Thong

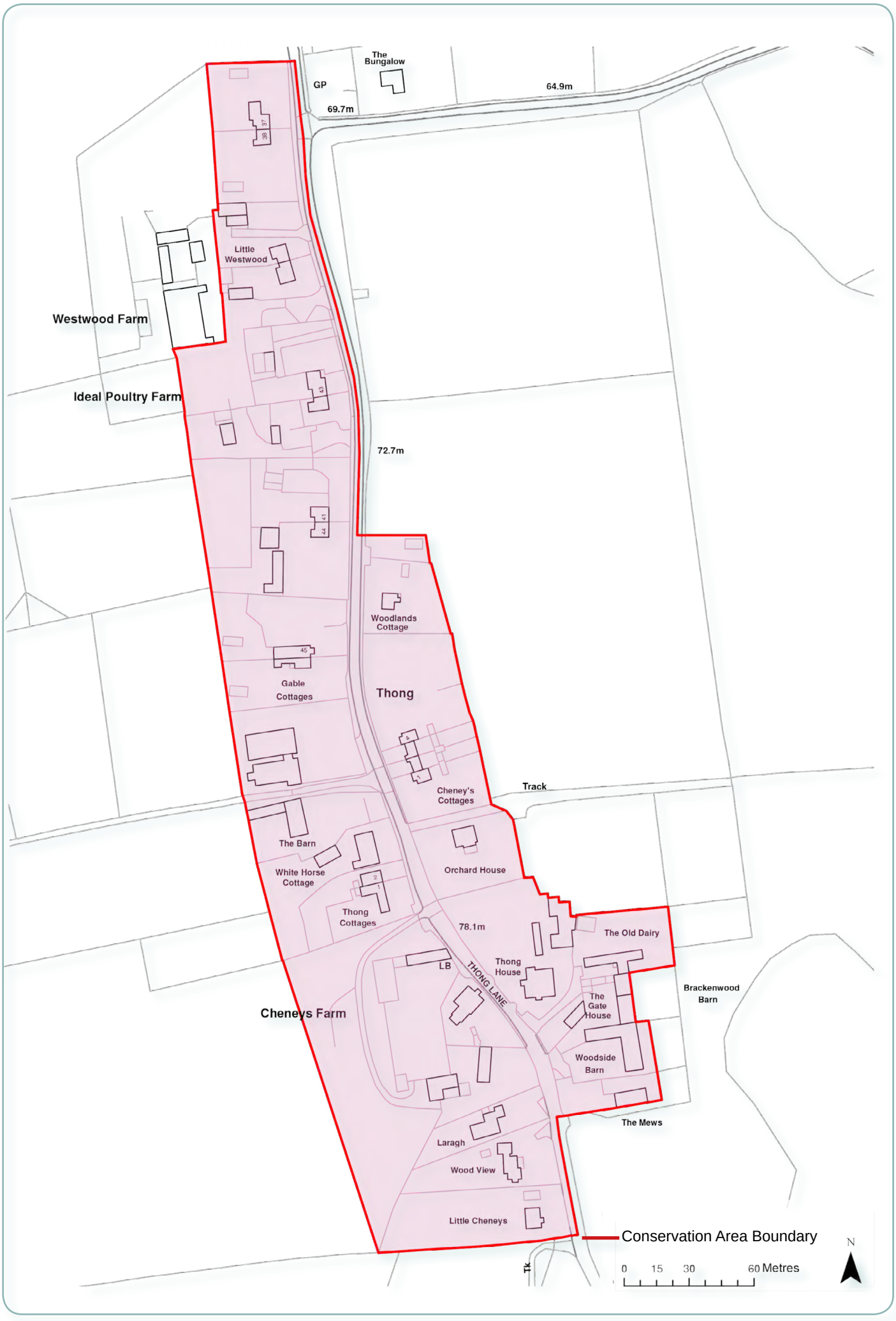
Rural Conservation Area Appraisal

Supplementary Planning Document

Delivering for the Community

Gravesham Borough Council

Thong, Conservation Area Boundary



THONG - RURAL CONSERVATION AREA APPRAISAL 2016

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1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA

Thong Conservation Area, a little to the south east of Gravesend, focuses on development along Thong Lane. Formerly a small hamlet developed around three historic farm houses and their agricultural buildings and yards, it extends to include a historically and architecturally interesting planned early 20th century small holding settlement.

