Chestnut Green

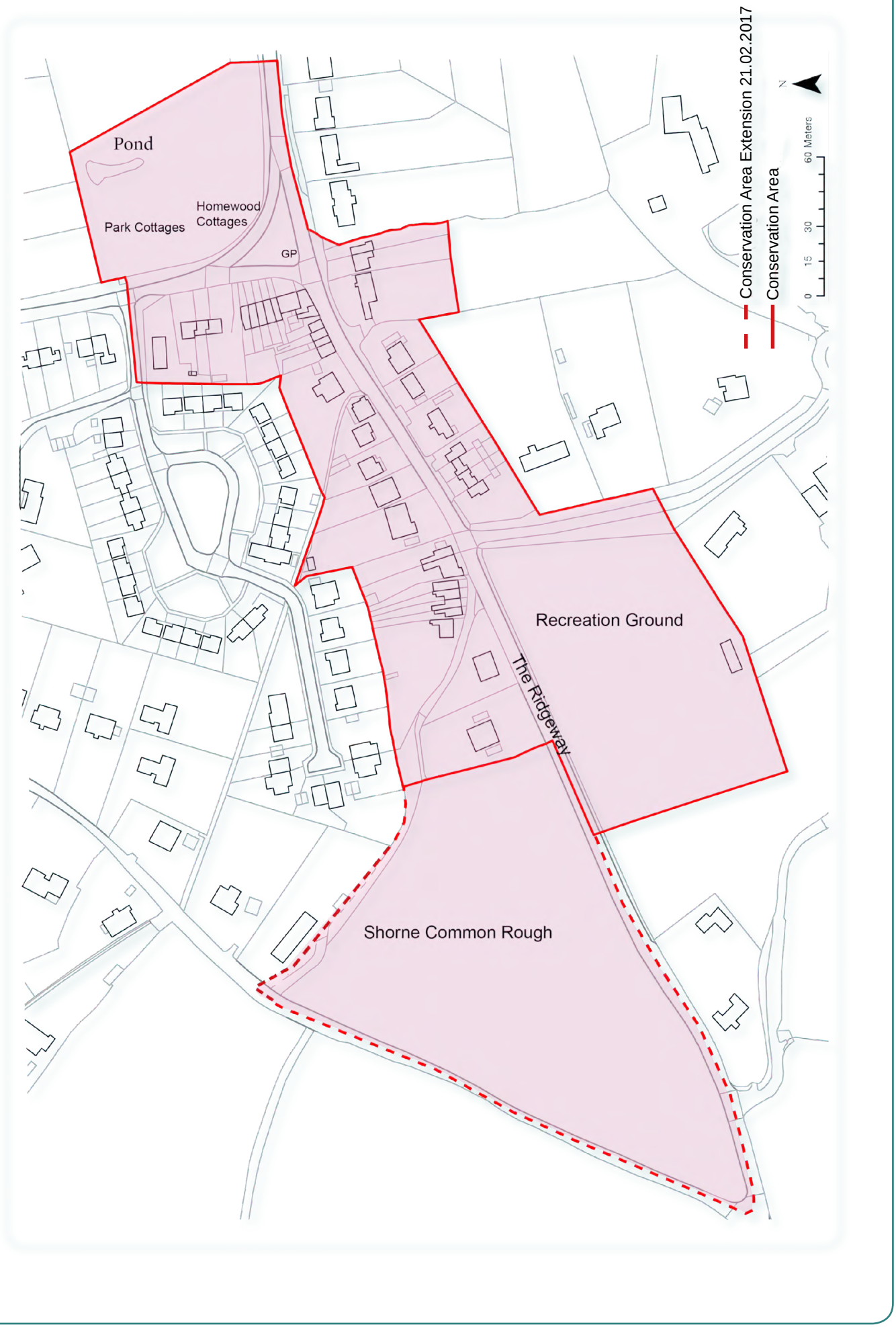
Rural Conservation Area Appraisal

Supplementary Planning Document

Delivering for the Community

Gravesham Borough Council

Chestnut Green, Conservation Area Boundary



CHESTNUT GREEN, SHORNE, - RURAL CONSERVATION AREA APPRAISAL SDP 2017

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1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA

Chestnut Green, to the south-east of Gravesend, is a very small and relatively recent settlement, partly within an area of still heavily wooded land. It stands on a former ancient ridgeway (The Ridgeway), now a road between the M2 motorway and the modern village of Higham. Positioned with two sides more or less embedded into the edge of the woods, the conservation area is enclosed on its other sides by hedged fields and modern development. Trees, hedges, and other mature planting form an essential part of the conservation area's character, both locally and in contextual terms.

Chestnut Green's special interest also lies in its three discrete areas of historic development. These are, at the east end of the village, its green with its surroundings (including the buildings facing onto it and onto adjoining Tanyard Hill), the central section of the conservation area to each side of The Ridgeway, and its west end to each side of The Ridgeway (including the recreation ground).

2 INTRODUCTION

2.1 Chestnut Green Conservation Area

Chestnut Green Conservation Area was designated on the 27th April 1976. A conservation area statement, including proposals to extend the conservation area boundary, was approved by stakeholders in October 1999 and was subsequently adopted by the Council.

The conservation area's boundary contains the historic streets of The Ridgeway and Tanyard Hill.

2.2 The purpose of the appraisal

This appraisal supersedes the conservation area statement referred to above. It identifies and defines the special architectural and historic interest for which Chestnut Green Conservation Area merits designation. It also identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Borough Council in considering relevant applications for planning permission, including proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscape within and adjacent to the conservation area.

The appraisal is to be included as a background paper in the Local Plan and, as such, will be a due consideration in the planning process. The appraisal was adopted as a separate Supplementary Planning Document within the Local Plan on the 21 February 2017.

Preparation of the appraisal involved an extensive survey of the conservation area. However, the omission of any particular feature does not imply that it is of no significance.

The Historic Environment Record (HER) for Gravesham is managed by Kent County Council and can provide information for a wide variety of buildings and sites, from finds of prehistoric flint tools to medieval castles and Second World War pillboxes. For further information visit: www.kent.gov.uk/HER

2.3 Planning policy context

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' in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Local planning authorities are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They should also have regard to any views expressed by people attending the meeting.

Broadly, the effects of designation are:

- Conservation Area Consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions

- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing relevant applications

- Permitted development rights are slightly different in conservation areas

- Permission is required from the planning authority to fell or prune a tree over a certain size

As well as receiving statutory protection, conservation areas are afforded a degree of protection under the planning system whereby it is expected that proposed development will preserve or enhance heritage assets and their setting as an irreplaceable resource. The exception to this would be where any substantial harm or loss of heritage interest is necessary to achieve substantial public benefits that outweigh that harm or loss.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission be determined in accordance with the development plan unless material planning considerations indicate otherwise.

In the case of Gravesham, the development plan effectively comprises the adopted Gravesham Local Plan Core Strategy (2014) and remaining 'saved' policies from the Gravesham Local Plan First Review (1994). In certain instances, the Kent Minerals Plan and Waste Plan will also be of relevance and a material planning consideration. Plans in preparation are also capable of being a material planning consideration with the weight accorded them depending on the stage reached, whether there are unresolved objections and the consistency of the emerging plan with national policy.

Amongst a range of other things, policies set out in the National Planning Policy Framework (NPPF, 2012) and Planning Practice Guidance (2014) issued by the Government are also material planning considerations in the determination of planning applications. Of particular importance in this respect are paragraphs 126 – 141 of the NPPF which set out the approach toward conserving and enhancing the historic environment, with the weight to be accorded the conservation of designated heritage assets and their settings dependent on the significance of the asset, the degree of harm likely to occur as a result of development, and whether such harm is outweighed by any public benefits that would arise.

The importance of retaining the built as well as natural heritage of Gravesham is well recognised because of the contribution this can make through reinforcing local distinctiveness and the creation of a sense of place. This document identifies both the special character of Chestnut Green Conservation Area and how that special character can best be preserved and enhanced.

In terms of the setting of the rural conservation areas, it is important to recognise that the surrounding landscape may also be of significance in determining impact or developing an appropriate design response. The reader's attention is therefore drawn to other documents available on the Council's website relating to landscape character appraisal in general and the Kent Downs Area of Outstanding Natural Beauty (AONB) in particular.

In the case of the latter, the Council is under a statutory duty to have regard to the purposes of including land within the AONB when taking decisions on applications that may impact on it or its setting.

2.4 Community involvement

Prior to its adoption by the Council, the conservation area statement of 1999, including the proposed boundary extension, was the subject of public consultation and support.

The present survey identifies in more detail the following:

- The special characteristics of Chestnut Green Conservation Area
- The key negative features and issues
- A range of possible actions that would mitigate or offset these detractors

3 LOCATION AND LANDSCAPE SETTING

3.1 Location, communications and local context
Figure 1

The village of Chestnut Green is on the dip slope of the North Downs, about six miles south-east of Gravesend. It stands at about 100 metres AOD close to the top of a ridge of high ground running roughly south-west to north-east.
It is on a minor route which follows the ridge and is crossed north-east of Chestnut Green by the A226 and south-west of the village by the M2/A2, Watling Street, the Roman road from Dover to London (endnote 1).

3.2 Activities and uses

Chestnut Green is a dormitory settlement, much enlarged in the 20th century by residential development at the perimeter and within its centre. Its only community building, a non-conformist chapel, is now in residential use.

3.3 Geology, topography and local building materials
Fig 2
Fig 3

The ridge is formed mostly of Palaeocene deposits. The gravels and sands of the Harwich formation cap its heights in the neighbourhood of Chestnut Green, though to its south-west they are overlain by London Clay. Below the gravels is a bed of silty clay (Lambeth group) lying over the silty sands of the Thanet Sands formations. Below these again is the 'bedrock' of the region, the chalk of the Upper Cretaceous.

Flint from the chalk of the area has a long history of use in building. There has also been an agricultural tradition of excavating chalk for spreading on (chalkless) land. It was quarried and burnt locally, first to produce lime for lime mortar and then as one of the ingredients of cement. Cement making also used clay as an ingredient and a bed of London Clay that overlay the sands and gravels on the heights of the ridge south west of Chestnut Green was excavated away, leaving a large pit within Shorne Woods (see below). Gravel and sand pits are found on the heathland associated with the Palaeocene deposits; an area of hilltop adjoining Shorne windmill was dug over for gravel, leaving a pit. Bricks were also made from the clays of the area – a brick-making site at the far end of Swiller's Lane, Shorne, is recorded on the 1870s. This seems to have been disused by the end of that century.

3.4 Relationship of the conservation area to its surroundings
(General setting and land-use characterisation. The village in the wider landscape)
Fig 4
Fig 5
Fig 6

The difficult terrain produced by the long term weathering of the ridge sides combined with the agriculturally 'hungry' soils developed on the gravels and sands of its top, produces classic heath and woodland country. Woods are still in evidence around Chestnut Green, occupying much of the high ground and on the slopes. Study of the

1815 O.S. map suggests that heath-land survived then near the settlement. The name Furze Bank initially given to a large area of ridge-land a little way to the east of Chestnut Green is highly suggestive of this. A last local vestige of the old heath-lands of the ridge, ‘Shorne Common Rough’, survives just west of the conservation area where Woodlands Lane joins The Ridgeway.

The first settlers at Chestnut Green were building on the gravels of the ridge-top; this in itself is enough to confirm that the hamlet grew up as a secondary satellite to Shorne. While that village was supplied by springs – and later on by wells – the inhabitants of Chestnut Green had to be content with wells alone.

Woodland or modest sized hedged fields surround most of the hamlet. In addition, much new residential development centred in and around it has entirely altered its earlier, historic, setting. The result of all this is that few ‘external’ views of the conservation area are to be had. It hardly features at all in the wider landscape, even from the public footpath through the fields to the north east.

The following features form the wider setting of the conservation area:

- The long established woodland, small hedged fields and former heath-land around the village enclosing it from view, even in its modern expanded form, from all directions

4 GENERAL HISTORICAL BACKGROUND

4.1 Early settlers in the region and a history of local landowning

North Kent has a long history of known settlement. Bronze Age crop circles have been identified in the fields round Thong. Palaeolithic and Iron Age finds are recorded from the area around Higham. Just to the south of Watling Street itself, close to Cobham Hall, are a Roman well and a villa site, while a first and second century Roman settlement was discovered near Higham. Saxon work within Shorne church is noted by Pevsner (Newman), confirming that the place was established before Domesday (although it is not noted in that document).

Chestnut Green is in Shorne Parish. While at one time, under the Saxons, Shorne Manor was held by Rochester Cathedral, by 1100 it belonged to the king and he passed over Shorne church's tithes of corn and lambs to the Monastery of St. Saviour, Bermondsey. By the end of that century, however, the manor had gone into secular hands where it thereafter remained for good.

In the late 12th/early 13th centuries, the family of the de Cobhams acquired some lands in Shorne and Cobham. They settled at nearby Randall Manor (the remains of which lie below the north slope of Randle Wood, half way between Shorne and Thong) and developed an interest in Shorne as well as Cobham. In the 16th century the then Lord Cobham managed to acquire the Manor of Shorne (and also that of Cobham) but the estate was dispersed after his son's fall from grace in 1603. Thereafter it suffered the vicissitudes of various owners and tenants. It was gradually rebuilt in the nineteenth century by Lord Darnley who eventually re-acquired most of it, this involving land in both Cobham and Shorne Parishes (endnote 2). After World War One the estate was gradually dispersed again and in 1924 the building of the new A2 alongside the old Roman road physically separated the two parishes and meant the sale of further land from the Estate (endnote 3).

