding Lane.

3 – West of Chequer Inn. Chequer Inn itself is a jettied hall house, rendered jetties with casement windows and sash windows at ground floor, under a Kent Peg tile roof. Opposite are Nos 27-29 a pair of thatched cottages, painted brick walls and casement windows, they sit next to the post office and shop, with early twentieth century reconstructed façade and shop-fronts. Towards the western end of the

Conservation Area, trees and greenery predominate and St Faith’s School, double bay windowed nineteenth century slated roof with painted brick walls, marks the western end of the Conservation Area.

**Vulnerabilities**

15.2 Some non-listed buildings have lost their original sash and casement windows, which are important with the Conservation Area where buildings front onto the street. The fire damaged restaurant is a historic building at risk

**Opportunities**

15.3 Article 4 (2) Directives would assist in enhancing those buildings that have lost original features. The fired damaged restaurant is a historic building in need of repair, and re-use.

**Recommendations**

15.4 Focus on bringing the fire damaged restaurant back into use. Bring in Article 4 (2) Directives to support enhancement and protection of historic features on non-listed buildings in the Conservation Area.

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 East of War Memorial	Green	Green	Green	Green	Green		Green
2 Church Central Area between Chequer Inn and War Memorial	Green	Yellow	Green	Green	Green	No 60 a Building at Risk to address	Yellow
3 West of Chequer Inn	Green	Green	Green	Green	Green		Green
Overall	Green	Yellow	Green	Green	Green		Green

Figure 15.2 Assessment of Conservation Area

# 16 Great Mongeham – Mongeham Road

Date of Designation:	06/11/1970
Type:	Village
No of Listed Buildings:	9
Other designated Sites:	None

## Special Interest

16.1 Village Conservation Area based around early Listed Buildings with terraces of nineteenth century housing fronting the street. Walls to farmstead make a significant contribution to the rural quality. Kent peg tile roofs and later slate also add positively to the character of the area. Sadly the gradual introduction of uPVC windows is detracting from the Conservation Area. The Conservation Area has been subdivided into three component areas:

1 – Mongeham Road North of Northbourne Road. The northern edge of the Conservation Area is defined by the Three Horseshoes,

now with a set of uPVC windows to the second floor rooms. New housing has mended the street frontage opposite the pub and further north towards the Leather Bottle Public House are further interesting groups of buildings that make an attractive contribution to the street outside the current Conservation Area. Houses on the south side of the street sit right up against the roadside whilst on the north side there are small front gardens behind low picket fences. Buildings are generally nineteenth century under slate or clay tile roofs. Unsightly insertions of uPVC windows into numerous historic buildings detract from the Conservation Area's special interest. Modern residential infill detracts from the special interest of the Conservation Area. Georgian style street lanterns make a positive contribution to the public realm, which otherwise makes no contribution to the special interest of the Conservation Area.

2 – Mongeham Road South of Northbourne Road. The southern end of the Conservation