2 INTRODUCTION

2.1 Thong Conservation Area

Thong Conservation Area was designated in March 1981 and its boundary was extended following the preparation of a conservation area statement of November 1999. This was approved by stakeholders and was subsequently adopted by the Council.

The conservation area's boundary contains the historic street of Thong Lane.

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 Thong 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 Thong Conservation Area and how that special character can best be preserved and enhanced.

In terms of the setting of the rural conservation areas, it is important to recognise that the surrounding landscape may also be of significance in determining impact or developing an appropriate design response. The reader's attention is therefore drawn

to other documents available on the Council's website relating to landscape character appraisal in general and the Kent Downs Area of Outstanding Natural Beauty (AONB) in particular. In the case of the latter, the Council is under a statutory duty to have regard to the purposes of including land within the AONB when taking decisions on applications that may impact on it or its setting.

2.4 Community involvement

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

The present survey identifies in more detail the following:

- The special characteristics of Thong 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 parish and parish boundaries

Thong is in Shorne parish, on the dip slope of the North Downs, a very short distance south of the modern south eastern suburbs of Gravesend. It stands at between 70 and 80 metres AOD close under the lee of part of a south west/north east running ridge of higher ground to its east and south east.

It is on a roughly north-south running minor route, Thong Lane, whose north end terminates at the site of the former village of Chalk on the edge of the reclaimed marshes fringing the south side of the Thames here. From a little beyond the north east of Thong this old established road now defines the eastern edge of suburban Gravesend. Formerly it ran through open country to Chalk, near which there were access ways to the fertile pasture of the marshes. The south end of Thong lane connects to the A2 (M) road, the former Roman Watling Street, a short way south of the village, and from thence south to Cobham.

3.2 Activities and uses

There appears to be one major working set of (modern) farm buildings within Thong. In addition there are the remnants of a number of former smallholdings lining the road in the northern half of the village. One or two of these have continued in small scale agricultural use, one for instance as a poultry farm. The wider village, including a number of former traditional farm buildings, is now essentially a dormitory settlement. It has no shops or other local services.

3.3 Geology, topography and local building materials
Figure 2 showing geology and drift
Figure 2a showing contours

The underlying geology here is the dip-slope of the chalk of the North Downs. This is overlain in the area of Thong by the later, Palaeocene, Thanet Beds. A little way east of the village these beds are in turn hidden in places by the Woolwich Beds topped by small outcrops of London Clay. These higher level and unproductive formations in this part of Kent are given over to woodland – locally, historic Shorne woods.

Thong is in very gently rolling landscape to one side of a shallow and almost imperceptible dry valley. This runs northwards near the side of Shorne woods and from thence north east out into the chalk-land fields beyond Shorne Ifield (see map). It is said that a stream formerly followed this line, rising somewhere in the neighbourhood of Cobham (more likely in Shorne woods, see further below). This seems to have eventually sunk at a swallow-hole out on the chalk, as the similar stream coming out of Shorne still does. Apart from a pond (see further below) in the fields under the edge of the woods immediately east of the Woodside Barn/Thong House farm complex the only sign of this feature today is slightly more lush grass and rushes growth against a fence line that follows along the bottom of the valley.

Materials used on and in historic buildings and walls in the conservation area are stone, flint, brick, tile, slate and weatherboard on timber frame. Some brick is rendered. The modern agricultural buildings are framed and clad in profiled artificial sheeting of various sorts.

The area has a long history of chalk quarrying and there are a number of small, probably agricultural, disused pits alongside roads in the vicinity of the village. The farming community has always known the advantages of using chalk to 'marl' heavy land. Gravel was obtained from pits on the high ground in the woods to the east of the village.

3.4 Relationship of the conservation area to its surroundings

(General setting and land-use characterisation. The village in the wider landscape)
Figure 3 part present OS for comparison with -
Figure 4 part first OS (early c 1800s)

Approached from the south along Thong Lane, tree and hedge growth and the sinuous line of the road as it enters the built up area hide from view the village's linear development northward beyond this. The two former farmsteads (and mature planting), one to each side of the road, provide a sort of 'gateway' to what lies beyond.