In the 1930s Lord Darnley leased Shorne Woods to a cement company which excavated the bed of London Clay that overlay the sands and gravels on the heights of the ridge west of Chestnut Green, destroying, it is said, ancient woodland in the process. Shorne woods are now part of Shorne Country Park, open to visitors and owned by Kent County Council.

4.2 Water supply and the original siting of village

Fig 7 - Large scale c 19, extract showing wider settlement along the Ridgeway

As noted earlier Chestnut Green stands on an ancient ridgeway; indeed it was formerly known as Shorne Ridgeway. The gravels of this part of the ridge will once have supported some common land, shared between Shorne and Cobham. Under the old agricultural order the inhabitants of these two villages would have had recourse to parts of the local woodland and heath for some timber and firing materials and some shared pasturing of animals. (The presence until recently of a village pound in Shorne underlines the fact that animals were once free to range over open common areas around the village.) On such land in recent historical times so called 'squatter' settlements, developed towards parish boundaries, sometimes became permanent. Some of the former house plots shown on the Ridgeway east of Chestnut Green on the

1819 and later O.S. maps may have started out in this way. Others were possibly much earlier ‘second stage’ farmstead sites in the woodland and heath, founded as good land on the plain to west and north became fully utilised.

In Victorian times numbers of wells and pumps supplied water to the settlement. These are shown on the early O.S. maps. At Chestnut Green’s centre, the Victorian ‘village’ pump survives – an easily overlooked reminder of much harder times.

5 THE VILLAGE'S HISTORIC LAYOUT, ITS FORM TODAY AND ITS ASSOCIATED PUBLIC REALM

5.1 The Village's historic layout and its form today
Fig 8
Fig 9

The historic village plan is very simple. Development is around a T junction. Tanyard Hill leading away northward, downhill to Shorne, forms the stem of the T. The cross arm of the T is formed by the ridgeway, known as such from its junction with Tanyard Hill for some way westward, and as Peartree Lane running away eastward from the village.

The original nucleus of two-storey 18th and 19th century buildings stands on the north-west and south sides of the junction, with some later 19th century buildings further west along The Ridgeway. At the T junction there is a small triangular green on which stand six ancient Sweet Chestnut trees. Included within the conservation area east of the T junction is a medium sized field with a pond. The roadside hedge of this field forms a boundary to the east side of Tanyard Hill where it approaches, and passes around, the green. In summer this hedge almost hides this east side of the village from view from a public footpath through the fields further to the east.

Within the Chestnut Green Conservation Area the land to the south side of The Ridgeway is banked up, to a maximum towards the village centre. The banking reduces westward through the conservation area, running out shortly before the recreation ground is reached. Thus buildings on this side of the road, both historic and modern, are set back on top of the bank. Tanyard Hill falls gradually as it leaves the village, running away northward. Peartree Lane leaves the village on a more or less level gradient. Development within the village almost always fronts the line of the road or path onto which it faces. With one or two exceptions historic buildings are formed up into short terraces and most, but not all, of these are set back from the road with gardens in front. The hedged front gardens of Park Cottages on Tanyard Hill are particularly attractive. New development, although also set back, invariably takes the form of detached houses or bungalows with parking, or access to parking, in front.

One set of historic buildings, nos. 1 to 6 The Ridgeway, fronts directly onto the carriageway, lacking a footway as protection against traffic. Another, nos. 6-12 Tanyard Hill has front gardens more or less completely given over to parking spaces. This is also the case for the historic Ridgeway House, Ivy Cottage and Old Pump Cottage at the head of the green.

On the north side of The Ridgeway, west from the cottages around the corner of the green and beyond a sprawling 20th century bungalow, is a 19th century former chapel. Now given over to residential use, its gable is almost on the road. Beyond this are three modern detached houses and a chalet bungalow on the former site of one freestanding and four terraced cottages demolished in the second half of the 20th century. To the south side of The Ridgeway extensive roadside gardens belonging to the four, circa 1870 Darnley estate workers cottages here, were replaced post-1945 by three bungalows, set high up on the bank. Further west along The Ridgeway, on its north side and turning slightly away from the road along the line of the former track around Shorne Common Rough, is another small group of 19th century houses. These comprise one

semi-detached pair, Hanbury Terrace (comprising four houses dated 1860) and one small house, Taylors Cottage.

At its western extremity the conservation area extends on the south side of The Ridgeway to include the hedge and tree enclosed village recreation ground. Much of the area of this field seems in the early 19th century to have been an extension of Shorne Common Rough. As noted earlier, this survives in large part as the now wooded and gravel-pitted triangle of land across the road. It is formed between The Ridgeway, Woodlands Lane and a third former track, now a path, running between the two at the end of the village. Unlike the area of former common land above Shorne with its registered village green, Shorne Common Rough, also a registered village green, is not included in the Chestnut Green Conservation Area.

Two houses appear to encroach on the original Shorne Common Rough, one is modern and of no historic or architectural interest, the other, now one dwelling but built as a pair, is an attractive 'estate' style cottage probably dating from the mid 19th century.

5.2 The public realm

The public area of the green with its venerable chestnut trees and red K6 telephone box is the most important space in the conservation area. A pump, mentioned earlier, pillar box and seat face onto the green from across The Ridgeway. Overhead wires and telegraph poles follow the streets of the conservation area and are sometimes regrettably prominent.

The village divides into two as far as pedestrians are concerned. The more dangerous highway is The Ridgeway, a significant traffic route with access to a junction on the A2/M2 and the entrance to Shorne Country Park. There are no footways to this in the western part of Chestnut Green though a continuous pedestrian zone is white-lined off along part of the north side of the road. A full footway eventually starts on the south side of the road around Ridgeway House and then continues east out of the conservation area. The other roads around the village green are, by contrast, slower and probably therefore safer. Here again there are no footways. In addition to all this, roadside car parking by householders immediately in front of the historic terrace comprising nos. 1 to 6 The Ridgeway is a potential problem for any pedestrian needing to walk this section of the road.

6 THE BUILDINGS OF THE CONSERVAITON AREA

6.1 Building Types

The great majority of buildings in the conservation area are dwellings, the majority small and built in recent historical times for agricultural and other land workers. They range from the relatively high status of early 19th century Ridgeway House looking down over the corner of the green and the wide frontage 17th century house buried in the Homewood Cottage terrace, to the narrow fronted 18th and early 19th century dwellings of Homewood Cottages and nos. 2 to 4 The Ridgeway, and to their 19th century equivalent, Hanbury Cottages at the west end of the village. Another group of three, Park Cottages also suggests workers dwellings of the early-to-mid 19th century, (although the building has much earlier timber-framed origins). The 19th century Darnley estate workers cottages are an example of a late, and deliberately decorative, purpose-built row of workers dwellings provided by the Lord of the Manor. The old Zion Chapel stands out on account of its siting and building type.

6.2 Building form

The basic form of the earlier buildings of the conservation area has already been described; the majority are terraced in one way or another, many having quite narrow frontages. All are two-storey and all are of brick. One at least has a double-pitch roof. Most have simple pitched roofs and hips but half hips and full gables can also be seen.

6.3 Listed, locally listed and key unlisted buildings; buildings making a neutral contribution to conservation area character; and buildings detrimental to conservation are character

See APPENDIX 1 for list descriptions and 'local list' descriptions.

Government advice is that the preparation of a List of Locally Significant Buildings is a useful planning tool. Gravesham Council does not currently maintain a list of locally significant buildings although all buildings that were identified in the 1974 Listed Buildings Survey for their architectural or historic interest, but were not awarded a listing status have been treated as 'Buildings of Local Interest' ever since, when considering planning applications. Gravesham Council's list will be reviewed in due course.

Those buildings recommended but not approved for listing in 1974 are shown together with others identified during the preparation of this appraisal, on the accompanying map fig 10, all for their positive contribution to the character of Chestnut Green Conservation Area. In addition those buildings making a 'neutral', as well as those making a 'detrimental', contribution to conservation area character are shown.

6.4 Brief descriptions of some building contributing positively to conservation area character

See Appendix 1 for descriptions including listed, local list and unlisted buildings.

(Descriptions of over twenty buildings are included. In order not to unbalance the main text of this appraisal, these, as noted above, are given at the end of the document.)

6.5 Building materials

Chestnut Green's traditional wall building materials are fair faced brick, either red or yellow, or rendered, stuccoed or whitewashed brick. The red bricks, clamp burnt, often combine with (over-burnt) purple or blue headers. Roofs were originally covered in hand made plain clay tiles or natural slate. Tile hanging can be seen on the Darnley estate cottages and a small amount of weatherboard in the west gable of No. 1 The Ridgeway. Modern synthetic roofing materials, for instance concrete tiles, are seen on modern buildings and as replacements also on historic ones.

6.6 Local details

Local village detail follows the general tradition of Kent's brick vernacular architecture with no building or use of material that can be held to have a character unique to Chestnut Green. However, the Darnley terrace must be to an estate workers cottage design provided to the Lord by an agent, either a surveyor or architect, or taken from a book of standard plans. In its detailed character this terrace is a world away from the unpretentious plain brick architecture of the rest of the village and it makes a valuable contribution to the conservation area because of this. The 1838 Zion Chapel, converted, extended and upgraded into a house, was a good example of its class, diminutive in scale and with a simple but delightful classical street elevation. Unfortunately the very visible extensions to its east side undermine its basic simplicity somewhat.

Window and door design is, on occasion, not in character with the historic host building. The survival of historic exterior joinery is quite common but, in places, in-roads into appropriate character have been made by the introduction of off the peg timber and plastic windows and doors. The design and appearance of these is invariably unacceptable in conservation areas.

7 SPATIAL ANALYSIS

7.1 Spatial character and form of development within the conservation area
Map showing arrangement of Village 'character areas'.
The village is divided up notionally into three separate, abutting areas, each with its own distinctive character. These are all shown on the Map, fig 11. The areas are:

1. The east end of the village, including the green and all the groups of buildings facing onto Tanyard Hill and the green, and the enclosed field immediately to the east of the green

2. The central section of the conservation area to each side of The Ridgeway

3. The west end of the conservation area to each side of The Ridgeway, developed with dwellings on one side, recreation ground on the other

7.2 Relationship of buildings to spaces; individual character areas Fig 12

Each character area is identified individually and its special character is briefly described. The material is brought together on the one map supporting this section. The relationship of buildings to spaces, nature of spaces, contributing and detrimental features are all shown. Main contributing trees, important boundaries and important garden areas and planting are shown.

1 The east end of the village

This area contains the bulk of the historic buildings in the village, separated from the rest by various modern infill developments.

Approaching from the north up Tanyard Hill the green starts to come into view on the left with the well-grown hedge in front of Park Cottages prominent on the right. Right again from this, the front façade of Homewood Cottages is seen in diminishing perspective. To the south, up the hill in the distance, are Ivy Cottage and Old Pump Cottage. These face the south side of the green from across The Ridgeway and close the view there.

A little further south up the road all the focus is towards the space of the triangular green and its great trees with their almost surreal character. As this comes into full view, the Homewood Cottages row on the right gives strong enclosure to the west side of the green. (This terrace continues around the corner, west along The Ridgeway for a short way.) The car parking in the front gardens of Homewood Cottages is the main out of character feature within the ambit of the green.

The field to the east of the green forms an east side setting for this part of the conservation area. In summer at least, any possible glimpse of it from the green is prevented by a well grown hedge along the field-boundary against the road. This hedge is a key enclosing element to the green's east side.

From the slightly elevated south side of The Ridgeway, Old Pump Cottage, Ivy Cottage and Ridgeway House look north, down over the green. The first two dwellings are set within mature and partly concealing front gardens. The front garden of Ridgeway House

is wide and open to the street displaying the generous sloping drive to the house. All this enhances its relatively high status feel.

The modern house, Threeways, east beyond Old Pump Cottage, abuts the conservation area boundary, fronting onto the east end of the green from across The Ridgeway. The fact that it makes no contribution to local character is partly ameliorated by its substantial, visually softening, roadside hedge which hides it from view a little from certain angles.

2 The central section of the conservation area to each side of The Ridgeway.

The terraced rows of workers cottages comprising nos.1 to 6 The Ridgeway, line the north side of the road towards its junction with Tannery Hill at the corner of the green. They stand very close to the road edge and their dramatic local increase in density produces a strong semi-urban feel as the green is approached along The Ridgeway from the west. They form a strong group with Ridgeway House opposite.

West beyond this point there is modern infill development for a short distance. Street enclosure briefly breaks down somewhat here. The modern houses and bungalows are all set back from the road with car parking arrangements in front. Those on the south side of The Ridgeway are one-storied and set up on the bank and back from the road. The quality of the earlier, gardened, east side setting of the Darnley workers terrace was doubtless reduced by the relative closeness of one of these bungalows.

The infilling on the road's north side is one and two-storied and set level with the highway. The historic Zion Chapel 'floats' forward to the road-edge between car parking areas with their requirement for openness, and behind which is the building line. The chapel's forward positioning means that one or another of the infill developments to each side of it is partially or fully screened from view from the passing motorist.

