

KINGSNORTH

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN 2016



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ASHFORD
BOROUGH COUNCIL

1.0 Introduction

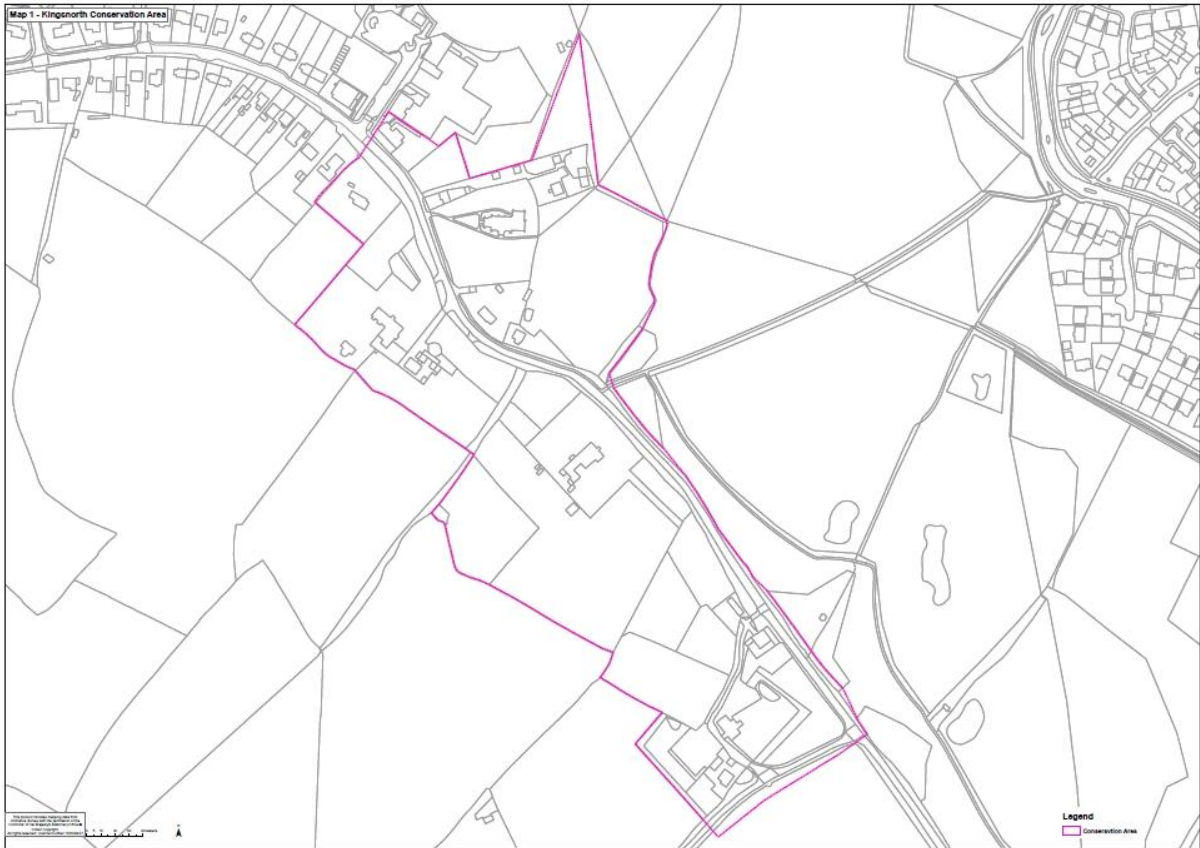
The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. This Conservation Area Appraisal and Management Plan is the first to be produced for the area and has been produced in collaboration with Borough Council Members and officers and Kingsnorth Parish Council. Local authorities are required by law to regularly review their conservation areas and produce Conservation Area Appraisals and Management Plans. These explain what is important about the area and what improvements are needed.

This Appraisal and Management Plan is based on best practice contained within the Historic England guidance on Understanding Place: Conservation Area Designation, Appraisal and Management (2011, with Revision Note June 2012).

1.1 Conservation Area Boundary

The evaluation of the Kingsnorth Conservation Area has involved an assessment of historic maps and documents and comprehensive site surveys including a walkabout involving Ward and Parish Councillors where the group observed and recorded the key positive and negative features which made up the character and appearance of the area. This extensive process has informed the proposed boundary of the Conservation Area. A review of the boundary of the Conservation Area has been conducted in preparing this Appraisal in order to establish whether the boundary remains appropriate. In general, it has been concluded that the boundary is the correct one for defining the area of special architectural or historic interest but a number of amendments are recommended as a result of this Appraisal.

Map 1 (overleaf) shows the proposed revised Conservation Area boundary.



MAP 1 PROPOSED REVISED CONSERVATION AREA BOUNDARY

1.2 Definition and Purpose of Conservation Areas

Designation as a Conservation Area empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.

The purpose of designation of a conservation area is to preserve or enhance an area of special architectural or historic interest - and enhancement measures are proposed in this Conservation Area Appraisal and Management Plan (CAMP).