Approaching from the north along Thong Lane, development is initially restricted to the west side of the road. Here the village's eastern setting is open land sweeping up to the skirts of Shorne woods. The woods, on rising ground, give complete 'middle distance' enclosure on this side of the village. The wide stretch of arable land (down to grass at the time of survey) between woods and village extends right up to the roadside here. In the village's southern part the open land runs from the woods up to various back gardens, domestic paddocks and the like, these belonging to development along the east side of the road.

Seen from the wide flat windswept arable fields to the west, the backs of the village buildings and enclosures, strung out along the road and of varying degrees of visual complexity and attractiveness, seem almost 'islanded' in a wider landscape. Particularly at the village's northern end they have a kind of utilitarian bleakness and feel of isolation which is in strong contrast to many of Gravesham's other rural conservation areas. This is particularly resonant given the close proximity of suburban Gravesend.

The tall pylons and electricity power lines of the National Grid which pass close by the northern edge of Thong are very obtrusive and detract from its wider setting. The outskirts of suburban Gravesend are visible beyond Thong when looking from Shorne Woods west over the northern part of the conservation area. These too detract from the conservation area's wider setting.

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

- The open arable fields to the east of the village, along the east edge of which, parallel to the line of Thong lane, is rising ground on which is the view-enclosing feature of Shorne woods

- The wide, flat, arable country west and north-west of the village from within which the village appears to stand 'islanded' in the open landscape

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

- The tall pylons and electricity power lines of the National Grid to the north and west

- The outskirts of suburban Gravesend, visible when looking from Shorne Woods west over the northern part of the conservation area

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 and later crop marks have been recorded from the fields between Thong and Chalk. Thong is of course close to Watling Street and Roman remains have been found beyond Shorne as far north as the edge of the Thames marshes and also nearby in the vicinity of Cobham Hall.

The word Thong is probably Saxon in origin (though Eckwall's first records of its use, as one element in a longer place name, are from the 13th century). Just before the Norman Conquest the Priory of Rochester received tithes from a manor of 'Bethencourt' which then included Thong. A document from shortly after the reformation records the exact extent of the manor which then included Thong and parts of Shone, Chalk and Henhurst Farm (near Cobham). From this time the land around Thong seems to have been let to a succession of local gentry and absentee landlords. These may have included one Richard Cheney of London who died in 1625 leaving in his will an annual gift to the poor of Shorne parish. The Cheneys were an old Kentish family whose home was in east Kent but Richard Cheney's gift suggests that he owned or rented land in the parish. This may explain why 'Cheneys Farm', one of the important historic farmsteads in the village, is so named.

In the 18th century and thereafter the history of Thong was generally allied to that of the Cobham estate. However, in 1782 Cheneys farm was bought by John Reed, licensee of the See Ho inn in nearby Shorne Ridgeway. His name was in use until recently when 'Reeds Barn', subsequently 'Woodside Barn' and part of Cheneys Farm, was converted into a house. (Although named a barn, this building's lack of the usual wagon-entry and tall doors suggest that it had other uses.)

In 1803, at Reed's death, the owner of Cobham Hall, Lord Darnley, bought the 200 acres or so of land belonging to the farm and this remained in his family's hands until the early 1920s. At that time the then Lord Darnley sold it to the London County Council under a government policy of creating smallholdings for ex-first world war soldiers. Along with Cheneys, Ifield Court in Shorne and other lands in the neighbouring parish of Chalk were also sold at the time by the Cobham estate.

In Thong the Cheneys' land was partly split into a number of smallholdings, each being given a distinctive cottage and small 'barn' or workshop/store. This development of cottages and barns, its buildings now mostly altered in one way or another, forms the northern part of the conservation area. By 1925 the LCC scheme was failing and Kent County Council took over its administration. It stopped any further development at Cheneys Farm and sold the remaining land into private hands. Regrettably many of the former soldier-smallholders were without experience of agricultural matters and by the 1930s many of their holdings were either untenanted or had been taken over by neighbouring farms.

