Ashford Borough Council

Heritage Strategy

October 2017

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EXECUTIVE SUMMARY

Ashford Borough is home to an extraordinarily rich and significant stock of heritage assets which provide important and wide-ranging evidence of the rural history of this country and its tapestry of rural settlements. The Borough's heritage is extensive too, with more listed buildings than any other in Kent, and with more grade 1 and II listed buildings than other districts also.*

This Heritage Strategy describes the rich history of Ashford Borough and its broad wealth of heritage assets. In doing so it responds to, and is compliant with the requirement for a 'positive strategy for the conservation and enjoyment of the historic environment' promoted by the NPPF. It sets out how the historic environment can play an important role in delivering regeneration in the Borough, particularly supporting the objectives of the Local Plan for the regeneration of Ashford Town Centre, and the role of heritage in growing the tourism offer of the Borough. Having regard to the Government's localism agenda, the Strategy promotes an agenda of further understanding and engagement with the historic environment, where the public play a leading role in delivering the outcomes of the strategy and shaping where they live, work and visit.

Ashford's attractive natural environment, including two Areas of Outstanding Natural Beauty and the successful Ashford Green Corridors initiative are widely recognised. However, the historic environment is equally one of the Borough's most valuable assets, and one which can and should play an important role in its future development.

Figure 1: Willesborough Windmill - grade II listed and recently restored Smock Mill. The mill was awarded a Heritage Lottery Grant in 2006 to replace the sails, is open as a museum, and functions as an education centre and wedding venue. (Photo: Brian Stamp)

1. ASHFORD'S HERITAGE OFFER

1.1 Introduction

1.1.1 The geographical position of Ashford Borough has long been a dominant factor in its history and development. From the drovers' routes of the early medieval period to the high speed national and international railway lines of today, the location of the borough at the convergence of strategic communication routes has been instrumental in shaping its heritage.

1.1.2 Covering an extensive land area which encompasses parts of both the High Weald and Kent Downs Areas of Outstanding Natural Beauty (AONBs) as well as the fertile agricultural land of the Low Weald and the reclaimed and protected landscapes of Romney Marsh, Ashford Borough is home to the greatest number of listed buildings amongst local authorities in Kent (Table 1, below) and has significantly higher numbers of Grade I and Grade II* buildings. This rich historic environment has played a major role in shaping the Borough's development and identity and, as the NPPF encourages, provides a unique opportunity for place-making and guiding and stimulating regeneration.

	Grade I	Grade II*	Grade II	Total	Kent Ranking
Ashford	52	130	2,213	2,395	1
Canterbury	62	79	1,735	1,876	5
Dartford	7	10	165	182	12
Dover	39	110	1,782	1,931	4
Gravesham	10	21	278	309	11
Maidstone	43	104	1,876	2,023	3
Sevenoaks	31	92	1,523	1,646	6
Shepway	30	39	844	913	10
Swale	37	90	1,311	1,438	7
Thanet	11	27	994	1,032	9
Tonbridge & M	38	76	1,197	1,311	8
Tunbridge Wells	28	133	2,091	2,252	2
Totals	388	911	16,009	17,308	
LA Averages	32	76	1,334	1,442	
Source: National Heritage List for England, Historic England, 2017					

Table 1: Total number of listed building entries by Local Authority in Kent

1.1.3 The Borough also boasts 42 scheduled monuments, 43 Conservation Areas, 6 Registered Parks and Gardens (see appendices).

1.1.4 At the community engagement exhibitions and workshop held during the course of preparing this Strategy, residents and representatives of amenity and interest groups were asked to name up to three heritage assets of this borough that were special to them. The results reflect the rich variety of heritage Ashford borough is fortunate to be home to. They included, in order of popularity, the Royal Military Canal, Godinton House and Gardens, Ashford's railway heritage, the Archbishop's Palace in Charing, Victoria Park in Ashford and its Hubert Fountain, Brook Church, Tenterden High Street, the Old Corn Exchange in Middle Row Ashford, the Cloth Hall in Smarden, Willesborough and Woodchurch windmills and the stock mill in Wittersham, St James church Egerton, Wye College and the Latin school, the Smallhythe shipbuilding area, Appledore High Street, Tenterden Museum, Chilham castle, square and church, the Ellen Terry museum at Smallhythe, Little Chart church, the Ashford Mark IV tank, the Pilgrims Way, St Marys Ashford, the market wall, Elwick Road Ashford, Kenardington Church and the Kent and East Sussex railway.

1.1.5 This Heritage Strategy seeks to understand and clarify the significance of such a wealth and wide-ranging nature of historic assets in the Borough of Ashford, and to establish how this rich heritage offer can positively contribute to the future of the borough and the key sustainability objectives of the Local Plan 2030. In addition, the document sets out recommendations to ensure that future policies and approaches to the Borough's heritage are based on a clear understanding of its significance and its value in order to ensure that the heritage of the Borough plays a clear role in shaping future regeneration, development and management decisions.

1.2 What is a Heritage Asset?

1.2.1 The term heritage asset was introduced in Planning Policy Statement (PPS) 5, carried forward into National Planning Policy Framework (NPPF) and is defined as

A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

NPPF Annex 2

1.2.2 The NPPF defines the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

NPPF Annex 2

1.2.3 Heritage assets have always been shaped by the local environment and its people, and in turn help to shape that environment and it's communities in the future. They have a significant role to play in creating a sense of place and acting as a catalyst for regeneration. This Strategy is founded on the reality that Ashford Borough's heritage assets add distinctiveness, meaning and identity to the borough and are an exceptionally valuable local resource.

1.3 Aims of this Heritage Strategy

1.3.1 National planning guidance emphasises the need for planning policy and management to focus on the positive benefits of heritage. It is therefore important that the significance of the Borough's heritage assets is taken into account in future development management, regeneration and plan making, and that opportunities are sought, wherever possible, to enhance the Borough's heritage assets.

1.3.2 In line with national policy and guidance this Heritage Strategy aims to

A. **Assess the significance of the heritage assets of the Borough, the contribution they make to its environment[1] and their potential to contribute to the delivery of other sustainable development objectives;**

B. **Set out a positive strategy for the conservation and enjoyment of the heritage of the Borough[2];**

[1] NPPF paragraph 169
[2] NPPF paragraph 126

C. **Provide a clear strategic basis for shaping the policies of the Local Plan[3], future regeneration initiatives and development management decisions;**

D. **Enable the Council to achieve its objectives for the protection and enhancement of the historic environment as set out in the Local Plan;**

E. **Assess the likelihood that currently unidentified heritage assets will be discovered in the future[4]**

F. **Demonstrate by way of examples how heritage has added value to developments.**

1.4 Structure of this Strategy

1.4.1 Local Plans are required to enable the delivery of sustainable development in accordance with the National Planning Policy Framework (NPPF)[5]. The definition of sustainable development as set out in the Framework includes contributing to protecting and enhancing the historic environment.

1.4.2 The Ashford Borough Heritage Strategy is based on advice provided by Historic England [6] on how to achieve the objectives of the NPPF for the historic environment and thereby create a sound Local Plan. To this end, it firstly provides an up-to-date evidence base of the historic environment of Ashford Borough. This is set out in Section 2 and includes an introduction to the rich and varied history of the borough, a description of its heritage assets, and an overview of the likely nature and presence of currently undesignated and unidentified heritage.

1.4.3 On the advice of KCC Heritage the identification of a number of key heritage themes, and an assessment of their significance drawing on

[3] Consultation on the Regulation 19 Draft Ashford Local Plan ran from 15 June until 10 August 2016. This draft Heritage Strategy has been progressed in parallel and has shaped the Draft Heritage Policies (ENV13, ENV14 and ENV15) of that Plan.
[4] NPPF paragraph 169
[5] NPPF paragraphs 151 and 182
[6] *The Historic Environment in Local Plans,* Historic England (July 2015) and *Heritage in local plans: how to create a sound plan under the NPPF ,* English Heritage (July 2012)

procedural advice provided by Historic England[7] is set out in Section 3[8]. Section 4 outlines the vulnerabilities and opportunities facing the Borough's heritage assets. Finally, Section 5 sets out approaches to taking this Heritage Strategy forward and Section 6 the recommendations of the Strategy.

Section 1	**Introduction to the Strategy, Objectives and Policy Context**
Section 2	**Evidence base of the historic environment of Ashford Borough**
Section 3	**Heritage themes for Ashford Borough and an assessment of their significance**
Section 4	**Vulnerabilities and Opportunities**
Section 5	**Taking the Heritage Strategy forward**
Section 6	**Recommendations**

Table 2: Structure of this Strategy

1.5 Policy Context

National Planning Policy Framework

1.5.1 The protection and enhancement of the historic environment runs through all areas of the NPPF. The NPPF defines the purpose of the planning system as the achievement of sustainable development. The definition of sustainability as set out in **paragraph 7** includes contributing to protecting and enhancing the historic environment. The Core Planning Principles of the NPPF therefore include the conservation of heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 17**).

1.5.2 To meet such objectives, local planning authorities are required to 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

[7] *Conservation Principles, policies and guidance,* English Heritage (2008)

[8] The grouping of assets into themes is an approach that was adopted in the Dover District Heritage Strategy (2013) and continues to be promoted by Kent County Council as the appropriate methodology in Heritage Strategies.

neglect, decay or other threats. In developing this strategy, local planning authorities should (**paragraph 126**) take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

1.5.3 The strategic priorities of a Local Plan should deliver the conservation and enhancement of the natural and historic environment, including landscape (**paragraph 156**). Crucially, Local Plans should identify land where development would be inappropriate, for instance because of its historic significance, and contain a clear strategy for enhancing the natural, built and historic environment (**paragraph 157**).

1.5.4 Finally, the NPPF requires local planning authorities to have up-to-date evidence about the historic environment in their area and to use it to assess the significance of heritage assets and the contribution they make to their environment. This evidence should also be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record (**Paragraph 169**).

Existing Ashford Borough Planning Policies

1.5.5 Of the polices of the **Ashford Borough Local Plan 2000** relating to the heritage assets of the Borough, many have now been superseded by other development plan documents or changes in national planning policy. However, three saved policies continue to apply until the adoption of the Local Plan 2030. **EN16 Development in Conservation Areas** sets out criteria that will be required to be met if development or redevelopment is proposed in a conservation area. **EN23 Sites of Archaeological Importance** protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. Thirdly, **EN28 Historic Parks and gardens** protects such elements of the heritage of the Borough from development which would harm their setting or character.

1.5.6 The **Ashford Core Strategy 2008** sets out the strategic vision for development in the Borough until 2021. **CS1: Guiding Principles** provides the key planning objectives. These include the conservation and enhancement of the historic environment and built heritage of the borough. The **Tenterden and Rural Sites DPD 2010** requires development in rural areas of the borough to have particular regard to the presence and pattern of historic landscape features **(TRS17)**.

Publication Draft Ashford Local Plan

1.5.7 Consultation on the **Publication Draft Ashford Local Plan** ran from 15 June 2016 until 10 August 2016. This Draft Plan will supersede the saved policies of the Ashford Borough Local Plan (2000), the Ashford Core Strategy (2008), the Ashford Town Centre Area Action Plan (2010), The Tenterden and Rural Sites Development Plan Document (2010) and the Urban Sites and Infrastructure Development Plan Document (2012). Once adopted, the Council's statutory development plan will consist of the Ashford Local Plan, the Chilmington Green Area Action Plan (2013) and any 'made' neighbourhood plans.

1.5.8 Three policies in the Draft Local Plan address the protection and enhancement of the heritage assets of the borough. Draft Policies **ENV13 Conservation and Enhancement of Heritage Assets**, **ENV14 Conservation Areas** and **ENV15 Archaeology** apply and are set out below.

Policy ENV13 – CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS

Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged.

Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss.

All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

Policy ENV14 - CONSERVATION AREAS

Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the Area. Proposals should fulfil each of the following:

a. **the scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting;**
b. **the materials proposed should be appropriate to the locality and in sympathy with the existing buildings;**
c. **buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area;**
d. **the development should not generate levels of traffic, parking or other environmental problems which would damage the character or appearance of the area; and**
e. **the use should be appropriate.**

Proposals for inappropriate demolition, alteration or extension of buildings in Conservation Areas or which could prejudice important views into or out of a Conservation Area, will be resisted where such proposals would be detrimental to their character or setting.

Policy ENV15 - ARCHAEOLOGY

The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk based assessment of the asset. In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Neighbourhood Plans

1.5.9 A number of parishes in the Borough are in the process of producing Neighbourhood Plans. Such plans are designed to give local people direct powers to shape a shared vision for their community, and to ensure that the right types of development is delivered locally. Many of these designated neighbourhood areas – including Wye, Pluckley, Bethersden, Boughton Aluph, Charing, Egerton and Rolvenden – have significant demonstrable heritage assets. It is hoped that the evidence contained within this Strategy will provide useful tools for communities developing Neighbourhood Plans, in particular enabling articulation how those heritage assets that have a special significance to their community relate to the borough's wider historic environment objectives.

2. ASHFORD'S HERITAGE

2.1 Overview of the History of Ashford Borough

2.1.1 The overall character of the borough today is one of a long- settled rural landscape. The large number of highly attractive small historic settlements and the two major market towns of Ashford and Tenterden, have developed along the many strategic trading, farming, pilgrimage and transportation routeways which have developed here over the centuries. In such a rural landscape, farming and industries associated with the land have had an obvious significant influence on Ashford's heritage assets, but geographical location has also been a dominant factor in shaping the history and heritage of the borough, and is one which looks likely to continue to shape to its future.

Physical Geography

2.1.2 Kent's physical geography is often said to be dominated by four factors – the coastline, river systems, chalk downlands and the Weald. While Ashford is a landlocked borough now, is history has well been defined by all of these aspects. Its geology is also simplistically defined by the dipping to the north of all visible layers of sediment, while processes of erosion have expose outcrops which have a generally west-east directional trend across the borough. The variable resistance of each of these outcrops has resulted in very different landscapes and landscape features, and have resulted in rather different settlement patterns and mineral exploitation.

2.1.3 Beginning in the south of the borough, the High Weald (clays) (Tenterden, Rolvenden) generally supported iron-working industries in early periods. Next to this, the Low Weald's variable clays formed some of the lower lying areas (Biddenden, Hamstreet). To the north-east the Chart Hills, a series of Lower Greensand beds, produced the main local building material – Kentish Ragstone (Ashford, Egerton). The Holmdale (Charing, Brabourne), a narrow vale of Gault clay, intervened before reaching the Chalk Downs (Chilham), the highest part of the borough.

2.1.4 These geological bedrocks have resulted in particular soil types which were fundamental in determining types of land use undertaken. Traditionally, Wealden clays remained waterlogged and were left for woodland or pasture. The best and most fertile soils, with a loam or silt

matrix, were found in the foothills of the Downs and on the Lower Greensand beds.

2.1.5 Due to its river systems, the borough looks in several different directions. The River Beult flows into the Medway system, which rises in the High Weald northwards to its large estuary. The River Stour runs southwest to northeast and emerges via the Wantsum in the east. Finally, the River Rother rises in the southern part of the High Weald in Sussex and flows into the Channel south of the Romney Marsh, and has played a major part in the development of the borough's southern settlements.

Prehistory and Archaeology

2.1.6 The woodlands of the North Downs provide valuable evidence of thousands of years of human activity in the borough. Thanks to such assets the previous idea of a dense unbroken swathe of woodland covering much of the Kent landscape in prehistoric times – the "Forest of Anderida" - has been replaced by an understanding that this was a largely managed and farmed landscape, with forest and wild wood clearance providing open wood-pastures created for, and maintained by, grazing stock. Evidence occurs in the form of earthworks, monuments and place names. Important earthworks from this period include the nationally significant site known as "Julliberries Grave", a neolithic long barrow located in the Stour Valley near Chilham. Long barrows are amongst the oldest field monuments still visible in the landscape today, dating from between 3,400 and 2,400 BC. Excavations here, together with cores taken from the Devils Kneading Trough at Brook, have revealed important evidence of a predominantly wooded environment in the borough, giving way to open grassland where settlements gradually took shape.

2.1.7 There is notable evidence of Bronze age activity, but the most significant surviving assets are funerary sites including the four bowl and one saucer barrows all in the north of the Borough, including at Godmersham, Crundale, Egerton and Wye. These barrows were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. These are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early communities.

2.1.8 The Iron Age which followed was a particularly significant period in the shaping of the landscape of the borough. Iron-working was prevalent in the

High Weald, with iron being smelted using charcoal from the plentiful local timber supplies. Such workings lead to widespread woodland clearance, speeding up a practice which had already begun with the increased keeping and grazing of stock, particularly pigs.

2.1.9 Ashford's heritage provides important evidence from the late Iron Age period of British history, including the important archaeological remains found at Brisley Farm on the southern edge of Ashford which contained two warrior burials dated to the 1st century AD. Buried about a generation apart, these burials are the latest of their type recorded in Britain and the later of the two is the last known in Europe. They are of national, if not international, importance, revealing a rare tradition in southern Britain which had close parallels to continental practices. Excavations here revealed that these burials were part of a wider complicated prehistoric and Roman landscape, composed of fields, ditched enclosures, buildings, trackways and sacred monuments, which had developed over many years.

Roman times

2.1.10 The Late Iron Age saw the expansion of the Roman Empire across continental Europe, exposing southern Britain to new trade routes and a range of new technologies, ideas, and goods. Caesar headed expeditions to Kent in 55 and 54 BC and permanent invasion in 43 AD led to the construction of major roads in Kent. The iron working industry in the Weald was further developed by the Romans. They built new roads or improved earlier trackways to connect iron production with the coast and to the rest of the country, linking important settlements that were created during this period, such as at Canterbury. Limited evidence of the network of roman roads has been uncovered in the Borough including at Westhawk Farm, where a major settlement, on the southern edge of the current town of Ashford was partially excavated (most was preserved intact). This Roman roadside small town included a shrine or temple, and a Roman cemetery, whilst an Iron Age burial was discovered at a junction of the two Roman roads to Lympne and Canterbury. Heritage assets dating from the Roman period have also been unearthed at sites across the Borough including at Aldington where villas, and burial mounds as well as coins and tiles have been uncovered.

The Anglo-Saxon period

2.1.11 It is believed that the origins of the current town of Ashford lie in the ninth century, although there is increasing evidence that its strategic position had been growing in importance since Roman times. It lay at the junction of two main Roman roads, one from London to Lympne (a Roman port), and the other from the Weald, through Canterbury to the port of Richborough, along which iron ore from the Weald was transported. Recent housing development at Westhawk Farm south of Ashford has revealed important evidence of a Roman settlement here. Other remains of the Roman era in the borough include a mithras altar in the parish church at Stone-cum-Ebony on Romney Marsh and a bull statue found in the Great Stour near Godinton.

Figure 2: Roman bull figure found by the Great Stour in Godinton Park in 1990 (Photo: Ian Wolverson)

2.1.12 Ashford town is included in the Domesday Book of 1086, when it was known by its original Saxon name of Essetesford. The name Ashford comes from the Old English æscet, indicating a ford near a group of ash trees.

2.1.13 Influence of the transhumance system of herding stock, mainly pigs from one area to another with the changing seasons may have been introduced by Anglo Saxon settlers and is particularly visible in the Borough in the pattern of numerous settlements ending in the word ‘den’ (meaning a woodland swine pasture). Examples include Biddenden (Bidda’s woodland pasture), Rolvenden (Hrodwulfs woodland pasture) and Tenterden (pasture of the men of Thanet). The well-established settled landscape of the Borough is further evidenced by the numbers of present day villages which were included in the Domesday Book of 1086. These include Crundale, Godmersham, High Halden, and Mersham.

Medieval times

2.1.14 Ashford's importance as an agricultural and market town was recognised as early as 1243, when Henry III granted the town a charter to hold a market for livestock. By 1600 Ashford was a well-established market town, befitting its excellent strategic location at the centre of good road connections to the port of Faversham, and the towns of Canterbury, Hythe, Romney Marsh and the Weald. At that time the town consisted of a small collection of medieval housing, grouped around the parish church of St. Mary the Virgin. The present ‘Middle Row’ was known as ‘The Shambles’ and provided popular markets for fish, corn, meat, butter and most importantly, livestock. A thriving market was held in the High Street until 1856 when local farmers and businessmen relocated to Elwick Road and formed a market company - the oldest surviving registered company in England and Wales.

2.1.15 At this time Charing, also, was a settlement of particular significance. Situated along the pilgrimage route to Canterbury and on the main road between Maidstone and Ashford, in the eleventh century the manor of Charing came under the direct administration of the archbishopric, and kept for the archbishop’s use. The Archbishop’s Palace was made-over and extended during the thirteenth and fourteenth centuries, situated within a walled enclosure of some 4.94 acres. A market grew in front of the archbishop’s gate, which was gradually replaced from the fifteenth century with permanent shops along a north-south alignment to the west of the residence. After years of royal patronage, Charing fell into decline as an ecclesiastical centre following the Reformation, although the Palace complex remains one of the borough’s most significant heritage assets, yet is by far its most threatened.

2.1.16 Tenterden the second settlement of the borough, has a rich and distinctive historic heritage in its own right. The town first rose to prominence as a centre for the wool trade in the 13th Century. The town, unlike other wool centres in the Weald, had the advantage of access to the sea as much of what is now Romney Marsh was then open water. Ships could be beached at Smallhythe (the -hythe suffix means 'port'), on the southern edge of the town. Initially established to transport timber out of the Weald, wood was subsequently increasingly used to construct ships. Between 1416 and 1420 Henry V's balinger the George was built at Smallhythe, at the high-point of this industry there. In 1449 Tenterden was incorporated into the Confederation of Cinque Ports as a limb of Rye.

2.1.17 As a Cinque Port, Tenterden enjoyed virtual self-government, was exempt from national taxation and represented at the coronation of the monarch. By the mid 16th Century however, the waterways of the Romney Marsh silted up and resultant changes in the coastline meant that Tenterden lost all access to the sea, so that today it is some ten miles from the coast although it remains a member of the Cinque Ports. The town continued to prosper however and by the 18th century, access to the rich grazing lands of the marsh and the cultivation of fruit and hops on surrounding higher land continued to bring wealth to the town which became established as an important market and service centre.

2.1.18 The changing coastline of the English Channel and in particular the direct access to the sea that southern areas of the current Borough of Ashford enjoyed up until the 15th and 16th Centuries plays an important part in its history. Appledore for example also has its origins as a port on the Rother estuary. In 893 AD 250 Danish longships used this as a base for a Viking invasion of England, sacking nearby settlements including Great Chart and attacking Saxon camps set up to defend places such as Kenardington and Newenden. The burgh (a defended camp or settlement) at the latter is archaeological evidence for this period and for later defensive needs. Appledore prospered as a market town until the Rother was diverted to the other side of Oxney in the 17th century.

2.1.19 During the 15- 16th centuries the cloth and wool trade flourished in the Borough, particularly in the southern and western parts, providing a rich legacy of buildings dating from this period. Biddenden, for example, has a number of significant heritage assets from this important period of the Borough's history including the Grade 1 listed Old Cloth Workers Hall, one of the workshops of the cloth workers who were numerous in Biddenden in the middle ages. The wool industry also brought prosperity to Smarden

which has a strong weaving heritage, evidenced by its Grade II* 15th Century Cloth Hall. Other agricultural industries, including brewing and hence, hop growing, also shaped the landscape of the surrounding borough, with farmsteads and oast houses a strong characteristic of the countryside here.

2.1.20 All in all, there is significant evidence of a well-settled and prosperous agricultural society in the Borough during medieval times and beyond. The Borough has seven scheduled moated sites, at Rolvenden, Pluckley, Wittersham, Egerton, Brook, Great Chart, Mersham and Sevington, and a great many other unscheduled sites, the majority of which served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. These form a significant class of medieval monument and indicate the concentration of wealth and status in the countryside. Of these, the Coldbridge Farm site in Egerton is held as one of the most complete examples of a fortified manor in the South East of England, with a particular focus on livestock rearing.

19th and 20th centuries

2.1.21 Ashford Borough's location has placed it on the frontline during threats of invasion. In 1804, the coast line of Romney Marsh was under threat from a French invasion by Napoleon. To defend the area the unique Royal Military Canal was built from Seabrook, near Folkestone around the Romney Marsh to join the River Rother near Rye. This was conceived of as a fortified waterway but by the time it was fully ready for use the threat of invasion had largely passed. In 1807 it was opened to navigation instead by collecting tolls for the transportation of produce and goods. The Royal Military Canal is a scheduled monument and a significant and distinctive feature of the heritage of the Borough, running through the countryside of nine of its parishes.

2.1.22 Probably the greatest influence on the more recent growth of Ashford town was the early arrival of the railway in 1842 and the decision by the South Eastern Railway Company to build the Railway Works and the "New Town" for the workers in the town in 1846. The Railway Works dominated the town and nearly 1,000 locomotives were built or re-built there before the works closed in 1981.

2.1.23 During both World Wars, Ashford's importance as a transport hub and its location between the continent and London made it a target for aerial

bombing, although the town and the Borough as a whole fortunately escaped largely unscathed from bombardments. In the First World War airfields were built at Wye and Wittersham, and an airship located at Godmersham, to patrol the approach to London as part of 45 airfields in Kent constructed 1915-1918. Additionally, the Pluckley Remount Depot provided horses to the armed forces during World War I, demonstrating another aspect of military value found in the Borough's rural nature.

2.1.24 Repton Manor Estate, a medieval manor house to the west of Ashford town, was acquired by the Ministry of Defence in 1939 and in the Second World War this became Rowcroft Barracks to provide ordnance and other storage facilities for serving troops. During the 1950s, Templer Barracks were erected as part of the operations of the Joint Services School of Intelligence who were based here until 1997 when the barracks, which lay on the path of the Channel Tunnel Rail Link, closed.

2.1.25 During the 1939-45 conflict Ashford Borough was, in common with the rest of Kent, in the front line of home defence. The defences built in earlier periods were re-commissioned, notably the Royal Military Canal to which concrete pill boxes were added. In the skies above the borough aspects of the Battle of Britain were fought out. In the later stages of the war Kent was subject to the V1 "Flying Bomb" offensive and one of these destroyed the medieval church at Little Chart in 1944. The ruins of this church are now a scheduled monument. Ashford Borough was also used in the run up to D-Day. This included the creation of several Advanced Landing Grounds as temporary airfields from which fighters and light bombers could more easily fly sorties over Europe and at which damaged planes returning to home could safely put down. Headcorn Aerodrome gave important military service to the RAF, RCAF and USAAF under the name RAF Lashenden as did Ashford (Chilmington Green) where the airfield was used by the RAF and American and Canadian air forces.

2.1.26 Still visible in local land patterns, the borough provided a land transit route for Operation Pluto (Pipe-Lines Under The Ocean), delivering oil under the Channel to support Operation Overlord. Two types of pipeline were developed: the flexible 'HAIS' (Hartley-Anglo-Iranian-Siemens) pipe with a 3 inch (75 mm) diameter lead core, weighing around 55 long tons per nautical mile (30 t/km), was essentially a development by Siemens Brothers (in conjunction with the National Physical Laboratory) of their existing undersea telegraph cables. The second type was a less flexible steel pipe of similar diameter, developed by engineers from the Iraq Petroleum Company and the Burmah Oil Company, known as 'HAMEL'

from the contraction of the two chief engineers, HA Hammick and BJ Ellis. It was discovered in testing that the 'HAMEL' pipe was best used with final sections of 'HAIS' pipe each end. Because of the rigidity of the 'HAMEL' pipe, a special apparatus code-named The Conundrum was developed to lay the pipe. The Kent connection came later on, following initial connections between the Isle of Wight and Cherbourg, with 11 'HAIS' and 6 'HAMEL' lines laid between Dungeness to Ambleteuse in the Pas-de-Calais as the Nazis retreated. Local groups have mapped the route of these pipes across the borough, and it is to be noted that Wye was used as a supply depot.

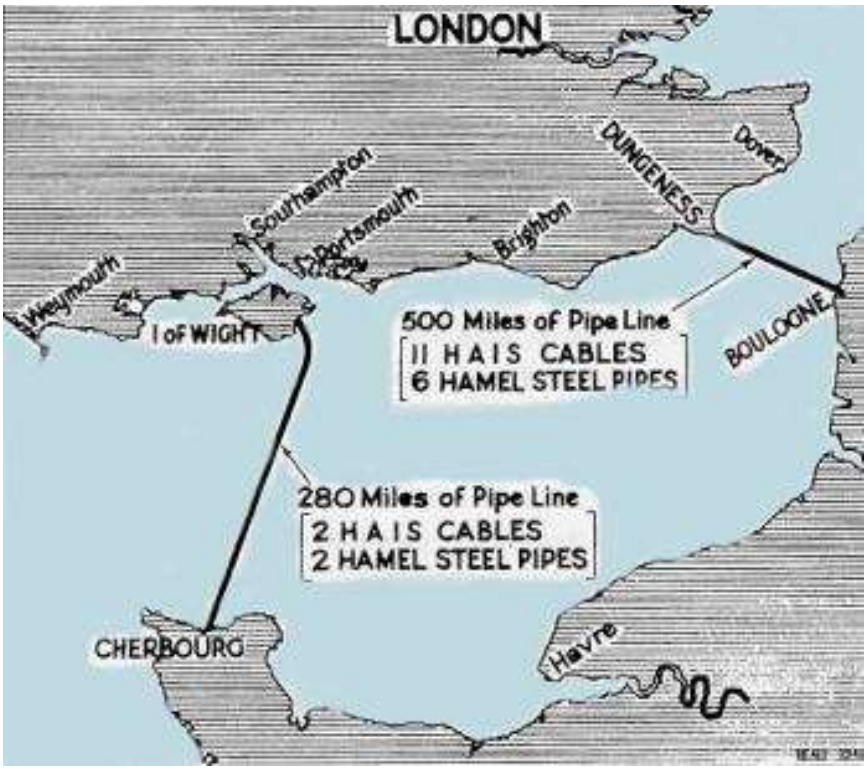

Figure 3: PLUTO routes across the Channel

2.1.27 The borough's communities have shown their respect for those making the ultimate sacrifice in the numerous War Memorials, commemorating those lost in both World Wars and subsequent conflicts. Six of these are grade II listed, including those at Rolvenden, Wittersham, Chilham, Great Chart, in the grounds of St Mary the Virgin in High Halden, and in Ashford's Garden of Remembrance.

2.1.28 Otherwise, heritage assets from the 20th century are not widely acknowledged. In part this is due to the inherent bias in the Historic Environment Record towards buildings from medieval to Victorian periods, but also it is probably reflective of a more widespread lack of understanding and appreciation of 20th century architecture. Recent assets

such as the Alfred Deller window in the church at Boughton Aluph and the market wall installation at Elwick Road, commemorating the former market site in Ashford are examples of attractive additions to the borough's heritage mentioned by those partaking of the exhibitions and workshop as part of the drafting of this Strategy and which date from this period. Indeed, the significance of the twentieth century to the development, character and identity of Ashford town cannot be underestimated. It is hoped that the Ashford Heritage Strategy will stimulate discussion and acknowledgement of more recent additions to the borough's heritage offer.

2.2 The Heritage Assets of the Borough

Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

NPPF paragraph 169

2.2.1 The National Heritage List for England (NHLE) is the only official database for nationally designated heritage assets. The term heritage assets encompasses all sorts of features, including buildings, parks and gardens, standing and buried remains, areas, sites and landscapes. Some heritage assets possess a level of significance that justifies designation as Scheduled Monuments, Listed Buildings, Registered parks and Gardens and Conservation Areas.

2.2.2 Other heritage assets may be indirectly provided with statutory protection. For example, Areas of Outstanding Natural Beauty (AONBs) of which there are two in this Borough are designated to protect the natural beauty of a landscape. The heritage assets found within the landscape ~~may~~ form an important part of the significance of both the High Weald and Kent Downs AONBs. Indeed, the statutory management plans for these areas highlight a clear concern for heritage as follows:

High Weald Management Plan 2014-2019: *"Time depth and objective analysis has defined the High Weald AONB as characterised by dispersed historic settlement, ancient routeways, an abundance of ancient woodland, wooded heaths and shaws, and small irregularly shaped fields. These are*

all draped over a deeply incised and ridged landform of clays and sandstones with numerous gill streams, and are closely related to socio-economic characteristics that have roots extending deep into history. The essential character of the High Weald was established by the 14th century and has survived major historical events, and social and technological changes. It is considered to be one of the best surviving coherent medieval landscapes in Northern Europe"

Kent Downs AONB Management Plan 2014-2019: *"Aside from these grand and dominant historic sites and structures, the multitude of smaller cultural and historic features also help characterise the landscape of the AONB. … Networks of ancient hedgerows which still provide enclosure for livestock; wood and field banks which marked boundaries between different manors or estates, picked out with pollarded or 'stubbed' ancient trees; field patterns and lynchets revealing ploughing patterns from centuries ago; hollow ways and sunken lanes, now often byways, carved into the land by millennia of passing feet and hooves; and dene holes (deep excavations into the chalk) and borrow pits where rock and minerals were excavated."*

The Historic Environment Record

2.2.3 Kent County Council holds the Historic Environment Record (HER) for the county. This provides the principle evidence base for this Strategy (although the inherent bias of the HER towards buildings, and the medieval period onwards is acknowledged). There are currently **2,394 statutory listed entries**[9] in Ashford Borough, **42 Scheduled Monuments** and **6 registered historic parks and gardens**. Seven of these heritage assets are currently on Historic England's 'Heritage at Risk' register.

Site	Designation	Condition
No. 2 Palace Cottages and the remains of the gatehouse, Market Place, Charing	Listed Building grade I Scheduled Monument Conservation Area	Poor
Palace Farmhouse, Market Place, Charing, Ashford, Kent	Listed Building grade I Scheduled Monument Conservation Area	Poor

[9] entries can include more than one property

Remains of Archbishops Palace, Market Place, Charing	Scheduled Monument and Listed Buildings – 2 grade I; 1 grade II. Conservation Area	Very Bad
Ruins of Church of St Mary, Pluckley Road, Little Chart, Ashford,	Scheduled Monument and Listed Building grade II	Poor
Late medieval threshing barn, Mersham Manor, Church Road, Mersham	Listed Building grade II*	Poor
Church of St Nicholas, The Street, Pluckley	Listed Place of Worship grade I Conservation Area	Poor
Castle Toll Saxon burgh and medieval fort, Newenden, Ashford, Kent	Scheduled Monument	Extensive significant problems

Table 3: Heritage Assets on Historic England's 'Heritage at Risk' Register 2017

2.2.4 Removal of these assets from the register should be a priority, which has been achieved in recent years for other assets, most notably the Medieval Undercroft in Bridge Street, Wye.