1.3 Purpose of Appraisals and Management Plans

The principal purpose of this Appraisal is to provide a firm basis on which proposals for development within and adjoining the proposed Kingsnorth Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved or enhanced. The Appraisal will be a key document in maintaining character and promoting appropriate, sensitively sited and designed proposals in the Conservation Area.

The appraisal and management plan defines the key elements that together give the area its character and objectively analyses how they interact to enhance their individual impact. It then provides management suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that give the area its local distinctiveness.

The plan will help the Borough Council, those proposing development and the local community engage in the conservation and enhancement of the local historic environment and help secure the long-term viability of the Conservation Area as an important heritage asset.

As an adopted CAMP, the plan is a material consideration in the determination of development proposals.

2.0 Planning Context

2.1 National Guidance

Government advice concerning conservation areas and historic buildings is set out in the National Planning Policy Framework. This states that one of the Government's Core Planning Principles is to conserve heritage assets, including conservation areas and listed buildings, 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. The Government states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

The Government advises local planning authorities to take account of the different roles and character of different areas and always seek to secure high quality design.

In determining applications, the Government advises that local planning authorities should identify and assess the particular significance of a Conservation Area affected by a proposal (including by development affecting its setting). The Government states that when considering the impact of a proposed development on a Conservation Area, great weight should be given to its conservation.

2.2 The Development Plan

The Saved Local Plan (2000) policy - Development in Conservation Areas, and Ashford Core Strategy (2008) contains the following policies which apply to Conservation Areas.

EN16 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria:

- a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area;
- b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings;
- c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area;
- d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and
- e) the use proposed is appropriate.

POLICY CS1: Guiding Principles

Sustainable development and high quality design are at the centre of the Council's approach to plan making and deciding planning applications.

Accordingly, the Council will apply the following key planning objectives:

B. The conservation and enhancement of the historic environment and built heritage of the Borough...

POLICY CS9: Design Quality

Development proposals must be of high quality design and demonstrate a positive response to each of the following design criteria:

- a) Character, Distinctiveness and Sense of Place
- b) Permeability and Ease of Movement
- c) Legibility
- d) Mixed use and Diversity
- e) Continuity and Enclosure
- f) Quality of Public Spaces
- g) Flexibility, Adaptability and Liveability
- h) Richness in Detail
- i) Efficient use of Natural Resources

The Draft Local Plan 2030, will continue this local policy protection through a specific policy, once adopted.

This CAMP helps define the distinctive character of the different parts of the Kingsnorth Conservation Area and the importance of its setting. In turn, this will help the Borough Council apply the above policies within the conservation area and its setting.

Development proposals will be judged against their overall contribution to the preservation and enhancement of the character and appearance of the area and its setting as set out in this Appraisal. Context and quality design is vitally important in reinforcing the character of this area and the character must not be lost through undue pressure for inappropriate or poorly designed development or redevelopment of an unacceptable nature.

2.3 Special Controls in the Conservation Area

Designation of a Conservation Area does not mean that development cannot occur, but rather that any change should preserve or enhance the features which make up its special character.

Some minor development can be carried out without the need to obtain planning permission – generally referred to as ‘Permitted Development’. These are subject to the proposal meeting strict criteria, for example relating to size and detailed positioning. As the law relating to planning permission is complex, and the rules governing ‘Permitted Development’ are changing, you are strongly advised to seek advice from the Council before carrying out any development.

The Planning Portal: Information can be found under ‘Do you need permission?’ section on the planning portal website (<http://www.planningportal.gov.uk/permission>)

Nevertheless, the principles contained in this Appraisal promote good practice and should be relevant whether planning permission is required or not.

Within a Conservation Area, controls are imposed which are additional to normal planning restrictions, in order to maintain the character and appearance of the area. These are outlined here for information. However other planning controls may still apply and are not altered by conservation area status.

Houses and their alteration

The size of an extension that may be built without the need to apply for planning permission is more restricted within a conservation area. Any proposals should always be discussed with the Council at an early stage. Planning permission may be required for the erection of a building or structure within the garden of the house subject to size or siting, for example, a workshop, pavilion, greenhouse and so on.

Cladding of the exterior of a residential property with stone, artificial stone, timber, plastic or tiles will require submission of a planning application. Any enlargement of a house by way of additions to the roof, e.g. a dormer window to the front elevation, will require a planning application to be made.

A planning application is needed for a satellite antenna where it is to be installed on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.

Other commercial premises and flats

Any extension or alteration to other commercial premises or residential flats, which materially affects the external appearance of the building, will require a planning application to be made. This is particularly important within conservation areas, where even small alterations can materially affect the character and appearance of the area. For instance, such alterations can include rendering brickwork, replacement of slates with concrete tiles, and replacement windows.

Demolition

Conservation Area Consent is required for the demolition of any building, whether in whole or in part, within a conservation area, except the following:

- any building with a total cubic content not exceeding 115m³ or any substantial part of such building
- any wall of fence (or substantial part) less than 1m high fronting onto the street or less than 2m high elsewhere
- any building subject to a formal order requiring demolition

This consent is in addition to any planning permission which you may require to replace the building.

