



# CHILHAM

Conservation Area Management Plan  
Adopted July 2020

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# CHILHAM

## Conservation Area Management Plan

April 2020

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## How to use this document

We know from the public consultation exercises we have carried out in recent years that growth and development are a major concern to people in Chilham, OldWivesLeesand Shottenden. The Chilham Conservation Area Management Plan (CAMP) and Informal Design Guidance outside the Chilham Conservation Area documents have therefore been prepared in consultation with Ashford Borough Council in order to strengthen the Parish Council's influence in the planning process. These documents together replace the Chilham Parish Design Statement published in 2005 which is increasingly at risk of being challenged as "out of date".

When using these documents, we encourage you to focus on the 'Management of Change' policies in each. These draw together the special qualities of our settlements and seek to ensure that new development proposals respect and, where possible, enhance them. They also reflect policies in the Borough Council's Local Plan, which is the primary planning document covering the Parish and the wider District.

It is the Management of Change policies in these documents that the Parish Council will apply when considering future planning applications. The other sections in these documents provide historical background, describe the unique character and setting of our parish, and establish the special qualities upon which the management policies have been developed.

Chilham Parish Council  
2019

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## 1.0 Introduction

Clague Architects have been appointed by Chilham Parish Council to carry out a review of the current Parish Design Statement that was carried out in 2005 and to prepare a new Conservation Area Management Plan.

The Chilham Conservation Area encompasses the hilltop core of the village of Chilham together with the parks and gardens of Chilham Castle. This designation is on the basis of the high historic and architectural significance of the built environment and its location within the distinctive landscape of the Kent Downs Area of Outstanding Natural Beauty.

Chilham village is located about 7 miles to the west of Canterbury and 10 miles to the north east of Ashford in Kent. The parish of Chilham also includes the adjacent villages of Shottenden to the north east and Old Wives Lees to the north, both situated to the other side of the main road from Canterbury to Charing. Another document has been produced in conjunction with the Conservation Area Management Plan, which provides additional information regarding Shottenden and Old Wives Lees.

This management plan will focus on the area defined by the boundaries of the Chilham Conservation Area within the context of the whole village settlement.

The purpose of the management plan is firstly to investigate the significance of the village in terms of its historical development, architectural and landscape features, socio-economic context and archaeological potential. Secondly this information will help to define the overall value of the built environment and will also identify factors such as pressure for and constraints against future development, detrimental features and opportunities for enhancement. Finally the third aim is to provide a framework for the implementation of this management plan to safeguard what is of high value and to provide guidance on appropriate future development.



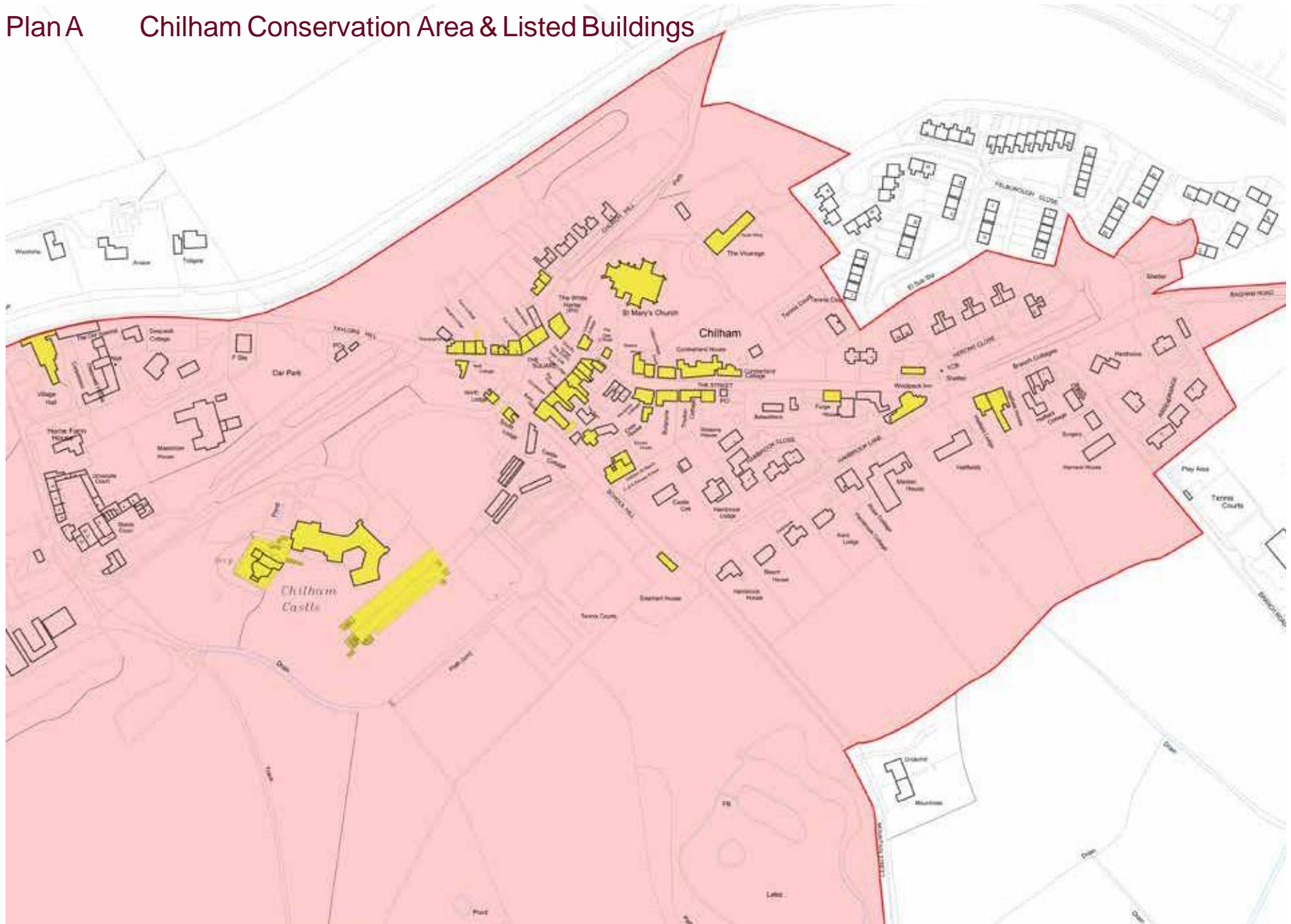
Above: Ordnance Survey map of Kent



Left: Chilham Parish map



Plan A Chilham Conservation Area & Listed Buildings





## 2.0 Planning Policy Context

Conservation Areas are designated for their 'special architectural and historic interest' and can vary from a small cluster of buildings to a major district within a town or city. The first conservation areas were designated in 1967 under the Civic Amenities Act, subsequently superseded by the 1990 Act and there are now nearly 10,000 in England of which 43 are within the borough of Ashford. The designation of specific areas is to afford protection to them against falling into disuse and decay as well as from inappropriate development that might destroy their local character.

Many of the properties within a Conservation Area will be individually listed buildings thus giving them specific protection but the Conservation Area designation is more about the special qualities of a collection of buildings, in this instance, the village settlement of Chilham.

Section 16 of the National Planning Policy Framework relates to conserving and enhancing the historic environment and charges local authorities with the responsibility to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.'

The impact that the designation will have on property owners is that control on new developments of any scale is stricter than in less sensitive areas, including restrictions on normally 'permitted development' such as external cladding and windows, alterations or extensions, and demolitions. It also includes works to trees within a Conservation Area and there is further guidance on these matters on the Ashford Borough Council website.

Clague Architects commenced their research for the Chilham Conservation Area and associated villages at the end of 2017 and prepared the draft report in March 2018 for comment by Chilham Parish Council. The views of the local communities were sought in a public questionnaire issued in March 2018.

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance ...'

'... When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Section 12, Conserving and enhancing the historic environment

National Planning Policy Framework

### 3.0 Summary of Special Interest

In essence, Chilham has particular historic and architectural importance because it is founded on the ancient defensive settlement of Chilham Castle which forms the focus for a clustered development that has been preserved almost intact over many centuries. Its landscape setting, overlooking the River Stour, provides a special environment of high aesthetic value which also includes sites of archaeological significance.

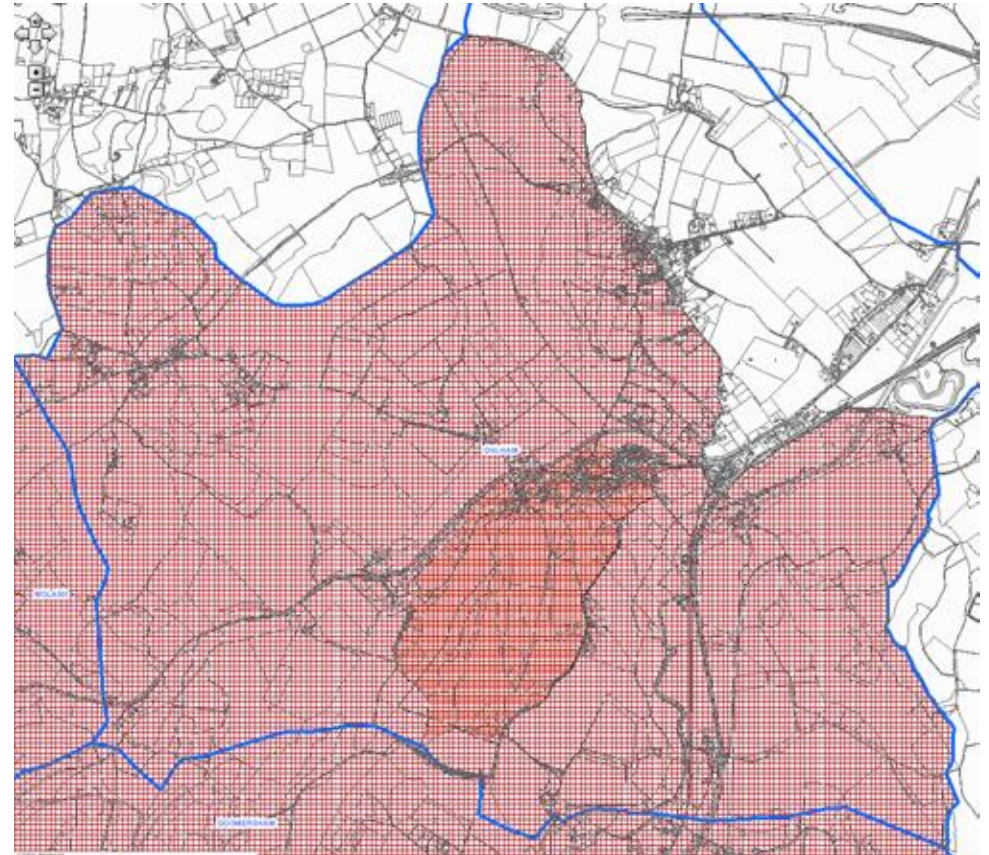
The character and special interest of the Conservation Area will be analysed and evaluated in further detail later in this document but they are summarised in the following section below.

#### 3.0 Setting

The village comprises a compact and tightly knit settlement that occupies the roughly triangular shaped hillside formed at the junction of the A28 to Canterbury which forks southwards towards Ashford and the A 252 which extends westwards towards Charing and continues to Maidstone.

The Chilham Conservation Area and the entire village settlement is situated within the Kent Downs AONB, as shown in the adjacent map.

The high quality of the surrounding landscape provides a special setting and in consequence new developments must be of a design that responds positively to this environment.



Above: Map showing the Chilham Conservation Area within the parish boundaries

Opposite Top: Chilham Castle from The Square

Opposite Left to Right: View of Castle and Gardens, and Castle Keep



‘The residents of Chilham have both the privilege of living in a beautiful, historic and well kept village and also the responsibility for managing its future’



Chilham has the major advantage of not having major roads passing directly through it so that it has a relatively tranquil atmosphere, compared with other historic villages in East Kent such as Wingham.

### 3.1 Impact of Historical Development

This report will demonstrate by analysis of historic maps and photographs that the fundamental plan form, character and architectural style of the Conservation Area was formed many centuries ago with little change in the recent past. The relationship of the historic core of the village with Chilham Castle has also remained essentially the same since the medieval period, and even earlier. Indeed, the boundary wall to the castle grounds forms a major part of the boundary of the Conservation Area today.

### 3.2 Living in the Conservation Area

Historically the castle and its owners made a major cultural impact on the village, being the main employers and landowners as well as owning many properties within the Conservation Area. The close relationship between castle and village is still maintained today.

The residents of Chilham have both the privilege of living in a beautiful, historic and well kept village and also the responsibility for managing its future whilst maintaining the special qualities that set it apart from other less significant places. Conversely although it does have day visitors, to both the village as well as the castle on open days, there are few commercial premises or employment opportunities.



### 3.3 Architectural Quality and Open Spaces

Chilham Conservation Area has many architecturally significant buildings within it including the parish church of St Mary which is Grade I listed and approximately eighty other Grade II listed properties. This, together with the presence of the Grade I listed Chilham Castle and Keep and its Grade II\* listed park and gardens shows that the area is of very high architectural value. The built environment is enhanced by a number of significant mature trees and attractive open spaces as well as by the surrounding landscape which is visible from many places within the village and forms an integral part of its aesthetic quality.

### 3.4

#### Local Distinctiveness

The palette of traditional materials and colours that are distinctive to this part of east Kent, such as clay tiling, timber framed construction, red brickwork, painted wooden casement and sash windows, creates a consistency of appearance throughout the Conservation Area.

With the exception of the key landmark buildings of the church and castle, linked by an expansive village square which form the heart of the village, the scale of development is modest and mostly limited to two storeys or three at the most. This helps to integrate the built with the natural environment and there are no obvious eyesores that cause visual blight on the area.

The four narrow approach roads that curve up to the village square have an informal semi-rural feel, enhanced by trees and hedgerows that contrast with the busy trunk roads on the periphery of the village. Unusually, there are no separate footways within the Conservation Area.

All of these factors contribute to the sense of place within the Conservation Area and make it unique and worthy of designation.



Top Left: 5 and 6 The Square

Top Right: 4 The Square

Bottom Left: Alexandria Cottages

Bottom Right: Clements Cottage

Opposite: Aerial photograph of Chilham Village looking North





### 3.5 Boundaries of the Conservation Area

#### Introduction

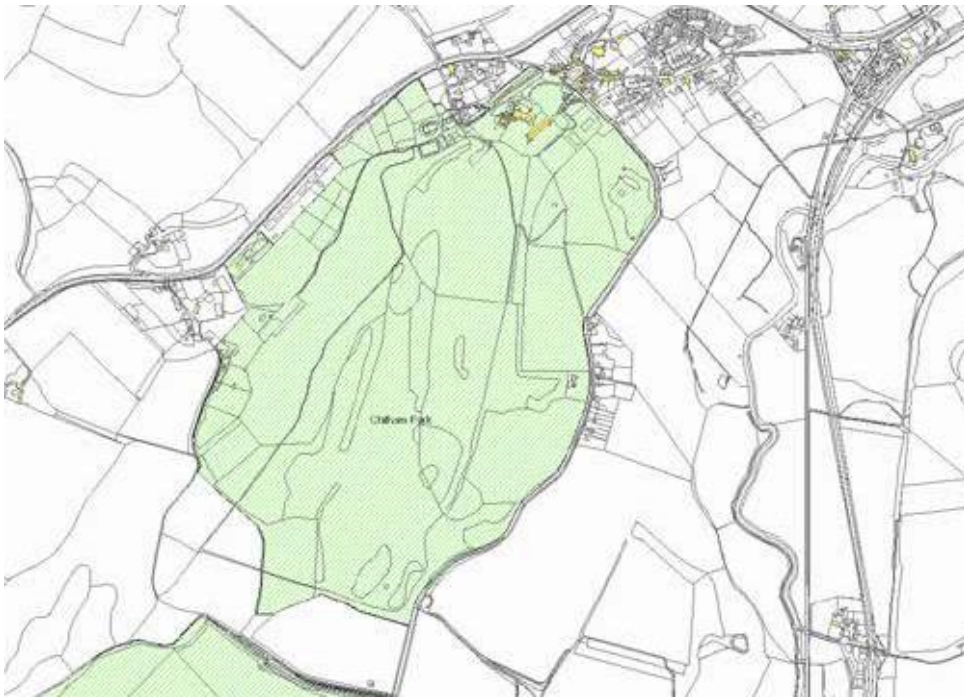
Chilham Castle garden and parkland constitute the major part of the Conservation Area and the estate wall forms most of the eastern boundary. This effectively excludes the Mountain Street settlement, parts of which are of historic importance.

#### 3.5.1 Outskirts of Boundary

To the west north-west of the village and bordering the main A252 road, Dane Street, together with the areas occupied by the Nissen huts and a small pocket of land opposite the Soleshill Road junction are all excluded from the Conservation Area. Adjacent fields along the road are within the Conservation Area, in order to preserve views and the setting of Chilham Castle from the north west.

To the north, Church Hill falls within the Conservation Area and from here the boundary follows the perimeter of the Felborough Close development and this seems to be appropriate. The green area with trees at the entrance to this estate falls within the Conservation Area and it also includes the avenue of trees towards Bagham Cross which first appeared on the 1937 Ordnance Survey map. These form a distinctive landscape feature and are additionally protected by Tree Preservation Orders and by being within the AONB.

The fields that encircle Felborough Close to the north are outside the Conservation Area, but they do form a soft green edge to the north east side of the village and maintain a vital visual separation from Bagham Cross.



Top: Map of Chilham Castle Park and Gardens

Bottom Left to Right: Dane Street House, and Nissen Huts





The perimeter of the park forms the southern boundary of the Conservation Area, where it almost joins up with neighbouring Godmersham Park, and this seems to be a logical decision.

The rear gardens to Hambrook Lane and the western end of Bagham Lane form the south eastern boundary and the former directly adjoin the Flood Zone 2 and 3 area and both are also within the AONB.

The Bagham Cross area has been excluded from the Conservation Area as well as the AONB and in view of the rather mixed quality of development this is a justifiable decision. However, future development here should preserve and, where possible, enhance the neighbouring Chilham Conservation Area or the adjoining AONB and steps should be taken to enhance Bagham Cross rather than let it deteriorate further in terms of its aesthetic value.



Top: Map of Chilham Conservation Area (red) and Tree Preservation Orders (green)

Bottom Left to Right: View of Felborough Close and Bagham Lane, and Bagham Cross

## 3.6 Pressures and Potential for Development

### Introduction

The main pressures for development in the parish of Chilham will be to provide housing to meet the needs identified in the Ashford Local Plan to 2030.

Chilham is the largest village in the parish and has the most facilities, including a primary school, parish church, sports hall, doctor's surgery, two public houses, a post office, a café and gift shop. Badger's Hill Farm and the Chilham farm shop along the Canterbury Road both sell a range of basic food provisions and fresh vegetables and fruit. At Bagham Cross, there are commercial businesses as well as a special needs school and the railway station.

### 3.6.1

#### Historical Development

Development in Chilham has taken place during the last fifty years on the south- eastern slopes towards Bagham Cross and very recently at the Old Sawmills site. The importance of the nature of this area to the setting of the conservation area is its openness, and any change is likely to be detrimental. Most of the area between the rear gardens of Hambrook Lane properties and the River Stour is within Flood Risk Zone 2 and any development would need to comply with Planning Practice Guidance on Planning Flood Risk and Coastal Change.

The open meadow area between the A252 and Felborough Close, historically shown as woodland, is also outside the Conservation Area but could be vulnerable to pressure from future development, because it is outside the Flood Zone although it is within the Kent Downs AONB. The historically significant physical and visual separation from the village achieved by the A252 turnpike road and this green buffer would be lost if this area was developed.



Top Left to Right: Sports Hall and Sports Field

Middle Left to Right: Chilham Post Office, and Ashford Road Service Station

Bottom Left to Right: Badger's Hill Farm Shop, and Old Sawmill Houses



‘Chilham Park is a registered Grade II\* park and garden that lies within the Conservation Area and is also within the AONB’



### 3.6.2 Chilham Park

As the whole of Chilham Park is a Grade II\* registered park and garden, that also lies with the Chilham Conservation Area as well as the AONB, any future development within it would have to be very carefully assessed in relation to the impact it would have on the significance of this important heritage asset.