In the 1930s some speculators attempted to start a new airport on a site half a mile to the north west of Thong, optimistically called London East Airport. This was requisitioned by the RAF during World War II along with Cobham Hall, becoming RAF Gravesend. During this period the old oast buildings at Cheneys Farm were demolished by a bomb. Within Shorne Woods east of the village the RAF built one of five 'billet camps' for men stationed at the airfield. After 1945 the RAF abandoned the airfield and Shorne's billet camp became for a while home to families who had lost

their homes to bombs, before being finally cleared away. The old airfield was derequisitioned in 1956 and was subsequently developed for housing**.** At the time this was said to be one of the largest single storey housing developments in the country. It remains separated from Thong by a visually crucial parcel of open agricultural land.

4.2 Water supply and the original siting of the village

As indicated earlier, it is said that as at Shorne a stream, maybe a bourne, once ran north parallel to Thong Lane in the fields east of the village. The presence on the historic maps of a pond (still extant) in these fields under the edge of Shorne Woods and opposite the south end of the village, and another within the woods nearby, known as Randall Bottom Pond, supports this report. The two ponds, the one in the wood higher up than the other and both artificial, lie within an initially shallow and subsequently steeper-sided, valley cutting back into the rising ground. As around Shorne, within the woods the heights of the land here are capped with gravels. Below these is a bed of clay and silt forming a spring line and this will have fed the higher pond, with any overflow finding its way on to the lower pond. In former times with a higher water table and no ponds, a possibly seasonable stream may well have flowed out from the woods, past the village and on downhill to disappear in the chalkland fields to the north east. As noted earlier there is a trace of wetter ground along parts of the line of the supposed stream in the fields behind the village.

It may be that the settlement is some distance west of the former course of the bourne because Shorne Woods once extended west as far as Thong lane. With regard to the village's immediate water supply, before mains water this was from wells. A well said to be 135 feet deep survives at Chaneys Farm. There is aslo an underground cistern which would probably have been filled by rainwater – quite a common arrangement in north and east Kent. The farmstead may have had its own pond in a paddock south west of the farmstead beyond the site of its former oast house. A square plan indent in the street boundary wall of Cheneys Farm was the site of the village pump. (The author is grateful to Mrs King of Chaneys Farm for this detailed information.)

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 5 with conservation area boundary.
Figure 6/7 Comparison maps ditto**,** a selection of large scale c 19.

Thong's plan is simple with buildings spread out along Thong Lane for a considerable distance. Although running more or less north-south, as noted earlier, the lane follows a gently sinuous course so that the full extent of the village is not visible from any one place along its length. In the southern part of Thong the highway is fronted, often to both sides of the road, by flint and brick boundary walls. These are conspicuous features of village character and probably mostly of late 18th to early 19th century date.

Development divides into northern and southern halves with public footpaths leading off east and west from near the point of change. The west running path sets out along a farm track which was once a minor lane that eventually connected Thong more or less directly to Gravesend. The east running footpath leads straight across the fields to the modern Shorne woods. As elsewhere in Shorne parish the local farming community would once have had right of access to common grazing and other common uses in the local woods and heath-lands. In 1819 one of Shorne's other routes to the woods ran directly from the present Thong Lodge south east of the village, to Cobham Hall, the seat of the local landlord. From the early 19th century the woodland part of this route was planted up with rhododendrons, and visitors came from miles around to pay at the entrance gate and go in to admire the blooms in season.

Two hundred or so years ago development around the village's southern half covered much the same area along and to each side of Thong Lane as it does today. Its northern half, with development to the west side only of the road, is essentially a creation of the 1920s.

In the 1870's the village, considered from south to north, comprised firstly two farmhouses, Cheneys and Thong House along with their associated farmyards and farm buildings. These faced each other from opposite sides of the road. Thong House had its yard and farm buildings close-up to its south side. It had an extensive garden to the north alongside the road with a main walk crossed by secondary walks at right angles. Abutting this to the east was a planted area, probably an orchard, jutting out into the fields. A larger field south of this and east and south of the farmyard seems to have been park-like in character.