Trees

6 weeks written notice must be given to the Council of intent to cut down, top, lop, uproot or destroy a tree within a Conservation Area. The Council will then advise if it wishes to raise an objection. If a response is not received from the Council within 6 weeks of the notice being given, work may go ahead. This requirement does not apply to trees which have a diameter less than 75mm when measured at a height of 1.5m above the ground and trees already covered by a Tree Preservation Order, in which case any works will require consent.

Unauthorised Works and development

Sometimes, landowners and others carry out works without first obtaining any necessary consent from the Borough Council. The Council does have certain legal powers to deal with such situations, but can only take enforcement action once it is aware of any alleged unauthorised works and after detailed investigation.

Maintenance and Repairs

The Council has a duty to pay special attention to the character or appearance of conservation areas, in exercising its planning powers. However, these powers are limited. The principal guardians of the character and appearance of the area are the residents and business people who live and work in the conservation area and who are responsible for maintaining their individual properties.

The character of conservation areas can be altered or lost through the use of inappropriate materials, not only on the buildings themselves but also on the ground, roads, and along boundaries. The introduction of features, such as street furniture, signs, lights, and hard surfacing, can change an area's character. Within the conservation area the buildings are part of a wider street scene, often of buildings of similar style and size. Altering the appearance, form or size of any one building can affect not only the individual building, but the whole street. Unsympathetic replacement windows (particularly where the size of the openings are changed or inappropriate materials or designs are used) can alter the appearance of a building considerably. Where a number of different designs are used along a street, the rhythm and unity of its original appearance can be spoilt.

Painting or rendering over original brickwork is another alteration which can dramatically change a property's appearance and irreparably affect the street scene. As well as covering up attractive brickwork, it can obscure original architectural and brick detailing and requires regular redecoration to maintain an attractive appearance. In older buildings paint or render can also trap moisture which may cause damage to walls.

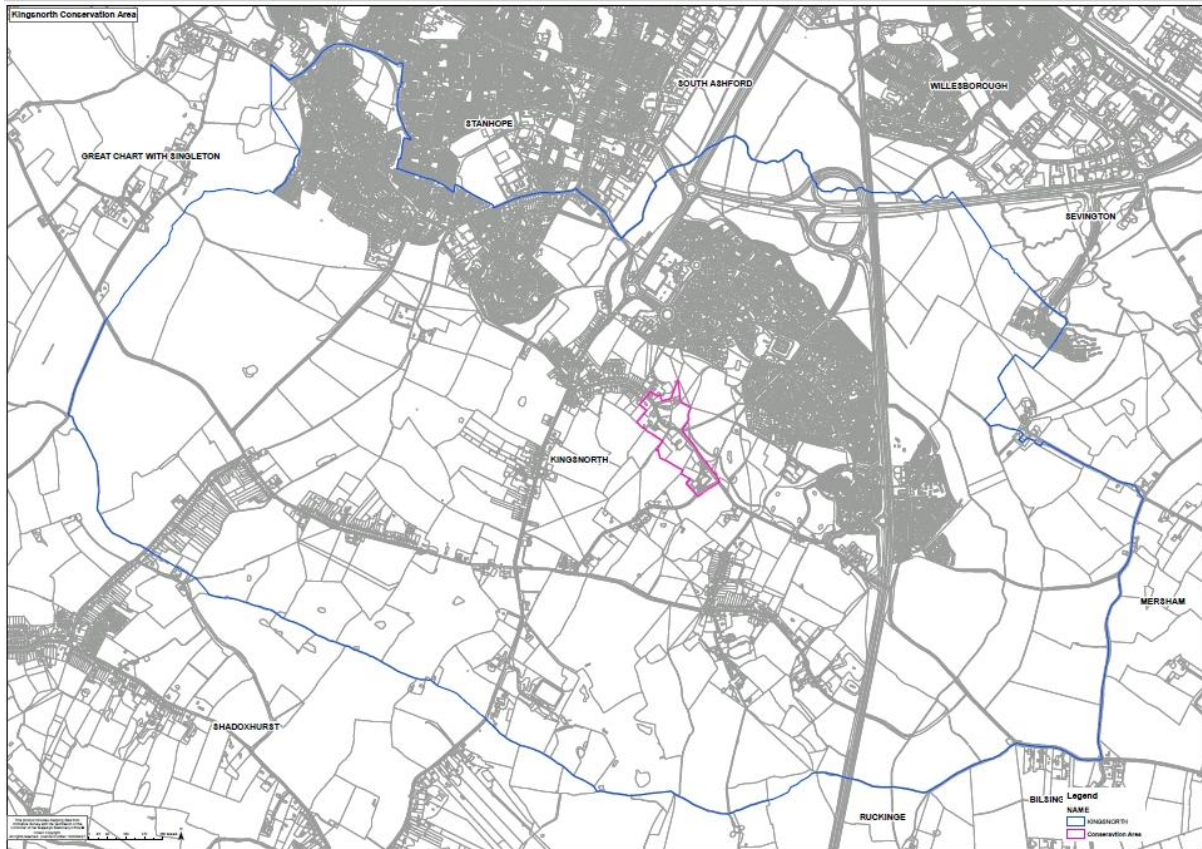
Boundary treatments

Boundary treatment, especially to the street, is an essential feature of any property. Original boundaries, whether a ragstone wall or hedge should be retained wherever possible and every effort made to reinstate missing boundary treatments with a sympathetic replacement. The particular design and the materials used should take account of the character of the property and the surrounding area.