The area to the east side of Mountain Street, a narrow country lane, is very sensitive in terms of its landscape value and is within the Kent Downs AONB as well as bordering the river Stour and Flood Risk Zone 2. Any development or extension to the small linear settlement at Mountain Street would need to be acceptable in terms of its impact on its setting next to Chilham Park and Julieberrie Down.

An area on the west side of Branch Road adjacent to the surgery has been allocated for a small housing development of 10 units and providing that this is designed to a high standard should not have a detrimental effect on the Conservation Area.

Top Left: View of Chilham Park and Gardens with Kent Downs beyond

Bottom Left: Flood Risk zone between Mountain Street and Branch Road

Right: Julieberrie Down from A252, and views of Dane Court



## 4.0 Assessment of Special Interest

### 4.1 Location and Setting

Chilham parish is the most northerly parish in the borough of Ashford and within this area the villages of Chilham, Shottenden and Old Wives Lees border the boroughs of Swale and Canterbury to the north and east. The parish is divided almost in half by the A252 from Maidstone that extends from the south-west corner diagonally in a northeasterly direction to its junction just outside Chilham village with the A28 to Canterbury. The A28 extends from the junction in a southerly direction towards Ashford and Chilham village is situated between these two main roads. The railway line from Canterbury to Ashford roughly follows the route of the A28 main road.

Hasted, writing in 1798, notes that 'the parish is nearly circular, between three and four miles across. The ground in it is very unequal and hilly, the soil of the hills being mostly chalk, and the vales clay. There is some coppice wood in the south-west part of it towards Molash, where it becomes, among the hills, which are bold and romantic, a barren and flinty country. About a mile northward from Chilham church is the common, or small heath, called Old Wives Lees, over which the branch of the turnpike road goes which leads from the Ashford road above mentioned to Faversham.'

Most of the parish lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) with the exception of the furthest north eastern portion to the east of the road that runs through the centre of Old Wives Lees and the low lying area at the junction of the A28 and A252 roads. This AONB was designated in 1968 in order to protect the diverse landscape that comprises chalk uplands, narrow country lanes with scattered historic settlements, ancient woodlands and distinctive wildlife.



'The parish is nearly circular,  
between three and four miles  
... There is some coppice wood  
in the south-west towards  
Molash, where it becomes,  
among the hills, which are bold  
and romantic, a barren and  
flinty country'

Hasted, 1798



Top: Chilham Parish map showing A28 and A252 roads  
Right: View of Chilham from A252



‘The Parish of Chilham is situated exceedingly pleasant, in a fine healthy part of the country ... a vale which comprehends within it a most beautiful scene, ornamented with seats, parks, towns and churches’

Hasted, 1798



Hasted continues, saying that ‘The Parish of Chilham is situated exceedingly pleasant, in a fine healthy part of the county .... the high road leading through it, a little below which the river Stour runs along the eastern part of the parish, on which there is a corn mill, long known by the name of French Mill, belonging to Mr Wildman, and on the height above it the noted mount of earth, usually called Juliberriesgrave. On an eminence, almost adjoining to the opposite or west side of the road, is the village, built mostly on the summit of the hill, round a small forstal, having the church and vicarage, a neat modern house, on the north side of it, and the ancient castle, with the stately mansion and park of Chilham. On the opposite side from which there is a most beautiful view over the spacious Ashford vale, through which the river Stour directs its course; a vale which comprehends within it a most beautiful scene, ornamented with seats, parks, towns and churches, in the various parts of it, bounded by the majestic tower of Ashford church in front, the fine down hills, the summits of which are well cloathed with foliage on one side and the extended range of Wye and Brabourne downs on the other, all together forming a most rich and luxuriant prospect.’

With the exception perhaps of the outlying areas of Ashford, this description would hold today as there many extensive views and unexpected glimpses of the surrounding countryside can still be found.

All three villages are situated on high ground, comprising chalk overlaid by clay with flints, and the A28 road between Canterbury and Ashford roughly follows the route of the Great Stour. Shottenden is the highest village at around the 100 metre contour line, Old Wives Lees lies at approximately 75metres whilst Chilham is slightly lower on the 60 metre contour line in the square. Distinctive local landscape features include The Mount in Perrywood just to the north of Shottenden and the Julieberrie Downs with a Long Barrow to the east of Chilham. The river is a picturesque feature supplemented by extensive lakes formed by sand and gravel extraction to the north east of Chilham village.

Top Left: *Perrywood*

Bottom: *Julieberrie Hill from Mountain Street*

The clearest view of Chilham is on the approach road from the low lying flat river valley around Canterbury below the 30 metre contour level, to where the hill to the village rises gently from the junction of the A28 with the A252, marking the beginning of the more undulating countryside that is within the AONB. There are also glimpses of Chilham Castle and the grounds from the railway line that runs north from Ashford, turning eastwards to Canterbury at the same point.

The Chilham Conservation Area is the only such designated area within the parish and lies entirely within the AONB. It occupies most of the area bounded by the A252 road that forms its northern boundary, the complete historic core of the village, but excluding late 20th century developments to the north, and almost all of the parks and grounds within the ownership of Chilham Castle. The boundary wall of the castle forms most of the eastern boundary of the area. Although two busy main roads run very close to the village, within it is a network of narrow country lanes that lead up to the village centre at the top of the hill, effectively entering the main elongated square at each of its corners. As these roads only serve the village, there is a lack of through traffic and this helps to preserve a tranquil setting.



*Above: Views of Chilham Castle from gardens*



## 4.2 Assessment of Condition

As a general comment, all of the listed buildings within the Conservation Area make a positive contribution to its character as well as being well kept and maintained. They have retained their integrity as historic structures in spite of later 19th and 20th century alterations and give the Conservation Area a genuine sense of cohesion and visual unity. A number of other unlisted properties that contribute to the high aesthetic value of the area have also been identified, together with just one or two unlisted buildings that clearly detract from it.

A table of listed properties both in the conservation area and the wider village settlement, also including those in Shottenden and Old Wives Lees, has been prepared and is included in Appendix B. This also contains extracts from the detailed listing descriptions of all Grade I listed buildings and Scheduled Ancient Monuments, namely Chilham Castle and Keep, and St Mary's church.

On the basis of an exterior inspection only, there are currently no listed properties that are considered to be at risk or in a serious state of disrepair with the notable exception of Peacock Antiques, and no obvious instances where architectural features or fenestration have been lost through inappropriate replacement. However there are instances where unsuitable replacement windows or rooflights have been installed on unlisted properties within the Conservation Area and these incremental changes will have a detrimental visual impact unless kept under tighter control.

It is regrettable, but not unexpected, that most of the 20th century developments within Chilham village have been built with insufficient reference to historic layout, form, scale, style or materials in relation to the Conservation Area. Whilst none of them are largely detrimental to the area, they are not generally of high enough quality to make a positive contribution or enhance it, with the exception of Herons Close and perhaps Arden Grange.



'All of the listed buildings within the Conservation Area make a positive contribution to Chilham's character as well as being well maintained.'



Top Left to Right: No. 4 The Square, and The Street approach to The Square

Centre: South view of St Mary's Church

Bottom Left to Right: An example of modern Velux rooflights, and Herons Close

Chilham is more fortunate than many historic villages as it does not suffer constant through traffic and this helps to conserve tranquillity of the Conservation Area. However, there are some obvious issues related to parking that do need addressing in a carefully managed way.

Although Chilham has lost a number of shops and commercial businesses, this has not resulted in vacancy and disrepair. The village is on the Pilgrim's Way and close to historic Canterbury as well as being in itself an attractive place for tourists to explore. Two properties are holiday lets and the Woolpack Inn, together with other nearby establishments outside the Conservation Area, offer bed and breakfast.

The setting of the village and the important role played by trees and landscaping are instrumental in creating an attractive environment and there should be an assessment of future tree planting and maintenance aimed to preserve this quality.



'The setting of the village and the important role played by trees and landscaping are instrumental in creating an attractive environment'



Top Left to Right: North West and North East views of cars parked in The Square  
Bottom Left to Right: The Woolpack Inn, and Bagham Farmhouse Bed and Breakfast

Top Left: Aerial photograph of Chilham Castle and Keep

Top Right: Chilham Castle Gate Lodges

Bottom: North of The Square showing St Mary's Church and Clements Cottage



## 5.0 Architectural Quality and Built Form

### Introduction

The historic analysis shows that there is a strong link between the village and Chilham Castle. The position and orientation suggests a very positive choice on the part of StDudley Digges for his house to have a direct access and positive visual relationship with the village. He could have opted for a more private entrance drive from Maidstone Road (A252) instead and effectively turned his back on the village. Instead, his unique hexagonal house creates an effective visual end to the square whilst embracing open views of the countryside to the south. It is also interesting that he decided to retain the historic keep, at least a century before the picturesque movement popularised the idea of romantic ruins in the landscape. Perhaps it was just too solid a structure to be easily demolished, particularly as Sir ThomasCheney had removed the enclosure walls in the previous century.

The two gate lodges that were designed by Sir Herbert Baker form a perfect framework to the symmetrical front elevation of the house thus enhancing the visual relationship between the private house and the public square. Similarly, but in a less formal way, The White Horse and Clements Cottage form a frame around the church tower behind. The church is in a key position opposite the gate lodges to Chilham Castle, its flint tower forming a visual full-stop at the northern end of the Square.





## 5.0 The Square

These two ends of The Square are semi-permeable, permitting views beyond, whilst in contrast the two long sides of The Square each present a solid and continuous boundary. This feature in turn helps to emphasise the constriction at each corner, where narrow roads lead downhill in four different directions. This arrangement could result in an oppressive space, but the elongated and wide square provides a relaxed open area, and the low scale of the buildings serve to enclose but do not overpower it. There is a sense of anticipation in approaching each corner, and conversely in climbing each road up to the central square.

The north-west side of The Square is slightly more visually homogeneous, with mostly two storey buildings of red brick on the ground floor and black timber framing with contrast white painted infill on the first floor and a more or less continuous line of tiled roofing punctuated by sturdy brick chimneys. Windows are generally leaded casements with brick surrounds. The south-east side is dominated by the splendid black and white timber framed Tudor Cottage, Tudor Lodge and Peacock Antiques, with leaded light casements and oriels windows and a varied roof line incorporating a gable and projecting hip. Next to this and to the right are the attractive Georgian red brick Christolme and Belke House with sash windows and attic dormers.

## 5.1

### Taylors Hill

Taylors Hill is a narrow, curved lane that leads from the south-west corner down to the main village car park and to the A252 road. The cottage, with the row of three properties opposite form a tight composition on a slight curve down hill, dominated by the black timbers and white rendering of Well Cottage and Vergers Lodge. Further down Taylors Hill, woodland lines both sides of the road before it levels off and leads into the large and rather amorphously shaped car park that is mostly surrounded by mature trees.



Top Left and Right: *Tudor Lodge, and Vergers Lodge*  
Centre: *Christolme*  
Bottom Left and Right: *Woodland on Taylors Hill, and top of Church Hill*



Top Left and Right: *The Old Cottage, and Clovers*  
 Centre: *Cumberland House*  
 Bottom Left and Right: *Cumberland Cottage, and Wisteria House*

## 5.2 Church Hill

Church Hill leads off from the north-west corner, again with a constricted beginning with The White Horse opposite Nos 5 & 6, the latter with a rear extension directly on the roadside. After a short distance, the road turns sharply right, with a small group of houses on the north side, in mixed styles and materials mostly of red brick with black and white timber framing. These face the steep and high embankment with mature trees on the south side, which create a definite sense of enclosure which is sustained along the lane until it levels out and reaches the A252 main road.

## 5.3 The Street

In contrast, The Street seems, after the enclosed area flanked by The Olde Cottage and Clovers at the top of the hill, a more relaxed and architecturally varied route out of the village centre. Again, the slight curve of the road creates visual interest and the set back Alexandria Cottages together with the house behind them, help to create more of a sense of depth. There is something of a visual feast on the south side with red brick Crea House, black and white Burgoynes, red brick Thydons and then white painted Wisteria House, between them incorporating styles from the 15th to the 18th centuries yet remaining harmonious in appearance.

The north side is slightly more restrained, but nonetheless very appealing, with the 19th century frontages of the Bakery and Evern, and Clifton, with hints of its 16th century origins, all with sash windows and render or brick and a little tile hanging. Then there is Cumberland House with unstained timber framing and off white infill panels, followed by Cumberland Cottage both jettied and with hipped tiled roofs and sturdy brick chimneys. There is more planting in this street, as some of the properties have small front gardens that create soft edged foil to the architecture. This quality is enhanced by the wider gaps between the buildings that create vistas of outbuildings or greenery beyond.

Walking down the hill beyond Wisteria House, a high brick wall conceals the Post Office, in a modest outbuilding and accessed via an ornamental iron gateway, and



then a sense of openness is formed on the right with the comparatively modern Belwether set back from the road and surrounded by its garden and trees. On the left side, there is also a sense of openness and greenery, with just a driveway extending up from the street to a house hidden by planting on a continuous bank. Views of the countryside beyond are visible at this point and connect the built with the natural environment. Finally there is an informal cluster of buildings at the bottom of the road on the right hand side formed by the black and white timber framed Forge House, the recessed garage workshop and the very plain cream painted outbuilding before the Woolpack Inn at the corner. This corner gives on to an attractive view of Hatfield House on the opposite side of the road and a tall mature beech tree.

To the left side, the bank becomes higher and conceals a 1980s bungalow and the post war housing in Herons Close behind. The listed 19th century coach house forms a punctuation mark at the end of the road with its three white gables and an intimate area behind with the old red telephone box leads up to the range of post World War II white rendered houses. These gabled semi-detached properties were built in a vernacular, though not specifically Kentish style reminiscent of the Letchworth Garden City homes of the early 20th century, with whitewashed walls, casement windows and hipped tiled roofs. They form an attractive elongated square with mature trees along the road frontage and contrast quite effectively with the much more historic buildings in the central core of the village whilst being sympathetic in scale.

The Woolpack Inn with its semi circular bay and painted rendered walls occupies a prominent position at the junction of The Street and Hambrook Lane and forms a focal point on entry to the village from Bagham Lane. On the south-east side of this road, beyond the Woolpack Inn, is the attractive informal group that comprises the part timber framed and painted Hatfield House and Lodge which are Grade II listed. Together these form a long and relatively high block and an important punctuation mark at the end of The Street. Redthorn House, with its distinctive steeply pitched gables, makes a similar low key end-stop at the corner of Branch Road. Beyond this house the village dissolves into a semi-rural road that leads to Bagham Cross.

‘The Woolpack Inn with its semi circular bay and painted rendered walls occupies a prominent position at the junction of The Street and Hambrook Lane and forms a focal point on entry to the village’



Top: Coach House and Phone Box

Bottom: The Woolpack Inn

Opposite: School Hill and Hambrook Lane junction from Mountain Street







However, when approaching the village from the east along Bagham Lane, the modern terraced houses and bungalows seem visually unconnected with the historic buildings of the village both in terms of their layout, design and materials used. Fortunately they are not visible in conjunction with properties within the Conservation Area so this mitigates their negative visual qualities. In contrast the later development of bungalows lower down the slope knit into the surrounding landscape in a more satisfactory way although some of the boundary fencing is rather unattractive.

#### 5.4 School Hill

The fourth road that leads down from The Square is School Hill that leads into Mountain Street beyond the junction with Hambrook Lane. This has a completely different quality from the other roads as it follows the continuous line of the boundary wall to Chilham Castle right down to Mountain Street. This forms a hard edge on the western side of the road and the sense of enclosure is emphasised at the top of the hill where the side of Belke House and the enclosing wall to Little Belke form a visually constricted approach to the Square. The only break in the Castle wall is a small doorway leading to Castle Cottage behind.

Looking out from The Square, one catches a brief glimpse of Julieberrie Down beyond the School buildings but once past these and going down the hill, the boundary walls, hedging and mature trees that surround Castle Oak, a picturesque red brick and tile hung Arts and Crafts house, close the view until reaching the junction with Hambrook Lane. The School itself forms its own enclave with three large buildings of red brick with stone dressings, two of which are in a Victorian Gothic style not typical of the village generally. The courtyard arrangement, irregular plan form, gables and steeply pitched roofs create an interesting and varied building profile which break up its visual mass and prevent it from being overbearing.

Top Left to Right: *Little Berke on School Hill, and Castle Oak*

Bottom Left to Right: *The School, and view from School Hill*



'The School itself forms its own enclave with three large buildings of red brick with stone dressings, two of which are in a Victorian Gothic style not typical of the village generally'





Left: View from Mountain Street



Right Top: Chilham Park gates on Mountain Street

Right Centre: Modern housing on Hambrook Lane

Right Bottom: Recently cut trees on Hambrook Lane

The junction of School Hill, Mountain Street and Hambrook Lane was reputedly the location for the village stocks. At the corner, Hambrook House, a red brick house with gables fronted by a white picket fence, forms another attractive focal point before the road continues as Mountain Street round the estate with tall trees on each side and then reaches a small clearing with two modern and rather architecturally uninteresting bungalows at the bend in the road.

At this point, the view opens out across fields, with a splendid view of Julieberrie Down although the wall continues, broken only by a gateway and railings that provide glimpses into the parkland behind, to the rural settlement of Mountain Street. This comprises a small linear settlement on the south east side of the road starting with a group of historic and very attractive timber framed houses followed by a row of late 19th/early 20th century semi-detached brick houses that were built to provide accommodation for estate workers. These are set back from the road and partially screened behind mature trees.

## 5.5

### Hambrook Lane

Hambrook Lane links School Hill with the end of The Street and is the only road that interconnects the main routes out of the village centre. In character, it is very different, firstly because it is level and secondly because the development along it is sporadic and comprises mostly 20th century detached houses instead of the closely built historic houses in the centre. On the south side, there is an informal rhythm of houses set back from the road, interspersed with garages or outbuildings, hedges and gates near to the road verge. The white painted cottages and the outbuildings to the Woolpack Inn form a focal point towards the end of the road.

The ground slopes steeply on the north side, with a bank of trees recently cut down beyond Hambrook Lodge, which is a new house cut into the bank and just slightly out of scale in relation to its constricted plot. Further along, Hambrook Close leads up in a curve behind The Street with views of the backs and rooftops of the houses. The modern housing is inoffensive and an effort has been made to reflect the built up character of the Conservation Area in relation to its layout, building types and materials but it does seem rather suburban in comparison.



## 5.6 Branch Road, Bagham Cross and Dane Street

Branch Road leads from the Felborough Close junction with Bagham Road across open fields towards Bagham Cross. There is a small modern development of five detached houses in Arden Grange on the north side that are sympathetic in terms of their style, layout and materials. However, the surgery on the opposite side has none of these features and is rather an unattractive building set in an equally unappealing expanse of tarmac hardstanding. This is a key building in the village and deserves better architectural treatment and landscaping. The adjacent Harvest House, a modern building, currently forms the end of development on the south side of Branch Road, whilst the Sports Hall is in the traditional form of a Kentish barn in red brick with a tiled hipped roof which blends in relatively well within the surrounding fields and open landscape.

Further afield to the east, and outside the Conservation Area is Bagham Cross, and this is clustered around the junction of the A28 and A252 and bordered to the south by the railway line. Whilst having a number of Grade II listed buildings, it has a much less cohesive architectural quality in comparison with the village centre, with a mix of residential and commercial buildings in a variety of styles. It is now rather dominated by the recent residential development at the Old Sawmills and although this is in a vernacular style with red brick, tile hanging and pitched clay tiled roofs, it will need time to settle into the local environment. Unfortunately some of the older properties are not so well kept in this area and there has been less control of signage, boundaries, hard landscaping and advertising. These factors have in consequence led to a somewhat scruffy and disparate overall appearance, in particular the access to the railway station.