2.2.5 In addition to the six registered parks and gardens, the Borough is home to five additional historic houses and gardens identified as having historic importance in the Kent Gardens Trust/Kent County Council compendium.

Scheduled Monuments

2.2.6 Scheduled Monuments are those archaeological sites which are considered to be nationally significant and appropriate for this form of designation[10]. Scheduling is legal protection afforded specifically to archaeological sites, with the Ancient Monuments and Archaeological Areas Act of 1979 providing the legislative framework. The Scheduled Monuments in the Borough are listed in Appendix 1

[10] As outlined in the DCMS publication, "Scheduled Monuments & nationally important but non-scheduled monuments" (October 2013)

Listed Buildings

2.2.7 Significant historic buildings or structures are also granted statutory protection by being placed upon the Statutory List of Buildings of Special Architectural or Historic Interest. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework for the Listed Building process. Listed Buildings are graded using the following criteria:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important; nationally only 2.5% of Listed Buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed Buildings are Grade II*
- Grade II buildings are nationally important and of special interest; 92% of all Listed Buildings are in this class (and it is the most likely grade of listing for a home owner).

Registered Parks and Gardens

2.2.8 Since 1983 Historic England has maintained a Register of Historic Parks and Gardens of special historic interest in England. This Register is specifically concerned with gardens, grounds and planned open-spaces and the emphasis is on the significance of the place as a designed landscape, rather than its botanical importance. The Registered Parks and Gardens of Ashford Borough are listed in Appendix 2. Registration is a ‘material consideration’ in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character. As with Listed Buildings, the Registered Parks and Gardens are graded as per the following criteria:

- Grade I sites are of exceptional interest
- Grade II* sites are particularly important, of more than special interest
- Grade II sites are of special interest, warranting every effort to preserve them

Conservation Areas

2.2.9 Conservation Areas are designated where a place is of special historic or architectural interest, and where it is desirable to preserve or enhance its character and appearance. Conservation Areas are mostly designated by the Local Planning Authority. Owners or users of a property in a Conservation Area require permission to carry out certain types of alterations to that property, to demolish or substantially demolish a building and to notify their intention to cut down or prune trees in the area. Additional restrictions on small scale development and alterations within a

Conservation Area can be secured through the application of Article 4 and in particular Article 4(2) Directions which can be used to remove permitted development rights.

2.2.10 The Borough has **43 conservation areas**, listed in Appendix 3, which contain some of the best townscapes of the Borough and attractive areas of landscape which provide their settings. There are two areas where Article 4 (2) directions removing permitted development rights apply, Queens Street in Ashford and one on a row of terraced housing in Little Chart.

2.2.11 At present none of the Conservation Area Appraisals are publicly available. Past examples are now outdated, having been produced predominantly in the 1990s. Rectifying this situation is an area of work that will need to be addressed early in the life of the Local Plan 2030 in order to strengthen the policy protection for the Borough's Conservation Areas and to enable the production of a robust evidence base for determination of applications affecting such significant parts of the Borough's heritage.[11] Progress with the delivery of Conservation Area Appraisals and Management Plans for all Conservation Areas in the Borough early in the lifetime of the Plan is one of the Recommendations of this Strategy.

Non designated heritage assets

2.2.12 The majority of heritage assets will not be designated. As mentioned in 2.2.3 above the HER is acknowledged as having an in-built bias towards buildings, and the medieval period. Some heritage assets may be of a level of significance which would not warrant formal designation, whilst other assets may not currently be designated either because their significance has only recently been revealed or has never been formally considered. Some of the undesignated heritage assets will be of equivalent significance to those that are designated. Archaeological heritage assets might be confirmed as a result of a planning proposal and some of these will be of the same significance as scheduled monuments and should be considered accordingly.

2.2.13 Some assets may have a locally-defined designation; these do not have any statutory framework underpinning them but represent recognised heritage assets of local significance or value. As there is no adopted local list of buildings for Ashford, the only locally-defined designations currently are the Historic Parks and Gardens.

[11] See Chapter 13 for Heritage Strategy Objectives and Recommendations

2.2.14 Non-designated heritage assets are all those recognised elements of the historic environment not covered by one of the above designations. These include standing buildings, below-ground archaeology and archaeological findspots and earthworks.

Known areas of archaeological potential

2.2.15 The Local Plan identifies areas of archaeological potential across the Borough based on datasets provided by KCC Heritage Conservation. These provide a broad indication of areas where careful assessment of the potential impact on heritage should form part of the determination of planning applications and where KCC Heritage Conservation should be consulted. These areas are shown in Figure 4 below.

2.2.16 Between 2003 and 2004 Kent County Council and Historic England undertook archaeological assessments of a number of the settlements in the Borough (Appledore, Ashford, Charing, Chilham, Smarden, Tenterden and Wye) as part of the Kent Historic Towns Survey which covered 46 towns and villages across the county. Although the planning status of the supplementary planning guidance to the Kent Structure Plan that was produced as a result of this Survey has altered, this research remains very useful evidence with regard to areas of archaeological potential in the Borough today. The Survey identified Urban Archaeological Zones and mapped these for each settlement. Maps for the towns and villages surveyed in Ashford Borough, as listed above, are set out in Appendix 4. Zones were classified as follows :

Zone 1: Areas of known national importance

Zone 2: Areas of known archaeological potential where clarification of the nature of such potential is required

Zone 3: Areas where archaeological potential is thought to be lower

Zone 4: Areas where archaeological remains have been completely removed

2.2.17 In addition, archaeological appraisals undertaken as part of proposed development and planning applications continuously add to our knowledge of the heritage significance of the Borough. Excavations at Brisley Farm, in advance of major housing development are referred to in paragraph 2.1.9 above. Further best practice can be found in the Historic Environment and Built Heritage Appraisal undertaken by Wessex Archaeology as part of the preparation of the Chilmington Green AAP. This work examined the contribution of heritage and archaeological assets within the site area and

considered what role these assets could play in terms of influencing the built form of this planned new urban village.

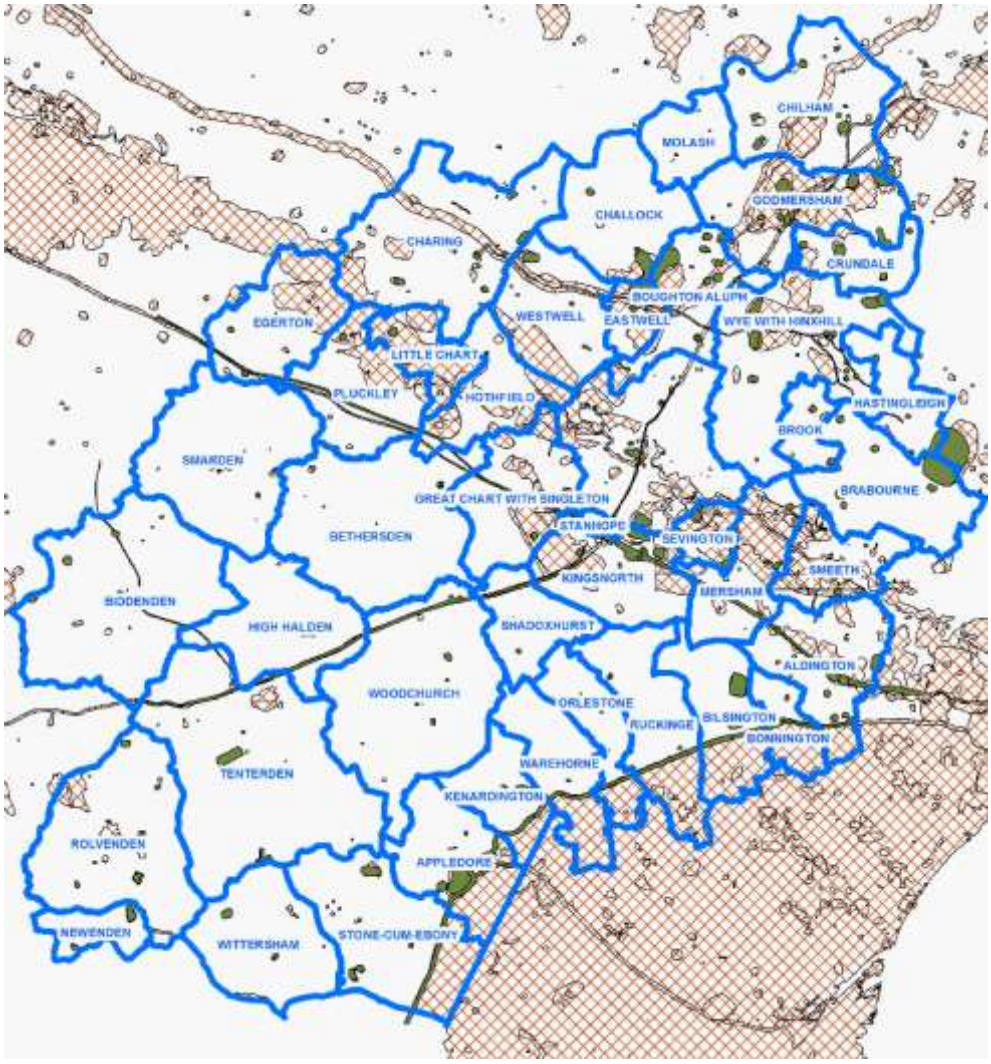

Figure 4: Areas of Archaeological Potential (brown) and significant finds (green)

Unknown areas of archaeological potential

2.2.18 As with all unknown unknowns it is rarely possible to predict discoveries with a degree of certainty. Much archaeology is, by its very nature and antiquity, buried beneath centuries worth of more recently accumulated material. Non -intrusive archaeological prospection techniques will reveal some of these remains. Even where there are surface indications, such as earthworks, these might be slight and as such not yet recognised. Based on knowledge to date, there are certain areas of the Borough already identified as having the potential to be host to archaeological finds but, like finding King Richard III beneath a municipal car park, there is always the chance of unexpected finds. In order to clarify areas of archaeological potential, and therefore provide an appropriate evidence base for both

strategic policy and development management decisions, the areas of archaeological potential provide a useful starting point but are not definitive.

2.2.19 It is unimaginable (based on recent experience) that currently unidentified heritage assets, particularly buried but as yet unidentified sites of archaeological interest, will not be discovered in the future. The HER for Ashford Borough identifies over 2040 records, and many of these were identified as a result of new developments and construction projects. It is highly probable that more will arise from development taking place over the Local Plan 2030 plan period.

2.3 Local Heritage Lists

2.3.1 Local heritage lists play an important role in celebrating heritage that is valued by the community at the local level. The process of preparing a local heritage list allows local people to identify local heritage that they would like recognised and protected as well as reinforcing a sense of local identity and distinctiveness. Under the NPPF the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.

2.3.2 Ashford Borough does not currently hold any local heritage lists. Historic England guidance advises that the creation of such lists is best achieved through the production in the first instance of a Supplementary Planning Document which should, amongst other things, establish the selection criteria by which communities across the borough can identify heritage assets of community value and local heritage lists. Local heritage lists can draw on community-produced planning documents such as neighbourhood and parish plans and village design statements, in which Ashford Borough is particularly rich, as well as Conservation Area Appraisals and Management Plans. The preparation and adoption of an Ashford Local Heritage List SPD is addressed in the recommendations section of this Strategy.

3. HERITAGE THEMES

3.1 Categorisation of heritage assets into broad themes

3.1.1 The archaeology and heritage of Ashford Borough is varied and extensive. In order to deliver a Heritage Strategy for such a rich and diverse range of assets, the advice of KCC Heritage Conservation was sought early in the process of developing the strategy. The approach adopted in the pilot exemplar Heritage Strategy for Dover District[12], in which assets were grouped into broad themes was advocated. In order to facilitate an assessment of the significance of the Borough's heritage assets and the contribution these make to the environment of the Borough, this Heritage Strategy categorises the large numbers of historic buildings and places against a number of broad themes, which, in themselves, are indicators of the heritage and historical fabric of Ashford.

3.1.2 These themes are not meant to be a definitive and exhaustive list, or to be read in any other way than as a tool for facilitating the assessment of the significance of the large numbers of the Borough's heritage assets and the contribution they make to the environment. There is considerable overlap between the themes and very many assets also help to shape the streetscapes of the borough's towns and villages, a distinctive characteristic of the Borough's heritage in their own right.

3.1.3 In drawing up the themes, consideration was given to those aspects that particularly contribute to local distinctiveness, or have played an important role in shaping the character of this Borough. The themes arose from discussion between Ashford Borough Council and KCC Heritage Conservation and from an examination of the Historic Environment Record for Kent. The latter categorises its data under a number of headings for types of heritage assets. Some of these were applicable to Ashford Borough, others were not. The particular role that the railway plays in the heritage offer of the Borough and the long history of farming here, for example, made these especially appropriate categories for this Heritage Strategy. These themes and their summaries are outlined below.

[12] *Dover District Heritage Strategy* 2013, delivered with financial and personnel support by English Heritage, KCC Heritage and Dover District Council

Ashford's Heritage Themes

Archaeology

[Neolithic (4000 to 2500 BC), Bronze Age (2500AD-650 AD), Iron Age (700BC-43 AD)]

The Neolithic period witnessed the movement from a hunter-gatherer society, to a civilisation based on settled living and land cultivation, aided by the development of new technologies. This more sedentary lifestyle also saw the beginnings of animal husbandry and the use of pottery. Kent was notably one of the earliest areas of Europe to witness this change in settlement patterns.

The Bronze Age witnessed the further development of communities, aided by the increase in population size. The significant features of this period include the beginnings of proto-writing and the use of various metals to form tools. These tools allowed for the clearing of land, enabling agricultural work, which in turn increased food production. Evidence of Bronze Age social rituals, such as inhumation burials (barrows), frequently found in the Kentish countryside.

The Iron Age witnessed the still further development of settled communities, including the use of coins and the pottery wheel. Whilst people began to live in larger communities, with different areas developing their own specific rituals and products, new trade routes also allowed for the exchange of these goods and traditions.

Farming and Farmsteads

The development of farmsteads have undoubtedly shaped the landscape and character of Ashford Borough today, capable of providing almost three quarters of the foods that can be produced in our temperate climate. Whilst many farms have had to diversify in the recent centuries, the land still provides rich historical evidence of former practices. As well as the physical landscape reflecting the Borough's agricultural history, the farmhouses and outbuildings that remain to this day are strong elements of the heritage of this area. Attention to this important aspect of the Borough's historical story is to emphasise and valorise this important contributing category to landscape character and land use function.

Routeways

Many of the routes still used today by various lanes and bridleways follow the old droving routes used by pig farmers, moving their animals into the woods to fatten them up each year, a technique in use from the Neolithic period. Ancient sunken routes also exist from the constant wear of hooves and cartwheels, now often surrounded by wooded banks rich with wildlife. The arrival of the Romans saw the

further creation of roads, particularly focused around Kentish ports, most of which are still used today (including the A28) while the Great Stour river and the waterways of Romney Marsh also played a vital part in shaping the heritage and landscape of the Borough.

Historic Houses and Gardens

Possessing the largest number of listed buildings in Kent, the development of Ashford's landscape has been strongly influenced by its many large residential estates and properties. Many of these houses present the work of significant architects including Lutyens and Bloomfield. Fortunately many still retain their parkland setting and landscaped gardens, several of which are open for the public to appreciate.

Ecclesiastical Heritage

The Borough of Ashford possesses many significant ecclesiastical buildings which reflect the South-East's pivotal role in the spread of Christianity in England from the early 600s AD when St Augustine of Canterbury was sent by Pope Gregory the Great to Christianize the Anglo-Saxons of England. From Augustine's mission through to the Reformation in the 16th century, religious practice has hugely shaped the Borough's built heritage and landscape.

Industry and commerce

The North Downs of Kent feature a ridge of chalk hills, which have been commercially exploited for centuries as a source of building material, including chalk, marble and flint. As well as possessing rich natural resources the birth of the hop industry in the 1700s, and the prolific use of mills along the River Stour during this period, has left the Borough with a rich legacy of rural industrial history. Many of the villages of the Borough were home to markets, while Ashford itself has been a market town since the Middle Ages, with the market occupying permanent shops by the end of the 15th century. This market encouraged the production of goods within the Borough, facilitating businesses such as the Cloth-Workers in Biddenden and at Smarden.

Invasion and defence

Given Ashford's proximity to the Channel and with navigable river ways to it, the Borough's settlements were on the frontline in the invasions of the Vikings (9th

Century) and Romans. In the late eighteenth century England came under threat of an attack from Napoleon, which led to the development of a complex navy strategy which included the building of coastal defences. This included the construction of the Royal Military Canal running from Seabrook to Rye, which was subsequently used for the transportation of goods, and re-fortified as a Stop-Line after 1939. Ashford was also home to 20th century intelligence services, with The Joint Services School of Intelligence formed in 1969 at the Templer Barracks in Ashford. This base provided training to members of the forces, but has since been demolished to make way for the Channel Tunnel Rail Link.

The Railway

The development of the town of Ashford was particularly influenced by the introduction of the railway in 1842, and the network still contributes much to the heritage, economy and environment of the town. By 1883 the railway linked Ashford to Canterbury, Hastings and Maidstone. To house increasing numbers of employees 72 cottages were built, as well as a general store, public baths, a school, a library and a church as part of a new town to be known as Alfred Town but which became known simply as New Town. This estate is of historical significance to the Borough as it is one of the earliest examples of a planned industrial area in England. Although the locomotive works have fallen into disrepair, new services such as the High Speed 1 have continued to strengthen Ashford's railway network.

3.1.4 The thematic summaries which follow are not intended to provide a definitive list of all heritage assets relating to a particular theme; rather, they are intended to provide an illustration of significant elements, or key groupings, of the borough's heritage that contribute to its overall significance. The nature of such a theme-based approach means that there will be overlap between themes and that there will be significant heritage assets in the borough that do not sit easily within categories.

3.1.5 Each theme summary comprises an introduction to the theme, a written description of the principal heritage assets, and a statement of significance for that theme.

3.2 Assessment of Significance

3.2.1 The significance of places of heritage value embraces the diverse values that people associate with each place, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as

understanding deepens and people's perceptions of a place evolve. The NPPF defines significance for the purposes of heritage policy as:

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

NPPF, Annex 2

3.2.2 In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time, and then to consider

- Who values the place and why they do so
- How these values relate to its fabric
- Their relative importance
- Whether associated objects contribute to them
- The contribution made by the setting and context of the place
- How the place compares with others sharing similar values

3.2.3 Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. In order to fulfil the requirement set out in the NPPF to assess the significance of heritage assets and the contribution they make to their environment, Historic England has set out a method for thinking systematically and consistently about the heritage values that can be ascribed to heritage assets[13], reflecting the fact that people value historic places in many different ways. Such heritage values can be grouped into four categories:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

[13] *Conservation Principles, Policies and Guidance* (2008), Historic England as cited in *Good Practice Advice in Planning Note 2* (2015) Historic England

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.2.4 An overall assessment of significance is thus considered in terms of its evidential, historical, aesthetic and communal values and is intended to reflect the theme. This is the approach taken in this Heritage Strategy.

3.2.5 In order to ensure that the significance assessments contained in the Ashford Heritage Strategy were based on as wide an input from experts in the field and local communities of the Borough as possible a series of stakeholder workshops and exhibitions were held during the preparation of the Draft Strategy in October and November 2016. These involved representatives of relevant national and local organisations, including Historic England, KCC Heritage, amenity and community groups.[14] These workshops also provided useful input into the Recommendations section of this Strategy.

3.2.6 Such events took as their starting point the reality that assets may individually be of greater or lesser significance or may contribute to the significance of multiple themes or have an additional group value. However, given their sheer numbers it is not feasible to examine the significance of each asset in the Borough on an individual basis.

3.2.7 The degrees of significance adopted are set out below and are in line with Historic England guidance. However it should be noted that in practice such categories proved to be somewhat cumbersome to interpret across thousands of assets, with many heritage assets deemed capable of falling within multiple definitions when seeking to define importance. Empirical conclusions were not therefore able to be clearly drawn given the largely subjective nature of such assessments, the discursive nature of the work and the difficulty of differentiating clearly between categories across multiple viewpoints and the assets themselves. Nevertheless, the feedback from the exhibitions and workshop proved very useful in both assessing the significance of each heritage theme and in drawing up the recommendations of this Strategy.

[14] Exhibitions were held at Pluckley and Ashford (October 2016) and Tenterden (November 2016) and a Workshop was held at Woodchurch in November 2016.

• **Outstanding Significance**: themes which are of key national or international significance. These are those themes that contain significant heritage assets, which are among the best (or the only surviving example) of an important type of monument, or are outstanding representatives of important social or cultural phenomena, or are of very major regional or local significance.

• **Considerable Significance**: themes which contain heritage assets that are good and representative examples of an important class of monument (or the only example locally), or have a particular significance through association (although surviving examples may be relatively common on a national scale).

• **Moderate Significance**: themes which contribute to the character and distinctiveness of the borough, or which provide an historical or cultural context for other themes that may be of individually greater significance.

• **Low Significance**: themes which are of individually low value in general terms, or have little or no significance in promoting understanding or appreciation of the borough, without being actually intrusive.

• **Uncertain Significance**: themes or elements therein which have the potential to be significant (e.g. buried archaeological remains) but where it is not possible to be certain on the evidence currently available.

• **Intrusive**: themes or elements therein which detract visually from or which obscure understanding of significant elements or values of the borough. Recommendations may be made on their removal or other methods of mitigation.

3.3 Participation and engagement

3.3.1 Given the aims of this Heritage Strategy (as detailed above), the engagement of expert and interested parties was essential, particularly to establish the evidential, aesthetic, communal and historical value of assets and themes as per the criteria above. This assessment would satisfy the strategy's requirements to a) assess the significance of the heritage assets of the Borough, the contribution they make to its environment and their potential to contribute to the delivery of other sustainable development objectives; and b) set out a positive strategy for the conservation and

enjoyment of the heritage of the Borough, both benefit from the input of people with good local knowledge of historic assets.

3.3.2 Engagement consisted of three informal exhibitions in which interested parties could engage with officers, often in detail, exploring the significance and value of the eight categories.

3.3.3 At the workshop thirty-four participants split into four groups. In two sessions, during the course of the workshop each group tackled two subjects (one at a time). The eight themes, as detailed above, were introduced through posters dotted around the room, with accompanying maps showing the distribution of assets related to these categories. There was time at the beginning and in breaks during the session for participants to investigate and digest this information.

3.3.4 During the two break-out sessions, facilitators assisted the discussion at each table. Participants deliberated on the 'significance' of each theme in the overall heritage offer of the borough, and considered those criteria that make up its 'value'. Prompter sheets with key definitions were given to each table as *aide memoires*, given that much of the analytical language used in the Historic England assessment criteria is specialist, although it was felt important to engage participants in the full analytical process.

3.3.5 Detailed, locally- and technically-informed detail about all eight categories emerged from the workshop, and was analysed qualitatively to generate an assessment of the significance of each category.

Figure 5: Workshop held at Woodchurch on 3rd November 2016

Figure 6: Warrior burial during excavation at Brisley Farm

Prehistory and Archaeology

4. PREHISTORY AND ARCHAEOLOGY

4.1.1 The borough of Ashford features a number of archaeological remains dating back to the early Neolithic Period. The most significant of these finds discovered to date are a number of Barrows (inhumation burials) situated along the North Downs. Some take the round form of a bowl barrow - so called as they look like an upturned bowl. These are predominantly Bronze Age. Others are shaped more like a rectangular mound (Long Barrow), and usually house multiple tombs, often occupying prominent locations, and are significantly older (Neolithic) and rather rarer in Kent. An even rarer form is a disc barrow, which comprises a circular flat platform surrounded by an earthen bank or ditch, but Ashford Borough is lucky enough to house an example. These monuments not only act as historical features in the modern landscape, they also provide a wealth of information about our prehistoric culture, and are an educational asset.

4.1.2 Apart from burial rituals later examples of prehistoric existence are also found in the Borough. Aerial and imaging processes have found examples of Bronze Age field systems throughout the Borough, which demonstrate how and where land was cultivated centuries ago. Analysis of the North Downs has shown that the hills and fertile river plains of the Borough were originally heavily wooded. Evidence suggests these woodlands began to be managed from the Neolithic period, clearing the land making it available for other uses. Due to this pattern of deforestation along the Downs, a rich legacy of funerary monuments are concentrated in the Borough, the most significant of which include the Neolithic earthen long barrows of the Stour valley and the round burial mounds of the Bronze Age.

Description of the principal heritage assets

Neolithic

- **Bowl Barrow, King's Wood, Wye (scheduled monument)**

Neolithic burial mound situated on a clay-clapped, chalk hill. Presents as 16m in diameter and 1.3m in height and remains in 'good' condition, apart from a little disturbance caused by forestry operations. Is surrounded by a ditch (has become infilled over time), material which was used to construct the barrow

- **Julliberrie's Grave Long Barrow, Chilham (scheduled monument)**

Neolithic long barrow, original terminal of the monument quarried away, but an estimated three-quarters of the original monument remains. The earthen chalk structure is 44 metres long, 15 metres wide and 2.5 metres high. Artefacts and other

sources such as pollen are thought to still remain in the mound. It is the only long barrow in Kent without a stone burial chamber.

- **Long Barrow SE of Jackets Field, Boughton Aluph (scheduled monument)**

Neolithic burial mound situated on top of the North Downs, made from a mixture of earth and flints, measuring 75m in length, 11m in width and 1.7 high on its East side, and 9m wide and 1m high at the West end. Survives in a 'good' state and is considered of high archaeological potential.

Bronze Age

- **Bowl Barrow, Egerton (scheduled monument)**

350m SE of Egerton Church generally in a rare very well preserved condition. Little disturbance means its archaeological potential remains high. Earthen mound measures 24m in diameter and 2.5m high, surrounded by a now-infilled ditch.

- **Bowl Barrow, Eggringe Wood (scheduled monument)**

Southernmost barrow in Eggringe Wood is one of 6 known here Such a concentration is rare. Comprised of earthen mound, surrounded by an now-infilled ditch. Mound is 21m in diameter, and 1.3 m above ground level. In good condition apart from burrowing by rabbits.

- **Bowl Barrow, Wye with Hinxhill (scheduled monument)**

Earthen mound situated on the crest of the Downs at Wye with Hinxhill. It measures 21m in diameter and is 1.6 m tall, however it is thought the original profile of the mound has been spread by agricultural activity. It is surrounded by a now-infilled ditch.

- **Disc Barrow in Warren Wood, Crundale (scheduled monument)**

Saucer barrow comprising of a low central mound measuring 18m in diameter, surrounded by a ditch, which has been infilled with earth from the mound. Evidence grave has been rifled with.

- **Tutt Hill, Westwell**

4 ring ditches were found at this site which had been destroyed by ploughing. They were all that remained of the round barrows that once stood there. Two cremation burials were also found here; one in a pit, another in a bucket urn (pot identified to 1600-1100 BC). Further evidence showed the land had been divided up in the Bronze Age into a field system, suggesting a change in agricultural patterns.

Iron Age

- **Beechbrook Wood, Westwell**

A double-ditched rectangular enclosure was found, dated to 150 BC, possessing an entranceway marked by totem posts. The ditches contained cremated remains of 4 people. The nature of the site is inconclusive, however it was not covered over during the later Roman period- adding to the impression the site was of special meaning.

- **Moated Site and garden earthworks, Boys Hall (scheduled monument)**

Iron Age remains underlie a later medieval moated site, located 460m SE of Boys Hall and in a good state apart from some damage caused by construction of the railway line. The site therefore demonstrates the continuity, longevity and diversity of activity in this landscape over time. Waterlogged moat and garden ponds provide good conditions for the survival of archaeological remains. The garden earthworks demonstrate a type of 'water garden' rare today, and have not been affected by later landscape work.

Roman

- **Roadside settlement and shrine at Westhawk Farm, Ashford**

Located 3km south-west of the current town of Ashford, the settlement was situated at an important Roman road junction where the road from Dover and Lympne met the WSW-ENE aligned route from the Weald to Canterbury. It is likely that this was a significant settlement, with particularly notable shrine areas and metal-working areas, was founded around 70AD and declining some time after 330AD. However, it there is evidence on site of Bronze Age boundary ditches, indicating that the area was active even further back in time.

Theme 1: Prehistorical Heritage Assets

Assessment of Significance

CONSIDERABLE

4.1.3 The archaeological heritage of this Borough contains heritage assets that are good and representative examples of an important class of monument and, in the case of disc and long barrows, assets that are rare in Kent. It is notable that all of the remaining barrows are to be found in the Kent Downs, in the northern part of the borough, highlighting this ridge as an initial focal point of settlement and cultivation. Few finds have been identified further south, and it is possible that the heavy and wet soils of

the claylands and the thick woodland cover would have discouraged cultivation in this area. While hand axes and flint tools have been found in the mid-section of the borough, it is suggested that occupation was seasonal rather than permanent.

4.1.4 It was noted that the archaeological heritage of the borough is, in general, not well publicised compared with that of our neighbours, but frequent evidence of regional and even national significance is discovered periodically. Archaeological potential of a site is generally most likely to become apparent prior to development of a particular site, as was the case upon the discovery of the Roman roadside settlement at Westhawk Farm, and the extensive Iron Age settlement at Brisley Farm including its two Warrior burials. Such excavation reveals the extent to which the borough was an integral part of the ancient world.

4.1.5 There is considerable evidential value. The three main ancient barrow types are represented in the northern part of the borough; while along the spring line and the plain to the south of Ashford town there is extensive evidence of Iron Age and Roman settlement and activity at South Ashford, with significant opportunity for further finds.

4.1.6 In general, this category is under-researched, and therefore the historical value is uncertain. What has been found, particularly in recent years, has greatly informed debates around the layout and function of ancient settlement. In addition to this, the good state and variety in many of the burial barrows in the north of the borough offer outstanding surviving evidence for certain aspects of prehistoric social organisation. However, there are an extensive number of “unknown unknowns” in relation to this category, and an extensive amount of the borough has not undergone archaeological assessment to complete the ancient historical narrative of the borough.

4.1.7 Of particular note is the Neolithic long barrow known as “Julliberrie’s Grave” at Chilham. The prefix *Julli-* may well be a corruption of ‘Chilham’ itself; with the suffix *–berrie* indicating ‘artificial hill’ or ‘barrow’. The borough’s barrows are variously categorised as either belonging to the Wessex or northern European funerary traditions, however, definitive evidence for either is lacking. Kent’s barrows, while noted for centuries have not been subject to the same ‘opening’ programmes as Wiltshire possibly due to their dispersed nature. More can certainly be made of their visual and touristic potential, if only to ensure their retention and potential to yield further information about Kent’s origins.

Figure 7: William Stukeley's 'Prospect of Julabers Grave from Chilham May 24 1725'

4.1.8 Evidence is not restricted to areas of countryside, and there are areas across the borough that yield fascinating surprises. For example, in the 1890s, Mr Arthur Challis and his wife, Fanny, were having a house built in Albert Road, Ashford, close to the town centre. In laying the foundations, the workmen found a Roman interment consisting of a large cinerary urn containing bones, together with a small, fragile redware cup with a fluted rim. There was also a goblet of redware with a handle, another cup, another patera (as found at King's Wood) of Samian ware, another of Upchurch ware and three other vessels in fragments. These are believed to be from another cremation dated from between the 1st to the 3rd century AD.

4.1.9 Aesthetic value is low. Roman archaeological evidence is not presented in situ at all in the borough, often documented in preparation for development on specific sites.

4.1.10 Ancient barrows, while prominent with the landscape setting, often offer more below-ground rather than as a result of their form per se.

4.1.11 There is Considerable communal value, and there is notable awareness that archaeological assets within the borough are under-researched, but that when finds emerge they are often of regional or national significance. Such assets are well-valued by local communities and there is a desire both for further excavation work and to highlight features to a broader

audience of visitors. There is a particular interest in archaeological evidence informing a linear narrative of the development of the borough through time.

4.1.12 As will be explored further in the recommendations section of this Strategy, there is concern that the Borough's prehistoric assets are little known and would benefit from information being more publicly available, including in the form of display boards and waymarking.

Figure 8: Farmhouse in the east of the borough - hipped roof with clay tiles; red brick and timber casement windows, typical of this area.

Farming and Farmsteads

5. FARMING AND FARMSTEADS

5.1.1 More than 10% of all the UK's farms are found within the South East. The maintenance of the agricultural hubs such as farms and farmsteads is therefore important in helping to conserve the character of our rural areas.[15] Despite the number of people employed in agriculture falling in Kent from 17,000 people in 1981, to 12,100 in 2007[16], farming is still of considerable importance in this Borough, maintaining the characteristic farmed landscapes of much of the area as well as providing local sources of food.[17] In addition, an examination of the Historic Environment Records for Ashford borough confirms that farming and farmsteads play a significant part in the heritage offer of the borough.

5.1.2 Kent was described by Caesar after his visits of 55-54 BC as being "thickly studded with farmsteads", suggesting a dominant ancient farming history. Following subsequent periods of Roman control further waves of migrant colonists, most notably the Jutes, settled in Kent and brought with them extensive farming practices. As separate communities formed in England between 0 and 700AD, during this migration period, the Weald became a vast pasture subdivided into territorial commons and manors. Stock, mainly pigs, were driven from lands and manors to feed on nature's resources such as oak and beech.

5.1.3 More recent developments to these farmsteads were influenced by the emergence of a flourishing Kentish hop industry during the 18th and 19th centuries. Given Kent's strong, well-drained soil, the South-East was the first and most successful area used for hop growing. The borough hence had an abundance of oast houses. As well as stimulating the growth of oast houses, the hop boom led to an increase in sweet chestnut coppices being planted-which provided the poles to support the hop bines, creating an iconic Kentish landscape.