3.0 Context and Development

3.1 General Description

The Kingsnorth Conservation Area comprises over 9 hectares within Kingsnorth village, and includes 9 Listed buildings, including the parish church, the original village school, together with a number of old private dwellings, notably Old Mumford and Mouse Hall.



MAP 2 GEOGRAPHICAL LOCATION

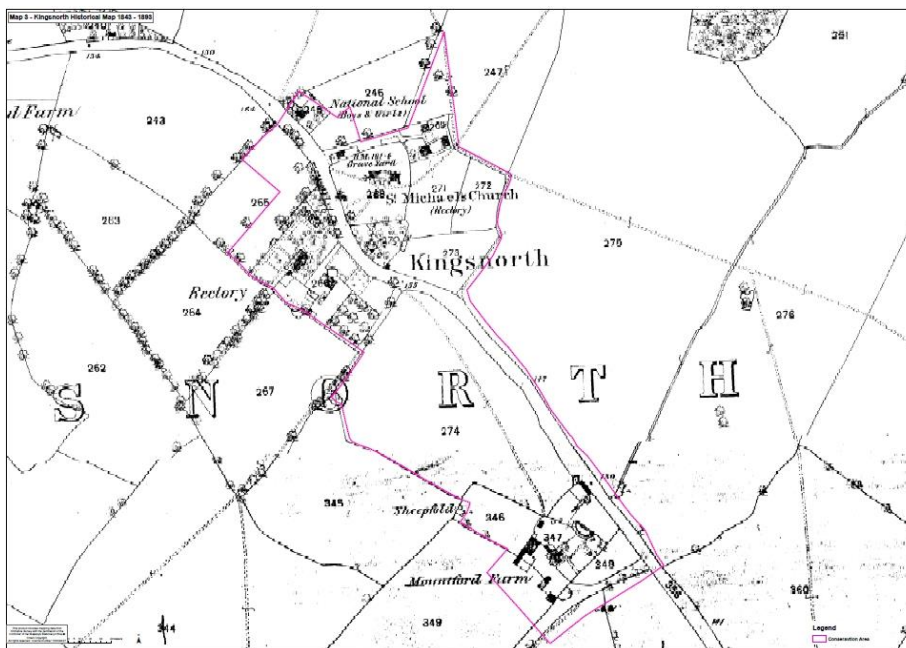
3.2 Historical Development

A transcript of the Domesday Book of 1086 indicates that there was a settlement at Kingsnorth controlled by the Manor of Wye. One explanation of the name is that it derived from the Old English *cyninges snad*, detached land belonging to a royal estate. Another suggestion is that the settlement took its name from Jutish people 'Kyn', kin folk, who settled on a wooded hill or 'snode'. Other early variations of the name are Kyngsnode; Kynsnoth, Kyngesnothe and Kingessnode.

However, archaeological excavations, carried out prior to the building of new estates in the wider Kingsnorth Parish, revealed that its earliest residents may have lived here up to 28,000 years ago. Flint tools were found at Park Farm, some possibly dating to the Upper Paleolithic period, but most from the Mesolithic period around 9,000 B.C. At Brisley Farm, a late Iron Age/early Roman settlement (200BC to 100 AD) was found with a possible Bronze Age (2500 – 650 BC) field system underneath. Two Iron Age 'warrior burials' accompanied by swords, spears, shields and other grave goods were also excavated.

A Roman settlement was discovered at the crossing of two important Roman roads on Westhawk Farm. Over 250 coins and many other artefacts were discovered on the site together with a Roman cemetery and an Iron Age burial. A site at Park Farm, which is crossed by one of the Roman roads, also yielded Roman pottery fragments, some of which were associated with the regional distribution of salt, probably made on Romney Marsh.

The current Grade I Listed Church of St Michael and All Angels built of Kentish ragstone dates from the late 14th/early 15th century, when the earlier church was rebuilt on the same foundations. It contains a painted window showing St. Michael fighting a dragon that has been dated to 1400.

