



Conservation Area Assessment

Egerton

Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve all aspects of character or appearance that define an area’s special interest.

There are 43 Conservation Areas in Ashford Borough.

EGERTON CONSERVATION AREA ASSESSMENT

AREA APPRAISAL [Brief, objective description of Conservation Area - scale, location, other special characteristics]

The Egerton Conservation Area is essentially a linear Conservation Area linking an area at Stonebridge Green through a countryside area which is marked by notable groups of farm buildings through to the core of the village of Egerton itself lying at the crest of the green sand ridge overlooking the Weald.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The area of Stonebridge Green is centred on the green lying at the foot of undulation in the green sand ridge. The road running to the south-west the character in part stems from the fact that it is slightly incised and certainly part of the character in the area of Ivy Cottage and Court Lodge Farm stems from the undulating nature of the road and the very important bend and slope up towards the Church just to the south-west of Court Lodge Farm. An important part of the character of the village is the drop away towards the Weald by the George Inn.
archaeological significance and potential of the area	The area has limited archaeological significance.

AREA APPRAISAL	COMMENT
<p>the character and hierarchy of spaces, and townscape quality.</p>	<p>There are essentially five distinct areas that can be identified:-</p> <ol style="list-style-type: none"> 1. Stonebridge Green the character of which stems from a group of buildings around a small village green these include a former public house, now converted to dwellings, a farm, and Brook House which is a small country gentleman's residence. 2. The area leading up towards Court Lodge Farm has a distinct character stemming from the slightly incised road and the significant tree planting along the road edge on the north-western side of the road. 3. The area around Court Lodge Farm has a significant character in its own right stemming from the listed Farmhouse, and associated farm buildings. 4. The approach to the Church and The Street. 5. The core of the village street has a distinctive character. This is formed by the Church and Churchyard, the remnant of the Glebeland which forms a small green, and the group of buildings lying along the eastern side of The Street. There is an important 'climb' up to the "village" when approaching from the north. The buildings along The Street have a distinctive individuality - the former Bakery, Stone Cross Cottages, The George Public House.
<p>the use of distinctive and traditional building materials</p>	<p>The most distinctive building material within the Conservation Area is the use of Kentish Ragstone as for example at Stone Cottages in The Street. The predominant roofing material is Kent Peg tiles, other materials include some limited use of weatherboard and red brick.</p>

AREA APPRAISAL	COMMENT
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	<p>The area of the green at Stonebridge Green forms the core of that part of the Conservation Area. There are important visual links to the surrounding rural area and in particular views particularly from the higher ground in the area of Court Lodge Farm across open farmland to the west and towards the North Downs. The open space lying in the hollow between Court Lodge Farm and St James Church is an extremely important part of the approach via the double bend up the slope into the village and this should remain open. Trees form an important part of the character of Stonebridge Green and the road leading to the south-west. Trees around the Church are important.</p> <p>The remnant of the former Glebeland is of importance.</p>
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	<p>The predominant use of buildings in the Conservation Area is for residential purposes, one shop remains together with the public house. A number of buildings have been converted to residential use in particular the former Good Intent public house at Stonebridge Green, farm buildings adjoining Court Lodge Farm, the former Bakery on The Street and the more modern bakery lying to the rear.</p>
historical evolution	<p>The historical evolution of the area can be seen as three distinct groups; Stonebridge Green, Court Lodge Farm and the area of The Street around the Church with the later development on the Glebeland which took place in the early 1970s.</p>
the relationship of the built environment to landscape or open countryside.	<p>Throughout the Conservation Area other than in the immediate area of the area by the Church and Post Office stores there is a close relationship to open countryside, this is most marked in the area lying immediately to the west of Court Lodge Farm. By The George Public House there is an important view out across the Weald. In the approach to Egerton from Pluckley along New Road there is an important view of the village from the higher ground lying to the south-east of the village.</p>