3 The west end of the conservation area to each side of The Ridgeway

This is developed with dwellings on the north side of the road and recreation ground on the south side. The recreation ground is a self contained open space almost completely surrounded by trees and hedges. Its east edge is bounded by an attractive tree-lined road, Pondfield Lane, leading south to various exclusive modern dwellings in the woods outside the conservation area.

On the north side of the road the buildings from Westcot to Taylors Cottage form a group with a largely 19th century character. Next to, and in front of, the most easterly, Victorian bay-windowed terrace pair in the group, cars park prominently off the road. Once past these to the west, things improve visually as red brick Hanbury Cottages step back informally, at a slight angle away from the main road. Just beyond these and half hidden behind bushes and the gable of No 4 Hanbury Cottages, is a glimpse of white rendered and slate roofed Taylors Cottage. This stands well back from the road on the gravelled track which leaves The Ridgeway in front of Hanbury Cottages to run north-west along the edge of the now tree-grown Shorne Common Rough.

The start of the triangular Common, its south east corner formerly lying alongside The Ridgeway opposite the west end of Hanbury Cottages, is occupied by No. 46 The

Ridgeway and its garden. This, and the modern next door house to the west, The Millstone, effectively ‘squat’ within the corner of the old common land. The Millstone makes no conservation area contribution, being largely hidden by hedges and trees. The junction of the gravelled track with The Ridgeway is formed as a small triangular gravelled space onto which the tiny front gardens of Hanbury Cottages open. Its west end is closed by planting in the garden of No. 46 with the track along the side of the common land disappearing around the corner to the north-west. No.46, the former cottage pair, effectively signals the beginning, or end, of the conservation area here. The original historic flavour of this part of Chestnut Green is retained in spite of the out of character front doors and plastic windows.

7.3 Landmarks or (‘key buildings’), focal points and views

Fig 13 - Landmarks, focal points and views. Main contributing and detrimental views are identified

As noted earlier, no ‘external’ views of the conservation area are to be had. It is surrounded by modern development mostly hidden in woodland. This section therefore considers almost exclusively the village as seen from its public highways. Views into and out of the conservation area along all roads are closed by tree and hedge growth as the carriageways curve out of sight. The view ‘in’ when coming up Tanyard Hill and approaching the area of the ‘green’, is perhaps the best in the conservation area.

8 SUMMARY CHARACTER APPRAISAL

The underlying character of the historic built environment in all parts of the village arises from the use of two-storied, brick built (or in one case apparently brick built) dwellings, often but not always terraced, with peg tile or slated roofs.

Considering first the east end of the village, many of the buildings and features around the 'green' are classic conservation area material. The excellent and interesting Park and Homewood terraces line the west side of the space with Old Pump Cottage, Ridgeway House and Ivy Cottage with their mature planting, taking the key positions to the south. It seems certain that there has never been development on the east side of the green. Enclosure there is provided by the substantial hedge to the field beyond. In the centre, standing about the green are the aged Chestnut trees from which the village takes its modern name. These impart key character; to imagine the space without them is for it to lose its heart. Front garden design – paths, drives, hedges, fences, planting - contributes to, or is neutral in relation to, character here. There is one exception – what were small gardens in front of Homewood Cottages have regrettably become parking spaces, practical but somewhat detrimental in terms of conservation area character.

The central part of the conservation area comprising the long workers terrace, nos. 1-6 The Ridgeway, the converted chapel and the Darnley workers terrace as well as some modern houses and bungalows is rather a mixed bag in conservation area terms. The historic buildings make important character contributions with nos. 1 to 6 and Ridgeway House across the road forming a group. The modern dwellings make no more than a modest, neutral, contribution to conservation area character. Passing quickly through the village one might actually miss their main groupings on the north side altogether as these are masked at the ends by projecting 'contributing' buildings – the Zion Chapel and the Victorian semi-detached pair, including 'Wescot'.

Development in the western section of the conservation area on the north side of The Ridgeway is almost all of 19th century date. The buildings here form a varied and interesting group. Their siting, moving away from The Ridgeway, follows the line of the former road, now a footpath, along the north east side of Shorne Common Rough The village is finally signed off (or alternatively signalled) as it were, by the attractive 19th century freestanding red brick two-storey cottage facing the road over informal front garden, No. 46 The Ridgeway.

Across the road, the wooded entry to an exclusive housing estate south of the village and the adjoining tree and hedge enclosed playing field are easily missed as one passes by on The Ridgeway. These form a quite separate bucolic spatial grouping, now only tenuously connected to the rest of the conservation area.

Positive features

- The grouping of well preserved historic buildings, front gardens and hedges, including the field hedge, around the village green at the east end of the village

- The fact that the triangular green is built around on two sides only, leaving the third side hedged and 'open' as it always has been in recent historic times

- The group of mature great specimen Sweet Chestnut trees standing around the grassed area of the ‘green’

- The architectural, historical and townscape quality of the split terrace of six dwellings on the north side of The Ridgeway immediately around the corner from Homewood Cottages, which forms a group with Ridgeway House

- The presence of the architecturally pleasing and socially interesting former Zion Chapel and the Darnley workers terrace houses within the central part of the conservation area

- The grouping of 19th century historic buildings on the north side of The Ridgeway at the west end of the village

- The entirely separate tree-enclosed space of the village recreation ground

Negative features

- The detrimental effect on the former setting of the village from modern development around its margins

- The detrimental effect on the character of the main part of the village from the modern developments at its centre

- Conflict between pedestrians and vehicles especially along part of The Ridgeway, from which some danger to pedestrians arises
- The detrimental effect on the character of the conservation area of the private car parking bays in front of Homewood Cottages
- Utility poles and overhead wires in parts of the conservation area

9 ISSUES

9.1 Definition of issues

The following issues form part of the means by which it is intended to preserve or enhance the character or appearance of the conservation area. Some arrangements by which to manage change have already been adopted following public consultation, such as the Article 4 Direction explained below, whilst others have been identified by the appraisal process and represent proposals only at this stage.

9.2 Conservation area boundary review

The possibility of extending the conservation area to include the whole of the registered village green of Shorne Common Rough has been considered and included in the conservation area.

9.3 Alterations to buildings

It is evident that some well-intentioned, but unsympathetic changes, especially to doors and windows, have had an effect that is damaging to the conservation area. An Article 4 Direction is now in force, applying to all building frontages facing the public highway and bringing many small scale incremental changes under the remit of the planning system.

9.4 Uses and vitality

The village appears to be essentially mono-cultural in that its main purpose is as a dormitory and retirement settlement. There seems little likelihood of this changing. The local public house, the See Ho, is outside the conservation area, along the road to the east.

9.5 Locally listed buildings

There is no adopted comprehensive Local List for the Borough and, subject to availability of resources, identification of buildings or structures for a local list is considered to be a priority once criteria have been agreed. Any Local List should be drawn up with the full consultation of the local community.

9.6 Highways and traffic/parking

As discussed earlier, vehicles and any pedestrians use the same road space through most of the conservation area and within the built-up parts of the village where there could be risk to the pedestrians. It may therefore be worth considering some form of traffic management scheme along The Ridgeway where it passes through the conservation area.
The issue of car parking by householders immediately alongside the historic terrace comprising nos. 1 to 6 The Ridgeway might be addressed within any wider traffic management scheme considered. It should be noted that highways matters are the remit of KCC and subject to their funding arrangements and further consultation with GBC and the Parish Council.

9.7 Enhancement potential

A traffic management scheme along The Ridgeway within the village might give the opportunity for some associated conservation area enhancement of building settings through improvement to kerb lines, footpaths and surface finishes etc.

Changes to the appearance of the front boundaries of private front gardens in the centre of the conservation area along The Ridgeway might help to improve conservation area character there. This might be achieved by the planting of more visually enclosing hedges at the back of the footways or at the highway edge where a footpath is lacking.

9.8 Trees

Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to implement works to them.

The above control is particularly important as mature Chestnut trees make a key contribution to the character of part of the village.

9.9 Archaeology

The Conservation Area has archaeological potential relating to the prehistoric period, medieval and post-medieval periods. There is potential for further archaeological remains to be discovered within the Conservation Area and in the event of development proposals being submitted appropriate archaeological mitigation may be needed.

APPENDIX 1

Brief descriptions of buildings contributing to conservation area character

It should be noted that, with the exception of Park Cottages, the following comments are made without the benefit of internal inspection. Interiors invariably fill-out the picture and may sometimes change the emphasis of exterior descriptions. Descriptions are generally as seen from the highway.

Tanyard Hill, Park Cottages

This is a terrace of three two-storey cottages in red brick with yellow brick dressings, with grey headers and some diaper patterning also in grey headers. It has a hip-ended, peg-tiled roof with two brick chimney stacks, one on the ridge and the other close to the ridge at right angles to it. All three cottages have very attractive cast iron diamond pattern casement windows. Those on the first floor cantilever out probably from around floor level to form little splay sided projecting bays with single lights to each side and a pair to the front. They have tiny, probably leaded, almost flat roofs fitted up tight under the eaves. Those at ground floor are three-light under low brick arches below the bays. Front doors are set to one side of the windows of each dwelling with a diaper pattern in the walling above. The doors themselves appear modern. On the face of it Park Cottages could date from the first half of the 19th century but a slight unevenness in the roof line could be taken to suggest that inside there is something older. (Internal inspection has since confirmed remains of a substantial timber frame of much earlier date than the brick exterior, suggesting the building originated as a single residence of some status.)

The Green, Telephone Box

On the green, apart from the aged trees, there is a red K6 telephone box designed by Sir Giles Gilbert Scott in 1935. This type is known as a Jubilee Box, in reference to the Silver Jubilee of George V in that year.

Tanyard Hill Nos. 6-12 (consecutive), Homewood Cottages

The dwellings making up the two-storey terrace were built at different dates. The group nonetheless has cohesion due to its consistent eaves line stepping gradually down the slope, similar roof shapes and the use of red and yellow/brown stock brick.

No. 6 is sited prominently on the corner and dates from the 18th century. Its yellow/brown brick front wall returns around the corner onto The Ridgeway. There it becomes a double fronted elevation with a central doorway. Towards the green, no. 6's elevation has a single central double hung sash window at first floor with a similar window and the front door, side by side below. The slightly cambered lintels to the door and window below are at different heights. The window sashes are the six over six pane type and the front door is vertically boarded. It has a small projecting porch hood on brackets. Towards the green, the roof of no. 6, hipped to the corner, runs back up to a short ridge above which is a small gable triangle. This triangle belongs to the roof of the contiguous building round the corner, facing onto The Ridgeway.

No.7 has been repaired and cleaned up, and now the wide two-storey front is in bright red brick with grey headers. The elevation has a flat, projecting brick 'plat-band' at first floor level. There are three spaced out three-light casement windows at first floor. At ground floor there are two sets of windows with the front door at one side roughly below the end first floor window. The front door has a small projecting porch hood on brackets. Two openings on the ground floor have low brick arches. For the rest, the heads of the timber window frames probably originally supported the brickwork above. The various sizes of the windows and their slightly haphazard placing are a clue to the fact that this is actually a 17th century timber framed house. The peg-tiled roof runs back to a ridge parallel with the front. It has a small hip-let at the north end – confirmation that the building was formerly free-standing there. The roof slope here is interrupted by a large, modern, flat-topped dormer.

Nos. 8 & 9, a neat and tiny red brick pair with purple headers, were probably built in the 18th/early 19th century. The plans are handed, bringing the front door of each dwelling close to its neighbours on each side and the single ground and single first floor windows of each dwelling close together in the centre of the building. The roof is gabled and peg-tiled with a central chimney stack on the ridge serving both cottages. Openings in the elevation have slightly cambered heads with gauged brick arches over. The windows are timber double hung sashes with six over six pane sashes and the doors are vertically boarded. The sash boxes are exposed at the wall face, by the late 18th century an archaic way of dealing with them.

Nos. 10, 11 & 12 are the most recently constructed dwellings in the terrace. Their relatively low-pitched slate roof and yellow stock brick walls confirm this. They are to the same basic pattern as nos. 8 & 9 but their plans are not handed i.e. the front doors and windows are in the same places in each case. Chimney stacks are arranged in the centre of each dwelling. Each standard elevation comprises a front door to the right. Ground and first floor windows are set one above the other to the left of the door. Window and door lintels and quoins to all openings and corners are in decorative red brickwork. In contrast to nos. 8 & 9 the boxes of the double hung sash windows are concealed in rebates in the brickwork. That they may be of early 19th century date is suggested by the sashes, some of which are the eight over eight pane type, others being the six over six type (probably replacements).

The Ridgeway, Nos. 1-6 (consecutive)

These are six terraced cottages, the most easterly of which (No. 6) turns the corner from The Ridgeway to face onto Tanyard Hill. They are split in to two groups, are built from yellow/brown and red brick and have a number of different building dates. Leaving aside damage done to character by the replacing of timber, with plastic, windows, they are as worthy a group as the (listed) cottages they join up to around the corner.