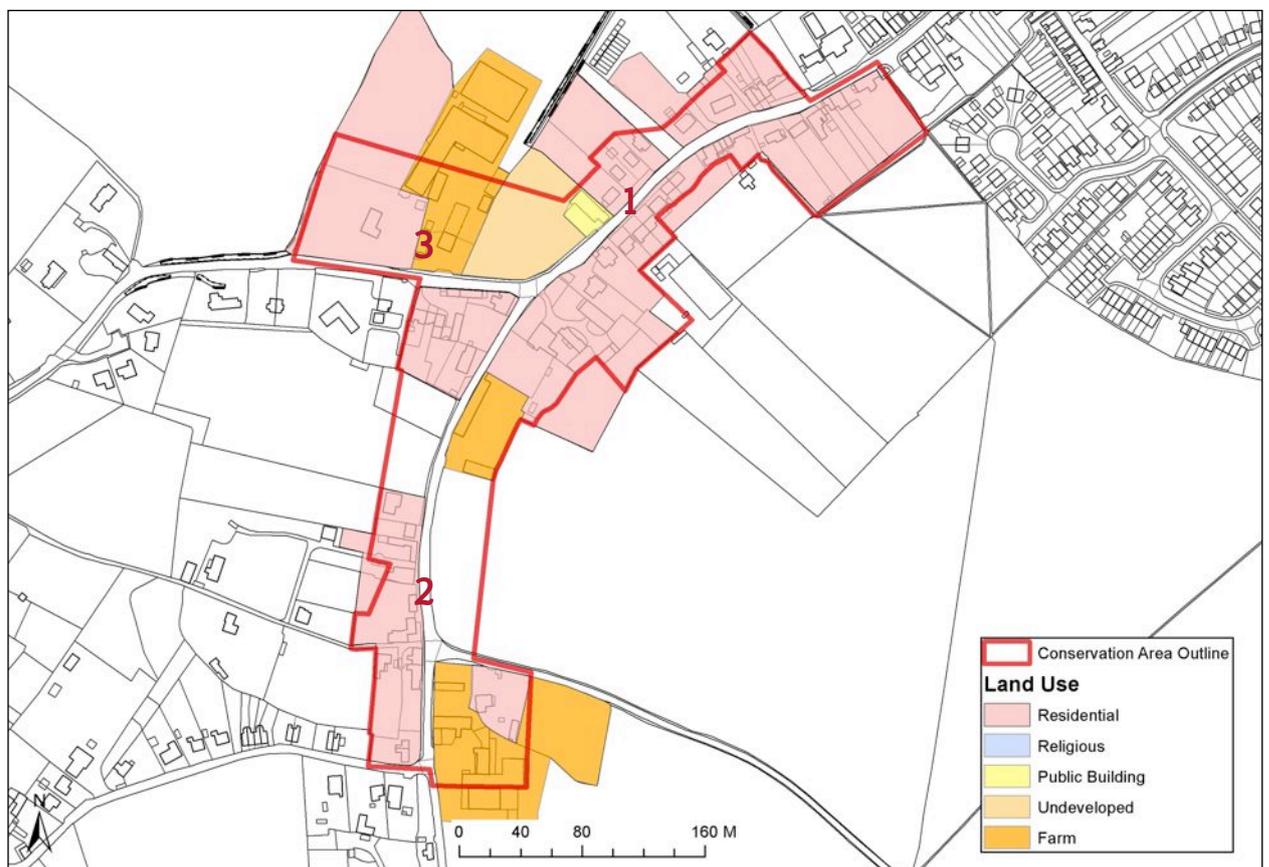


Figure 16.1 Great Mongeham – Mongeham Road Conservation Area

Area reaches to Cherry Lane on the western side of Mongeham Road where a thatched building with Flemish gable end occupies the corner site of Cherry Lane and Mongeham Road. Opposite is a farmstead complex with a barn under an asbestos roof siding onto the road. Walls of red and yellow multi stock bricks are an attractive component of the boundaries fronting the road. The farmstead takes in a plot of land on the corner of Mongeham Road and Ellens Road, a narrow lane that gives access to the farm house set back from the road. The farm house is Georgian in style with a central entrance door, walls constructed of red/yellow multi stock bricks, multi pane sash windows with a parapet façade and a clay pitch tile roof. The barn is visible behind the farm house.

Opposite the junction of Ellens Road/ Mongeham Road is a Church Path and an interesting group of houses ranging from sixteenth/seventeenth to nineteenth century date with clay or slate roofs. Replacement of original windows with uPVC detracts from the Conservation Area. A Flemish gable end is visible in Church Path. Georgian style street lanterns have been adopted for this section of Mongeham Street. A modern telephone box sits against attractive old red stock brick wall.

Fields on both sides of Mongeham Road form a green gap in the Conservation Area until arriving at a caravan park behind native hedgerow on the western side of the road and opposite a group of redundant farm buildings with attractive red brick wall to road side. A red brick cottage and clay tile roof with later metal framed windows sits behind a picket fence before the road is fronted on both sides by high-buttressed walls which give way to an attractive Listed red brick house on the corner of Mongeham Road and Northbourne Road. The setting of the house is further enhanced by the open space behind Northbourne/Mongeham Road.