5.1.4 Other parts of the historic landscape that help to define the distinctiveness of this part of Kent include the networks of ancient hedgerows which still provide field boundaries; wood and field banks which historically marked

[15] http://wfminkent.co.uk/farming-in-kent/

[16] Kent County Council, Research & Intelligence, 'The agricultural sector and rural businesses in Kent: An assessment of their value to the Kent economy. Evidence based 2009', p.8.

[17] http://wfminkent.co.uk/farming-in-kent/

the boundaries between different manors and estates – often picked out with pollarded or 'stubbed' ancient trees; and lynchets which reveal ploughing patterns from centuries ago.

5.1.5 Ashford has a high proportion of 17th century farmsteads and earlier recorded buildings. 37% of farmsteads recorded in Ashford are dated back to the 1600s or earlier, and 7% of farms have one or more listed working building that dates back to the 17th century or before. Although farmsteads are predominantly shaped on a medium to large scale courtyard plan, the borough has a very high proportion (by county standards) of dispersed layouts (33%). However, a lot of outbuildings are now being converted to non-agricultural purposes changing the historic purpose of buildings. For example, the 2006 photo image survey noted that the borough has above average rates of conversion of listed buildings to non-agricultural (primarily domestic) uses – 45.3% (includes 5.4% non-domestic) – compared to the national average which is 39%[18].

Description of the principal heritage assets

- **Buss Farm, Bethersden** (grade II)

Buss Farmstead was built in the 1700s and consists of a farmhouse, an oasthouse and a Tudor period oak barn. Its layout is based on a courtyard plan. The farmhouse is only listed as Grade II however the site is of great significance featuring as the home of the Larkin family in "The Darling Buds of May" ITV series.

- **Court Lodge Barn, Brook** (grade I)

This 14th century barn lies 50 meters to the west of its manor house. It was built in the 1370s, when the farm transferred from monastic into private hands. The barn has 6 full bays either side, with 2 passage bays and presents medieval features such as a crown post roof and scarf joints. Given that it has had no original timberwork replaced, it is one of the finest examples of a medieval Kentish barn. The barn now houses the Brook Agricultural Museum

- **Court Lodge Oast, Brook** (grade II)

Court Lodge oast is a more recent addition to the farmstead built in 1815. It sits a few meters behind the barn from the road, and demonstrates one of the earliest examples of John Read's circular kiln design, which was thought to dry the hops more evenly than the square construction. It remains intact and houses hop displays as part of the museum.

[18] KCC. Heritage Conservation, 'Part 2 Kent Farmstead Guidance Planning Context 2014', p. 5.

- **Chart Court Oasthouse, Little Chart** (grade II)

Chart Court Oasthouse lies west of the farmhouse, listed as Grade II, and was built in the mid-1800s. The construction is now used as a residential property, and boasts 4 Kentish ragstone cylindrical oasts, with conical tiled roofs. Of particular interest is that all 4 cowls are painted red and green- supposedly being the racing colours of the Beatty family who owned the farm during the 1940s.

- **Hurst Farmhouse, Chilham** (grade I)

This 14th century Hall House is the oldest dwelling in the Parish of Chilham. It possesses a wealth of unusual period features such as a double arch porch, a rare vaulted ceiling, and original bread ovens. It is set over three floors and features a jetty on all 3 sides as well as moulded dragon posts.

- **Palace Farmhouse, Barn and Outhouse, Charing** (grade I)

The Palace Farmhouse consists of what was the original Archbishop of Canterbury's Manor House, the Chapel, and a later 13th century development. The history of the Palace can be dated back to the 8th century when the land was gifted to the Christchurch Priory, Canterbury. After the Dissolution of the Monasteries in 1545 the manor was let out as a farm. The building is in a poor condition and boasts significant past inhabitants such as Henry VIII and Sir Richard Sackville.

While the Palace Barn, which is used for agricultural storage, was not originally constructed to be and used for agricultural purposes, but as the Great Hall whilst under Monastic ownership. The barn was built in the fourteenth century for use as the Great Hall of the Palace. It comprises of two parallel ranges, an 'L' shape projection, and a long catslide style roof. However, it was converted to agricultural use sometime after 1725.

This is a unique example of a grand ecclesiastical building being reconstituted for agricultural use, highlighting the significant historical value of the structure telling the local story of the impact of the Reformation and subsequent socio-political changes on the locality.

- **Quarrington Oasthouse, Mersham** (grade II)

This circular oast was built during the mid-1800s, consisting of red brick and a plain tiled roof. It possesses two storeys with a gabled roof, which has interestingly now been extended over the roundel truncating it. Three wooden casement windows remain on both floors (unusual), as well as a boarded first floor door with ladder stairs.

- **Spring Grove Oast, Wye** (not listed)

Spring Grove Oast is the only three tier oasthouse in Kent. It possesses 2 spectacular square kilns, and one smaller round kiln that was added in the 19th century. Unfortunately it no longer displays its cowls. Of great significance to this oasthouse is the large hoist positioned on the third floor between two square kilns that was used to lift the pokes of hops up for storage.

- **Thorne Farm Oasthouse, Bethersden** (grade II)

This oasthouse lies to the south of Thorne farmhouse. Its two square kilns date back to the 18th century, and contain their original modillion cornice, fantails and cowls. The left hand kiln features an unusual double pitched roof. Of particular interest is that a circular brick oast was added to the site in the 19th century, which still remains. This farmstead therefore demonstrates the change in oast construction the 19th century witnessed.

- **Yonsea Farm, Hothfield- original site** (grade II)

Yonsea was built during the early 1810s as a planned 'model' courtyard farm by the Earl of Thanet. The 7 buildings have been moved from their original site due to the complex lying in the path of the channel tunnel rail link. It was carefully dismantled and has been partly re-erected at the South of England Rare Breeds Centre, Woodchurch. It is considered to be one of the most important late Georgian farms in England.

Theme 2: Farming and Farmsteads Heritage

Assessment of Significance

MODERATE

5.1.6 The significance of the farming and farmsteads heritage of this borough is considered to be affected by the reality that these assets are predominantly private, working homes and businesses.

5.1.7 In terms of evidential value, the practice of gavelkind (the form of inheritance found in Kent up until the early 20th Century, as well as parts of Wales, Ireland and a number of other locations in England, whereby land was divided equally amongst all male heirs) has resulted in farm holdings being smaller and farming practice more labour intensive here than in other parts of the country where farming heritage is more dominated by the manorial system.

5.1.8 Farms and farmsteads clearly make a fundamental contribution to the borough's landscape through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. Within Kent, variations result from agricultural and local traditions, landownership and farm size, as well as rural industries and other functions. It should be noted, however, that recent evidence has highlighted the particular importance of the Weald, the Kent Downs and the fertile valleys of the Stour and Medway as being of particular regional importance to agriculture, and this activity has fundamentally impacted the landscape character of these areas.

5.1.9 The historical evidence of the interrelationship between farming, farmsteads and landscape is strong, reflecting the wider story of Kent with farmsteads mainly dating from the eighteenth or nineteenth centuries, and reflecting in form and function the increasing mechanisation of that time (e.g. the Georgian Model Farm of Yonsea) and responding to the coming of the railways. However, the retention of many more ancient farmsteads speaks of previous social organisation, and the retained field patterns within the Conservation Areas of many rural settlements (e.g. Bethersden, Brabourne), reflects the medieval small-scale peasant-farmed paddock serving the manorial estate.

5.1.10 Within the northern part of the borough, farmhouses are commonly detached and often face into their own garden area. The Kent Downs differ from most of the other chalk downlands in southern England; large areas of clay with flints supported woodland areas and made the land difficult to farm. Consequently, historically a smaller proportion of the higher downs were converted to arable than in most other downland areas. However, use of the downland for arable farming increased in the late 18th to early 19th centuries when the Napoleonic Wars forced up wheat prices.

5.1.11 Within the northern central part of the borough, Larger farms, particularly at the foot of the scarp to the North Downs, had emerged by the 16th century away from the villages. Closer to the villages in the Vale of Holmesdale are large farms with 18th and 19th century houses which developed in areas of more recent enclosure. Oast houses are a highly characteristic farm building type, especially in the central part of the area. Most examples date from the late 18th and 19th centuries although there are some examples of older oast houses built within earlier barns. The examples within the borough retain a considerable aesthetic value as unique and evocative symbols of the Kentish landscape and identity.

5.1.12 The Low Weald part of the borough (the southern central part) is characterised by irregular fields (including many marl pits that fertilised the clay soils). Medium-scale farms, either of dispersed plan type or Oast Houses are most common, constructed of local clay bricks. By contrast, by the late 13th century the High Weald comprised a scattering of gentry properties intermingled with a mass of small peasant holdings.

5.1.13 It is in the mid-and southern parts of the borough that the historical value of farms and farmsteads is most prevalent, with the arrival of the railways in the mid-19th century having a significant impact, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the Low Weald, insulated this area from the worst of the late 19th century agricultural depression. Smaller fields and historic farmsteads become more dominant within this the Wealden Horticultural Pocket, where hop farming developed on an industrial scale in the 19th century, with a high proportion of orchards and woodland.

5.1.14 The borough's hop-growing heritage (including the many attractive oast houses found across the rural parts of the borough) is of considerable historic value, while the aesthetic value of the borough's farms and farmsteads is considered to be important and intrinsically linked to the landscape and to associated heritage of field boundaries, stiles and drovers routes. However, communal value is often low given that surviving structures are almost invariably in private ownership and that the societal development through the twentieth century has been the trend towards urbanisation.

Historic Farmsteads and Agricultural buildings in the borough

Kent is distinguished by its predominantly dispersed settlement pattern of isolated farmsteads and hamlets, established by the ninth century and sometimes earlier, set in anciently-enclosed landscapes with a pastoral origin carved out of woodland and wood pasture as indicated by the place-name evidence. Around eighty-five percent of farmsteads are located in relatively isolated (and generally 'unsustainable' under the terms of the NPPF) settlements. Kent's 'gavelkind' system of partible inheritance, whereby property was inherited by male co-heirs, also helped to create a form of strip field system whereby the individual partitions, managed on the whole from isolated farmsteads, were scattered through many arable fields.

Kent was already recognised for its fruit, vineyards and cider by the thirteenth century, and by the seventeenth century fruit growing to supply the London market was increasing in importance. The expansion of the railway network, and of turnpike roads in the eighteenth century combined with improvements to navigation along the Medway valley, stimulated the growth of agriculture (especially hops, fruit and poultry), village-based retail and services, rural villas and other houses and market towns. Growth within Kent also provided a further stimulus to agricultural markets. One third of its population was urban by around 1600, and by the 1820s the population of urban exceeded those of rural areas.

The Weald has the highest levels of survival of traditional farmsteads – particularly seventeenth century, although the majority of farmsteads have retained some or all of their historic form. In the twenty-first century, there is an increased trend of the affluent moving out of urban centres and into buildings of character including a great many of the borough's characterful farmsteads. There is therefore an increasing pressure for their conversion from agricultural to residential and tourist uses, and this often has the effect of severing their connection with the surrounding landscape that has hitherto developed in conjunction with the farmstead in a symbiotic manner.

The Kent Downs AONB unit, in conjunction with Historic England and Kent County Council has produced essential advice for development involving farms and farmsteads, so that the needs of modern accommodation does not undermine particularly the considerable aesthetic value of these heritage assets. However, conversion to residential use can undermine the communal value of these heritage assets. Accessible rural heritage displays, for example the rebuilt Yonsea Farm at the Woodchurch Rare Breeds Centre, retains that connection with the rural past.

As a notable example, Lookers' Huts are an important part of the cultural heritage of Romney Marsh area, in the south of the borough. They first appeared in the 17th and 18th centuries as a response to intensive sheep farming on the Marsh by non-resident landowners who hired 'Lookers' to oversee their flocks. By the 19th century there were about 350 such buildings. They provided temporary accommodation for the Lookers during periods of intense activity such as lambing and were used to store tools and equipment. By nature therefore they are small, basic and in isolated locations.

Most huts share the same essential components - a single-cell plan, pitched roof, chimney at one gable end, a single door and a window. Some had small porches but only 4 had adjacent shelters / stables. Brick was used for almost all walls and chimneys of Lookers Huts. Clay tile was the universal roofing material for Lookers Huts although some have since been re-clad in modern materials. Considered together, these are significant assets providing a vital link to the cultural heritage of the marsh area. While Lookers Huts were to be found in several parishes, including Appledore, Bilsington, Bonnington, Orlestone, Ruckinge, Stone-cum-Ebony and Warehorne, only two now survive in the borough and only sixteen overall.

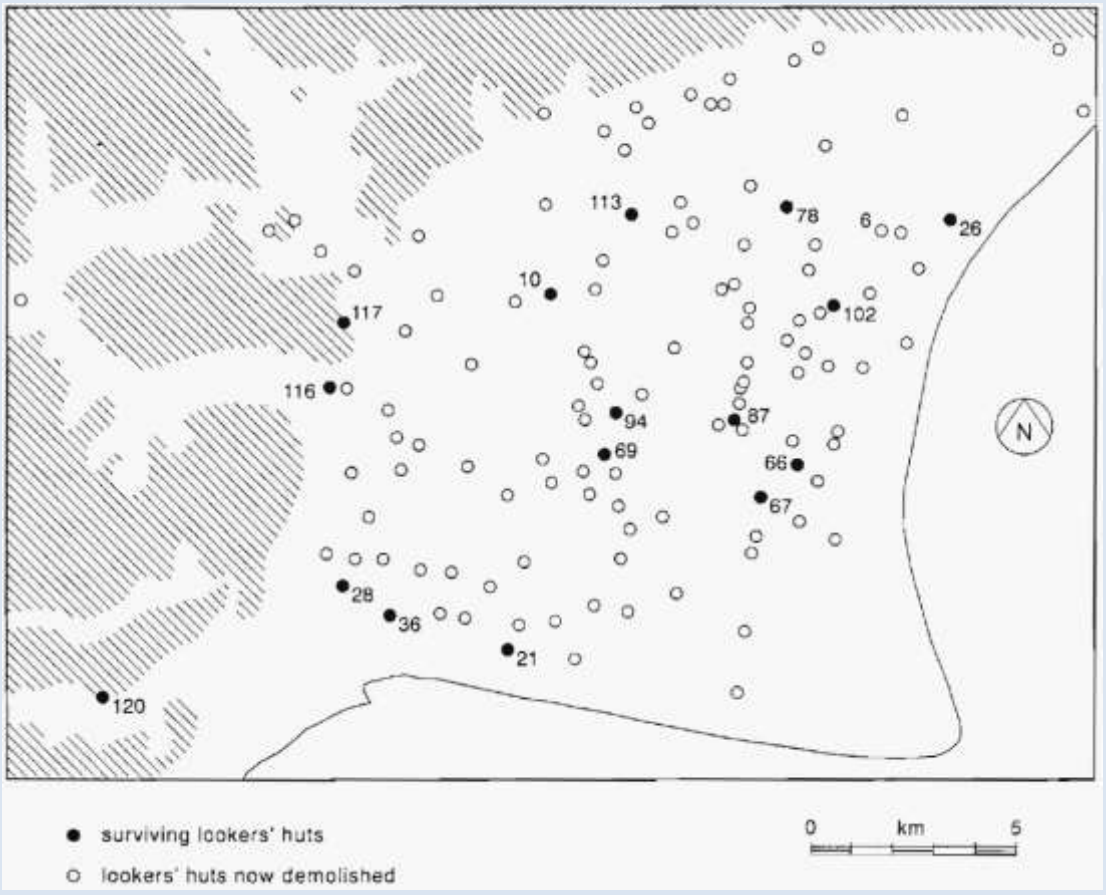

Figure 9: Distribution of Lookers' Huts in the Marsh area (Reeves & Eve, 1998)

Figure 10: Sunken track through the North Downs Way

Routeways

6. ROUTEWAYS

6.1.1 The “Gough map” is one of the earliest surviving maps to show routes across Great Britain, and its quality and detail ensured that it remained the model for cartographers for 200 years. Dating from the middle of the fourteenth century, it notably features a network of red lines showing routes criss-crossing the country linking many, but not all, of the 600-odd towns and other settlements marked, with figures in Roman numerals indicating distances written between each stopping point. This has led some to dub the Gough map as ‘the earliest road map of Great Britain’, although it must to some extent share that accolade with the Tabula Peutingeriana. But there are many omissions of well-known routes, not least the busy section of Watling Street across north Kent. Nor are the two other main routes across Kent at this time shown – London-Hythe; London-Rye/Hastings. Among the nineteen Kentish settlements depicted on the map are *Appeldre* [Appledore], Ashford, and *Cheryng* [Charing]. The only ‘red line’ route shown in Kent is that which apparently ran between Southampton and Canterbury, through Sussex. It makes its way from Rye to Canterbury and passes via Appledore (a noted river crossing).

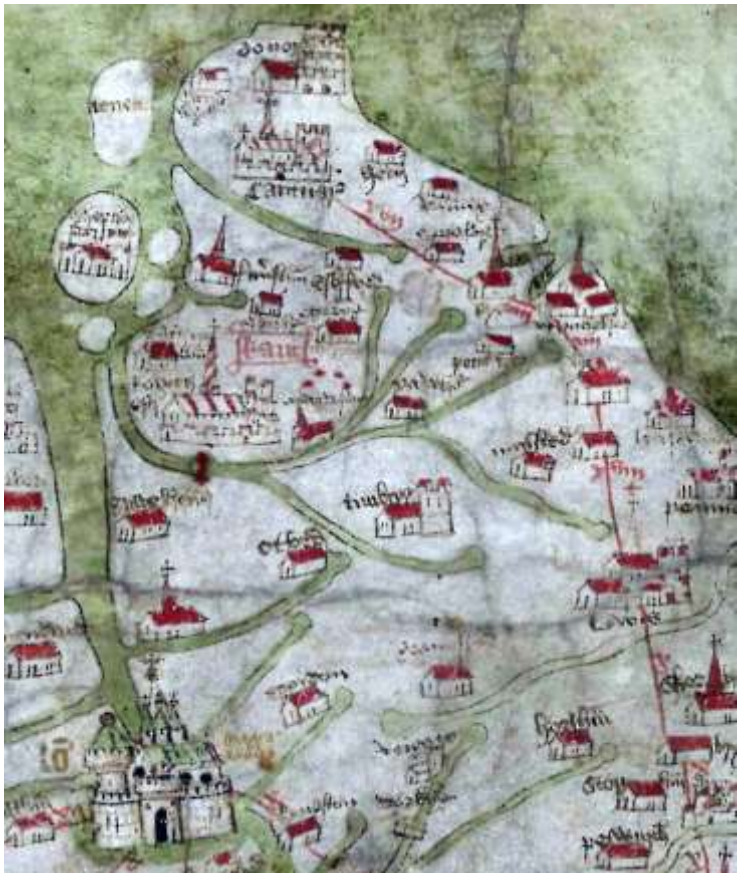

Figure 11: The Gough Map (circa 1360), now part of UNESCO's 'Memory of the World' register, shows linkages between the borough's settlements

6.1.2 Ashford's location means that it is home to much evidence of routeways, with many ancient transportation routes running through it, including drovers routes, and waterways such as the Rivers Rother and Stour and the Royal Military Canal. These not only provide for modern leisure activities but also provide useful information on the history of the county in terms of settlement patterns, culture and land usage. For example, evidence reveals that drovers' paths were up to 27 metres wide, suggesting their use was suited to the transportation of cattle, as opposed to providing the way for a single file carriage. Given there is large evidence for Bronze Age and Iron Age cattle-rearing it is likely some of these paths date back to the pre-historic period.

6.1.3 The physical movement of people and stock gradually declined during the medieval period as permanent settlements were being established in the 'dens', and many of the old drovers' paths became overgrown. In this Borough such a pattern can be seen from the number of medieval village settlements, still present today, ending in the word 'den'. For example Biddenden, meaning Bidda's woodland pasture, Rolvenden, Hrodwulfs woodland pasture, and Tenterden, meaning pasture of the men of Thanet.

6.1.4 The establishment of Turnpike Trusts over the 17th and 18th century allowed for the improvement of routeways, as tolls raised from the turnpikes could be used to improve road conditions, which increased the movement of people once again.

6.1.5 The use of water as a mode of transportation has also existed since pre-historic times. Evidence suggests that the River Stour, which runs through Ashford, was used by both the Roman and medieval community for the transportation of goods and animals. The previous route of the River Rother, which once flowed across Romney Marsh, enabled the creation of a nationally important port and shipyard just outside of Tenterden at Smallhythe, with evidence of port activity with slipways and docks at Wittersham, Newenden and Warehorne, reinforcing the Borough's past role in the waterway industry.

6.1.6 The Royal Military Canal was part of a coastal defence system constructed between 1804 and 1809 for the purpose of defeating the expected landing and deployment of Napoleon's troops using the favourable location of the Romney Marsh area. The canal runs for a total of 28 miles from Hythe and then inland to Appledore, before joining the eastern River Rother at Iden lock, from where it becomes part of first the Rother and then the River

Brede, before turning into a canal again from Winchelsea to its western terminus at Cliff End on the coast. While never actually used for military defence, it did serve intermittently to monitor smuggling through the Romney Marsh, and during World War II was fortified with concrete pillboxes and barbed wire entanglements. It is now one of the borough's more popular leisure routes, forming part of the Saxon Shore Way, and is an important environmental resource.

6.1.7 The Pilgrim's Way is one of the most famous routeways in England and still exists in some of its original form today. It runs from Winchester to Canterbury, and provided a route for the pilgrimage to the shrine of Thomas Beckett in Canterbury Cathedral. Archaeological dating has put the original path at 500BC, suggesting it had a more ancient significance. The prehistoric route followed "the natural causeway" east to west on the southern slopes of the North Downs. Today the North Downs Way National Trail mirrors the old pilgrims' route, leading from Winchester/Farnham to Canterbury. A lot of the original Pilgrim's Way has been incorporated now into the modern road network. However, original parts are still open to public ramblers through the borough of Ashford – mostly within the Kent Downs Area of Outstanding Natural Beauty - taking you through the villages of Wye, Charing and Chilham. It is this routeway that enabled the creation of heritage assets along this path. Charing Palace, for example, provided one of the regularly-spaced stopping houses for the Archbishop and his retinue a couple of day's ride from Canterbury.

THE CONJECTURED COURSE OF THE PILGRIMS' WAY TO CANTERBURY

Although there are places where the route called the Pilgrims' Way disappears, enough is left for us to be able to draw a plan of its devious route. The path of the Canterbury Pilgrims which Chaucer described from London is also shown. It will be noticed that at three places there are alternative routes, for there was never one well-defined track but several. Nor is the course of the Way at all direct. It avoids the towns, possibly because it is far older than the civilization which built them, and really a prehistoric track utilised later by pilgrims.

Figure 12: Supposed route of the Pilgrim's Way (Hammerton, 1925)

The North Downs Way/Pilgrim's Way is a National Trail which runs from Farnham in Surrey to Dover in Kent, following the highest point of the North Downs where possible, with a loop at the eastern end to take in the historic Cathedral City of Canterbury. It is 153 miles long in total.

Within the Borough of Ashford, the trail enters from Lenham through Charing and Westwell. It divides into two branches at Boughton Aluph, with the northern branch continuing through the AONB through Chilham and Old Wives Lees to Canterbury, while the southern branch continues through Wye, Hastingleigh and Brabourne, then on to Folkestone and Dover.

The route connects well with two of the most famous long distance pilgrimage routes in Europe. It feeds perfectly into the *Via Francigena* route running between Canterbury and Rome, while it also connects to the English limb of the route to Santiago de Compostela in Spain – better known as *El Camino*.

The Kent Downs AONB unit is the lead partner in a five year project funded by Interreg Europe (European Union) to develop green pilgrimage, with a particular focus on increasing sustainable tourism along the North Downs Way. Pilgrimage – whether for religious, secular or cultural reasons - accounts for one third of all tourists worldwide, according to the UN World Tourism Organisation (UNWTO). The project brings together partners in six regions in the UK (Kent; Norfolk), Italy (Puglia), Norway (Sør-Trøndelag), Romania (Suceava County) and Sweden (Östergötland) who, through knowledge exchange, will share best practice strategies. The aim locally is to increase walking tourism along the North Downs Way National Trail.

There is clear potential within the scope of this Strategy to promote the local heritage offer along the route of the National Trail, while also developing subsidiary walking and cycling routes that incorporate thematic trails connecting with this National Trail. This could help to encourage a wider range of sustainable tourist promotion within the borough.

6.1.8 Railways are also an important component of the routeways and heritage of the Borough. These are considered as a Theme in their own right (Theme 8). However, their impact cannot be overstated. The railway line through the borough set the scene for the bisection of the borough by the M20 motorway, establishing a significant transport corridor emphasising the split of the borough into north and south components broadly following the geological transition.

Description of the principal heritage assets

- **Drovers' Route, Sissinghurst - Bethersden**

Whilst many of the ancient drovers' paths were focused on the High Weald, a few paths exist that branch into the Borough's Low Weald area. One established route was between Sissinghurst and Bethersden, which also passed through the village of Biddenden. As derived from their names, Bethersden and Biddenden were ancient 'den' sites, and would have been used intermittently as animal pastures, with the drovers' route facilitating the movement of these animals.

- **Drovers' Route, Tenterden – Newenden**

This particular pathway started at Tenterden at one end, went through the village of Rolvenden, and ended in the parish of Newenden. Newenden sits just north of the River Rother, proving an ideal defendable place for an early settlement (as per its Saxon burgh). The route was probably used by drovers to move their animals from the pastures of Newenden to Tenterden, where there was a strong wool industry and hence demand for animals. Tenterden is derived from the Old English 'Tenet Waraden', meaning a den belonging to the men of Thanet.

- **The Pilgrim's Way/North Downs Way**

The Pilgrim's way is an ancient trackway of Neolithic origin. Despite its name the track was also used by lay people, such as merchants who needed to transport their wool from Hampshire to Sandwich when it had the wool staple for all export, as well as farmers to drive their cattle to markets. The original course was very much determined by the natural geography and would have varied between season, however it generally avoided the sticky clay of the land at the foot of the downs. From Thomas Becket's canonisation in 1173, until Henry VIII's dissolution of the Monasteries, Canterbury attracted pilgrims from all over England. Estimates have been made by the Kentish historian William Coles that on average 100,000 pilgrims used this route a year. Today the public route is split between the original North Downs Way, and the Pilgrims track, and gives spectacular views of the Borough's countryside.

- **River Rother**

The village of Smallhythe was once the country's leading shipbuilding centre in the 15th century[19], building many boats for wars against the French. It boasted a tidal

[19] Tenterden & District Local History Society, 'Tenterden Heritage Trail' 2010.

dock as well as a port and slipways. When the River Rother began to split up during the 16th century the ability for ships to dock there diminished. The great storm of 1636 also exacerbated the situation by forcing the River Rother to revert to its previous course, further diminishing the flow. The river at Smallhythe was left only suitable to transport cargo in small boats by the 1700s.

The Rother was used by Rye barges carrying various goods, mostly bulk cargo, until the 1930s, and Newenden was principal wharf on the route. Newenden sits at the lowest point of the river where it can easily be forded or bridged, and where the ancient ridgeway from Ticehurst, Flimwell and Hawkhurst meets the river. It was therefore a key transhipment point for cargo to and from the Weald. There has been a bridge here since mediaeval times, but the current Grade II listed bridge (Grade II* listed in Rother) dates from 1706.

- **River Stour**

Ashford town marks the start of the middle section of the River Stour. Here the East Stour and the Great River Stour join at the bottom of East Hill where the Provender Mill sits. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. In Roman and medieval times the river was used as a highway, connecting the South East with the sea crossings to the continent.

- **Roman Road, Westhawk Farm, Kingsnorth** (scheduled monument)

Excavations at Westhawk Farm in Kingsnorth from 2002-2007 have revealed a Roman Settlement existed here at the crossing of two important Roman Roads, one of which led from the port of Lympne to Maidstone. Various evidence for timber buildings were found at the sides of the road, some associated with ironworking. It has been suggested that this settlement was the forerunner to medieval Ashford. There is a handful of evidence in the surrounding villages also of the Roman route to Lympne, with the village of Aldington having its high-street on ‘Roman Road’.

- **Royal Military Canal** (scheduled monument)

The original purpose of this canal was to act as a defensive barrier against Napoleon’s forces should they invade however this did not occur. In 1807 to try and recover some of the cost the canal was opened for the transportation of goods with usage incurring a toll. In 1810 it was opened for public usage and a regular barge service was also provided which ran between Hythe and Rye. In 1860s the Government decided to let it to the Lords of the Romney Marsh for 999 years. The canal is now accompanied by a public footpath that runs the entire length of the canal.

- **Tollgate House, Pluckley** (grade II)

This house is dated to the mid-16th century, and is built in typical Dering style (owned by Surrenden Dering Manor) featuring the iconic arched windows. Given its name and location- situated on a crossroads leading to Egerton and Smarden meant it was the ideal position for a toll gate. The tollgate was historically known as Shiplands as it sits on Shipland Corner, and was erected by the Biddenden to Boundgate Turnpike Trust in the late 19th century. The toll operator would have lived in this house, one of many across the Borough.

Theme 3: Routeways

Assessment of Significance

OUTSTANDING/CONSIDERABLE

6.1.9 The routeways of this Borough are many and varied and include the Royal Military Canal, a heritage asset of key national and international significance, together with other routes, such as the Pilgrims Way, which are good and representative examples of this important and less common class of heritage asset. Despite the less tangible built evidential value of many assets in this theme, their significance in the historical narrative of this country is considered to be high.

6.1.10 From at least the Neolithic period (c.4300 - 1400BC), farmers from the South Downs, North Downs and coastal plains would drive their pigs into the woods each year to fatten them on acorns and beech mast (pannage). Pannage occurred in late summer or early autumn, and contemporary evidence reveals that around 150,000 pigs would have been driven to and from the woods of the High and Low Weald. The High Weald is characterised by ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks. However, much of the evidential value of these assets are missing or speculative, giving them uncertain significance. The origin, function and archaeology of many routeways remains under-researched and not well understood.

6.1.11 The Roman period integrated the borough's territory into a tight transcontinental imperial system, and many of its routeways today still serve as our transport highways (the A28 for example). The roadside settlement at Westhawk Farm was a thrilling find for the borough. A rather

primitive map showing East Kent's Roman period connectivity is shown below, but ongoing work is required to be able to map fully the extent of Roman networks and settlement in the borough.

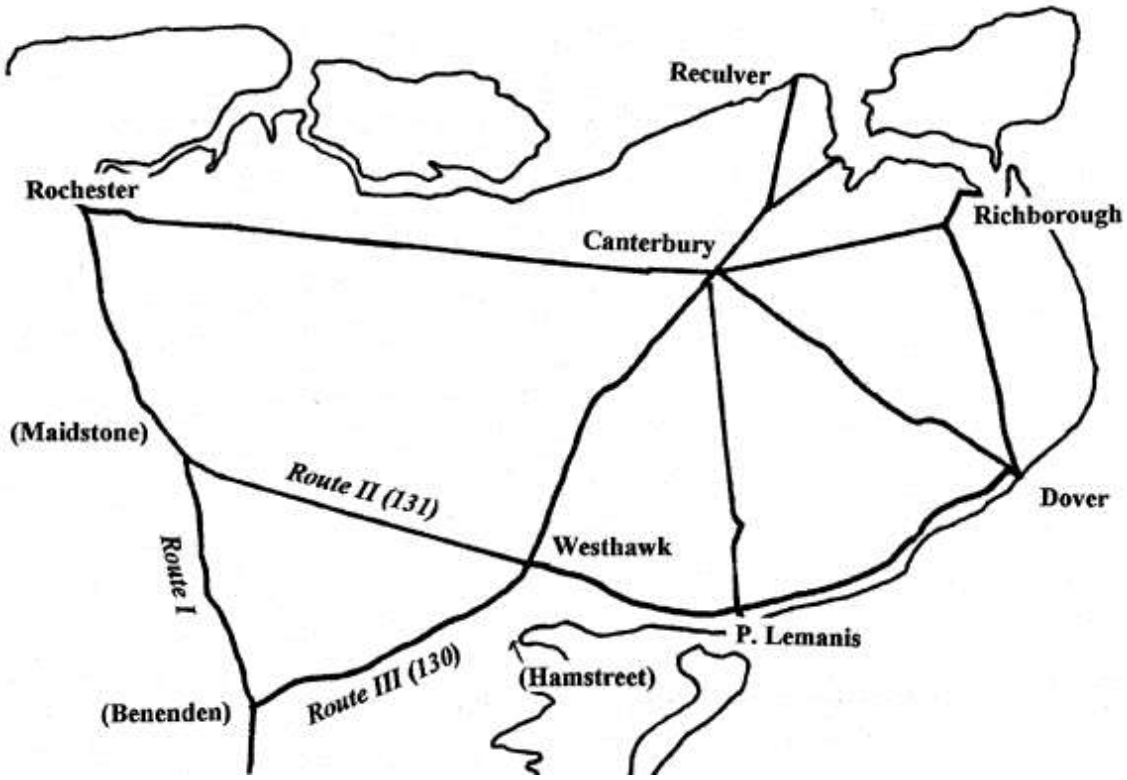

Figure 13: Several of the main Roman routes through Kent pass through the borough (following Margary, 1973)

6.1.12 A word of caution, however - the commonly-accepted alignment of Roman Roads through Kent was taken from Ivan Margary's (1973) analysis of routes through Britain. Recent analysis has proven many of Margary's routes to be not wholly reliable in terms of their routing. For instance, the 131 (above) is actually a minor road which seems to have sprung from the 130 3km south of Westhawk. However, the 131 east of Westhawk does however exist as a realignment of an earlier road which ran from Aldington through Captain's Wood in Cheeseman's Green to the 130 one kilometre north of Westhawk.

