Shorne

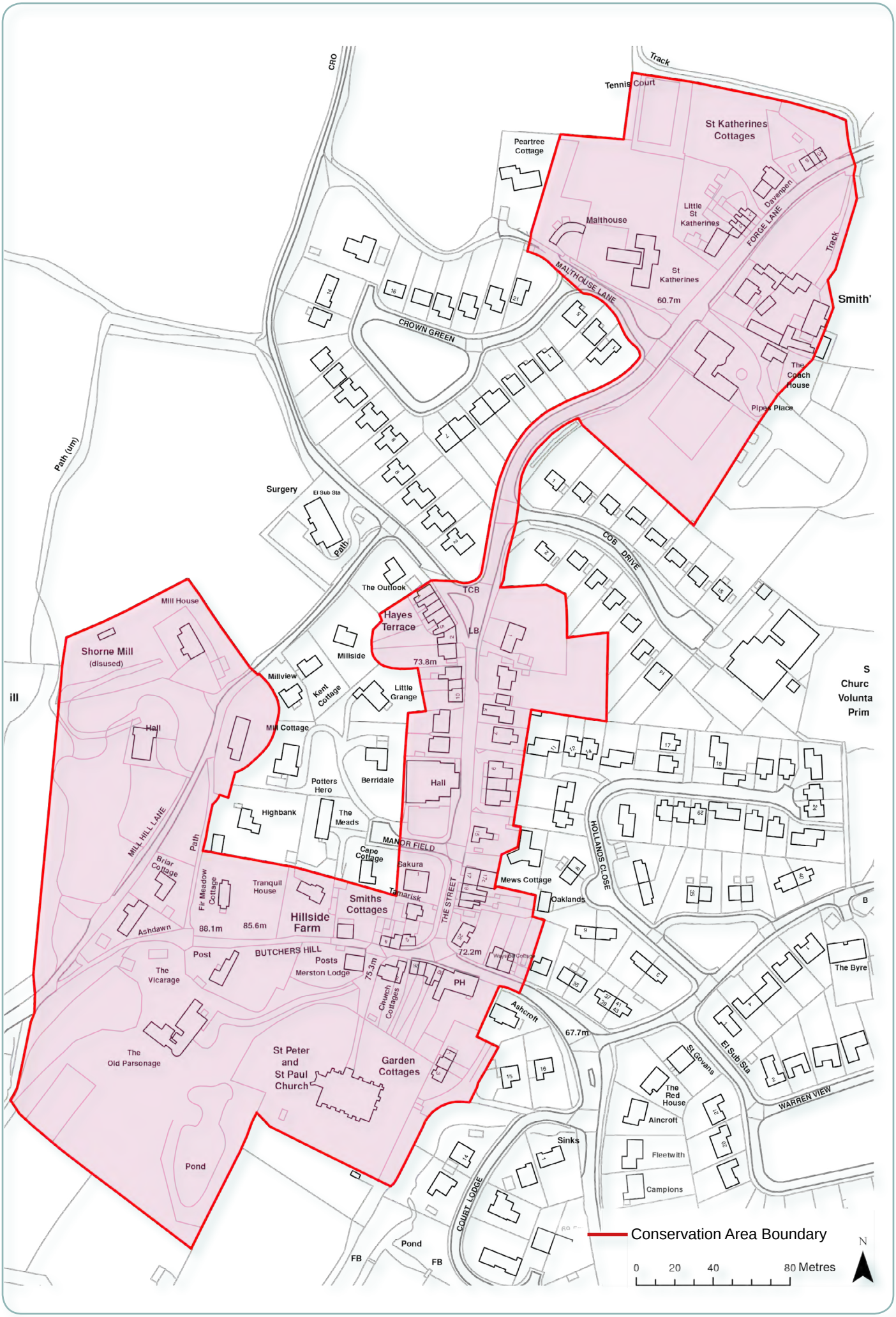
Rural Conservation Area Appraisal

Supplementary Planning Document

Delivering for the Community

Gravesham Borough Council

Shorne, Conservation Area Boundary



SHORNE – RURAL CONSERVATION AREA APPRAISAL 2016

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1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA

Shorne is a small settlement just within an area of once heavily wooded hillside, an outlier of a south-west/north-east running ridge of high ground to the south-east of Gravesend. Positioned within the edge of the woods, part of it looks out to the north over gently rolling and open arable land which eventually gives way to low coastal marshes fringing the Thames estuary. Beyond this there are views into Essex. The village is aligned along one main route known as The Street, running between a former ridgeway along the top of the ridge to the south and the A 226 main road to the north.

Shorne's special interest lies in its three discrete areas of small scale, historic, development and their settings, contrasted with its ridge-top area of former common land. The areas of development relate to south, central and northern parts of The Street as it passes through the village. The ridge-top area is reached from the south end of the village up a steep track past the churchyard. A branch from this gives access to the church.

Trees, hedges, and other mature planting form an essential part of the conservation area's character, both locally and in contextual terms.

2 INTRODUCTION

2.1 Shorne Conservation Area

Shorne Conservation Area was designated on 23rd February 1970. 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 Street, Butchers Hill and Forge Lane and parts of Mill Hill Lane, Crown Lane, Malthouse Lane and Manor Field.

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 the Shorne 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 and 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 sense of place. This document identifies both the special character of Shorne 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 extensions, was the subject of public consultation and support.

The present survey identifies in more detail the following:

- The special characteristics of Shorne 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 showing main nearby centres, roads etc. plus Shorne and parish boundaries

The village of Shorne is on the dip slope of the North Downs, close to the A 226 Gravesend to Rochester road about five miles south-east of Gravesend. It stands at between 60 and 80 metres AOD in a short, relatively steep sided valley, a fold formed within the east facing side of a ridge of high ground. This ridge, running roughly south-west/north-east, parallel to the line of the Medway Gap, (which is not far away to the south east) rises to between 100 and 110 metres AOD behind the village. It diminishes in height the further north-east it carries.

A minor route, effectively a ridgeway (and still known as such), follows along the top of the ridge and is crossed east of Shorne by the A226 and south of the village by the M2/A2, Watling Street, the Roman road from Dover to London. Shorne is on a short connector road running northwards, down from the Ridgeway to join the A 226 which here is at the ridge-foot, at about 45 metres OD (endnote 1).

3.2 Activities and uses

The village is now largely a dormitory settlement, much enlarged in the 20th century by residential development at the perimeter and within its centre. At the centre are a terrace of three modern purpose-built shops with parking and a substantial modern village hall and car park. On the north-west edge of the village there is a doctor's surgery. Within another modern residential area there is a new village school. There is one public house, the 'Rose and Crown' and one farmstead, 'Smith's Farm', whose farm buildings remain unconverted. There is one large 18th century 'gentry' house, Pipes Place and a substantial historic house now called the Old Parsonage. In addition to the village Church of St Peter and St Paul there is a tiny non-conformist chapel built by the Primitive Methodists in 1893. A small 14th century chapel, St Katherine's chapel, is attached to the Victorian St Katherine's House. It is thought that St. Katherine's chapel may have been used to shelter pilgrims en route for Canterbury.

3.3 Geology, topography and local building materials

Figure 2 showing geology and drift

Figure 3 showing contours

The ridge carrying the Ridgeway is formed mostly of Palaeocene deposits. The gravels and sands of the Harwich formation generally cap its heights in the neighbourhood of Shorne though in a few places they are overlain with 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. Around Shorne the ridge sides are relatively speaking steep and much indented by dry valleys. These have been cut down through the gravel and silty clay leaving the silty sands of the Thanet formations exposed for some distance out over the chalk, before the latter surfaces in its turn.

The Street descends northward from its junction with The Ridgeway on the top of the main ridge, into one of the north-east running dry valleys in the ridge side. It falls to a point just below the 70 metre contour around the village church and then rises again a little to climb over a low saddle of land. This is between the gravely heights of Shorne Hill to the west (90 metres AOD) and a detached outlier of the main ridge topped by a park-land plantation known as The Warren to the east. Once over the saddle it descends to the Gravesend Road running over the arable lands to the north. Much of the modern village lies along The Street between the 70 metre contour in the south, up over the saddle and down again to its historic suburb around St Katherine's Chapel and the 55 to 60 metre contour, in the north.

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 that overlay the sands and gravels on the heights of the ridge behind Shorne was excavated away, leaving a large pit within Shorne Woods (see further below). Much more major landscape transformations have resulted from such practices elsewhere in Gravesham. 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 is recorded on one 19th century OS. 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)

Figure 4 part present OS for comparison with -
Figure 5 part first OS (early c 1800s)
Figure 6 Modern Context

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 (endnote 2). Woods are still in evidence to the south, south-west and south-east of Shorne, occupying much of the high ground and on the slopes. Close around parts of the village are a number of surviving relatively small hedge-enclosed fields probably originally cut out, assarted, from the woods that clothed the ridge slopes. The OS map of 1819 shows that then, while part of the present Shorne Wood was known by that name, the rest was called Randle Heath. (This whole wooded area is now re-named Shorne Country Park.) A last local vestige of the old heathlands of the ridge, 'Shorne Common Rough', survives south of the village where Woodlands Lane joins The Ridgeway close to Chestnut Green. On its offshoot of the main ridge, immediately above Shorne itself and partly within the conservation area, is the village's own former common area. Here on Shorne Hill from still open ground around the site of Shorne windmill, stupendous views north and east over the river to Essex can be had. Part of the ridge top is officially registered as Shorne's village green.

Below the main ridge to the north and north-west, the Thanet Sands and the chalk produce light productive soils are that are exploited for arable agriculture. Their large scale field pattern is a modern simplification of the developed historic arrangement. Northward again beyond the chalk are further, still lower, outcrops of clay, sand and

gravel varying in extent. These form an inner margin to the wide, rich, reclaimed alluvial marshland fringing the south bank of the Thames hereabouts.

The founders of Shorne village built not far from the junction between the gravels, clays and sands of the ridge and the soils developed on the Thanet Sands and the Chalk in the fields to its north and east. They were almost certainly influenced in their local choice of site by the presence of two, three, or more springs issuing from the valley side, from below the gravel that caps the ridge, a little to the south of the church.

To south and west Shorne is either 'embowered' in woodland or surrounded by small hedged fields. Even so, on its west side, modern detached houses among the trees dot the slope of Shorne Hill above the settlement. To north, east and south-east, spreading, low density modern housing estates embedded in mature tree and shrub growth form the immediate surroundings of the main village. Again, the village's original northern satellite, the area around St. Katherine's Chapel, is boxed about on one side by modern development.

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

- To the north, the gently rolling open agricultural landscape formed on the silty clays and chalk of the area, extending down to the marshes and the Thames

- To the south the visual enclosure given by the long established woodland, small fields, hedges and former heath-land rising around and behind the village

- To the east the junction between the woods of the ridge top and sides and, rising to meet the skirts of the woods, the arable land below, all running away to the north east (following the line of the ridge)

4 GENERAL HISTORICAL BACKGROUND

4.1 Early settlers in the region and the 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. A first and second century Roman settlement was discovered near Higham. Saxon work within Shorne's church of St Peter and St Paul is noted by Pevsner (Newman), confirming that the place was established before Domesday (although it is not recorded in that document).

From the time of its foundation by the Saxons, Shorne's church was independent of any of the original Minsters of the region. It stands on what in early times was the borderland between lands of old colonisation (here the quite narrow band of arable land between Shorne and the Thames-side marshes) and the beginnings of permanent cultivation on the then heavily wooded upper parts of the Downs. Shorne has been shown to be 'mother' church to a number of others. Its foundation pre-dates its 'daughters' which are Merston, Cobham and St. Catherine's Chapel, probably Chalk and possibly also Denton (Everitt 1986).

While at one time during the Saxon period 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 the manor had gone into secular hands where it then 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 (originally Runale) Manor which lay below the north slope of Randle Wood half way between Shorne and Thong. The site of the house, its ancillary buildings and ponds, is now within Shorne woods. This has been undergoing archaeological excavation for some years.

The de Cobhams developed an interest in Shorne as well as Cobham. The Randle Chapel at Shorne church was built from endowments provided by Henry de Cobham around 1300; he probably lived at the Manor from the 1250s. In 1314 he was sheriff of Kent and had been appointed keeper of the lands of the Knights Templars after the order was abolished in 1307. In the 16th century the then Lord Cobham managed to acquire the Manor of Shorne (as well as that of Cobham) and about this time Randall manor was demolished. The estate was dispersed after the fall from grace of his son 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, including land in both Cobham and Shorne Parishes (endnote 3).

After World War I the estate was gradually dispersed again and in 1924 the building of the new A2 alongside the Roman road physically separated the two parishes and meant the sale of further land from the Estate (endnote 4). 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, 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

Figure 7 Large scale c 19, extract showing features described below.

As noted earlier, the springs in the side of the valley influenced the siting of what was to become the village since a local water supply was a fundamental requirement of any settlement. In recent historical times the outflow from the springs was gathered at a low point immediately east of, and down hill from, the village church. Here the 19th century O.S maps show the water canalised in a long, irregular sided pond, or series of conjoined ponds, dropping down the contours. The whole arrangement was then U'-shaped overall in plan. It may have been a landscape feature and it was certainly a species of reservoir in a dry countryside.

Until the 1960s the pond enclosed three sides of the site of the village's 'Court Lodge' which no doubt originated in the middle ages, or earlier, as the seat or offices of once significant local landowners (endnote 5). In the early nineteenth century the Lodge's seventeenth century predecessor was replaced by a new manor house. This in turn fell to the modern suburban estate that now occupies the site (endnote 6). Today the area of the pond is much reduced, in places dwindled down to nothing more than a 'ditch'; in other places enough survives to give a hint of what has been lost.

At what was the north eastern end of the former Court Lodge pond the water in the modern ditch disappears into the ground. Surplus water once found its way across or under the highway here and into another ditch running downhill alongside Swillers Lane. It then ran along the field-edge beyond, to eventually sink away into the chalk at some distance from the village. This still happens in one way or another; at the height of summer 2010 water in the Swillers Lane ditch was running well as it passed out into the fields. The first edition large scale OS Map shows that a branch of the ditch once ran uphill along the east side of Tanyard Hill to the junction with Woodland Lane, opposite the site of a long-gone local tannery. This ditch must have drained the waste water coming from tanning operations, hence in all likelihood the name Swillers Lane (endnote 7). Latterly water was obtained from a common pump sited opposite The Street's junction with Manor Field. This is shown on the Epoch 1 large scale OS map.

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

Figure 8 Conservation area boundary. Area annotated for all streets.
Figure 9 Comparison map ditto**,** earliest large scale c 19.
Figure 10 KCC Epoch 1

A reference to Shorne in 1100 calls it 'Scorene'. Eckwall connects this word to the Old English 'Scora - rock, steep slope etc'. This neatly describes the location and present lay-out of the southern end of the old village, clustered along the northern side of the churchyard, perched part way up the west flank of the valley.

Today's historic village plan is very simple. There is a largely built-up north-south aligned through-route – The Street. This has a right-angle dog leg running east-west at its southern end where it joins Tanyard Hill, of which more below. From this dog-leg a spur, Butcher's Hill, runs west up-hill past the churchyard, with buildings clustered around its lower part. Initially a highway, it becomes a footpath between hedges as it climbs further up the hill. Having turned through 90 degrees at the foot of Butcher's Hill, The Street runs on northwards, climbing imperceptibly to its high point. It then flattens-off before dividing in two around a small triangular road-green. From here Crown Lane branches off to the north-west while Forge Lane runs off downhill slightly east of north to the village's 'satellite' hamlet around St Katherine's Chapel.

As noted earlier, above and at the 'back' of The Street, the wooded ridge of sand and gravel forming the west side of the little valley in which the village lies, shelters it from westerly winds. The crest of this area, reached via Butcher's Hill, with Shorne Hill at its north end, seems to have included more extensive parish common-land in the 19th century than it does today. The common was first encroached upon in 1870 as a site for a village school which replaced schoolrooms in the church. With the building in the 1970s of a new village school off the modern Cob Drive, the old school site became private housing with high-fenced in gardens. Shorne windmill stood on the ridge, at its northernmost extremity. It was in working order in 1880, became an observation platform in World War II and was burnt down (for a second time) in 1952. The mill house and mill cottages across the road still survive. Years of scrub and tree growth in places within and around the common on the ridge near the windmill has probably eroded the character of what was once more open heath land here.

Approaching Shorne from the south, Tanyard Hill originally descended from The Ridgeway through the woods with little sign of habitation on the way. From the road opposite the lost Court Lodge it is possible that there were fine views of the east end of the village Church, just as there are today. At the corner where Tanyard Hill becomes The Street the village began to come into view. In the 1930s some old cottages, including the village poor house, standing around this corner on the Court Lodge side were demolished for road widening. The village pound, on the opposite side of The Street disappeared, possibly sometime between the wars**.** The Old Vicarage is still extant to the north side of The Street on the corner where it dog-legs at its junction with Butcher's Hill (endnote 8). It was replaced as a vicarage possibly in the late 18th/early 19th century by a new 'Old Parsonage' hidden in a very large garden west of the

Churchyard. At some point this was burned down and an insurance-funded facsimile now occupies the site.