3 – Northbourne Road. At the western end of the Conservation Area is Stone Hall with a pleasing low red brick buttressed wall fronting onto the road. On the opposite side of the road is a small thatched and weather boarded shop/post office with open car parking fronting the road, outside the Conservation Area. Next door to the thatched shop is a terrace of three nineteenth century yellow stock brick houses under a slate roof set back from the road in a courtyard, sadly all now with uPVC windows. The courtyard is partly enclosed from Northbourne Road by a long range of cart sheds constructed of red brick under a slate

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Mongeham Road north of Northbourne Road	Red	Red	Yellow	Green	Green	Poor Quality Infill. Loss of boundaries. Erosion of Conservation Area through introduction of uPVC windows. Patchy road surfaces.	Red
2 Mongeham Road south of Northbourne Road	Green	Yellow	Yellow	Green	Green	Erosion of Conservation Area through introduction of uPVC windows. Patchy road surfaces.	Yellow
3 Northbourne Road	Green	Green	Yellow	Green	Green	Patchy road surfaces.	Green
Overall	Red	Red	Yellow	Yellow	Green	Review of boundaries / consider loss of special interest.	Red

Figure 16.2 Assessment of Conservation Area

roof. The wall continues to the junction of Northbourne and Mongeham Road

### ***Vulnerabilities***

16.2 Poorly designed infill housing has eroded the special interest of the Conservation Area particularly in Mongeham Road north of Northbourne Road. The associated boundary treatment detracts from the Conservation Area's special interest. Loss of original windows to historic buildings is detracting from the special interest of this village Conservation Area. Road surfaces are patchy.

### ***Opportunities***

16.3 Some walls and boundaries would benefit from enhancement such as repairs and establishing of native hedgerows.

### ***Summary***

16.4 Further consideration should be given to the amount of work necessary to re-establish the special interest of this Conservation Area, which has been gradually eroded through inappropriate infill development, poor quality window replacements, and loss of boundaries. Generally a Conservation Area with potential for enhancement but may be considered to have lost its special interest.

### ***Recommendations***

16.5 Establish Article 4 (2) Directives to prevent further loss of special interest. Establish and promote a regime of enhancement of facades, boundaries and public realm. Or de-designate the Conservation Area.

# 17 Chillenden

Date of Designation:	20/07/1973
Type:	Village
No of Listed Buildings:	11
Other designated Sites:	None

## Special Interest

17.1 Nestled in the valley Chillenden Conservation Area is centred around the Church of All Saints, flanked by the farms of Chillenden Court and Yew Tree. Climbing the hill to The Row in the north and to the south east is the Griffin’s Head public house. The buildings are all well maintained with original window fenestration to all the main buildings visible from the street. The Conservation Area has been subdivided into three component areas:

1 – The Row to Forge Cottage. To the north the Conservation Area takes in The Row, a terrace of three gable ends to the front of four red brick houses constructed in the

typical estate style of the neighbouring village of Goodnestone, with arched diamond windows, gables and tall chimney stacks, slate roofs. Opposite The Row at the crossroads, an early surviving cast iron finger post behind the modern village sign. Heading south down the narrow lane to the village between open fields before coming across the village hall to the west, with its tall chimney stack to the front and buttressed walls in red brick under a clay tile roof. Opposite an attractive outbuilding sides onto the road, flint constructed under a clay roof and part of the Millers Farm complex and a painted house gable facing the lane dated 1869, good black painted multi paned casement windows and a sturdy chimney stack, open rail fencing to the front boundary all adding to the rural setting of the Conservation Area. Next to the village hall Thatch Cottage, white painted brick (arched windows suggest red brick from the Goodnestone estate style) with thatch roof and lawn garden to the front with picket fence. Next door, Yew Cottages in the estate style of red brick gabled walls, arched