Until recent times Thong House possessed a more or less intact set of farm buildings that had continued to be added to up to perhaps the mid 19th century. 1923 sale particulars mention a thatched barn, piggeries, granary, wagon lodge, stables for 12 horses and an open cattle shed (endnote 1). Today the group has been converted to residential use and the former yards and spaces between the buildings turned over to gardens and car parking. New back gardens have also been made to the rear of the buildings within formerly open agricultural land. The house appears much as it was in the 19th century but the north part of its large garden is now partitioned off and occupied by a modern house. The area of the 'jutting-out' orchard still remains although its trees have gone. A few isolated individual forest or ornamental trees, now in decline, can still be seen within the field east and south of the former farmyard.

Cheneys House garden also ran along the roadside, south from the house. It was smaller and less pretentious than the Thong House garden. Adjoining it was again an orchard. The yards were to the west, and farm buildings – barn, cattle shed, stables – were beyond and around these to the west, south and north of the house. Beyond these again was a small enclosed field, possibly a paddock. Close to the house, south of the south side of the yard, was the oast house with a pair of roundels that was destroyed in the Second World War. The farmhouse may date from the 1780s when John Reed purchased the farm. Its roof and interiors were very badly damaged by fire, and then reconstructed, in 1996.

Between the two world wars the paddock to the west of the group was extended westward into the fields and retains this shape today. It is now surrounded by mature hedges. The area of former open yards west of the house was roofed over before the Great War; a specification of 1912 for this work, done by the Darnley estate, survives (endnote 2). The roofing-over ran right up to the pre-existing barn and cattle sheds to the west and also the single storey stock shed to the north. This fully covered stock-yards, advanced for its time, was still in place at the time of the 1964 OS map. Today the area of covered yard has reverted again to open space. The cattle shed to the north of the yards, survives, as do some other peripheral buildings but the barn has gone. A small stable block is converted to residential use.

Between 1945 and 1964 a large part of the former garden and all the little orchard ground of Cheneys House had been developed as sites for three modern detached houses, ‘Little Cheneys’, ‘Odd Two’ and ‘Laragh’. Some mature trees survive at the roadside here, memories of the former garden use.

A little to the north of the main farm grouping, on the west side of the road, was another farmstead, established possibly from the 17th century (considering the evidence of the continuously-jettied two storey White Horse Cottage standing at the front of the plot). Although the Cottage is now a residential property and has also been a public house, it is very likely that initially it was associated with a predecessor of this third farmyard and buildings. The pair of Victorian cottages immediately south of White Horse Cottage, known today as Thong Cottages, and much altered, was also present at the time of the Epoch 1 OS map. It then occupied part of the very modest garden of the farmhouse. The Cottages are to the same pattern as Hanbury Cottages in Chestnut Green, confirming them as the work of the Darnley Estate.

The White Horse Cottage farm buildings shown on the map belong to the 19th century and were smaller scale than those of the two more ‘capital’ houses to the south. The barn stood to the rear of the site with a yard/access space in front, facing the road. The main cattle yard was sited abutting the west side of the barn and a cattle shed closed off its north side. To the west beyond the farmyard was a third possible orchard, this time of mature trees.

North from the adjoining entry to the former lane leading west out of the village, development ended; at the time the Epoch 1 OS map was made, this was with two further buildings. These were almost certainly small houses, and they and their plots have long since disappeared and been replaced by later buildings and spaces.

When White Horse Cottage barn was converted to its present residential use in the second half of the last century the opportunity was no doubt taken to remove a modern yard to its west side. During the period from 1945 to ‘64 the first of the two still extant large scale agricultural sheds was built on the west side of the road here beyond the east/west running footpath/farm track. The house once occupying this

site had by this time disappeared. The first shed was followed by a second, similar, shed. A large, modern, hard-surfaced yard stands before these two buildings, open to the road.

Across Thong Lane from White Horse Cottage and a little further north along the road are Cheneys Cottages, a red-brick purpose-built row of four estate workers dwellings. These, also present on the Epoch 1 OS map, were designed with an eye to the picturesque and have parallels with the row in Chestnut Green, also built for Cobham estate workers. Behind the cottages are their original wash houses also in red brick. The Epoch 1 map shows one of the cottages as the village post office. There was a small separate garden or paddock north beyond the cottage gardens and it was here that the village ended on this side of the road.