The 1819 OS map suggests that both sides of the short east/west running section of The Street leading in from Tanyard Hill and continuing as the lower part of Butcher's Hill, were once more heavily built up than they are today. The same OS map shows that then individual buildings were arranged in linear fashion at intervals along the eastern side of the north-running part of The Street. Over much of the length of this section of highway its eastern side is terraced up slightly with disconnected sections of early brick boundary wall still standing at the road-edge. Downhill to the east there are further, longer and larger, sections of early brick boundary walling parallel to The Street. These are the back garden walls of vanished properties once lining the highway. By the 1870s almost all the properties shown to either side of this central section of The Street on the 1819 OS map, had disappeared

That the west side of The Street here formerly ran for perhaps half its length at the foot of a substantial bank can be deduced from a surviving section of sloped and grassed embankment at its south end, where the bank was at its highest. Because of this bank (shown on the first large scale OS map) development on this side of the road was probably always difficult; the smaller scale 1819 OS map indicates that what there was then was concentrated towards either end of this part of The Street. Towards the north end of this side of the road another section of early red-brick boundary wall survives in front of two modern bungalows.

20th century earth moving opened a very wide gap through the former bank-side and, it would appear, scooped out a large area of formerly rising ground behind it beyond the conservation area boundary. This allowed the building of a prominent estate of suburban-style individual residences in the heart of the conservation area. Part of this development includes an important building in the life of the village, the village hall. The end gable of the new village hall, and even more its associated car park, fill much of the foreground to the new gap. More or less opposite the hall there is an earlier modern development, a two storey block of shops with flats over them. Behind this a good section of historic brick boundary wall survives.

A Victorian terrace and a small collection of interesting historic houses stand around two sides of the small green at the north end of The Street. The green, at the junction of three roads, was formalised as a triangular grassed area by the time of the first large scale OS map. There appear to have been slightly more individual buildings here in the early 1800s, these being arranged about the junction in the same way as now. On the south-west side earlier development, at that time either tiny houses or sheds of some kind, was replaced by the present Hayes Terrace in 1882. A village post office was long established within the group here. The third, north, side of the green was not built up until the second half of the last century.

The sinuous section of Forge Lane north from the end of The Street, down-hill to the hamlet around St Katharine's Chapel, only acquired the extensive residential areas to each side in recent times. Before that it ran through open country until on the east side of the road the great brick boundary wall to Pipes Place garden was reached.

The pre 20th century group of buildings around St. Katharine's Chapel appears to have always been separate from the main village. There has been settlement of one sort or another here for a long time. The chapel dates from the 14th century. It fell into decay in the early16th century and was suppressed in 1545. From the end of the 16th century to the late 19th century it was used as a malthouse – hence Malthouse Lane. In 1890 it was bought and repaired by a Gravesend Solicitor, George Arnold and was then used by the Corpus Christi Carmelite Sisters. It is still open for worship but the related house is now in private hands. Next door to it is a late medieval Wealden house. There are also the gentry house of Pipes Place and the early 19th century Smiths farmhouse with its farm buildings. The latter was formerly known as 'Wallers'. A pair of short terraces of late 19th century two and three storey workers cottages complete the overall picture. Before it became Forge Lane the road here was called Smith Street. Either way this could be taken to allude to the village smithy which stood here and has now disappeared. The gap adjacent to its former site is filled by a squat modern bungalow.

5.2 The associated public realm

A footway runs from the modern development at the bottom of Tannery Hill along the north side of The Street as far as its dog-leg opposite Butcher's Hill. This then switches to run part way along the west side of The Street, its first section nicely raised above road level and protected by an excellent, simple, iron railing. A similar attractive railing occurs at the north end of The Street, against part of one side of the triangular green there. Elsewhere in the conservation area things follow the common rural pattern with pedestrians and cars sharing the carriageway – this can be quite acceptable in some places but difficult for pedestrians in others.

Prominent car parking is provided for in the modern car parks in the village centre; all are open to view. This involves both 'public' and 'private' spaces and comprises the lay-by in front of the shops, the bus lay-by opposite the shops and behind this the village hall car park, the private parking area north of 17 and 17a The Street and the car-park of the Rose and Crown public house.

Telegraph poles and wires are prominent in various parts of the village, but not to the extent that they are especially visually damaging. Street lights are conspicuous by their absence – just two or three of the low key lantern type. An un-listed red telephone box stands on the triangle of green at the north end of The Street, an important contributor to local character.

6 THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building Types

The great majority of historic buildings in the main part of the conservation area are two storey dwelling houses of varying dates. A few of these, having been built as freestanding houses or semi-detached pairs, are now part of terraced rows e.g. nos. 4 and 8/10 The Street. One or two have formerly been shops. A few are freestanding including the late, or post, medieval Old Vicarage and No.1 The Street, formerly Prospect House, possibly post medieval**.** Later 19th century terrace rows are found in all parts of the village. Modern bungalows occur in various places. A modern block of shops with flats above is prominent, as is the new village hall. In the vicinity of St Katherine's chapel are four large freestanding houses, one being late medieval, the others dating to the 18th and 19th centuries. The group of traditional farm buildings within the curtilage of one of these houses, Smith's Farmhouse, is exceptional in that its buildings appear more or less unaltered from their original purpose.

6.2 Building form

As just noted, houses are often grouped in short terrace-runs, these often, but not always with relatively narrow individual house frontages. Up until the early 19th century such groupings show dwelling variety in elevation and roof form as a result of ad hoc plot development over time. This contrasts with the village's five short 19th century purpose designed housing terraces with their regular rhythm of opening-to- void in the walls. One or two freestanding substantial individual dwellings belonging to various historic periods congregate around St Katharine's chapel with additional landscape interest given by the grouping of traditional farm buildings at Smith's Farm.

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

Figure 11– buildings listed, 'locally listed'/key unlisted, all making contributions to character, and those either 'neutral' or 'detrimental' to character.

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 11, all for their positive contribution to the character of Shorne conservation area. In addition those buildings making a 'neutral', as well as those buildings making a 'detrimental', contribution to conservation area character are shown.

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

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

Descriptions of over thirty 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

Shorne's traditional building materials range from timber-frame with plastered infill panels through plastered and weather-boarded frame to fair faced brick to whitewashed, pebble-dashed and stuccoed brick. Stone and flint occur in the church and the medieval chapel. They are used too in the Victorian house, St Katherines. Flint is used in St Katherines' former coachhouse, the Malthouse. It is also seen in boundary walling particularly around St Katherines. Terracotta panels and sculpture are used at Pipes Place. Roofs are generally finished in hand made plain clay tiles with slate on some later buildings. Traditional lead-flats are used on flat roofed dormers and larger flat roofed areas. Pantiles are found on some late farm buildings. Modern synthetic materials – felt, concrete tile, asbestos sheet or asbestos sheet equivalent, galvanised corrugated iron etc – are seen on modern buildings and on the farm buildings of Smith's Farm.

6.6 Local details

Local village detail follows the general tradition of Kent's timber and brick vernacular architecture with no building or use of material that can be held to have a character unique to Shorne. Window and door design, and therefore appearance, is on occasion not in character with an historic host building. The survival of historic exterior joinery is quite common but in places inroads 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
(Discussion assumes an approach to the village down Tanyard Hill, from the south)

The village is divided up notionally into seven separate, abutting, areas each with its own distinctive character. These are all shown on the Map, figure 15. The areas are:

1. Butcher's Hill including the path up to the former common and the space in front of the churchyard entry, and as far east along The Street as the corner of Tannery Lane and north along The Street to include the Victorian houses on its east side
2. The churchyard and its environs including the Old Parsonage and its grounds and the cottage terrace immediately beyond the eastern churchyard wall
3. The former common hilltop area including the site of the windmill
4. The central part of The Street and environs comprising modern development
5. The group of buildings and highway space around the junction of The Street with Crown and Forge Lanes
6. The stretch of highway, grass verge and walling etc leading from The Street down Forge lane as far as the mouth of Malthouse Lane
7. The group of buildings on Forge Lane around and north beyond St Katharine's Chapel

7.2 Individual character areas

Each character area is identified individually and its special character briefly described. This material is brought together on the two Figures 12 & 13 supporting this section. The relationship of buildings to spaces, nature of spaces, contributing and detrimental features are all shown. Main contributing trees, garden areas, planting and important boundaries are shown.

1 Tanyard Hill/The Street/Butcher's Hill

20th century housing estates on both sides of Tanyard Hill form a visually low key southern entry point to the built-up area. The tower and striking east end of the church are visible briefly beyond the estate among trees on the west side of the road. A small derelict plot on the north side of the road slightly mars its entry into the conservation area here. Once within the conservation area historic development, until then hidden from view, is linear in form and mostly stands at back of pavement or edge of carriageway, following the road line. Contiguous frontages of buildings along the lower part of The Street start on the south side at the Rose and Crown and run up Butcher's Hill with their equivalent in the tight building grouping on the north side of Butchers Hill. These are matched by the interesting separate buildings, collections of buildings, gardens and walls around the 'downhill' corner of The Street here where its direction turns from west to north. All-together these elements form a cohesive group. Even the two 20th century sub-vernacular elevations on the key corner where the west side of The Street and the north side of Butcher's Hill meet do not greatly de-stabilise the picture. (This is partly due to the presence of effective front garden tree/shrub planting which takes attention away from the detail of the buildings.)
2 The Churchyard

The level link from Butcher's Hill through to the churchyard is a classic piece of 'townscape' and the churchyard itself provides a separate hidden, sylvan, surprise-setting for the village's most 'architectural' building, its church. The Old Parsonage west of the church stands in its own grounds, separate and largely hidden from view by the mature trees bordering the west side of the churchyard. Tall trees also enclose the south, and part of the east, sides of the churchyard. The steep, narrow, overgrown, footpath section of Butcher's Hill leads one uphill with uncertainty about its destination. This brings surprise and contrast at the top as it emerges into woodland.

3 The common land above Butcher's Hill

At the top of Butcher's Hill an extension to it, now called Mill Hill Lane, turns north, (originally across the common) to connect to Crown Lane down the hill beyond the north end of the main village. Another road branches south west into the woods (endnote 9). Both roads are enclosed within tree tunnels or high hedges. Character here is one of minor roads passing through informal woodland, with some open space, and sometimes with overgrown hedges to the roadside, and of footpaths threading the woodland.

A grassed open space is preserved as a village amenity, served by a small car park; this is the Registered Shorne village green. The village scout hall nestles amongst tree and hedge cover next to the former windmill site at the far north eastern end of the ridge-top, from where today old heath and then arable farmland drops suddenly away northwards. Panoramic views across the Thames and into Essex are to be had from here. The present mill house, at the end of the ridge, is almost hidden from the road by trees and planting. Its excellent, unaltered, 19th century store or stables, stands prominently at the point of entry to its site. Opposite are the former mill cottages, now one house, surprisingly un-listed.

4 The Street

At the foot of Butcher's Hill, The Street turns north to run along the side of the valley, fixed at about a third of the way up the slope. Space enclosure against the road on its downhill, east, side is patchy with gaps in the building line. The remnants of red-brick 18th century roadside boundary and back-garden walls and the lie of the land suggest that any vanished earlier buildings here were set a little down-slope from the road. A surviving example of this arrangement is the listed Prospect Place at the north end of The Street. From the gaps between some of the present buildings on The Street's east side there are valuable views east out over the valley to the wooded slopes of the ridge opposite. Such views east may have always been characteristic of this part of Shorne.

On the west side of The Street prior to its late 20th century development, ground levels continued to rise up the side of the valley to the ridge above. The effect of this was greatest on the part of The Street just north of its junction with Butchers Hill. Here, on the west side, a steep grassy and visually enclosing roadside embankment above a raised footway, shows just how much this side of the road has been cut down into the contours. Things even out further north as The Street climbs gradually to a high point around the village hall and then levels off. From here there is a glimpse of the distant Thames Estuary and Essex to the north. Today modern planting and development beyond the end of the little green at the north end of The Street, make this view less dramatic than it once was.

Late 20th century developments at the centre of the village – the shops, the residential estate, the village hall and its car park - though satisfactory in their own terms, fail to develop settings in harmony with the existing, fragile, context into which they have been as it were dropped. In terms of conservation area character the modern centre of the village is a 'lacuna, a hiatus, a blank missing portion' where as so often happened, 20th century development failed to take account of the 'genus loci'. It produced a modern place like any other modern place, the requirements of the detached residence and the motor car underpinning the design process.

5 The group of buildings and highway space around the junction of The Street with Crown and Forge Lanes

As just noted, The Street extends northwards climbing gradually and then levels out. A little further on it splits into two at what was the end of the main part of the old village. To the north here there are wide views of the sky over modern planting and development. Here there is also a collection of historic buildings, overlooking or close to a small and attractive triangular 'green' around which the road divides. These buildings form a second cohesive village group, almost all ranged to enclose the west side of the green. Among them are a short 19th century terrace which looks north east out of the village over the green, a fine medieval or post medieval timber framed house and some excellent 18th and early 19th century houses. The green, nicely railed-in in places and falling northwards and eastwards, has within it one dominating tree, a signboard and a telephone box. Its eastern road frontage is enclosed across the road by tall hedges, trees and walling. The one historic building on the 'down-hill' side of the road here, Prospect Place, is so well concealed by its tall front garden hedge and a wall along the roadside facing the green that it hardly figures at all in the picture.

6 Section of Forge Lane between end of The Street and its junction with Malthouse Lane

After the green, a north eastern running arm of The Street, Forge Lane, leads downhill to the part of the village originally centred round St. Katharine's chapel. Until well into the 20th century fields fringed both sides of the road, on one side all the way downhill to Malthouse Lane and St Katherines and on the other as far as the walled gardens of Pipes Place. The old outlying settlement of St Katherines is now joined to the green by almost continuous modern infilling of bungalows and houses to both sides of Forge Lane. The unfortunate effect of these is partly shielded from view on the east side by roadside landscaping and planting. On the west side the upper parts of the new buildings appear above a continuous and visually crude boundary wall. Nonetheless, as a spatial device, enclosure to each side of the curving highway works to produce pleasant visual surprises as one moves towards either the top or bottom of the hill.

7 The group of buildings on Forge Lane around and north beyond St Katharine's Chapel

Development on Forge Lane and into Malthouse Lane from St Katharine's Chapel down to Smith's Farm house and beyond forms a third historic village grouping. Boundary walls and mature trees and extensive gardens play a very important part here. Enclosure on the east side of Forge Lane starts from the tall roadside walls of Pipe's Place and runs downhill to beyond Smith's Farm. Enclosure to the west of the road is broken beyond Little St Katherines, with glimpses between buildings out over open farmland. Tree cover against the roadside helps to sever the traditional farm buildings of Smith's Farm from any direct relationship with the highway. This makes them a landscape rather

than a townscape feature, unusual for Shorne's conservation area. The utilitarian form and bleak siting of the two terraces of workers houses along the west side of the road here make them contextually uncomfortable. The lack of finesse in surroundings and appearance is characteristic of a type of late 19th century workers' development in the rural parts of the District. One of these terraces is the first (or last) building in the conservation area.

7.3 Landmarks or key buildings, focal points and views
Figures 16 & 17 showing Landmarks, focal points and views.
Main contributing and detrimental views are identified.

As noted earlier, from the northern fringes of the village there are views, usually restricted, out north over the great arable fields, the coastal pastures and the river, to the northern shore of the Thames. Looked at from 'outside', the north, largely hedged, edge of the extended village is a significant distant 'landmark'. The historic village core – effectively the main part of the conservation area - is more or less hidden from view 'externally', often by modern development set in mature garden landscapes of trees, bushes and hedges. Thus small parts only of it appear in any particular view 'in' towards the centre. From within the village many views 'out' are enclosed or terminated by a rising backdrop of apparent and actual woodland. This includes a few views across the dry valley, eastward towards the slopes of the main ridge as it runs off towards the north-east. Some of these outward views have in their middle ground the buildings, gardens and trees of the various encircling modern estates. As the character of many of these estates is softened by their mature landscaping, their presence by no means always detracts from the view from the conservation area.

8 SUMMARY CHARACTER APPRAISAL

Including positive and negative features
Shorne is built on the sloping side of a saddle of high land below a ridge – Shorne Hill – extending north from a larger main area of ridge-land running south west/north east, south of the village. This local ridge- or hill- slope has been a key factor in the history of the settlement.

To south and west Shorne is either 'embowered' in woodland or surrounded by small hedged fields. To north-west and east it is hemmed in by substantial modern housing estates. Thus its historic core is largely hidden from view 'externally'. Before its considerable 20th century expansions Shorne was a small and relatively unpretentious village split into a main and a separate, secondary, part. Some of its surviving highest status houses (see below) were all together, well outside the main village. There are perhaps three or four medieval or post medieval houses surviving in the main village, the remainder being generally small scale and appearing later in date with a number of nice examples of 18th century exteriors.

Development at the south end of The Street comprises the village pub and a number of 'traditional' houses, mostly two storied. The buildings of this group are mostly small in scale, huddle tightly together, step up the contours, crowd against the highway and turn their backs on the churchyard. From around those furthest up Butcher's Hill two separate, and unexpected, paths lead off. One climbs further uphill to the former common land of the village and the other takes the level route to the churchyard gate and the church. Unusually the church is entered from the north side. The churchyard seems enclosed and secret, still retaining the feel of a wooded sloping hillside although eastward it looks out over modern development. There is here a sense of isolation within the woods that the whole village must have once possessed. The same sense of isolation can be felt within the now wooded former common land on the ridge top, though here, when trees and enclosing hedges end, wide northward views towards London, to the Thames and Essex can be had.

The modern heart of the village around the central part of The Street has all the advantages of our car-dependant era but none of the 'sense of place' found through the rest of the conservation area. It is a modern visual 'intervention' within the once historic street scene (all be it that the area in question was little built-up here at the time).