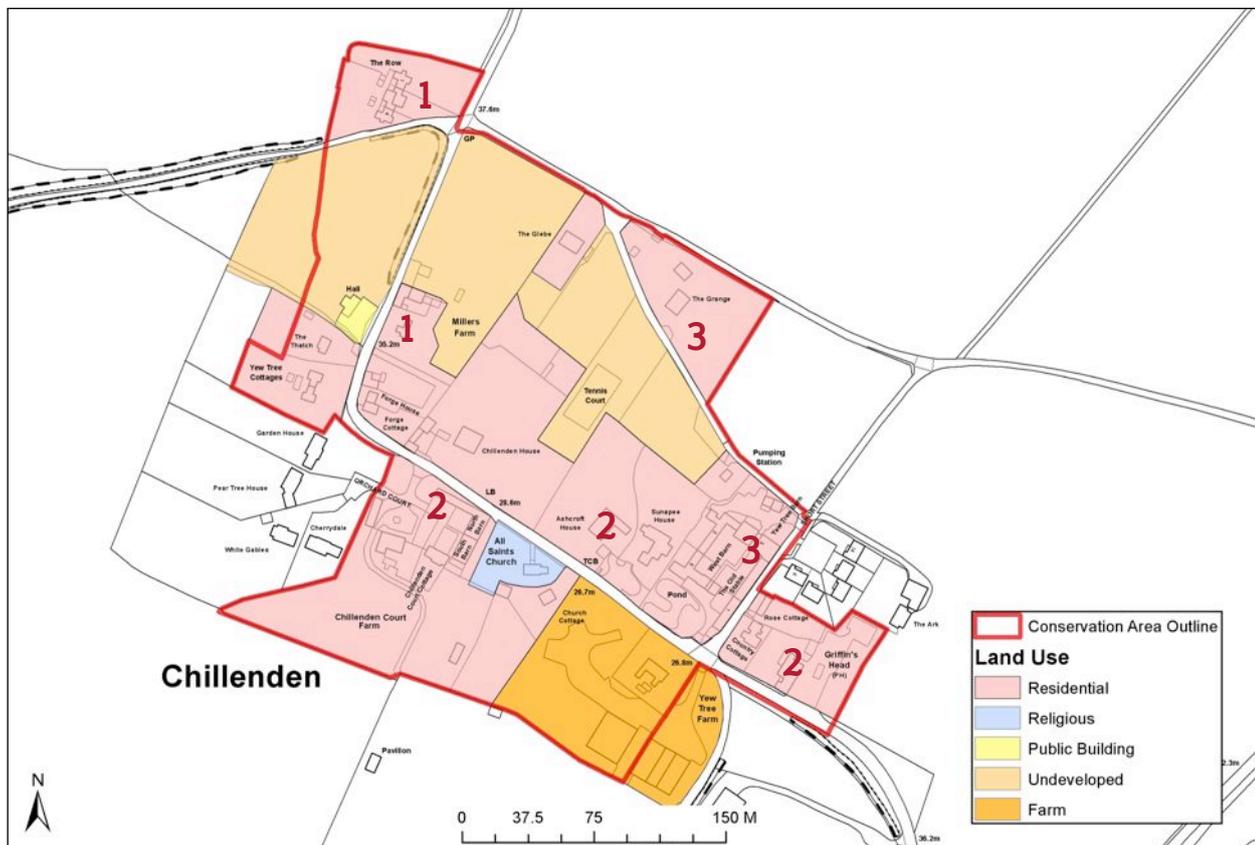


Figure 17.1 Chillenden Conservation Area

diamond casement windows under a slate roof with prominent chimney stacks. Open lawns to the front with low soft green boundary of ivy and yew hedges. Opposite is Forge House Cottage and what appears to be the old forge building against the road side, with its steep roof of pantiles, and asbestos sheeting over soft red brick walls. The red brick cottage set back from the road with the date 1868 over the door to Forge House, which is the last house before the road turns a right angle down the hill towards the church.

2 – Forge Cottage to Griffin’s Head PH. The lane opens out at Chillenden House (Georgian sash windows) rendered painted façade with dormer windows to the clay tiled roof, set behind a good red stock brick wall and then a tall hedge to the east. Opposite is a grass verge opening into a generous space in front of Chillenden Court Farm (casement windows) with Flemish gables, giving access to Orchard Court (outside the Conservation Area). From here the tip of the church spire can be seen above the clay tile roof of South Barn where red brick walls side onto the road and a diminishing grass verge. The Church of All Saints sits above the road behind a round topped flint wall and a line of large yew trees. The small church of flint construction and Norman origins has a clay tile roof and shingled spirelet (added by Scott

during the 1871 restoration). Next to the church is the land of the working Yew Tree Farm and opposite two new houses – Ashcroft and Sunapee, set back from the road and newly established hedges. A red traditional telephone box and historic village interpretation board are located next to the roadside. Moving east, more hedgerow and then the lane opens to Yew Tree Farm, a timber framed building under steep pitched clay tile roof. On the corner with Short Street signs of a dried up pond. The lane is green and hedged up to the Griffins Head at the east end of the village – a Wealden Hall House with traces of the hall window under the central chimney stack.