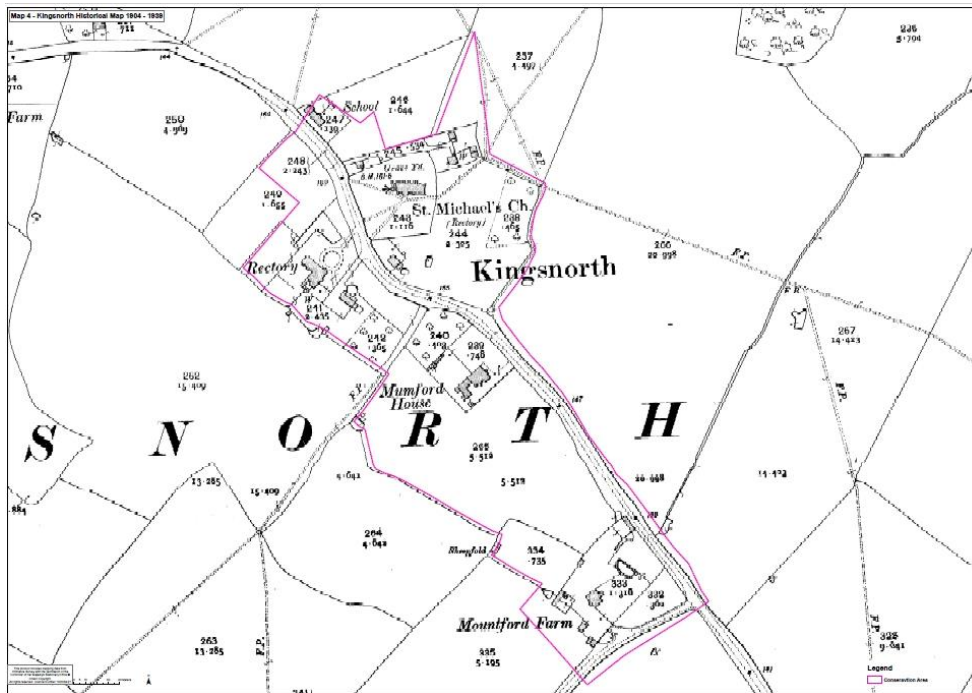


**MAP 3 KINGSNORTH
CONSERVATION AREA
1843 – 1893**

The earliest available map of 1843 - 1893 shows Kingsnorth village as a small cluster of buildings at the highest point on Church Hill, comprising the church and rectory opposite, (now known as Mulberry House and formerly Whitegates), the cottages immediately adjacent to the church, Glebe and Piran (now Candlemass) Cottages, Mouse Hall and Mumford Cottage and the village school. These buildings mostly date from the 18th Century and are built in typical Kentish style of red brick, tile-hung or white painted weather boarding at first floor level and hipped tiled roofs

The Old Mumford farmhouse and adjacent listed Barn can be seen on the map lying outside the village cluster lower down Church Hill to the south-east, and also date from the 18th Century. Formerly a farmstead called Mountford Farm, the small early C18th house incorporates a few stone foundations and lower courses of an earlier much larger house and Tudor interior timbers. It was substantially added to c.1948. Three small ponds lying to the south west and north east of the house respectively are thought to be remains of a moat.

The addition of Mumford House on the west side of Church Hill south of Mulberry House, in the mid 19th Century (see map below) is the sole addition to the village before post 1920 infill development along the road to the north west of the church which included the current village hall building. This development eventually led to the separate hamlet to the immediate west of Kingsnorth, known as Kingsnorth Pound to merge with the village.



**MAP 4
KINGSNORTH
CONSERVATION
AREA
1891 – 1912**

The RAF and USAAF occupied RAF Kingsnorth, an airfield close to the village, during World War II and two concrete pillboxes remain from this time just outside the Conservation Area, one to the rear of the school extension and one in the front garden of the house adjacent to the village hall. Built in 1940 to counter the threat of German invasion during World War II, they belong to a network of defences constructed to protect the key nodal point at Ashford which became one of several strongpoints, or anti-tank islands, created to protect strategic locations from enemy attack. These pillboxes serve as a reminder of the strategic importance of this part of Kent at that time in the communication network of south eastern England.

3. 3 Setting and topography

Kingsnorth Conservation Area is located on higher ground with the land falling to the east.

The context of the wider area has changed in the last 20 years as the urban area of Ashford has expanded towards the north of the historic village.

Extensive new development has been built at Park Farm. Nevertheless, the impact of this development on the Conservation Area has been moderated by siting it away from the historic core of the village. The Kingsnorth Buffer Zone is located to the north of the Conservation Area with retained hedged open fields with mature trees providing an important setting which helps protect the character and appearance of the Conservation Area and preventing the coalescence of Park Farm and the Conservation Area. The setting of the historic core of the village is also assisted by ensuring that the extensive development is sited behind substantial mature hedgerow and treed boundaries.



Hedged open fields with mature trees provide the northern setting to the Conservation Area.

Land falls away to the south west towards Mill Hill. As with the north of the historic core of the village, the hedged open fields with mature trees immediately abutting the Conservation Area provide an important setting to this designated heritage asset and allow views across the fields to the south east at the rear of Church Hill up towards Bond Lane and to the south west towards Mill Hill.



Hedged open fields with mature trees provide the south western setting to the Conservation Area.

Immediately to the west of the Conservation Area, modern, generally linear, development now links with the previously separate hamlet of Kingsnorth Pound, significantly reducing the appreciation of the special architectural and historic interest of the Conservation Area.