Most of the small group of traditional buildings at the north end of The Street face out from the village, north or north east towards the Thames. Below and in front of the most recent of these buildings, the 19th century terrace block, the little triangular green, falling away to the north, provides the group with a sensitively understated setting. The lone tree on this green can be seen as the most important in the conservation area for its contribution to 'sense of place.'

The length of highway from the little green downhill to the separate settlement at St Katherine's Chapel is more important for its endings than for itself. Its enclosed curve offers the element of visual surprise on arrival at either end, in either direction.

The grouping around St Katherine's Chapel comprises a number of relatively large-scale, high quality and high status individual buildings of different dates, to either side of

the road. These stand in landscaped grounds with good boundary walls and numbers of mature and beautiful trees, all this contributing to an atmosphere of understated well being. A set of working buildings, farm buildings, can just be seen behind the most northerly of this group. Last of all and on the opposite side of the road, two 19th century workers terraces extend the built up area in the quite different, slightly uncomfortable, urban/industrial manner of their time that is so characteristic of parts of rural Gravesham.

Main positive features:

- The still surviving intrinsic original character of the village, at the margin of the woods and below the common land on the ridge above
- The village's historic Church and St Katherine's Chapel
- The surprise of the very beautiful churchyard setting
- Shorne's former and extant Common land within the conservation area with its woods, hedges and grassed space, Mill House and Cottage above the village
- The main three separate urban groupings of historic buildings (Two of these are in the main part of the village. These appear relatively unpretentious in their mix of dwellings but include some medieval/post medieval examples. The third group includes St Katherines Chapel. It has a number of relatively higher status dwellings with important settings and some traditional agricultural buildings.)
- The survival in a relatively unaltered state, of the group of original agricultural buildings around a former yard space, behind Smith's Farmhouse

Main negative features:

- The effect on the former setting of the village from modern development around its margins
- The effect on the character of the main part of the village, of the modern developments at its centre including the village hall car park
- Conflict between pedestrians and vehicles in part of The Street, from which some danger to pedestrians arises
- The effect on the character of the conservation area of two private car parking areas a) to the back of the Rose and Crown, b) on the east side of The Street adjacent to no. 17 The Street

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

It is suggested that there is no reason to extend the boundary of the conservation area as the present designation already covers all those areas of special architectural or historic interest within and around the village.

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's activity as a local centre arises from the presence of its religious buildings, a substantial village hall located in a key position, a relatively new primary school and a doctors' surgery. In addition there are three modern purpose built shops, (a general store, a florists and an interior furnishings shop) opposite the village hall and one public house, the Rose and Crown.

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

Vehicles and pedestrians compete for road space at the northern end of The Street, with some risk to the pedestrians. The blind corner of the dog leg at the opposite end of The Street also carries some pedestrian risk. Vehicle speeds through the village are low but it could still be worth considering some form of traffic management. Reducing the opportunity to park at the roadside in the northern part of The Street would be to the advantage of pedestrians there. One is mindful of the need to consider traffic management holistically in order not to move the problem to more vulnerable locations. 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

The present appearance and layout of the centre of the village on The Street is as noted earlier, considered detrimental to the character of the conservation area. Where the entry to Manor Field road and the village hall car park abut the conservation area there may be scope for new landscaping works/planting to bring some enclosure back to this side of The Street. Combined with street improvement works to give some road space in the north part of The Street back to pedestrians, this could enhance conservation area character.

Should the site of the three shops in the village centre ever be redeveloped the opportunity should be taken to ensure that any new design makes a better visual contribution to conservation area character than the present building.

Opportunity should be taken if and when it arises, to improve the visual character of the present car park entry beside the Rose and Crown public house at its junction with the highway.

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 undertake works to them.

9.9 Archaeology

The Conservation Area has archaeological potential relating to the prehistoric, Roman and Medieval periods. There is potential for further archaeological remains to be discovered and in the event of development proposals

APPENDIX 1

Building descriptions including listed, local list and unlisted buildings

It should be noted that the following comments are made viewing the building from the street and 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.

The Church

The Church of St Peter and St Paul is listed Grade II* and is described by Pevsner as 'quite a puzzle. Every century from the C11 to the C15 has contributed.' (p.552). The hard edged restoration of the church's south elevation is largely the work of the 19th century architect T. H. Wyatt. The exterior of the building forms a very dramatic composition especially when seen from the east. Here much under-building was needed to cope with the steep west-to-east slope of the graveyard. The Church and the Old Parsonage stand together, aside from everything else.

The Old Parsonage

The Old Parsonage appears on the 'Epoch 2' large scale O.S. map. It is said to reproduce the form and detail of its predecessor which was burned down sometime in the 19th century before the publication of the Epoch 1 large scale O.S. which does not show it.

Garden Cottages

This terrace is sited immediately east of the church at the foot of the churchyard retaining wall. It is a very interesting weather-boarded cottage-row notable for its black, rather than white, weatherboarding. (White was the traditional colour for the painting of weather-boarded houses. Late barns and agricultural buildings were black-tarred.) The boarding dominates the elevations and the whole is probably timber-framed. It may date from the 18th century and shares external characteristics with Kent barns of the period. The roof is peg-tiled with unusually small hip-lets to the gables. Windows are small, irregularly placed casements.

The Rose and Crown public house, The Street

The building comprises firstly a two storey, double-pile main section with a gabled and peg-tiled 'M' roof all in whitened brickwork. The front part has gable-end chimney stacks and the rear part two projecting back chimney stacks. The front elevation stands on a projecting brick plinth, shallow at the uphill, and deep at the downhill, ends; the deeper part contains a cellar hatch**.** Decorative flat brick pilasters run from plinth to eaves close to each front corner of the building. The street elevation is symmetrical with a wide central front door with pilasters and a small hood. To each side at ground and first floor are windows with low segmental brick arches and timber double-hung sashes. Above the front door is a tall round-headed niche on which the pub details were formerly written. The general appearance of the façade suggests the early to mid 18th century. The flat roofed single storey west-end extension to the main building is prominent in the

street scene. A single storey predecessor here had a lean-to half-mansard roof against the house gable.

Abutting the pub's former west gable, up-hill, is a later, smaller and lower two storey set-back and whitened brick infill-bay, again with a peg-tiled roof. At the rear this projects south into the pub's back garden as a single storey, peg-tiled roofed, extension. On the front of this ancillary building, timber windows to both floors are asymmetrically arranged. That above, in a wide opening, has a centre of traditional sash window proportions and there are tall side-lights to each side. The whole is modern. The lower windows are again modern and have their cills close to ground level.

Wayside Cottage, The Street

Across the road from the Rose and Crown is what may be an Edwardian semi-detached pair of houses. Its red ground floor brickwork, with purple headers, could pre-date the first floor superstructure. The latter is certainly late in date and is white-rendered, presumably on framing, with narrow blackened timbers applied to imitate genuine panelled timber framing. Ground and first floor windows on the street elevation are arranged symmetrically, those on the ground floor being inset and having red-brick arched heads. Window and door joinery is timber throughout. The gable-ended roof is clay tiled with a single main stack and three asymmetrically set-out dormers. The imitation wall-panelling continues up into the gables which are prominent and contain three more symmetrically placed windows.

The Old Vicarage, 25 The Street

A timber framed house with heavy corner posts down-braced to the first floor wall plate and originally with similar down-braces to the ground floor corner posts. At its south end the first floor is jettied towards The Street. Beneath this jetty is a modern timber cant-sided bay window. Both ends of the building are fully gabled and the gable panels are, in turn, jettied out a little over the first floor. The ends of purlins show in the gables under the roof verge. The main stack is set to the rear. The front roof slope is broken by three tall peg-tile roofed gabled dormers. The ground floor is partly under-built in red brick; elsewhere panelling between studs is finished in whitened pebbly rough-cast. The whole west elevation has been skinned-up and partly extended in red brick. Windows are timber throughout, of varying quality and design, from good to indifferent. An interesting re-used stone late Gothic style arch is attached to the corner of the house. This forms a gateway within its mature garden. Immediately north of the house is its garage, under-built on the slope and with nice sub-arts-and-crafts style, detail and materials.

28/30 The Street

This is a pair of purpose built cottages forming part of a terrace. It is possible that these are an early 20th century rebuilding of an earlier similar sized property (Footnote 1, see illustration 34 in Worsdale D.S. 'Shamel Hundred' 1995.) Ground floors are in the later yellow brick with render to first floors. The roof is peg-tiled with a central stack. The symmetrical street elevation shows handed plans – front doors to each side with, for each property, one window above and one below. The arches over the windows are red brick, but late in date. The timber double hung windows of no 28 follow the original design with six-over-six pane sashes. This was anachronistic then but not uncommon. The windows of no. 30 are plastic with flat dummy glazing bars.

26 The Street

This is a small double-fronted two storey end-of-terrace house with a peg tiled roof and end chimney stacks. Its red brick ground floor street-front wall has purple headers and there is a rendered and whitened first floor elevation above. A plain narrow brick string course runs just below the lower edge of the render. The low-cambered brick arches to the ground floor windows are cut and gauged. There is a central front door with timber double hung sash windows to one side and a smaller Yorkshire horizontal sliding sash to the other. The sashes are the earlier eight-over-eight pane type though the window may actually be modern re-builds. Above there are two symmetrically placed timber double casement windows, possibly modern. The front door opening is generously wide and has a simple timber architrave around it (repaired) and above there is a simple, flat, classical projecting hood. The building probably dates from the 18th century.

Church Cottages, 2 Butchers Hill

This red brick building, now a house, was formerly a shop with accommodation above. It is probably of late 18th or early 19th century date. It is three storied over a basement with the street-front ground level raking sharply up the hill from east to west. The top storey is within the lower part of a peg tiled mansard roof. The upper slopes of the roof are hipped to each end. The brick-bond in the piers to each side of the ground floor shop-front shows that the building was purpose-designed to receive the present shop window and door arrangement, or something similar. The cornice over the shop-front appears original as may also be the fine-barred, splay-sided, bay windows. However, the four short raking struts supporting the cornice could be taken to suggest that meat was once displayed outside, hung on hooks fixed to its underside. The building's original windows, other than those of the former shop, have been replaced by modern timber ones. Those with fanlights are particularly inappropriate.

Church Cottages, 1 Butchers Hill

Set back from the street front but still sharing part of the flank wall of no 2 Butcher's Hill, the design of the front elevation of this little house is similar to that of no. 26 The Street and it may be of a similar date. The elevation is in red brick throughout. The blue headers in the brickwork are more arbitrarily placed than at no. 26. The roof is peg-tiled with chimney stacks to each end. The eaves/cornice overhang detail is nicely carried out in red cogged brickwork. The sash windows repeat to each side of the front door and on both ground and first floors, again with eight-over-eight pane sashes. The sash boxes of the windows, with modern architraves, are fully exposed in the wall. This confirms that they retain their original form and suggests a possible date up or maybe a little later than the mid 18th century. Front door has a small porch hood**.** The building has a single storey lean-to on the up-hill side and a rear cat slide roof to the graveyard**.** The latter carries two large dormers.

3 & 4 Butchers Hill, Little Fullers

This building may once have been a 17th century 'lobby-entry' house. Its street elevation may be more or less fully timber-framed. The weather-boarded section at first floor is doubtless framed; this jetties out slightly over the rendered or plastered ground floor. The ground floor in turn stands on a masonry plinth, also rendered. This is very tall at its

down-slope end. A complex (blocked-out) panel of render/plaster completes the north corner of the street elevation. This abuts a tall brick gate pier which was probably once taller still. The roof is peg-tiled with a ridge chimney stack towards the west end and has one hipped and one gabled end. The gable triangle is formed in brick; below this the first floor is rendered. Below this again is a section of projecting, thick, brick walling**.** The chimney stack is of interest for its decorative sunk central panel bridged above by a tiny brick-arch and its stepped brick string courses. At first floor the street elevation comprises four spaced-out pairs of replacement timber casement windows of modern design. The ground floor windows are again replacements and comprise a pair of casements to the left of the front door and to its right, one triple casement and one paired casement. Most of the lower casements are of the inappropriate fanlight type. The front door is set almost flush with the wall and is of modern design.

Butchers Hill Hillside Farm

In the 19th and late into the 20th century this property occupied a corner of a large piece of land abutting on Butchers Hill and The Street. This land has been developed in modern times as part of the Manor Field private estate, leaving Hillside Farm with a still substantial garden and access off the new Manor Field road. Though sited on the edge of Butchers Hill the house always had access from The Street and this explains the way in which it turns its back on the Hill. It appears to be of late 18th /early 19th century date but may be earlier. Its upper part is timber framed and stands on a red brick ground floor. It is aligned parallel to the contours looking east over The Street with its south gable fronting Butchers Hill. The original building comprises the main part to the east with a storey-and-a-half weather-boarded upper elevation over the brick base, all with a hip ended tiled roof above. Attached to this structure's west side is a later lean-to roofed first floor extension again standing over a brick ground floor. The brickwork is older than the structure above, which is in an early 20th century 'half-timber' style with render panels. The house's two chimney stacks are sited close to and in this extension. From the public street the house is difficult to interpret as there is little historic detail to give clues. A particular enigma is the very tall first floor of the main block. This would normally suggest a second floor partially within the roof space, but where are the dormers associated with such arrangements?

Butchers Hill Merston Lodge

This early 20th century house on the corner of the churchyard entry replaced another in the same position, but which was substantially larger. Almost square in plan, the building has a complex roof-scape with a wide half-hipped gable to the churchyard and narrow full gables to east and west on Butchers Hill. Its tall chimney stacks contribute to its knowingly architectural quality. The building's design and its use of materials shows arts-and-crafts influence. The soft red ground floor brickwork is in nice contrast to the white roughcast of the first floor elevations. White painted window frames remain more or less as the designer intended. Windows have modern glazed leaded lights throughout.

2 & 3. 17 a, b, 19, 21, 23 The Street, Ebeneezer Place

This row comprises five small handed-plan (adjoining plans mirroring each other so that front doors are side by side) terraced houses. Three have brick fronts, and two have rendered brick fronts. The terrace was built over two years according to the date plaque. The brick houses are in yellow stocks with eaves, window head and sill levels picked out

in string courses of contrasting red brick. The heads of the ground floor windows and doors are in stone or pre-cast stone substitute. Window heads above are in red gauged brick with little projecting keystones. Each house has one window down and one up with the front door to one side. Front doors are inset slightly. No 23 has a little splay-sided ground floor bay window in red brick and stone with a slate roof laid diamond-pattern. The main roofs of the buildings are of modern concrete tiles which replace original slate. The south gable is rendered and whitened. All retain their original pattern of sash window. The street elevations of the two rendered dwellings have been altered at ground floor level in recent times. There, two square and shallow modern bay windows fill each frontage, leaving space in the middle for paired front doors also of modern design. Over bays and doors is a continuous tiled pent roof. The design and detail of the bay windows is basic with brick at low level and mock double hung sashes with top hung outward opening top lights above. At first floor there are four evenly set out sash windows following the original pattern.

No 15 The Street

This simple double-fronted two storey freestanding Victorian house with yellow brick gables is white rendered to The Street. The originally slated roof, now clad in thick concrete tiles, has chimney stacks to each end. There is a large modern rear extension. At first floor the front elevation above comprises 5 equally spaced double hung sash windows, the openings having heavy cills and (probably) pre cast artificial stone heads. Below there are two substantial single storey splay-sided bay windows, one to each side of the front door. Each has its full complement of double hung sashes. The bays have the usual sloped roofs in this case coated with black waterproofing and again lintels etc. are of artificial stone. The front doorway has a semi-circular glazed fanlight above it and a wide, sloped, projecting porch hood on heavy Victorian brackets. The eaves are bracketed out below and each gable end has modern patterned, flush-fitted, barge boards with frilly modern lead flashings**.**

No's 1-5 Hayes Terrace, 1882 on date plaque

This is a terrace of five two storey dwellings with handed plans, reached from the street up short flights of steps. The ground floor elevation comprises pent roofs extending between and over paired splay-sided bay windows with paired front doors in between them. An open porch serving two front doors is thus formed between bays. The front doors are in turn set back further, each within its own individual recessed porch. These are bridged by stone or pre-cast lintels. Over the entrances the pent roof is supported by heavy moulded timber Victorian brackets and over the bays by tubular timber or cast iron columns framing the front of each bay. At first floor each house has two regularly set-out openings for timber double hung sash windows. Each opening has a stone or pre-cast lintel with raised rusticated keystone and heavy stone, pre-cast or rendered window cill. The terrace is built from yellow/brown stock bricks with red dressings – the latter are applied to window surrounds and are used as flush string courses and in the brickwork around the front doors. The bases of the bay windows are of painted render. The roof is plain (possibly concrete) tiled, with paired chimney stacks. All original windows and doors have been replaced and modernised to a different pattern. This is unfortunate given the building's prominent site.

No 1 The Street. Prospect Cottages Formerly Cobb Cottage

This two storey house is rectangular in plan with a rear outshut towards one end of its east elevation**.** It is rendered/plastered externally to west and south. The render is fully blocked-out to represent stone. The modern-tiled main roof is hipped to the north and gabled to the south. There is a ridge chimney stack at the gable and another on the ridge towards the apex of the hip. The house front door in the west elevation is approximately in-line with the latter stack. There are four pairs of tradition style casement windows (two up and two down) to the right of the front door and two pairs, one up and one down, to its left. The ground floor windows have shallow arched heads suggesting that this west wall at least is brick-built under the render. The gable triangle is tile-hung presumably on timber framing. Below this a slightly projecting plat-band is formed in the gable render at first floor level.