6.1.13 Further important but smaller roads run from near Godmersham, past Crundale Church over Wye Down and the Devils' Kneeding Trough, to Brook Church, then directly to Sevington Church and on through Bilham Farm at Cheeseman's Green to Kenardington, Appledore and Stone in Oxney, where there may be a Roman altar at the back of the Church. Finally, there is a north-south road through Charing which can be traced to Pluckley and may go up from the *Classis Britannica* iron works near Hastings to Faversham.

6.1.14 The borough's rivers, provide significant aesthetic and historical value, and have enabled connectivity of the landlocked borough to the sea, playing a major role in our shipbuilding heritage. Similarly, they have enabled the development of industry reliant on water power, and encouraged the emergence of the urbanisation.

6.1.15 Pilgrimage routes (Pilgrim's Way / North Down's Way), in addition to providing spatial representation of spiritual pathways also developed along nature's parameters. The network of Archbishop's Palaces were generally located along the 'spring line' interface between the downs chalk and the gault clay which still delineates the borough's landscape character – with water springing from the permeable chalk along this line. Settlement in Charing in particular has been shaped by these routeways, not only situated along the spring line, but the High Street is set within a wide Drovers Route.

6.1.16 Former and current railway lines are so significant to the borough's heritage offer that they are treated separately within this strategy, but the historical, evidential, communal and aesthetic value is particularly high for this broad category of assets which, in the main, remain accessible and allow the public to enjoy "the garden of England".

6.1.17 Routeways were defined communally as "one of our more evocative features" in the workshop, defining, integrating and providing substance to the identity of Ashford borough as a discrete unit. While the drovers routes link north to south, the Roman and pilgrimage routes link roughly east to west, all of which unite the diverse communities within the borough. As will be explored further in the recommendations section of this Strategy, there is potential for more use to be made of the tourism and leisure opportunities presented by this group of heritage assets.

Remains of the Archbishops Palace, Charing

Charing is one of a line of settlements lying below the scarp of the North Downs along the spring line, and its main High Street encloses a wider Drovers Route. It was given to the Church of Canterbury in the eighth century, and remained with the archbishops of Canterbury until the Reformation.

There must have an early manor house on the site of the present palace, and was reputedly a favourite residence of Archbishop Thomas Becket. In the Middle Ages the Archbishop of Canterbury was the wealthiest landowner in Kent with seventeen estates in and around the county, each one within one day's ride of the next. Thus Charing was a staging post between Canterbury and Maidstone, and here the archbishop spent a few nights on his way to or from London and Canterbury, sometimes entertaining royalty or other important people. Charing was not one of the more prominent properties but it was well-placed as a stopping-off point en route between other residences.

Many of the present stone buildings date from the thirteenth and early fourteenth centuries, when the complex was expanded as the obligation to dispense hospitality on a large scale became more pressing. Possibly the earliest comprise a large two-storey chamber and the fragmentary remains of a chapel from the late thirteenth century. The rest were rebuilt in the early fourteenth century under Archbishop Winchelsea.

Entrance to the palace was via a large gateway leading into an outer court. Above the gate and round the courtyard were lodging ranges to accommodate officials and servants of the archbishop and his visitors. These include a fine private chamber for notable guests, and what appear to be two dormitories with large communal latrines attached. At the back of the court are the private apartments of the archbishop with large chambers and the chapel, originally entered through a porch.

To the right of the court, and initially quite separate from the chamber block, is the great hall, entered through a handsome porch. It is one of the largest surviving Great Halls of its period in Kent. It was originally spanned by a great timber roof, and was lit by fine traceried windows, one of which survives. The hall was turned into a barn in the eighteenth century, divided by central posts, with an oast built into one corner. Beyond the great hall was a second court which housed the kitchens and other service rooms, all later rebuilt as farm buildings (Pearson, 2001).

The extent of accommodation provided on the site is evidenced in an expense account from the time of Archbishop Stratford (circa 1348). Two stays, on 21st and 26th March (going to and from Canterbury) required hay for 80 horses when the lord visited. Wages, expenses and tips were paid to the baker and two apprentice boys, four chapel servants, four valets, fifteen pages and fifty-eight other boys. During Lent,

a proliferation of fish was procured, including 600 herring, as well as salted salmon, a sturgeon, and amounts of pike, eel, bream, trout and other fish. 428 loaves of bread were baked, and around fifteen gallons of wine and 160 gallons of beer provided. It is well known that King Henry VIII came to stay in 1520 on his way to English Calais to meet the King François I of France at the Field of the Cloth of Gold. The requirements preparing for this indulgent spectacle must have been more impressive yet.

Kings Henry VII and Henry VIII were regular guests of the archbishop at Charing, and it was during the reign of Henry VII, perhaps about 1500, that the private apartments were updated by the addition of a new brick storey. But this apart, the buildings have remained largely unaltered since the fourteenth century. In 1545 Henry VIII took the palace from the archbishops, and it was then tenanted until sold into private ownership in 1629. It became a working farm, with the buildings turned into a farmhouse, a couple of cottages, and animal accommodation, and the great hall turned into a barn. It is thanks to this that so much has survived. For whereas most of the archbishops' other residences had been rebuilt and extended many times, the fact that no one after the fourteenth century spent much money at Charing means that it is unique in retaining so much evidence of that period's style and form.

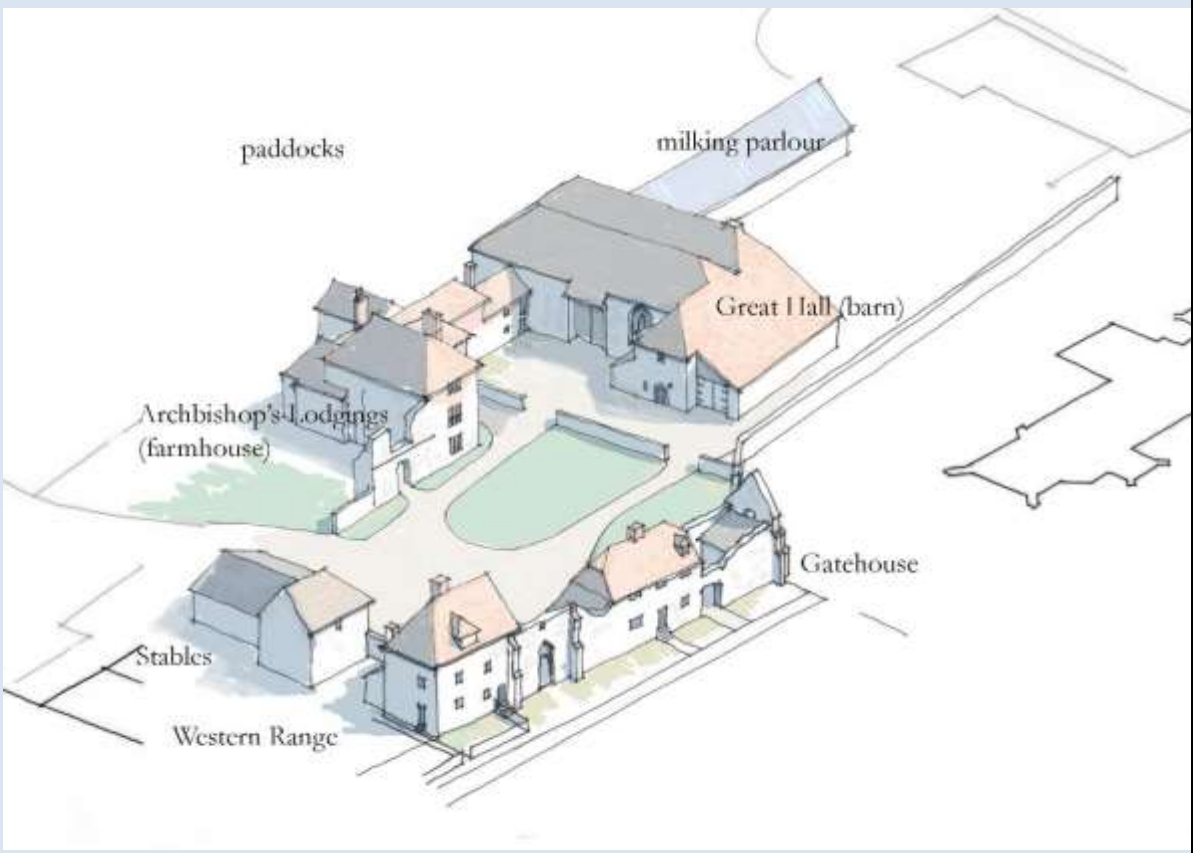

Figure 14: Layout of the Palace Complex, Charing (Thomas Ford & Partners, 2017)

Figure 15: Godinton House and Gardens

Historic Houses and Gardens

7. HISTORIC HOUSES AND GARDENS

7.1.1 Ashford Borough is rich in significant houses of historic importance. The Wealden Hall House, for example, is a typical and distinctively Kentish building type dating from the medieval period, and which exists in abundance throughout the borough. It is estimated that as many as a fifth of these houses that existed in Kent in the Tudor-period still exist today. Although their medieval origins can still be evident in their layout or interiors, many have since had their exterior's re-clad in brick or timber frames altered. Villages along the Stour Valley tend to have a higher concentration of hall houses, including Charing and Wye.

7.1.2 The borough is also home to a number of significant individual buildings that have links to renowned architects, including William Butterfield and Edwin Lutyens. These larger grand houses tend to be of Manorial status, and, along with their landscaped settings, have played an important role in shaping the surrounding rural landscape of the Borough. Many of these properties also still retain their original extensive gardens or parkland, adding to the quality of their presence today and contributing to the rural landscape and sense of place.

7.1.3 As well as their design and significant landscape importance, the physical remains of gardens also prove an important source for archaeological research - illustrating the material culture and importance of surroundings to people of high social status. Moated sites, such as Boys Hall in Willesborough, have revealed significant archaeological remains as the wet soils preserve the history of the land well.

7.1.4 A number of the historic houses of the borough are further distinguished by their links with the nation's literary heritage. This is not unduly surprising given that the borough has been home to or has strong connections for a number of notable authors. These include H. G. Wells, Jane Austen - whose brother Edward lived at Godmersham Park, Elizabeth Montagu, a celebrated literary critic and patron of the arts, the French philosopher Simone Weil, H E Bates, author of the Darling Buds of May who lived in Little Chart, Frances Hodgson Burnett whose children's classic The Secret Garden is based on Great Maytham Hall in Rolvenden, Frederick Forsyth who grew up in his parents' North Street furrier shop in Ashford town centre and Richard Lovelace, a Cavalier poet and member of the Lovelace family of Bethersden, who provided Ashford with its motto 'With Stronger Faith'.

7.1.5 To be clear, this category is not restricted to stately homes, castles and gardens, and can include popular vernacular housing of significance.

Description of the principal heritage assets

- **Biddenden Place, Biddenden** (grade II*)

The original building on this plot was built by Edward Hendon in 1624. It consists of 2 storeys and an attic. The red brick frontage is of a later 17th century addition. There are 5 casement windows with diamond shaped leaded panes, not quite symmetrically placed. Above the doorcase is a stone cartouche and date 1624 with the initials E H.

- **Boys Hall, Willesborough**

See entry page 44.

- **Chilham Castle Keep, Chilham** (grade I) (scheduled monument)

Chilham Castle was completed in 1616 for Sir Dudley Digges and is built the site of a Saxon castle. The early medieval castle tower is separate from the later post medieval house. Of great historical significance the Saxon castle housed King Edward II on route for France in 1320. Alterations to Digges' Jacobean castle were made in both the nineteenth and twentieth century, and as a result it features a mix of styles from Regency to Victorian Gothic designs. It is built in a hexagonal plan and features; linenfold panelling, impressive corner turrets and marble chimneys. The garden, of 24 acres, possesses spectacular views over the Stour Valley, which are complemented by Dudley's efforts to terrace the land. In the 18th century the park and gardens were redesigned and enlarged, apparently with the help of Lancelot Capability Brown.

- **Dering Windows,** seen throughout **Pluckley**

These windows are a feature indigenous to the village of Pluckley, and feature in most of Pluckley's listed buildings. The tale of their origin follows that in the Civil War (17th century) Sir Edward Dering, who was Lord of Surrenden Manor (Pluckley), was pursued by the roundheads. They searched his home, but he escaped through a small arched window, considered too small for the guards to watch. During the 19th century his descendent Sir Edward Dering had arched windows fitted into all buildings on the estate, considering the style to be of 'sacred charm'.

- **Eastwell Manor and Park** (grade II)

The original house was said to be built by Richard Plantagenet, a bricklayer who claimed to be the son of King Richard III, on commission by Sir Thomas Moyle (1488-1560), a speaker of the House of Commons, and commissioner for the dissolution of the monasteries. The current house dates substantially from the late eighteenth and early nineteenth centuries built for the 9th Earl of Winchilsea. This was severely damaged by fire, and was rebuilt between 1926 and 1928. The asset has national significance as the home of Prince Alfred, Queen Victoria's son, in the late nineteenth century. Still further, it enjoys international significance as the birthplace of Queen Marie of Romania, Alfred's daughter, in 1875. Queen Marie was instrumental to Romania's entry into World War I alongside the Triple Entente (alliance with Britain and France), and in later years became a model of patriotism for the Romanian people – "The Mother of Romania" - with the unification of Wallachia, Moldavia and Transylvania following the Treaty of Trianon. The Queen's heart was laid to rest in September 2015 at Pelișor Castle, Transylvania.

Figure 16: Eastwell's Queen Marie is an enduring figure, and the range of publications produced internationally on her public and private life and work are wide-ranging.

- **Godinton Park and House, Nr. Hothfield** (grade I)

This estate was developed by the Toke family from 1440 to 1895. The Jacobean style house that stands today was built during the 17th century around a medieval great hall, which still exists in its true medieval form inside. Significant features such as the carvings in the chestnut staircase, sixteenth century panelling, and Bethersden Marble chimney pieces all contribute to the history and grandeur of this building. The drawing room also houses plasterwork by the great architect Reginald Blomfield, who redesigned much of the house and gardens at the turn of the twentieth century creating the largest yew tree hedge in England.

- **Godmersham Park, Godmersham** (grade I)

This Georgian Palladian Mansion was built in 1732 for Thomas Brodnax-May-Knight, however it has since undergone various remodels. It contains stunning interiors, the most significant of which being plaster work in the shape of musical instruments, fruits and flowers in the drawing room. The gardens feature 17th and 18th century walls and beds, as well as a lily pond. The house was notably once owned by Edwin Austen-Knight, Jane Austen's brother, and is believed to be the basis for *Mansfield Park*.

- **Great Maytham Hall, Rolvenden** (grade II*)

The original Hall on this site dates back to the early 18th century, but was burnt down in a fire in 1893. It is one of a handful of properties in Kent to have had work done on it by Edwin Lutyens, as part of its rebuild in 1909. The Garden, which had become largely overgrown until the 20th century is noted for its influence on Francis Hodgson Burnett's novel *The Secret Garden.* It was purchased and restored by the Country Houses Association in 1965 and was split into eight apartments.

- **Hendon Hall, Biddenden** (grade II*)

Hendon Hall was built by William Hendon in the late 17th century. It's a two storey red brick building with grey headers. It exhibits six casement windows with small square leaded panes, and the ground floor ones with brick architraves over. The 'gazebo' at the end of the garden wall is thought to have been used as a lookout for the arriving stagecoach.

- **Mersham-Le-Hatch, Mersham** (grade I)

Completed in 1766 in a Palladian style, this property features a red brick exterior with a slate roof. It was designed for Sir Wyndham Knatchbull, the owner of the estate. The property was altered in the late nineteenth century by later members of the Knatchbull family. The house stands on a ridge in its parkland, allowing for spectacular views over its deer park which covers 165 hectares. The park was created when the house was built and is used partly for deer grazing, and partly under arable usage. The gardens include many exotic plants and shrubs, and date back to when the house was built.

- **Mersham Manor, Mersham** (grade I)

This manor house features an original 14th century hall house with an extension that was added in the mid-1800s. Its main exterior features painted ragstone (white) and

red brick dressings. The house is adjacent to a grade II* listed barn also dated to the 14th century that features a ragstone and timber frame.

- **Olantigh Towers/Gardens, Wye** (grade II)

The original house was built in 1508 by Sir Thomas Kempe. Cardinal Kempe was the Archbishop of Canterbury and founded the nearby Wye College (1447). The house was remodelled substantially in 1762 by John Sawbridge, who enlarged the house in a Georgian style. In 1903 the house was gutted in a fire. In 1910 it was rebuilt, but incorporated the old portico dating from 1768 which was placed on the front of the new house. The new red-brick mansion is now a fifth of its original size. The house is surrounded by landscaped gardens and pleasure grounds which are enclosed by a 19th century wall. The garden once contained the Hubert Fountain, now displayed in Victoria Park, which was originally commissioned for the Second Great Exhibition in Kensington in 1862.

- **Pett Place, Charing** (grade I)

The core of this house dates back to the 16th century, with Norman traces in its cellars. In the early 1700s the house was widened and gutted by the deputy-lieutenant of Kent, George Sayer, to produce the house we see today. The property retains many original features such as eleven sash windows with glazing bars. In the gardens are the remains of a medieval chapel. It is believed that these ruins could be the original materials from the Norman cellars which were removed and reused to form a folly by Sayer's family.

- **Smallhythe Place, Smallhythe** (grade II*)

This building is a 15th century timber-framed house. It is thought the building might have been built as an inn, or as the home of a local shipbuilder. The building features 5 casement windows and a sash window. The two ranges of the original building were replaced with lean-tos in the 17th century- probably when it became a farm house. The property was occupied by the actress Ellen Terry in the 19th century, and is now owned by the National Trust.

- **Vane Court, Biddenden** (grade II*)

Vane Court was built c. 1420, and is the oldest house in the village. It is a Wealden hall-house consisting of 2 storeys and an attic. The roof is steeply pitched with 2 modern hipped dormers. King Pradjadhipok of Siam, who reigned from 1925-35, abdicated and retired here for many years. The house is a spectacular example of an early Wealden hall house, unusual in Biddenden.

- **Victoria Park, Ashford**

Victoria Park was purchased as 17 acres for Ashford Council in 1898 by Mr George Jemmett and Mr William Jemmett. It is a formal park with mature ornamental trees and a small area of woodland. In the 19th century parks became an essential amenity for the working classes to escape from the poor working conditions of industrial employment. The park has extensive open lawns, providing space for ball and track games. The Hubert Fountain, listed in its own right, was gifted to the town in 1912 now provides a focal point for the park.

- **Hubert Fountain** (grade II)

A magnificent example of 19th century cast-iron work, in the neoclassical style. This fountain was first presented at the International Exhibition of 1862 alongside its 'sister' fountain, now the Grade A listed Ross Fountain situated adjacent to Edinburgh Castle. It was subsequently purchased by John Earl-Drax – known as the 'Mad Mayor of Wye', for his home in the grounds of Olantigh Towers, Ashford. The fountain was sold on to Mr George Harper in 1910 during the rebuild of Olantigh Towers after a major fire, and it was George who presented the fountain in a generous act of philanthropy to Victoria Park in 1912.

Theme 4: Historic Houses and Gardens Heritage Assets Assessment of Significance

MODERATE

7.1.6 There are clearly a number of Historic Houses and Gardens in the borough, demonstrating a clear progression of architectural styles from the Conquest period onwards.

7.1.7 The boroughs assets demonstrate *outstanding* significance in the following ways:

- Several of these assets are co-located with or constructed on top of significantly older features (i.e. Boyes Hall; Godinton)
- Several of these houses are directly associated with figures of international importance and renown (i.e. Godmersham; Eastwell; Chilham Castle)

7.1.8 The borough's assets demonstrate *considerable* significance in the following ways:

- There are examples of the national philanthropic movement in which prominent capitalists undertook civic amenity projects for the benefits of the working classes (i.e. Victoria Park)
- Landscaping and gardens associated with notable figures (Chilham Castle; Great Maytham)
- Combining engineering and artistic importance (Hubert Fountain)

7.1.9 Other points of note with regard to the borough's historic houses and gardens are as follows:

- Examples of timber-framed 'Wealden' style houses (Vane Court; Smallhythe Place)
- Unique and uniform window styling informed by legend (Dering windows, Pluckley)

Figure 17: Priest (Pest) House in the churchyard of St Mary the Virgin, Great Chart (circa 1500). (Photo: Ian Wolverson)

Ecclesiastical

8. ECCLESIASTICAL HERITAGE

8.1.1 Since the Christianisation of the English peoples, dated by Bede to around 600AD, churches have acted as a focus for settlements across the borough. Not only central to worship, churches were the cornerstone of medieval parish life, with the church exerting power and control over local land, claiming tithes from laypeople and as a result becoming very rich. Today the Church still retains substantial landholdings in England.

8.1.2 Due to Ashford's proximity to Canterbury the Borough has churches of great historical significance. The Gregorian mission to Christianise the West began in Kent with King Aethelbert's conversion around 601AD. Sent by Pope Gregory the Great, Augustine was instructed to establish Christianity within Britain. Gregory intended Augustine to be the metropolitan archbishop of the southern part of the British Isles, and gave him power over the clergy of the native Britons.

8.1.3 During the spread of Augustine's work in the seventh century, Anglo-Saxon churches were built across the South East, and many of Ashford's churches have Anglo- Saxon origins. For example, the Church of St Mary in the centre of Ashford town is noted in the Domesday Book as existing in 1086 AD, making it of Saxon origin. As well as being built for the 'new' religion of England, these medieval churches also provided a place to stay for pilgrims travelling to Sir Thomas Becket's shrine in Canterbury Cathedral. Many of the churches in this borough of a significant age, can therefore be found close to the route of the Pilgrim's Way.

8.1.4 The pilgrimage route to, and associations with, Canterbury provided the impetus for Ashford borough's major ecclesiastical assets. Both Charing Archbishop's Palace, and the College of St Gregory and St Martin at Wye were both established in relation to the medieval cults of Canterbury; the former as a stopping point for the Archbishop on his route between London and Canterbury, and the latter as a training college for clergy.

8.1.5 The south-west of the borough is particularly significant for its nonconformist heritage. In the fourteenth century Lollardy was particularly prevalent in the Weald; while Smarden is noted as the home of the oldest Baptist community in Kent. The Baptist record book there was started in 1640 but there was no chapel until 1726, after the Act of Toleration, and Baptists constituted almost 75 percent of the population of Smarden in the

mid-nineteenth century. More widely, an ecclesiastical report from 1663 notes that Tenterden was “much corrupted” by nonconformist leanings; Bethersden was “much poisoned” by “violent fanatics”; over two thirds of the population of Biddenden were “schismatiques and fanatics”; while one Baptist preacher from Rolvenden – Thomas Bennet – was particularly notorious for his sermons. Within the Wealden settlements, a range of meeting houses and chapels of particular historic significance can be found, with the Unitarian Chapel in Tenterden and the Zion Baptist Church in Smarden offering particularly noteworthy associations.

Description of the principal heritage assets

- **Aldington, Church of St Martin** (grade I)

This church is of Saxo-Norman origin (11th cen.) but the chancel chapel and aisles were extended in the 13th century. The restoration of 1876 included work done by Sir Arthur Bloomfield. It features a Norman font as well as an elaborate 3 seater sedilia. The quality of the medieval work is linked to the church’s use as a chapel for the adjacent hunting lodge to the Archbishop of Canterbury.

- **Appledore, St Peter’s and St Paul’s** (grade I)

The foundations of this Church date back to the early Middle Ages. Of significance it also bears the scars of the French Invasion 550 years ago on its tower. The original church was gutted in 1380 when the French tried to burn it, and was repaired subsequently in the 14th century. The roof still includes many of its 14th century beams and 15th century screens. The interior holds 16th century engraved panels at the liturgy desk, hand-crafted by Flemish carpenters, and lying in front of the altar under the ground is Sir Philip Chute (1506-67) who was Henry VIII’s standard-bearer

- **Ashford, Parish Church of St Mary the Virgin** (grade I)

The Domesday Book refers to “Essitisford, a church and priest” in 1086 AD, referencing its Saxon origin. It is then referred to part of the Horton Kirby Priory’s complex in the 1100s. The building that exists today, in its crucifix shape, dates from the thirteenth century, and was heightened probably during the 15th century the Church by Sir John Fogge, Lord of the Manor of Repton. During the Civil War the medieval stained glass windows had to be replaced, as well as monuments inside of the church. Medieval fittings that still exist include the misericords to choir stalls, a sculptured stone figure, the 15th century tomb chest of Sir John Fogge and various early 17th century marble monuments.

- **Bethersden**, **Church of St Margaret** (grade I)

Of medieval origin, the nave and aisles date back to the 14th century and the chapels and tower to the 1420s. It was built of Kentish ragstone, however much had to be replaced because of weathering with Bath stone in 1873. The South chapel was built for the successful lawyer and MP William Lovelace in 1460. The churchyard features 'Oven-Vaults' constructed in 1796, which accelerated decomposition allowing for another body to be put in the same space a year later.

- **Biddenden, Parish Church of All Saints** (grade I)

Evidence suggests that a Church existed on this site at the time of the Norman Conquest, but today's church was built largely in the late 13th century of local sandstone. The chancel and early nave date to the 1200s, but the north aisle was added in the 14th century, and a further two chapels, and a tower in the 15th century. These extensions were probably facilitated by the increased wealth of the village, as it profited from the local cloth production in the early medieval period. It contains the original 13th font and brasses. The font, sedilia and piscina were all designed to show off the local marble. A tomb from 1566 is found of Sir John Mayney and his wife. He was High Sheriff of Kent in 1566. The John Mayne Primary School is named after his father.

- **Bilsington, St Augustine's Priory** (grade I)

Bilsington Priory was an Augustinian Priory established in 1253. It continued for this purpose until the Dissolution of the Monasteries in 1536, after which it became a farm. The building was supposedly used by the notorious smugglers the Ransley Gang in the early nineteenth century, who stored their stolen goods in the building. During this century it fell into disrepair, but was restored in 1906. The Great Hall still exists and is connected to a 3 storey tower, and archaeological work has found remains of what were probably the cloisters. The original function of the main hall has not been confirmed. An infirmary has been suggested, or a refectory with Prior's lodgings attached.

- **Bonnington, Church of St Rumwold** (grade I)

This is one of only 8 churches dedicated to St Rumwold in England. Origins of church in 12th century, but reconstructed in Saxo-Norman style in 14th century. The east wall contains 3 Norman windows. The N/W window contains fragments of medieval glass. Over the chancel arch are the Royal Arms of George III dates 1774. An arched double piscina features in the east wall.

- **Boughton Aluph, Church of All Saints** (grade I)

This site originally housed a Saxon Church, but was knocked down and rebuilt by a wealthy man called Adulphus in the 13th century. 100 years later it was enlarged by Sir Thomas Aldon – one of Edward III's courtiers. Medieval stained glass windows on the East side feature shields of Kings and associated Kentish families. The south porch unusually has a fireplace, suggesting it was adapted to house pilgrims on their way to Canterbury.

- **Brabourne, Church of St Mary** (grade I)

This is a 12th century church, with later additions. The chapel was added in 14th century and the top tower in the 15th century. The lower part of the tower still features the original Norman arch. The chancel holds the original 12th century window with its original glass- similar to Canterbury Cathedral's. In the chancel is one of two 13th century heart shrines in Kent, thought to hold significance with the de Valence family.

- **Brook, Church of St Mary** (grade I)

Its history dates back to the 11th century, when it was built for Prior Ernulf of Christ Church, Canterbury. It's constructed out of flint, which is in some parts laid out in a herringbone pattern with Quarr and Caen stone dressings. It possesses a Norman style three- stage tower, as well as a series of 13th century wall paintings, overlain by some 14th and 17th century murals. The church has been re-ordered to fit a 12th century design, with the chancel simply holding a medieval stone altar. The church is particularly fine for a country parish church. It is renowned for its medieval wall paintings, some of the finest and best preserved in the country. These date from the 12th and 13th centuries and were originally painted in red with gold leaf. Today they appear as dark brown on white. Within its three-stage tower, the mason's chisel marks can be observed with particular clarity; and its 700-year old decorated tile pavement in the sanctuary is the finest unaltered example still in situ in any Kentish church. The tiles were fired at Tyler Hill in Canterbury.

- **Challock , Church of St Cosmas and St Damian** (grade II*)

This church originates from the 13th century, but as a result of military tank training taking place in the local area, with several bombs falling nearby the Church was badly damaged in the 1940s and subsequently partially rebuilt in the 1950s. However, the 14th century aisles and nave still remain as they were. Significant features of this church include two sets of murals painted by John Ward RA and Gordon Davies, which depict the life of Christ using villagers of Challock as models, fragments of a medieval timber rood-screen, an unusual moulded beam in the

Chapel, and an impressive 15th century octagonal battlemented turret. The church also boasts one of the only two remaining candle beams in England.

- **Charing, Church of St Peter and St Paul** (grade I)

The significant body of this church dates to the 13th century, with the south chapel and porch added in the 15th century. During some re-construction in 1590 an accidental fire occurred, caused by a man shooting pigeons, which meant the roof of the nave had to be rebuilt in 1592 and the chancel in 1620. It holds numerous memorials of to the Dering family of Surrenden Manor.

- **Charing, Newlands Chapel** (grade II*)

This building is the oldest in the parish of Charing. Excavations have revealed a Norman chapel existed on the site and functioned as a chapel until the 16th century. Research has shown the original Norman doorway and walls existed into the early 1900s, but the chapel later fell into a ruinous state and has now been restored. Today the walls and roof are much reduced in their height compared to its original state, and the South Aisle in missing. There are several engravings and bits of 'graffiti' dated to the 17th century on the walls inside. In WWII it was used as living quarters for soldiers and was restored in 1968 to house weddings. There is much potential for further research activity relating to this site.

- **Chilham, Church of St Mary** (grade I)

The majority of this church dates from the 15th century, with the west tower completed in 1534 featuring alternations of flint and tiles. North aisle holds a memorial to Sir Dudley Digges, of Chilham Castle in 17th century, made from Bethersden marble. Mid 15th glass in north aisle window, featuring figures and heraldry of families associated with the village.

- **Crundale, Church of St Mary** (grade I)

This church has a Norman origin, with the earliest part visible today dating to the late 12th century. The north aisle was created in the 12th century with two round headed arches being cut through the nave wall. The lower half of the tower was constructed unusually early for a Norman church, in the 1200s also. There are 3 bells in the tower, the oldest dates to 1539.

- **Egerton, Church of St James** (grade I)

Built of Kentish ragstone. The chancel, north chapel and aisle date to the 14th century, whereas the nave and west tower date to the 15th century. There are some windows which supposedly date from the 1300s, but their refurbishment has made it impossible to tell. It holds the oldest 36-branch chandelier in the world. The chancel's bronze cross and candlesticks were designed by Randoll Blaking (notable church furnisher).

- **Godmersham, Church of St Lawrence** (grade I)

This church was owned by the Archbishopric of Canterbury in the 11th century until the Dissolution of the Monasteries in the 16th century. The nave and parts of the chancel date from the 11th century. The chancel was extended in the 13th century and depicts a bas-relief possibly of Thomas Becket being killed in 1170. The tower features a 12th century Romanesque apsidal chapel, as well as 6 bells. The church was restored by the famous Gothic architect William Butterfield in the 1860s.

- **Great Chart with Singleton, Church of St Mary** (grade I)

This church is built from Kentish ragstone. Although there was probably a 12th century building the oldest part of this construction dates back to the 13th century. The Nave and North aisle were added in 1300s, and the North and South chapels, south aisle and west tower were added in 15th century. The sideposts of the vestry door are Norman, dating to 1080. The south chapel contains original 14th century windows and 15th century glass, the font dates from the 15th century. The church contains several brasses and memorial windows to the Toke family of Godinton. Within its grounds, the fifteenth century "Pest House" (grade II*), is a timber-framed single storey building with widely overhanging eaves on brackets with sprockets above and a hipped tiled roof. It is potentially too close to settlement to have served as a hospital for victims of pestilence, yet may well have been too small for a priest's residence, so its use remains the subject of local legend.

- **Hastingleigh, Church of St Mary** (grade I)

The nave of this church is Norman, and possesses a very narrow 12th century window in the north wall. The rest of the church's construction dates to the 13th century. The chancel floor is, unusually, lower than that of the nave. The south window contains 16th century armorial glass, whilst the northern lancet features 13th century grisaille glass. There are traces of medieval wall paintings in the aisles, but they are very faint.

- **High Halden, Parish Church of St Mary** (grade I)

The unusual octagonal base of this church's wooden tower was built circa. 1300, and houses the entrance lobby, vestry and tower stairs. The nave is of Norman origin, with the crown post roof to the nave, and the chancel were added in 14th century. The 15th century then saw the addition of the south chapel, and north chapel which now houses the organ. The south aisle houses a three bay arcade with Bethersden marble bases used as seats. They match the quality those of Canterbury Cathedral. The windows date from the 13th and 15th centuries.

- **Hinxhill, Church of St Mary** (grade I)

A remote parish church of 13th century origin. The lancet window in the north chapel had a rere-arch, which demonstrates the wealth of the area in the latter 13th century. The 16th century perpendicular panelling is now incorporated into the reading desk and pulpit. The chancel screen is a rather unusual design, and is dated to the 17th century. The stain glass was mainly replaced by the Victorians.

- **Hothfield, Church of St Margaret** (grade I)

This church is built of Kentish ragstone. It was substantially rebuilt after a fire in 1598, caused by lightening. It was rebuilt by Sir John Tufton, who is buried in the church in a free- standing tomb. His tomb is inscribed with records of the rebuilding. The interior has no arches separating the chancel from the nave or chapels from the aisles. The organ, which came from Hothfield Place is said to have been played by the composer Sir Arthur Sullivan.

- **Kingsnorth, Parish Church of St Michael** (grade I)

This ragstone church dates back in large to the late 15th century. There is archaeological evidence however that an earlier church existed in the 10th century. The North wall contains a 15th century stained glass window that depicts St Michael slaying the dragon. Of significance are the traditional crown post roof, and a 1579 tomb chest to Humphrey Le Clerk.