Dane Street is another small historic area to the west of the village, containing a number of listed properties but as these are tucked away with access off the A252, they do not have much architectural impact on the immediate surroundings.



Top Left to Right: *Branch Road, and Arden Grange*  
Centre: *The Surgery on Branch Road*  
Bottom Left to Right: *Bagham Cross, and the Old Sawmills development*





## 6.0 Open Space, Parks, Gardens and Trees

### Introduction

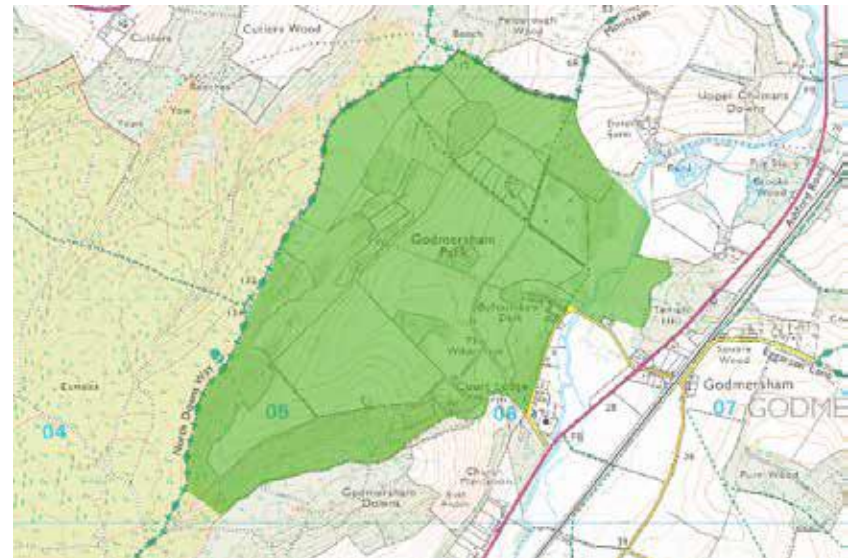
Firstly looking at the context in which the Chilham Conservation Area is situated, this is clearly defined by the A252 main road to the north and east and more subtly by the A28, River Stour and railway line to the east. The outer edges of the Conservation Area to the north and north-east are relatively soft, and formed by woodland and open fields. All of the approaches to the village lead from these comparatively low levels up the hill to the village centre, largely hidden from view. As a consequence, the Conservation Area has a quality of being slightly isolated from the main communication routes, including the railway, and this is an inherent property that should be preserved.

To the south, open countryside with distant views form the backdrop to the Conservation Area, which extends almost seamlessly into Chilham Park. This parkland and the adjacent Godmersham park have a special historic and aesthetic quality which is recognised by their designation as Grade II\* parks and gardens. In fact Chilham Castle park and garden make up a major part, possibly over 80% of the Conservation Area. The Castle wall itself forms a clearly defined boundary to the Conservation Area on the eastern edge over which there are views of the trees in the parkland that contribute greatly to the visual quality of the area.

### 6.1

#### The Square

Within the core of the village, we have looked at the visual qualities of the built environment and will now consider the contribution of green spaces and trees to its overall quality. Within the confines of the village centre, there are glimpses of grassland and trees between the Castle entrance gate lodges as well as a fine view of the front elevation of the Castle that help to link The Square to the park.



Top: Map of Chilham showing A252 and A28

Bottom: Map of Godmersham Park





'The church is set within a spacious churchyard with mature trees and bounded by hedging and walls.'

Left Top to Bottom: View of cars parked in The Square, The Vicarage from Churchyard, and Churchyard wall  
Right: Wooden sculpture depicting pilgrims

The principal open space in the Conservation Area is The Square, with hard surfacing, much patched and little in the way of soft landscaping apart from borrowed views of the churchyard and park. In the south-west corner the thick yew hedge around the garden to Well Cottage forms a dark but soft edge to this corner of The Square. There is an irregularly shaped and visually slightly unsatisfactory small green area to the right of the castle entrance with a wooden sculpture depicting pilgrims, a bench seat, rubbish bins and a rather disfigured lime tree. Some soft and hard landscaping measures to improve the setting of the castle entrance should be considered.

The Square usually has a substantial number of cars parked in and this is obviously a pragmatic solution to provide parking for local residents whose historic houses do not provide space for parking. Also there is a welcome lack of signage and line markings in this area. However, the cars are very visually intrusive and detrimental to its historic and architectural significance. This situation means that tourists who come to visit this 'chocolate box' village must come away slightly disappointed with their overall impression and views of parked cars are not very inspiring for residents in The Square. The borough council have provided a large car park with facilities at the bottom of Taylors Hill, but this is often almost empty and clearly has not prevented non-residents or visitors from using the Square instead. Perhaps some form of permit parking could be introduced in a way that would not lead to a plethora of unwanted 'no parking' signs and double yellow lines. A photograph of The Square in the 1914 Chilham Castle sales particulars shows a surface that looks like gravel and it is possible that a sealed or bound gravel surface would be a visual improvement.

## 6.2

### Churchyard

In contrast to the relatively built up core of the village, the church is set within a spacious churchyard with mature trees and bounded by hedging and walls. The ground slopes steeply away from the north side of the building and a driveway curves round to the elegant 18th century vicarage in the north-eastern corner of the churchyard. A line of mature trees lead down to the North Downs footpath in the north-west corner.

### 6.3 Hambrook

A variety of trees, shrubs, hedging and climbing plants form an effective foil to the densely packed village centre including the rather architectural pleached hedging in front of Cumberland House. Some noteworthy individual trees include the beech tree at the junction of Hambrook Lane and School Hill, the weeping willow and beech tree in the garden of Castle Oak, with the lime tree behind the Castle wall opposite, and the three beech trees along Hambrook Lane and beyond Hatfield House along Bagham Road. The mixed specimen trees on the triangular green by Felborough Close form a handsome backdrop to the housing beyond. These are all mature trees and some thought needs to be put into how new trees can be introduced into the village setting to ensure that the balance between buildings and soft landscaping can be preserved in the future.

A number of mature trees have recently been cut down from the steep bank along Hambrook lane and the resulting bare bank with close boarded fence behind are unattractive and will hopefully be replanted with at least grass and a hedge to replace the fence. However, the trees and hedges at the bottom of Hambrook Close are a good foil to the buildings and the row of trees in front of the Herons Close houses makes an effective screen.

The mature tree at the corner of the garden at Redthorn, together with hedges and trees along Branch Road form an attractive backdrop to the hills beyond although a single large conifer near the Surgery looks rather out of place. In contrast, the setting of the new Sports Hall is rather bleak with a large expanse of tarmac and lack of planting which could be significantly improved



*Top: Hedging in front of Cumberland House*

*Left Top to Bottom: Mixed specimen trees at Felborough Close*

*Right: Beech tree at junction of Hambrook Lane and School Hill*





#### 6.4 Bagham Lane

Further afield, the avenue of trees along Bagham Lane are another distinctive feature and are protected by Tree Preservation Orders. These together with trees along the road perimeter of the playing fields help to screen the new housing development at the Old Sawmills site.

#### 6.5 Taylors Hill

The woodland tree planting along the lower part of Taylors Hill and along the main A252 road are also protected by Tree Preservation Orders. However, they are rather scruffy and stifled with ivy growth so some management is needed and probably also a programme of replanting. Individual pine and cedars within the village hall complex have been identified with individual TPOs.

#### 6.6 More Generally

Native species hedging, black painted railings, and brick or stone walls are generally visually sympathetic to their historic context. However there are a couple of exceptions such as the interwoven softwood fencing behind the white picket fence along the main approach to the churchyard from The Square, although no doubt put there for privacy, and also the slightly inadequate screening to the backyard of the White Horse. The large paladins in front of the School playground, whilst no doubt convenient, do detract visually from their setting.

The visual impact of road signs in the village is encouragingly minimal, with the exception of those on the approach to the village from Bagham Lane, just before the Woolpack Inn which could be rationalised to have less visual impact. Similarly the signs and out-of-vertical lamp-post at the corner of Hambrook Lane could be better arranged. There are two seats in The Square, both in awkward positions and again, their setting could be improved.

Top Left to Right: *Mature trees along Bagham Lane, and woodland planting along Taylors Hill*  
Centre: *White picket fence backed with softwood fencing on approach to the Churchyard*  
Bottom Left to Right: *Paladins to School playground, and signs on approach to the village*

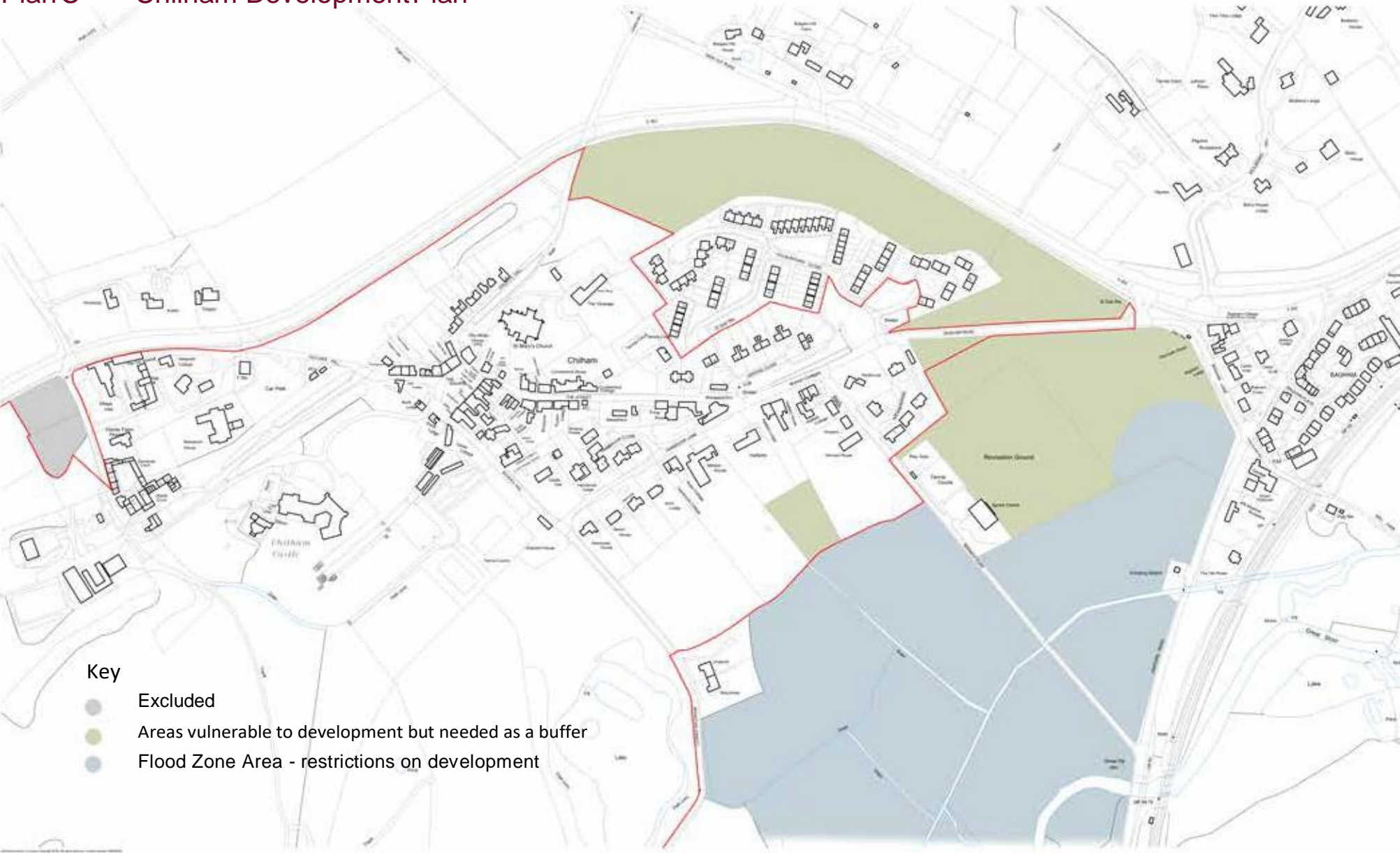


‘Native hedgings, black painted railings, and brick or stone walls are generally visually sympathetic to the historic context.’





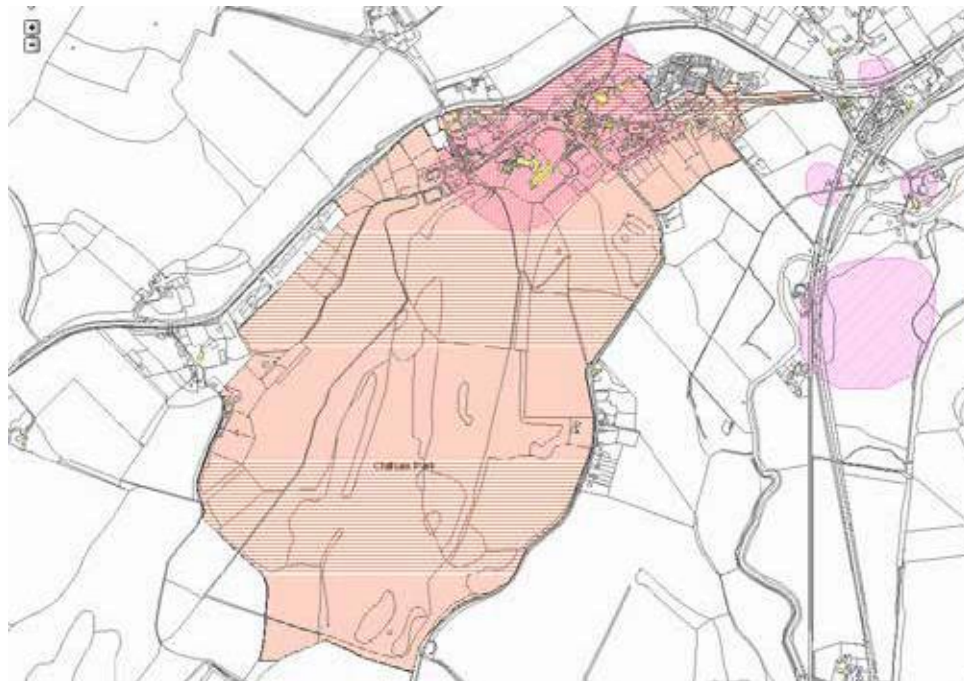
Plan C Chilham Development Plan



## 7.0 Plan for Further Action and Generic Guidance

This appraisal has demonstrated the high historic and aesthetic significance of the Chilham Conservation Area together with its unique relationship with Chilham Castle over several centuries. In addition, the area lies within a defined zone of high archaeological significance, as well as being within the Kent Downs Area of Outstanding Natural Beauty.

The main challenges in the immediate future will relate to the fact that there will be pressure to permit residential development to take place at least in the village and possibly also within the Conservation Area. This management plan identifies the main issues that will need to be considered together with criteria for assessing development proposals that can be achieved without eroding the intrinsic values of this special place.



Left: Map of Chilham Conservation Area and areas of archaeological interest

Above: St Mary's Church Tower

Right Top to Bottom: The Vicarage, Chilham Park, and 5 & 6 The Square



‘It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.’

Section 71, General duties of planning authorities

Planning (Listed Buildings and Conservation Areas) Act 1990

2002

## 8.0 Management of Change in Chilham Conservation Area

### 8.1 Planning Context and Policies Table

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places the duty on local planning authorities to prepare and publish their proposals for the preservation and enhancement of conservation areas in their districts through management policies to promote beneficial change.

In order to encourage local support, the local authority should engage owners, residents and amenity groups, businesses and community organisations to discuss the issues faced by Chilham parish and consider how these can be addressed and how they wish to develop the area in the future. In order to inform this document, the Parish Council sent a parish questionnaire to all households in the parish and a summary of the findings is included in Appendix A.

This appraisal has carefully reviewed the designation of Chilham Conservation Area and concluded that this is appropriate. The Article 4 directions of the General Permitted Development Order 2015 that restrict permitted development within conservation areas should therefore be maintained, together with the need for consent for demolition of any buildings over 115 cubic metres and to give prior notice before undertaking works to trees. This is in addition to the statutory requirement to obtain Listed Building Consent for any alterations to the exterior or interior of a listed building.

Utility companies, statutory undertakers and the highway authority need to be made aware of the designation in order to enhance the appearance of the Chilham Conservation Area through sympathetic treatment and maintenance of road and pavement surfaces as well as traffic management.

A flexible approach is recommended in relation to the requirements of the Building Regulations, Equalities Act 2010 and Fire Precautions Act 1971 in order to develop proposals that do not conflict with the preservation or enhancement of the character of the Conservation Area and the individual buildings within it.



# Policies Table

ITEM	CRITERIA	NEGATIVE OUTCOMES
8.2.1 - Dane Street and Mountain Street	Apply Conservation Area principles to Dane Street and Mountain Street.	Unregulated development to Dane Street and Mountain Street will have an impact on the Conservation Area
8.2.2 - Conservation Objectives	New development must enhance local environment and facilities	The village must not become a "period piece".
8.3.1 - Built Heritage	Carry out a 5 yearly audit of the condition of listed buildings within the Conservation Area.	Deterioration of listed buildings and Conservation Area.
8.3.3 - Views	Protect and maintain important views and vistas from and within the Conservation Area.	Existing views and vistas would be lost.
8.3.3 - Landscaping	Reduce car parking and improve hard surfacing in The Square.	Too many parking spaces detract from the village setting and Conservation Area.
	Improve public seating such as benches in The Square.	The communal 'feel' of the village is likely to be lost.
	Encourage increased hedging along boundaries.	
	Rationalise signage around the village.	Unnecessary signage will reduce the visual quality of the Conservation Area.
	Carry out tree surveys.	Important trees will not be noted.
	Improve general management of local woodland.	Local woodland and habitats may deteriorate if not protected.
	General enhancement of green spaces within the Conservation Area.	Reduction of green spaces will destroy natural habitats and detract from the Conservation Area.
8.3.4 - Services and Utilities	Alert Parish Council of proposals made by utility companies to alter services.	Alterations to existing services may disrupt existing services to existing buildings. Planning approval will need to be sought for such alterations within the Conservation Area.
	Maintain a limit of and reduce unnecessary street furniture, signage and fittings.	Cluttering of street furniture will lower the visual quality of the village setting.
8.3.5 - Demolition and replacement buildings	Replacement buildings are not to overdevelop the existing site in terms of floor plan and scale.	Large developments will detract the importance of existing buildings and disrupt existing views.
8.4.1 - Village Character	New massings and layouts to reflect and not undermine existing massings and allow for views out.	New developments will detract from the importance of nearby existing and listed buildings and disrupt existing views.
	Steep pitched roof with gables to match existing. Chimneys to be implemented within design.	Shallow and hipped roofs will not match existing buildings and will deteriorate visual quality of Conservation Area.
8.4.2 - Roads and Access	Roads to be as narrow as is consistent with requirements for emergency access vehicles.	Larger and wider roads will detract from the village setting of Chilham.
	Buildings to be close to road frontage and without long open plan gardens.	Open plan gardens for new developments will not fit in with the surroundings in the Conservation Area.
8.4.3 - Parking	Maintain or reduce existing number of public parking spaces.	More parking spaces would reduce quality of Conservation Area.
	Allow for discreet storage of refuse bins, caravans, bicycles and other intrusive items.	These items are an eyesore to the Conservation Area.
8.4.4 - Materials	Materials for new developments to be locally sourced, red brick, clay tiles, tile hanging and white render.	Unmatching and non-traditional materials cause eyesore to Conservation Area.
	Brick bonds to be either Flemish or English bond using lime mortar.	
	Limit use of stone, flint, white weatherboarding for external finishes.	
	Limit use of dark oak joinery, UPVC windows and doors.	
8.4.5 - Windows and Doors	Limit use of slate, concrete tiles or flat metal sheeting for roofs.	Inappropriate finishes, forms and materials detract from the Conservation Area.
	Subtly balanced elevations and windows and doors to reflect patterns and scale of existing buildings.	
	Preferred timber, colour coated aluminium or steel windows.	
	No UPVC frames for windows and doors.	
	No fully glazed, half glazed or plain flush doors and fanlights.	
Doors to have plain beaded panelling or boarding.		
8.4.6 - Boundary Treatments	Garden enclosures to reflect local precedents (no open plan front gardens and limited close boarded fences).	Inappropriate boundaries detract from the Conservation Area.
8.4.7 - Outdoor Advertisements and Signage	Limited signage.	Freestanding outdoor advertisements detract from the Conservation Area.