The Edwardian period is probably responsible for two further cottages built at the north end of the earlier village core. These are the semi-detached Gable Cottages to the west of the road (beyond the two modern agricultural sheds). Woodlands Cottage and its little barn/shed to the east across the road here belong to the LCC's post Great War small-holding project (see below).

The remainder of the conservation area from this point north to its end at the junction of Thong Lane with Shorne Ifield Road is a product of the land settlement project of the 1920s and of the changes subsequently made to this. The original London County Council planned layout comprised firstly four new semi-detached house pairs to a standard design set far apart along the west side of Thong Lane. The last pair is opposite that road's junction with Shorne Ifield Road. These semis look east over the road to Shorne Woods. Secondly it brought into the scheme the existing Gable Cottages pair south of the new development and also added Woodlands Cottage over the road to the east. All these buildings were provided with new smallholders' agricultural sheds to a standard pattern – eleven sheds in all. The sheds, almost tiny traditional barns, had storage at first floor with a stable and further storage space at ground floor. Each new house, set well back from and slightly elevated above the highway, was given a home plot. It is within these boundaries that the present variety of modern building extensions and further working sheds etc., in and just outside this part of the conservation area, has been developed (endnote 3).

The main area of later development, which took place immediately abutting the north-west end of the conservation area behind the original houses and barns, brought into being a new farmstead. This is shown on the 1964 OS map as Westwood Farm. It included a large asbestos or metal sheet covered farm shed similar in scale to the pair down the road to the south, already mentioned. Immediately north of this was a yard-like area of single storey modern agricultural buildings also clad in asbestos or other sheeting material. These buildings survive today and are still in use.

5.2 The associated public realm

Public open space, Highways, Pavements, foot-paths, etc., and communal parking areas (private and public)

Thong has no public open spaces other than the highway and, where present, its verges. The latter are often in the form of narrow but nonetheless attractive rough and uneven grassed strips running up to the foot of the street boundary walls that are as noted earlier such a feature of the older part of the village. There are no footways to Thong Lane anywhere within the conservation area. It is a car rat-run and even in daylight it requires care and agility to travel safely on foot from one end of the village

to the other, sharing the sometimes narrow and winding carriageway with drivers who are intent on getting quickly back and forth from suburban Gravesend to the M2 Motorway. In recognition of the problem, and in particular of a tight, narrow bend, the array of highway authority warning signs at the south end of the village (including a solar panel) is so high profile as to put other aspects of the conservation area here into the shade.

It could be argued that as the place is now more or less a dormitory and week-end retreat, with inhabitants and visitors arriving and leaving by car, pedestrian safety is not an issue but for local bus passengers, navigating a hostile environment on foot en route from bus stop to front gate must surely be problem. In any case there is no doubt that continual speedy traffic at the heart of a conservation area such as Thong is in principle detrimental to its character. It destroys the opportunity to relax and contemplate at leisure which is an important part of experiencing a place. This is a problem that has been well addressed at Cobham. It will be harder to deal with in a conservation area of the size and particular configuration of Thong.

As noted already elsewhere, the tall pylons of the National Grid are obtrusive, and visually detrimental, in any view north beyond the village. The extensive area of off-road hard surfacing at the village centre in front of the pair of large modern agricultural sheds seems visually over-scaled for its context. Opposite, cars and SUV's parking within the front gardens of Cheneys Cottages damage its setting. Fortunately, when seen at an angle from the highway, adjacent garden hedges and trees help to obscure this visually unfortunate development.

6 THE BUILDINGS OF THE CONSERVATION AREA

6.1 Building types

Thong is a very small settlement developed around three once traditional farmsteads. It was extended in the 20th century by the addition of a number of smallholder steadings and within these a further, later, group of modern farm buildings. It has a few modern houses and a pair of substantial modern agricultural sheds facing onto a very extensive modern concrete apron. The village's highest status historic building types are the three farmhouses of Thong House Farm, Cheney's Farm and White Horse Cottage. In the late 18th/early 19th century these were provided with farm buildings and spaces appropriate to the mixed farming culture of the time i.e. cattle yards onto which opened barns and single storey cattle sheds as well as stables etc. While the agricultural buildings of Thong House Farm more or less retained their original form until recently when they were converted to houses**,** those of Cheney's Farm became part of a larger covered cattle yard scheme at the start of the 20th century**.** This has now gone as has, more unfortunately, the site's traditional barn. The separate yard and buildings behind White Horse Cottage, now a house, were built in the 19th century and again take the barn, yard and cattle shelter form.