No 2/4 The Street Harmony Hill & former Post Office

No's 2 and 4 was originally built as a timber framed freestanding dwelling; today the fabric of the walls is hidden behind cream coloured render. The house was later divided in two and a single storey extension was added at the north end, filling the gap between no 2 and the south end of Hayes Terrace. The extension pre-dates the terrace. The original foursquare bulk of the house, with its great peg-tiled hipped roof and its two peg-tiled hipped-roofed dormers, still dominates the picture. A massive chimney stack stands about two thirds of the way along the ridge. In the first half of the19th century a flat, wide, shop-front was inserted into the north half of the front of the building. This overlapped part of the front of the single storey extension to the north. The shop front has two windows each divided into 15 large panes (suggesting 1840/50) with a central splay-sided in-go to the door. Above it are a small fascia and cornice, and below, the stall-risers are rendered-in with the rest of the building. The shop formerly accommodated the village Post Office. The render continues over the front of the extension which has a low, peg-tiled, roof. Windows other than in the shop are casements, there being one pair with the rest in ranges of three. One of the ground floor windows has a low arched head, suggesting ground floor under-building in brick. A small, open, modern porch shelters the front door to no.4.

No 6 The Street

Filling the gap between no 4 The Street and the next building southwards, no 6, is a well set-back single storey rendered garage, its roof hidden behind a low parapet. This is attached to the north gable of no. 6. No 6. The Street is a substantial, white weather-boarded timber framed two storey terrace house with attic space above and a peg-tiled roof. The weatherboard is of the superior form with a beaded bottom edge. The attic is lit by a hipped peg-tiled dormer (with side-light looking towards the Thames) and a roof-light. The chimney stack is to one end, set behind the ridge. To the north above the garage the building's boarded gable extends three quarters of the way up the roof, topped off by a Kent quarter (rather than half) hip. The roof type and the late framing and weather-boarding suggest a building date between the mid-18th and the early 19th century. (At the time of survey the gable's framing could be seen as pattern-staining in the elevation's paintwork.) The front elevation comprises two traditional 'Yorkshire sash' windows above (where one sash slides horizontally, the other being fixed), individual sashes being the six pane type. At ground floor to the left is a similar window and the front door is set to the right, tight against the building's corner post. Abutting the left-

hand side of the doorway is a small, three light, projecting, flat roofed timber bay-window with side lights. This has leaded fanlights above leaded windows and may be Edwardian or date from the 1920s or 30s. The building is set back a little where its south gable abuts the north gable of no. 8/10.

No. 8/10 The Street

This is an 18th century brick two storey and attics semi-detached house-pair, no.10 being three bays, and no. 8 two bays, wide. Brickwork is red Flemish bond with purple headers. There is a peg-tiled mansard roof to the front. The rear roof slope has been levelled-through - the line of the former rear mansard shows in the south gable below the later raised roof line. The building is fully gabled in brick with substantial chimney stacks centrally within each gable. The top of the southern stack has been cut down. There is a basement under the front of the building**.** The front elevation is designed to read as one, with matching flat lead-roofed dormers to each side of the roof slope, a continuous cogged red-brick cornice under the eaves, five equally spaced and horizontal brick-arched double-hung sash windows at first floor and, immediately below these, a projecting wide and flat continuous brick string course or 'plat-band'. At ground floor the picture is more confusing though the sashes take the same form, but with gauged brick arches. Here the designer's hope was to give visual priority to no.10's front door; had the building been one dwelling only this would have centred in its front elevation, with two windows to each side. Unfortunately no. 8 also required a front door, upsetting the balance of the composition. So the best the designer could do was to make no.10's doorway more visually pretentious than no. 8's by heightening it with a fanlight over and diminishing the second door by brick-arching it at door-head height. In a final act of un-balancing, the neat little flat and classically detailed projecting hood above the door of no.10 was repeated over that of no 8. Both front doors are six panelled, of very good quality.

Primitive Methodist Chapel, The Street

On the opposite side of The Street just south of no 8/10 is a tiny brick-built Methodist Chapel with a date stone of 1893. Its street gable stands close to the back of footway. It is in yellow stock bricks with red-brick quoins and semi-circular cut and gauged brick arches over the central entrance door as well as over the windows to each side. Each arch has a keystone, possibly stone, with a raised, faceted, centre. Window cills are heavy, probably cement rendered over brick. The street-gable roof-verge is cloaked by simple bargeboards. The original windows here are long-gone, replaced by poor modern ones, the arch tympanums filled in with ugly modern brickwork. The semi-circular tympanums to the windows in the sides of the building are closed in with grey render. The original slated roof survives and the flank walls are finished in grey pebbledash. This building was a modest effort in its time and is now in residential use. It remains significant as a reminder of a time when non-conformist religion was an important aspect of social life among working people in this part of Kent.

Malthouse Lane, St Katherines Chapel and St Katherines

The north wall of the two storey high14th century flint-built chapel is banded with stone, like St. Mary's Higham. Its roof is peg-tiled and gable ended. It was nearly doubled in length at the west end in the 15th century. Its north and south sides are lit by single-light windows with ogee heads and the window in the east gable has been renewed. The

entrance is on the south side. Its east end is as it were 'embedded' in the back of a late 19th century house known as St Katherines. As noted earlier the chapel was restored as the chapel to a Roman Catholic convent shortly before 1898. George M Arnold FSA who owned the property, added the house, St Katherines, at the same time. St Katherines is laid out at right angles to the chapel and forms a shallow 'U' in plan. The chapel's east end fits into the open part of the 'U' with a narrow gap all round between the old and new; a deliberate piece of 'conservation' design to avoid any modern 'interventions' into the prime, older, fabric. The house largely follows the chapel's aesthetic of flint walls, stone dressings and steep, peg-tiled, roofs. It is generously two storied with the exception of a three storey flint and stone-quoined and banded tower close to the north east end of the chapel. This fine feature rises a further storey to the ridge of its simple tiled roof. The upper parts of the roof's gables are filled with a delicate chequer pattern of stone and flint panelling. Below is a small trefoiled circular window, a motif repeated in the triple gables of the south elevation of the main range. Below these are three large stone-quoined first floor windows. Similar windows at ground and first floor are used on the building's east elevations and here too is the open timber frame and stone entrance porch, based loosely on a church porch. Roughcast replaces flint at first floor in two major plan-projections at the north end of the range, one on its east side and the other to the north. The result of all this is visually complex elevations and roof-scapes with differing eaves and roof heights and forms.

The Malthouse

This very interesting, idiosyncratic, curved-plan two storey outbuilding stands in the garden of St Katherines and probably dates from the early 20th century. It was never a malthouse but is named after an earlier building hereabouts. It may have been built as coach house and stables for St. Katherines, in any case it is now a house. Comment is restricted to the east gable and the elevation towards the street. The house stands on sloping ground, being under-built on the north side. It's two storey concave-plan elevation faces towards the street and is extended a little way at one storey at its south end. Both parts are covered in steep-pitched red tiled roofs – the tiles are a 20th century plain clay variety. The tall east gable is in yellow stock bricks with stone corner quoining where this faces the road. A single multi-paned paired casement window in the gable, with a cambered brick arch above, lights the upper floor and above this is a band of decorative red brickwork. The concave elevation is finished in flint from first floor to eaves and this continues below to the sides of the building's original ground floor openings which have mostly been subsequently filled with modern multi-pane windows to suit it's new function as a dwelling. There are four low multi-pane windows at first floor and these are probably original, with yellow brick quoining; two have been widened. A horizontal string course in the wall joins the window cills together. There is a jump-up in the roof of the single storey, where it meets the two storey, section. The former's walls are partly yellow stock brick and partly black weatherboarded.

Pipes Place, Forge Lane and front boundary wall

This is a very fine three storey 18th century red brick house with separately listed front wall and gates. Its front elevation comprises three main elements. These are 1) the main body of the original house with its first and second floors and roofs rising above the second element, 2) a projecting flat roofed single storey brick extension with terrace above, which is built across most of the original ground floor front and thirdly 3) an earlier tall and long single storey extension parallel with the road and running out from

the south side of the original house. Elements 1 and 3 have peg-tiled pitched roof slopes towards the road and gardens but the fact that these are topped by lead-flats is visible from the ground. These areas of lead-flat roof may extend over much of the roof area of the buildings; they are likely to be late 19th/early 20th century in origin, replacing original hidden roof slopes and valleys. This is a very complex house even on partial external inspection and the time and space needed to examine and describe it further here puts this beyond the scope of this exercise. Its C1900 walled garden is of great interest. This is also the case with terracotta panels within the walled garden and on the earlier, set-back, gate piers with their terra cotta heraldic beasts (and also possibly in the panel in the central, top floor, dummy window of the main façade).

Smith's Farmhouse, Forge Lane

This is a small two storey late18th century farmhouse with a classic front elevation (its appearance marred only by two great modern 'lumpen' dormers in the roof slope) and an informal 'catslide' cross section. The catslide roof runs down to a single storey elevation at the rear. Closer inspection would confirm whether or not this arrangement is original. The front elevation is in red brick with gabled ends rising to gable chimney stacks to each side. There is a central front door with a double-hung timber sash window to each side and there are three similar windows above at first floor. Window sashes are of the earlier eight over eight pane type though the sash boxes are concealed within brickwork rebates. They may be replacements of the originals. Lintels are low arched cut and gauged red brick. The most fashionable part of the elevation is the pilastered and architrave-cased front door-opening with its flat porch hood projecting above. These contain within and beneath them the front door with above it a semi-circular fan light.

The farm buildings and farmyard at Smith's Farm, Forge Lane

Behind and to the north of the farmhouse is an important collection of traditional farm buildings. Leaving aside some replacement of peg-tiles or thatch by corrugated galvanised iron sheeting, these are in more of less unaltered condition and, in conjunction with the farmhouse, are a quite rare survival today. The farm buildings most readily identified from the public highway are to the east the black weather-boarded barn behind the farmhouse and to the north a tall weather-boarded shed with adjacent to it a two storey store weather-boarded above and brickwork below. These buildings form two sides of the farmyard which lies as just noted close behind the farmhouse. The barn seems a good deal larger than the house. It is roofed in metal sheets while the other buildings described have pan-tiled roofs, a late form not especially common in Kent.

Little St Katherines, Forge Lane

This is a Kent timber framed 'Wealden' house of the 15th century with a later rear extension. It was being restored in 1999 at the time of the preparation of the Conservation Area Statement. Its central Hall has apparently been returned to its original double height form. The building's street front has all the classic Wealden features – the great hipped all enveloping peg-tiled roof; the two storied end bays on each side of the central Hall with their first floors jettied towards the street; the Kentish down-bracing from head of post to first floor, and to sole, plates; the front door leading to the cross passage at one end of the Hall; the inset upper storey of the Hall; the 'flying' wall-plate supporting the building's eaves over this set back in the elevation; the great curved freestanding braces supporting the ends of the flying wall-plate. The house also appears to have

sections of the Hall's vertical timber window bars preserved in the elevation between the plate under the later first floor Hall window and its partner over the head of the equivalent ground floor window. In addition the chimney stack, an introduction relating to the later insertion of a first floor into the Hall, appears to stand on the line of the cross passage. This again is a classic location for this later development. Some of the vertical studding in the wall panels looks a little 'thin'. This may reflect the pocket of the builder or some of it might possibly be later replacements.

Nos. 4,5,6 & 7 Forge Lane

Nos. 4 to 7 is a terrace of two storey yellow stock brick Victorian workmen's houses, very simple in form. The south west corner of the block abuts the north east corner of Little St Katherines. It still has its original low pitched hipped slate roof with decorative red ridge and hip tiles and overhanging wafer-thin eaves. The plans of the four dwellings are not handed i.e. front entrance doors are, in this case, always to the left hand side of the plan. Chimney stacks, centred on the ridge, serve only one dwelling each. Each individual elevation comprises the front door to the left with a double-hung timber sash window to its right and above this a matching first floor bedroom window. Window sashes are of the four pane type**;** one timber double–hung set appears to survive while the remainder are the usual varieties of UPVC. Ground floor openings have substantial white painted arched and key-stoned lintels**.** These do not 'read through' level, those to the doors being lower than those to the windows. Front doors are all modern and generally in conflict with conservation Area character. Nos. 4 and 5's distinctive and unusual road-front railings are probably contemporary with the terrace. These extend south to also enclose the front garden of Little St. Katherines.

Nos. 8,9 & 10 Forge Lane, St Katherines Cottages

This was a terrace of three workers two-storey-with-basement houses, in all likelihood with plans un-handed as for nos. 4-7 Forge Lane. It is rough-cast with light brown gravel throughout with surviving original, and some new, slate roofing. Repairs and replacements give the brown rough-cast walls a slightly variegated appearance. There are two chimney stacks centred on the ridge. The continuous red terracotta moulded string-course below the first floor windows confirms that the two storey range has always had its present form. (This feature is also found in the C. 1900 garden wall works at Pipe's Place.) Falling ground-level west of the road allowed the introduction of the basements. There is a short flight of steps (modern, insubstantial and metal) up from the street to the front door of the one surviving house with an original entrance from Forge Lane. The dwelling at the terrace's north end has had its front door converted to a window. It is now entered via a modern single storey extension added onto building's north gable. That to the south end, no.8, is entered at basement level via a door in the building's south gable. It is not clear what pattern the original elevations of no. 8 followed. The original elevation arrangements of nos. 9 & 10 had the front door to one side of the plan with basement, ground and first floor windows next to it, one above the other. Front door openings have low depressed arches over them, squashed in under the string course. Window openings have slightly arched heads. The original windows may have been double hung vertical sliding sashes but could alternatively have been timber casements such as those in No. 9.

Mill Cottage, Mill Hill Lane

Through the 19th century and well into the 20th this two storey building was divided into three separate cottages. It is now one long dwelling in dark red brick with a single chimney stack at the ridge at the south gable end. The front elevation's long, low, form, fenestration and wide brick string course or 'plat band' running at first floor level, suggest a building date in the first half of the 18th century. The ground floor window openings are bridged by low brick arches. The windows, which appear to be traditional in form and detail, are the paired casement 'Yorkshire' sliding sash variety. The original roof covering has been replaced by modern concrete tiles, probably Marley tiles. The prominent single storey projecting front porch in brick and concrete tile is modern. A single storey extension is attached to the building's south gable.

Mill House, Mill Lane

This is a complex double pile house which could repay detailed examination inside and out. Its form is that of a double pile, M cross section roofed, house. This basic box has a tall cat-slide roofed end extension on the north west side and a substantial single storey enclosed porch on the south west side. Chimney stacks stand at three of the four gables. The building-envelope is rendered and/or whitened everywhere with windows often set forward in the wall face – this can sometimes suggest timber framing within (here probably late in date). Roof slopes are clay-tiled and slated.

Close to the entrance to the drive into the site is an excellent Victorian red brick, gabled, and tile-roofed store or coach house/stable building (site examination would be needed to determine its actual original function). It has a tall ground floor with a high brick plinth and an upper floor largely within the roof space. The roof verge extends well out over each gable end and is cloaked by barge boards. There is a former loading door at high level in the south gable with a smaller window below. In the west elevation is a pair of double doors under a wide brick arch with a tall multi paned window to each side. At the west elevation's north end is a door with a square fanlight above, such as is seen in traditional stables.

The Mill

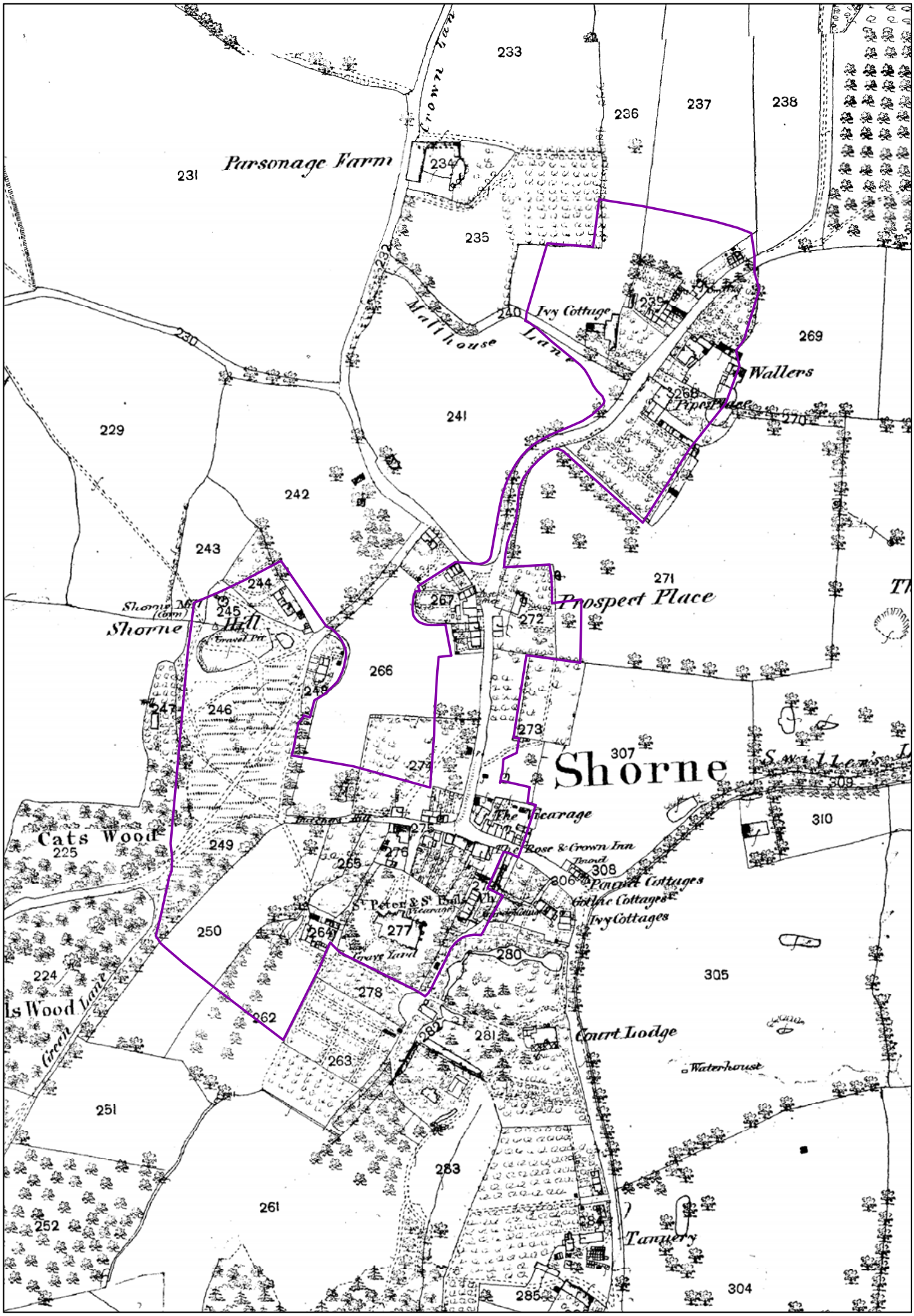
The ruinous base of the mill still stands.