- **Little Chart, Roman Catholic Chapel** (grade II)

This chapel is the only remaining wing that still exists of the Calehill Mansion, built in the 1700s. In 1954 all except from this 19th century chapel was demolished. This chapel was used by the Darell family who settled in Little Chart during the reign of Henry IV and built their estate. The chapel was built after the Restoration Period, when the family were able to publically embrace their Roman Catholic Faith, and remained Jacobite in outlook.

- **Little Chart, St Mary's Church** (grade II)

This Church exists in ruins, having been hit by a flying bomb in during the Second World War. It was originally built in three phases between 1200 and 1500 AD. After being hit by the Doodlebug the only parts of the church which still stand in ruin are the tower, which was built circa. 1500 by Sir John Darell, and part of the chancel. The original cinquefoil window also stands, without its glass.

- **Mersham, Church of St John the Baptist** (grade I)

A Norman church previously existed on this site, which was extended in the 1200s, but this was demolished and rebuilt in the 14th century. The church features an abundance of gables and a short shingled spire. On a tie-beam in the chancel is a medieval carving of a head of Joan the Countess of Kent, who was married to the Black Prince in 1361. The south chapel holds memorials to the Knatchbull family who resided at Mersham-le-hatch. The holy water font has excellent Tudor carvings.

- **Molash, Church of St Peter** (grade I)

An early 13th century church with 15th century tower and constructed of flint and ragstone, with red brick buttresses. It has a Norman font said to have been found being used as a cattle trough in 1800, which is considerably older than the building. The single 2ft 10 inch bell was cast in 1608 and has been recently restored. The church underwent restoration work by Reginald Blomfield in the late 19th century.

- **Pluckley, Church of St Nicholas** (grade I)

The chancel, spire, window of the tower and door all date to the 14th century. The font is 15th century and displays the arms of the Dering family. The church also contains a brass to Richard Malmains (d.1440), who was a prominent figure in the village. The Dering chapel dates from the 15th century, but was refurbished in 1626 with a vault being made for family burials. The ceiling of the nave features 5 crown posts and 2 tiny windows. The church is currently on Historic England's 'Heritage at Risk' list.

- **Rolvenden, Parish Church of St Mary** (grade I)

There is evidence of an Anglo-Saxon Church here, but today's building dates from the mid-14th century. The tower is built of ironstone and ragstone quoins. The porch buttresses show grooves made by sharpening arrow heads from medieval time. The chancel features 13th century lancet windows. In 1825 a gallery was added to the

south chapel to house the occupants of Hole Park. The 14th century hexagonal font features shields of Culpeper and Guldeforde.

- **Ruckinge, Church of St Mary Magdalene** (grade I)

Mentioned in the Domesday Book in 1086, this 12th century church was probably built on top of an old Saxon church. It is built of Kentish ragstone. The West tower has an upper 13th century section, which sits on top of a 12th century lower stage. Most of the stonework of the arcades was damaged in a fire. In the east window of the North aisle there are fragments of 14th century glass featuring George and the Dragon.

- **Sevington, Church of St Mary** (grade I)

This majority of this church dates back to the 13th century, but has Norman origins. Unusually there is no chancel arch inside as the church is very narrow, reflecting the small congregation it was built for. The tower features two stages and a broach spire which contains four bells. It features a large royal arms fixed to a tie beam in the traditional location, as well as lancet windows with rere-arches, which are a sign of wealth. Some fragments of glass in the windows date to the medieval period.

- **Shadoxhurst, Church of St Peter and St Paul** (grade II*)

The lancet windows in the chancel suggest this building dates to the 13th century. The nave and other features are of 14th century design. The single bell turret was added in 1788, and the south porch in 1870. The nave features a vaulted roof with crown post. The church holds an elegant marble monument to St Charles Molloy who was captain of the Royal Caroline Yacht (1750).

- **Smallhythe, Church of St John the Baptist** (grade II*)

An excellent example of a Tudor red-brick Church. The present building dates from 1516, but the chancel was reroofed in the 1747. The 16th century screen remains intact and is unusual, featuring deep moulded cornicing opposed to cresting. The exterior mirrors contemporary North European brick architecture, of rare occurrence in Kent.

- **Smarden, The Church of St Michael the Archangel** (grade I)

The main building dates from the early 14th century, and the tower from the 15th century, when the local cloth industry was in boom. It is commonly known as the ‘Barn of Kent’ because of its enormous nave span, nearly 36 feet, and high scissor

beam roof. On either side of the chancel are stone reredos with five arches, which originally contained wall paintings, replaced in 1907 with modern paintings as the originals had faded.

- **Smarden, The Zion Chapel** (grade II)

This buildings dates to 1841 (at a cost of £846 4s 3d) and houses the oldest Baptist community in Kent. The records of this Baptist community date back to 1640, and neighbouring villages also seem to have had strong Baptist communities throughout centuries. The building features a stuccoed front with four columns projecting from the wall supporting a cornice and pediment inscribed with 'Zion'. Many of the early Baptist families migrated to Oneida County, New York in the Mohawk Valley on the Erie Canal, and for a time the chapel was served by itinerant ministers.

- **Smeeth, Church of St Mary** (grade I)

The base of this Church was built in the 11th century of local quarried flint, but was significantly extended in the 13th century. Renovations to the tower and vestry were made in the Victorian era when they were crumbling, however efforts were made to maintain the original lower stage. The octagonal font dates to the 1400s.

- **Stone-cum-Ebony, Parish church of St Mary the Virgin** (grade II*)

This Church, of Norman origin, has moved from its original position on the Isle of Ebony, now known as Chapel Bank. After the Great Storm of 1287, the port of New Romney was left landlocked and people deserted the Isle of Ebony, moving across to Stone. It was decided to move the Church of St Mary the Virgin to Stone as well in 1858, by which time it had fallen into much disrepair anyway. The Church was moved stone by stone and still retains its medieval features. Of most significance is a Roman Altar which has a bull depicted into the sandstone. It is believed to depict the tale of Mithras, a deity who single-handedly killed a bull, dating from 100-300 AD.

- **Tenterden, St Mildred's Church** (grade I)

With main construction between the fourteenth and fifteenth centuries, the exterior is of stone rubble with a crenellated tower of Bethersden marble, dated 1467 with four crockets. The interior has a five bay nave and north and south aisles. The stone chancel arch has two blocked-in lancets, with the chancel itself dating from the thirteenth century. There are nineteeth century wooden barrel vaulted ceiling, and carved chancel screen, introduced during restoration works from 1864-1866. The piscina and sedilia date from the early seventeeth century. The church was named for the Abbess of Minster-in-Thanet, on whose land the church was built.

- **Tenterden, The Old Meeting House (Unitarian Chapel)** (grade II)

There has been a chapel on this site since 1662. The chapel that stands today dates from circa. 1700 and underwent an extensive refurbishment in 1746. Benjamin Franklin, one of the founding fathers of the United States, attended a sermon here in 1774 given by the renowned theologian, Joseph Priestley. Priestley himself is additionally credited with the invention of carbonated water and the “discovery” of oxygen. Attached to the building is a school room dating from 1839, which is undergoing refurbishment. This building is the oldest non-conformist building that is still in regular use in Tenterden. It features a wide doorcase with fluted columns, containing 26 panel moulded doors with a pediment over.

- **Warehorne, Church of St Matthew** (grade I)

The majority of this church dates from the 13th century, with its aisles and chancel added in the 14th century. The original tower was destroyed by lightening in 1770, and was rebuilt in 1777. The arcades are formed of circular pillars of Bethersden marble which are stratified. Fragments of 14th century glass figures remain in the north and south aisles. The font is 17th century Bethersden marble, and sits on a Victorian base.

- **Westwell, Church of St Mary** (grade I)

This predominantly 13th century building is unusual in that it was built all at once, and possesses a rare vaulted chancel and an even rarer stone chancel screen. ~~with~~ A porch was added in the 1500s. The stone chancel arch is very unusual, consisting of 3 narrow arches with trefoil heads. The font dates from the Norman period, and is made of Bethersden marble. The north wall of the sanctuary has the head of a king (13th cen. Carving) and opposite on the south wall the head of a Queen. These are thought to be Henry III and his wife Eleanor. This is an ancient pilgrim’s church nestled under the Downs, brought back from the brink in the 1960s when it suffered from damp, rot and deathwatch beetle.

- **Willesborough, Church of St Mary the Virgin** (grade II*)

A predominantly medieval Church, with an early 13th century nave and tower. A fragment of the original Saxon church survives at the west end of the church, which belonged to St Augustine’s monastery. This church holds a substantial amount of medieval fabric (1200-1400s), and fragments of Anglo-Saxon fabric. Also features medieval stained glass windows, and 14th century carvings in the chancel.

- **Wittersham, Parish of St John the Baptist** (grade I)

This mainly 14th century church is built of sandstone and Kentish ragstone. The tower was not added until the 16th century. The tower is topped with a weathervane dated to 1751, and demonstrates a finely carved door with spandrels and label-stops on its West side. Unusually the east windows contain only plain glass.

- **Woodchurch, Parish Church of All Saints** (grade I)

This church community has existed since the 13th century, and was constructed out of Kentish ragstone. Although the chancel dates back to the 13th century it was significantly remodelled by the Victorians, as well as a famous brass from the 14th century. Despite the Victorian remodel, some older parts can be seen. It possesses an unusual 4-faced-clock and a 18 inch spire which is slightly wonky, which can be seen throughout the village.

- **Wye, Church of St Gregory and St Martin's** (grade I)

The Parish Church of Wye, dedicated to St Gregory, is noted in the Domesday Book and is of Saxon origin. In the thirteenth century the Church was given to the Abbey at Battle, who added a second dedication to St Martin. The original Church remained until the 1447, when the Archbishop of Canterbury John Kempe decided to restyle the Norman church. His coat of arms (three wheatsheaves) features throughout the Church still. In 1572 the Church tower was struck by lightning which contributed to its collapse in 1686. This incident destroyed the whole east end of the church, which was not rebuilt until 1706. This rebuild was done in a neo-classical Queen Anne style (unusual for a church), contrasting with the medieval nave. It holds a wall plaque dedicated to Lady Joanna Thornhill, lady-in-waiting to King Charles II's wife.

- **Wye, College Cloister Quadrangle** (grade I)

Founded in 1432 by Archbishop John Kempe as a college for training priests, the original college consisted of this cloister and a detached school house. In 1894 the school moved to another premises, and the South Eastern Agricultural College was established in these buildings. A bay window in the Hall holds fragments of stained glass depicting Kempe's coat of arms. The Hall also features 4 centred arched stone fireplaces with fireback dated 1610. From 1708 the northern part of the building was used for Lady Joanna Thornhill's Charity school.

- **Wye, The Latin School Wye College** (grade I)

The Latin school was part of the college complex formed in 1447 by the Archbishop of Canterbury, John Kempe. During its time the Latin School was one of only four in the county. The Grammar Master taught the art of grammar free of charge. The building is single storey, made of flint and red brick. It features a decorated fireplace and ogee headed panelled wall cupboards below a central window.

- **Wye, Wesleyan Methodist Chapel** (grade II)

Built in 1869, this building features 3 round headed windows, separated by pilaster strips. The exterior consists of unusual red, yellow, blue and black polychromatic dressings, with a slate roof. The entrance features a font with painted pilaster strip buttresses.

Theme 5: Ecclesiastical Heritage Assets

Assessment of Significance

OUTSTANDING

8.1.6 The ecclesiastical heritage of Ashford Borough is particularly rich, with a large number of Grade I medieval 13th and 14th rural parish churches, together with an unusually strong non-conformist tradition in the south west of the borough. Many of the churches and places of worship found here are outstanding representatives of the ecclesiastical heritage of this country, high in evidential, historical, aesthetic and communal value. They, and their graveyards, offer strong evidential links to the past, attractive and useful for example to those interested in genealogy, while the significance of their presence in the landscape of the borough is particularly high, with their spires providing both vantage points and important visible features.

8.1.7 At a time when the original purpose of many of these heritage assets is changing, the potential of the borough's ecclesiastical heritage to continue to play a focal role in community life is strong. This is evidenced by the fact that while most churches in the borough today continue to be places of worship, others can also be found playing different roles, including as venues for farmers markets (as at Rolvenden Church for example) and for music, such as at St Mary's in Ashford town centre and at the highly successful Stour Festival held annually since 1963 at Boughton Aluph Church in the North Downs.

8.1.8 It is important to recognise the diversity of tradition, style and function of ecclesiastical heritage, and it is not only the churches that offer outstanding heritage significance. Both Charing's Archbishop's Palace and Wye College respectively provide focus points for their settlements and have shaped these villages' development; and both offer outstanding aesthetic, historical and evidential value. Likewise, the nonconformist assets in the Wealden villages are of considerable historical and aesthetic value in a wider sense, as well as outstanding communal value for the particular social forms of interaction these assets have enabled.

Socio-religious heritage in the Weald's nonconformist tradition

The fine villages of the Weald made their name from the profits of the iron and wool trade in the medieval period, Wool was spun, woven and finished within the community and then stored in cloth halls before being sold on. A mixture of prosperity, migration and an emerging tolerance of religious diversity enable nonconformism to thrive in these communities. The Baptist history of Smarden, home to the oldest Baptist community in Kent, is now told through the remaining Tilden (1892; est. 1726), Zion (1841; est. 1726) and Bethel (1901) chapels, is of considerable significance to the story of the borough, although it is frequently overlooked. It is to be noted that these communities have a longer history than their chapels, and a great part of the socio-religious history of these communities are linked to Baptist faith.

A typical service at Zion in the mid-1850s lasted 1.5 hours and consisted of hymn - lesson - long prayer – hymn – sermon – prayer – benediction. Hymns were generally through call-and-response (since many in the congregation could not read). Men were required to remove their hats upon entering the chapel; and men sat downstairs with women in the gallery. The congregation would sit to sing, and men would stand during prayers. Communion services were held every third Sunday afternoon.

Lectures were reasonably common at Zion, including on such topics as "The travels and explorations of Dr Livingstone" – opening up the world to parishioners who had never left the parish. In December 1861, the Rev. J. Sella Martin – a fugitive slave and then pastor of a Baptist church in Boston, Massachusetts, came to Zion and gave a lecture on the progress of the Civil War in the United States, giving a thrilling account of his own escape from slavery. This was given to a packed venue, and £7 was raised to assist in the purchase of his sister and two children from slavery. While in the community, he preached three times and presided at the Lord's Table. These events drew the largest congregations ever at Zion, and the memory of the event was recalled in the community sixty years later.

While the Weald in particular is particularly rich in nonconformist history, the contribution these groups have made to the social and aesthetic life of all communities in the borough should not be overlooked.

Figure 18: Ashford Cattle Market in the High Street during the early nineteenth century (Ashford Museum)

Industry and Commerce

9. INDUSTRY AND COMMERCE

9.1.1 Throughout its history, the landscape of Ashford Borough has influenced the industry that has developed here. Commercial activities in the borough have been both extensive and diverse, producing such a wide range of products that the area emerges as enjoying a largely self-sufficient character.

9.1.2 For example strong soils have encouraged the development of vineyards, with Biddenden housing Kent's oldest commercial vineyard, and hops with the borough continuing to be the at the forefront of hops research and the brewing industry of the country, focused at Wye in the North Downs.

9.1.3 The soils of the borough have also long provided a rich source for quarrying and extraction, giving rise to such businesses as Bethersden marble and the brickworks at Naccolt, Brabourne and Pluckley. Many local archaeological features reveal the long heritage of the industrial processes of quarrying here, or, more frequently, showcase the use of this material. Chalk has been commonly used as a source of building material in the borough for centuries. It is mostly used in the form of lime used in buildings for a wash for painting, a sealant for walls, and as improver for clayey soils. In the form of blocks, known as clunch, it was also used as a structural material, including in the vaulted roof of the medieval undercroft at Wye constructed of clunch blocks from the local quarry at Crundale.

9.1.4 Evidence of smelting and smithery have also been found in the borough, including at Biddenden, Tenterden and Hamstreet, dating back to the Anglo-Saxon period, suggesting a strong history of ironworking in the area. Other finds, including at Mersham, have also uncovered evidence of iron production in the Roman era. Many of these artefacts were found as part of the extensive series of archaeological digs undertaken before construction of the channel tunnel rail link started. Materials unearthed included iron slag, hammerscale, and the remains of hearth bases.

9.1.5 Mills are another particularly important industrial feature of Ashford's heritage that contribute to the borough's historic landscape and are strongly valued by its residents as evidenced in feedback at the exhibitions and workshops held as part of the preparation of this Strategy. Whilst the River Stour provided an ideal opportunity for the industrialisation of water, the use of wind-mills is also present among the borough. Generally the mills in this borough were used to make flour and paper. The production of

these necessities however also facilitated the production of other materials, including weaving and textiles. Buildings such as the Old Cloth-Makers Hall in Biddenden would have benefitted from the existence of Ashford's mills creating a market for their materials. Indeed, the woollen trade was a significant one within this borough, with Edward III granting a charter which allowed a weekly market and annual fair to be held at Smarden as a means of encouraging the woollen trade that was then so important to the area.

9.1.6 Public houses are another frequent feature of local industry and commerce. The growth of hops in rural villages encouraged the development of public drinking houses, creating a focal point for communities. The growth of Inns also resulted from the increased demand for hostelries from the popularity of pilgrimages, which were particularly prevalent in the middle ages. Due to the borough's proximity to Canterbury, Ashford's villages were a popular stopping point before reaching Becket's shrine. The establishment of Turnpike Trusts in the early 1700s also encouraged travellers to stop and seek rest, food and drink, further facilitating the establishment of public houses along these roads. The names of pubs which survive today give tantalising glimpses of the industrial heritage of the borough, such as the Farriers Arms in the village of Mersham and The Honest Miller at Brook; or else are symbolic of the historic routeways crossing the borough, including roadside inns such as the Halfway House in Challock, or Wagon and Horses at Charing.

9.1.7 Finally, as well as the railway (this is covered in more detail under the Railways Theme) and industries with strong associations with its farming heritage, such as the Ashford tannery, the borough was home to a number of more unexpected industries, chief of which was shipbuilding. Smallhythe near Tenterden now a landlocked hamlet, was in the 16th Century the largest English shipbuilding site outside of the Royal Dockyards and one of the most important shipbuilding centres for Henry IV, Henry VII and Henry VIII.

Description of the principal heritage assets

Manufacturing and Processing

- **Old Cloth Workers Hall, Biddenden** (grade I)

Whilst the neighbouring village of Smarden also houses a medieval Cloth Hall, its rival in Biddenden is of a more spectacular grade, and therefore warrants particular

attention. This building which can be observed from the high street is believed to have been the dwelling quarters and workshop of cloth workers. Though the building was at one point split into 8 separate dwellings, it has now been restored to its former singular residency. The majority of the building dates back to the 1400s, with the east end believed to have been added in the 17th century.

- **Biddenden Vineyards, Biddenden**

This is Kent's oldest commercial vineyard. It was established by the Barnes family 1969. The original plantings covering a mere third of an acre have now grown to 23 acres. Red, White and Rosé wine are produced on site, as well as a selection of ciders and fruit juices.

Mills

- **Charing Windmill, Charing** (grade II)

This smock windmill was built in the early 19th century. Charing Mill is a three-storey smock mill on a single-storey base. The three pairs of millstones have been removed, but it still has its Kentish-style cap. The mill remained working until 1891, when business was moved to the local watermill. The machinery has all been removed and the main floor converted into a studio.

- **Chilham Watermills, Chilham** (grade II)

This site consists of a watermill, mill house, storage building and bridge. It was built around 1850 and altered in the mid-20th century. The mill is an impressive 4 storeys tall structure with attics. A lean-to brick extension houses the water wheel. The interior is intact, with paddle wheels, stones and grain bins and hoppers still existing.

- **Donkey Wheel, Chilham** (grade I)

This extremely rare example of an 18th century donkey wheel is found within the Chilham Castle Keep complex. The building is a timber framed structure with a tiled roof. Donkey Wheels were used to supply water to a building, and are rare, with only four remaining in the South East.

- **East Hill Watermill, Ashford**

This watermill was first referenced in the Domesday Book, and was probably situated somewhere on East Hill. At the time of this survey there were about 5,624 watermills in England, only 2% of which have not been found through archaeological

work. By 1300 it is estimated the total number had risen to 10,000 watermills. This particular mill was referred to as the “lord’s mill” in the Domesday book, and was used to make flour. It was later known as the Provender Mill and was expanded to its current 7 storeys in 1901. In 1974 the building was damaged by a fire, but the tower survived.

- **Rolvenden Windmill, Rolvenden** (grade II*)

This windmill was built in the 1580s, and is marked on various seventeenth century maps. The mill has not been working since 1885, when two of its sails were removed. During WWI the main roundhouse was demolished and by the 1950s it was derelict. However, the mill was restored in 1956 by the Alford millwrights. It was constructed as a ‘post mill’, and was used for corn milling. It demonstrates a complete image of what a sixteenth century mill looked like.

- **Swanton Watermill, Mersham** (grade II*)

This 15th century watermill is in full working order. The mill was constructed as part of a 3 bay hall house, housing a mill and wheel in the 2 storey end part. The mill was extended in the 19th century at both the south and east end. The present wheel in the mill was made in Canterbury, and is an unusually size overshot wheel, possessing 42 buckets. The mill is open as a museum and still grinds organic wholemeal flour.

- **Willesborough Windmill, Willesborough** (grade II*)

This white smock mill was constructed in 1869 by John Hill of Ashford Mill-Wright. The octagonal smock mill of white weatherboarding sits on a rectangular brick base of 2 storeys. The windmill produced enough power to turn four sets of mill stones, as well as oat crushing machines. In 1872 a steam engine was added to the mill to keep it working when the wing had dropped. It was restored in 1991 by ABC and is open to the public.

- **Wittersham Windmill, Wittersham** (grade II*)

Stock Mill is the tallest post mill in Kent and one of the very few of these types of mills to survive, most being demolished to make way for more efficient smock mills.. Built in the late eighteenth century in Wittersham, it is believed it could have been moved from elsewhere on the Isle of Oxney after the Great Flood of 1287. At one point the mill was used as the parish poorhouse, providing work to those who had no home. The mill ran in use until the beginning of the twentieth century. It has since

undergone various renovations to bring it up to working standard again. It was used for corn milling.

- **Woodchurch Windmill, Woodchurch** (grade II*)

The windmill standing here today is one of a pair, which were known as 'the twins', and were bought here from another site. This Mill dates from the late 1700s, and came from Susan's Hill to today's site in 1820, which had poorer access. It stopped working in 1926. It is a smock type mill and possesses its fantail intact. Its boat – shaped cap is damaged.

Pubs and Inns

- **The Bull Inn, Bethersden** (grade II)

This building is an ancient Inn, dating back to 1645. Its name derives from the fact the pub was built on the old bull green. It featured as a frequent stopping-place for coaches during the 18th century along the turnpike road from Ashford to Tenterden. In later years the stables were used as a prison, and the local home guard trained here during WWII. It features three original casement windows with pointed Gothic heads, and eave cornices featuring modillions and cogging.

- **The Farriers Arms, Mersham** (grade II)

This public house dates from 1606. When it was first built it was used as a farm dwelling, and adjoining stables and a forge were added in 1632. In 1829 William Prebble bought the house and was granted a license to sell ales and ciders. The core of this building is timber framed and the exterior features a catslide to the rear.

- **The Five Bells, Brabourne** (grade II)

The buildings dates to the late 18th century and was constructed for the purpose of operating as a parish workhouse. Towards the turn of the century it became a public house, licensed to a Mr Thomas Cassell in 1783. The building features painted brick on its exterior, with original bar sashes on both floors.

- **The Honest Miller, Brook** (grade II)

This building was built in 1609, one of fifteen houses in the parish at the time. In 1638 it is noted that the miller of Brabourne, Cedric Smarte lived here with his wife and 6 children. From this date until 1793 the building housed farmers or millers. In 1793 the hop grower Thomas Waite was granted a license to sell ale and cider at

this premises. In 1804 the property was given the title the ‘Honest Miller’ and was the meeting place of many sportsmen. Its exterior features white weatherboarding on the first floor and sash windows on the ground level.

- **The Old Bakery, Hamstreet** (grade II)

This Wealden hall house, now a residential property- was once a pub called the Six Bells Inn. The building is of a significant age dating to c.1500, with a lean-to (extension) added in the 20th century. The property would have originally been built for a yeoman farmer. The exterior features the exposed timber frame and brick work, as well as jetties on both sides supported by dragon posts. Given the properties positioning, on a crossroads between Hamstreet, Ashford, and the Marshes it is ideally placed for a coaching inn.

- **The Old Mill, Kennington** (grade II)

This pub dates back to the early 19th century. In the 1900s it was popular with nearby hop pickers. The pub also featured its own Goal Running club team, a sport indigenous to the East Kent, popular in the late 19th century. Mill lane, which runs alongside the pub, housed the Kennington Water Mill.

- **The Royal Oak, Mersham** (grade II)

The original parts of this building date back to 1592. It was built as part of the Mersham-le-Hatch estate as the gamekeeper’s lodge. It became licensed for the selling of ale in 1723- becoming a public house. The building was then renamed ‘Royal Oak’. The house features an original hall house layout, with a timber frame core. In the rear courtyard is an original hay basket attached to the inner wall.

- **The White Horse, Chilham** (grade II)

This building was a thatched farmhouse built in 1422, but became an alehouse in the mid-1800s used for festivals held at the parish church (just behind the Inn).The building features an exposed timber frame on the first floor, and painted brick exterior on the ground. Approximately 50 years ago two skeletons were found buried underneath the pub, dated to the 14th century. They are said to haunt the pub.

- **The Woolpack Hotel, 26 Tenterden High Street** (grade II)

This 16th century timber framed building comprises of 2 storeys. At the north end of the west facing front some timber frame-framing is visible. The doorway features a depressed arch. The building was established as a coaching inn, with the arch

providing access for coaches. It is likely Bishops and Archbishops stayed here whilst attending confirmations at St Mildred's.

- **The William Harvey Public House, Ashford** (grade II)

It is claimed William Harvey often stayed here during the early 17th century, hence its name. The timber framed building dates back to the 15th century and features the 1st floor overhanging on brackets.

- **Woolpack Inn, Warehorne** (grade II)

This building was built in the mid-1500s as a farmhouse. In the 18th century it was one of the centres of the wool fairs for the marsh area. It is thought the pub take its name from wool being weighed and packed here. The cellars appear to have once had a tunnel leading under the road to the church of St Matthew opposite. The building was extended in the 19th century, when it was renowned as a smuggling centre.

Shops

- **New Biddenden Stores, The Maydes Restaurant, Ye Ancient House, Biddenden** (grade I)

This collection of timber-framed properties is said to have been a workshop to one of the weavers. Many of the weavers came over from Belgium, exploiting the demand for beautiful cloth in the south east, and were able to display their wealth through their impressive properties. The first floor rooms would have originally been one large room where the looms were fixed. Above one of the doorways is a painted carving of a bearded man - supposedly taken from a ship in the Spanish Armada. The properties are also surrounded by contemporary marble paving, originating from Bethersden.

- **Ye Old Cellars Inn, (no.3 + 5) Tenterden High Street** (grade II)

The building dates from the early 18th century and started as wine cellars for Avery, the wine merchants. The family business remained on site for the following 200 years. In the 1880s a drinking saloon was opened in the underground part of the building, and was open until 1986. The building features 2 storeys, built in 2 sections. The east section has a higher front with parapet and features bay windows, and a doorcase with pilasters. The west half is a timber framed structure which features moulded wooden eaves cornice. Today both parts are used as shops.

- **The Miller's/Chandler's Warehouse, No. 19, 21 and 21A Tenterden High Street** (grade II)

The building dates from the 18th century and consists today of a house and 2 shops. The 3 storied timber framed building features mathematical tiles with painted wooden quoins at the corners. The east side of the building on the 1st and 2nd floor is occupied by a loft door and window, and formerly hoist machinery- suggesting the building was used as a miller/chandler's warehouse originally.

- **1-5 Kings Parade, Ashford** (grade II)

This collection of shops is situated on an island in the middle of Ashford town's high street. The building is the former market building, now divided into individual shops. It dates to the mid-19th century and features a central pediment with modillion eaves cornice. The west end is rounded with paired Tuscan columns to the 1st floor level.

Theme 6: Industry and Commerce Heritage Assets

Assessment of Significance

CONSIDERABLE

9.1.8 The industrial and commercial heritage of this Borough contains numerous and particularly wide ranging examples of an often overlooked aspect of our history. The value of this group of assets is considered to be predominantly historical in nature but with much potential for enhancement in communal value through tourism and education initiatives. This will be explored further in the recommendations section of this Strategy.

9.1.9 The communal value of this heritage is particularly high in Ashford town, as local identities are often very much associated with particular industrial and commercial features of the town that are either now gone or in a state of neglect. Some of these assets include the tannery formerly on Tannery Lane; and most acutely the Cattle Market at Elwick Road. Local engagement has highlighted that, while not on the scale of internationally-famous centres of the Industrial Revolution (Manchester and Birmingham in particular), industry and commerce in Ashford town are of considerable local and regional significance.

9.1.10 Ashford's identity as a market town was intrinsically linked with the Cattle Market and, following the town's two royal charters, it was in the 1780s that local farmers began organising an informal market in the Lower High

Street to take advantage of the town's prime location. The current monthly Farmer's Market has returned to this site to celebrate this legacy. The Ashford Cattle Market Company Ltd was founded in 1856, and took up residence at its more famous site at Elwick Road until 1998, when the Channel Tunnel Rail Link forced it into its current premises in Orbital Park. Although the Market Wall on Elwick Road remains, the loss of this symbolic aspect of the Ashfordian identity from the centre of town continues to reverberate, and it is proposed that more could be done to reconnect the town with the grittier and dirtier elements of its industrial and engineering past. An important proposal for this strategy is to raise the profile of the borough's messier heritage assets (which could include heavy industrial sites or buildings with historic interest) as much as idyllic rural features and settlements. The spatial development strategy of the borough is heavily skewed so that ninety percent of all development occurs in and around Ashford, and recognition of the full range of productive activity could ensure improved place-based designs and layouts, conserving the evidential value of the town in particular.

9.1.11 This historic development of the town is evident in a medieval core surrounded by an industrial belt. This belt's origins are equally ancient, supporting dirty and smelly industries from at least the eleventh century, but greatly expanded in the eighteenth and nineteenth. This belt in general is of moderate significance, but is of considerable regional significance especially in terms of its aesthetics. This belt included the water mills powered by and the tannery drained by the Stour; the engineering industries, mills and laundries associated with the railway; the iron furnace and brickworks to the west of the town. Much of this remains now only in memory, but serves as the connective thread between the borough's rural and urban industries. Engineering expertise from agricultural machinery was adapted to locomotive engineering, putting Ashford on the map as a railway town.

9.1.12 Commerce and industry is not limited to Ashford town, although urban areas have been particular focal points for such activity which expanded greatly in the nineteenth century. The value of rural industry is often more broadly valued, with Cloth Halls in Biddenden and Smarden particularly special and aesthetically pleasing examples of the enterprising medieval town. Once again, there is considerable communal significance drawn from local industrial heritage in these locations through these focal assets providing a sense of belonging and identity for residents.

9.1.13 Finally, the heritage value of both urban and rural pubs is likewise considered to be of considerable communal significance. Roadside inns have moderate aesthetic and historical value in rural areas, yet have connected local communities and rural travellers for centuries, often along ancient routeways. Urban pubs are very dependent upon market changes, and deindustrialisation alongside the decreased importance of railway transport has greatly reduced the number of brewers and drinking holes in Ashford town. Promotion of the ‘Curious Brew’ project on Victoria Way is one way in which the tradition of urban brewing in Ashford can be retained.

Figure 19: Gas cylinder gate post at Chilmington Green, retrieved from RAF Ashford 1945 (Photo: Ian Wolverson)

Invasion and Defence

10. INVASION AND DEFENCE

10.1.1 Ashford's location, and its proximity to both the Channel and London, has led to the borough playing a pivotal role in the ancient invasions by the Vikings and the Romans, as well as the more recent World Wars.

10.1.2 One of the most significant defensive feature in the Borough is the Royal Military Canal, a Scheduled Monument, built in response to the threat of invasion by Napoleon in 1804. To defend the area a 28 mile long canal was built from Seabrook, around the Romney Marsh to the River Rother near Rye. It passes through the southern extent of the borough from Bonnington in the east, to Stone in Oxney to the west. By the time the Royal Military Canal was fully ready for use, however, the threat of invasion had passed and in 1807 it opened to navigation instead, collecting tolls for the transportation of produce and goods. The canal was requisitioned by the War Department in 1935 as war in Europe became increasingly likely, and the banks of the canal were subsequently lined with pill-boxes. Today the Royal Military Canal is one of the most significant heritage assets of the borough. It is also an attractive leisure attraction, and is accompanied by a public footpath along its length. Plans to extend the existing partial cycle path along its full extent are in progress and represent one of the recommendations of this Strategy.

10.1.3 Despite no land invasion occurring during World War II, because Ashford had an important railway with links to London it was a target for bombs. Due to its strategic position Ashford was chosen to house the Joint Services School of Intelligence at the Templer Barracks, part of the Repton Manor estate. This was commissioned in 1969 and continued to recruit and train men until its closure in 1997. The original buildings were subsequently demolished to make way for the Chanel Tunnel Rail Link, apart from Repton Manor House.

10.1.4 The rural villages of Ashford also played vital roles in contributing to the War effort. Airfields such as Lashenden in Headcorn were opened on low-lying agricultural land, from 1943 when there was a desperate need for landing fields, as allied forces moved East through Europe. These Airfields were used not just by the British Royal Air Force, but also by the Royal Canadian Air Force, and the United States Army Air Forces.

10.1.5 Of course, the invasion of the territory was not always a human in nature. The Saxon Shore was often vulnerable to the sea's intrusion. Among the most notable defensive structures to stave off this threat are the systems

of drains and sewers draining the areas leading to the Romney and Walland Marshes to the south of the borough, most notably the Rhee Wall and the Knelle Dam.