Well below the farmhouses in status, historically late land-workers cottages figure quite largely in the village. These are Cheneys Cottages, a nineteenth century terrace of four and Thong and Gable Cottages which are 19th and early 20th century cottage pairs across the road from Cheneys Cottages. Woodlands Cottage which stands to the east of the road beyond Cheney's Cottages was built under the land settlement scheme.

Lastly there are the structures of the 1920s land settlement scheme. As noted these originally comprised semi-detached houses having within each curtilage a small, free-standing, two-storied, multi-purpose, agricultural building. Whereas earlier examples of the semi-detached house or cottage are common in the village, the little smallholders' 'barns' have no exact historic precedent in the region.

Later 20th century agricultural buildings having most effect on the conservation area are three tall side-wall, large span, low-pitchched roofed sheds. Two stand together towards the village centre. The other is in the land settlement colony to the north and lies immediately outside the conservation area boundary. These buildings have little in common visually with their agricultural predecessors and are of little architectural interest.

6.2 Building form

Seen from the street the overtly oldest house in the village, two storey White Horse Cottage has a long, rectangular plan with an overhanging first floor. It has a pitched roof, half-hipped at each end with one chimney stack on the ridge. Cheneys Farm house, in brick, has a double-pile plan with gabled, peg-tiled roofs above and a rear extension. It has a tall, plain, symmetrical, Georgian elevation facing the street. There is an historic single storey extension at the rear where the house overlooks the farmyard. Thong House has a two storey red brick front section towards the road with a 'picturesque' roofscape above. The south elevation carries a projecting two-storey bay window. To the rear are two lower two storey extensions with pitched hipped roofs, one in red brick, the other boarded. Cheney's Cottages, another example of the 'picturesque', has a stepped plan, steep roofs, big chimney stacks and gables. As noted earlier a row of original wash houses survives behind the terrace; once

freestanding these are now unfortunately joined up to the latter. As originally built, the LCC land settlement semis were simple storey-and-a-half, gabled, yellow stock brick 'boxes' with an outshut down to one storey at the rear (either built initially or shortly afterwards)**.** A number have subsequently been extended, not always sympathetically.

All of the former traditional agricultural buildings within the settlement use the simple narrow depth to length, rectangular, ground plan of the time. Most will be of late 18th or early 19th century date. A number of them were open sided cattle shelters. Some buildings are brick, others framed and boarded externally. There is a mix of steeper peg tiled and shallower-pitched slated roofs. No thatch survives**.** The land settlement 'barns' are also simple 'shoe-box' rectangles in plan, black weather-boarded with steep pitched roofs – possibly 45 degrees – and with their gables facing the road.

6.3 Planned building layout

While there are other examples of 1920's land settlement schemes in Kent, Thong's is both extensive and well preserved. After almost 90 years the original form of the barns can still be clearly read in spite of the extensions that a number have been given. The form, detail and materials of all the original buildings can still be understood within the original, designed, overall setting even though this has suffered alteration over the time. All this produces highly unusual local character.

6.4 Listed, locally listed and key unlisted buildings; buildings making a neutral contribution to conservation area character; and buildings detrimental to conservation area character
Figure 8 – listed, 'locally listed'/key unlisted, 'neutral' and 'detrimental' to character

6.5 Brief descriptions of some buildings contributing to conservation area character

This list is not comprehensive. Other historic buildings not included also contribute to conservation area character. Descriptions are generally confined to the street façade of the building only. Comment is made without the benefit of internal inspection. Interiors invariably fill-out the picture and may sometimes change the emphasis of exterior descriptions.