## 8.2 Criteria for the Conservation Area

Chilham Parish Council have produced a set of criteria to be applied to the Chilham Conservation Area and should be applied to any further development. This criteria is set out under the following sub-headings.

### 8.2.1 Dane Street and Mountain Street

Dane Street and Mountain Street are currently not included within the Conservation Area, however due to their importance to the local area, the policies set out within the Chilham Conservation Area Management Plan, must be applied.

### 8.2.2 Conservation Objectives in relation to social, economic and environmental issues

This report has demonstrated that the controls on development that exist within the Conservation Area have largely succeeded in preserving its high historic, archaeological and architectural significance. Future developments should be evaluated in terms of their impact on this significance on the existing community.

The ability of existing infrastructure to support development should be assessed to ensure that development proposals are designed to enhance the local environment and facilities.

Developments that support or supplement existing local businesses would be beneficial to the economic vitality of the village and ensure that it does not decline into becoming a 'period piece'.

Areas within the zones identified as important for landscape value, including important views and visual buffers, as well as those subject to flood risk should be excluded from any future developments. If any areas within the flood risk zone to the south of Chilham are being considered for development then very robust measures for flood mitigation and management will be required.

### 8.2.3 Negative Contributors:

The impact of vehicles on the Conservation Area is a negative contributor and the following issues need further controls:

- Parking in the village centre by visitors, parents and residents should be restricted and parking in Taylor's Hill car park should be encouraged. An agreed plan is awaiting funding.
- Road surfacing in The Square and signs within the Conservation Area should be reviewed.
- The use of Branch Road as a 'rat run' by commuters trying to avoid queues along the A28 and A252 should be controlled.
- Negative contributors in relation to the built fabric within the Conservation Area include incremental changes to windows, doors etc., particularly to unlisted buildings as well as a lack of regular maintenance to a few listed properties or curtilage listed structures such as walls.



*Numerous cars parked in The Square*



*Few cars parked at Taylors Hill car park*



*Resurfacing required in The Square*



*View of Branch Road*



*Signs at Mountain Street*



*Current bin storage issue*



## 8.3 Management Policies

Development management policies in relation to the Chilham Conservation Area and its wider setting within the Kent Downs AONB should include the following:

### 8.3.1 Built Heritage

A regular audit of the condition of the listed buildings within the Chilham Conservation Area, as well as the parish as a whole, should be carried out on a five yearly basis. The audit will be a simple but effective means to highlight any specific issues relating to maintenance or alterations to the important heritage assets in the Conservation Area. This report includes a summary of all the listed buildings in the parish in Appendix B with a column for recording condition with a simple 1 – 5 score.

### 8.3.2 Important Views

Protection of the following important views and vistas from and within the Conservation Area should be maintained:

- The views from The Square towards the church and the gatehouses to the castle.
- The view down School Hill and Mountain Lane towards Julieberrie Down.
- The view down The Street looking towards The Woolpack and over fields.
- The view down Bagham Lane and the avenue of lime trees.

Protection of important views from outside the Conservation Area:

- The view from the A252 looking south over the fields towards the village.
- The view from Ashford Road looking north-west across the meadows to the village.



Top Left to Right: View of The Square and Gatehouses, and view from Mountain Street  
Left: View of The Woolpack Inn from The Street  
Right Top to Bottom: View of avenue of trees at Bagham Lane, and view from A252

### 8.3.3 Landscaping

Enhancement of hard landscaping:

- Manage and reduce car parking and improve hard surfacing in The Square.
- Improve landscaping to bench seats within The Square.
- Encourage property owners to replace close boarded fencing with hedging or palisade fencing to match elsewhere in the village.
- Review and rationalise signage at entry points and crossroads in the village.
- Essential repairs to the Chilham Estate boundary wall down Mountain Street.

Enhancement of soft landscaping:

- Carry out a comprehensive tree survey and long term planting programme to replace mature trees.
- Improve management of woodland areas generally.
- It should be noted that the parish questionnaire revealed that preservation and enhancement of green spaces are a high priority in terms of the existing landscape and future development in the parish as a whole as well as in the Chilham Conservation Area.

### 8.3.4 Services and Utilities

Street lighting is at present discretely fitted to individual properties and this is to be maintained. Standard lighting columns are inappropriate within the Conservation Area.

The parish needs to be made aware of any proposals by Utility companies to alter services within the Conservation Area and to respond to any perceived alterations that might be detrimental.

Street furniture should be reviewed and unified, with the removal of unnecessary or inappropriate signage and fittings.

### 8.3.5 Criteria for demolition and replacement buildings

There are currently no buildings within the Conservation Area that are in such poor condition that they need to be substantially altered or demolished, however in the future it is possible that some unlisted buildings may need replacement or alteration and in these cases replacement buildings should not overdevelop the site in terms of floor plan or scale.

### 8.3.6 Sites identified for development in the Local Plan

Topics that might be relevant in briefing information for such sites include retail policies, traffic and parking management, facilities for visitors, employment needs, housing demand and school capacity.

### 8.3.7 Monitoring development

A programme to monitor progress will be required to assess the effectiveness in achieving the objectives of the community and to ensure that the Conservation Area is being managed effectively.

The Parish Council should, on a five yearly basis, carry out an audit of listed properties within the parish to monitor changes in condition that affect listed buildings. A full list of all listed buildings within Chilham, Shottenden and Old Wives Lees has been provided as a separate report for this purpose. This information should include any alterations to unlisted buildings within the Chilham Conservation Area in order to monitor the detrimental impact on the existing heritage assets that can be caused by incremental changes to their setting.

Chilham residents clearly take pride in their village and this audit is intended as encouragement to maintain a high quality environment although it is accepted that enforcement would be unlikely except in very extreme examples of neglect of listed buildings.







## 8.4 Design Guidance

Whilst this is primarily focused on the Chilham Conservation Area, the residents throughout the entire parish expressed a desire for high quality design, rating this almost as important as green spaces.

In order to secure good and modern design quality in new development that respects local character, but does not necessarily copy it, design guidance for development proposals covers the following issues:

### 8.4.1 Respecting the established grain, settlement pattern and character

The massing and layout should reflect the balance of relatively tightly packed dense housing with gaps between blocks to allow for views out and built with curving rather than straight forms. The scale should be commensurate with that which prevails within the conservation area. For example, formal straight terraces or individual detached houses should be placed and designed strategically as not to undermine the existing buildings.

The building heights and roof profiles should relate to existing roofs, which tend to have relatively steep pitches with gables rather than hips. Chimneys, even if not working chimneys for traditional fires, should have a substantial appearance rather than being obviously cosmetic and added just for visual effect.

The mitigation of impact of neighbouring new development on the conservation area should also be considered carefully.

### 8.4.2 Roads and Access

Roads should be as narrow as is consistent with requirements for emergency access vehicles. Buildings should generally be close to the road frontage and if possible without pavements as these are not a characteristic in the village and create a suburban estate feel. Long open plan front gardens are not consistent with the local character.

Street furniture and lighting should be kept to a minimum and be unobtrusive in design which can be modern in preference to a poor reproduction style.

### 8.4.3 Parking

Parking in public areas and within the curtilage of properties needs to be controlled in order to preserve the high architectural quality of the village environment.

Similarly careful consideration is needed for the discrete storage of refuse bins, caravans, bicycles and other visually intrusive items within existing and proposed developments.



Above: *Mature trees at Hambrook Close*

#### 8.4.4 Selection of Materials

Materials should be limited to those traditionally associated with the village, and preferably locally sourced, such as red brick, clay tile, tile hanging and white render. Exposed oak framing if carefully detailed, is acceptable, but not stained, for instance in black or dark brown. Where possible, brick bonding patterns should be Flemish or English bond as modern stretcher bond has the wrong appearance. For the same reason, appropriately coloured pointing is also important and where linking to or altering existing buildings, lime rather than cement based mortars must be used.

There is little evidence of stone or flint in the conservation area, although some of the more prominent buildings have stone dressings and there are instances of flint in walling, mostly confined to the church. These materials would not be appropriate in a new building.

Slate, concrete tiles, profiled or flat metal sheeting for roofs should be avoided as there is little precedence for the use of these materials. Colour coated aluminium or cast iron rainwater goods should be used in preference to UPVC.

The use of stained or painted timber or pre-finished fibre cement weatherboarding for cladding exteriors is not acceptable as it is not in keeping with the existing built fabric. White weatherboarding in particular is not characteristic feature in the Conservation Area and traditional clay tile hanging is far preferable.

#### 8.4.5 Windows and Doors

Windows and doors need to reflect the patterns and scale of existing buildings but do not have to replicate these. Symmetrical street elevations with identically sized windows are not characteristic of the conservation area and so subtly balanced elevations are recommended. The use of UPVC frames is not acceptable on the grounds of appearance, sustainability and longevity. Painted timber, colour coated aluminium or steel windows are preferred.



*Left: View of rooftops at Taylor's Hill*

*Right: View of rooftops from Hambrook Close*

*Bottom: View of The Street looking west*





‘Materials should be limited to those traditionally associated with the village, and preferably locally sourced’



Top Left to Right: Red brick properties on Church Hill, and Clifton Cottage on The Street  
 Centre: Herringbone brick bond between timber frame at the Village Hall  
 Bottom Left to Right: The Smithy and Tudor Cottage, and the Coach House

Most doors in the village are relatively plain and simple with plain beaded panelling or boarding. Fully glazed, half glazed or plain flush doors should be avoided, as well as reproduction factory made panelled doors including those with integral fanlights.

8.4.6 Boundary treatments

Enclosures to gardens should reflect local precedents and open plan frontages are to be avoided. Close boarded fencing is not desirable as it does not reflect the local pattern.

8.4.7 Outdoor advertisements and signage

Freestanding outdoor advertisements will not be permitted and signage should be the minimum possible that is also compatible with the building and associated environment.

8.4.8 Controls on permitted development

These controls are to be maintained with respect to all properties within the Conservation Area.

## 8.5 Regeneration Strategy

Whilst Chilham does not have problems associated with decay of its built fabric and decrease of property value, it has experienced a decrease in the number of small commercial businesses within the village. This was initially caused by the break up of the historic role of Chilham Castle as the main provider of employment as well as rented housing and more recently by changing social habits such as supermarket shopping with the use of the car taking preference to using local facilities. Although it does appear from the parish survey that local shops are well supported at present, new measures taken to maintain and improve this vital service to the local community would be welcomed.

Measures should be taken to protect and enhance vital remaining services such as the doctor's surgery and the post office, as well as public transport facilities. Opportunities to provide accommodation for small-scale appropriate businesses should be encouraged. The parish questionnaire indicates that this approach would be supported by a majority of residents in the parish. There are also clearly opportunities to increase the use of existing resources such as the church and school buildings for the wider community. This increased use would have to be balanced with careful management of increased traffic within the Conservation Area.

The Square is frequently used for filming period dramas and this is sustainable provided that the village centre does not become a 'period piece' full of holiday homes without a sustainable local population.



'Most doors in the village are relatively plain and simple with plain beaded panelling or boarding.'

Left Top to Bottom: Door detail at Vergers, boundary treatment at Deepwell House and Felborough Close  
Right: Door detail at Quince Cottage



Left: *Shelly's Tea Rooms in The Square*

Right: *Doctor's Surgery on Branch Road*

Bottom: *Film set in The Square for production of Jane Austen's Emma, 2009*

The parish questionnaire also revealed that across the whole parish, about 13% of respondents felt that restricting any new residential development was their highest priority and this was slightly higher within Chilham village at nearly 30% reflecting the sensitivity of the Conservation Area to change. However, the importance of green spaces, high quality design and preserving local character within Chilham scored more highly with about 49% of respondents putting these as their top priority.

Future regeneration strategy therefore needs to take into account these responses from the local community and engage them in decision making.



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## Appendix A

# Conclusions from Questionnaire to inform Management of Change

A parish questionnaire was sent to all households and completed forms were received from a reasonable 12%.

It is clear that most residents in Chilham Parish are proud of their villages, and in particular those who live in Shottenden.

## Transport

Public transport only rates overall 51% satisfaction rate for the parish as a whole, but for Shottenden and Old Wives Lees, this rate is reduced to between 20-30% with a poor rating of 80 – 70% respectively. In contrast, Chilham residents rate public transport at around 20% excellent and 60% satisfactory, reflecting the better bus services and close proximity of the railway station.

However, when asked if facilities such as the village halls were used often or sometimes, the high rate of around 65% who use them often or sometimes suggests that most people use cars as a means of transport.

## Local Facilities

Regarding local facilities such as shops, surgery, sports facilities, the church, village hall and the school, there were more mixed responses.

The fact that across the parish an average of 60% often use local shops and 37% sometimes do indicates a very high level of support. Around 82% of residents thought that more local shops and services should be available although this was less of a priority for residents of Shottenden who rated this at 67%.

The use of the local surgery was highest in Chilham and Old Wives Lees with around 65% using it often or sometimes, whilst for Shottenden residents this was lower at 50% so it is possible that more residents in Shottenden use other surgeries. Around 40% of those living in Shottenden felt that facilities were inadequate, compared with 25% in Old Wives Lees and only 8% in Chilham.

Chilham has a purpose built sports centre and it seems that within the parish around 15% of residents use these often and 30% sometimes. Shottenden residents recorded the highest use of the facilities at 80% often and sometimes compared with Chilham and Old Wives Lees residents both at about 40%.

The parish church in Chilham clearly has a high profile in the parish, with an average of around 80% stating that they support it and this was in fact rather higher in Shottenden where 100% support was recorded. Interestingly, about 85% of residents in the parish felt that the building could be used more frequently for the community with about 30% in Old Wives Lees and Shottenden saying a definite yes to this question and only around 18% saying no.

The primary school is located in Chilham but only about 5% of residents in this village have children attending, with the highest proportion of 30% of children from Shottenden. About 70% of Shottenden residents also felt that the school buildings could definitely be used more for other activities, compared with only 20% of Chilham residents making such a positive response although across the parish as a whole, about 80% responded with a 'yes' or 'possibly' to the question.

Perhaps Chilham residents who bear the brunt of peak traffic congestion at the beginning and end of the school day feel more wary of extra use of the school facilities. However, this could be mitigated by better traffic management policies.

The village halls in Chilham and Old Wives Lees were used sometimes by about 50% of residents in all three villages but 50% never use them at all in Shottenden, probably as they are some distance away, whilst in Chilham a surprising 45% never use the hall. This may be a reflection of the types and variety of activities and clubs that take place in each hall rather than easy access which did not seem to be a significant problem for most residents.



## Employment

Local employment was another area where the response across the parish varied.

Shottenden has the highest number of residents who work within the parish, at around 67%, and this is probably a reflection of the importance of local farms for employment. In contrast, 41% of Old Wives Lees residents and only 28% of Chilham residents work locally. Chilham may have a higher proportion of non-working residents, thus affecting this response.

However, around 85% of respondents felt that more employment opportunities should or might be provided in the parish, although Shottenden residents placed less emphasis on this.

## Future Housing Development

Residents were asked about their priorities for new housing in the questionnaire and their attitude to restricting new development and across the parish about 70% ranked this as one of their top three priorities. Chilham residents recorded the highest percentage of 30% for this as their top priority, compared with 20% of Shottenden residents.

Respondents were also asked to rank affordable housing, maintaining local character, design quality and green spaces in order for new developments. Those living in Chilham and Old Wives Lees ranked all of these more highly than Shottenden residents. About 45% of Chilham residents felt that affordable housing was most important compared to only 25% of Shottenden residents. Nearly 50% of Chilham and Old Wives Lees residents thought design quality was the most important compared to about 30% of Shottenden respondents. Local character, green spaces and design quality also scored highly in Chilham and Old Wives Lees.

Overall however, when all of these responses were collated across the parish, green spaces and good design ranked most highly, together comprising about 25% and 24% scoring respectively, whilst about 23% was allocated to preserving local character and about 15% to affordable housing and 13% to restricting new development. In Chilham the percentages of all the categories were more evenly spread although surprisingly the lowest ranking one was to restrict new development.

## Appendix B

## Listing Descriptions

CHILHAM PARISH LISTED BUILDINGS : CHILHAM  
 note: buildings marked with \* also described in RCHME publications  
 The House Within and Gazeteer of Medieval Houses in Kent

Ref	Name of Property	Village and Street	Grade	Date	Listing Description (summary only)	Condition	Use
1 CA	Church of St Mary	The Square (north)	I	C14, C15, C16 & C19	Refer to detailed listing description		Parish Church
2 CA	Chilham Castle & Keep	The Square (south)	I & II & SAM	C12 keep & C17 house	Castle Keep is Scheduled Ancient Monument & Grade II listed, now converted to residential use. Chilham Castle is Grade I listed & dated 1616 with C19 & C20 alterations. Also separately listed Grade II features including ha-ha, terraces, sundial and wall to park. Refer to detailed listing descriptions. For gatehouses see below.		House
3 CA	The Vicarage	Churchyard, The Square	II*	C18: 1746 & C19 rear wing	Built for Revd Dr Knatchbull & James Colebrook of Chilham Castle. 2 storeys & attic. Red brick with stone mouldings, hipped tiled roof with cornice. 5 sash windows with Venetian window in centre.		House
4 CA	Chilham Castle Gatehouses & Gateway	The Square (south)	II	C20	Two identical 2 storey red brick gatehouses in red brick with ashlar dressings. Stone mullioned windows & plank doors in archway. Gate piers with stone urn. Designed by Sir Herbert Baker in 1922.		Gatehouses
5 CA	The White Horse	The Square (north)	II	C15 & C18	Front: timber framed 2 storeys with painted brick ground floor & exposed first floor with plain tiled roof. C19 sash window, central C20 door. Side: C18 2 storeys on pinth with hipped roof & cornice. Wood casement windows, C290 glazed door with flat hood.		Public House
6 CA	Clements Cottage	The Square (north)	II (group value only)	C17 & C19	2 storey red brick ground floor & plastered first floor. Plain tiled roof with hip & gable. 2 rear stacks. Brick mullioned lattice windows ground floor. Centre plank & stud door.		House
7 CA *	Orions Cottage	The Square no 1 (north west)	II	C16 & C18 alterations	Timber framed exposed with painted brick infill on jettied first floor & painted brick ground floor. Plain tiled hipped gable to end of road. 2 C17 stacks. C19 casement ground floor, C20 on first floor & plank door.		House
8 CA	Shelly's (formerly The Copper Kettle & no 2 Haddon Cottage)	The Square no 2 (north west)	II (group value only)	C17 & C20	Restored after fire early C20. Timber framed 2 storey with red brick ground floor & jettied first floor with plastered infill. Gabled roof with end stack. Wood casements, wood & brick mullioned windows & central board & stud door.		Tea Room
9 CA	Haddon Cottage	The Square no 3 (north west)	II	Early C17, C18 & C20 alterations	Exposed timber framed 3 bay 2 storey house with red brick cladding on ground floor, jettied first floor & plain tiled roof. Large C17 stack. C20 windows and plank & stud door.		House
10 CA	Chilham Antiques	The Square no 4 (north west)	II	C17 & C20	2 storeys brick plinth and first floor jetty with close studding. C20 wood mullioned windows & leaded lights, oriel & bay window and 4 centred arch to doorway		House
11 CA	5 & 6 The Square	The Square no 5 & 6 (north west)	II	C16 & C18	Timber framed 2 storeys on basement and clad in red brick with plain tiled hipped roof. Cornice & stack right of centre. 3 C20 casements to first floor & 2 C19 sash windows to ground floor. 2 C20 plank & stud doors. Side elevation facing Church Hill timber framed with painted brick infill. First floor jetty with dragon post.		2 Houses
12 CA	Chantry Cottage	The Square (south east)	II	C17 & C19	Timber framed and rendered 2 storey with plain tiled hipped roof. 2 large gabled dormers & central chimney. C20 plank door.		House
13 CA	The Smithy & Tudor Cottage (formerly Kennets House)	The Square (south east)	II	C17	Pair of cottages with 2 stores & attics. Restored timber frame, red brick plinth & plain tiled roof with central stack. Jettied first floor, hipped dormer at eaves. Irregular windows C20 mullioned casements, oriel on brackets and brick mullioned bay window. C20 central porch and doors.		House