No. 1 (at the terrace's west end) is a two-storey red brick end-of-terrace house. That its depth was doubled at some time is apparent when it is viewed from the road to the west. Here the original white painted gable brickwork up to wall plate, with weatherboard above it up to the eaves of the roof's little half-hip, contrasts with the later adjoining full brick gable. The combination has produced an 'M' cross section roof. The roofs are concrete-tiled; they were originally peg-tiled. One chimney stack serves the front building, at its south end. The front elevation consists of a door to the left hand side with

a double casement window above it, a second, similar, modern casement window at first floor and below this on the ground floor a triple casement window. The plain boarded door has a cambered brick arch above it while the window adjacent has an exposed timber lintel**.** There is a prominent satellite dish**.** Windows are all the modern small paned type with the usual inappropriate fanlights.

Nos. 2 & 3 are a pair similar in layout to nos. 8 & 9 Tanyard Hill, with front doors to each side and windows grouped centrally one above the other and a large shared central chimney stack. However, the effect is different with lowered eaves and with brickwork more dominant due to the use of smaller 'cottage' style paired casement windows rather than double hung sashes. Ground floor openings are bridged using cambered-underside and flat-topped brick lintels. Upper floor windows are bridged with exposed timber lintels. Unfortunately three of the cottage windows appear to be modern, out-of-character replacements. There is one good example of a 19th century style Yorkshire sliding sash, however. The roofs of the pair, presumably originally peg-tiled, are covered half in modern clay tiles and half in modern concrete 'pantiles'.

No. 4 is a characteristically early 19th century addition to the first part of the terrace with a narrow passage way at its east end between it and No. 5. The street elevation is similar to that of No.3 but the brickwork is a paler red and is more variegated. The boarded front door is to one side with to its right a timber double hung sash window and a less tall Yorkshire horizontal sliding sash window to the bedroom above. All the wall-openings have low-cambered brick-arches. The building's eaves are higher than those of its neighbour. Its low-pitched roof, now concrete-tiled, was originally either slated or clay-pantiled. The chimney stack is at the east gable.

No. 5 is again brick in this case alternating pale blue headers and red stretchers all with a very clean look. It has two windows at first floor under flat brick arches and a front door and window below under steeply cambered brick-arches. Door and window arches are at different levels. The upper floor windows are modern small- paned casements, the door is boarded and the low set ground floor window is small paned; as with the other windows it is of uPVC or an equivalent modern material.

No. 6 At its east end this double fronted elevation with a central doorway turns the corner to become No. 6 Tanyard Hill, described above; the combination is actually one house. The elevation is in yellow/brown stock bricks with matching, steeply cambered, brick arches over ground floor openings and flat brick lintels over first floor ones. That to the central front door is lower than those to the windows to each side of it. These two windows are in turn of different sizes. The larger is close to the door and does not line up with the one above, the smaller does however line through with that above. The windows above are eight over eight pane timber double hung sashes with exposed boxes**.** Of the two windows below, one is similar to those above while the other is wider, with eight over eight pane sashes. All are modern replacements**.** The roof is peg-tiled and hipped to the east corner. There is a chimney stack at the ridge at the party wall to No. 5.

On the south side of the green three good historic buildings stand close together:

The Ridgeway, Old Pump Cottage (formerly known as Mount Pleasant)

This is a small narrow-fronted yellow brick house of about 1840. Its entrance is down the side under a projecting canopy in front of a set-back modern uPVC-windowed side extension. The front has a uPVC window to the upper floor and a modern bay window on the ground floor. Formerly the position of the original ground floor window could be identified from the upper part of its head's yellow brick arch which showed above the top of the modern bay. This has now been covered up. The upper sash window is of the six-over-six pane sash type and has slatted shutters pinned back to the wall to each side of it. The shallow-pitched slate roof is hipped to the street. It has the extended eaves overhangs characteristic of the period. The chimney stack is well back, centred on the ridge.

The Ridgeway, Ivy Cottage

In contrast to abutting Old Pump Cottage, this is a red brick and blue header walled house with a wide double fronted elevation comprising a central front door with single windows to each side, the windows matched by windows above. Covering the door is a small projecting porch with a steep tiled roof ending in a barge-boarded gable. This is a modern change to the building – until recently the original front door was protected by a flat-roofed flint porch with a Gothic doorway. Windows are the paired 'Yorkshire' horizontal sliding sash type, each sash with 12 small panes. Brick window arches to the ground floor are cambered below and flat-topped above. The house has a tall, hip-ended, peg-tiled roof with excessively heightened gable-end chimney stacks, all this showing that when built it was freestanding. (Dating is uncertain without detailed inspection.)

The Ridgeway, Ridgeway House

Another double fronted two-storey house but on a much grander scale; its street elevation was formerly rendered but since 1999 the render has been removed to expose the yellow stock brick behind. A little render is retained on the front to form a kind of (vertical) pilaster to each side, wrapping around each corner and returning onto the flank walls. The three windows and window openings at first floor appear to be to an original pattern with low cambered brick arches and heavy cills. The double hung sashes are of the six pane variety and are modern replacements. The low-pitched, hip ended and slated roof has a wide eaves overhang with a slender fascia board. Stacks are to one end and to the rear. Much of this evidence suggests a building date in the first half of the 19th century, possibly about 1840. The dormer is later, pushed so high up that its ridge is higher than that of the main roof and making it a kind of 'feature'. Below, the flat roofed and columned porch, with its steps nicely integrated with the forecourt's block paving. The very wide front door is a six panel version and is set in a screen with narrow lights to each side**.** There is a large, rendered, Victorian bay window on each side of the porch. These bays are splay-sided with narrow sashes to the sides and a single wider one in front. The sashes, which are of the single paned variety, are probably modern replacement of the originals. The bay roofs are slated with the angles and abutments leaded.

A long one-and-a-half-storey extension attached to the west wall of this house, possibly originally windowless to the street, may have originally been a stables/coach house. It is in darker, more aged-looking, yellow stock brick with a low-pitched slate roof above and

a gable at the west end. The gable has a modern timber window in it which may have replaced a loading door. Two large roof lights grace the roof slope and two modern timber multi-paned windows with fanlights draw attention to themselves within the brickwork.

Continuing along the north side of The Ridgeway:

The Ridgeway, Zion Chapel, 1838

As originally built this was a simple rectangular brick box, gabled and with a slate roof. During conversion to a house it was added-to on the east side. There are two widths of modern side extension, increasing from front to back, with the extension's back corner chamfered-off against a diagonal footpath line. The new walling work is visible from the street and is done in eye-catching alternating red and yellow stretcher bond. It is in contrast to the original elegant brickwork of the front of the building. Even after stringent cleaning, the front retains some of its original quality with red stretchers contrasted with blue headers. The rubbed cut and gauged brick arches to the central door and the sash windows to each side, survive well and the windows themselves, though modern, are acceptable. The front door is modern and above, its frame-head and the arch tympanum are also modern. The design of these is uninspired. The beautiful name and date plaque over the door is a poignant reminder of other times and ways.

The Ridgeway, The Darnley workers cottages

These are a first rate example of a 19th century designers' type. They are two-storied, multi-gabled, the ground floor walls in red brick with some blue headers. There is brown/red scallop-ended tile hanging to first floor and above, and a narrow continuous skirt-like peg-tiled pentice roof around front and ends. This is cantilevered out from first floor level with angled timber supports. There are four cottages. Those to each end have their entrances on the ends. Those in the centre have their entrances paired together in the middle. The terrace plan towards the street is U shaped with end units projecting slightly beyond those in the middle. The whole street front has a series of larger and smaller scallop shaped tile hung gables with narrow barge boards. The main roof of the building follows through behind these gables at right angles, producing more gables, one to each end. Within the roof slopes are three 'Tudor' style multi-flued chimney stacks. There are two central projecting front porches joined together and with a small tiled M cross-section roof over. The heads of the porch front door openings are formed as semi-circular gauged brick arches**.** Windows appear to be modern replacements**.** Those to the most westerly cottage are brown coloured while the rest are white. This is unfortunate, undermining the essential architectural coherence of the whole.

At the west end of the village is a final, more informal, grouping of dwellings including:

The Ridgeway, Westcot and The Hendleys

This is a late 19th century semi-detached bay-windowed pair, one with a ground floor that has been extended west in recent times. The roof is of large modern concrete tiles. The street elevation comprises at first floor three pairs of modern sash windows with brickwork between. These are over a pair of single-storey rectangular-plan bay windows set to each side of the building, with paired front doors in red brickwork between them. A

pent roof extends from one end of the building to the other, covering in both bay windows and making an open porch to the front doors between. This is covered in out-of-scale concrete tiles and continues on west to include the new single-storey extension. The upper fronts of the houses are finished in white rough – 'dashed' - stucco though the gable wall of Westcot is in yellow stock bricks. The bay windows have two sashes to the front and narrower single ones to the sides, all modern.

The Ridgeway, Nos. 1-4 (consecutive) Hanbury Cottages

This row continues the theme of the very small dwelling, with front door to one side and single windows one above the other next to the door, seen in a number of other workers' terraces in the village. It is usefully dated to 1860 on the facade. It is plain in form, red brick throughout, with gables, and originally had a slate roof. Original slate possibly survives on No 4, the most westerly house. No.3 has been re-slated. The roof of the remaining pair is covered in thick patent concrete tiles. The cottage plans are arranged so that each pair shares a central chimney stack. This 'handing' of the plans results in front doors at opposite sides of the pair and windows grouped together in the middle. Though certainly all of one build, the appearance of nos. 3 and 4 differs from that of nos. 1 & 2. The former originally had tall double-hung vertical sliding sash windows – the original opening-size survives at no. 4. Nos. 1 & 2, by contrast, still have lower height, side-hung, casement windows. The overall façade has a slightly projecting yellow brick 'plat-band' or string course at first floor level and carefully constructed yellow brick quoins at each end. Nos. 3 & 4 have substantial red brick low cambered arched window openings at ground floor with lesser brick arches to openings at first floor. Nos. 1 & 2 have heavily expressed and 'eared' yellow brick lintels to the doorway and ground and first floor windows. No.1 has a substantial projecting modern brick porch. Windows appear to all be replacements of the original, of varying levels of appropriateness. The top of the chimney stack of nos. 3 & 4 has been cut down.

Taylors Cottage

This house fronts the public footpath immediately west of, and set back from, Hanbury Cottages. Its two-storey front façade steps back from the footpath in three stages. Above this the slated roof follows the same stepped back arrangement. The eastern end is formed as a forward standing double hip, the remaining two set backs are also treated as hips. The chimney is towards the eastern end of the building. The front façade is finished in very level modern plain render and all windows are uPVC, of a vertical sliding sash variety with double glazed six over six pane sashes with dummy glazing bars and horns. The result of all this is an appearance of modernity, albeit that the original building here was probably of early 19th century date.

Finally, separate from the main group here:

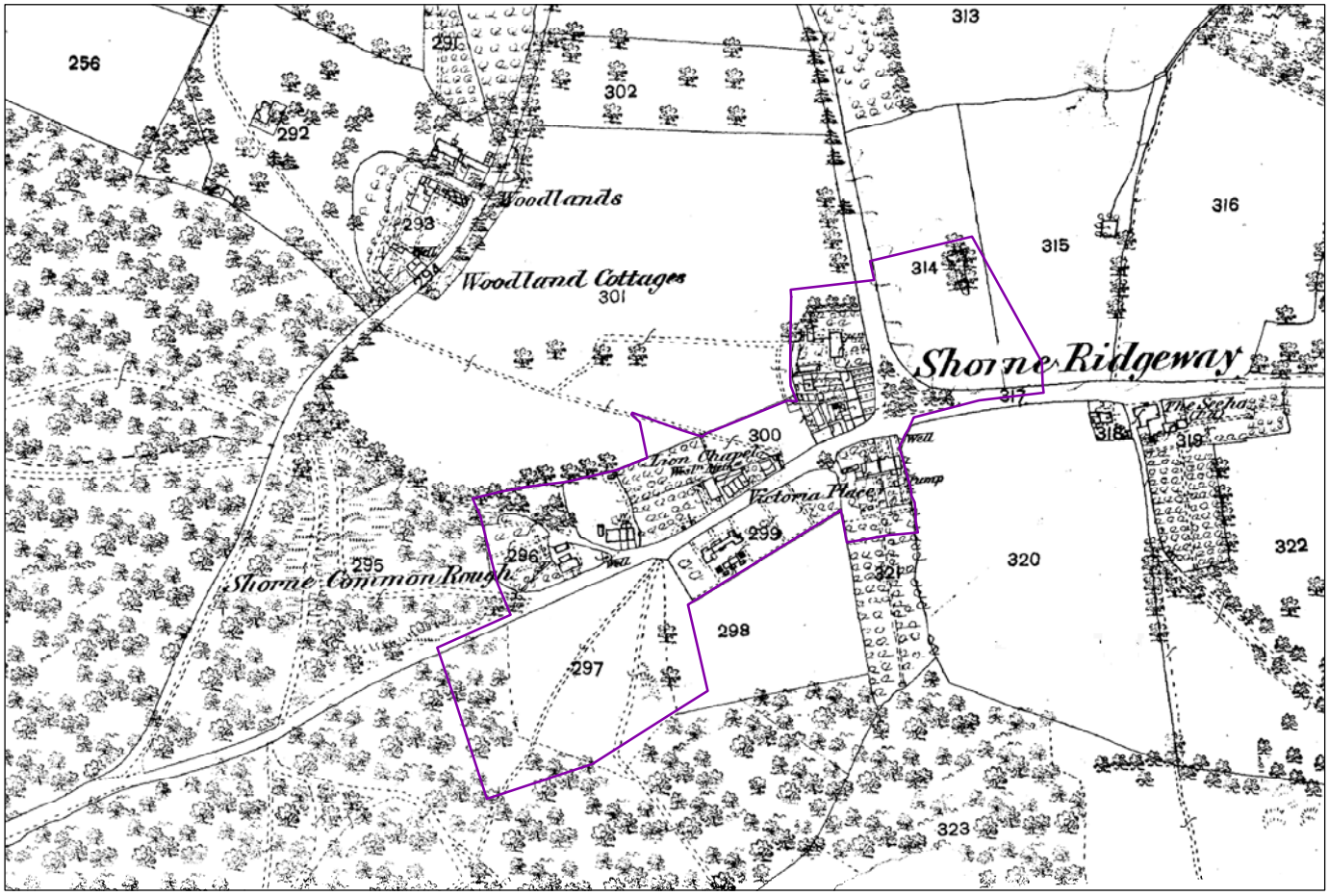
The Ridgeway, No. 46

This was built in brick as a cottage pair with handed plans and a central chimney stack. The stack is nicely detailed with slim inset panels. The building is fully two storeys high with a steep pitched peg-tiled and gable ended roof. The gables are overhung by