3 – Country Cottage to The Grange. Country Cottage is a modern house set back from the road and sides onto Short Street. Next, Rose Cottage, an attractive historic red brick building under clay tile roof. Opposite are the walls to the Old Stables and behind West Barn, all now in residential use. The Conservation Area boundary then turns west to take in The Grange, a thatched timber framed residence next to a clay tiled brick historic building, whose boundaries are of native hedge.

### Vulnerabilities

17.2 No specific vulnerabilities were

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 The Row to Forge Cottage							
2 Forge Cottage to Griffin’s Head							
3 Country Cottage to The Grange							
Overall						In good condition.	

Figure 17.2 Assessment of Conservation Area

identified.

### ***Opportunities***

17.3 Reinstatement of the pond would contribute to the Conservation Area.

17.4 Enhancement of Griffin's Head forecourt would benefit the Conservation Area.

### ***Summary***

17.5 An attractive Conservation Area in good condition.

### ***Recommendations***

17.6 Carry out full Conservation Area appraisal and management plan.

# 18 Alkham

Date of Designation:	25/01/1974
Type:	Village & Sports Ground
No of Listed Buildings:	18
Other designated Sites:	None

## Special Interest

18.1 The Alkham Conservation Area's key areas of interest are the narrow Slip Lane dotted with new and old cottages, the thirteenth/fourteenth century Church of St Anthony Martyr on the hill above the village with surrounding church buildings, and the Sports Field. Only four of 18 Listed Buildings are visible on Street view. Key unlisted buildings of note include Malmaims Farm Old Dairy, Malmaims Manor, Rose Cottage and Holly House. The Conservation Area has been subdivided into four component areas:

1 – Properties fronting and facing on to Slip Lane and Alkham Valley Road. Cottages and

large houses of more recent construction with generous garden on south-west frontages. 1818 pub whitewashed at entrance to slip road near crossroads.

2 – Sports Ground fronting village crossroads with views over the valley.

3 – Church of St Anthony Martyr – not visible from the road. A thirteenth/fourteenth century church on top of the hill in the south-west of the Conservation Area surrounded by church and school cottages. May be visible from the main crossroads of the village (unable to determine from desk based Google Street View). Church is listed with seven Listed boundary walls.

4 – Malmaims Farm - on north east Facing side of road.

## Vulnerabilities

18.2 New buildings around the Conservation Area use different building materials, massing, detailing and window-frames to period buildings. Care is needed when introducing