Generally linear residential development forms the western approach to the Conservation Area.

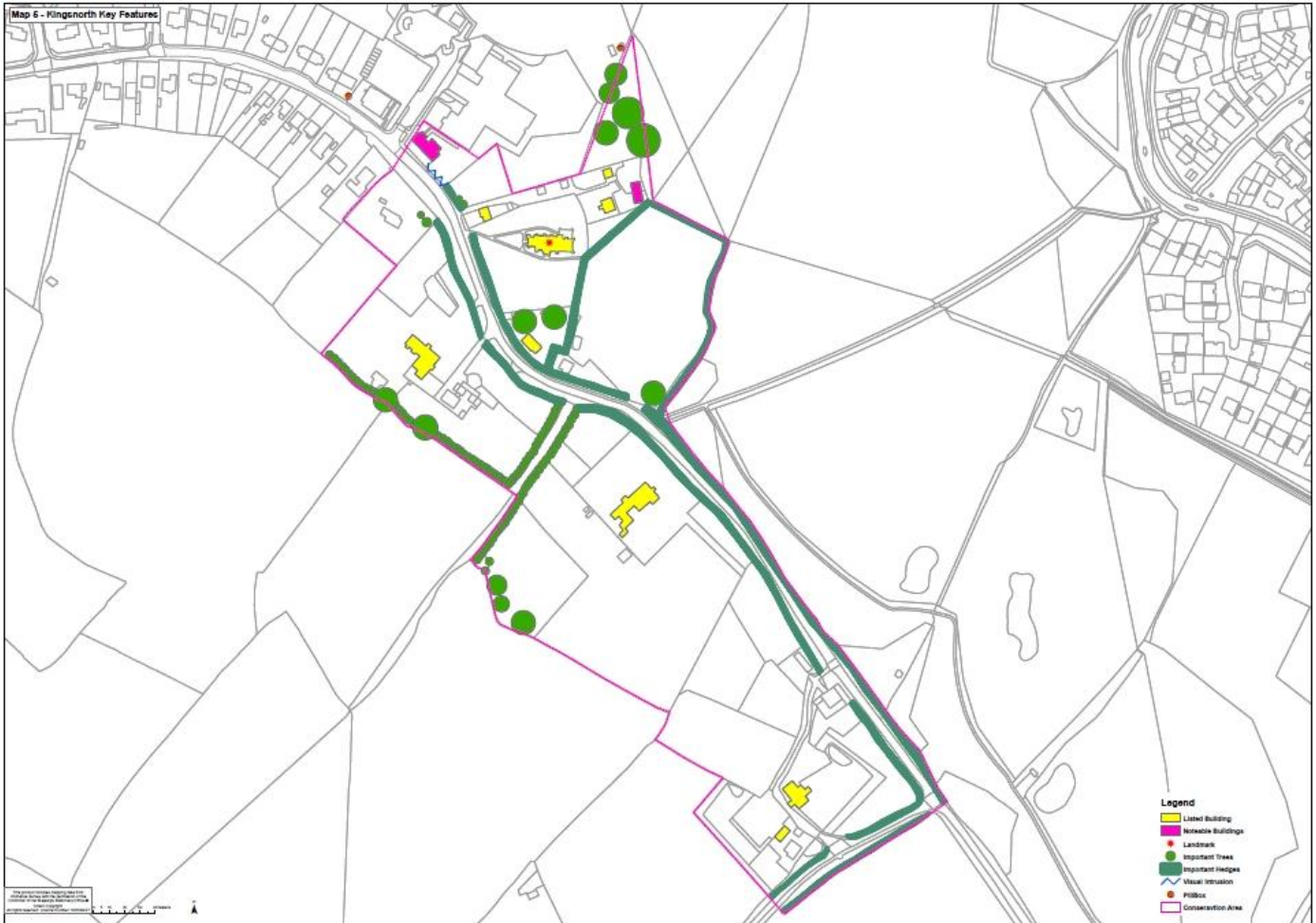
To the south of Bond Lane, which marks the boundary of the Conservation Area, hedged open fields with mature trees abut Church Hill to the east and west and provide an important rural setting to the designated heritage asset.



Hedged open fields with mature trees provide the south western setting to the Conservation Area.

4.0 Character Appraisal

Kingsnorth Conservation Area as a whole represents an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.



MAP 5 KEY FEATURES OF THE CONSERVATION AREA.

4.1 Kingsnorth Conservation Area

The historic core of the village is located around the Grade I Listed Church of St Michael and All Angels comprising the rectory opposite, (now known as Mulberry House), the cottages immediately adjacent to the church, Glebe and Piran (now Candlemass) Cottages, Mouse Hall, Mumford Cottage and the village school. The buildings immediately around the church to the north side of Church Hill are smaller cottages and those which front the road are located close to it. In contrast,, the buildings to the south of Church Hill tend to be larger houses set back from the road in more substantial grounds.



The Church of St Michael and All Angels is built of Kentish ragstone and is viewed through mature trees from Church Hill and from open fields to the north. The small scale building does not have a high tower but is visible from a number of vantage points and, as the tallest and oldest building within the Conservation Area, provides an important landmark.