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14	CA *	Peacock Antiques & Tudor Lodge Gift shop (formerly Iffin Cottage & Costen Stores)	The Square (south east)	II	C16 & C17 & C20 alterations	Timber framed Wealden hall house 2 storeys & attic on flint plith with continuous first floor jetty. 5 bays with projecting gabled cross wing to right. Right hand framed bay C17 & close studded cross wing with oriel first floor window & C20 ground floor window. 2 central hall bays infilled with later close studding. Bays 1 & 4 with open panelled Kentish framing. C20 mullioned windows & shop door and C16 2 centred arched doorway.		Gift Shop
15	CA	Chrisholme	The Square (south east)	II	C18	Red brick refacing of earlier timber framed 2 storey house with attic. Cornice to plain tiled roof & large stack. C19 sashes ground floor and C20 door. 3 sashes 1st floor.		House
16	CA	Belke House	The Square (south east)	II	C18	Early C18 2 storeys & attic with chequered brick refacing of earlier timber framed building. Eaves cornice to plain tiled roof, 2 hipped dormers and end stacks. C19 sashes ground floor & C20 casements first floor.		House
17	CA *	Clifton Cottage (formerly Thanet Cottage & Clifton's)	The Street (north)	II	C16 & C18	Timber framed 2 storey clad in red brick, plaster & tile hanging with plain tiled roof. Left cross wing, plastered timber frame & first floor jetty with roof hipped end-on to street. Casements and bay window. Right early C18 red brick ground floor, tile hung first floor with hipped roof & end stack. C20 Sash windows & door.		House (formerly shop & house)
18	CA	The Olde Cottage	The Street (north)	II(group value only)	C18	Red brick 2 storey on flint plinth with plain tiled roof & eaves cornice. Leaded light wood casement. Entry in pentice.		House
19	CA *	Cumberland House	The Street (north)	II	Late C15	Close studded timber framed 2 storey hall house on red brick plinth and continuous first floor jetty. Central bays of jettied floor joists higher than side bays. Plain tiled hipped roof with gablets, cornice & 3 stacks. Irregular fenestration with C20 casements to first floor, segmental bays & central plank door to ground floor.		House
20	CA	Cumberland Cottage	The Street (north)	II	C16	Timber framed 2 storeys with hipped roof & gablets. Ground floor painted brick, continuous close studded first floor jetty. C19 sashes, 2 C19 segmental bays & C20 central door.		House
21	CA	The Old Coach House	The Street (north)	II	C19	2 storey white painted brick early C19 former stable block with hay loft over. Kneelered gables match Woolpack Inn.		House
22	CA	Bakery & Evren House	The Street (north)	II	C19 (group value only)	Mid C19 house of 2 storeys & cellar in red brick with plain tiled roof. Sash windows & 6 panelled door with pilasters. C19 shop in chequered brick with hipped roof. Shop front with fluted pilasters, awning & hood.		House(formerly shop & house)
23	CA	Crea House	The Street (south)	II	C17 (1681)	Timber framed 2 storeys clad in red brick & tile hanging with tiled roof gabled to left with end stack and hipped to right with ridge stack. Left wing with C19 sash windows & 6 panel door with flat hood on brackets. Right wing former shop C18 extension tile hung first floor with sash window. C19 shop front with pentice on cast iron pillars & scrolled brackets.		House (formerly shop & house)
24	CA *	Burgoyne's (formerly Bakery & Burgoyne Cottage)	The Street (south)	II	C15	Wealden house 2 storeys with close studded timber framing part exposed on flint plinth with plain tiled hipped roof with gablets & left stack. Jettied first floor with central recessed bay. C19 bay window, C20 wood casements & central plank door.		House (formerly shop & house)



CHILHAM PARISH LISTED BUILDINGS : CHILHAM  
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25	CA	Clovers	The Street (south)	II	C18	Red brick 2 storey with plain tiled hipped roof & central ridge stack. C20 casements & blocked central door in arched opening.		House
26	CA	Woolpack Inn	The Street (south)	II	C17 & C19	2 storey painted brick with plain tiled roof and plat band with kneelered parapet roof. Large 2 storey battlemented bay window & heavily mullioned windows. 2 storey porch.		Public House
27	CA	Wisteria House (formerly The Post Office)	The Street (south)	II	C18	Painted brick 2 storeys with basement & plain tiled hipped roof with end stacks. Central 6 panelled door with surround, pilasters & pediment. Regular sash windows		House
28	CA	Thydon Cottage (was 3 cottages)	The Street (south)	II	C18	Chequered brick 2 storeys on plinth with plain tiled hipped roof with cornice. Sash windows, C19 central 6 panelled door.		House
29	CA	Forge House	The Street (south)	II	C17 & C20	Timber framed 2 storeys with painted brick infill, plain tiled hipped roof & left centre stack. Lobby entry plan. Leaded light casement window & C19 boarded door. C20 mullioned shop window & glazed door.		House (formerly shop)
30	CA	Hatfield House & Hatfield Lodge (formerly 1 house known as The Avenue)	The Street (south)	II	C16 & C17	Right: Hatfield Lodge C16 projecting timber framed 2 storey cross wing clad in painted brick ground floor with exposed close studding on first floor. Plain tiled hipped roof with large gable dormer & large ridge stack. 2 storey bay window & 6 panelled door with surround and flat hood on brackets. Left: Hatfield House late C17 painted brick 2 storey & attic with plain tiled roof, 3 gabled dormers, eaves cornice & end stack. 3 C19 sash windows. central 6 panelled door with fanlight & flat hood on brackets.		2 Houses
31	CA	Fern Cottage	Taylors Hill (north)	II(group value only)	C18	2 storeys & attic with chequered brickwork & plain tiled roof & hipped dormer. C20 wood casements and C20 door.		House
32	CA *	Vergers Lodge	Taylors Hill (north)	II	Late C15/ Early C16	Exposed timber framed on flint plinth with plaster infills and plain tiled hipped roof. 2 storeys with first floor jetty & original dragon post. C20 close studding on ground floor, casements & door in restored arch.		House
33	CA	Thompsons House	Taylors Hill (north)	II(group value only)	C18 & C19	Red brick 1 1/2 storeys, plain tiled roof, gabled dormers & central stack. C19 extension & front door, C20 wood windows		House
34	CA	Well Cottage (formerly Pilgrim's Cottage)	Taylors Hill (south)	II	C16 & C19 alterations	Exposed timber framed 2 storeys with painted brick infill and continuous first floor jetty. C19 gable to roof, 2 end stacks. C20 casements and plank & stud door in C16 chamfered pointed archway & dated 1549.		House
35	CA	Elephant House	School Hill (south west)	II	C18 & C19	Late C18 red brick 2 storey & attic with gabled dormers and tiled roof. 2 stone mullioned windows. 2 blocked archways (former entrances for elephants) Boarded door in porch.		House
36	CA	Little Belke	School Hill (north east)	II	C16 & C17	Timber framed 2 storey rear wing to Beck House. Plain tiled roof. C17 wall to courtyard. C19 plank & stud door in arch.		House
37	CA	The School Canteen	School Hill (north east)	II (group value only)	C17 & C20	Restored close studded timber frame with red brick infill, tile hanging and plain tiled hipped roof with gablets. 2 storeys with first floor jetty. Central planked doors.		School

CHILHAM PARISH LISTED BUILDINGS : CHILHAM  
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38	CA	St Mary's C of E Primary School & wall	School Hill (north east)	II	C19 1862	Designed by H Blandford. Red brick with yellow brick bands & polychrome arch heads and plain tiled roof. 3 gables to north and 4 gables and projecting gable to south elevation. 3 chimney stacks. 4 tall lancets in centre gable to playground & arched plank door in re-entrant between gabled wings. 6 large windows to south.	School
39	CA	The Old School Masters House	School Hill (north east)	II	Mid C19	Red brick 1 storey & garrets in cruciform plan with rendered quoins & plain tiled roof. Central projecting gable & triple lancet window. Double plank door in right wing. Possibly designed by H. Blandford 1861-2	School Classrooms
40	CA	2 & 3 Church Hill	Church Hill (north)	II	Late C17 & C18	Pair of cottages in flint & red brick with plain tiled gabled roof, 3 gabled dormers & 1 stack. 1 storey with attic. Left English bond & right Flemish bond brickwork. C20 wood casements 2 doors with moulded surround & flat hoods on brackets.	House
41	CA	April Cottage	Mountain Street no 9 (east)	II	Early C18	2 storeys faced with blue headers and red brick window surrounds, quoins & plat band and plain tiled gabled roof. Wood casements with gauged heads. Cat slide outshut with C20 windows. C20 door in porch.	House
42	CA	Village Hall	Maidstone Road	II	C15 & C20	Part of timber framed tithe barn with red brick infill & plain tile hipped roof. 4 aisled bays, crown posts. 1930s additions: pentice & pavilion on left and single storey extension on right, both to match original.	Village Hall
43	CA	K6 Telephone Kiosk	Hérons Close	II	C20	Red kiosk designed in 1935 by Sir Giles Gilbert Scott	Telephone kiosk
44	CA	War Memorial	Churchyard, The Square	II	C20	4 metre high stone cross with octagonal shaft and base unveiled 1920 and commemorating 34 who died in WW1 and 19 from WW2.	Memorial
45	CA	Churchyard Wall	The Street (north side from Olde Cottage to Bakery House)	II(group value only)	C18	Red brick 1.8m high and approx 20 m long. 1960s wrought iron gate	Boundary wall
46	C *	Heron Manor & Monkton Cottage	Mountain Street	II	C16, C18 & C20	Wealden hall house and former cottage row, now pair of cottages. Timber framed c1500 2 storeys on plinth with hipped tiled roof with gablets, 3 stacks & 2 dormers. 6 framed bays part clad in painted brick & C20 catslide outshut. Early C18 left bay. 6 casement & sash windows and 3 C20 plank & panel doors.	Houses
47	C *	Monkton Manor	Mountain Street	II	C15 & C18	Wealden hall house timber framed and part clad in painted brick with rubble plinth. 2 storeys with end jetties, hipped tiled roof & 2 large stacks. 3 bays with rebuilt centre bay. Casement windows Y C20 plan door. Rear wing early C18 2 storey red brick with hipped tiled roof and casement windows.	House
48	C *	Hurst Farmhouse	Mountain Street	II	C14 & C15	Wealden hall house with C14 hall and C15 cross wing. C14 range 2 storey & attic. Timber framed with painted plaster & brick infill. Gabled roof & large centre stack & rear stack. C20 wood casements & C19 4 panelled door. Cross wing 2 storeys & basement. Close studded with painted plaster & brick infill with first floor jetty to 3 sides & moulded dragon posts. Hipped roof with gablet & stack. Large rubble C14 or C13 rubble porch with buttresses, chamfered jambs and stiff leaf capitals. C15 arched plank door. Interior features also described in listing.	Farmhouse
49	C	Dane Court	Maidstone Road (north)	II	C15, C16, C18, C19	Timber framed Wealden manor house clad in painted brick with plain tiled gabled roof with 4 dormers. End stacks including bread oven flue. Regular fenestration with sash windows and central 6 panelled door with semi circular fanlight.	Farmhouse

CHILHAM PARISH LISTED BUILDINGS : CHILHAM  
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50	C	Young Manor Farmhouse	Maidstone Road (south)	II				Farmhouse
51	C	Young Manor Barn	Maidstone Road (south)	II(group value only)	C18	Timber framed and clad in red brick. Shingled hipped roof with flat roof mid-streys. 5 aisled bays.		Barn
52	C *	4 Tavern Cottage (formerly Dane Street Cottages)	Dane Street (off Maidstone Road)	II	C16, C17 & C18	Timber framed truncated Wealden hall house with plaster infill part clad in red brick with plain tiled hipped roof with gablets and central stack. Jettied bay destroyed by fire C18. 3 bays of 2 storeys. C19 brick mullioned windows to right & centre with casements to left. exposed entrance to original screens passage.		House
53	C	East Stour Farmhouse	Ashford Road (east)	II	C18	Chequered brick 2 storeys with plain tiled gabled roof & 2 stacks. 5 regular sash windows and 2 storey porch. C17 garden wall attached to house.		Farmhouse
54	C	Pilgrims	Mulberry Hill (north of Canterbury Road)	II	C20	Designed by H Baillie Scott in 1912. Timber framed with exposed close studding with plaster infill. 2 storeys with jettied projecting wings with 4 central bays and hipped roof with gablets and end stacks. Wood mullioned windows. Red brick gateway at roadside with 1 storey & attic & hipped roof with dormers. Carriage doors.		House
55	C	Denmark House	Canterbury Road, Bagham Cross	II	C19 (group value only)	Red brick 2 storey on rendered plinth & rusticated quoins and gabled roof. Sash windows & central 4 panelled door with fanlight & flat hood. C20 2 storey flat roof extension.		House
56	C *	Bagham Farmhouse	Canterbury Road, Bagham Cross	II	C16	C 1500 timber framed 2 storey hall house with late C19 brick cladding & plain tiled hipped roof with cornice. 2 large stacks. Brick mullioned windows with lattice panes & central 4 panelled door with moulded surround.		House
57	C	Bagham Cottage	Canterbury Road, Bagham Cross	II	C18	Red brick 2 storeys with plain tiled roof & 2 chimney stacks. Diamond latticed windows & central boarded door with flat hood.		House
58	C	Bagham Barn	Canterbury Road, Bagham Cross	II	C18	Timber framed with plain tiled hipped roof & 2 open end streys. 5 bays with aisles.		Antique shop
59	C	Old White Hill Cottage	Canterbury Road (north side at White Hill)	II	C16	Late C16 timber framed 2 storey cottage with lobby entrance & central stack that has been clad in brick and render externally. 3 gabled dormers & 2 storey gabled porch. Casement windows & C20 square bay. Single storey C19 extension & catslide outshuts. Much surviving interior fabric.		House
60	C	Chilham Watermills		II	C19	Built around 1850 with watermill, mill house, storage building & bridge. Brick and weatherboarded exterior. Converted in mid C20 into residential units.		Houses
61	C	Shalmsford Bridge Cottage	Canterbury Road (edge of parish boundary)	II	C19	2 storey early C19 toll house with painted brickwork and synthetic tiled roof. 2 pointed arched windows to first floor & central door.		House
62	CA	Castle Cottage	School Hill/The Square	II		Listing description not available but referred to in Castle Gardens description		House



CHILHAM PARISH LISTED BUILDINGS: SHOTTENDEN

Ref	Name of Property	Village and Street	Grade	Date	Description (summary only)	Condition	Use
S	Barn at Howlett's Farmhouse	Soleshill Road (south)	II	C18	Timber framed on brick plint & clad in weatherboard with plain tile hipped roof and mid streys. 6 bays with aisles.		Barn
S	Hares Farmhouse	Shottenden Road (at crossroads)	II	C17	Painted brick with tile hanging on first floor 2 storey house C 1600. Hipped tiled roof Later brick rear wings & central C19 door.		House
S	Matthew Farmhouse	Shottenden Road	II	C17 & C20	Timber framed clad in red brick with plain tiled roof. Right part 1 storey with gable & 2 stacks. Left 2 storey cross wing with hip & gablet, exposed corner post. Irregular wood casement windows. C20 2 storey wing to left in red brick & tile hanging.		
S	Barn at Matthew's Farmhouse	Shottenden Road	II	C18	Red brick barn in header bond with plain tiled hipped roof & mid strey, approx 1700. 2 tier double planked doors. 3 bays.		
S	Cock Farmhouse	Denne Manor Lane	II	1776	Red brick symmetrical 2 storeys with attic and basement. Gabled tiled roof with brick cornice and 3 hipped dormers & stack at each end. Sash windows with gauged arches and 6 panel central door with flat hood on brackets.		House
S	Denne Manor	Denne Manor Lane	II	mid C17 & C18	Mid C17 with C18 sash windows with regular fenestration. 2 storeys and garret on basement storey. Painted English bond brickeowrk with plain tiled roof, shaped gables and offset projecting end stacks. Central 6 panelled door and porch with pediment and pilasters.		
S	Barn at Denne Manor	Denne Manor Lane	II	C17	Late C17 timber framed weatherboarded with corrugated iron hipped roof. 6 aisled bays with C19 pentice entrance.		
S	Myrtle House	Stonestile Lane (north)	II	C16 & C18	Timber framed and clad to left in chequered brick, right in red brick (dated 1746)and some mathematical tiling. 2 storeys on plinth with hipped plain tiled roof, end & central stacks. Casement windows.		House

CHILHAM PARISH LISTED BUILDINGS: OLD WIVES LEES

Ref	Name of Property	Village and Street	Grade	Date	Description (summary only)	Condition	Use
OWL	Cork Farmhouse	Chilham Long Hill (west)	II	C18	Chequered brick on plinth 2 storey with plain tiled roof, end stack and 2 dormers. Early C18 and timber windows.		
OWL	Barn at Cork Farmhouse	Chilham Long Hill (west)	II	C18	Early C18 timber framed with rendered plinth and weatherboarding. Thatched hipped roof & mid strey. 5 bays, 1 aisle.		
OWL	Upper Ensign House	Selling Road (east)	II	C18	Timber framed and clad in painted mathematical tiling, rear in painted brick. 2 storeys at front, hipped roof with cornice & 2 stacks. Sash windows & C20 half glazed door with C19 gabled hood on brackets. Main entrance in left side with cornice on ionic columns.		
OWL	Barn north of Upper Ensign House	Selling Road (east)	II	C17	Timber framed on flint & brick plinth and weatherboarding with asbestos corrugated hipped roof and strey. 5 aisles with C20 roof purlins.		
OWL	Phyllis Farmhouse	Selling Road (east)	II	C17	Timber framed and rendered brick 2 storey with clay tile roof & eaves cornice. Lobby entry house with stack left of centre. C17 brick outshot to right of house & tile hung rear elevation. C20 door with flat hood.		
OWL	1-3 Grove Cottages (formerly 3 cottages)	Selling Road (west)	II	C16	Timber framed 2 storey house with hipped thatched roof with 2 stacks. Ground floor plastered and continuous jettied first floor with exposed timbers. Irregular C20 casement windows & plank door.		
OWL	Lower Ensden Farmhouse	Lower Ensden Road	II	C17 & early C18	Red brick 2 storey house on plinth with kneelered cornice and parapet gabled roof & end stacks. 3 sashes to ground & first floor. Rear wing C17 brickwork.		House
OWL	Oasts & Oasthouse at Lower Ensden Farmhouse	Lower Ensden Road	II	Early C19	2 square kilns with cowls and 2 storey stowage in chequered brick with slate roof. 6 metal framed casements and central sliding double doors.		Storage
OWL	Barn at North Court Farmhouse	Lower Lees Road (north)	II	C17	Timber framed with red brick plinth and weatherboarding. Plain tiled hipped roof with mid strey. 2 C20 casements. 5 aisled bays with some passing shores to arcades.		
OWL	Garden Cottages	Lower Lees Road (south)	II	c 1700	Cottage row, formerly public house. Timber framed 2 storeys clad in painted brick & plain tiled roof. C18 and C20 sashes & door. C20 garage extension.		