Telephone box at green

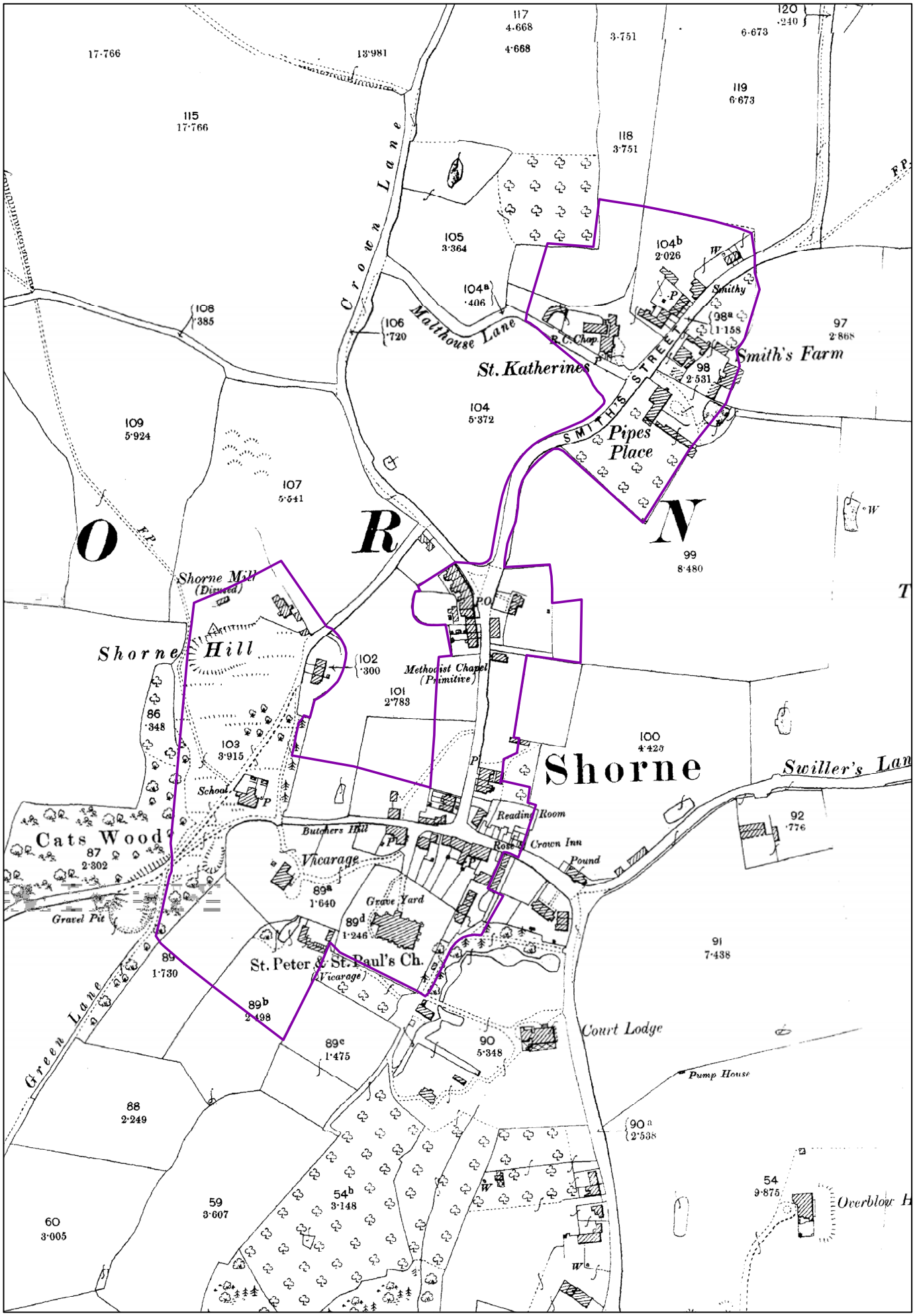
This is the K6 type dating from the 1935 and therefore referred to as the Jubilee type on account of King Georg the VI's Silver Jubilee in that year.

Appendix 2

1843-93

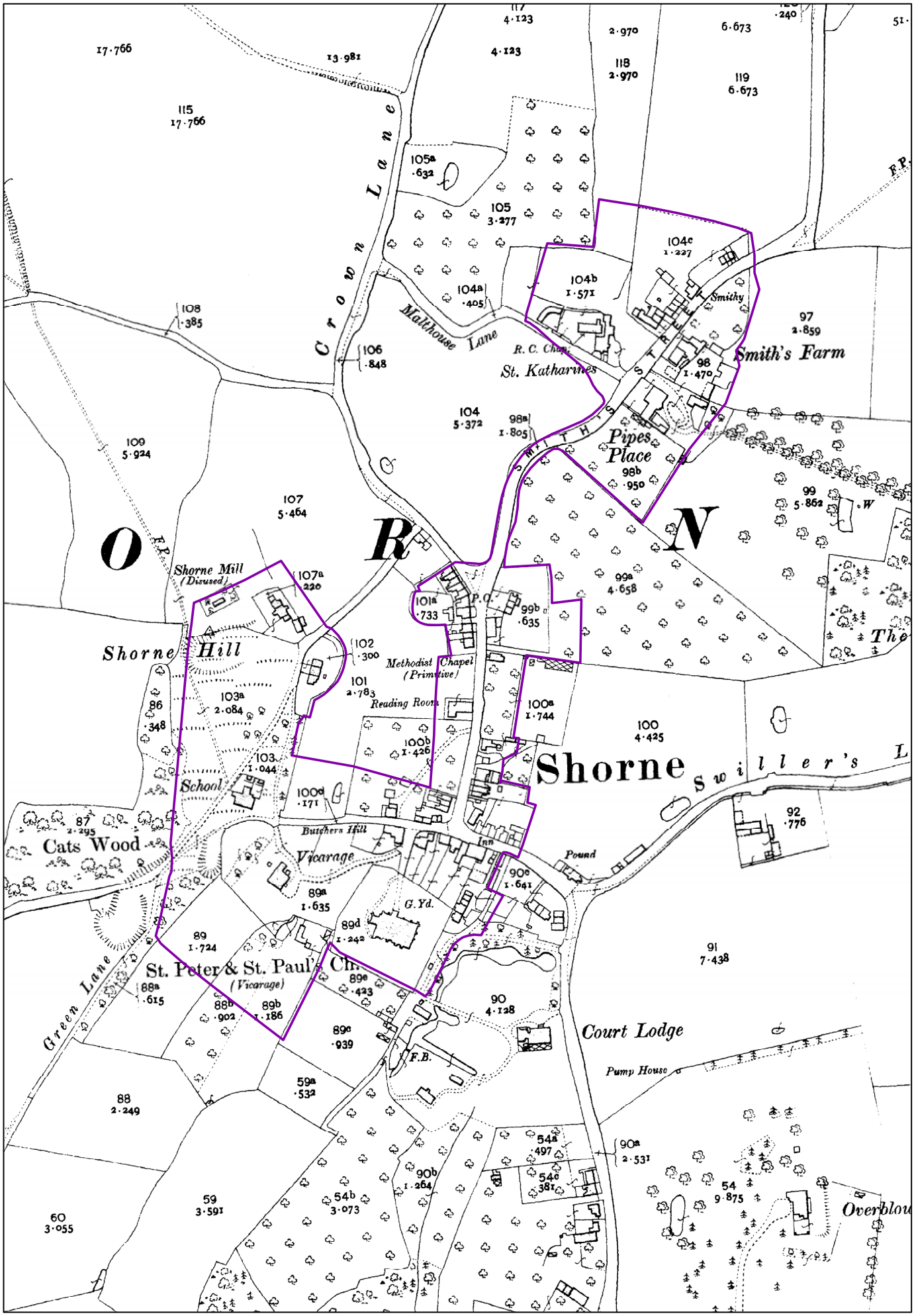


1891-1912



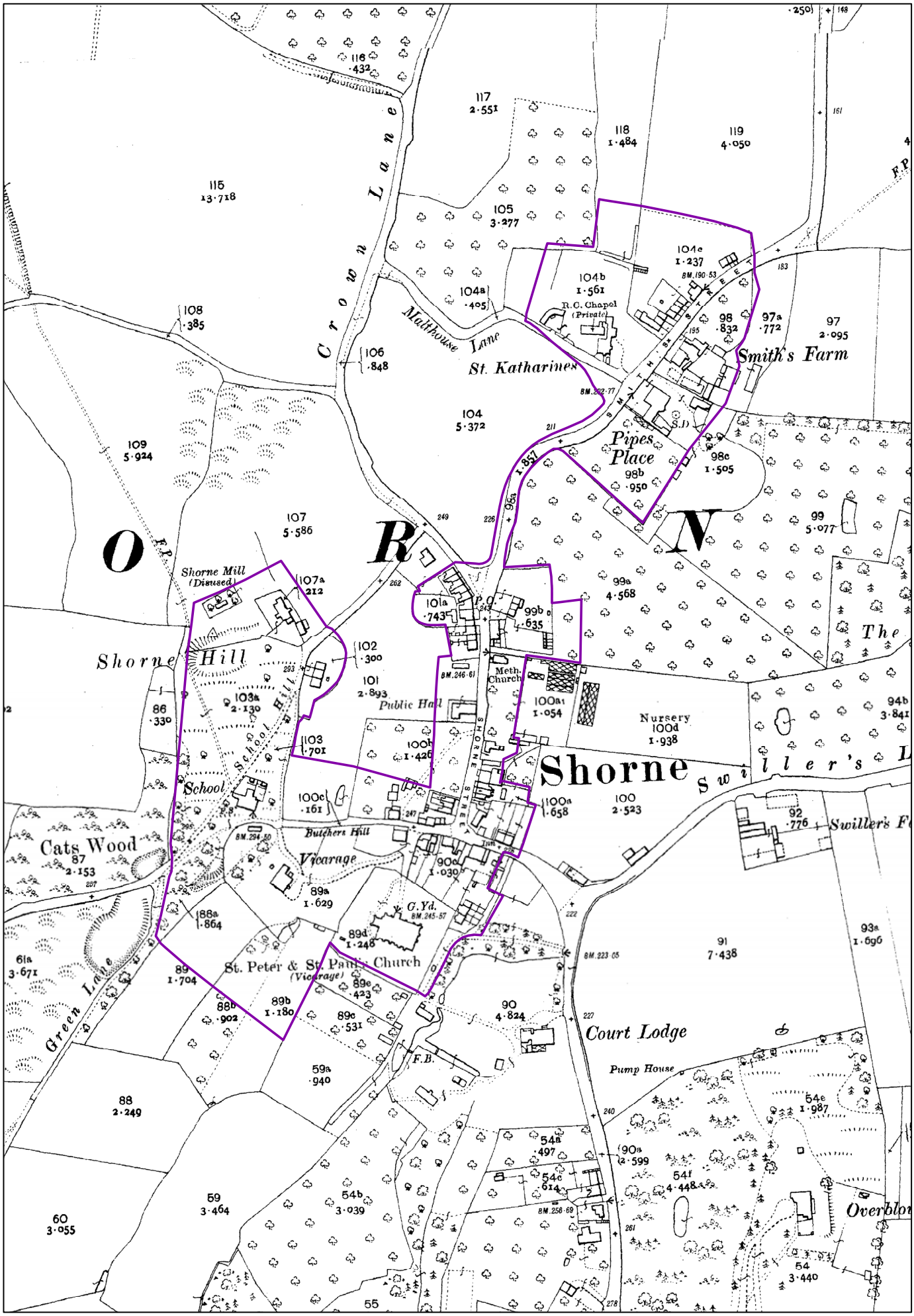
Crown Lane
Malthouse Lane
St. Katherines
R.C. Chap
Smithy
Smith's Farm
SMITH'S STREET
Pipes Place
O R N
Shorne Mill (Disused)
Shorne Hill
Methodist Chapel (Primitive)
Shorne
Swiller's Lan
School
Cats Wood
Butchers Hill
Vicarage
Reading Room
Rose & Crown Inn
Pound
Gravel Pit
Grave Yard
St. Peter & St. Paul's Ch. (Vicarage)
Green Lane
Court Lodge
Pump House
Overblow H

1904-39



Crown Lane
Malthouse Lane
R. C. Chapel
St. Katharines
Smith's Farm
Smithy
Pipes Place
Shorne Mill (Disused)
Shorne Hill
Methodist Chapel (Primitive)
Reading Room
School
Cats Wood
Butchers Hill
Vicarage
Inn
Pound
G. Yd.
St. Peter & St. Paul's Ch. (Vicarage)
Green Lane
Court Lodge
Pump House
Shorne
Swiller's L
Overblou
O R N

1919-43



Crown Lane
Malthouse Lane
St. Katharines
R.C. Chapel (Private)
Smith's Farm
Pipes Place
Shorne Mill (Disused)
Shorne Hill
School Hill
School
Public Hall
Meth. Church
Nursery
Shorne
Swiller's L
Swiller's F
Cats Wood
Butchers Hill
Vicarage
G.Yd.
St. Peter & St. Paul's Church (Vicarage)
Green Lane
Court Lodge
Pump House
Overblo
O R N