The prominently located original village school is built of ragstone replicating the material used for the other major public building, the church. Brick detailing with slate roof and chimney stack and large window in the gable end add to the character of the building.



The original part of the primary school (left) is located in a prominent position close to Church Hill on higher ground at the entrance to the Conservation Area. Whilst not a listed building, the building is a prominent notable local building in terms of the character of this part of the Conservation Area and in understanding the historic evolution of the village. More modern buildings and playground are located behind the original building.

The cottages dispersed immediately around the church are small in scale with small gardens.

The listed white weather boarded Mouse Hall (right) with exposed timber frame to the north elevation is tucked behind street frontage trees and a front garden with a low ragstone boundary wall. Its small scale and recessed siting ensure that it fits discretely into the street scene.





The listed Piran (now Candlemass) Cottage (left) comprises two parallel ranges. The south range is refaced with red brick now painted on the ground floor and tile-hung above whilst the north range is a C19 addition, with its first floor oversailing in imitation of timber-framing. The cottage has a hipped tiled roof with chimneys and is located within a neat hedged landscaped garden adjoining the footpath and church yard.



The listed Glebe Cottage (left) is tucked down a private road and surrounded by a well landscaped garden. The first floor of the small cottage is tile-hung and the ground floor red brick with a hipped tiled roof and an outside brick chimney stack.



A pair of white weather boarded unlisted semi-detached properties (left and below) with hipped tiled roof and chimney sit within small, neat, hedged gardens.



The cottages face onto, and are prominent in views from, the open countryside to the north east and can be seen in the same view with the church tower (right). The buildings and gardens also abut the public footpath running south west back past the church. Whilst not listed buildings, the white weather boarding and prominent location make these notable local buildings in terms of the character of this part of the Conservation Area and in understanding the historic evolution of the village.

The field to the south east of the footpath which runs south west back past the church Is an integral part of the open character of this part of the Conservation Area. The field, which leads to a garden closer to Church Hill, is enclosed by mature hedges and trees and forms part of the setting for a number of listed buildings including Piran (now Candlemass) Cottage and the Church of St Michael and All Angels.



The field (above and below) Is an integral part of the open character of this part of the Conservation Area and forms part of the setting for a number of listed buildings including the church and Piran (now Candlemass) Cottage (above)



Away from the buildings dispersed immediately around the church, the character of Kingsnorth Conservation Area is dominated by the strong hedge and tree lined Church Hill. All buildings are well screened and generally have a minimal impact on the street scene. The winding lane is enclosed by hedges and substantial numbers of mature trees, often arching across the road to add to the sense of enclosure. The limited amount of development is generally well hidden by vegetation and narrow entrances. The verdant edges, discrete development and the informal highway layout (with a footpath on the north east side of the road and grass verge with ditch to

the south west side and an absence of street lights) create an informal rural character to the lanes. The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings. Mature trees are also prevalent between and behind buildings forming the backdrop and setting for development and a skyline feature.



Characteristic of properties on the north east side of the road, Mumford Cottage (left) is located close to the road but is well concealed by a tall hedge which unifies the lane.



The single storey wooden building (above) is the only building to be located directly on the roadside in the Conservation Area but its discrete scale and natural materials mean that it is not significantly intrusive in Church Hill.



Glimpses of houses can be seen along Church Hill.



The curved tile hung first floor, hipped clay tile roof and chimney of Mumford Cottage can be seen above the hedge and a glimpse of the cottage can be seen through a pedestrian gate. The listed cottage continues the limited palette of materials within the Conservation Area with a red brick ground floor.

A number of larger properties in substantial grounds are well spaced along the south west side of the road. They are generally set well back from the road behind tall hedges and trees with narrow entrances helping conceal the development. The informality is retained as a grass verge abuts the road and gravel access drives have no formal edging. The number of vehicular cross overs is limited and ensures that the verdant rural character predominates.



The new rectory (left) is located opposite the school. The large building is set well back from the road but has a more open frontage than other buildings on this side of the road.



The old rectory, now named Mulberry House and formerly Whitegates, (left) is set back from the road and hidden from view by mature boundary planting. The listed two storey building of white painted brick has a hipped tiled roof with 3 dormers. There are later C19 additions, in red brick, to the north-west and south-west.



Mumford House (left) is set well back from the road and is well screened by hedge. The glimpsed two storey listed building comprises painted brick with a hipped tiled roof with chimneys.



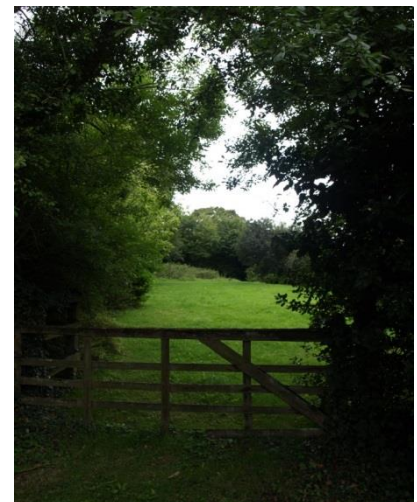
A converted coach house (right) is discretely located along Church Hill.