## Appendix C

### Historic Development

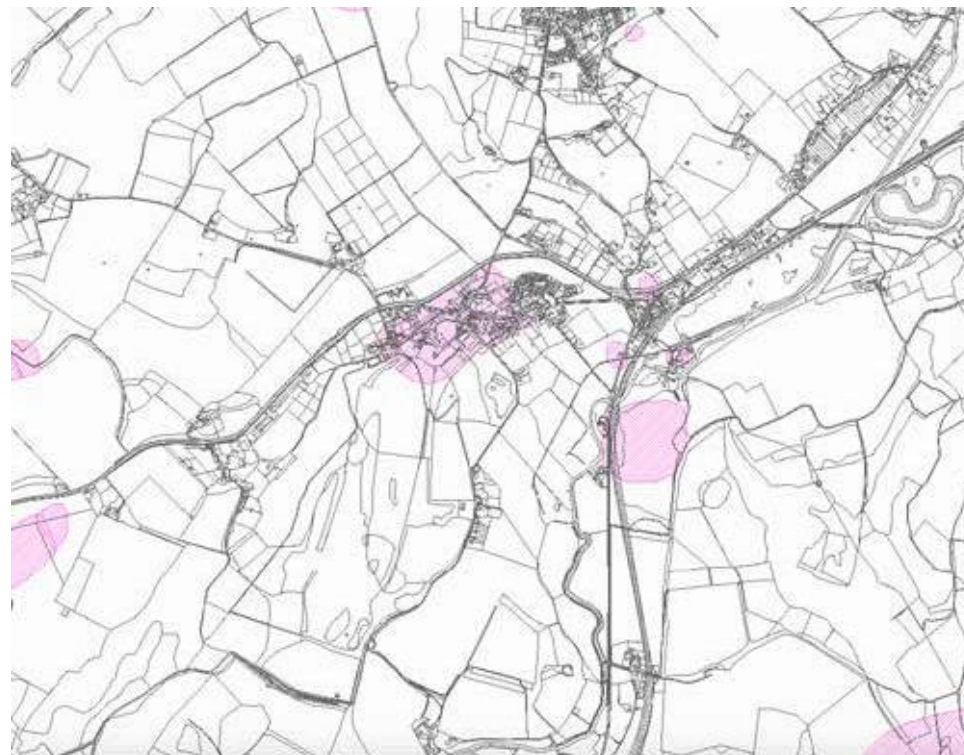
#### Kent and Chilham Parish

The first farmers arrived in Kent during the early Neolithic period around 4,000 BC and cultivated crops, domesticated animals as well as going out hunting and gathering for food. Ashford Borough Council has produced a map showing areas that are likely to have archaeological significance within Chilham parish. The most notable of these is Julieberrie Hill about 1 km to the south east of Chilham village. This comprises about three quarters of a Neolithic period (3400-2400 BC) long barrow of which there are about 500 recorded in England and due to its rarity this site is of national importance and listed as a Scheduled Ancient Monument.

The earthen burial mound is about 45m long and 8-10 m wide and its height is between 1m and 1.8m. The hill on which it is situated is clearly visible from the southern part of Chilham village and now forms an attractive landscape feature.

It appears that during the Bronze Age, a predominantly indigenous population evolved in Kent, with strong links to the continent. In the early Iron Age, just prior to the Roman occupation of AD 43, the population was notably dense in East Kent and there were a number of hill forts. It is therefore very possible that there was a settlement in the Chilham area during this period particularly as a late Iron Age cremation was excavated locally and this included a bronze mirror and a pair of brooches.

By the end of the first century AD, the whole of southern Britain had been fully incorporated into the Roman Empire and Canterbury was then the capital town of Cantiana. Settlements were generally dispersed along the coast, river valleys and in areas with well drained soils. The Roman road network became well established across Kent and included a road from Canterbury to Westhawk, near Ashford that formed a route roughly along the course of the Great Stour river, and therefore very close to Chilham.



Above: Map showing areas of archaeological interest within the Parish of Chilham

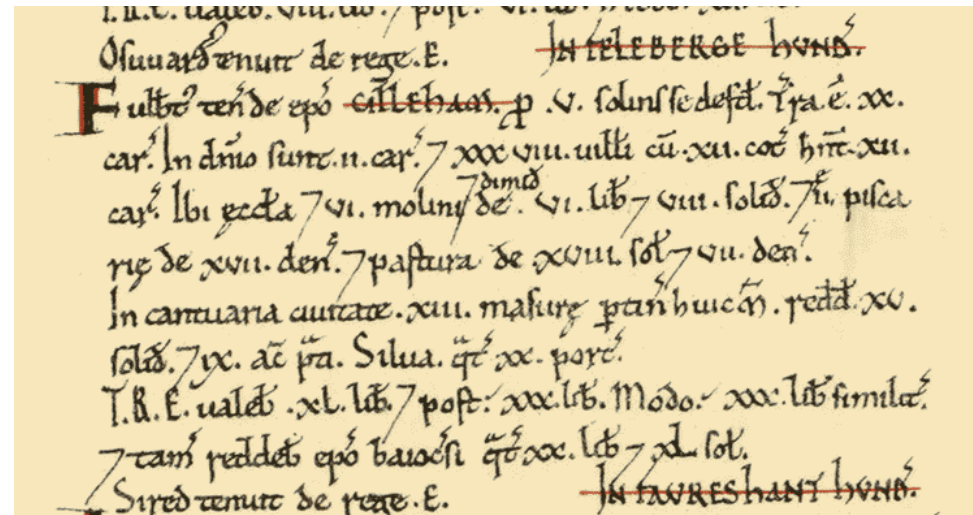


Although there was much speculation by writers such as Hasted and Ireland, there is little substantive evidence of settlements in Chilham parish during the period from the Roman occupation until the 11th century and the Domesday Survey, although there was reputedly a fort at Chilham built by Wihtred, King of Kent, in 709. However, there is the hollowed out trunk of an ancient yew in the churchyard that was struck down in the 1987 storm and has been dated at 690, indicating that the site was historically a place of worship. This would suggest that there was a defined settlement at Chilham village at this date.

### Chilham Village

Chilham village itself was according to Hasted, 'called in Domesday, Cilleham; in Saxon, Cyleham; which signifies the cold place;' surely an appropriate name for an area adjacent a main road that is frequently icy during cold snaps in winter. At the time of the Domesday survey in 1086, the village had 38 villagers and 12 cottagers, six mills and a church. In terms of land, it had 20 ploughlands, 2 lord's plough teams and 12 men's plough teams, 9 acres of meadow and woodland for 80 swine as well as 2 fisheries. Each plough team would have needed 8 oxen, and wheat, barley, oats and beans would have been the most common crops, needing a large number of watermills to grind the grains. These mills and the fisheries for catching eels as well as fish, would have been situated along the Great Stourriver.

As only the heads of households were counted in the survey, and nuns, monks or people living in castles were not recorded, it is not possible to extrapolate an accurate size of the population living in the parish, although Chilham was a relatively substantial settlement typical of east Kent which was one of the most densely populated regions of the county at this period. The river would have been crucial in providing trading and transport links with Canterbury and Ashford.



'called in Domesday, Cilleham; in Saxon, Cyleham; which signifies the cold place'

Hasted 1798

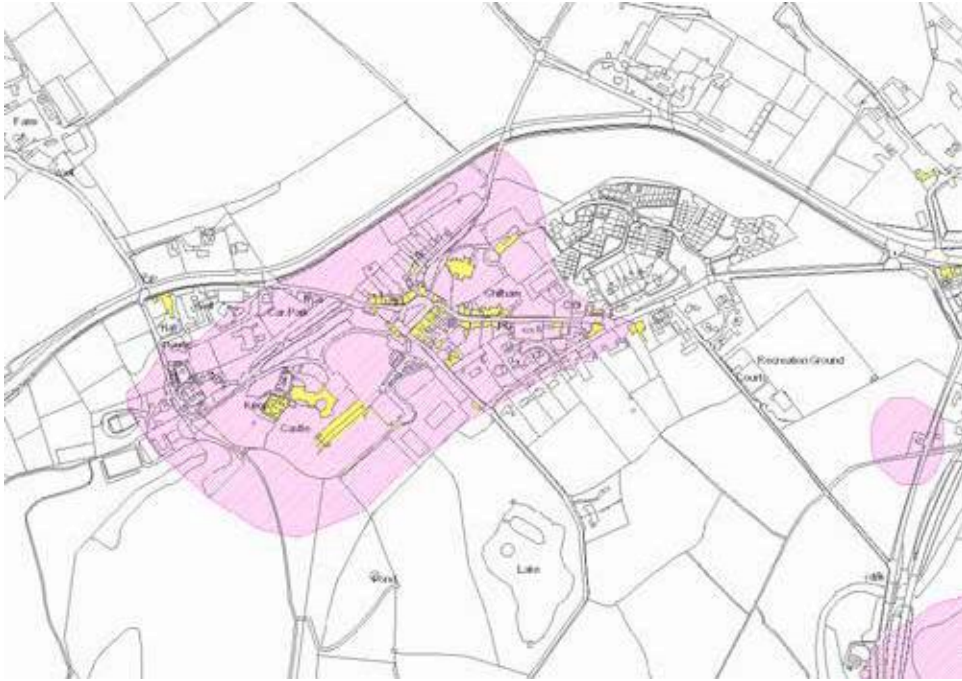
Top: Extract from Domesday Survey, 1086  
 Right: Extract from Hasted map, 1798



After the Norman Conquest, William of Normandy gave Chilham parish, at that time in the Hundred of Felborough, which also included Chilham, Molash, Chartham, Godmersham and part of Challock, to Bishop Odo of Bayeux and it was held by Fulbert de Lucy.

The largest area of archaeological potential shown on the map and within the village unsurprisingly coincides with the historic centre and the two principal landmark buildings within the Conservation Area are St Mary's church and Chilham Castle, both of which are grade II listed and situated on opposite sides of the market square. The castle and its owners are an integral part of the historical development of the village, and in particular the Conservation Area.

The castle comprises two main buildings, the first a castle keep on a motte that dates from 1171-1174 and was built in flint with Caen stone dressings to a design by stonemason Ralph for Henry II at a cost of over £400, possibly to replace an early structure of wood. Unusually it is octagonal in shape, with a square stair turret on the east side and the remains of another turret, formerly for garderobes, on the south side and is only one of four polygonal castles in the country. The others are in Orford, Consibrough, Titchill and Odiham. Excavations in 1928 revealed that there was an 11th century unfortified stone hall about 9 metres long and 5.8 metres wide adjacent to the keep. The remains of the unoccupied parts of the keep on its earthen mound, together with the surrounding curtain wall and ditch are listed as a Scheduled Ancient Monument and therefore of national significance. The keep itself, which has been altered to form a residence, is Grade I listed. It is the only remaining building within the Conservation Area of 12th century date.



Above: Map showing areas of archaeological interest and listed buildings in Chilham









'The medieval castle is not only commodious for use and beautiful for pleasure, but strong also for defence and resistance'



Edward I granted a charter in 1291 to Alexander de Balliol and Isabel his wife, who then held the manor of Chilham, for a weekly market and an annual fair to be held in Chilham. Later in 1315 Edward II granted these rights to Bartholomew of Badlesmere who owned the manor at this period but met the same fate as Balliol and was beheaded for treason in 1322. We assume that the castle was still occupied by 1381 because there are records that during the Peasants' Revolt of that year, some local peasants attempted to attack the castle before joining the ill fated march to London led by Wat Tyler of Dartford.

By 1476 Edward IV had granted the rights to the fair to his Controller of the Royal Household, Sir John Scott, from Smeeth near Ashford, who owned the manor at this period and was a distant relation of Sir Alexander Balliol. According to Pevsner, Leland, who was writing in the mid 16th century, described the medieval castle as 'not only commodious for use and beautiful for pleasure, but strong also for defence and resistance.' This would suggest that the castle was still occupied as a residence in this period.

Following the Dissolution of the Monasteries, Henry VIII purchased the Chilham estate in 1539. He in turn granted it to Sir Thomas Cheney in 1542, who steadily dismantled the castle to provide building stone for his new residence in Shurland, on the Isle of Sheppey. The ruin was later sold to Sir Thomas Kempe of Olantigh and thence by marriage it was acquired by Sir Dudley Digges.

The church is the most important extant medieval building in the village and has Grade I listed status. We know from the Domesday survey that there was a church associated with the 12th century castle but no built evidence exists from this period. The transepts date from the 14th century whilst the nave and aisles are 15th century and the tower dated 1534, representing a continuous period of building over two centuries.

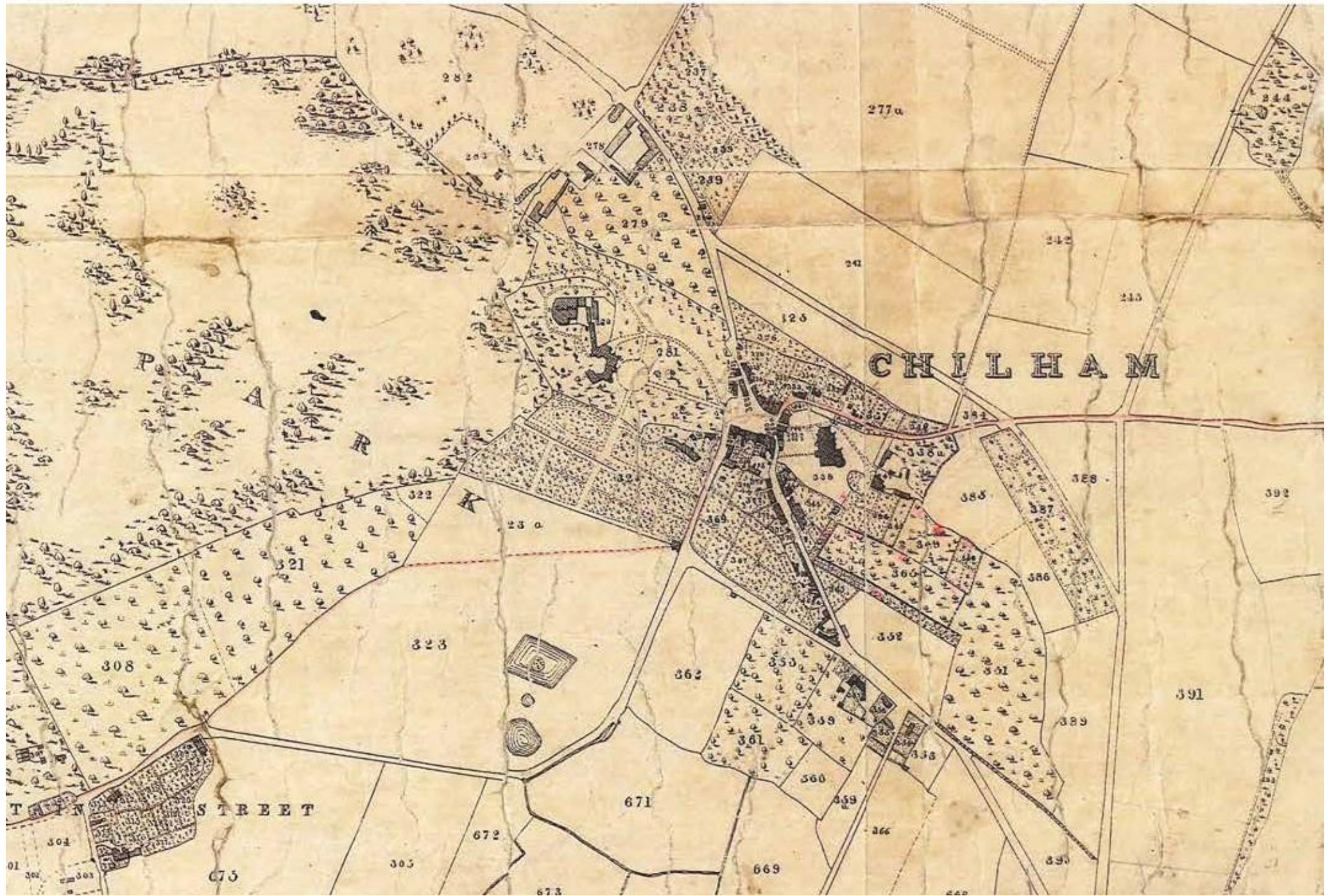
Top Left: *St Mary's Church Tower*

Top Right: *Chilham Castle Keep*

Bottom: *St Mary's Church, South Side*

Opposite *Nation Trust painting of Chilham Castle*









'There were a number of timber framed houses in the village core in the mid to late medieval period'



Top Left to Right: *Burgoyne's, and The White Horse*  
 Centre: *The Village Hall*  
 Bottom Left to Right: *Cumberland House, and Well Cottage & Vergers Lodge*  
 Opposite: *Chilham Tithe map, 1840*

Whilst we do not have accurate map evidence of the size of the settlement at Chilham until the Tithe Map of 1840, it is possible to surmise from the listing descriptions of individual properties that there were a number of timber framed houses in the village core area in the mid to late medieval period, although most have been altered subsequently. Buildings with substantial elements from the 15th century include Burgoyne's, originally a Wealden hall house, in The Street and parts of The White Horse in The Square. Cumberland House in The Street is a notable late 15th century timber framed house.

The Village Hall, situated along the A252 north-west from the village centre, incorporates parts of a large 15th century Tithe barn associated with Chilham Castle. This would have been a significant building in the village at this period.

Early 16th century buildings include Vergers Lodge and parts of Well Cottage in Taylors Hill and Little Belke behind Belke House, Orions Cottage and Nos 5 & 6 on the north west side together with Peacock Antiques & Tudor Lodge Gift Shop which were originally a Wealden hall house on the south east side of The Square. Clifton Cottage and Cumberland Cottage, both timber framed and part of Hatfield House in The Street date from later in the 1500s.

Just outside the Conservation Area is a small group of historically significant properties along Mountain Street that were built as open framed end-jettied hall houses and these include Monkton Manor, parts of which date back to the 15th century as well as Heron Manor & Monkton Cottage which have 16th century elements. Beyond these buildings and set alone at the end of the road is Hurst Farm, which incorporates the hall of an important early 14th century manor house.



In 1616 Sir Dudley Digges who was master of the Rolls for James I completed the building of a new residence to the south east of the keep. This was designed as a hexagon on plan with the southern side omitted to provide open views of the countryside beyond. According to Hasted, Digges demolished an earlier mansion that was on the same site in order to built the 'present magnificent structure'. This act seems to have prompted a relative surge of building in the village as many properties have elements of fabric dating from the 17th century including Clements Cottage in front of the churchyard as well as Shelly's Tea Rooms, Haddon Cottage and Chilham Antiques on the north west side of The Square and on the south east side Chantry Cottage, The Smithy and Tudor Cottage and Peacock Antiques. Development also extended down The Street, with the construction of Crea House dated 1681, Forge House, part of Hatfield House and The Woolpack Inn.

Sir Dudley Digges also commissioned Nicholas Stone in c 1631 to create a south aisle to the chancel in the church as a mausoleum for his wife, Lady Digges, including an impressive sculpture. In addition, the services of John Tradescant the Elder were employed by Digges to carry out landscaping to the gardens and parks surrounding his new house. Most of this landscaping has been lost by subsequent alterations although it apparently comprised a large walled garden laid out in a series of terraces with gazebos at the eastern end. Digges reputedly planted a large holm oak and the garden also has unusual species of trees such as mulberries, a tulip tree and a black walnut.

Many of the listed buildings in the Conservation Area are described as 18th century in date, some possibly a refacing of earlier buildings or altered in this period including The White Horse, Orions Cottage, Haddon Cottage, 5 & 6 The Square. Both Belke House and Chrisholme on the south-east side of The Square are listed as 18th century and are of brick construction, as are Fern Cottage on Taylors Hill, The Olde Cottage, Clovers, Wisteria House and Thydon Cottages in The Street and Nos 2 & 3 Church Hill. The most significant building of this period is The Vicarage, a handsome red brick listed Grade II\* house built in 1746 for Revd Dr Knatchbull and James Colebrooke who in 1724 had bought Chilham Castle from the Digges family.