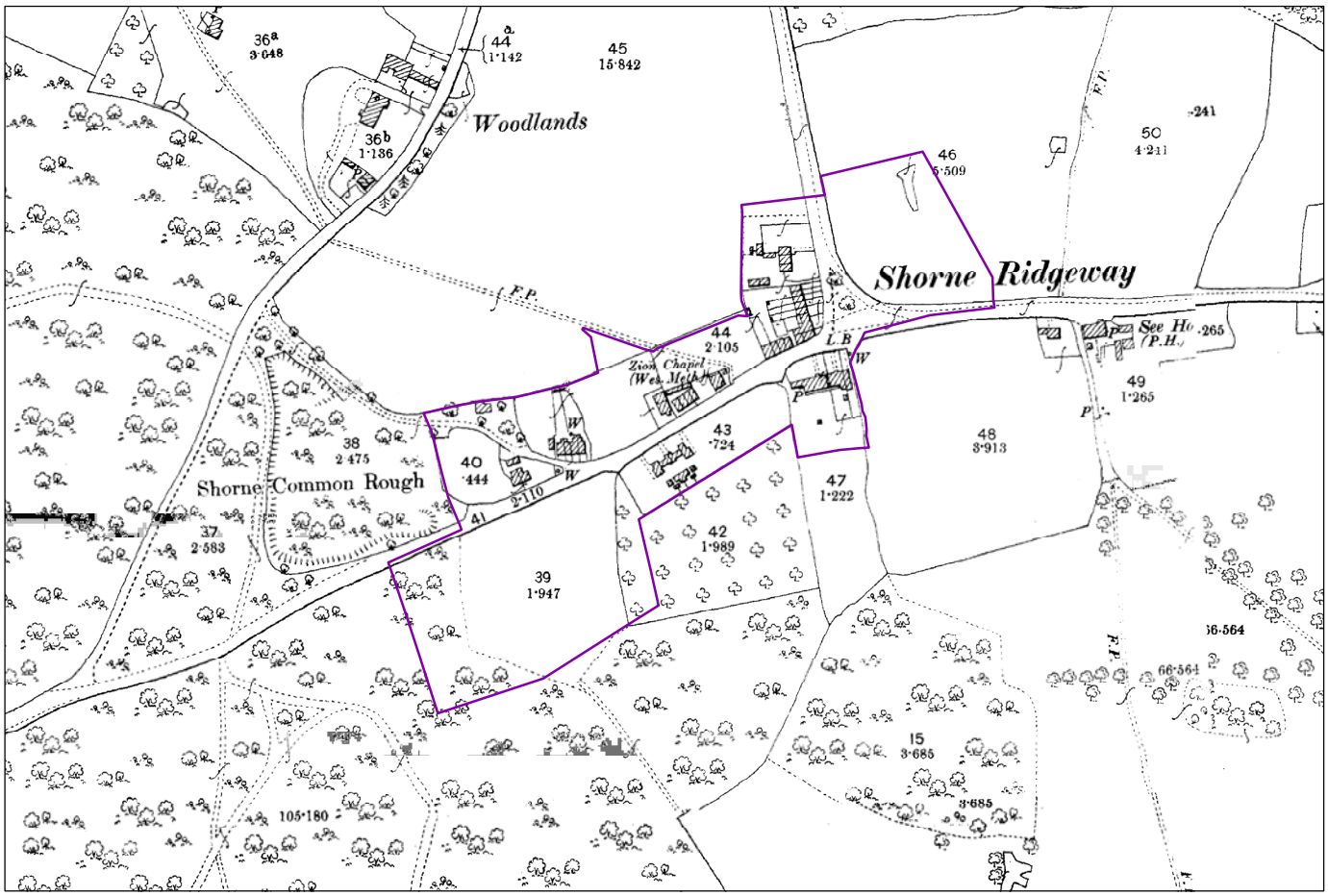
substantial barge boards. When it was two dwellings these were entered via doors in the gables, close to the font wall. One of these has been converted to a window and moved to the front and incorporates a projecting modern brick built porch with a pitched peg-tile roof. Presumably this happened when the two dwellings became one. Brickwork is red throughout with brick pilasters at the corners (and returned around the corners) and another up the front elevation at the former party wall line. These verticals join with a projecting first floor horizontal brick string course having the same width as the pilasters. There were two ground floor and two first floor windows to the front façade of each dwelling. Those to the ground floor have good cut and rubbed red slightly cambered brick arches. Those above have flat brick lintels below the cogging. The windows all appear modern, a loss which has deprived the building of significant original character.

APPENDIX 2 - Epoch Maps

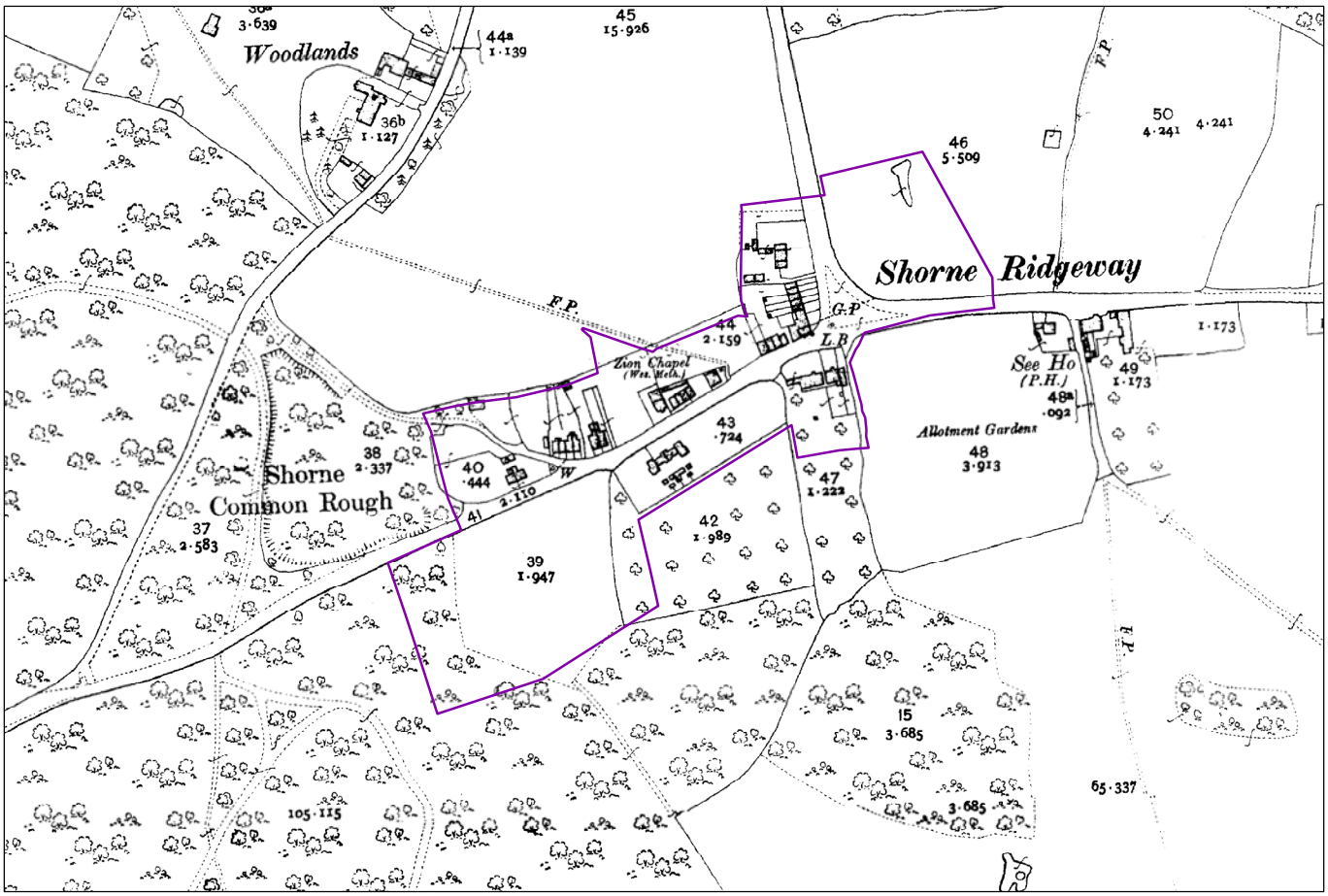
1843-93



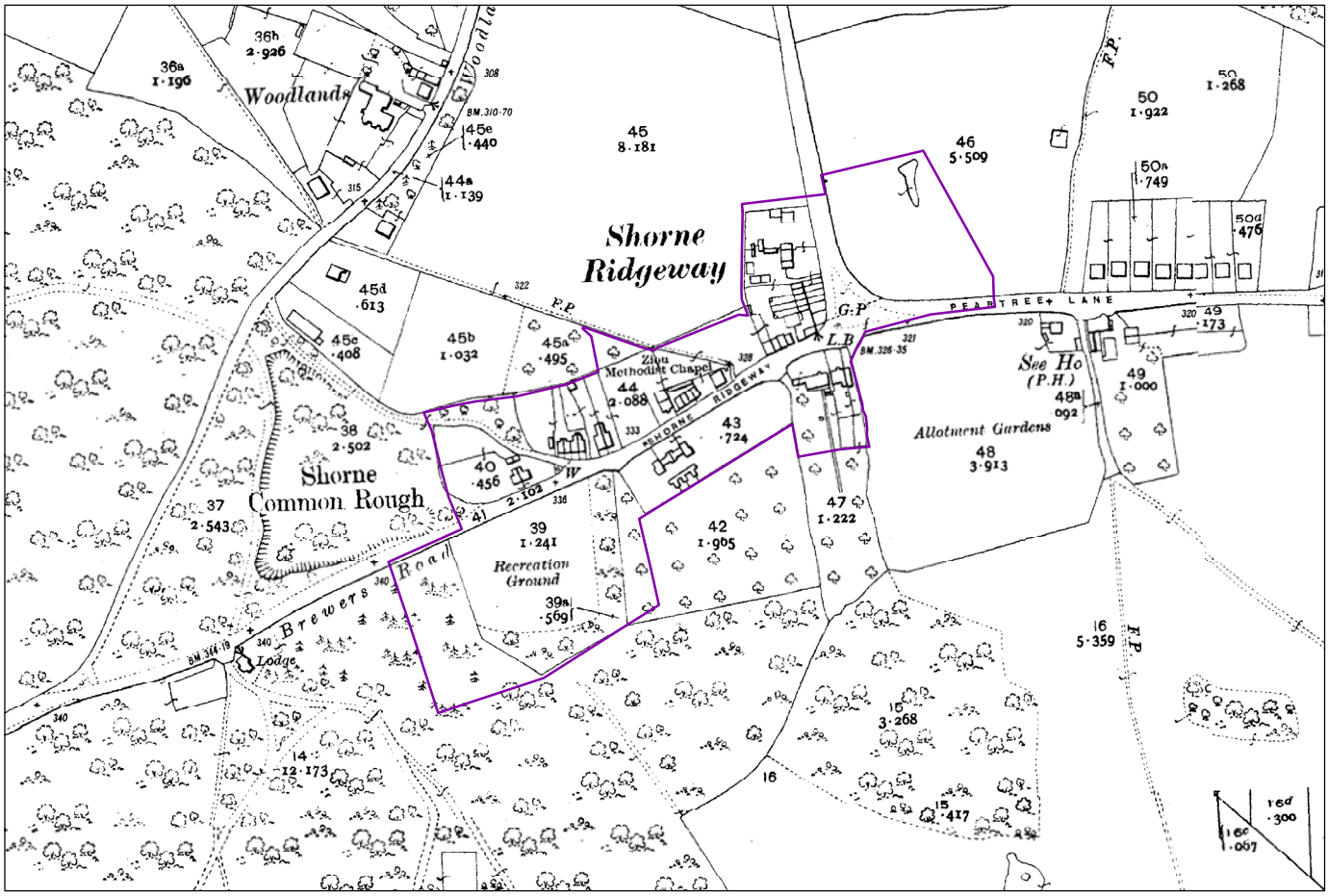
1891-1912



1904-39



1919-43



ENDNOTES

1 The parish of Shorne includes two significant further settlements and a number of outlying farmsteads. Chestnut Green is one of these. About a mile or so west of Shorne at around 70 metres OD, reached by a minor road from that village and on a back-route between Watling Street and Gravesend, is the small settlement of Thong. Set back behind a prominent wooded spur projecting out from the ridge this is now enlarged but in recent historical times it comprised two or at most three farmsteads grouped together. In addition, to the east of Shorne over the parish boundary just beyond where the A226 crossed the Ridgeway, the latter passed through what in the early C19 was a small collection of houses around an open space known as Shorne Green. This was subsequently swallowed up by 20th century development, to become the modern village of Higham.