Figure 1

3.1 Location

Shorne

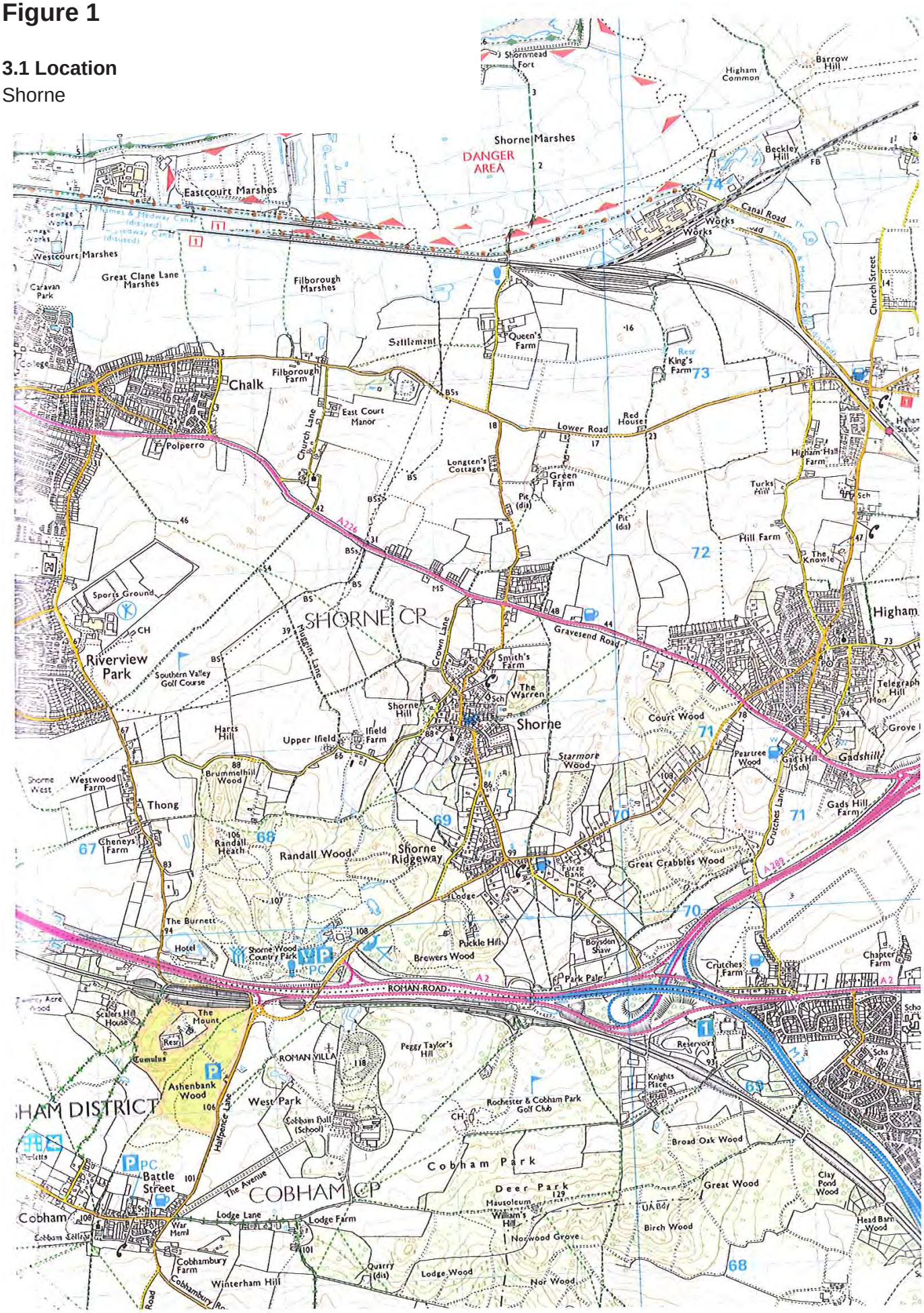


Figure 2

3.3 Geology

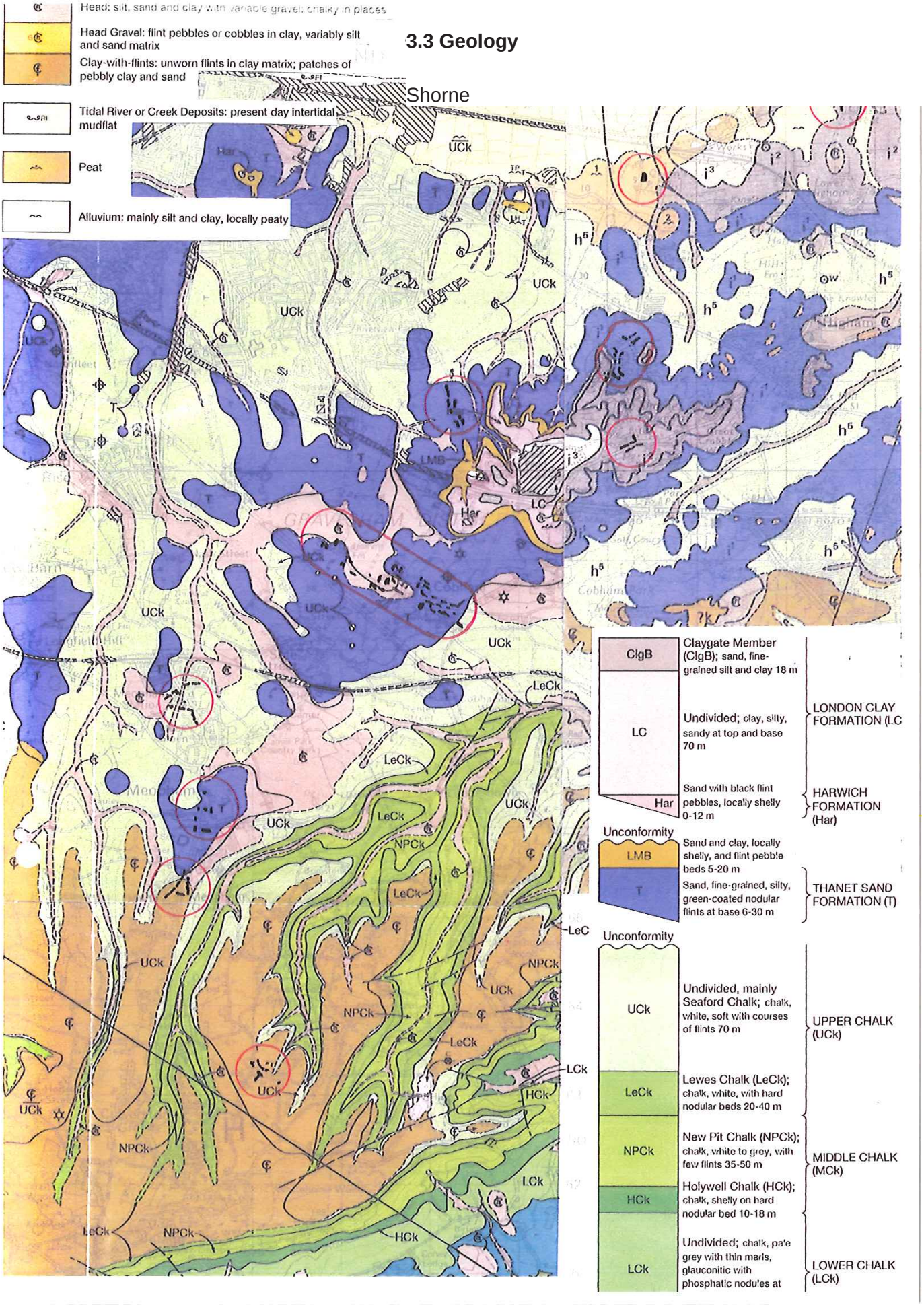


Figure 3

3.3 Topography

Shorne

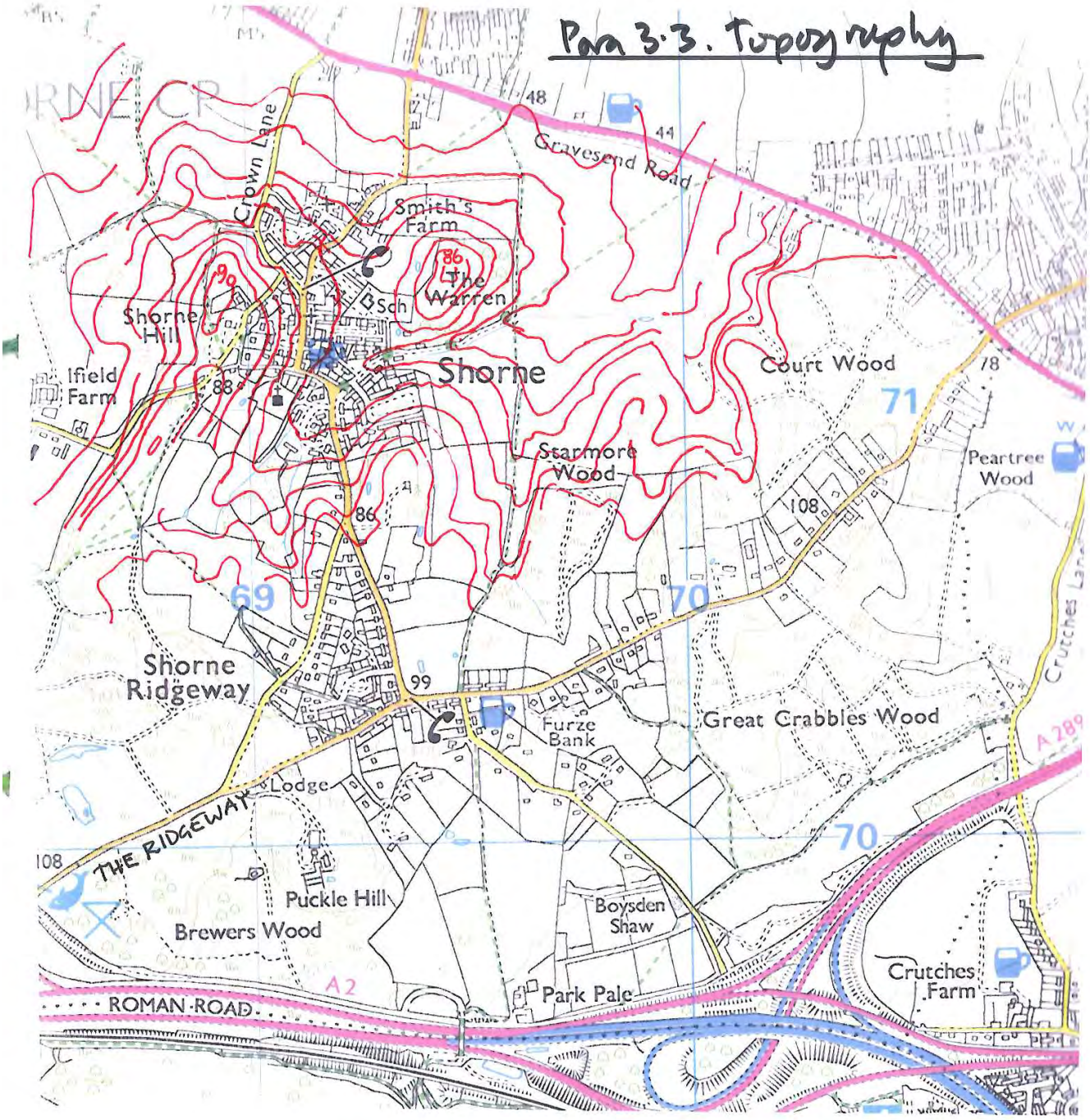


Figure 4

3.4 Context. 1819

Shorne

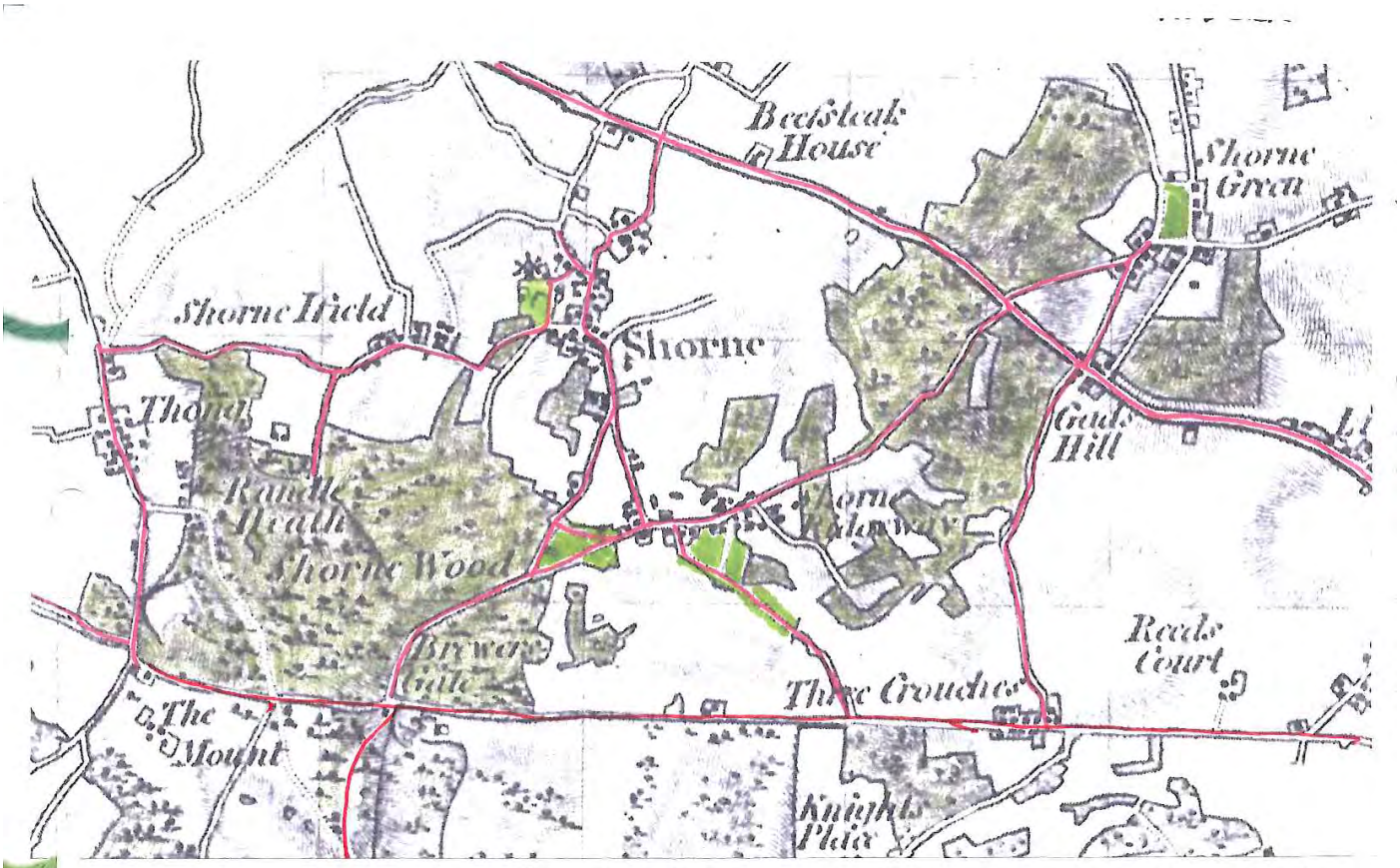
para 3.4 - location, 1819.
Context



Figure 5

3.4 Historic Context, 1819 OS detail

Shorne



3.4. Historic Context, 1819 OS detail,

Figure 6

3.4 Modern Context

Shorne

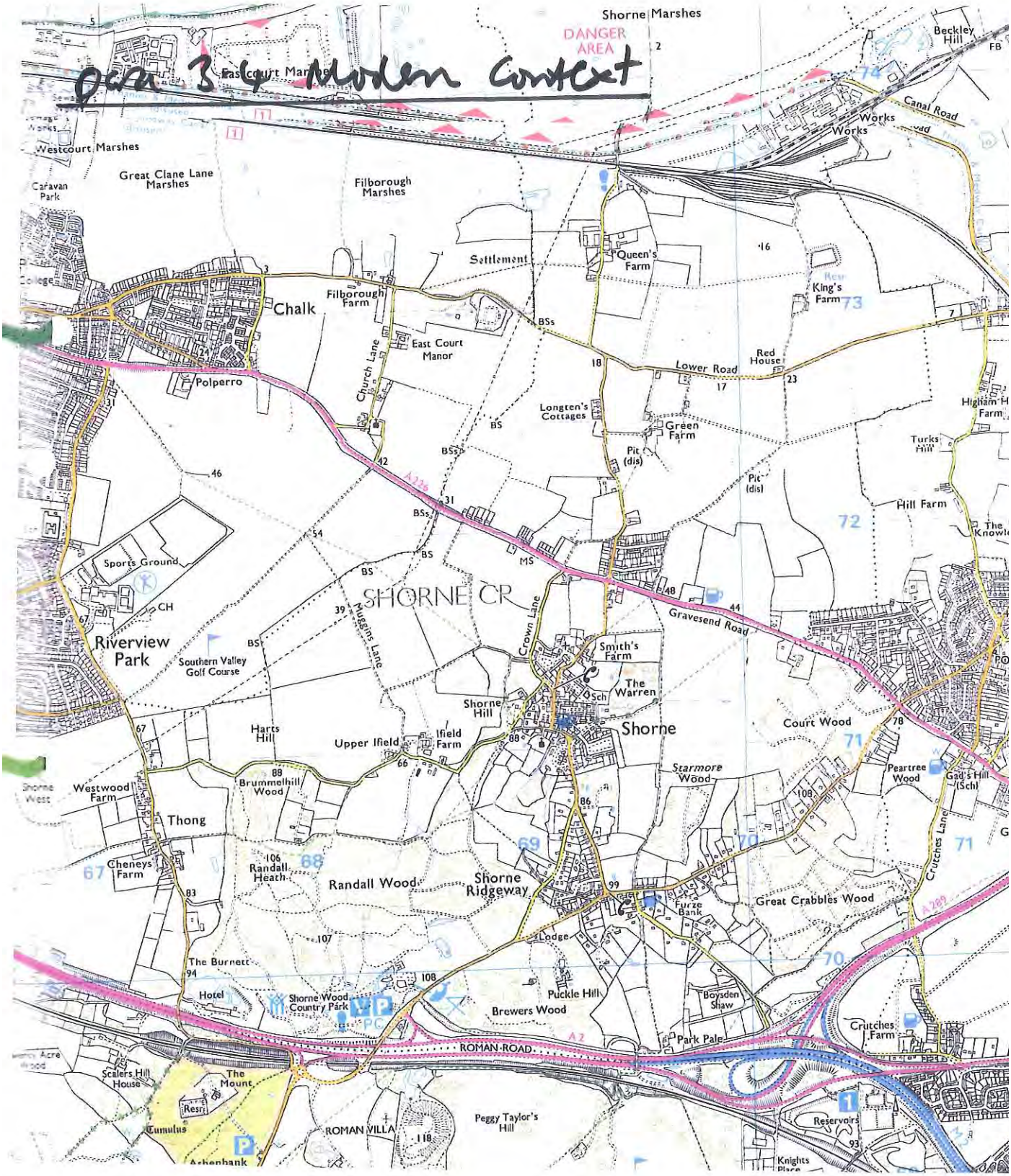


Figure 7

4.2 Water Supply

Shorne

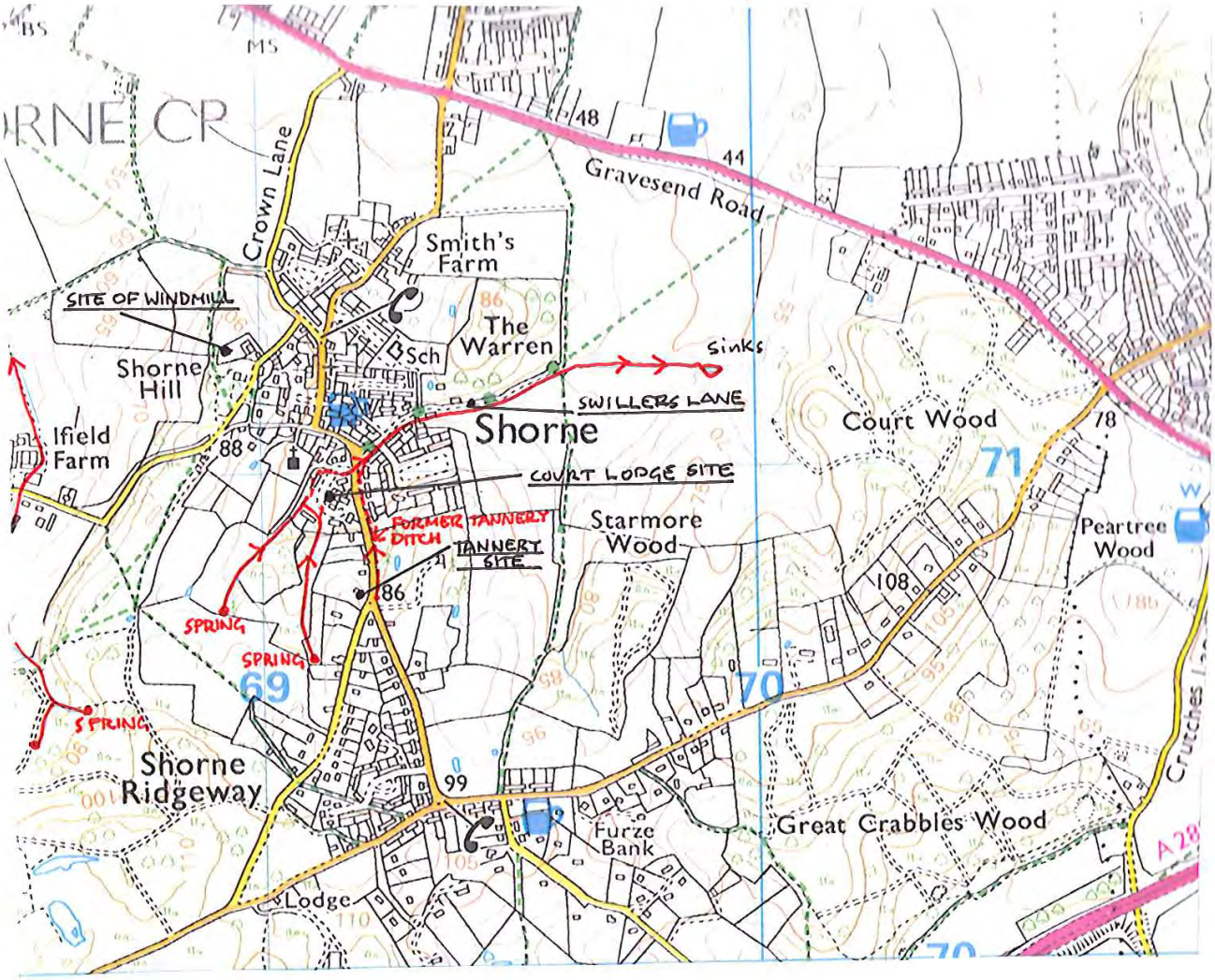


Figure 8