Top: Chilham Castle

Bottom Left: Clements Cottage and The Street

Bottom Right: Shelly's Tea Rooms and Haddon Cottage

'Colebrooke extended the park by about 200 acres by diverting the A28 to enclose the area occupied by the present lake in the south east'

*View of Chilham Castle and Castle Lake*



There do not appear to be any records of works that Colebrooke may have carried out to the Castle, except alterations to the east front. However, it is known that he extended the park by about 200 acres by diverting the A28 Canterbury to Ashford road to enclose the area occupied by the present lake in the south east and also through diverting the Dane Street to Godmersham road to the north east. It is likely that he was responsible for the building of the eastern boundary wall that extends from The Square, down School Hill and around Mountain Street to the wrought iron gateway and on to Monkton Manor. Part of this wall is also listed Grade II and according to the listing description, these new boundaries are shown on the Andrews, Dury and Herbert map of 1769. Colebrooke also built the first almshouses in the village along The Street and had a family chapel built to the north side of the chancel in the church to a design by Sir Robert Taylor, in 1755.

Thomas Heron purchased the estate from James Colebrooke's son, Robert, in 1774 and carried out much refitting of the interior of the house in fashionable Georgian style. He married Catherine Sawbridge of Olantigh in 1779 at Godmersham, which was her mother's family home. Heron's other major project was the appointment of Lancelot 'Capability' Brown to carry out comprehensive landscaping of the parkland surrounding the castle and as part of this work also enlarged the park to the south west and north east.

James Beckford Wildman purchased the estate in 1794 two years before the death of Thomas Heron. Jane Austen, frequently stayed at Godmersham House as it was then owned by her brother, Edward, with his wife Elizabeth and their family. Clearly she must have visited Chilham on a number of occasions for in 1813 she wrote 'We met only the Brittons at Chilham Castle, besides a Mr and Mrs Osbourne and a Miss Lee staying in the house, and were 14 altogether.... We had music in the evening., Fanny and Miss Wildman played, and Mr James Wildmans at close by and listened, or pretended to listen'. He was then hoping to marry Fanny, who was Jane Austen's niece, but the romance did not flourish and she married Sir Edward Knatchbull instead in 1820.



Map information has been used below to trace the physical development of the village and its Conservation Area from the mid 19th century. The 1840 Tithe Map is the first to show individual properties and can be read alongside the Apportionments that record the ownership and tenants for each property and parcel of land. The parish of Chilham at this date comprised 4,332 acres and the tithe payments were distributed between James Beckford Wildman of Chilham Castle, who then had 2,545 acres under his ownership, Sir John Fagg of Godmersham and the Vicar of Chilham Parish who were due payments of 450, 557 and 604 pounds respectively.

This map shows the principal elongated village square set at about 45 degrees on a north east/south west axis. The south-west side is occupied by the entrance to Chilham Castle which is set back from the square but aligned to face the church on the opposite side. A straight avenue leads from two gate lodges, to a circular carriage area immediately in front of the house. Each side of this avenue has been planted with ornamental deciduous and coniferous trees. The gate lodges were attributed to Lancelot Brown who carried out landscaping work to the park in the late 18th century. Also shown on the map are extensive garden buildings near to the eastern boundary wall behind School Hill including Castle Cottage and the property known as the Elephant House further down both listed Grade II.

The churchyard entrance pathway is flanked on each side by the White Horse public house and Clements Cottage. The south-east side of the village square comprises a continuous terrace of mostly larger properties, whilst the north west side comprises smaller properties and is kinked to accommodate the steep slope down Taylors Hill.

A property marked plot 382 projects into The Square at the south west corner, flanked by Taylors Hill to the north and two properties bordering the Castle grounds to the south with a separate access lane behind the cottage, one of which is Well Cottage. Each of the other three corners of The Square leads to narrow roads that extend down the hill from the village; Church Hill from the north-west corner, The Street from the north-east corner, and thirdly School Hill from the south-east corner.



'The gate lodges were attributed to Lancelot Brown who carried out landscaping work to the park in the late 18th century'

Top: Close up of Chilham Tithe map, 1840

Bottom Left: Castle Gate Lodges





'A fine tall mill, overshadowing the red brick miller's house'

Pevsner, mid 16th century

Left: *Chilham Mill*

Top Right: *Peacocks and Tudor Lodge in The Square*

Centre Right: *Hatfield House in The Street*

Bottom Right: *Orion Cottage in Taylors Hill*



Within the Conservation Area and with reference to the Tithe Apportionments, there are about 27 properties that were owned by Chilham Estate. These included Chrisholme and no 4 The Square, Clements Cottage, Peacocks and Tudor Lodge and Well Cottage in The Square; Burgoyne, The Woolpack, the Forge, the Almshouses, Hatfield House and three other houses beyond this in The Street; The Vergers and Orion Cottage in Taylors Hill. All are Grade II listed. The estate also included a number of farms such as Lower Ensign farm, East Stour farm, Hurst farm in Mountain Lane, as well as many properties and land elsewhere in the parish including Shottenden and Old Wives Lees.

A number of listed houses also date from the 19th century including The Old Coach House, or had alterations carried out in this period, such as Chantry Cottage, some being included for group value such as Clements Cottage, Bakery & Evern House on The Street, Thompsons House on Taylors Hill. Well Cottage and Elephant House were also modified and a large rear wing was added to The Vicarage during this period.

Although it is not shown on the map, Chilham Mill is another significant listed building that dates from about 1850, described by Pevsner as 'a fine tall mill, overshadowing the red brick miller's house' and has now been converted to residential use. It possibly stands on the site of one of the mills recorded in the Domesday Survey.

Hasted records that at this period there 'are about one hundred and twenty houses, and seven hundred and twenty inhabitants in this parish.' and the number of communicants at St Mary's Church as 377. In 1801 the population of the parish was 807 and according to William Ireland there were 185 houses and 1025 inhabitants in the village itself in 1821, whilst by 1841 it had increased to 1,165.

Until Wildman's ownership of the Chilham estate, the church had provided space for the local school with classes being held in the parvise above the south porch in the early 19th century and in the chantry in the north transept. The most significant large building dating from 1861-1862 is the new school together with the schoolmaster's house, both designed by H Blandford, and now incorporating the school canteen that dates from the 17th century but was much altered in the 20th century. The 19th century school buildings are a departure in scale, style and materials from the traditional timber and red brick houses in the village, forming a large complex down School Hill. It is evident that Wildman provided the land for the new school, referenced field referenced 369 on the Tithe Map, between the fields to the rear of Burgoynes and Crea House and the castle boundary wall. Curiously, the plan showing the site shows the road cut off on each side of the school plot and incorporated within it so perhaps there was an intention to block off Mountain Lane at this point because the school building now sits uncomfortably close to the boundary with the road. This may well have been the intention because at this date Mountain Lane was probably little more than a track as the main turnpike road was along Hambrook Lane. Wildman's declining fortunes meant that he had to sell the estate in 1861 before completion of the buildings.

The 1897 Ordnance Survey Map shows little significant change to the Conservation Area apart from the above-mentioned school buildings. The centre of the village remains clustered around the market square with the church and the castle at each end. The main gateway to the Castle is shown but at this date there are no gate lodges as these were apparently demolished in 1862 at the start of the period when Charles Hardy owned the castle, and who carried out substantial alterations to the property.



Above: 1897 Ordnance Survey Map, Chilham





The main entrance area in front of the house is now a large square shape and the entrance drive is flanked by a formal avenue of trees. There are also four buildings shown to the south side of the gateway, one of which projects into the square as well as further outbuildings behind. Within the castle grounds, it is clear that the main house has a large extension to the east, and the keep has also been extended. The Elephant house further down School hill opposite Hambrook Lane also seem to have been extended; the listing description notes that the two blocked doorways were formally entrances for elephants that were presumably kept somewhere else on the estate. Extensive ornamental tree planting and tree avenues are shown although the formal woodland walks shown on the Tithe Map under plot 324 are now principally open areas. Interestingly at this date, the Pilgrims Road footpath crossed through the estate and led to the southern end of the stable block. Hardy was also responsible for the construction of the extended lake in Chilham park in 1869 including two islands, the larger of which has a 3 arched bridge, now listed Grade II.

The chancel of the parish church was completely rebuilt in 1863 under the direction of Hardy who appointed architect David Brand to carry out the works here as well as to his house. Part of these alterations included the demolition of the late 17th century Digges family chapel and the Italianate mausoleum built by Robert Colebrooke in the late 18th century. The monument to Lady Palmer, who was Dudley Digges' sister, was relocated to the west end of the south aisle and although the monuments to her brother and her husband were retained, fourteen members of the Digges were re-buried in the churchyard. A marble statue commemorating the Hardys' two young sons still stands in the north transept and there are a number of memorial windows dedicated to members of the Hardy family. The west gallery, added in 1772 has now gone but the battlements, removed in 1784 were also reinstated during the 1863 phase of works.

Top: Castle Lake and bridges

Left: Ornamental tree planting in the Castle Gardens

Right: Statue of the Hardys' sons



Charles Hardy, who died in 1867 or his son Charles Stewart, who owned the estate until 1914, must also have been responsible for the extensive stable range and estate cottages that are shown to the west of the keep, adjacent to the home farmhouse. North of these, the large courtyard range of farm buildings including the historic tithe barn with its access from the Maidstone Road, remain unchanged. Stewart Hardy was apparently responsible for much repair and rebuilding in the village as well as on the estate.

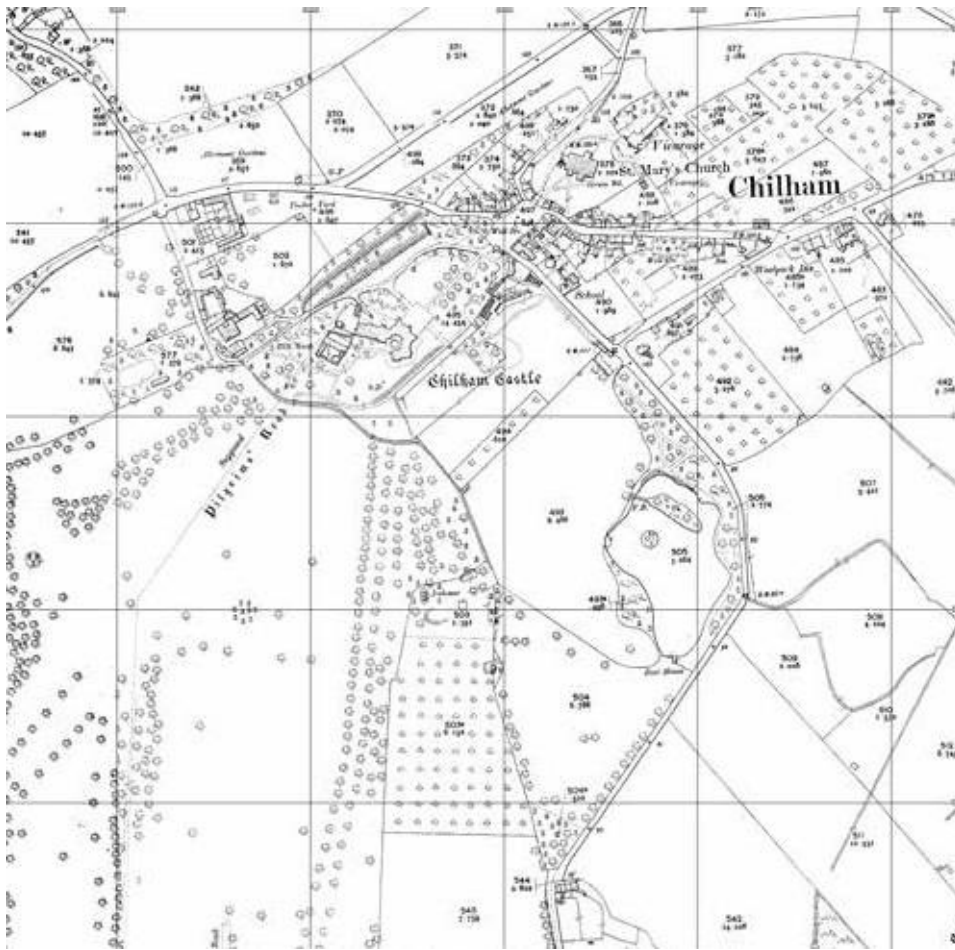
Within the centre of the village, the post office occupies the central building along the row facing north-west on to The Square. The two properties nearest the Castle, Belke House and Chrisholme are both shown with small garden frontages, as is No 4 on the opposite side. The layout of the south-west corner of The Square has been altered by the removal of the two buildings to the front of Well House (now Well Cottage) and the provision of a garden with trees in their place. On the north side, it appears that Clements Cottage has been modified as the entrance to the churchyard is shown much wider than that on the Tithe Map.

Beyond The Square, development soon peters out with just three properties at the top of Church Hill, and no further houses beyond the terrace at the top of Taylors Hill. The vicarage has rear extension linking a previous outbuilding to the main house and other outbuildings to the north-west have been demolished.

Near the top of The Street, a row of four terraced houses has been built along the south side between Crea House and Clovers to replace a previous building on this plot. Hambrook Lane leads off School Hill and leads eastwards to join up with The Street at The Woolpack. There is no development along the northern side of this road, but on the opposite side, there is one new house at the western corner, called Hambrook House and built in 1871 for the Steward of the estate, and also a pair of cottages at the other end, with an informal arrangement of what could be farm buildings between them. Many of the properties have either wells or pumps shown in their gardens.



Top: Belke House and Chrisholme  
Left: Well Cottage  
Right: Crea House



Above: 1907 Ordnance Survey Map, Chilham

Ten years later on the 1907 Ordnance Survey map, there is no evidence of new buildings within the core of the village although most of the almshouses have disappeared. However, the major part of the large Tithe barn to the west side of the farm courtyard range has been demolished, leaving only about a quarter of its original length at the northern end with a range of smaller outbuildings built in its place to the south.

After Stewart Hardy's death in 1914 his son Charles inherited Chilham castle and estate, which according to the sale particulars, then comprised almost the entire parish with 3,270 acres, of which 656 acres were woodland and a deer park of 400 acres. The list of properties included 16 farms that were primarily related to fruit, corn, hops, dairy and sheep farming. As well as Home Farm within the estate, Dane Court farm, Young farm, Stile farm and Hurst farm were also owned by the estate. To these were added Stone Stile farm, Cock farm, Howletts farm, Lees farm and Soleshill farm in Shottenden, whilst in Old Wives Lees Phyllis farm, Dicksons farm, Cork farm, Thorpe farm, Bowerland farm, Little Bowerland farm, and Rose farm were also included.

Over 60 houses were rented out or occupied by workers on the estate; 24 of these were let with the farms, 34 let directly by the estate, 8 reserved for estate servants and 9 for labourers at Home farm. The accompanying map shows that within the core of the village, the following properties were all owned by the estate: Well Cottage and all but one of the houses on the north west side of The Square, together with Belke House and Chrisholme of the south east side, three cottages down Church Lane and all properties beyond Wisteria House on the south side of The Street, including the Forge and Blacksmiths as well as the Woolpack Inn together with Redthorn on the corner of Branch Road and the houses along Hambrook Lane. There were also 15 cottages along Mountain Lane and a turnpike cottage. The extensive stable range to the north of the house included accommodation in stalls and boxes for 20 horses, coach houses and a coachman's cottage.

The owners of the Chilham estate were evidently both a major landowner within the parish and a significant landlord within the village at this date. However, the advent of World War I was to mark the end of such large estates across the entire country and by 1918 over half of it had been disposed of in a piecemeal fashion and Sir Edmund Davis bought the remaining parts of the estate in the same year. The population of the parish in 1891 had been 1,377 but by 1921 this had reduced to 1,232, a statistic sadly reflected in the war memorial in the churchyard to the loss of 34 men from Chilham village itself.

The 1937 Ordnance Survey map is almost identical, the most significant change to the Conservation Area over the ten intervening years being the construction of the two lodges and the gateway to Chilham Castle. It is also evident that the west wing has been modified and extended and that the terraces and tennis courts have been added in the grounds, together with new landscaping around the lake. The eminent architect, Herbert Baker, designed new buildings and alterations for his client Sir Edmund Davis. This work included the reinstatement of the north-east elevation, that faces The Square, to its original 17th century appearance.

Within the village, a new dwelling called Belwethers has been built on the south side of The Street to replace the former almshouses and a road has been created around the coach house to the Woolpack Inn. A pair of semi-detached houses and a detached house have also appeared as infill development on Church Hill, together with a detached house, Castle Oak, on a plot to the south of the school in School Hill. The post office has been relocated to The Street and the smithy is no longer identified on this map.

The other significant change to the buildings in the village is the conversion of the former Home farm courtyard to form a new village hall. This has been achieved by the modification and extensions to the former barn and its separation from the remaining buildings that formed the original courtyard and the formation of a parking area to the west of the entrance.



Above: 1937 Ordnance Survey Map, Chilham

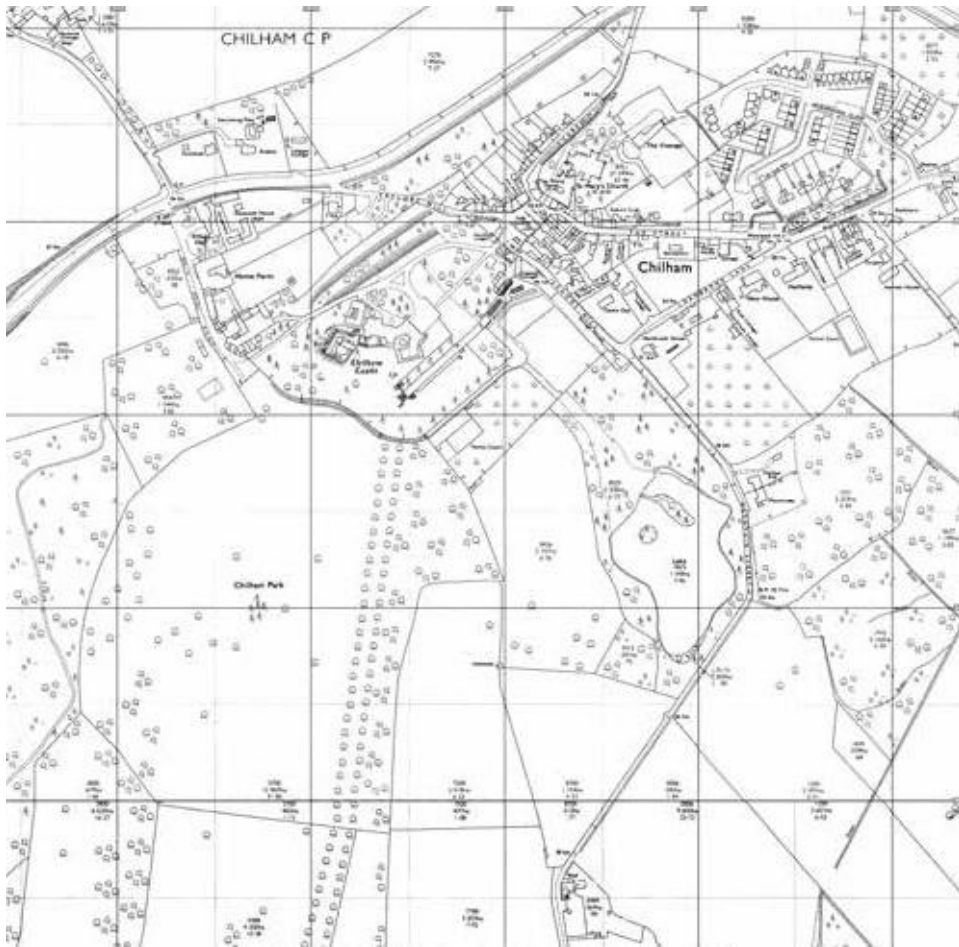


Sir Edmund Davies died in 1939 and as he and his wife had no heirs, the estate was sold and held by trustees until the end of World War II. A further 19 men lost their lives in this period and Chilham Castle itself was occupied by the army and four large Nissen huts were built on the north eastern edge of the estate along the A252 road. These are now used for storage of hay and timber and lie just outside the Conservation Area boundary.

For a short period of five years, the estate was owned by Somerset de Chair and then subsequently by Viscount Massereene and Ferrard, who had bought the house with its remaining 400 acres in 1949. His ownership during the subsequent 48 years is remembered mainly for the public events that were held in the park, including tournaments, falconry displays, banquets in the Keep. Giorgiou Petrou owned the estate for just five years from 1997 and it is currently owned by the Wheeler family.