One of the characteristics of the conservation area is the separation between buildings, which leaves landscaped gaps along the roadside.



The extension to church yard (left) in 1951 to the north of Mouse Hall provides a tranquil open space abutting Church Hill.

The open character of gardens and other areas abutting Church Hill contribute to the rural character and appearance of Church Hill and therefore the character of the Conservation Area as a whole.



The hedge and tree lined public footpath leading south west from Church Hill (left) is part of the Greensand Way and is characteristic of the rural context of this lane.

The verdant rural characteristics of Church Hill continue into Bond Lane. The lane is narrow and winding with grass verges and no footpaths. Hedges and trees continue to predominate and buildings are scarcely visible.



Bond Lane (left and below) forms part of the rural character of the Conservation Area. The willow signifies a pond along the northern side of the lane.



Old Mumford Farmhouse (left) and the converted listed Barn to the south of Old Mumford Farmhouse (below) are screened from Church Hill and Bond Lane by hedges, trees, and a high fence and gates. The two storey listed house is faced with painted brick and stucco, and has a tiled roof. This is the remaining part of a once larger house. The two storey listed barn has a red brick ground floor and dark stained weather boarded first floor with hipped tiled roof with 2 hipped dormers.



5.0 Negative Features

Overall the condition of the Conservation Area is good with buildings, gardens and public spaces all well maintained but there are a limited number of negative features which detract from the character or appearance of the Conservation Area.

- Overhead wires and telegraph poles are a characteristic of Church Hill and detract from the character of the buildings and the rural character of the lane.



- Although often discretely sited, domestic paraphernalia can urbanise and detract from the setting of buildings or the uncluttered open rural character of the Conservation Area



- Advertising outside the old school building and the chain link fencing fronting Church Hill to the rear of the building detract from the features of the building and the entrance to the Conservation Area.



- The more open frontage of the new vicarage is not characteristic of the other gardens fronting Church Road



6.0 Management Proposals for the Conservation Area

Historic England's good practice advocates that local authorities should prepare a management plan to address the issues arising from the Conservation Area Appraisal and set out recommendations for action. Some of these actions will be applied generally to Conservation Areas in the Borough, whilst others, such as enhancement proposals, are specific to the Kingsnorth Conservation Area.

6.1 Management Proposals applicable to all Conservation Areas in the Borough

Application of Planning Policy

The Borough Council will consistently apply adopted and future planning policy to ensure high quality design which is appropriate to protecting and enhancing the character and appearance of the Conservation Area. This will be applied to all development requiring planning or listed building consent including new development such as replacement or new buildings, small scale alterations and extensions to buildings, boundary treatment and, where applicable, surfacing front gardens. This approach will be followed for proposals both within the Conservation Area and those which affect its setting or impact on its character.

Repairs to Buildings in Conservation Areas Good Practice Guide

It would particularly assist home owners of the Borough Council's Listed Buildings and Conservation Areas if Good Practice Guides were complemented by an information leaflet on replacement doors, windows and roof materials considered to be suitable within Conservation Areas. This will have much wider application. It will recognise the need for replacement features and will also give practical guidance on design, acceptable materials and products. The Leaflet will be publicised and be available on the website.

Building Regulations

The Borough Council will continue to apply Building and Fire Regulations sensitively in Conservation Areas and to Listed Buildings to attempt to ensure that there is no conflict with the preservation of the character of the area or the building.

6.2 Management Proposals for Kingsnorth Conservation Area

Reduce the number of telegraph poles and overhead wires by placing wires underground as opportunities arise

It is recognised that the cost of replacing telegraph poles and overhead wires underground is normally high but opportunities to achieve this improvement to the appearance of the Conservation Area should be taken as they arise.

Hedge planting along front boundary the rectory

The more modern house has a neutral effect on the character of this part of the conservation area. A boundary hedge along the front of the curtilage would help to enclose the street scene define the boundary between public and private space and help reinforce the verdant character of Church Hill.



Churchyard

Red tarmac footpaths provide a durable surface to paths through the churchyard but are out of keeping with both the historic character and natural management of the area. When the footpaths next need repair, top dressing with a locally sourced gravel would be a low cost way to reduce the visual impact or resurfacing with bound gravel could be considered.



School frontage

The high chainlink fence boundary to the school playground, particularly fronting Church Hill, is a visual detractor within the Conservation Area, being of poor quality and in poor condition. When the fence is replaced, higher quality replacement fencing potentially of a lower height (subject to the school's needs) should be considered.

Greensand Way footpath

This long distance footpath can become overgrown and rough underfoot and would benefit from more regular clearance and grass cutting.



Sources:

Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England (2011, with Revision Note June 2012)

Kent Historic Environment Record online

Kingsnorth Conservation Area Assessment 1996

<http://www.britishlistedbuildings.co.uk>