5.1 Conservation Area Boundary main streets/ footpaths

Shorne

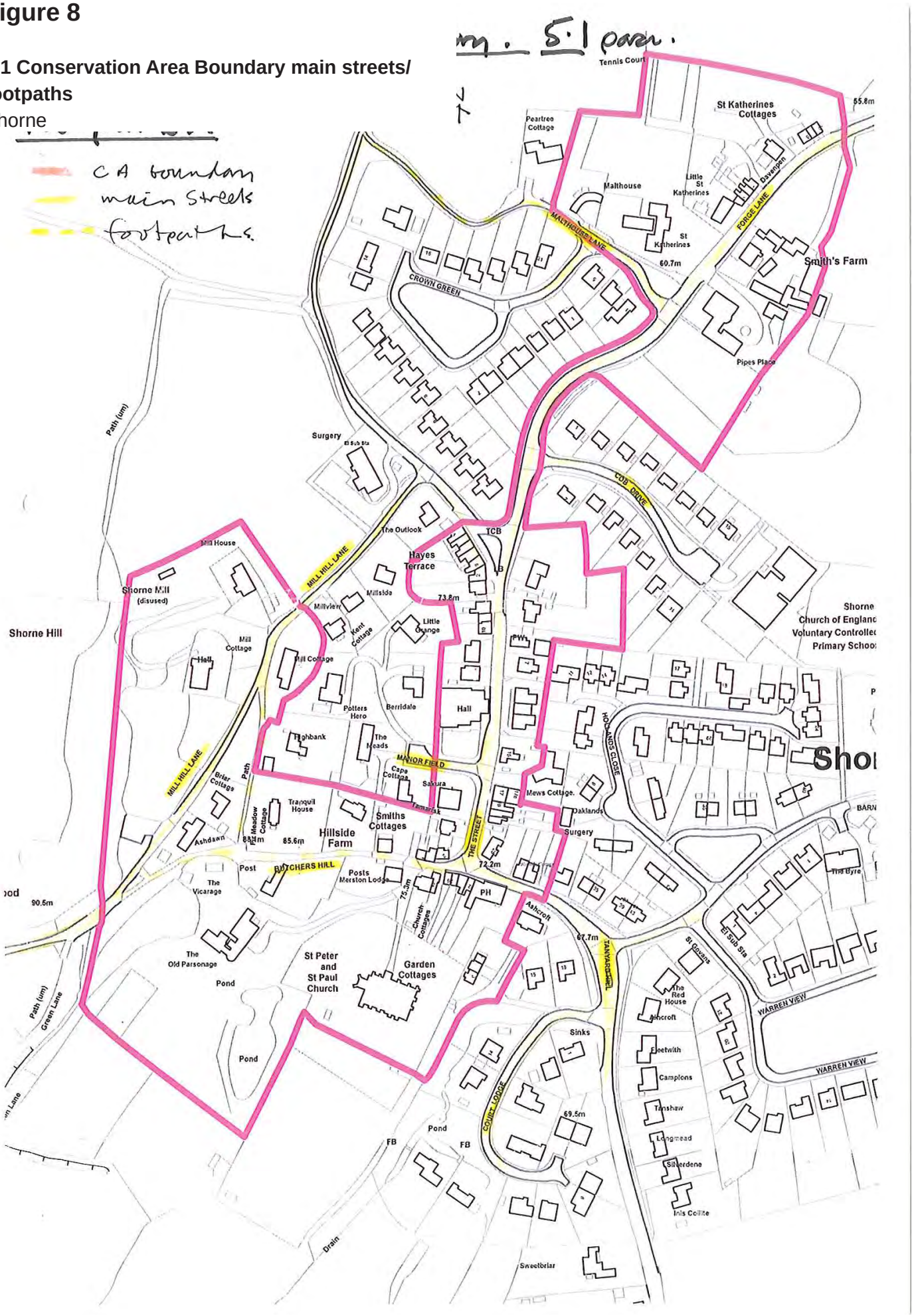


Figure 9

5.1 1819 OS enlarged

Shorne

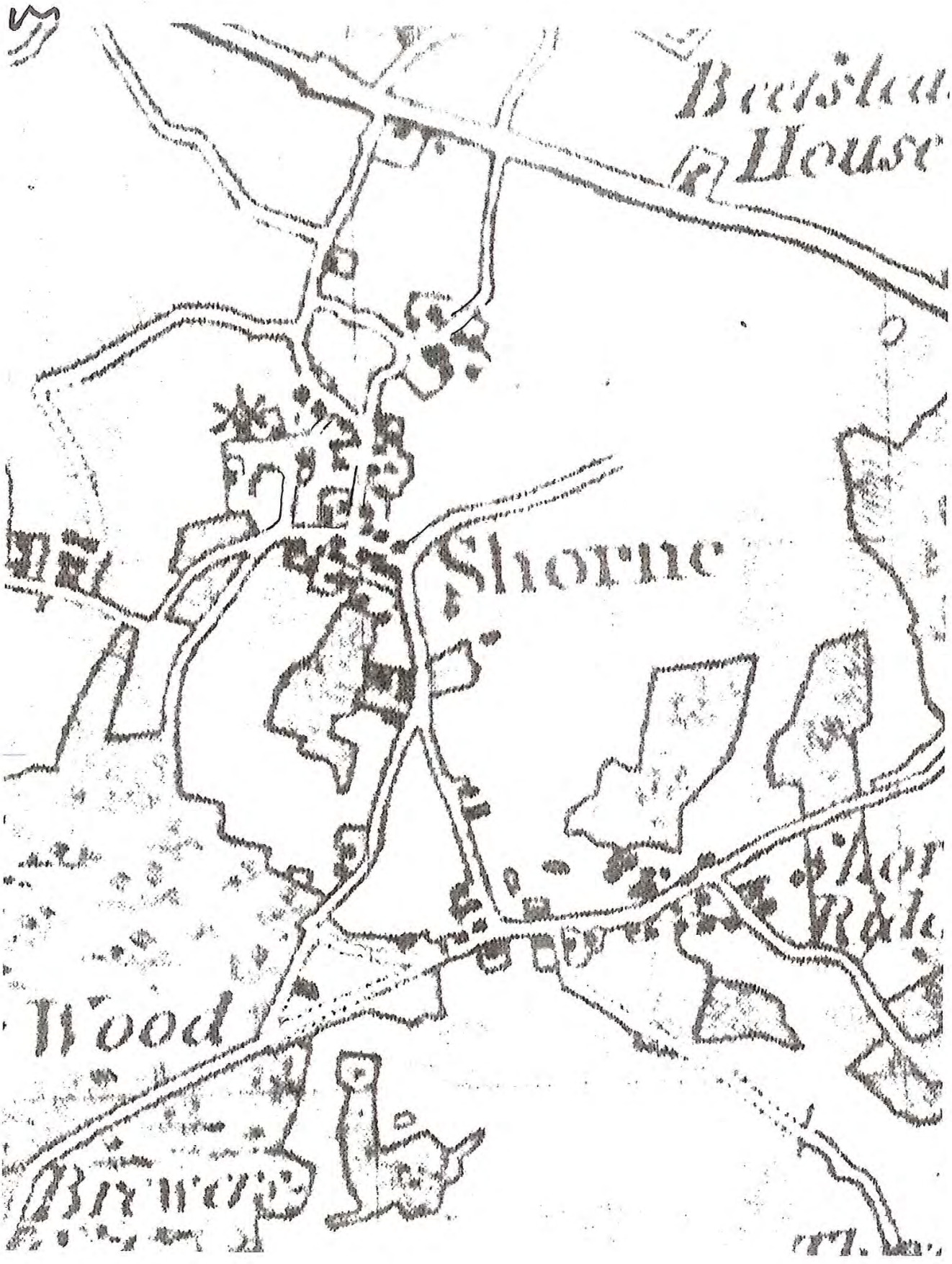


Figure 10

5.1 KCC Epoch 1

Shorne

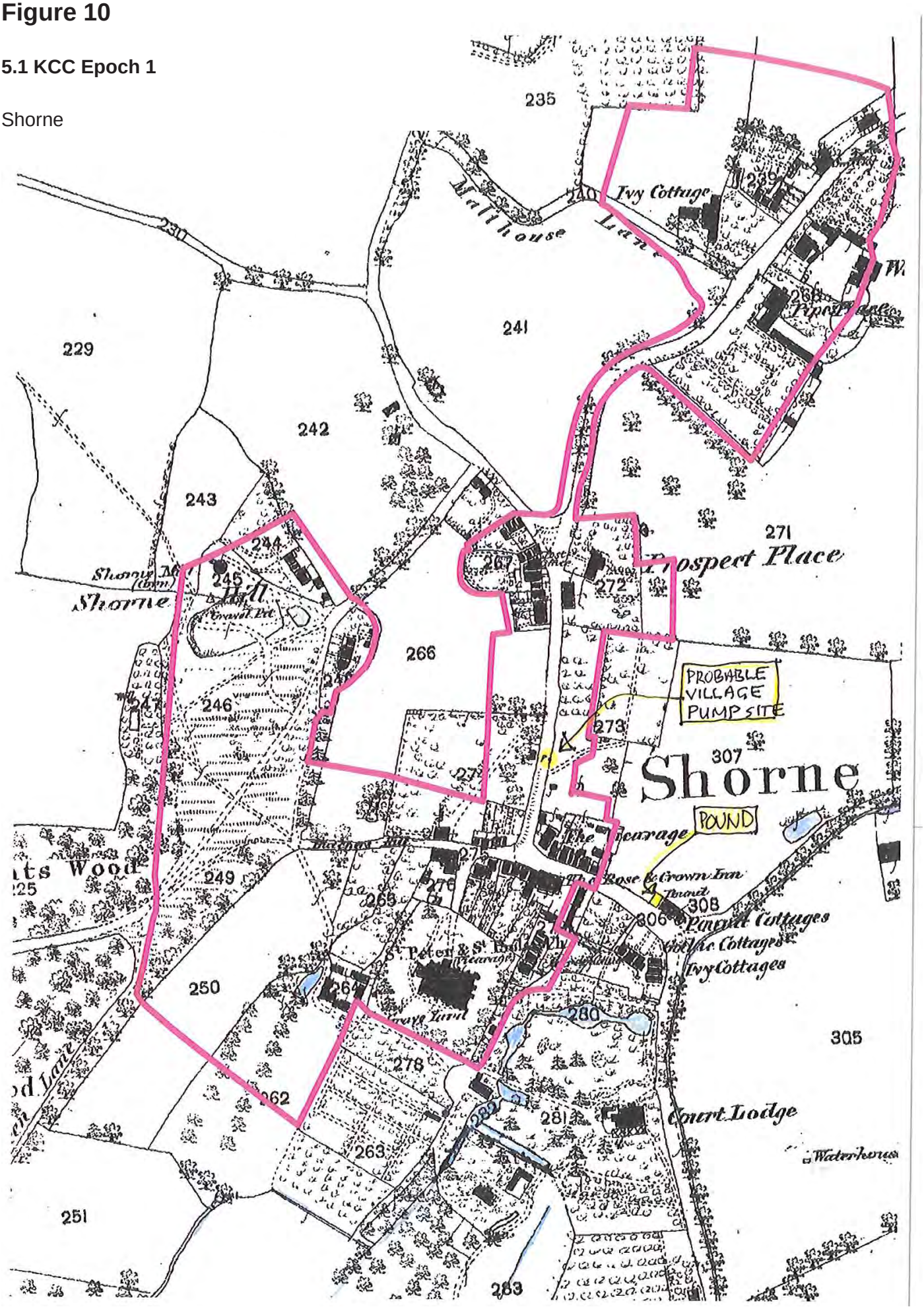


Figure 11

6.3 Buildings Contributing to Conservation Area Character

Shorne

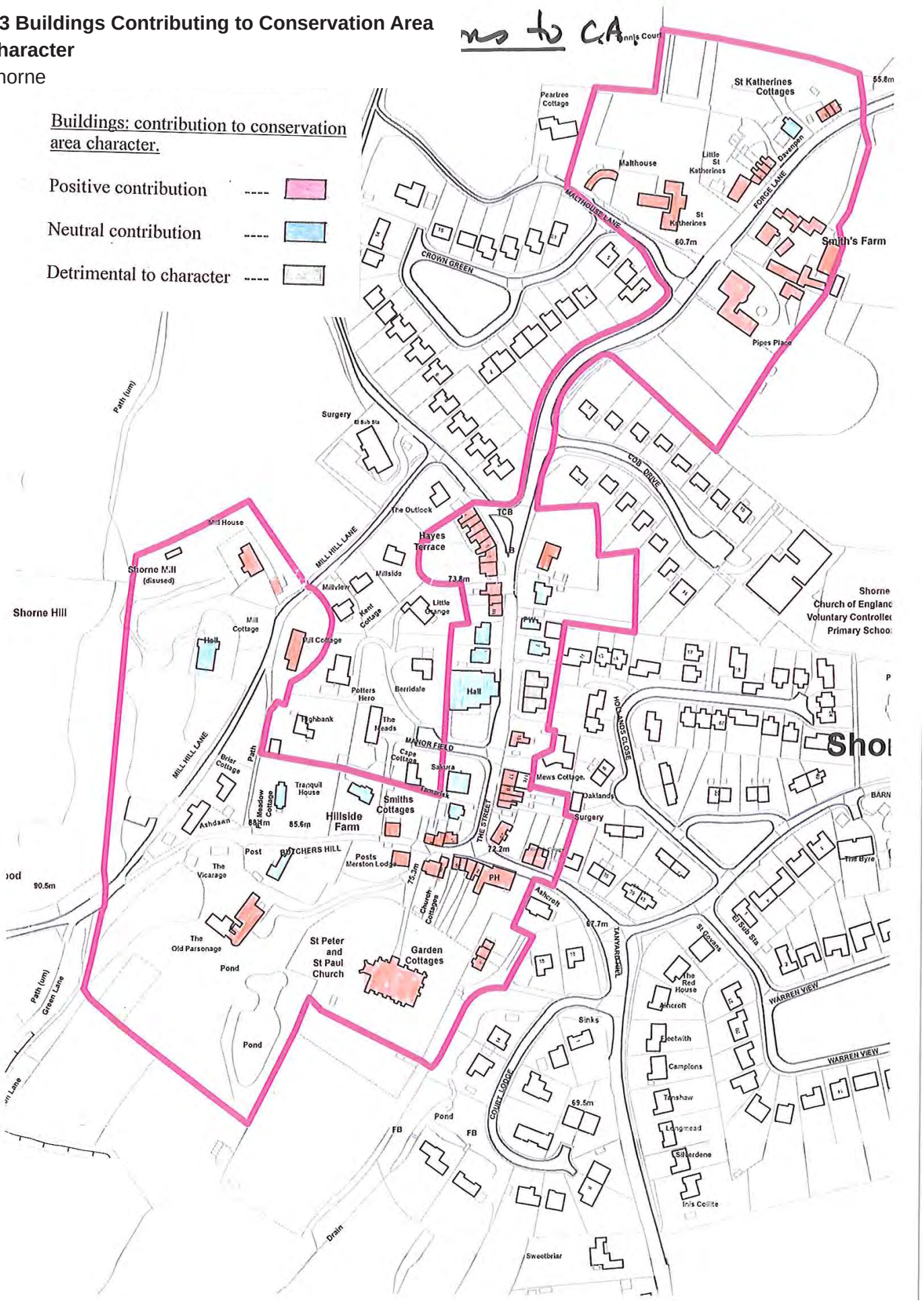


Figure 12

7.1/7.2 Spatial Character Areas 1-5
Shorne



Figure 13

7.1/7.2 Spatial Character Areas 6 & 7

Shorne

paras 7.1/7.2 sheet 2. Spatial characters – character areas 6 & 7.
contributing & detrimental elements, other than buildings