The 1973 Ordnance Survey map shows the most significant growth of the village since the 1840 Tithe map and marks a virtual doubling in size of the number of dwellings in this period. The first development was post World War II with the construction of eight semi-detached houses and four semi-detached bungalows on the site marked as field 352 on the Tithe Map to the north east of the Woolpack Inn, formerly part of the Chilham estate. A line of trees is shown on the embankment in front of the road below.

The next major development was in the land previously marked as woodland in plots 348, 349, 350, and part of 351, which in 1840 were under the ownership of Reverend Tylden. Felborough Close provided 62 two storey terraced houses in a style typical of the 1960s and having little in common in terms of layout or appearance with the existing village properties. Later a further ten single storey sheltered homes were built in the remaining portion of plot 351. Both of these developments are outside the Conservation Area.



Above: 1973 Ordnance Survey Map, Chilham

Development elsewhere and within the village Conservation Area was in the form of more modest infill homes, notably along Hambrook Lane, where Hambrook Lodge was built on the north side, with New House and Hatfields on the south side, and another property at No 9 Church Hill. The Surgery and Harvest House were constructed along Branch Road that leads southwards from The Street down to the A28. The farm buildings associated with the former tithe barn complex have also been redeveloped to provide two houses.

Later developments not shown on the 1973 map include a further infill scheme in Hambrook Close formed in the plot previously labelled No 367 on the Tithe map between the rear gardens of the houses along the south side of The Street and the north side of Hambrook Lane. These comprise 7 link detached two storey houses and 2 bungalows. A new house has recently replaced Hambrook Lodge.

Along The Street another single storey house has been built, set back from the road and situated between Cumberland Cottage and the bungalows in Heron Close. A small cluster of detached houses, called Arden Grange, has been built on the east side of Branch Road between Redthorn, on the corner of the road, and the sports centre which has also been added. Between the former farm buildings next to the village hall and the fire station, there are three new houses as well as the large Maelstrom House to the west of the car park.

Further afield at Bagham Cross, a new development has recently been completed to provide 40 dwellings at the old sawmills site in a triangular plot bordered by the A28, A252 and the railway line, just beyond the Flood Zone 2 risk area.

The population of the parish today, as recorded in the 2011 census is 1,634, just over doubling the number over two centuries. Chilham probably has more residents of higher income brackets compared with the parish as a whole. Although only four people are now employed at Chilham Castle, there is still a close association with the village when the gardens are open in the summer months, the Chase and Chill weekend with performances by the Globe Theatre and also during the International Horse Events held in the park from March to October.



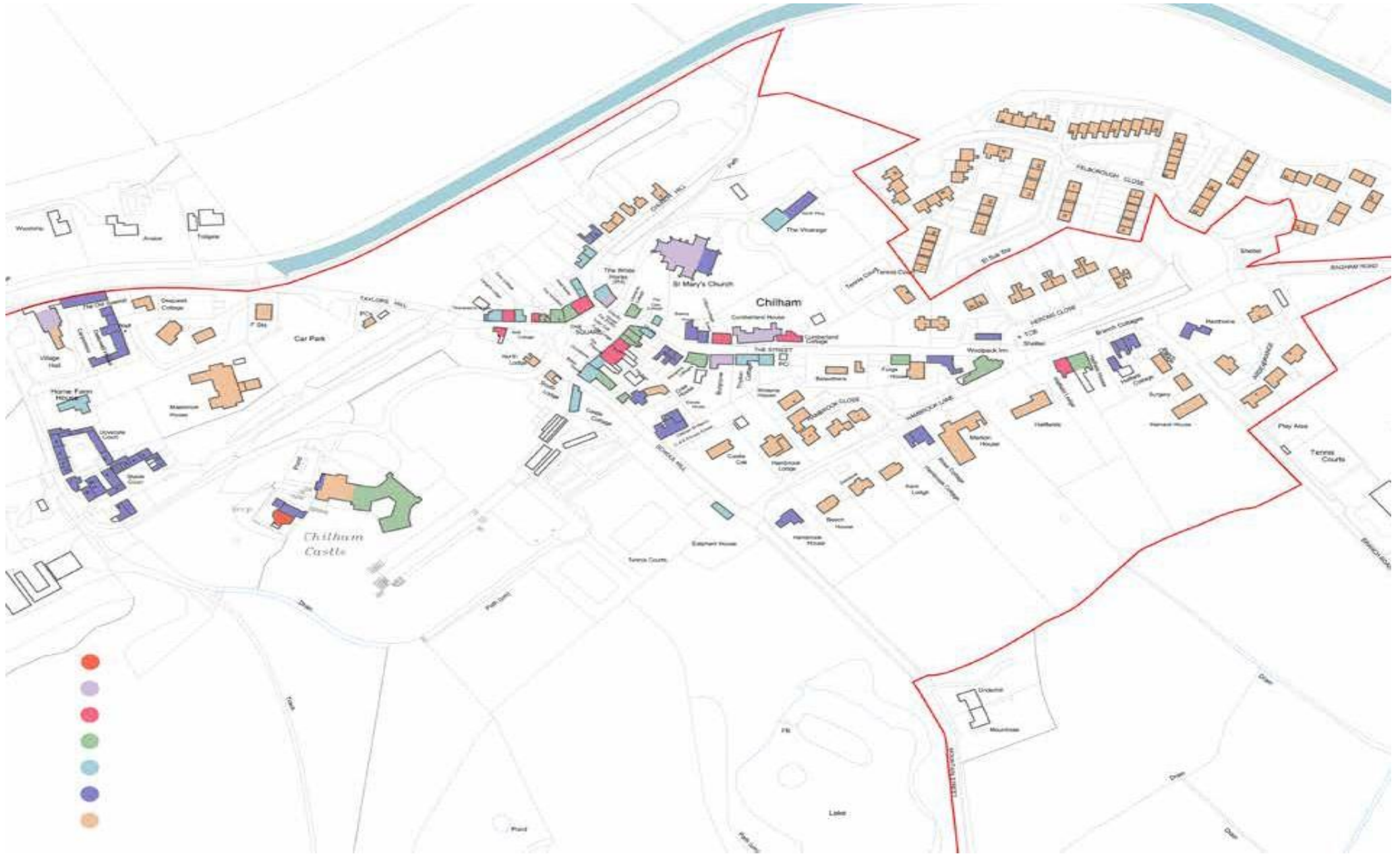
Top Left: *Hambrook House*

Top Right: *Hérons Close*

Centre: *New House*

Bottom: *Hatfield House & The Woolpack*







## Appendix D

### Transport Development

In terms of transport links to the village of Chilham, the North Downs Way, which also incorporates the historic Pilgrims Way, runs directly through the parish from Godmersham to the south, following the Chilham Castle Park boundary and up through Chilham village market square, past the church, then downwards along Church Hill to cross the A252 and up again to the centre of Old Wives Lees before heading eastwards towards Canterbury.

This route, probably dating back to the Neolithic period around 2000 BC was used first by drovers moving sheep and cattle and later by pilgrims travelling from Winchester to the tomb of Thomas Becket at Canterbury. Its exact route through Chilham has been modified, mostly by being diverted so that it no longer crosses through Chilham Park, or neighbouring Godmersham Park as was shown on the 1840 Tithe Map. Today, the North Downs way continues to attract walkers, many of whom stop in Chilham village for refreshments or to stay.

Soleshill Road forms a road link between Chilham at a junction opposite the village hall and Shottenden, whilst Long Hill links Old Wives Lees to Chilham, historically via Church Hill, on the Pilgrims Way. Shottenden and Old Wives Lees are connected together by a minor road.

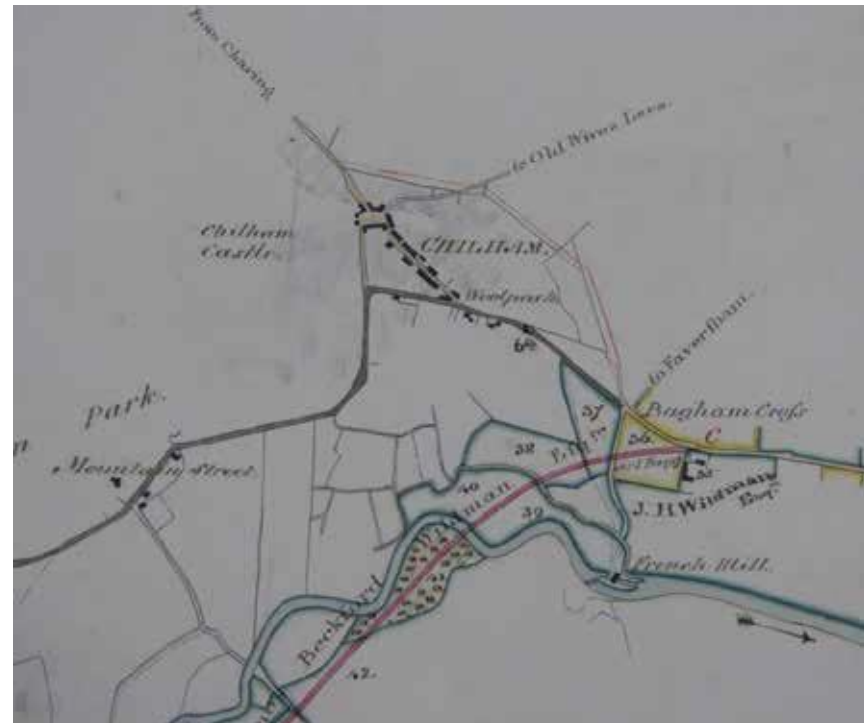
Before the 20th century there was no national or county-based institution responsible for the upkeep of roads in Kent. Individual bodies were established by Acts of Parliament that had powers to exact tolls to pay for the upkeep of what became known as turnpike roads. According to the Kent Turnpikes maps, the road from Chatham to Canterbury had a branch from Faversham to Chilham and was opened in 1730 by the formation of New Cut Road that linked later with the Canterbury to Ashford road dating from 1762.

Top: View of Chilham from Long Hill

Bottom: Kent Turnpikes map detail showing the road from Ashford to Canterbury



'The historic Pilgrims Way dates back to the Neolithic period, used first by drovers moving sheep and cattle, and later by pilgrims travelling from Winchester to the tomb of Thomas Becket'



'Originally the main highway from Canterbury to Ashford entered the village at The Woolpack Inn, then ran along Hambrook Lane'



There was a recognised long-term need to improve the road route from Canterbury to the Weald, and this was not really achieved by the turnpike road from Biddenden to Boundgate, on the A251 to Faversham. A new link from Stokershead, at the top of Charing Hill, to Bagham's Cross received Royal Assent in 1809. This comprised a new route cut through the Longbeech woods to the east of Charing to link up with an existing road to Chilham which at that date went up Taylors Hill to The Square and then down The Street to The Woolpack and thence to the Ashford to Canterbury road and Bagham's Cross.

Originally the main highway from Canterbury to Ashford entered the village of Chilham at The Woolpack Inn, then ran along Hambrook Lane before turning left and following the east side of Chilham Park boundary wall, along Mountain Street and entering Godmersham Park from the north before continuing southwards along the present Godmersham village street.

The use of both of these routes meant negotiating the steep hills up into Chilham village and very narrow entrances into The Square, which even today present problems for large vehicles. By 1827, the diversion of the entire road around Chilham was being considered and in May 1830 a new Act was passed whereby land from the Chilham estate was purchased from James Beckford Wildman and which effectively linked the end of Taylor's Hill to the end of The Street. The construction of the half mile of by-pass was carried out by Thomas Thurston of Ashford at a total cost of £662.18s 8d.

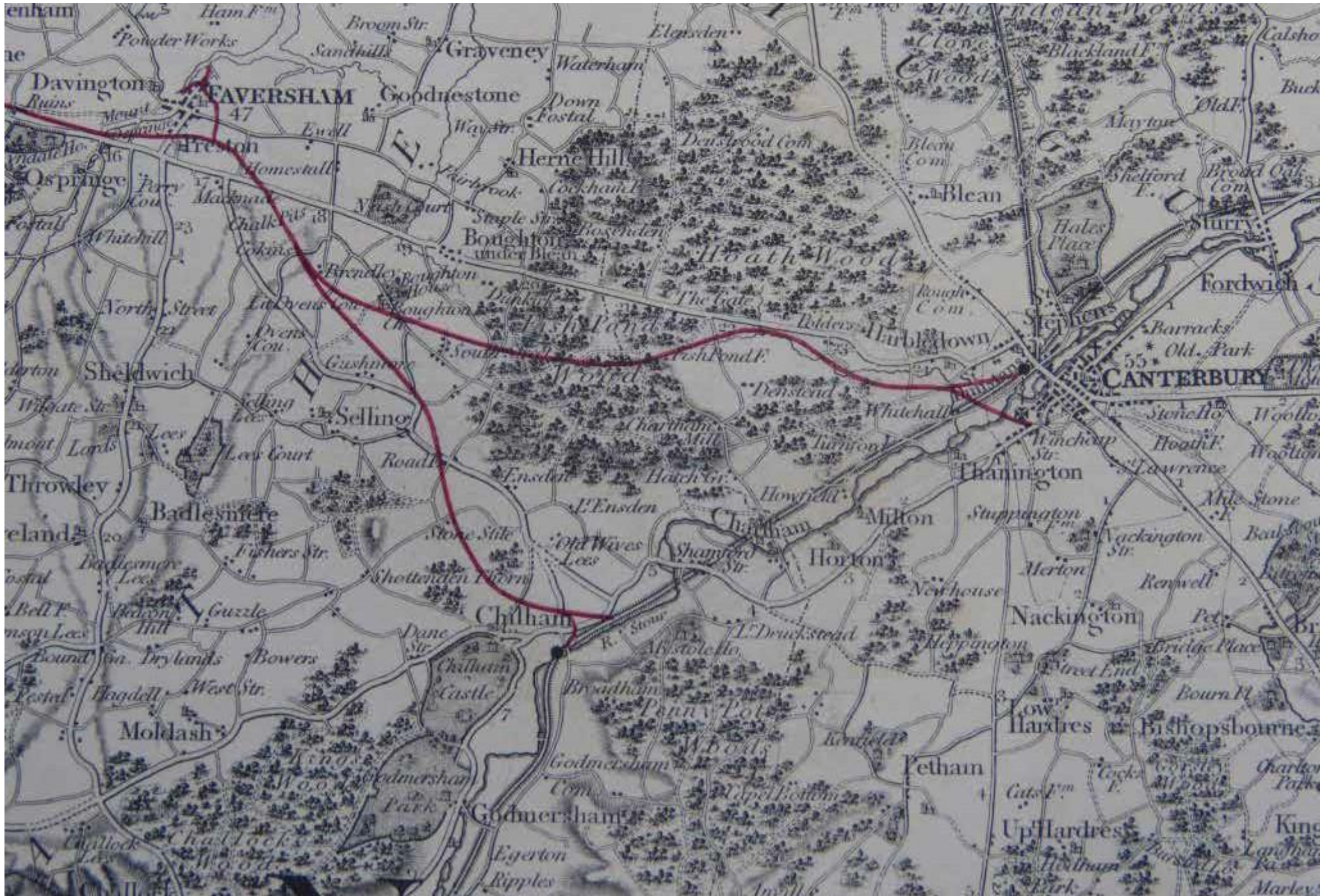
In 1828 Thurston had also prepared a map to show a proposal to divert the turnpike road that ran through Godmersham to follow its present route alongside the great Stour river. Both diversions thus avoided going through either Godmersham Park or the centre of Chilham village. The historic route from Chilham to Godmersham was thereby lost and today Mountain Street is a quiet country lane and only a footpath links the end of this lane to Godmersham Park.



Top: The Square and Taylors Hill

Bottom: Kent Turnpikes map detail showing the road from Charing to Canterbury, Thurston 1828



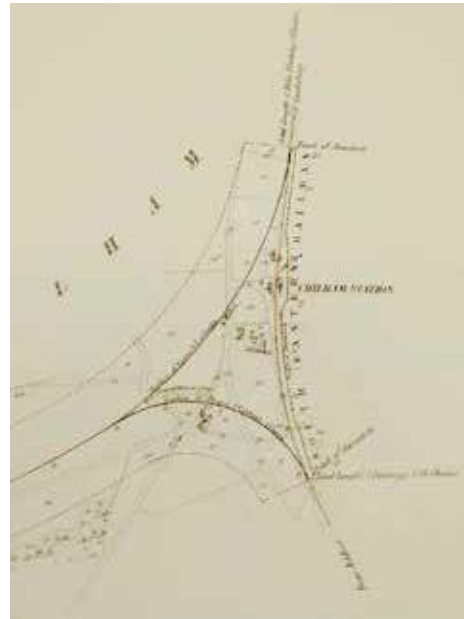
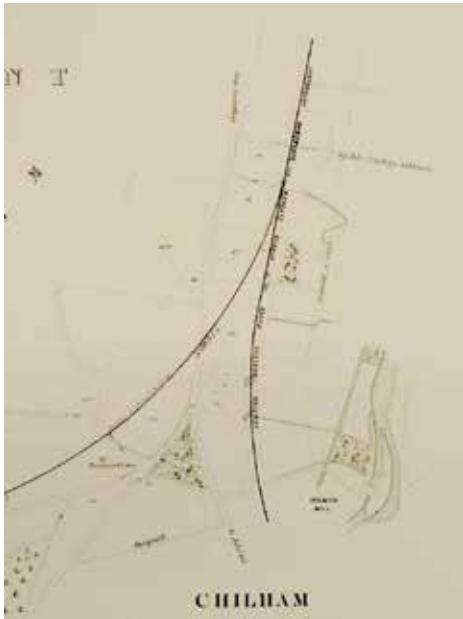




The construction of both of these new turnpike roads was a significant factor in preserving the historic core of the village and saving it from the later environmental impact associated with private cars and commercial vehicles.

The Tithe map shows that the railway had not yet been constructed but by 1842 the South Eastern railway had completed the line between Tonbridge and Ashford, later extending this to Wye, Chilham and Canterbury West by 1846. The route of the railway runs just to the south east of and roughly parallel to the A28 from Canterbury to Ashford, outside the Conservation Area and the extent of the maps. The station at Chilham is in the area known as Bagham.

Earlier in 1844-5 there had been plans to form a branch link at Chilham between the London Chatham and North Kent railway from Faversham to Canterbury and the proposed South Eastern route from Ashford to Canterbury. The route was more or less along the New Cut Road, the branch line diverging where the road links to the A252 and then crossing over the main Canterbury road just north of Bagham Cross to join the proposed South Eastern railway line to Canterbury at Chilham station. The main line would have continued parallel to the South Eastern line but on the opposite side of the A252 road. In 1849-52 there were more plans for a branch link to Chilham, taking a different route across the Canterbury Road, one option going through Bagham Cross itself and another nearer to Shalmsford Bridge. However, neither of these plans, nor similar ones put forward in 1845 by the London & Greenwich Railway or in 1852 by East Kent Railway were adopted, presumably due to cost or construction problems.



Left: *South Eastern Railway Map, 1845*

Right: *East Kent & Maidstone Railway Map, 1852*

Opposite: *South Eastern Railway Map, 1845*

Finally, in 1860, the London Chatham & Dover railway company constructed a line from Faversham that just skirts across the northern edge of the parish from Selling beyond Old Wives Lees, terminating at Canterbury East. Chilham was thus spared the inevitable development that would have arisen from having two lines meeting at the station and the introduction of further level crossings or road bridges. Perhaps this is partly why the advent of the railway to Chilham did not prompt a surge of building immediately around the station, as in other villages, although this must principally have been due to the fact that most of this low lying area is within the flood plain of the Great Stour.

Today Chilham railway station is within walking distance of the village itself, as well as the centre of Old Wives Lees, although no bus service runs to or from this station. There are bus services to Chilham village Monday-Saturday, all running to either Ashford or Canterbury but no services at all on Sunday.

– ENDS –



Above: Approach to Chilham Station

Below: Chilham Station Platform