2 By the late 1820s the only substantial blocks of land in Shorne Parish not in Darnley hands were the Maplesden estates of Ifield Court and Pipes Place. In 1870 he purchased Ifield Place, giving him control over most of the land in the Shorne area. This is said to have had an adverse effect on village life as he was an absentee landlord, remote from village affairs.

3 An additional four or five hundred acres owned by Lord Darnley in the Shorne area was sold in the mid 1920s. Some of this was subsequently developed with new housing at Gads Hill (on the Ridgeway) and on the Lower Shorne Road.

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Fig 9 5.1 KCC Epoch 1 map
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Fig 11 7.1 Village character areas
Fig 12 7.2 Spatial character
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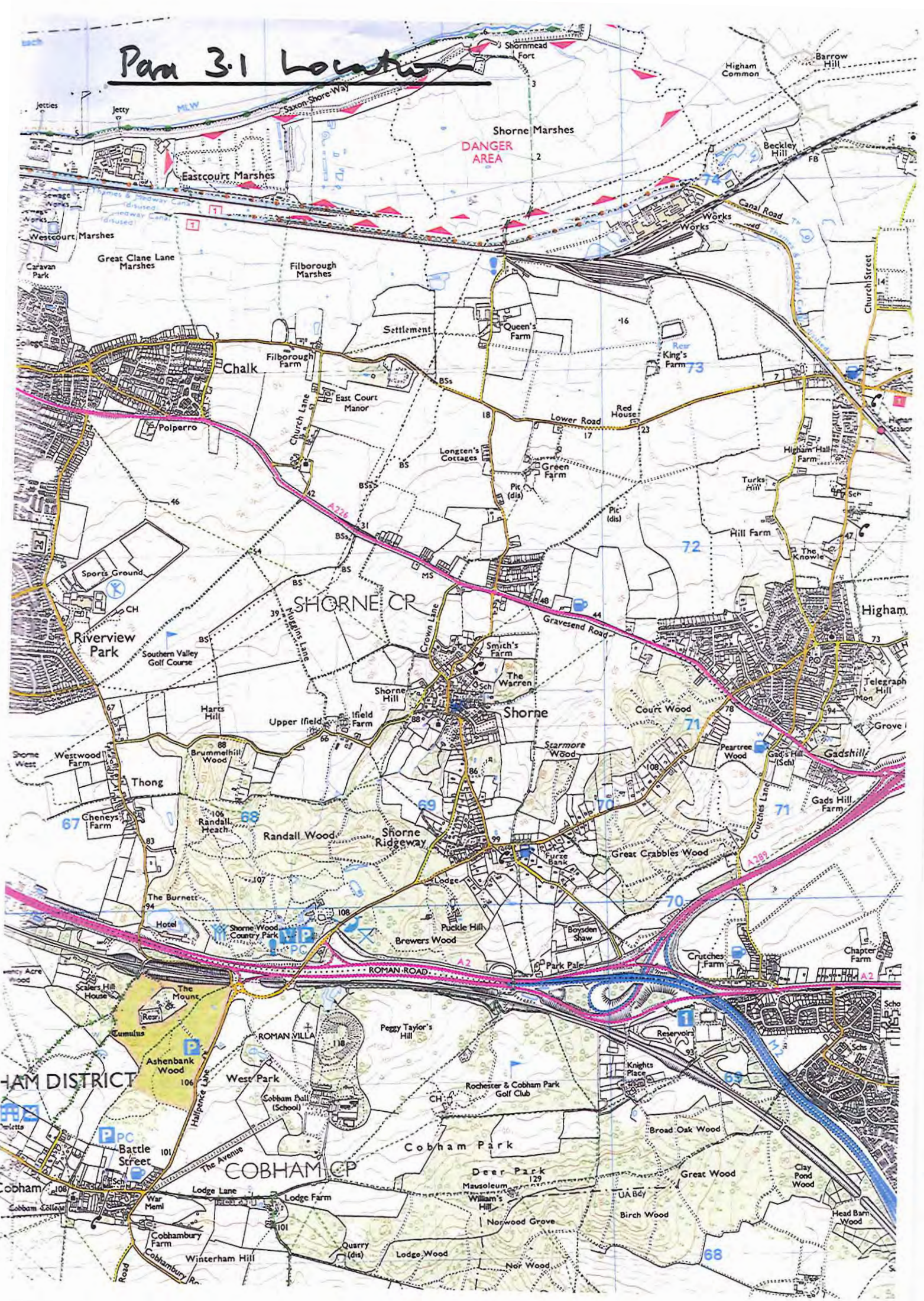
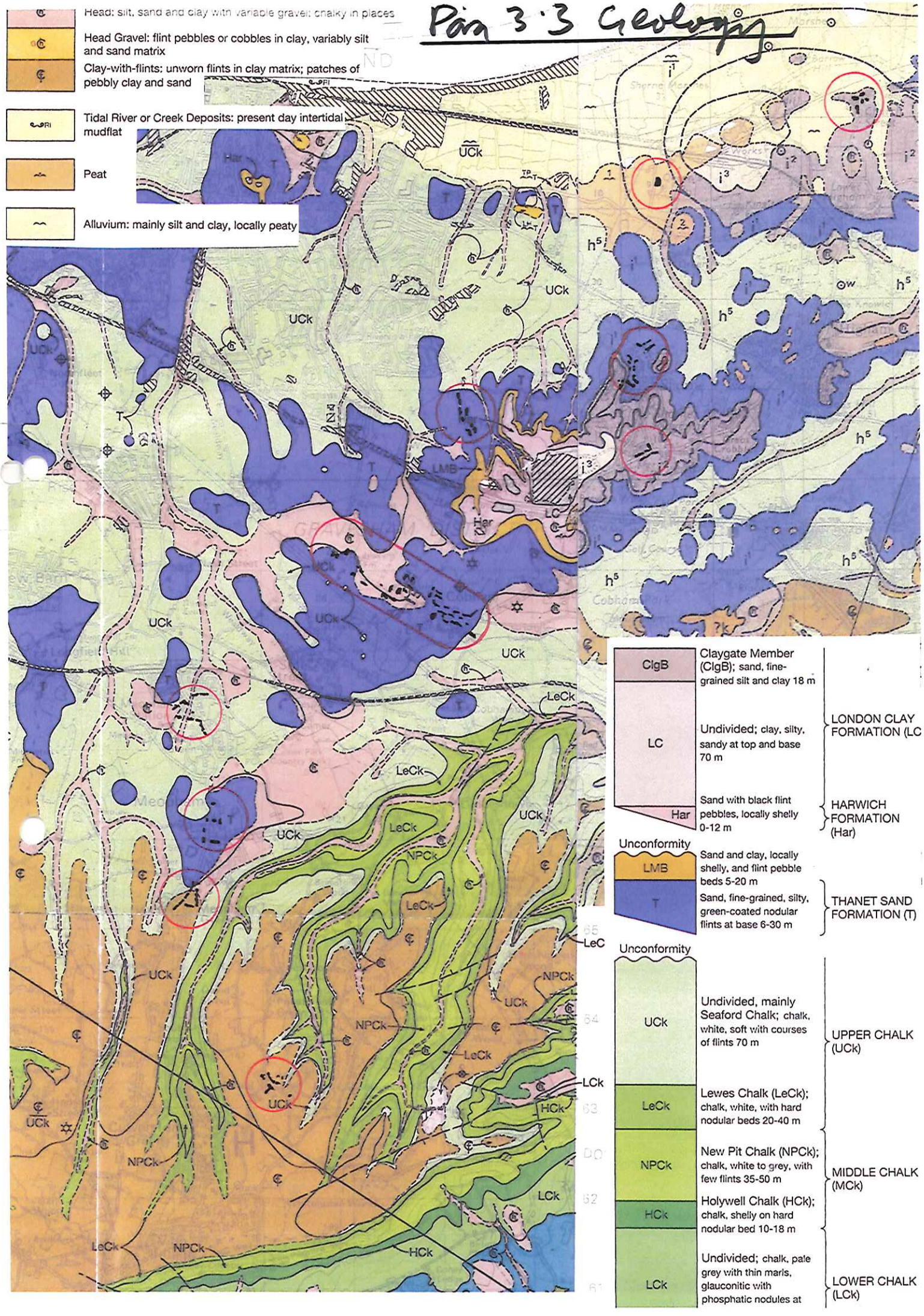
Para 3.1 Location



Pan 3.3 Geology



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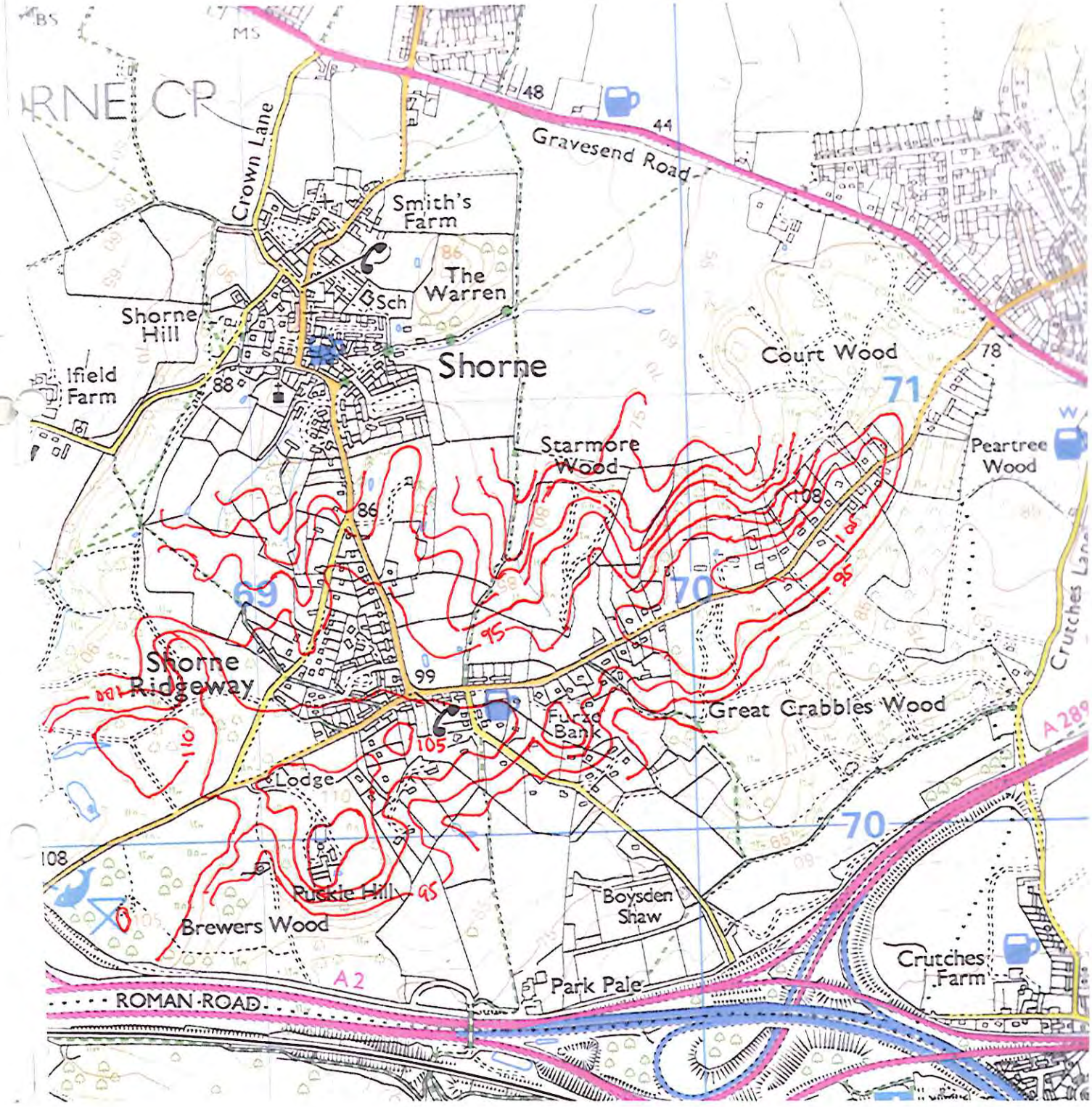
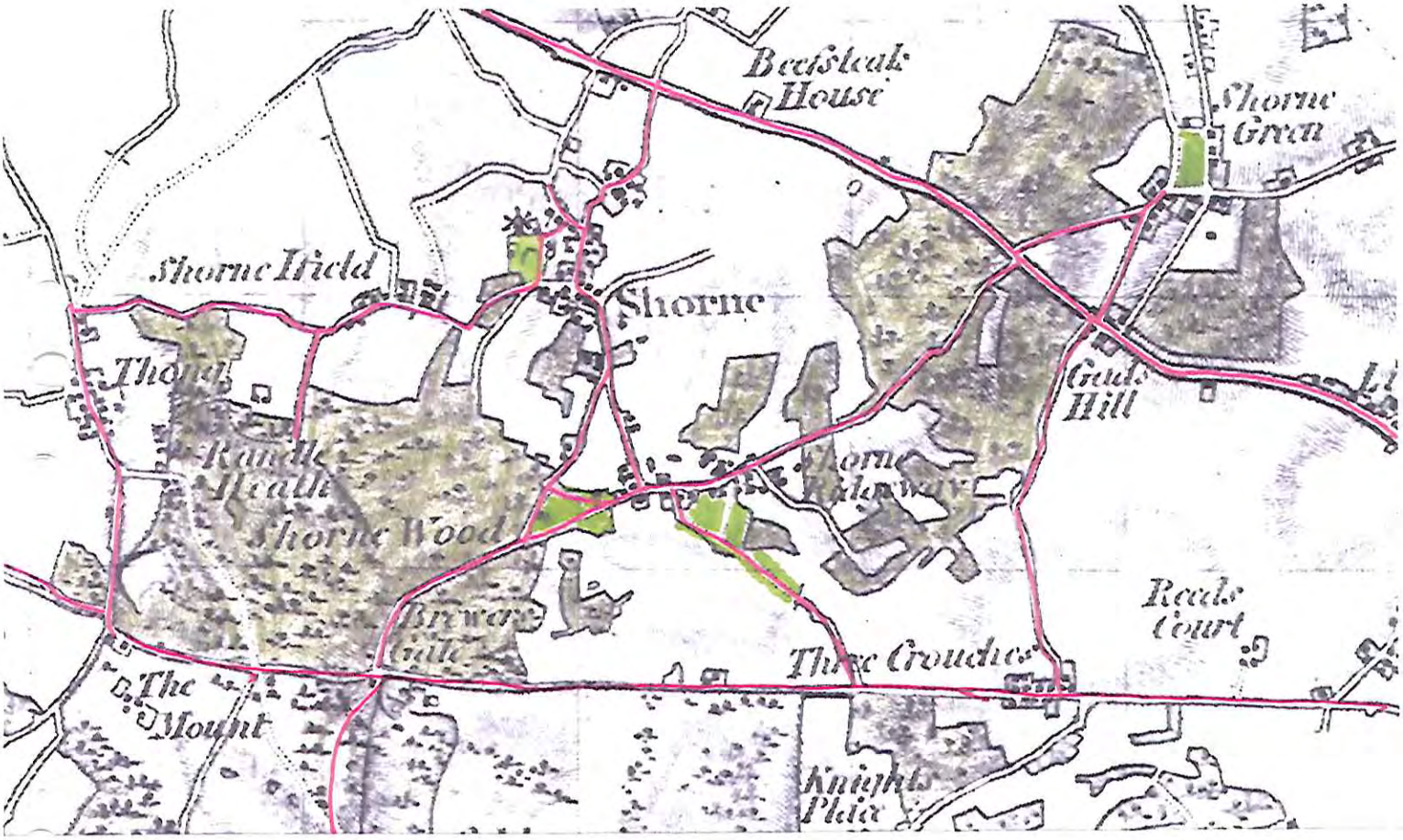