Description of the principal heritage assets

Military

- **Royal Military Canal** (scheduled monument)

The Royal Military Canal is situated on the low-lying ground of Romney Marsh. Extending 28 miles in length, 11.3 miles of which are in Ashford Borough, the monument comprises the canal itself as well as many WWII concrete pillboxes and intermittent stretches of parapets and visible earthworks.

- **Anti-Tank defence, Godmersham Park**

Kent features two Second World War 'stop lines', which were erected in the hope of stopping enemy military advance. On the border of Godmersham Park with Kings Wood near Challock stands an anti-tank defence. This consists of a large rectangular leap 1.5 meters high and 1.5 meters wide. The valley in Godmersham Park became the site of a resistance Army Bunker, and the woodland provided good shelter for airship mooring. This specific site was therefore crucial in the War effort.

- **Castle Burgh Toll, Newenden** (scheduled monument)

The Castle Toll monument consists of two super imposed defensive sites. The earlier settlement has been identified as a Burgh dating back to the 800s AD, however excavations have revealed its construction may not have been finished. This is supported by writings from the Anglo-Saxon Chronicle which tell of the Viking invasion of 892 AD that stormed an unfinished fort. It is thought this unfinished fort is Castle Toll. Within this site of 8 hectares is evidence of a smaller but stronger defence, surrounded by a 2.3m bank and 2m ditch the other side. Archaeologists have dated this defence to the early 13th century, and suggest it was built to deter French raids up the River Rother.

- **Chilham Castle Keep, Chilham** (grade I)

Chilham Keep is a polygonal building that dates from 1174. However it is believed it was built on the site of a much older Anglo-Saxon fort. It is said to have been built for Henry II, who obtained the English throne in 1154, and was probably built as a result of Henry's turbulent relationship with King Louis VII of France (in case of attack). The

building underwent significant restoration at the beginning of the 1900s, and is still inhabited. It's shape is significant, standing as only one of two octagonal keeps still existing in England. Although there is evidence of an unfortified stone hall existing along its west wall this no longer stands. Its past owners have included the artists Charles Ricketts and Charles Shannon.

- **Mark. IV. Tank, St Georges Square, Ashford**

On 1st August 1919 the town of Ashford was presented with a female Mk. IV tank, possibly made in Lincoln, to thank the people for their war efforts. The tank is situated on a platform near the centre of the town. The inside of the tank was previously used by Seeboard as an electricity substation, but this has now been removed. A protective gazebo was built in 1988 to protect it from the weather. It is one of only seven remaining mark IVs, and the only presentation tank still on public display outside of a museum.

- **RAF Ashford, Great Chart**

This former Royal Air force landing ground is located approximately 3 miles west of Ashford. It was opened in 1943 as a prototype for the temporary Advanced Landing Ground airfields, which were required after D-Day operations. It was used by both the British and the United States Air Force. It was closed in September 1944. The land today is used for agricultural purposes, but parts of the runway are visible on satellite images.

- **RCAF Headcorn, Egerton**

This Royal Airforce ground – inside the western boundary of the borough - was opened in 1943, as a prototype for the temporary Advanced Landing Ground airfields which were needed as our forces moved east across France. It was used by the British Air Force, and the United States Army Air Force. It closed late in 1944. The site today is used for agricultural uses, unrecognisable as a former airfield.

- **RAF Kingsnorth, Kingsnorth**

Opened in 1943 this site was established as a prototype temporary Advanced Landing Ground airfield. These were to then be built in France after D-Day, as our forces moved east across France. Kingsnorth was used by the British and United States Army Air forces, until it closed in 1944. The land today is used for agricultural purposes, but sections of the runway can be seen clearly from aerial or satellite images.

- **RAF Wye, Wye**

This station in Wye was a temporary First World War training airfield. Wye aerodrome was opened in May 1916 by the Royal Flying Corps as a training airfield. The airfield was located in 86 acres of low lying land. Following the end of WWII the American departed from this training centre, but it continued in used by No. 3 Squadron of the RAF. In October 1919, when the field was declared surplus to requirement, it was restored to agricultural usage.

- **Repton Manor (Templer Barracks), Ashford** (grade II)

This manor house was mentioned in the Domesday Book, but the building mainly dates from the 16th century or early 17th century. It was extended and re-fronted in the early 1800s. It features a red brick exterior, and an impressive 8 octagonal chimneystacks. In 1930 the building became an officer's mess, and later in 1967 it became accommodation for the Commandant and Inspector of Intelligence. In 1975 it became the main School of Intelligence Service.

- **The Old Watch-house, Appledore** (grade II)

This early 19th century building was constructed to keep a watchful eye out for potential invaders who had accessed the canal, during the threat from Napoleon. It is a one storey building, made from Kentish ragstone and brick, and has a slate roof and chimneystack.

Water

- **Knelle Dam, Newenden**

The Knelle Dam, constructed in 1332, was "a sea wall at a place called Knellesflote… for the preservation of lands between that place and Robertsbridge", and between the lands of Geoffrey de Knelle and Isabella Aucher (Eddison, 1985) – at the western end of the Wittersham Levels. The sea was prevented from entering the levels by the Wittersham Sea Wall, built across the eastern end of the valley. This enabled some of the levels to be used for agriculture all year round, although some was only suitable for summer grazing.

With the construction of the Knelle Dam, the River Rother was routed around the northern side of the Isle of Oxney, via Smallhythe and Appledore, thus leading to their prosperity as trading and shipbuilding centres, and for a long time avoiding flooding of the Levels. However, by 1590 much of the Rother and its tributary valleys were under water – this time due to freshwater flooding.

The Knelle Dam was accordingly deliberately breached in 1635, allowing the Rother to resume its natural course south of Oxney once more. From 1600 onward, significant projects to drain the Upper Levels were undertaken, including the construction of a Great Freshwater Sluice below Appledore to limit tidal inflow and to control outflow. However, by 1750 the resumed course of the Rother was already bringing trade and prosperity to Rye and Winchelsea at the expense of those settlements within Ashford's current boundaries.

- **Rhee Wall, Appledore**

The Rhee (*ea* , watercourse, *OE*) is a pair of double walls, some 50-100m apart, which extends seven miles from Appledore to New Romney. It was built up gradually to convey water in a channel between those walls to help flush out the harbour of New Romney when that was silting up. The system may have started bringing fresh water in the 12th century, and certainly in the 13th was vitally trapping salt water flowing up to Appledore at high tide, and bringing that down to Romney.

The earliest segment of the Rhee is the short structure running from Appledore to Snargate. However, the western end of the Rhee was destroyed when the Royal Military Canal was constructed in 1805, which most probably contained the site of the sluice. The Rhee now runs from the Appledore pumping station, following a broad curve in an ENE direction before heading south-east to Snargate.

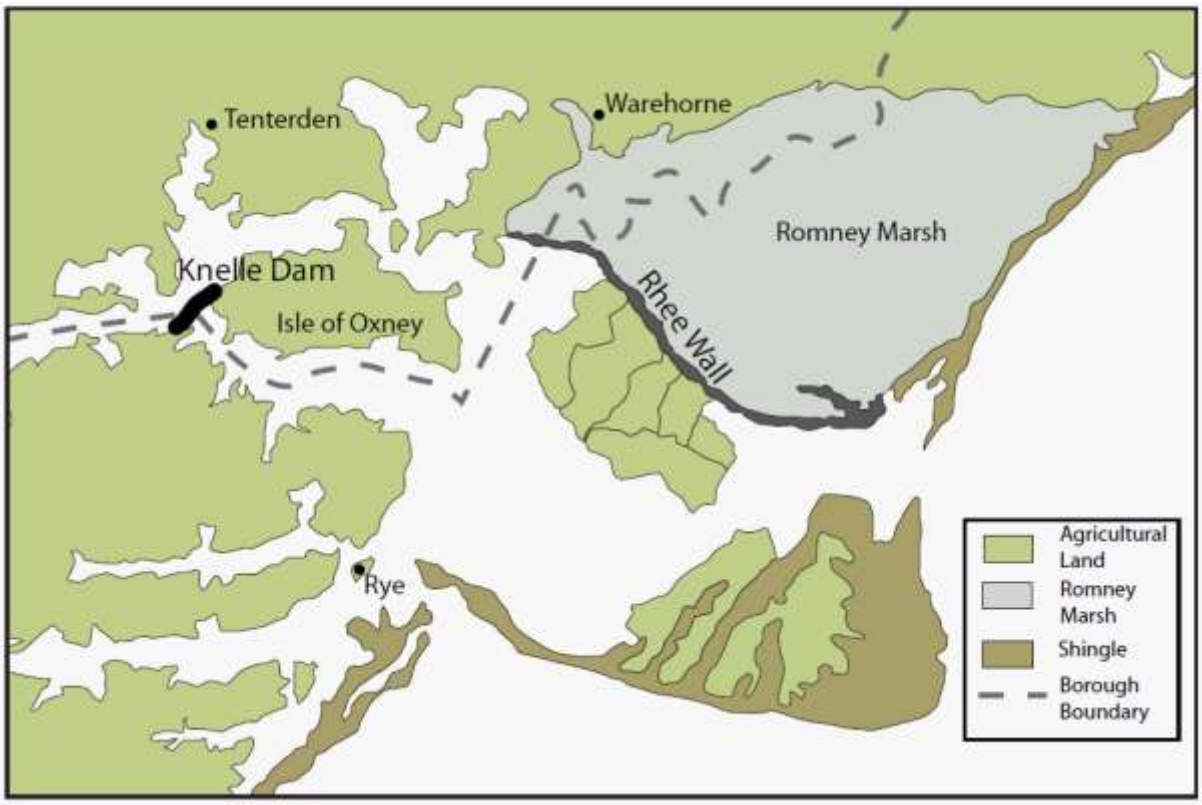

Figure 20: The Rhee Wall and Knelle Dam are notable assets in the south of Ashford Borough. This map shows these in relation to the former coastline of Romney Marsh Area.

Theme 7: Invasion and Defence Heritage Assets

Assessment of Significance

OUTSTANDING/ CONSIDERABLE

10.1.6 This theme contains heritage assets that are good and representative examples of important types of monuments and, in the case of the Royal Military Canal and the Mark IV World War I tank, assets which are rare and of key national and international significance.

10.1.7 It is the southern part of the borough that offers heritage assets of outstanding aesthetic significance, largely a result of its important location in relation to the country's antagonistic relationship with its closed neighbours, France. The Napoleonic defences, including the Royal Military Canal and the Appledore Watchtower, combine with the open flat land of the Romney Marsh to create a heritage landscape of national significance. Accessibility of the RMC to leisure and tourist uses is now a priority.

10.1.8 Outstanding from a historical and evidential perspective are the borough's range and quality of heritage assets from both World Wars. Of particular need in the coming years is to support the project to trace the PLUTO line through the borough and to highlight its role in the allied victory in Europe in World War II; and to promote the sensitive restoration of the Mark IV tank in Ashford given both its global rarity and its importance in symbolising Ashford town's efforts in World War I.

10.1.9 Much former Ministry of Defence land has been incorporated into new development, but effective recognition of its heritage role has ensured design and layout echoes the land's former role, and that particularly important heritage features are well integrated into the overall design, as has been seen at Repton Park (former Templer Barracks).

10.1.10 As will be explored further in the recommendations section of this Strategy, there is concern that aspects of this theme need to capitalised on now, perhaps in the form of an oral history project, whilst those who can contribute much to the communal value of this aspect of the borough's heritage are still able to do so. The heritage assets associated with invasion and defence are scattered across the borough and would also benefit from information being more publicly available, including in the form of display boards and waymarking, and have potential to form the basis for walking trail initiatives.

Figure 21: Entrance to the South Eastern Railway Works (circa 1910)

The Railway

11. THE RAILWAY

11.1.1 The arrival of the railway to Ashford in 1842 not only enabled the industry of the town to grow but also led to significant development of the town centre. Whilst the line first opened in 1846 linked Ashford only to Canterbury, by 1884 Ashford was linked to Hastings via Romney Marsh as well as to Maidstone. At this point Ashford stood pivotally at the centre of five railway lines. The importance of the railway for the local economy was considerable and strengthened by the creation, in 1847, of the Ashford locomotive works built by the South Eastern Railway. In addition to these works the railway company built a small new town for its workers with houses, shops, schools, pubs and bathhouse. Originally proposed to be known as Alfred Town it later became known simply as New Town, a name that continues today. By 1850 over 130 houses had been built for staff and by 1851 the works employed about 600 people, increasing to about 1,300 by 1882. In the twentieth century 142 extra houses were added, responding to the increasing importance of Ashford as a focal hub of the south eastern railway system.

11.1.2 Following the amalgamation of the London, Brighton and South Coast Railway and the London and South Western Railway to form the Southern Railway in 1923, locomotive, carriage design, and construction were transferred from Ashford to updated facilities at Eastleigh Works in Hampshire. Nevertheless, Ashford continued to operate both building and servicing works on locomotives and wagons until well after the nationalisation of the railways to form British Railways in 1948. The locomotive workshops eventually closed on 16 June 1962, hot on the heels of the closure of the Kent and East Sussex Railway line which operated in the west of the borough, but the wagon works continuing for a further two decades.

11.1.3 The influence of the railway on the heritage, economy and environment of the town and the borough remains strong today. International Eurostar services stop in the town, as does the first national high speed route, HS1, making Ashford less than 2 hours from Paris and half an hour from the centre of London. The town's location at the centre of an excellent road and rail network means that Ashford continues to be amongst the best connected towns in the country.

11.1.4 Ashford town was not the only place in the borough to have historically benefitted from the railway. The Kent and Sussex railway served a great

part of the borough, providing a service through Biddenden, High Halden, St Michael's, Tenterden and Rolvenden. This line came about following the passing of the Light Railways Act in 1896 when, acknowledging their lack of a rail link, citizens of Tenterden proposed a connection through the Rother Valley to Robertsbridge. The original Tenterden station was some 3.2km from the town, and was later renamed Rolvenden. The line ran at a deficit for many years and was closed to passengers in 1954 and to freight in 1960. However, it was reopened as a heritage steam line in 1974 between Tenterden and Rolvenden; and now covers 18.5km through the Rother Valley.

Description of the principal heritage assets

- **Appledore Railway Station, Appledore** (grade II)

This station was built in 1851 by William Tress for the South Eastern Railway. It comprises of red brick with white gault brick and a slate roof. The building remains little changed from its original design.

- **Carriage Shop, Newtown Ashford** (grade II)

A carriage shop was built between 1858 and 1871. The basic construction consisted of two parallel red brick ranges, with steel sheet roofs. The original block held 21 bays. In 1898 the building was extended to became a sawmill, and a water tower was added. It was the only workshop of its kind that held automatic fire extinguishing apparatus. The building is the only one in near original use, being used by Balfour Beatty since 1998.

- **Engine Shed, Newtown Ashford** (grade II)

This railway engine shed was built around 1860 for the Southeastern Railway. It was constructed of red and yellow brick with a corrugated asbestos sheet roof. The original block comprised 14 bays by 3 bays. The shed was extended in to the west in 1909-12. The engine shed at the 2 other major surviving works do not exist, so this example at Ashford is of high importance. The original 1847 shed was demolished in the 1930s, leaving this shed of increased importance.

- **Former Acetylene Store, Newtown Ashford** (grade II)

This historic building was part of the locomotive workshops. It stored the chemical acetylene, which was used in the lights of train carriages. It was constructed in the 1800s out of red brick and holds a barrel-vaulted roof. It an excellent example of a

Victorian railway workshop and evidence of some of the processes involved in running trains.

- **Hamstreet and Orlestone Railway Station, Hamstreet** (grade II)

This station opened in 1851, and was designed by William Tress for the Ashford to Tonbridge line. It features a slate roof and red brick walls and pilasters, and is built in an Italianate style. Originally the first floor was designated for the stationmaster's flat, whilst downstairs featured a clerk's room, booking office and toilets. The interior layout was modified later. The design of the station is a mirror image of Winchelsea Railway Station.

- **Kent and East Sussex Railway**

Tenterden station was built in 1903 and the line was extended to Headcorn in 1905. It was part of the Kent and East Sussex light railway which featured tightly curved track with steep gradients, and limited the weight of cargo that could be transported. It was used for both the transportation of passengers, and agricultural products such as cattle. The line closed to passengers in 1954, and was reopened in 1974 by volunteers as an attraction, running steam and heritage diesel trains.

- **Lodge and Clocktower, Newtown Ashford**

In 1846 the Southeastern Railway company was given £500,000 to buy 185 acres and to build a locomotive works in Ashford. The locomotive works consisted of 25 bays of workshops, and a gatehouse and a lodge. These later two buildings formed the entrance to the railways works on the north side of Newtown Road. In 1897 the Lodge was given a clock tower, enabling a more efficient and prompt workforce to be had. In 1907 a new free-standing clocktower was built, that stands today.

- **Locomotive Workshops, Newtown Ashford** (grade II)

This workshop was used to construct rail engines. It was built in 1847 for the South Eastern Railway. The building is red brick with a steel sheet roof. The development of the works in 1909 introduced a different detail in the new eastern brick elevation. The building is claimed to be the only example of an erecting shop that combined long roads with short traverse pits. This building ceased original use in 1962 but continued to work on vehicles until 1980. It is the most complete surviving example of an early locomotive works.

- **Newtown Primary School, Ashford** (grade II)

The former primary school, St Theresa's, was opened in 1852. It was designed by the architect William Tress. The exterior features stone rubble with an ashlar dressing and inside crown post roods. Some of the original windows exists which feature iron lattice tracery. This school was built as part of the South Eastern railway development, which had to provide a community for its workers. Newtown was used as a model for later railway developments.

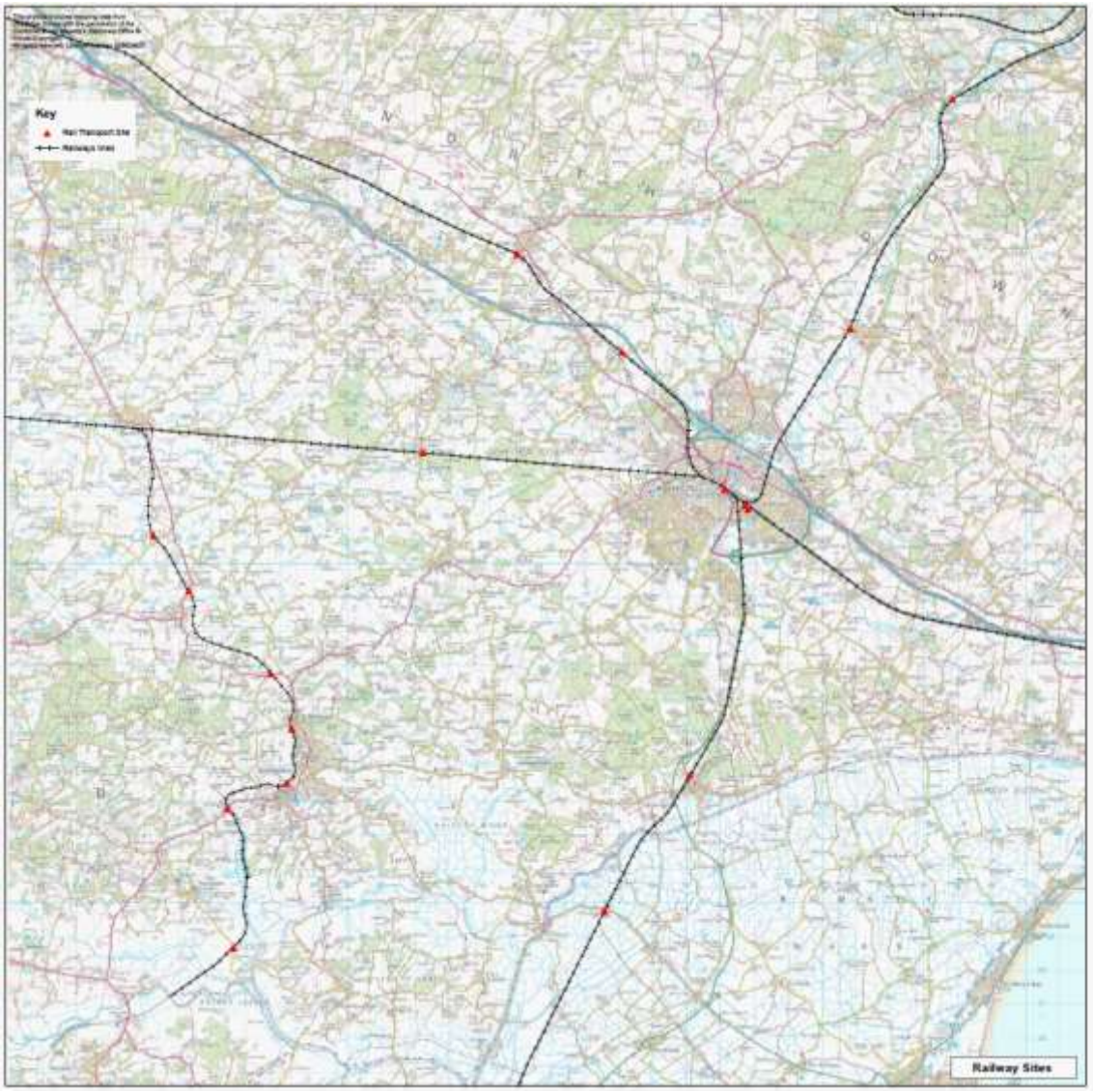

Figure 22: The borough's railway lines

- **Paint stores and Electroplating Shop, Newtown Ashford** (grade II)

This is another grade II listed building, built in 1865 by Southeastern Railway. It is a distinctive building made of yellow painted brick, with a Welsh slate roof. It is a single story building and was divided into two areas. On the ordinance survey map of 1871 it is listed as a paint store, but was late used as an electroplanting shop. The bricks

were intended to be semi-fire proof given that it was used to store flammable materials. It is the only surviving building on site with this feature. Because of this special design feature it has been listed.

- **Pluckley Station, Pluckley**

Although once very numerous, very few wooden stations now remain in their original state. A series of stations built in the Kentish weatherboard tradition and designed by Lewis Cubitt could formerly be found along the line between Paddock Wood, Tonbridge and Ashford. Of these, Pluckley is the only one retaining much of its original form.

Theme 8: Railway Heritage Assets

Assessment of Significance

CONSIDERABLE

11.1.5 The heritage assets associated with the railway in this borough are excellent and representative examples of the overall history of railways in this country. Moreover, the development in recent years of HS1, Eurostar and the Hitachi railway works at Ashford reflects the continued importance of this theme to the history and fabric of the borough. Much of the railway heritage is concentrated in the town of Ashford, where there is concern that physical evidence and places to visit associated with this important aspect of the borough's history are dwindling, threatening this important aspect of the borough's heritage offer.

11.1.6 In much the same ways as industrial heritage assets have considerable communal value to Ashford town in particular, so to do the (often connected) railway assets. Indeed, the whole of South Ashford's reason for existence results from the railway and associated industries. Given that Ashford town was a national centre for train production, it is surprising to both residents and visitors alike that so little obvious evidence remains of this heritage. There is often bemusement as to why a great proportion of the national railway collection in York is 'made in Ashford', yet the town has not yet found suitable space to display and interpret this integral piece of the local story despite commitment and enthusiasm among local people.

11.1.7 While this category is rather Ashford town-centric, there are other railways heritage features elsewhere in the borough but on a more limited scale

and often of low significance. Of greater significance is the Kent and East Sussex Railway that has successfully found a new lease of life serving tourists along a line developed through civic endowment.

11.1.8 As will be explored further in the recommendations section of this Strategy, alongside the importance of delivering on the AIMREC centre at Newtown it is considered that there are further complementary opportunities to showcase the borough's railway heritage, including through information and displays at station waiting rooms for example.

Ashford's New Town: the railway town

The South Eastern Railway started the first train service between London and Ashford on 1st December 1842, which extended to Folkestone a year later. Ashford became a junction in 1846 when the line to Canterbury opened, followed by a line to Hastings in 1851. The London, Chatham & Dover Railway extended its Swanley to Maidstone line to Ashford in 1884, but the terminus of this line was situated to the west of the town, and only joined with the SER lines in 1892.

The Southern Railway Ashford Works was established in 1847. It continued steam locomotive construction until 1936, and repair work continued there until 1962. Wagon construction continued in the works until 1982.

Alfred Town - the "New Town"

The Ashford Works are located to the south of the line to Folkestone and, to support it, in the summer of 1847 a cluster of seventy-two labourers cottages arose. As production increased on the Works site, so too did development at the adjacent railway village first known as "Alfred Town" but later referred to as "Ashford New Town". By the autumn of 1850, it had been extended by another sixty houses and accommodated 3,000 people. The estate was laid out in a modulated triangular shape around the central Newtown Green. At the top of the green, as today, were situated a Public House and a Post Office. Between these is the communal baths building, latterly converted to flats but retaining its monumental façade. Behind the housing, to the east alongside the Ashford-Hastings branch, the SER provided educational facilities in the form of a school and Mechanics Institute.

Following the 1912 expansion of the Ashford Works, an additional 126 six-roomed dwellings were built bringing the total number of housing at "New Town" to 272.

The Works

The South Eastern Railway transferred its locomotive depot to Ashford in 1847. “The Coffee Pot”, the first locomotive to be constructed at the Ashford works, was designed for the company directors and chief engineers to be propelled throughout the network for periodic line inspection.

In the period under Chief Engineer James I'Anson Cudworth, who had been responsible for the selection of much of the equipment at the new Works, Ashford was considered a centre of engineering expertise and innovation. Cudworth was a locomotive designer who believed in experimentation – for example, he was the first to apply the ‘uniflow’ system of steam distribution to a railway engine followed, at Ashford, by the ‘mid-feather’ system. In this, a firebox divided by a longitudinal water partition (‘mid-feather’), with sloping grates, enabled the use of coal fuel without smoke emissions. This design remained standard for the South Eastern Company’s trains until the end of the nineteenth century.

By 1909 the Ashford Works had responsibility for the repair and maintenance of 497 engines on the South Eastern network. The closure of the “Chatham and Dover” line’s depot, with its 257 locomotives ensured a substantial increase in Ashford’s working capacity. The Boiler shop was extended eastwards, absorbing pits used for engine repairs; and a new Erecting shop was constructed. The old Erecting shop was also extended, to provide space for the Machine shop and the Fitting shop; and a new Tender shop was built. The existing Pattern shop became an enlarged Smith shop; the Wagon Sheeting shop – adjacent to the Iron Foundry – was occupied by the Pattern maker; and the Paint shop was significantly expanded.

The substantial shed buildings on the Works site provide a lasting reminder of the significance of the railway works to the heritage of the town, and benefit from statutory protection as a Grade II listed ensemble. Their relationship with the planned “New Town”, which retains its historic street layout and form, as well as with the Queens Road Conservation Area to the north of Ashford Town Centre, is important in understanding the spatial development of Ashford as an urban centre and innovator.

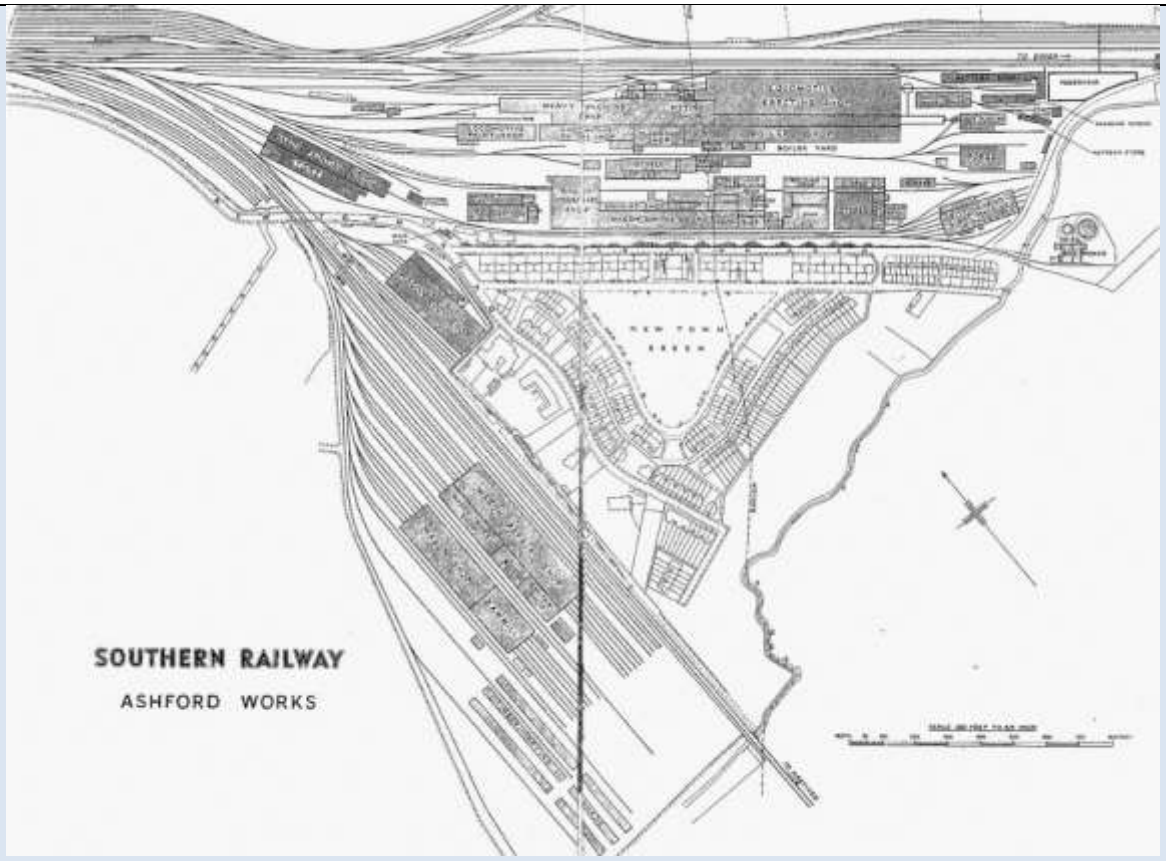

Figure 23: The Ashford Railway Works at Newtown in the early twentieth century

Figure 24: Charing Archbishop's Palace Great Hall, December 2016. The North-East corner has collapsed and the north wall leans out (Charing History Society).

Vulnerabilities and Opportunities

12. VULNERABILITIES AND OPPORTUNITIES

12.1 Vulnerabilities

12.1.1 Heritage assets and their settings are vulnerable to change in a wide variety of ways. They can be affected physically through specific actions, such as damage through agricultural activities including ploughing or construction and development, or passively over time through environmental factors or neglect.

12.1.2 This section considers the vulnerability of the Borough's heritage assets to general activities and processes (Generic Vulnerabilities) and to specific proposals (Specific Vulnerabilities), principally through a number of Case Studies. These examine specific proposals in more detail, in order to illustrate the issues that can arise and principles that should be adopted to ensure that the heritage assets are treated appropriately and that opportunities are taken to make best use of them.

12.2 Generic Vulnerabilities

12.2.1 Heritage assets are vulnerable to processes including:

- Natural processes such as climate change
- Rural activities such as ploughing, changes in farming regimes and leisure use of the countryside
- Installation and maintenance of infrastructure such as utilities, power generation, roads and railways
- Development of sites for housing, commercial and industrial uses, extraction of minerals, flood defence works etc.
- Change through alteration or economic decline and neglect
- Criminal actions such as arson, theft, vandalism and anti-social behaviour.
- Lack of awareness (this is particularly the case with the borough's prehistoric heritage, for example)

12.3 Specific Vulnerabilities

12.3.1 Ashford Borough has seen significant levels of development in recent decades given its strategic location between London and the continent of Europe. In the 1950s it served as a housing overspill settlement for London and in 2003 was designated as a regional growth centre. (Ashford is no longer designated as such or required to play such a strategic role, and so development quanta as set out in the Ashford Local Plan 2030 are commensurate with this).

12.3.2 The responsibility of fulfilling such a national role has however inevitably resulted in high levels of development and as a consequence greater pressures on the historic fabric of the Borough. Valuable lessons can be learnt from such experiences however, a case in point being the extensive historical and archaeological programme of works carried out as part of the construction of the Channel Tunnel Rail Link.

12.3.3 The location of this borough contributed to it playing a significant role in both the world wars of the 20th century. Such history is reflected in its built heritage today. However there is also a strong but diminishing and vulnerable oral history held by residents which should be gathered as a matter of priority in order to add to the wealth of this aspect of the borough's heritage. This will be a significant undertaking, but is invaluable both in interpreting and understanding to the fullest the intersecting layers of Ashford's story.

Channel Tunnel Rail Link (CTRL)

The construction of the Channel Tunnel Rail Link (CTRL), now known as High Speed 1, provided a unique opportunity to investigate thousands of years of change and development across the landscape. The archaeological programme of works associated with the CTRL was probably the largest ever undertaken in the UK and investigations in advance of and during construction revealed an impressively rich array. This generated a vast archive of archaeological data, although much of this is still not written up. Key discoveries have included the first Neolithic long-house to be found in Kent, a Romano-British villa and two Anglo-Saxon cemeteries.

Within the borough, groundworks at Ashford International revealed two definite areas of occupation, both dating from the later Iron Age and 'Belgic' periods. One of the more interesting projects was the recording and relocation of the Georgian Model Farm, known as Yonsea. Yonsea Farm consisted of a large house, byres and cowsheds, an oast house, a tollhouse and associated gardens. The farm was probably constructed as a single phase in the 1830s. Immediately to the south of this complex a walled garden was bounded by a pond which occupied part of an earlier ditch or possible 'moat'. A fairly substantial depression headed westwards along the south side of the garden and appeared to have been a continuation of this feature. The existence of an earlier moated site, predating the 19th century farm, was therefore thought possible. Yonsea Farm was disassembled and transported to the Woodchurch Rare Breeds Centre, where part of it was reassembled and can be visited today.

12.5 Opportunities

12.5.1 The Culture White Paper (March 2016)[20] cites the social value of culture, including the link between engagement with culture and higher education, and the beneficial impact that culture also has on health, effecting both physical and mental health in a positive manner, and the evidence that local cultural involvement also stimulates the cohesion of communities.[21] With specific regard to heritage, it states:

"Cultural heritage is fundamental to a nation's identity and its people, underpinning education and research and offering long-term economic and social benefits. We should continue to be at the forefront of cultural protection at home and abroad". [22]

12.5.2 Successful heritage-led regeneration, acting in partnership with community projects, provides opportunities to connect people with their urban and rural landscapes, with their heritage and with each other. In addition, the linking of heritage with the culture and arts sector can provide significant benefits together and be a strong catalyst to creating wealth and regeneration. This is also recognised in the NPPF[23] which requires local planning authorities to take account of

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of the place.