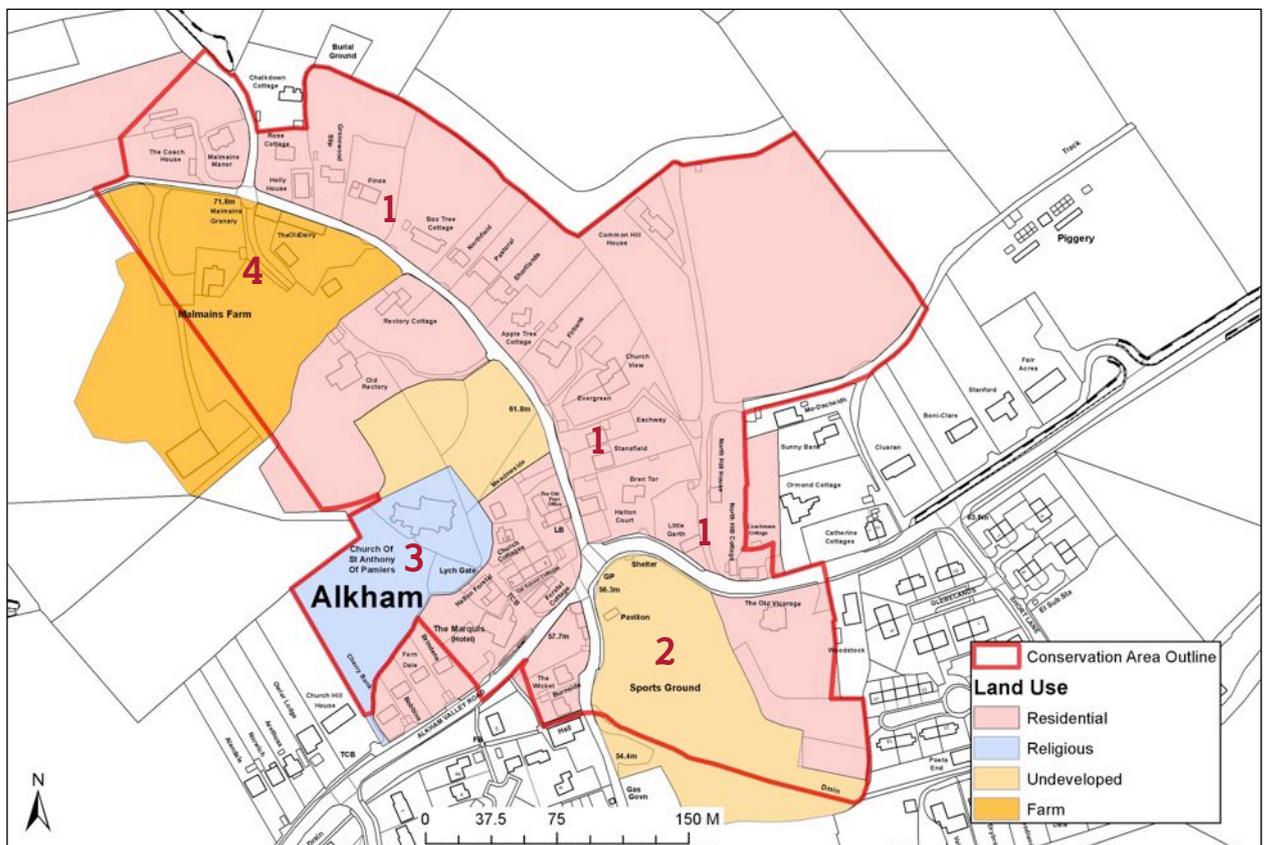


Figure 18.1 Alkham Conservation Area

new development into the area.

### Opportunities

18.3 The Sports ground would benefit from a new bus stop and plantings/greening around the shed on the ground.

### Summary

18.4 The view from the green onto the North Downs is attractive but could be improved. There are ten Listed Buildings in the village that are visible on street view; these include:

The Marquis of Granby pub – good condition

North Hill Cottage – good condition

The Old Vicarage – would benefit from

repainting

Forestal Cottage – good condition

18.5 There are also several unlisted buildings of note visible from the street that contributes to the attractiveness of the Conservation Area: Malmains Farm Old Dairy, Malmains Manor, Holly House and Rose Cottage mainly concentrated in the north western part of the Conservation Area.

### Recommendations

18.6 New developments should take account of the dispersed nature of the older buildings and be in keeping with original cottages/houses especially with regard to materials and windows unless a building of distinctive and outstanding contemporary design is

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Properties fronting Slip Lane and Alkham Valley Road	Green	Yellow	Green	Green	Green	Mostly in good condition with both earlier and later buildings with well maintained gardens. The Old Post Office is in need of renovation/conservation – pebble dash wall and rusting roof visible from the street. More recent large houses have basic hardstandings, uPVC frames and simple single pane windows. The old dairy is in flint and yellow brick with original windows but with some rebuilding especially the window surrounds which do not use original materials.	Green
2 Sports Ground	Green	Green	Yellow	Green	Green	Obtrusive concrete bus stop which interrupts clear view of the valley. Large shed on ground. Attractive houses directly on green.	Green
3 Church of St Anthony Martyr	Green	Green	Green	Green	Green	Visible from the street: attractive flint and stone single story dairy facing the road. Farm buildings of more recent construction visible from Slip Road – not of special interest. Basic design of a potentially attractive entrance garden planted. Conservation Area does not include the entire farm. Working farm? Inconclusive from desk based overview.	Green
4 Malmains Farm	Yellow	Yellow	Yellow	Yellow	Yellow		Yellow
Overall	Green	Green	Green	Green	Green	In good condition.	Green