Shorne Marshes
DANGER AREA
Beckley Hill
FB
Canal Road
Works
Works
Westcourt Marshes
Great Clane Lane Marshes
Caravan Park
Filborough Marshes
Church Street
Settlement
Queen's Farm
King's Farm
Chalk
Filborough Farm
BSs
East Court Manor
Church Lane
Lower Road
Red House
Polperro
Longton's Cottages
Green Farm
Higham Hall Farm
Turks Hill
Pic (dis)
Pic (dis)
Hill Farm
The Knowle
A226
Sports Ground
CH
SHORNE CR
Gravesend Road
Higham
Riverview Park
Southern Valley Golf Course
Crown Lane
Smith's Farm
The Warren
Telegraph Hill Mon
Shorne Hill
Shorne
Court Wood
Harts Hill
Upper Ifield
Ifield Farm
Starmore Wood
Pearetree Wood
Gad's Hill (Sch)
Gadshill
Grove
Westwood Farm
Brummelhill Wood
Thong
Gads Hill Farm
Cheneys Farm
Randall Heath
Randall Wood
Shorne Ridgeway
Furze Bank
Great Crabbles Wood
Crutches Lane
A289
Lodge
The Burnett
Hotel
Shorne Wood Country Park
Puckle Hill
Brewers Wood
Boysden Shaw
Crutches Farm
Chapter Farm
Park Pale
ROMAN ROAD
A2
Scalers Hill House
The Mount
Rest
Cumulus
ROMAN VILLA
Peggy Taylor's Hill
Reservoirs
Knights Place