12.5.3 The rich historic environment of Ashford Borough offers considerable potential as a resource for enhancing the quality of life for its residents. Heritage Assets can act as a framework for regeneration, complementing and supporting the economic development of the borough, as well as help to produce higher quality and more sustainable forms of development. The

[20] *The Culture White Paper*, Department of Culture, Media and Sport (March 2016)
[21] *The Culture White Paper*, Department of Culture, Media and Sport (March 2016) page 15
[22] *The Culture White Paper*, Department of Culture, Media and Sport (March 2016) page 48
[23] NPPF, paragraph 126

historic environment can and does also play a key role in the tourism and cultural offering of the Borough.

Acting as a catalyst for economic and social regeneration

12.2.4 Successful regeneration is not just about improving the physical fabric of a place; it is about bringing about social cohesion, encouraging economic growth and restoring vibrancy to communities. Heritage-led regeneration adds value to development projects and can help to avoid a sense of a development scheme being artificial and seemingly dropped into a landscape. These can also have the advantage of accommodating large scale new housing without major intrusion into the existing infrastructure and the local community.

12.2.5 This is supported by research by a number of organisations including the British Property Federation[24] which demonstrate that heritage regeneration projects create financial value. In addition, research produced by Historic England[25] concludes that "Using the historic environment as an asset, and giving it a new life, has been one of the cornerstones of the economic and social revival of our towns". The BPF research concludes whilst it must be accepted that these projects can require significant amounts of funding, it should also be remembered that the neglect of a heritage asset can cause the overall quality of an environment to fall, and discourage economic growth, having a negative impact upon the wider regeneration projects that might be taking place in an area.

12.2.6 Heritage-led regeneration also has a role to play in helping to reduce social exclusion in modern developments. Historic buildings come in all shapes and sizes. Just as they can break up the sometimes more monotonous shape of a modern development that can arise from 21st century building standards, so they can help to break up any potential monotony in social structures. Retaining older buildings such as terraced housing helps to conserve the character of the settlement. In addition, these houses are often less expensive than new build equivalents and so by conserving them a more diverse population is encouraged than if they were replaced.

12.2.7 Heritage-led regeneration is however about more than just re-using historic buildings. Other assets such as parks and gardens, waterways (such as the Royal Military Canal), the patterns of roads and lanes, historic features such

[24] '*Heritage Works: The use of historic buildings in regeneration, A toolkit of good practice',* BPF (2013)

[25] English Heritage, *'Heritage Works: The use of historic buildings in regeneration, A toolkit of good practice*', (Swindon, 2014), p. 4.

as walls, milestones and road signs and more ephemeral historic elements such as place, house, pub or building names also have key roles in creating the historic fabric of a place. Furthermore they have much potential for enhancing regeneration and developments by ensuring the creation of new places that are strongly rooted in their location and heritage, which in turn helps to prevent the emergence of bland, generic developments. When new urban extensions are being planned it is likely that heritage assets will be present and the opportunities such buildings or monuments provide should be welcomed in order to enable new developments to be linked visually or culturally to the historic framework of the town or wider borough.

12.2.10 Finally, retaining historic buildings and features can also assist older generations retain their own sense of place in an area thereby bringing the generations together. Where those features relate to people's former employment this also help to tell the story of an area which can be developed for educational groups to further embed new development within an older historic framework.

Creating attractive places

12.2.11 In both urban and rural contexts, the historic environment shapes a sense of place. It adds character and distinctiveness to towns, villages and rural landscapes including AONBs. Buildings, open spaces, historic features, and networks of roads, lanes and public rights of way are what ultimately define the character of settlements. It is therefore important that change is sensitive to this character, adding to and developing distinctiveness rather than diminishing it and creating uniformity or blandness. Although designated heritage assets and Conservation Areas will be central to this process, the historic environment can hold meanings and memories for a community that go beyond the architectural, archaeological or historical importance of designated assets.

12.2.12 Heritage assets can also act as a mechanism for bringing groups and communities together. The relationship between people and place is a complex psycho-social phenomenon, but sense of belonging is often intertwined with a sense of pride in place. The historic environment can act as a catalyst for engendering and stimulating local pride by strengthening and celebrating the self-image and uniqueness of communities. The heritage of a place provides a strong symbolic link that brings people together.

12.2.13 Heritage-led regeneration can of course take a number of forms. In its simplest form it involves bringing single historic buildings back into use or refurbishing a historic property that has suffered from neglect. More complex

programmes can involve refurbishing industrial complexes or industrial buildings, although aside from the railways works at Ashford this borough is not home to such large scale industrial heritage. However, it does enjoy many individual and groups of heritage assets which have been and have the potential to be converted to new uses.

St Mary's Church, Ashford

St Mary's Church (mentioned in the Domesday Book) is one of Ashford's best loved landmarks. In 2012 it underwent a £1.8million expansion and renovation in response to the communities need for a shared space and arts provision. To accommodate larger audiences and improve on its arts venue status, the church's fixed pews were removed, a larger and higher dais was installed as well as state of the art lighting and audiovisual systems. The project also capitalized on a rare opportunity to reduce its carbon footprint. A Ground Source Heat Pump powers the church's new under floor heating, at relatively low temperatures using an Econic System (new to the UK but not in Europe) and a rainwater harvesting tank has been installed.

The remodelling and new additions to the St. Mary's have been well received. This project has ensured that the space is used to its full potential as a community arts venue whilst remaining faithful to the fact that the building is, above all, a heritage asset and a place of worship.

Today it is one of the town's most popular arts venues and has been recognised with a number of Awards, including East Kent People's Award 2013, (Culture Award) and the People's Choice Award 2012 (Ashford Building Design Awards). It was also a finalist in the LABC SE Regional Building Excellence Award and was shortlisted for 2012 AJ Retrofit Awards.

Tourism potential

12.2.14 Heritage and tourism enjoy well-established synergies. Like other areas across the country, the Ashford tourism landscape, particularly in terms of partnerships and consumer behaviour and expectations, is changing. Recent years have seen an increase in domestic tourism, particularly in this borough in terms of Staycations, Down from London visitors, and visiting

friends and relatives trips as well as an increase in overseas visitors[26]. The demand for real time information, with social media at the forefront, is also changing the way the Council and its partners work.

12.2.15 The value of tourism to Ashford Borough should not be underestimated. It accounts for approximately 4,000 jobs in the borough, representing an estimated 7.3% of all employment[27]. According to research carried out for Tourism South East, tourism numbers in Ashford increased by 7% between 2011 and 2013.[28] This report also revealed Ashford as the third most visited location in Kent for overseas staying visitors. These numbers create a significant opportunity for enhancing awareness and use of the borough's heritage assets and their contribution to the local economy. Tourism was estimated as being worth £250 million to the borough and £3.2 billion to the Kent economy in 2015.[29]

12.2.16 The particularly wide ranging nature and distribution of Ashford's heritage assets, means there are many opportunities for using heritage to expand its tourism offer. In particular, the numerous assets of considerable interest and significance to be found across each of the themes of this Strategy present opportunities for the development of walking/driving trails linking such attractive assets, along the lines of the recent initiative of the Council linking the vineyards and wine industry of the borough[30], and the Tenterden and Ashford town heritage trails for the two principle settlements. This opportunity is explored in more detail in Section 5 Objective 3 of this Strategy.

[26] *Ashford Tourism Review*, 2013-2014, Ashford Borough Council

[27] 2011 Cambridge Model Economic Impact Study, cited in Ashford Tourism Review, as above.

[28] 2011 Cambridge Model Economic Impact Study, cited in Ashford Tourism Review, as above.

[29] 2015 Cambridge Model Economic Impact of Tourism - Ashford Results (Visit Kent, 2016)

[30] Tenterden Vineyard Trail: A guide to the Tenterden area's must-visit vineyards and breweries.

The Ashford Heritage Trail

The Ashford Heritage Trail 2016 is a printed & online leaflet guiding users around Ashford town centre and pointing out items of historical interest. It presents the town as it is today - an area with long roots, continuous progress, and a bright future.

The Heritage Trail provides an informative one hour walk around central Ashford, exploring its heritage and its many fascinating previous residents, places and events. It aims to be an attractive guide for visitors, a helpful tool for local schools, and a point of interest for local residents and the town community.

The trail was officially launched on 5th June 2016 at the Ashford Farmers' Market, alongside guided tours and associated food and entertainment.

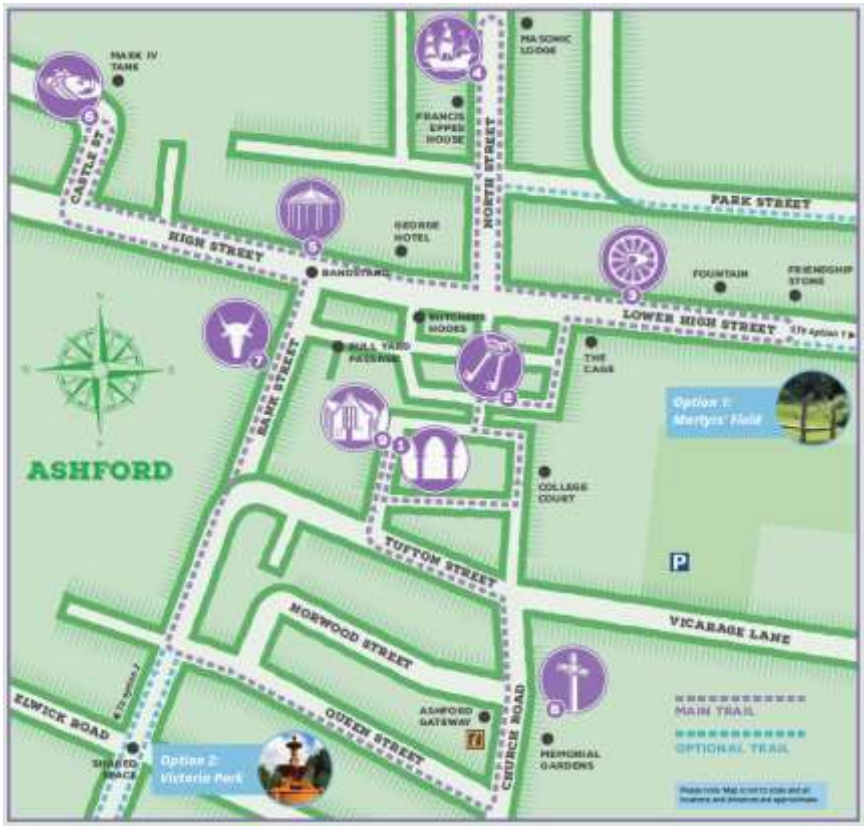

Figure 25: Map showing the route of the Ashford Heritage Trail through the town

Figure 26: The Hubert Fountain, Victoria Park, Ashford. Heritage is to be an integral part of future plans for this public open space.

Taking the Heritage Strategy Forward

13. TAKING THE HERITAGE STRATEGY FORWARD

13.1 Introduction

13.1.1 It follows that to realise the considerable benefits that the historic environment can bring to the Borough, it is important to look after its heritage assets and take opportunities to enhance them wherever possible. Heritage assets are a vulnerable and irreplaceable resource which can be easily lost to present and future generations who live and work here.

13.1.2 The Government recognises the role that the historic environment can play in delivering the sustainable development agenda. Positive change and sustainable growth, including the improvement of the built, natural and historic environment promoted in paragraph 9 of the NPPF underpins the emerging Local Plan 2030. Such change should be informed by a sound understanding of what is significant about the Borough's heritage assets and a desire to conserve that significance in an appropriate and beneficial way.

13.2 Relationship with other Borough Council Strategies

13.2.1 The protection and enhancement of the heritage assets of the Borough are enshrined in the Vision of the Ashford Local Plan 2030. In particular:

*A regenerated Ashford Town Centre will be delivered that will significantly enhance its leisure, cultural, educational and residential offer. …. **The town centre's heritage offer will be conserved and enhanced** alongside quality new public realm reflecting the various different character zones..*

*Tenterden will continue to serve the south western part of the Borough as a principal rural service centre with a strong offer of shops and services, **conserving and enhancing its historic centre** and accommodating development of a suitable scale, design and character.*

*The other rural service centres of Charing, Hamstreet and Wye will be maintained through retaining shops and services, **conserving and enhancing their historic centres**, whilst delivering new development of a scale appropriate to the individual characteristics of the settlement. Smaller*

settlements will also provide smaller scale new development, to help sustain local communities, ***whilst conserving and enhancing historic centres and heritage assets.***

The identity, attractiveness and vibrancy of the Borough's rural area, with its range of attractive settlements, ***wealth of heritage assets*** *and its expansive countryside, including the Kent Downs AONB to the north and the High Weald AONB to the south, will be conserved and enhanced.*

13.2.2 Policy SP1 (b) of the Local Plan 2030 also refers

Policy SP1 Strategic Objectives

To deliver the Vision, a number of strategic objectives have been identified. They form the basis of this Local Plan's policy framework, as well as providing the core principles that planning applications are expected to adhere to.
[..]
(b) to ***protect and enhance the Borough's historic and natural environment including its built heritage*** *and biodiversity;*

13.2.3 The significance of the built heritage of the borough is also recognised in the Ashford Corporate Plan -

PRIORITY 4: Attractive Ashford – Environment, Countryside, Tourism & Heritage

OUR ASPIRATION: To achieve an environment that creates higher standards of public space design, alongside improved standards of presentation of key green spaces. To safeguard and conserve our local heritage and areas of outstanding landscape quality to ensure the very best attractive environment with thriving and vibrant town centres

13.2.4 Finally, the Ashford Tourism Review 2013/2014 and associated Tourism Action Plan 2015 -2019 also supports the important role that heritage assets can and should continue to play within the borough's tourism offer. Projects promoted by this Review which have fed into the development of the objectives of this Strategy include the development of an Ashford Town Centre heritage trail (now close to completion at the time of writing, see 4.2.16 above), enhancing signage as part of improving the overall welcome to the borough and bringing forward themed trails (including wine industry) and walking and cycling links to enhance connectivity between attractions. Attention should be paid to the guidance issued by the Kent Downs and High Weald Management Plans to ensure sustainable and appropriate tourist development within these areas.

13.2.5 Such a commitment to sustaining and enhancing the heritage assets of the Borough is carried forward into and strengthened by the evidence base set out in this Heritage Strategy.

13.2.6 Four Objectives arise from the analysis set out in the previous sections in order to deliver the positive strategy for the conservation and enjoyment of the historic environment of Ashford Borough as required by the NPPF. These are as follows:

13.3 Heritage Strategy Objectives

1. **Ashford Borough's heritage assets will be sustained and enhanced so as to best meet the needs of the present without compromising the ability of future generations to appreciate their significance.**

2. **Ashford Borough's historic environment and its heritage assets will play a proactive role in enabling and informing regeneration activities to secure better outcomes from sustainable growth.**

3. **The tourism and visitor potential and economic benefits of the Borough's historic environment and heritage assets will be increasingly recognised.**

4. **Public understanding of, engagement with, access to and enjoyment of Ashford Borough's historic environment will be increased.**

13.4 Objective One

Sustaining and enhancing the Borough's heritage assets so as to best meet the needs of the present without comprising the ability of future generations to appreciate their significance.

13.4.1 The Heritage Strategy has highlighted the need to sustain the significance of the wide-ranging and numerous heritage assets of Ashford Borough and when opportunities arise, to enhance that significance.

13.4.2 With regard to Ashford town in the first instance, the redevelopment of Ashford town centre brings opportunities and challenges to conserve and enhance the important heritage assets that are present there (this aim is also contained within the Vision of the Local Plan 2030).The Ashford Town Centre heritage trail leaflet is an excellent start in this regard.

13.4.3 Other proposals coming forward to support this objective include the regeneration of Victoria Park and Watercress Fields, Ashford's largest and most central strategic urban park, situated on the edge of the expanding Town Centre. This is a much valued open space and 'green lung' for local residents. A masterplan has been developed, a first stage Heritage Lottery Fund bid submitted, and a strong committed community steering group established. Heritage is at the heart of much of the masterplan particularly the conservation and refurbishment of large and exuberant Hubert Fountain.

13.4.4 Another significant regeneration opportunity currently being advanced focuses on the Borough's railway heritage. A model railway museum (AIMREC) is proposed on a derelict former railway site in the town, adjacent to existing railway land. This proposal encourages awareness, education and enjoyment of the railway heritage in Ashford and will provide a visitor attraction for the town and engage visitors in the history of the railways here.

13.4.5 As well as such larger scale initiatives in the town centre, this Strategy has identified the importance of ensuring that the historic sense of place of the borough's settlements and landscapes, and the widely dispersed nature of its heritage assets is maintained and enhanced when proposals for change are considered. In this regard, particular attention should be given to improving key gateways into and transport corridors through the borough and ensuring that wherever possible heritage assets in these areas are made best use of to present a positive sense of place and are waymarked and acknowledged to improve awareness. Furthermore, as the borough will see continued levels of development over the lifetime of the emerging Local Plan the chances of new, potentially significant finds should be anticipated and a context for such an occurrence put into place.

13.4.6 Finally, particular priority should be given to addressing the condition and future of the seven heritage assets in the borough currently on Historic England's "Heritage at Risk" register. Whilst the resolution of such situations is rarely straightforward or quick, any loss of assets of significance and threats to their fabric should be a last resort and proactive engagement with Historic England should be pursued in the first instance to prevent such threats to the heritage of the borough from intensifying.

Objective 1 Recommendations

1A The character and form of existing heritage assets should be used to help shape the character and form of new development. The historic environment should be considered and reflected in development master

plans and in all development proposals coming forward which affect a heritage asset or its setting.

1B The sustainable and beneficial reuse of heritage assets, conserving them in a manner appropriate to their significance, should be encouraged in new development and given appropriate weight in making planning decisions.

1C Over the lifetime of the emerging Local Plan the chances of new, potentially significant finds should be anticipated and a context for such an occurrence put into place.

1D There will be a commitment to engage relevant organisations and landowners to address the threats to the seven heritage assets in the borough currently on the "Heritage at Risk" Register.

13.5 Objective Two

Enabling and informing regeneration activities to secure better outcomes from sustainable growth.

13.5.1 It follows that for regeneration and development to successfully take account of the historic environment, information about the presence of heritage assets and their significance needs to be accessible and readily understood by all parties involved. The Heritage strategy therefore includes a number of recommendations that seek to improve access to information and understanding of the borough's heritage assets.

13.5.2 This Heritage Strategy has identified the lack of Conservation Area Appraisals for the majority of the borough's Conservation Areas. Without such appraisals it is difficult for decision-makers to understand the special interest of each Conservation Area and hence its significance or to manage and monitor the condition of Conservation Areas and take informed decisions.

13.5.3 The Heritage Strategy therefore recommends a programme of appraisal and review of e the borough's Conservation Areas to understand the special interest of the Areas. In addition it recommends considering the widening of Article 4 (2) directives and the development of fresh guidance and information to help sustain the significance of Conservation Areas.

13.5.4 Section 4 of the Heritage Strategy has described the opportunities available to the borough in using its heritage to positively shape it future and guide and act as a catalyst for economic and social regeneration. The role of heritage in creating a valued sense of place, the beneficial reuse of assets, how heritage-

led regeneration adds value to new developments and helps to ensure that regeneration is more durable, socially inclusive and has a long lasting and positive effect on the places and communities that live in them is explained. Guidance is already available, in particular Historic England's checklist for successful regeneration[31] .

13.5.5 There are a number of good examples in the borough where heritage-led regeneration and re-use of historic buildings within development have been used to create a valued sense of place. However examples are not as plentiful or widely celebrated as would be hoped and suggested from the high numbers of assets that the borough possesses. A programme of information, showcasing best practice within the borough should therefore be investigate in the first instance.

13.5.6 The Kent Historic Environment Record should remain as the main repository and source of information concerning the borough's historic environment. However, many buildings or structures in the borough which do not currently meet national criteria for statutory listing have nevertheless significant local historical importance and may be worthy of protection and conservation in their own right. Local lists play an important role in celebrating such non-designated heritage that is particularly valued by communities (this is addressed under Objective 4).

Objective 2 Recommendations

2A A programme of Conservation Area appraisal is put in place to cover all the Borough's Conservation Areas.

2B Consider widening the use of Article 4 (2) directives to sustain and enhance the historic character of the Borough's Conservation Areas where necessary.

2C The development of guidance and information for applicants in order to help sustain the significance of Conservation Areas

2C Proposals for new development should include an appropriate description of the significance of any heritage assets that may be affected including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and

[31] Historic England, *Regeneration and Historic Environment*, (2005)

historic building assessment may be required as appropriate to the case.

2D **Improved guidance for compiling and the required content of Heritage Statements should be developed and made available to planning applicants.**

2E **Information on examples of good practice of heritage acting as a catalyst for high quality regeneration, and where the significance of the heritage asset has been respected and reflected in new development should be showcased.**

13.6 Objective Three

The tourism and visitor potential and economic benefits of the Borough's historic environment and heritage assets will be increasingly recognised.

13.6.1 The work on the Strategy has illustrated that there are many places across the borough, as well as stories to tell of the Borough's history, including links to events of national significance, that have considerable public interest potential. Continued emphasis should therefore be placed on the role heritage can play in increasing the tourism offer of Ashford Borough to both residents and visitors. With the nature of what people want from holidays and short breaks, including more diverse and learning experiences, changing, promotion of heritage assets alongside its undoubtedly attractive natural environment and cultural assets, has real potential to strengthen the attractiveness of the Borough, and to encourage more overnight and longer stay trips.

13.6.2 In particular, the evidence gathering of this Heritage Strategy has identified that heritage assets here, are largely individual structures, with low instances of groupings outside of the Ashford town railway assets and the historic streetscapes of most of the borough's rural settlements. It is therefore recommended that opportunities for further themed 'packages' and trails, with accompanying information leaflets and websites, such as the successful wine industry themed trail, be pursued. There is the opportunity to develop these in close association with those managing the borough's high quality natural landscapes, the Kent Downs and High Weald AONB management units. In this way visitors can be encouraged to make more overnight stays in the Borough and contribute more to the local economy.

13.6.3 The Strategy has also identified opportunities for knowledge-based initiatives particularly those focused on the borough's prehistoric heritage. Given the number of nationally important barrows along the North Downs, for example, informative publication material should be pursued, to encourage education about the Borough's archaeological patrimony.

13.6.4 In addition, the engagement events for community, professional and amenity groups held as part of the production of this Strategy, identified a strong desire amongst local residents for a significant effort to highlight and promote tourism associated with the rich and wide ranging industrial and commercial history of the borough. It is considered that public understanding and awareness of this significant aspect of the borough's heritage is low and that there is considerable potential to improve this and to add significantly to the tourism offer from this grouping of heritage assets. The development of a new Chapel Down "Curious Brewery" and visitor centre in the heart of the town of Ashford, scheduled for 2018 is a good start in this regard, highlighting the legacy of brewing in that part of Ashford (e.g. Lion Brewery) and thereby providing continuity with the past.

13.6.5 Finally, key routes into and through the towns and rural settlements are important for presenting a historic sense of place to the Borough's visitors. As part of this objective, this Strategy therefore supports an increase in the number of welcome and brown tourism signage across the Borough as identified as actions to take forward in both the Ashford Tourism Review and Corporate Strategy.

Objective 3 Recommendations

3A The borough's wider heritage potential and heritage assets should be promoted as part of a broad and diverse offer to encourage more overnight stays in the borough.

3B Existing heritage assets and sites should be assessed to identify opportunities for networking, promotion and investment in improved facilities and interpretation and in particular for the development of new trails and themed tourism initiatives.

3C Opportunities should be progressed to develop access to key heritage sites and improve interpretation for visitors, particularly with regard to the prehistorical and the industrial and commercial heritage of the borough.

3D A programme of increased standardised tourism signs and welcome signage should be delivered across the borough as well as utilising opportunities (such as in railway station waiting rooms) for additional information and displays of local heritage.

13.7 Objective Four

Increasing public understanding of, engagement with, access to and enjoyment of historic environment.

13.7.1 One of the best ways of raising appreciation of the historic environment, developing a sense of place for communities and help to sustain and realise the benefits of heritage assets is to engage with and involve local people in heritage activities. The Heritage Strategy has identified a number of areas where further study and survey would be a benefit, not only identifying and understanding the heritage assets and assisting in management of the historic environment but also in many cases as a means of engaging with the community. There are a wide range of activities in which local communities, interest and other groups and individuals can become involved with their heritage. This might be through survey, research, investigation, assessment and monitoring of the condition of assets or by helping with interpretation and management of the assets.

13.7.2 The process of preparing a local heritage list allows local people, in partnership with the Council, to identify local heritage that they would like recognised and protected. Such local lists once agreed by the local planning authority as having heritage significance, will merit consideration in planning matters, with the planning authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset itself. Ashford does not currently have a Local List and the council will therefore support local groups wishing to prepare local heritage lists.

13.7.3 To this end a SPD for Local List of Heritage Assets should be developed by the Council. In order to provide consistent advice for the voluntary sector and to ensure that assessments follow the same methodology, the SPD should be based on Historic England's Guiding Principles for Local Heritage Listing. Clear and robust criteria for selection of heritage assets for inclusion on the List should be set out, together with a requirement to provide for each asset a statement of significance, condition, vulnerability and potential opportunity for sustainable use.

13.7.4 The NPPF recognises within its core planning principles[32] that planning should 'be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area' and that 'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need'[33]. The historic environment should be a keystone within such plans, providing the 'sense of place', identity and source of pride that local communities often cherish and helping to provide resilience and durability and reduced social exclusion.

13.7.5 Increasing use of new technologies and media provide considerable opportunities for improving access to information about the Borough's history and its heritage assets together with visitor information. Within the Borough there are for example an abundance of associations dedicated to preserving and providing tourist attractions, which focus around local heritage assets. The Borough of Ashford is also home to an array of small museums which are open to tourists. These include the Tenterden & District Museum, the Ashford Borough Museum, the Brook Agricultural Museum and the Smarden Heritage Centre. Such facilities which display a collection of pieces displaying the industrial history of these areas, as well as a wide selection of old maps and photographs, are largely run by volunteers. There are opportunities to co-ordinate all such facilities, to archive their resources online (see Case Study 4 below) and to enhance their publicity through the creation of an Ashford Heritage website. Consideration should also be given to increasing support for such important centres and repositories for local heritage in Council budgets.

Objective 4 Recommendations

4A A Local Heritage List SPD which will facilitate the preparation of Local Heritage Lists and the creation of a Local List of Heritage Assets should be prepared and adopted.

4B The Ashford Heritage Strategy should be available online on a dedicated and easily accessible website. This website should:

- **promote and explain Ashford's rich heritage;**
- **provide information on access to assets and visitor sites, local museums and visitor information;**
- **link to the on-line Historic Environment Record and other resources that can provide more detailed information on heritage assets;**

[32] NPPF, paragraph 17

[33] NPPF, paragraph 183

- **provide guidance and advice to land/property owners, developers and others with an interest in management of the historic environment.**

4C Digital archiving and documenting relating to assets and finds will be supported and encouraged, in dialogue with local groups and relevant parties.

The Kent Heritage Resource Centre at Smarden: A Community Initiative in the Heritage Sector

The Kent Heritage Resource Centre was formed in Smarden in 2015 under a partnership agreement between Smarden Local History Society and Kent Archaeological Society and is an example of how community groups can successfully provide important services on a voluntary basis to the heritage sector.

Under the agreement, the two organisations work together to provide practical help and guidance to local history societies, museums, schools and private individuals on archive management, preservation and digitisation.

The Centre was formed in answer to a problem faced by many heritage organisations and individuals, that of uncatalogued, and often unseen, collections with no back-up, which makes them vulnerable to accidental loss and inaccessible to people who might otherwise wish to study them.

To answer the problem, the Centre offers expert advice on archival techniques and provides options for users to carry out digitisation projects, with Resource Centre assistance where necessary. All Centre facilities are available at no cost to users, other than a nominal room hire fee for a full morning, afternoon or evening session (up to 1000 images can be captured in one session).

The facility is located at The Charter Hall, Smarden, and includes a state-of-the-art archival camera system capable of producing high-output, high-definition images of, for example, documents, bound volumes, artefacts, photographs, glass plate negatives, slides and maps up to A2 size, linked to the Community Chest indexing and cataloguing software, which has been developed as an affordable, searchable, accessions database tool for Heritage groups.

During the past year Community Chest software has been demonstrated to a number of Kent heritage groups. To date eight local history groups have purchased Community Chest whilst others have expressed their intention to do so. Data sharing will be a major benefit for users of the software. Heritage groups within Ashford Borough who have accessed the Resource Centre are the Appledore,

Charing, Biddenden, Hothfield, Pluckley, Wye and Smarden Local History Societies and Tenterden Museum.

The total number of archival images captured by users at the Centre in 15 months is about 25,000. Subjects include: Parish Registers (1632 onwards), Churchwarden Accounts (1536 onwards), Village Directories, Village scrapbooks, Parish Magazines, Manuscripts 18th c to 20th c. Photographs, Glass plate negatives, Newspaper cuttings, 18th c. Deeds, Covenants and water colour paintings.

The Centre operates as a not-for-profit voluntary organisation, established with the help of grant funding from Ashford Borough Council, Kent Archaeological Society, Kent County Council, and Smarden Local History Society.

There is significant scope for future work, pending support, for Borough-wide training sessions and to make the archival data now being digitised by heritage groups available online in a searchable format for the benefit of researchers, schools, family historians and the general public.

Figure 27: Open gates at Victoria Park, manufactured by J. U. Bugler & Co. Ltd. Ashford. The barriers to heritage development in the borough are unlocked.

Conclusions

14. CONCLUSIONS

14.1 What next?

14.1.1 The historic environment helps to create a much valued sense of place and provides a strong sense of identity and source of pride for the borough's communities, contributing significantly to the quality of life. This Strategy aims to promote an agenda of increased public understanding, access to and engagement with the borough's heritage, to increase enjoyment and appreciation of the past and support for its conservation and use. Informed, caring and engaged local communities, positively using the historic environment to shape the places in which they live, lies at the core of the Heritage Strategy and its future delivery.

14.1.2 This Heritage Strategy has described the rich history of Ashford Borough and its broad wealth of heritage assets. Ashford's attractive natural environment, including two AONBs and the highly successful Ashford Green Corridors initiative are widely acknowledged. However, the historic environment, equally one of the borough's most valuable assets, is less acknowledged and is one which can and should play an important role in its future development.

14.1.3 The Heritage Strategy provides a sound evidence base which can be used for future decision making in Ashford Borough, enhancing the role that the heritage of the communities across the borough can play in delivering a sustainable future. It is also a useful resource for the tourism and education sectors, providing a useful overview of the borough's heritage. However it should also be seen as a living document that can be regularly monitored, reviewed and updated in response to new findings, challenges and priorities.

14.2 Next steps, stakeholders and ownership of delivery

14.2.1 At a time of increasing pressure on local authority funding and resources creative solutions will be needed in order to take the Heritage Strategy forward. The Strategy has identified the important role that borough's communities and voluntary sector can and do play in helping to deliver many of the recommendations of the strategy. The role of the local authorities, heritage professionals and advisors, town and parish councils wherever possible should be one of acting as a focus, facilitating, coordinating and providing advice, information and support to the community and land owners to deliver the desired outcomes.

14.2.2 The need for a visible heritage champion was raised by community representatives during the production of the Strategy, while the creation of a borough-wide historic environment forum could also help to take the Strategy forward. Options for such a Forum could include taking the lead in implementing and monitoring the Strategy. In addition it may be able to link into funding streams that the Borough Council is unable to and provide a wider sense of ownership of the Strategy. Any such forum should include key representatives from each of the sectors with an interest in the Strategy, including planning and development, land and property owners, the voluntary sector, those working in tourism and education alongside community representatives as well as the Borough's main heritage professionals and bodies.

14.3 Programming, monitoring and review

14.3.1 It should be acknowledged that the evidence base set out in this Heritage Strategy is inevitably only a snapshot of the borough's heritage. Such evidence will of course constantly evolve in light of new research and discoveries, and as new challenges and opportunities emerge. The Strategy should therefore be considered as a dynamic document that can be updated regularly.

14.3.2 Criteria should be developed which can be used to regularly monitor and measure the success of the Heritage Strategy. It is suggested, given the long lead in time for much of this work, that such monitoring takes place every 2 years. The monitoring indicators should be clearly set out in an Action Plan and should be readily quantifiable. Examples should include:

- the number of heritage assets that have been removed from the 'at risk' register
- the number of Conservation Area Appraisals completed and adopted
- the completion of a Local Heritage Lists SPD
- a review of visitor numbers at heritage attractions
- the numbers of heritage assets reused in regeneration projects
- the production of new tourism initiatives linked to heritage

14.4 Funding and resources

14.4.1 At a time of diminishing public sector funding and increased pressure on available resources, the role of the voluntary sector in delivering the Heritage Strategy cannot be understated. As stated above the Council's role should be that of facilitating and helping to co-ordinate the delivery of

the strategy or through use of its statutory functions ensuring that those proposing change take appropriate account of the historic environment in accordance with the Strategic Objectives of the Ashford local Plan 2030 and this Heritage Strategy. Consideration should be regularly given to financial support for heritage initiatives as part of the Council's budgeting decisions and from developer contributions forthcoming from the developer contributions in the borough over the plan period.

14.4.2 There are a number of additional sources of funding which could be considered for delivery of the Strategy's objectives:

The Heritage Lottery Fund

14.4.3 The Heritage Lottery Funds objectives of helping people to learn about their heritage, take an active role in and make decisions about heritage and to conserve the heritage for present and future generations to experience and enjoy align with many of the activities the strategy seeks to deliver. The HLF supports a number of grant programmes ranging from smaller grants of a few thousand to those in excess of a hundred thousand pounds.