Figure 18.2 Assessment of Conservation Area

proposed. Any window replacements in the residential buildings should be more in tune with older cottages – wooden window frames with several window panes. Close boarded Vicarage fence on southern stretch of Alkham Valley Road could be replaced with a stone wall to improve the appearance of the entrance to the village. The Marquis of

Granby pub's entrance/car park could be more attractively surfaced – currently tarmacked. The Conservation Area could be extended to include a greater buffer zone around the church. Carry out full Conservation Area appraisal and management plan.

# 19 Northbourne

Date of Designation:	25/09/1970
Type:	Village & Historic Estate
No of Listed Buildings:	20
Other designated Sites:	Historic Park & Garden

## Special Interest

19.1 The Northbourne Conservation Area combines the village of Northbourne with its Norman parish church of St Augustine and the historic great house and estate of Northbourne Court. The village comprises mainly eighteenth and nineteenth century constructed red brick buildings fronting on to the principle road, The Street with a number of farmsteads also extending to the road. The Conservation Area has been subdivided into seven component areas:

1 – Properties fronting and facing on to The

Street and the part of Deal Road to the west that falls within the Conservation Area. The properties as well as cottages and larger houses also include the former post house and the Hare and Hounds Public House.

2 – Farmsteads fronting on to The Street. Three farmsteads, Townsend Farm, Vine Farm and Almonry Farm fall within the Conservation Area.

3 – St Augustine’s Church and associated land and properties. This component comprises the Norman church, the rectory and the former Glebe. The component is accessed from The Street via Church Road.

4 – Northbourne Court. Historic great house that dates back to c.1780 replacing an earlier house constructed in 1616 on the site of a former medieval grange farm owned by St Augustine’s, Canterbury. Northbourne Court sits at the western end of its historic parkland estate and is accessed by The Drove which skirts the northwest and northeast sides of the Conservation Area, passing a