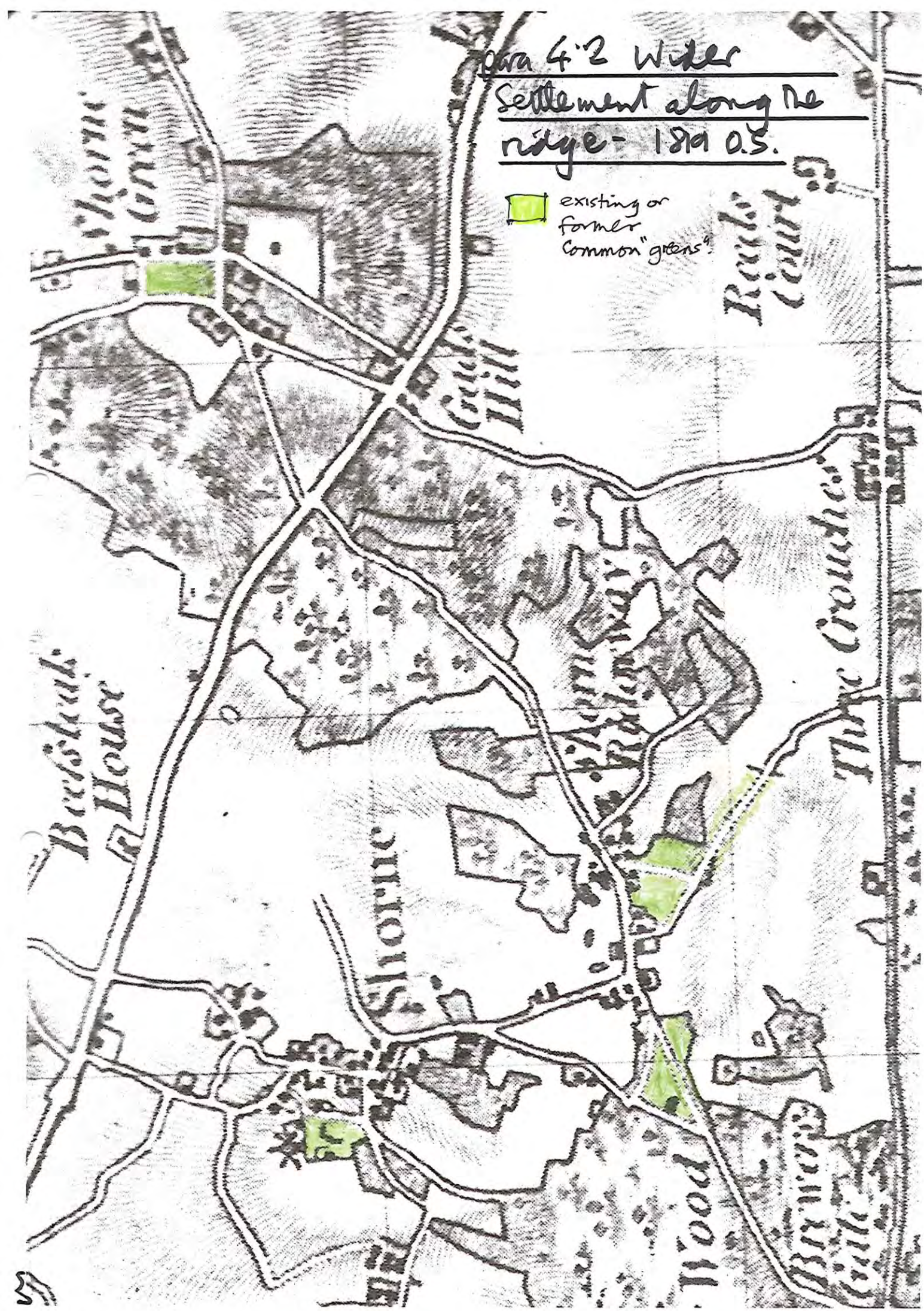
Para 3.4 ~~location~~ context 1819



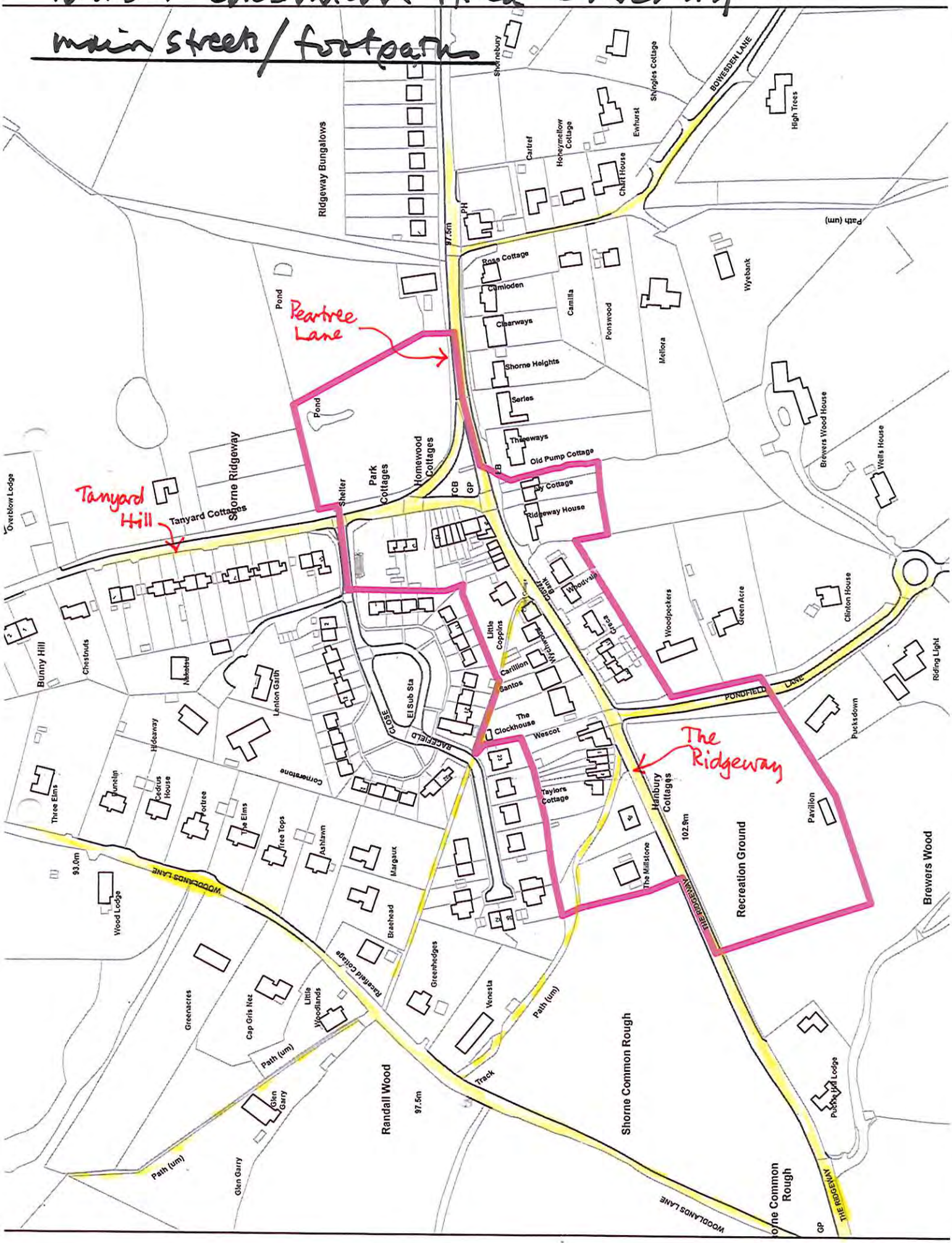


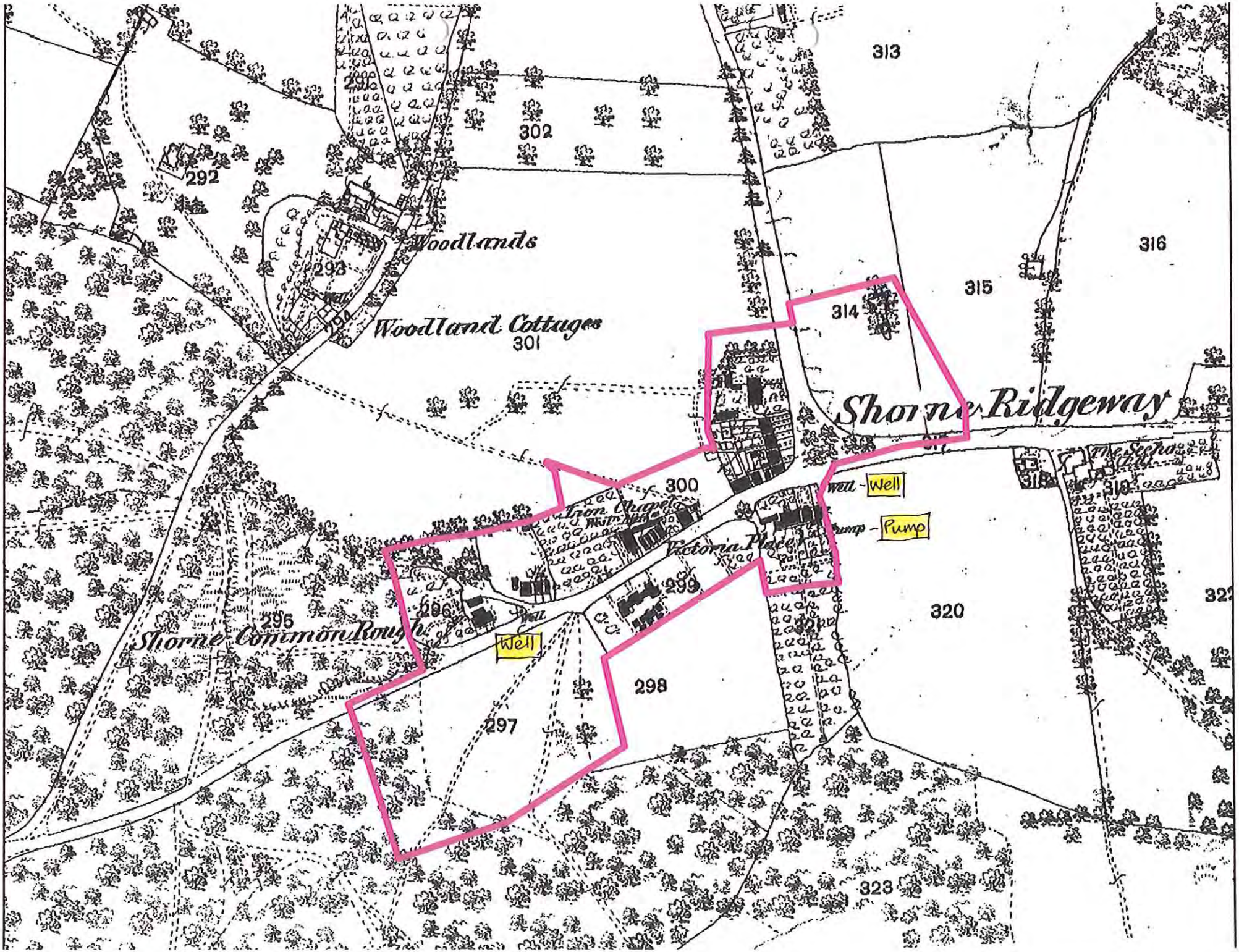
KEY. Green = woodland, major concentrations. 1819 (O.S.)
Watercolour - light green = probable commons.

3.4. Historic context, 1819 OS detail,

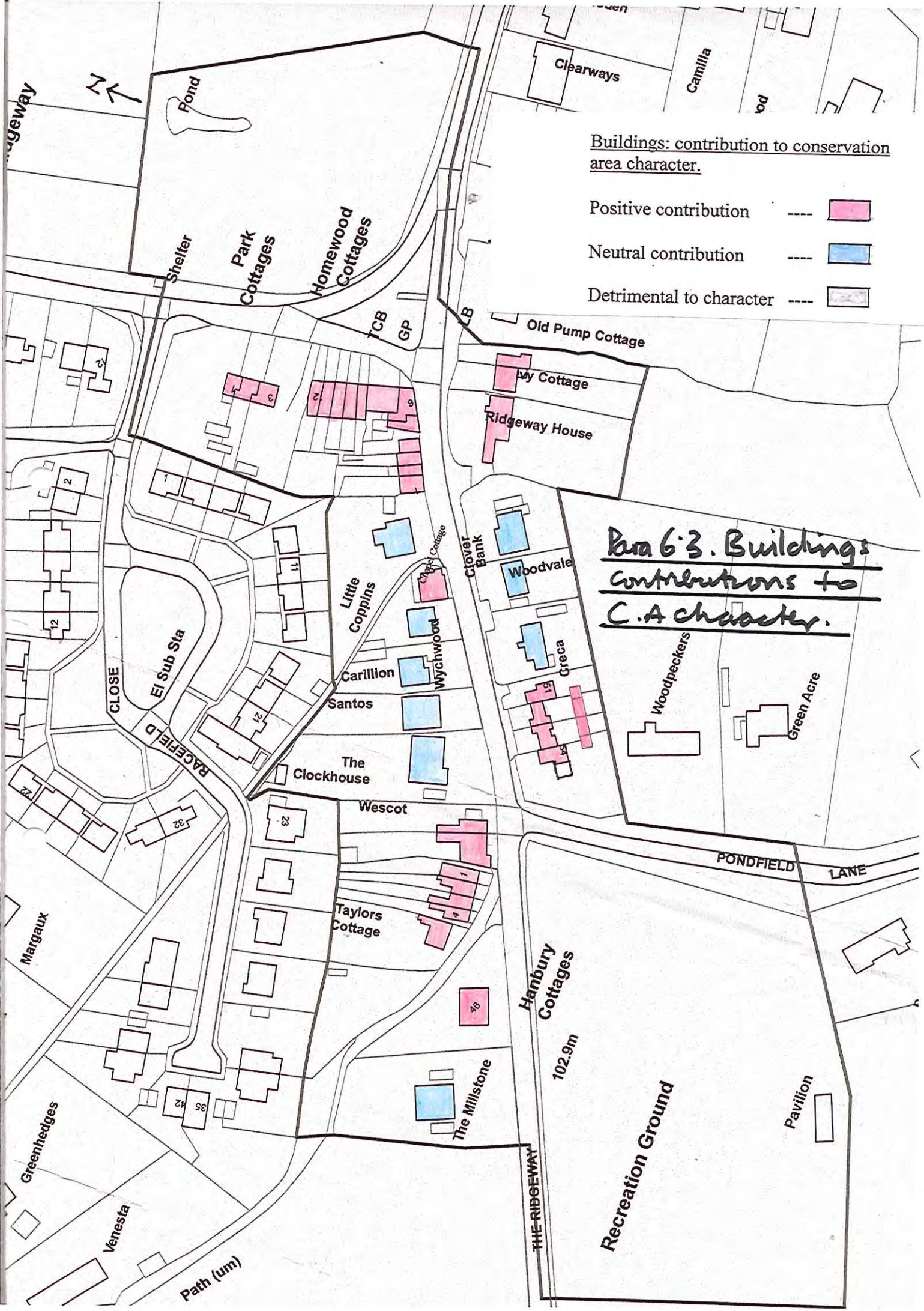

para 4.2 Wider
Settlement along the
ridge - 1819 O.S.
existing or
former
common "greens".
Shorne Green
Gads Hill
Reeds Court
Three Crouches
Beefsteak House
Shorne
Wood
Brewery Gate

Para 5.1 Conservation Area Boundary
main streets / footpaths



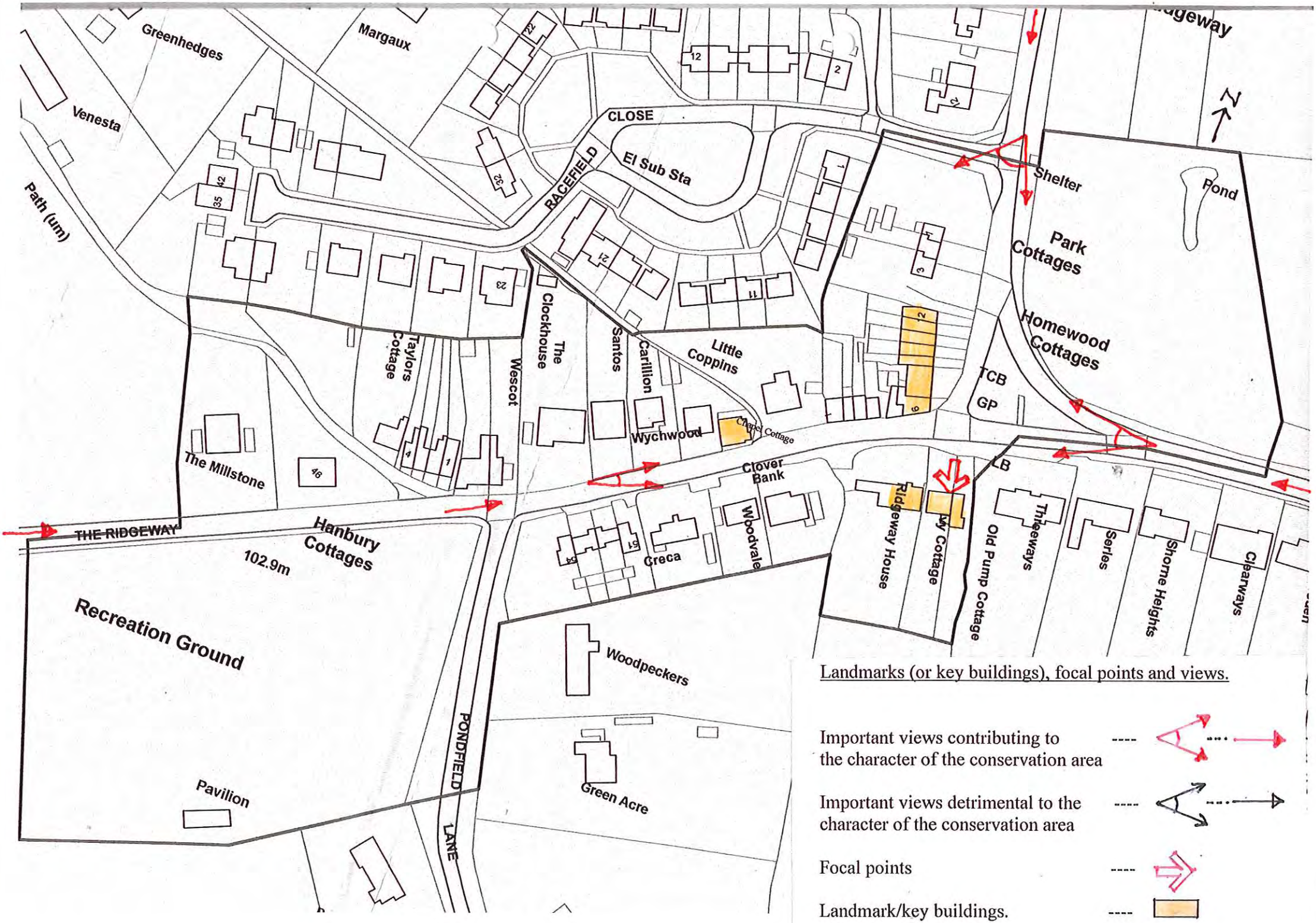


Para 5.1. KCC Epsom 1 map.


Buildings: contribution to conservation area character.
Positive contribution ----
Neutral contribution ----
Detrimental to character ----
Para 6.3. Buildings: contributions to C.A character.
Clearways
Camilla
Pond
Shelter
Park Cottages
Homewood Cottages
TCB
GP
LB
Old Pump Cottage
Ridgeway House
Clover Bank
Woodvale
Chapel Cottage
Little Coppins
Wychwood
Carillion
Santos
Creca
Woodpeckers
Green Acre
El Sub Sta
CLOSE
RACEFIELD
The Clockhouse
Wescot
PONDFIELD LANE
Taylors Cottage
Margaux
Hanbury Cottages
102.9m
The Millstone
THE RIDGEWAY
Recreation Ground
Pavilion
Greenhedges
Venesta
Path (um)


para 7.1.
Village character areas
1
2
3
Pond
Shelter
Park Cottages
Homewood Cottages
TCB
GP
LB
Clearways
Camilla
Ponswood
Shorne Heights
Series
Meliora
Threeways
Old Pump Cottage
Ivy Cottage
Ridgeway House
Little Coppins
Chapel Cottage
Clover Bank
Woodvale
Wychwood
Carillion
Santos
Creca
Woodpeckers
Green Acre
El Sub Sta
CLOSE
RACEFIELD
The Clockhouse
Wescot
PONDFIELD
LANE
Taylors Cottage
Hanbury Cottages
102.9m
Recreation Ground
Pavilion
The Millstone
THE RIDGEWAY
Margaux
Greenhedges
Venesta
Path (um)


Pond
Shelter
Park Cottages
Homewood Cottages
TCB
GP
LB
Clearways
Camilla
Ponswood
Shorne Heights
Meliora
Series
Threeways
Old Pump Cottage
Ridgeway House
Clover Bank
Woodvale
Little Coppins
Wychwood
Carillion
Santos
Greca
Woodpeckers
Green Acre
CLOSE
El Sub Sta
RACEFIELD
The Clockhouse
Wescot
PONDFIELD LANE
Taylors Cottage
Margaux
Hanbury Cottages
102.9m
Recreation Ground
Pavilion
THE RIDGEWAY
The Millstone
Greenhedges
Venesta
Path (um)
Shorne Common Rough.
para 7.2
Spatial character.
contributing & detrimental elements other than buildings



Landmarks (or key buildings), focal points and views.

Important views contributing to the character of the conservation area ----

Important views detrimental to the character of the conservation area ----

Focal points ----

Landmark/key buildings. ----