Key: see next page

Figure 14

7.1/7.2 key
Shorne

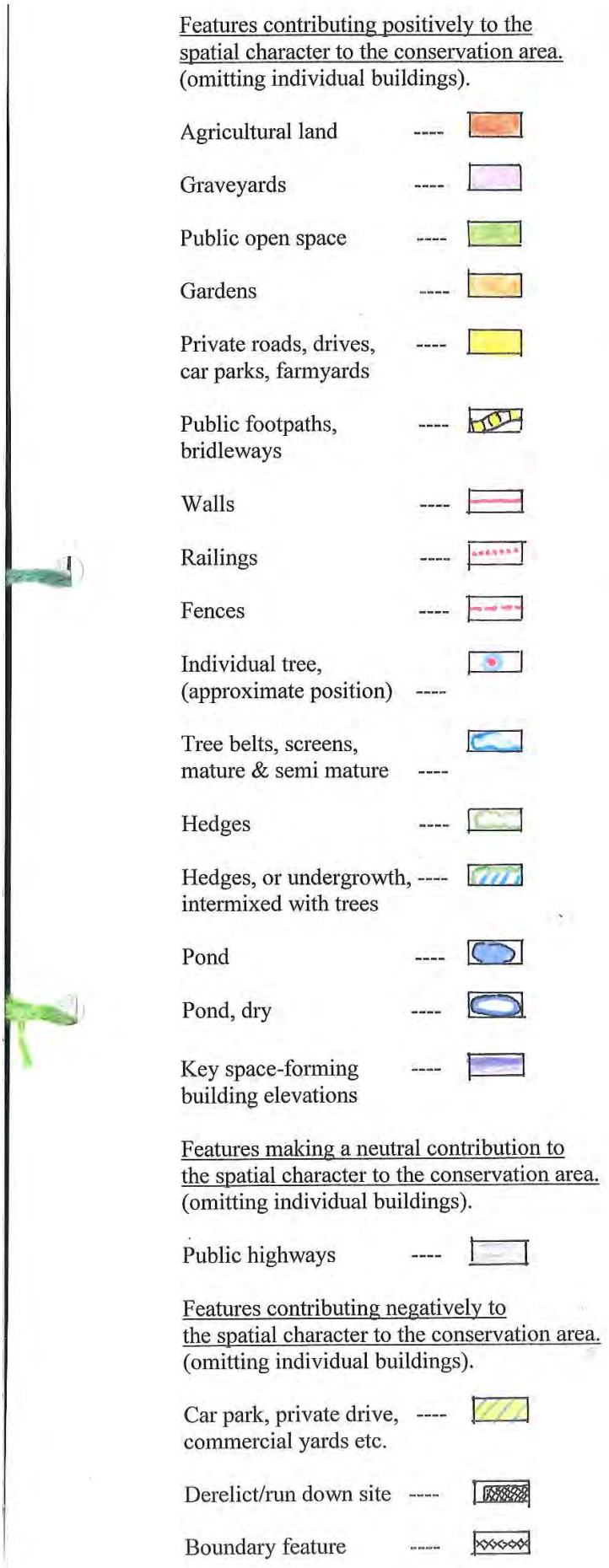


Figure 15

7.1 Village Character Areas

Shorne

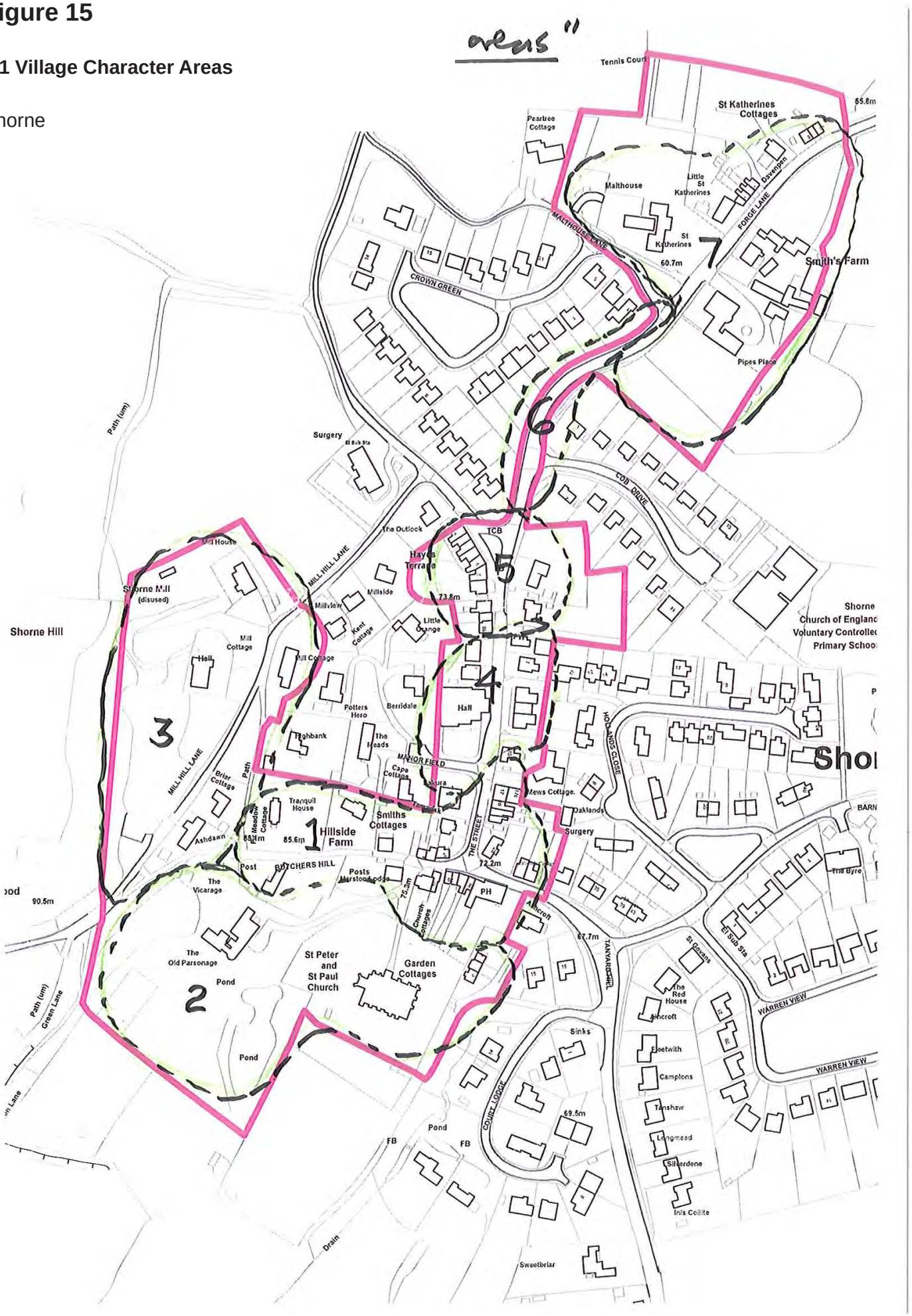
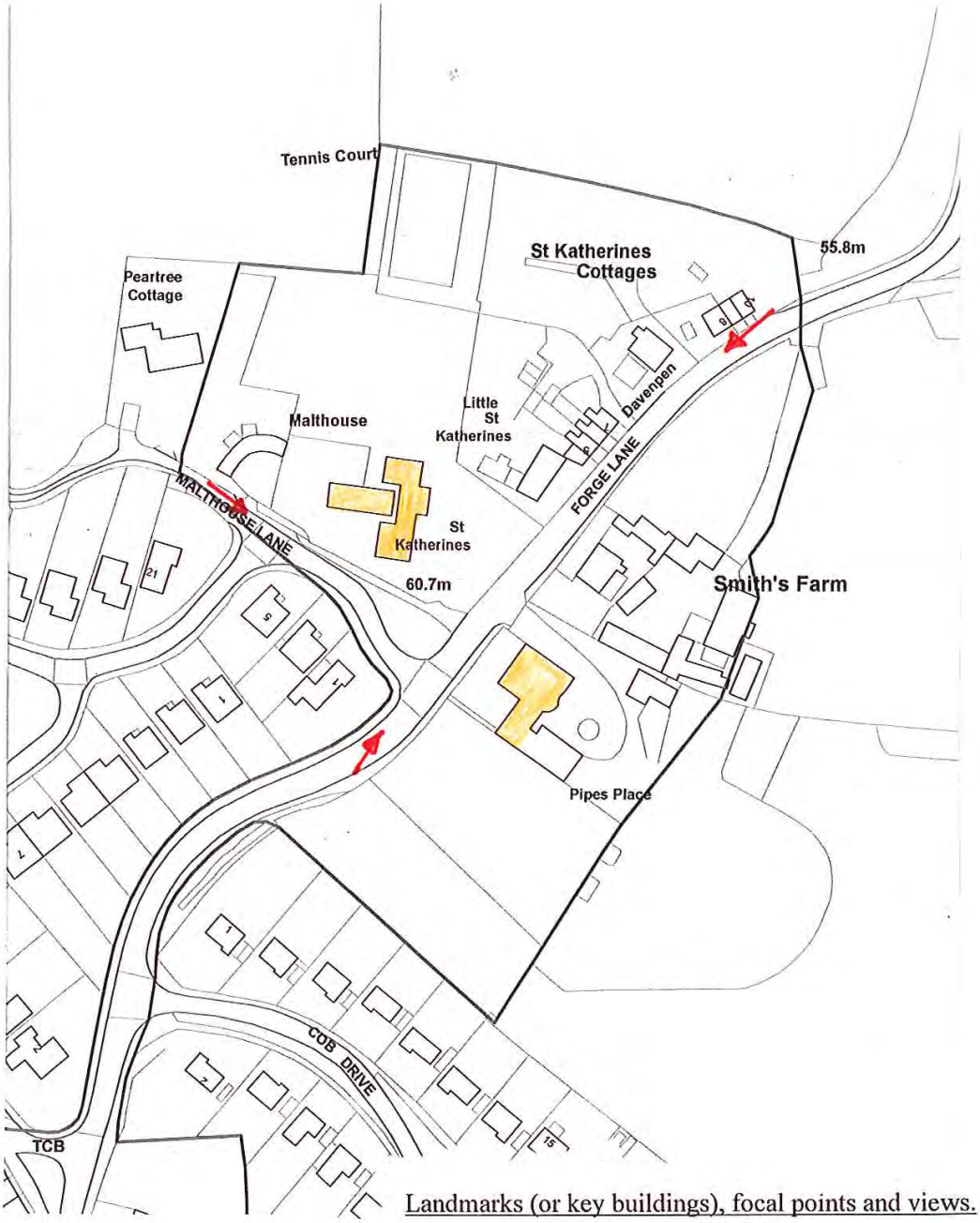


Figure 16

7.3 Landmarks (or key buildings)focal points and views 1

Shorne

1 buildings), focal points & views, 1.



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

Key:

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

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

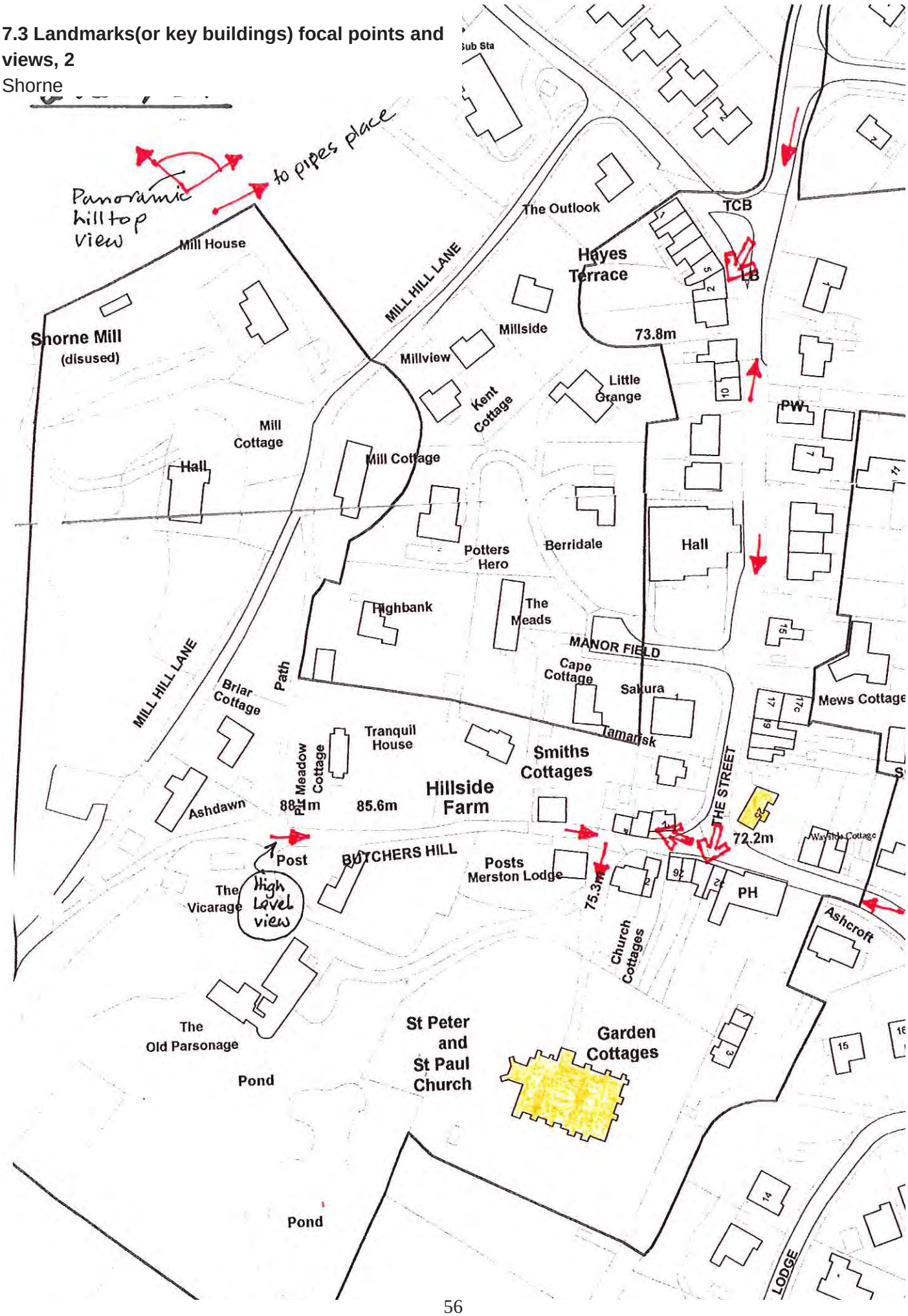
Focal points ----

Landmark/key buildings. ----

Figure 17

7.3 Landmarks(or key buildings) focal points and views, 2

Shorne



ENDNOTES

1) The parish of Shorne includes two significant further settlements and a number of outlying farmsteads. Thus around the point where the connector road leaves the Ridgeway en-route for Shorne there is a hamlet today called Chestnut Green, formerly known as Shorne Ridgeway. About a mile or so west of Shorne at around 70 metres AOD, reached by a minor road from the 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. Another important outlying farm at Lower Ifield (Ifield = 'open field with Yew trees', Eckwall) is on the minor road linking Thong to Shorne. 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 then known as Shorne Green. This was subsequently swallowed up by 20th century development, to become the modern village of Higham.

2) Under the old agricultural order inhabitants of the village would once have had recourse to the local woodland and heath for some timber and firing materials and some shared pasturing of animals, to the open lower lands for arable cropping and to the northern marshes, as they were reclaimed, for larger scale pasture. The line of Watling Street forms Shorne parish's southern boundary, shared with neighbouring Cobham parish; the people of Cobham village originally benefited in the same way as those of Shorne from the woodland and heath to each side of the Roman Road. The presence until recently of a village pond in Shorne underlines the fact that animals were once free to range over open common areas around the village and on parts of the heights of the ridge behind it.

3) 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.

4) 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.

5) Founders' buildings of church and manor house (here the Court Lodge) commonly stood close to one another. In this case as noted the Lodge occupied the low ground with the church sited up-hill immediately to its west. The church had thus to be built 'down-slope' with its eastern parts under-built, an expensive business that was avoided wherever possible.

6) Pevsner (Newman) found this such a poor effort that he was driven to devote space to complaining about it in the West Kent volume of the Buildings of England.

7) The tannery site was within the spring line area and its (essential) water supply may have been drawn from another local spring or perhaps a well. Oak bark stripped from the trees after felling was the key ingredient in the tanning process.

8) With the building of the ‘Old Parsonage’ (first called the Vicarage), the earlier vicarage became, for a time, Reading Rooms. (These later moved to the site of the present village hall.)

9)To begin with this was probably a villagers’ track leading to the main areas of Shorne woodland and heath as well as a steep short cut down to Lower Ifield.

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