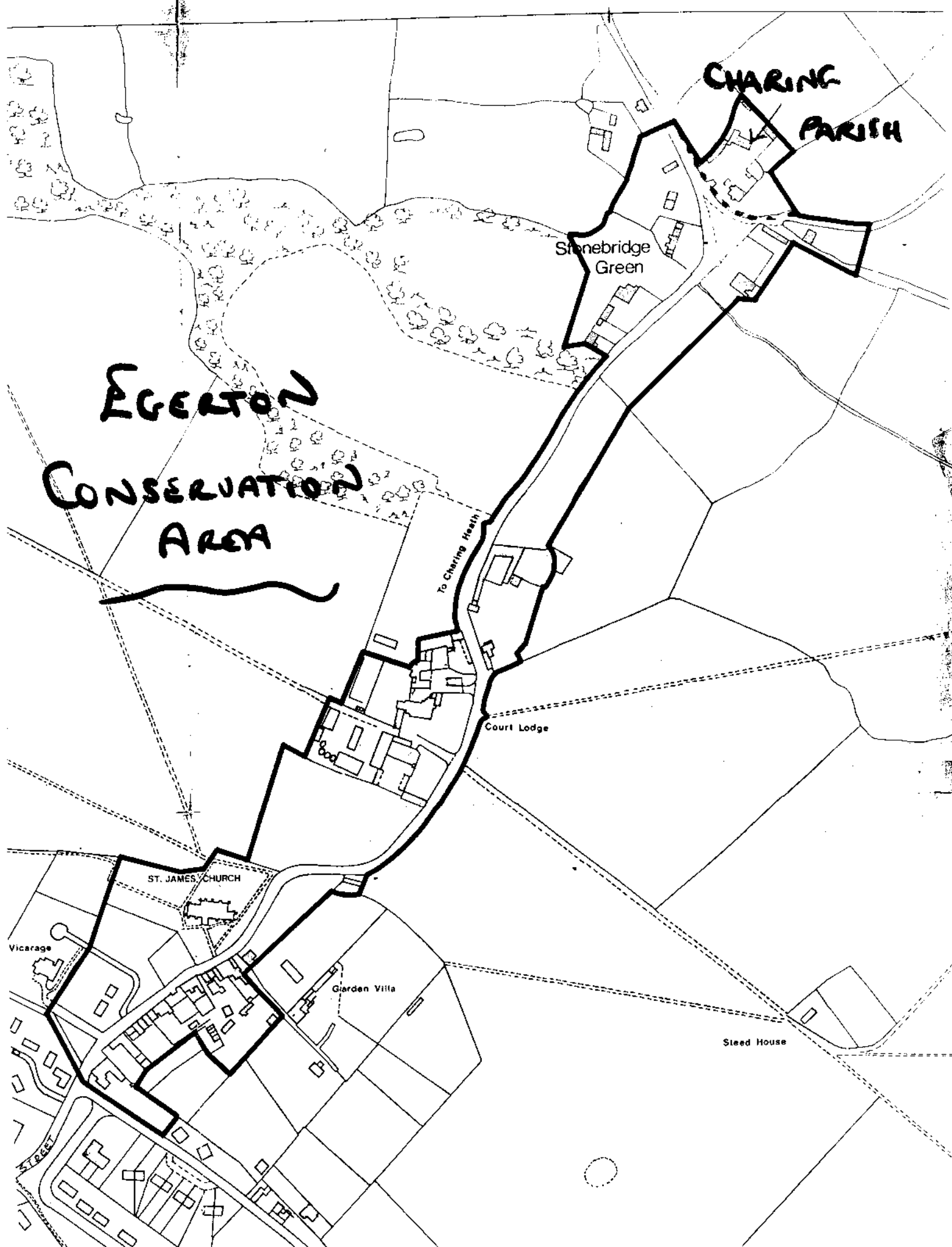
AREA APPRAISAL	COMMENT
the extent of loss, intrusion, or damage sustained by an area	The area has not suffered any significant loss or intrusion though the Glebeland development of the early 1970s perhaps can be seen as unfortunate.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	There are no significant features which detract from the special character.
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	There are no significant neutral areas.
the existence of any threats to the area	There are no specific threats.

OUTCOMES

Area boundary	It is proposed that the area boundary should remain unchanged.
Potential Article 4 Directions	None.
Site Policies (proposals and protection)	None.
Potential improvement schemes	None.

Officer:

Date: 7 November 1995



CHARING
PARISH

Stonebridge
Green

EGERTON
CONSERVATION
AREA

To Charing Heath

Court Lodge

ST. JAMES CHURCH

Vicarage

Garden Villa

Sled House

STREET

ASHFORD BOROUGH COUNCIL

**Egerton
Conservation Area**

Scale 1:2500

Designated 8th January 1976

Plan no. RK/75/18

P.S.Vafidis M.A. Dip.T.P. M.R.T.P.I.
BOROUGH PLANNING OFFICER
Trafalgar House
Elwick Road,
Ashford, Kent.