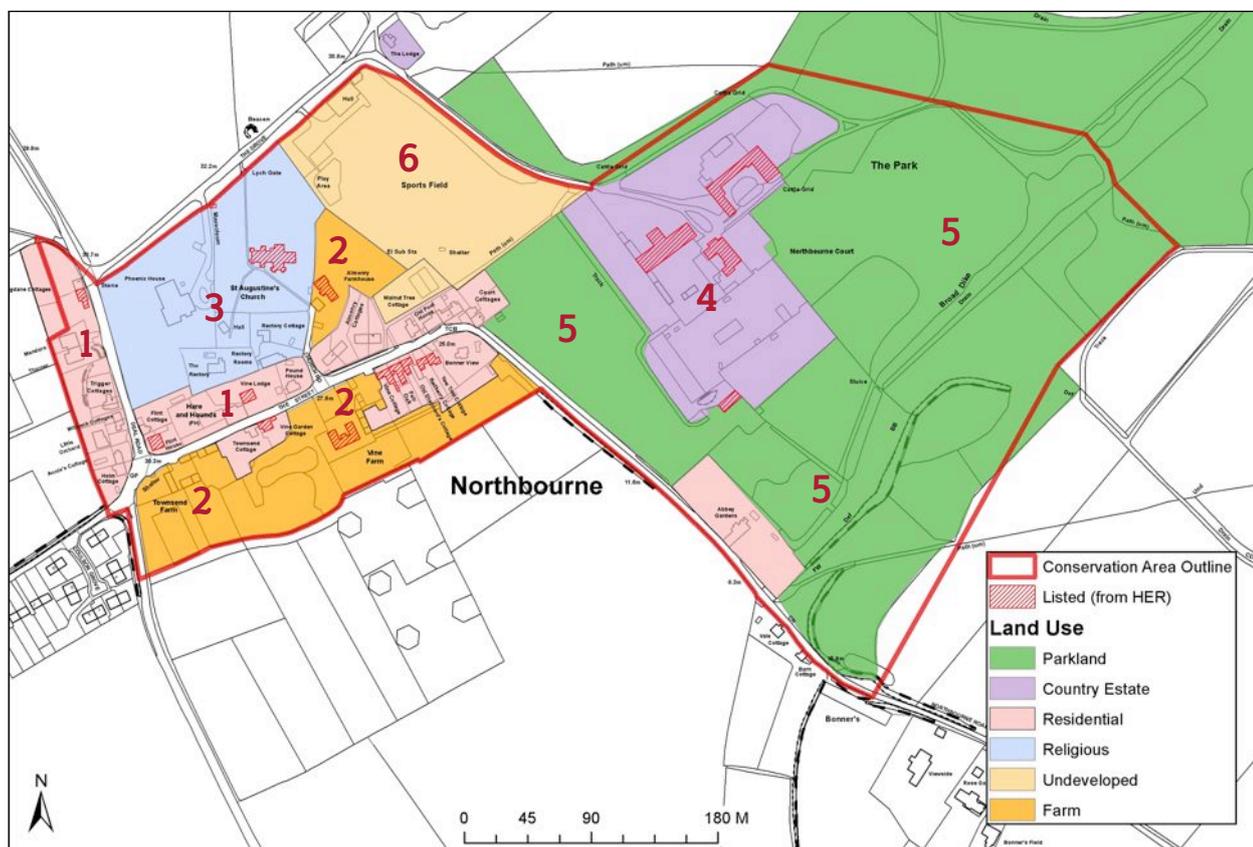


Figure 19.1 Northbourne Conservation Area

former lodge which falls outside the Conservation Area.

5 – Northbourne Court historic parkland. A Historic Park and Garden which extends outside the Northbourne Conservation Area.

6 – Recreation Ground. A sports field and pavilion sited within the northern part of the conservation area.

### Vulnerabilities

19.2 Abandoned pack house/works in disrepair just to the north of the Conservation Area. Development of this will need to be sympathetic to the setting of the Conservation Area and in particular the

shared access along The Drove

19.3 On road parking in the Street adds clutter.

19.4 Junction of Deal Road and The Street seems cluttered by a lot of signage and notices around the bus shelter

### Opportunities

19.5 Opportunity for development of the former pack house site to link its access through Betteshanger Colliery taking traffic away from The Drove and the Conservation Area.

19.6 Opportunity to improve the

Component	Visible Boundaries	Facades	Public Realm	Land-scaping	Open Space	Comments	Overall
1 Properties fronting The Street & Deal Road	Yellow	Green	Yellow	Green	Green	Many have original windows and openings. Most boundaries good though corner of Church Road and The Street degraded. Parking along street, cluttered corner at west end.	Green
2 Farmsteads on The Street	Green	Green	Green	Green	Green	Townsend and Vine Farm good, Almonry Farm unknown.	Green
3 St Augustine's Church and associated land and buildings	Yellow	Green	Green	Green	Green	Loss of historic glebe with the building of Phoenix House. Church only noted from north boundary. Boundary wall looks to need some repair.	Green
4 Northbourne Court	No visual access for study, accessed from The Drove. Historic lodge building lies just outside CA.						
5 Northbourne Court Historic Parkland	Yellow	No visual access for study	Green	No visual access for study	Green	Boundary wall on Northbourne Road continues until reach Abbey Farm. Close boarded fence and modern brick wall replaces thereon. Wooded area crosses Conservation Area boundary.	Green
6 Recreation Ground	Green	Green	Green	Green	Green	Modern pavilion but hidden behind vegetation. Historically agricultural land. Accessed from the Drove.	Green
Extent	The Conservation Area should be extended to take in the whole of The Drove and the Lodge building. The area of Northbourne park should extend at least over the wooded area.						
Overall	Yellow	Green	Yellow	Green	Green	In good condition.	Green

Figure 19.2 Assessment of Conservation Area

landscaping and boundaries around the junction of Church Road and The Street

### **Summary**

19.7 Village Conservation Area predominated by boundary walls which make an important contribution to the character. Public realm improvements could greatly enhance the area around the parish

noticeboard, along with improved signage.

### **Recommendations**

19.8 Enhance boundaries and signage, particularly at cross roads.

19.9 Carry out full conservation area appraisal and management plan.