Planning obligations and Community Infrastructure Levy

14.4.4 Planning obligations and gains, and funding made available through the Community Infrastructure Levy may help to achieve positive outcomes for the historic environment and the delivery of the Strategy's objectives.

Partnership working

14.4.5 Working in partnership to secure regeneration funding, assistance from heritage funding bodies and the private sector.

National government funding

14.4.6 The government has recently announced the creation of a new £30 million Cultural Protection Fund[34] and in addition has stated that they plan to increase the amount of investment eligible for Social Investment Tax Relief that an organisation can receive, in order to make opportunities for social investment in the cultural sectors more attractive.[35]

[34] *The Culture White Paper*, Department of Culture, Media and Sport (2016) page 48
[35] *The Culture White Paper*, Department of Culture, Media and Sport (2016) page 52

Crowd funding

14.4.7 Crowdfunding as a source of funding cultural and heritage projects is promoted in the Culture White Paper (2016) produced by the Department of Culture, Media and Sport. It is the practice of funding a project or venture by raising money from a large number of people and, in the view of the government, has powerful potential for some parts of the cultural sectors[36]. It is growing rapidly and is becoming part of the mainstream funding landscape for projects of all sizes. Donation-based crowdfunding grew the fastest among all alternative finance models in 2015, with a 507 per cent year-on-year growth rate and £12 million distributed.

[36] *The Culture White Paper*, Department of Culture, Media and Sport (2016) page 56

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APPENDIX 1

Scheduled Monuments

Royal Military Canal, Kent Ditch to Heron House, Folkestone	Appledore; Stone-cum-Ebony
Medieval undercroft, Bridge Street, Wye	Wye
Newenden Bridge	Newenden
St Mary's Church (remains of)	Little Chart
Romano-British building S of Burch's Rough	Aldington
Eastwell Church	Eastwell
Royal Military Canal, Heron House to Appledore Bridge	Appledore
Royal Military Canal, Appledore Bridge to Kenardington Bridge	Appledore
Royal Military Canal, Kenardington Bridge to Warehorne Bridge	Kenardington
Royal Military Canal, Warehorne Bridge to Ham Street Bridge	Orlestone
Royal Military Canal, Ham Street Bridge to Bilsington Bridge	Ruckinge
Royal Military Canal, Bilsington Bridge to Bonnington Bridge	Bilsington
Royal Military Canal, Bonnington Bridge to Gigger's Green Bridge	Aldington
Royal Military Canal, Gigger's Green Bridge to Honeypot Cottage	Aldington
Sherway Bridge	Smarden
Ruined chapel at Pett	Charing
Moated site and associated garden earthworks 460m south east of Boys Hall	Sevington

Bowl barrow in King's Wood, Wye	Godmersham
The medieval college of St Gregory and St Martin	Wye
The archbishop's palace	Charing
Hlaew in Juniper Wood	Wye
Tower keep castle at Chilham	Chilham
Aldington Knoll Roman barrow and later beacon	Aldington
Saucer Barrow in Warren Wood	Crundale
Bowl barrow 350m south-east of Egerton Church	Egerton
Bowl barrow 300m south-east of The Firs, Broad Downs	Wye
Bowl barrow, the southernmost of six in Eggringe Wood	Crundale
Julliberrie's Grave Long Barrow	Chilham
Castle Toll Saxon burgh and medieval fort	Newenden
Long Barrow SE of Jackets Field	Boughton Aluph
Medieval moated site and adjacent hythe, Lowden Farm	Rolvenden
Medieval moated site, Silver Wood, Pivington	Pluckley
Medieval moated site, Palstre Court	Wittersham
Medieval moated site, fishpond and paddock boundary, Coldbridge Farm, Egerton	Egerton
Medieval moated site, Court Lodge Farm	Brook
Medieval moated site, The Moat	Great Chart
Domestic chapel at Horne's Place	Appledore
Medieval moated site, Quarrington Manor	Mersham
Romano-British roadside settlement and World War II pillbox immediately east of Westhawk Farm	Kingsnorth
Dispersed medieval settlement remains at Chapel Wood	Charing
Bilsington Priory	Bilsington

Scheduled Monuments on the Historic England "At Risk Register" 2016

Site	Designation	Condition
No. 2 Palace Cottages and the remains of the gatehouse, Market Place, Charing	Listed Building grade I Scheduled Monument Conservation Area	Poor
Palace Farmhouse, Market Place, Charing, Ashford, Kent	Listed Building grade I Scheduled Monument Conservation Area	Poor
Remains of Archbishops Palace, Market Place, Charing	Scheduled Monument and Listed Buildings – 2 grade I; 1 grade II. Conservation Area	Very Bad
Ruins of Church of St Mary, Pluckley Road, Little Chart, Ashford,	Scheduled Monument and Listed Building grade II	Poor
Castle Toll Saxon burgh and medieval fort, Newenden, Ashford, Kent	Scheduled Monument	Extensive significant problems

APPENDIX 2

Registered Parks and Gardens

Chilham Castle	**Chilham Park, Chilham**	**Grade II***
Godinton Park	**Godinton**	**Grade II***
Godmersham Park	**Godmersham**	**Grade II***
Great Maytham	**Great Maytham Hall, Rolvenden**	**Grade II**
Hatch Park	**Brabourne**	**Grade II**
Olantigh Towers	**Olantigh Park, Wye**	**Grade II**

APPENDIX 3

Conservation Areas

	Date of first designation
Aldington - Church	18.05.73
Aldington - Clap Hill	18.05.73
Appledore	08.01.71
Ashford - Lacton Green	11.04.91
Ashford - Queens Road	11.04.91
Ashford - Town Centre	12.12.69
Bethersden	25.01.74
Biddenden	17.10.69
Bilsington	24.08.73
Boughton Lees	19.02.87
Brabourne	13.04.73
Charing	26.09.69
Chilham	26.09.69
Egerton	08.01.76
Great Chart	13.04.73
Hamstreet	29.06.73
High Halden	29.03.74
Hothfield	19.02.87
Kennington and Ball Lane	11.04.91
Kingsnorth	03.07.75
Little Chart	20.07.73
Little Chart Forstal	20.07.73
Mersham	01.12.72
Newenden	24.09.71
Pluckley	20.07.73
Pluckley Station	19.02.87
Reading Street	14.07.77
Rolvenden	07.09.73
Rolvenden Layne	07.09.73
Shadoxhurst	02.11.73
Smallhythe	14.07.77
Smarden	08.01.71
Smeeth	01.12.72
St. Michaels, Tenterden	29.03.74
Stone-in-Oxney	06.08.71
Tenterden	23.01.70
Warehorne - The Green	29.06.73
Warehorne - The Leacon	29.06.73
Westwell	23.07.71
Willesborough Lees	11.04.91
Wittersham	29.03.74
Woodchurch	20.07.73
Wye	03.04.70

APPENDIX 4

Historic Towns Survey Maps

A plan was produced by Kent County Council for selected towns providing archaeological response zones based on the known importance of archaeological deposits in that town, which derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries.

Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19th century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages.

Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

- Zone 1 – Areas of known national importance;
- Zone 2 – Areas of known archaeological potential where clarification of the nature of this potential is required;
- Zone 3 – Areas where archaeological potential is thought to be lower; and
- Zone 4 – Areas in which archaeological remains have been completely removed.

Full assessments for Appledore, Ashford, Charing, Chilham, Smarden, Tenterden and Wye can now be found on the Archaeology Data Service at www.archaeologydataservice.ac.uk

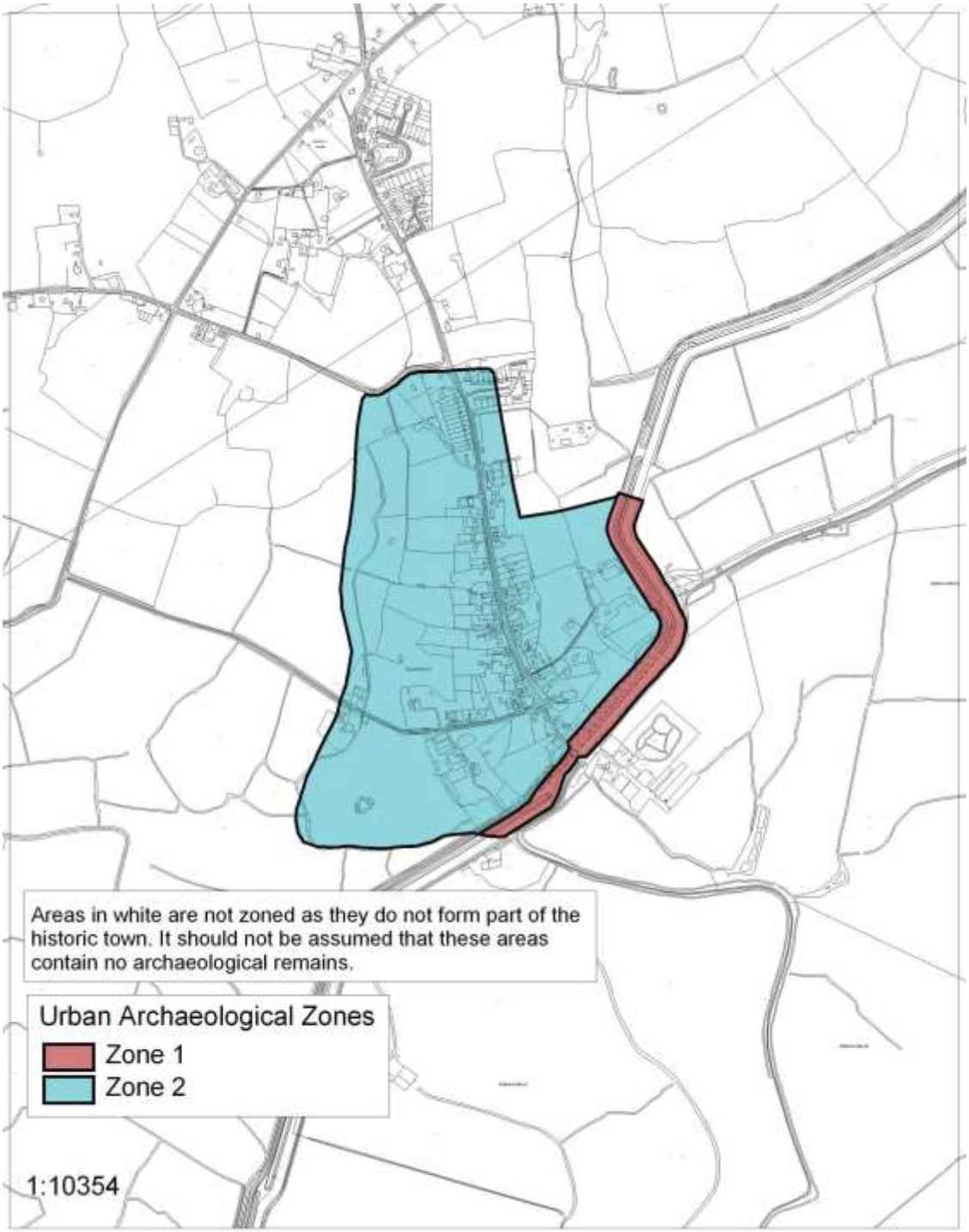

Figure 13. Map of Appledore showing Urban Archaeological Zones

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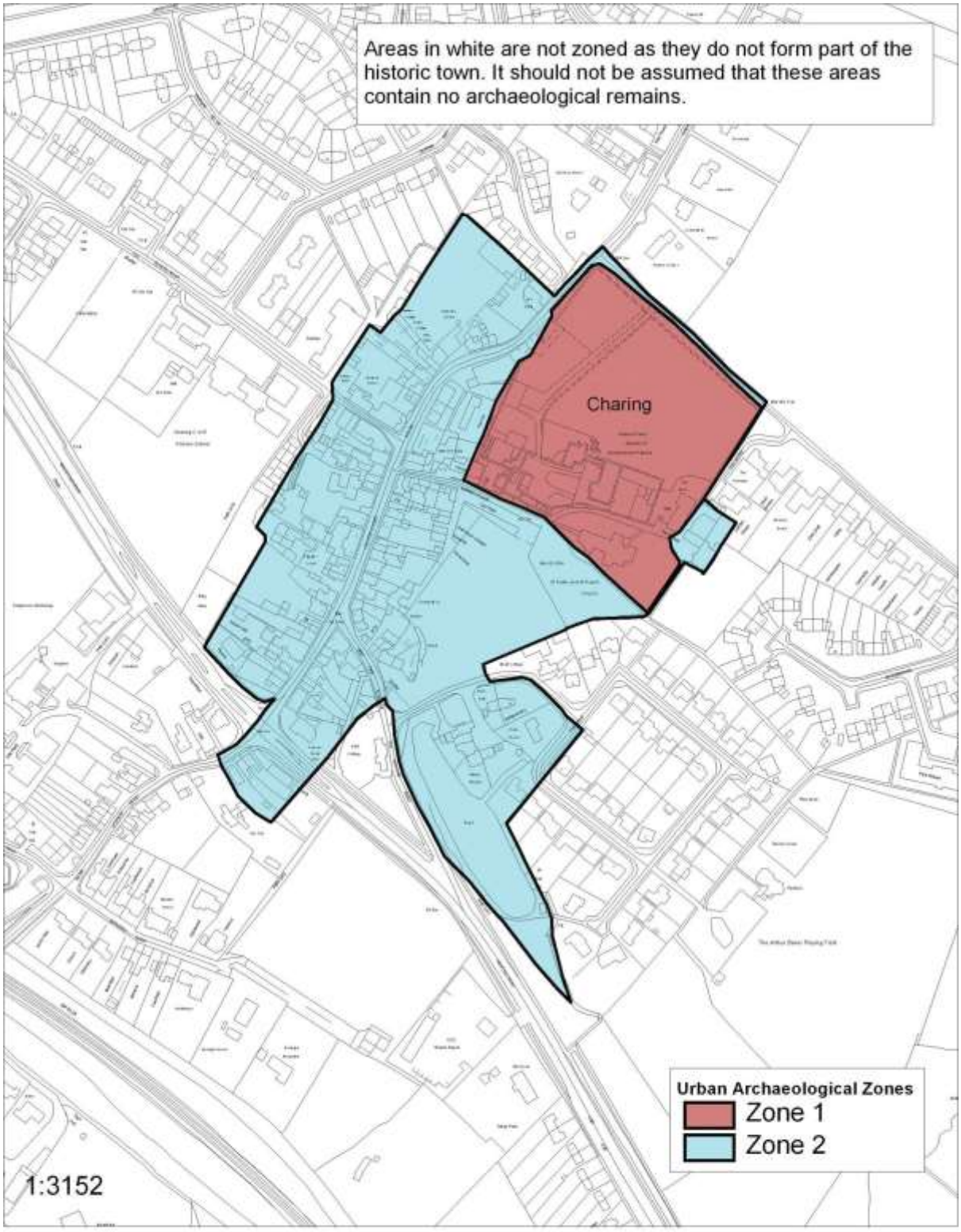

Figure 12. Map of Charing showing Urban Archaeological Zones

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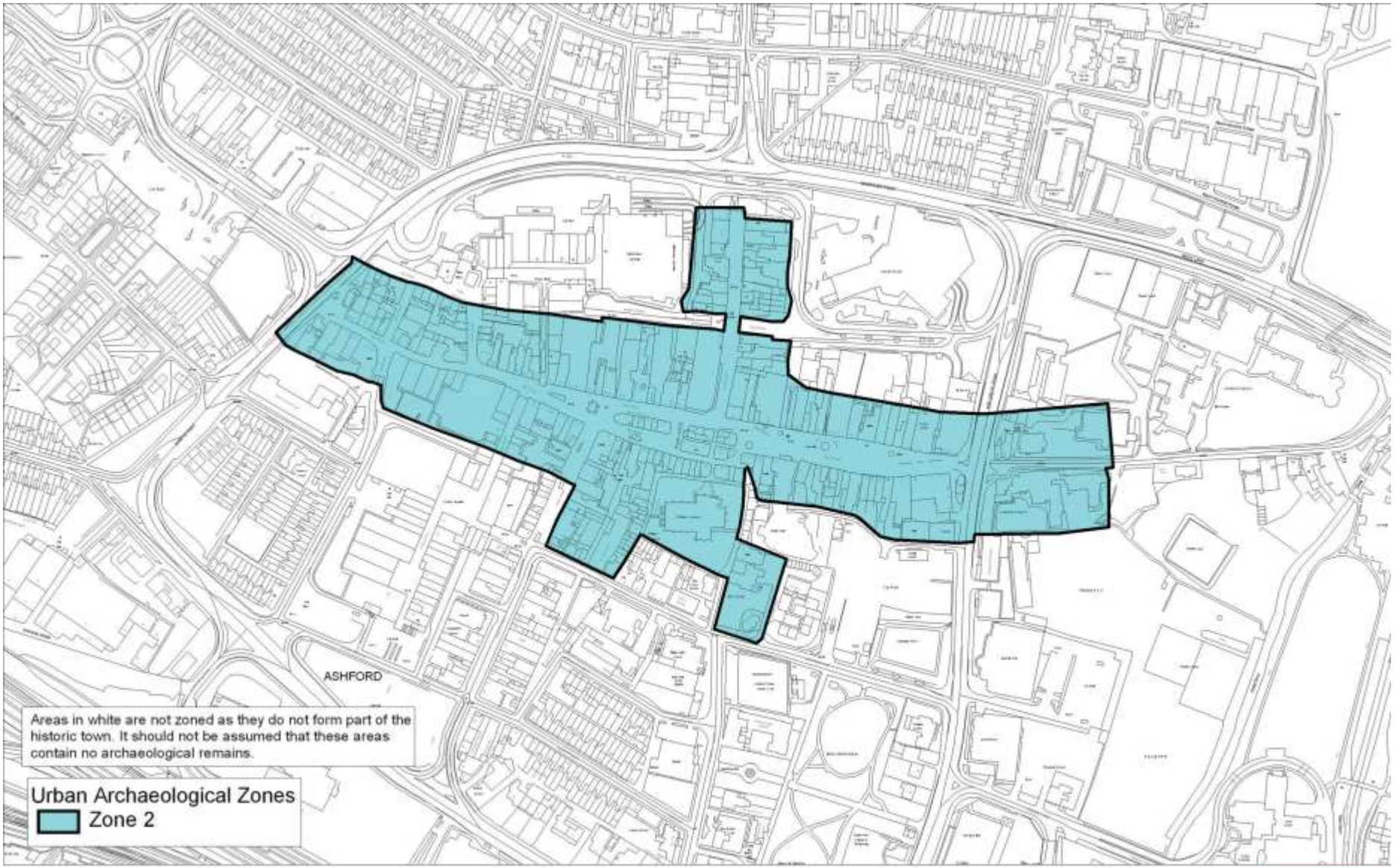

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Figure 12. Map of Ashford showing Urban Archaeological Zones

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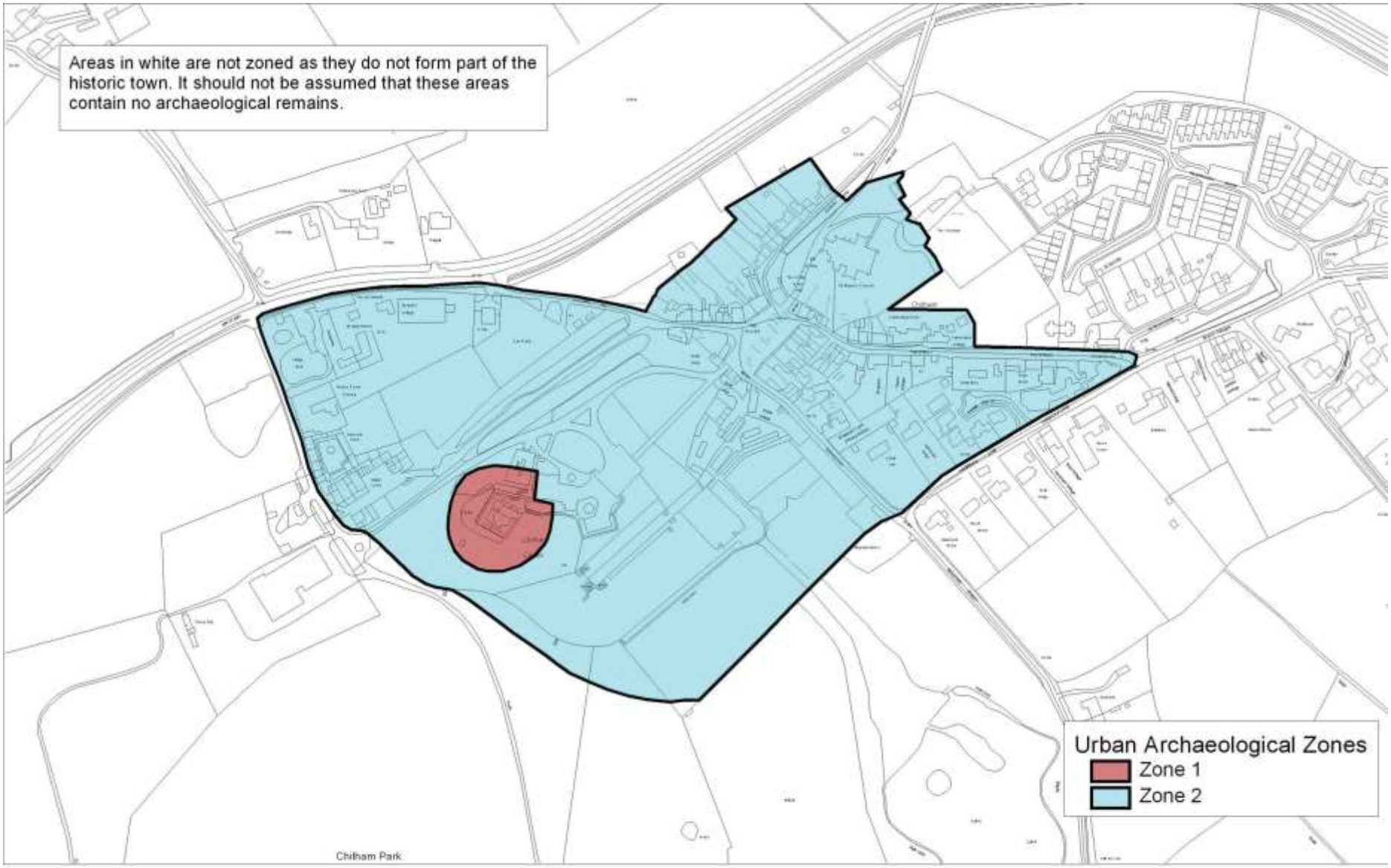

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Figure 10. Map of Chilham showing Urban Archaeological Zones

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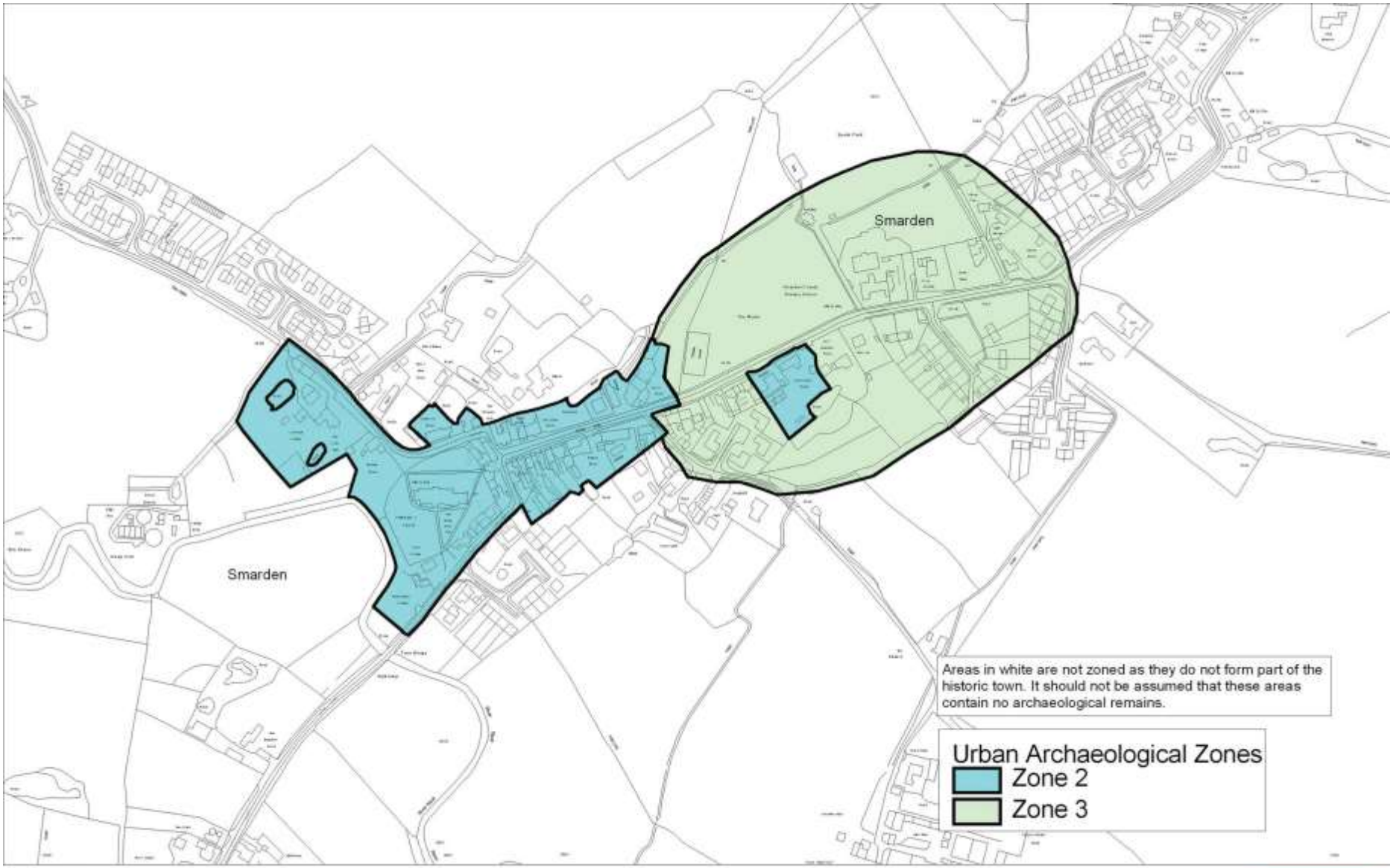

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Figure 12. Map of Smarden showing Urban Archaeological Zones

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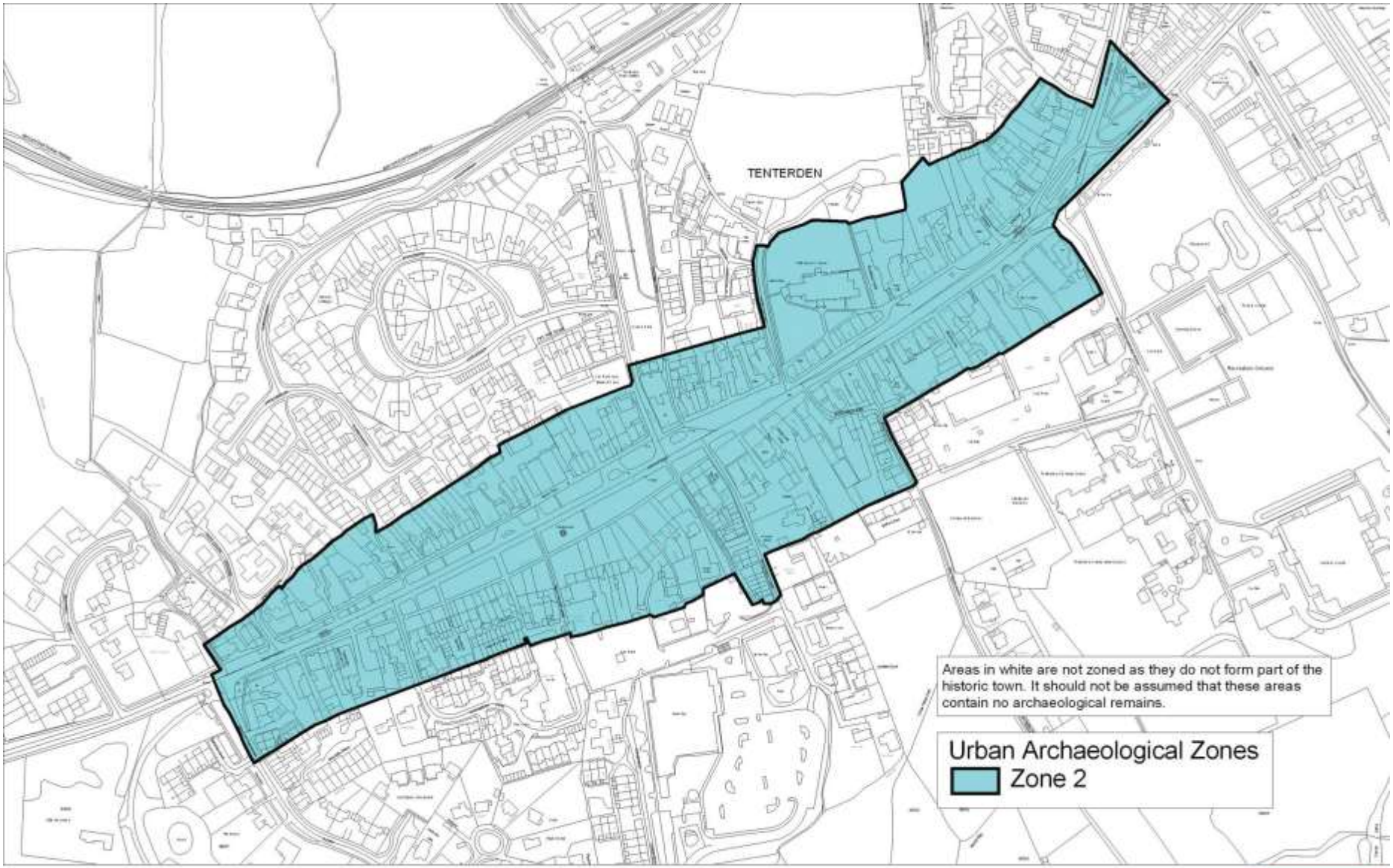

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Figure 13. Map of Tenterden showing Urban Archaeological Zones

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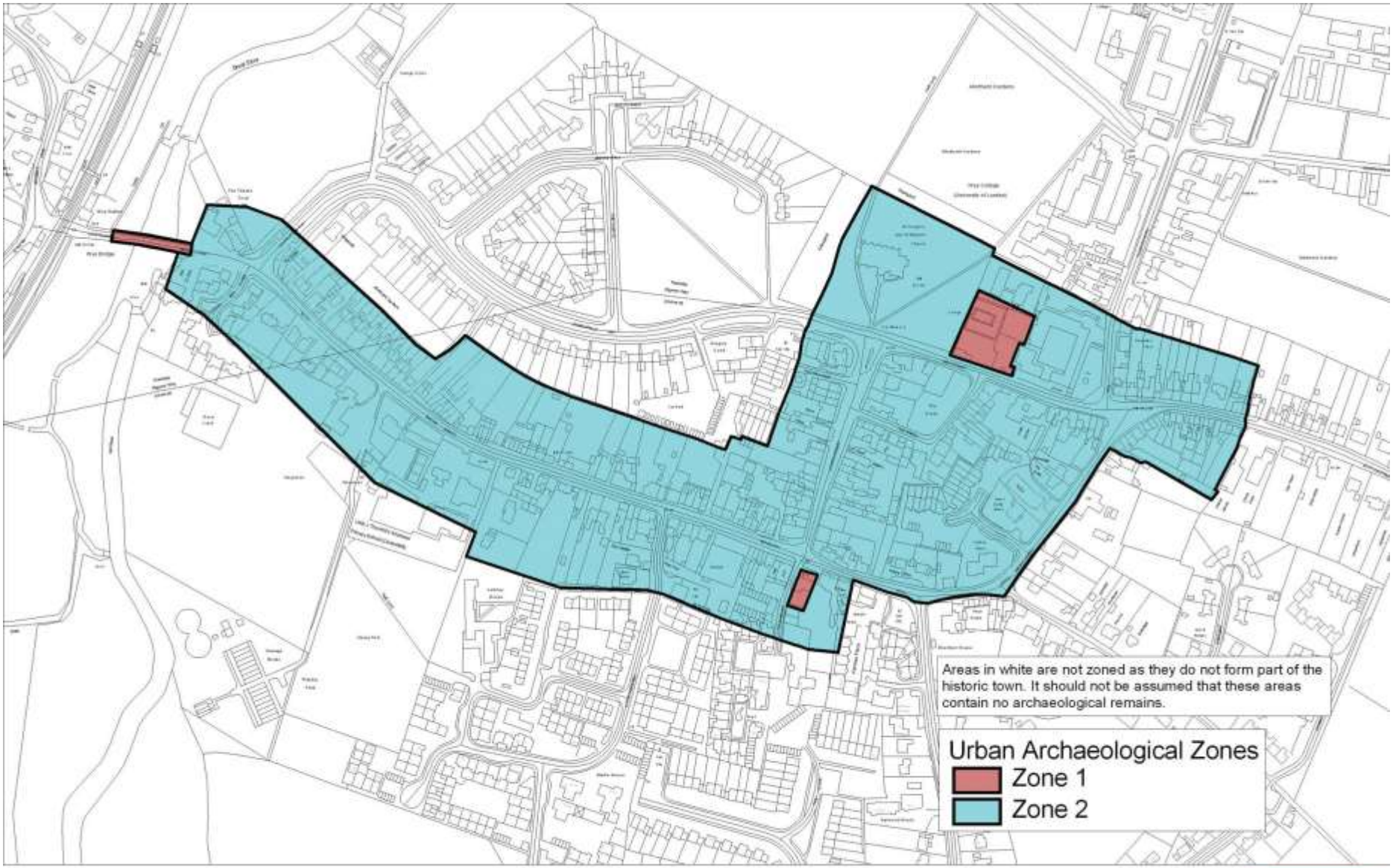

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Figure 13. Map of Wye showing Urban Archaeological Zones

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