White Horse Cottage

This is the village's only listed building. The plan is basically rectangular, though it has a small rear extension at one end. The jettied upper floor, intended to be seen from the road, is clad in white weather-board while the ground floor wall is of white painted plaster or render. It is likely that the boards conceal a hardwood timber frame. The chimney stack, centred on the ridge, is set towards the south end of the building and this, and a slight change in ridge level, suggests that this may be the earlier part of the building, extended later by adding another bay to the north. It is possible that there was a ground floor 'lobby entry' opposite the stack from the start. The half hip gable seems to have been used over a long time span in Kent, from at least the 17th century onwards.

Cheneys Farm house

Cheneys Farm house has a double-pile plan. It is basically a tall, originally 18th century, red brick box with an extension on the back. It has a peg-tiled M cross-section roof above with double gables at the ends, the front section having gable-end

chimney stacks. Much of this part of the building has been rebuilt as a result of a fire in 1996. All the building's elevations were refurbished at that time with new ground and first floor windows and dormers. The interior has also been heavily reconstructed. The rear extension is set to one side and was built as a kitchen. The front has a later, single storey, central porch and its main entrance is now on the side. At the rear the house overlooks the old farmyard. It stands up above this on a little terrace with an 18th or 19th century brick retaining wall down to the farmyard.

Thong House

Thong House is visually complex externally. Its main body, in red brick, runs north-south, fronting the road, with tall brick chimney stacks to east and south. Three overhanging barge-boarded gables are introduced within the steep peg-tiled roofscape here. The south elevation has the projecting two storey brick bay window mentioned earlier. Because the house exterior has had very extensive cleaning and renewal the patina of age has gone but from the features described it is reasonable to assume that this part of the building dates perhaps from the first half of the 19th century. Of the two lower, abutting, two-storey rear extensions attached to the main block's east elevation, one is in brick, the other is black weather-boarded. Both have peg tiled and hipped roofs sharing a central valley gutter. If there is anything of age within, it may be here that it is found.

Cheney's Cottages

The decorative Victorian form employing heavily emphasised chimney stacks and gables to help to animate a basically simple plan is found also in Cheney's Cottages. The roof pitch here is very pronounced, purely for effect. For variety, advantage of the arrangement of four is taken – the two central dwellings have their entrances on the front, the two end ones on the ends. All these features combine with ground-plan projections and recessions to produce rich visual character on the street frontage.

Gable Cottages

The village' early 20th century pair, Gable Cottages is a good example of simplified Edwardian picturesque. It has barge-boarded gables and dormer with the roofs over its two halves set at right angles to each other, and tall chimneys.

The land settlement houses

The significance of these houses lies in the key part they play in the little colony's overall plan. In many respects the semis are not unlike the more common rural council houses of the inter-war period. Their roofs are gabled and they have an additional triangular gablet in the centre of the front elevation, shared between the two dwellings. The height of the windows within the gablets shows that the ceilings of the attic rooms inside are partly sloped to the side. As perhaps a gesture towards the rural 'context', gable peaks above first floor windows are black weather-boarded. The brickwork of the houses retains some of the yellow so often lost when London Stocks are exposed to soot and other pollution. It has to be said that some of the houses have undergone unfortunate additions and changes undermining their original architectural and historic integrity. The roofs of all the semi detached houses are clad in concrete tiles. That of the single unit Woodlands Cottage is in clay tiles and this is likely to have initially been the case with the rest also.

Traditional farm buildings

Dating farm buildings exactly can be difficult so it is helpful that the date of the brick farm building originally known as 'Reed's Barn', now a house, can be confidently put within the 20 years between 1782 when Reed purchased Cheneys Farm and 1803, the year of his death. The exterior form of this building - storey and a half brick walls with a half-hipped and peg-tiled roof - was thus current at that time. This contrasts with the form of the probably slightly later timber framed thrashing barn behind White Horse Cottage with its boarded exterior and gabled, low-pitched, original Welsh slate roof. Both these roof arrangements were in common use in agricultural buildings of the time, as was the fully hipped roof. The peg tiled former timber framed and boarded thrashing barn at the centre of the Thong Farm complex is gabled but with a hipped wagon-entry or midstrey canopy. Of the roofs of subsidiary, conjoined, single storey buildings and extensions around it, some are hipped and some half-hipped, of slate and tile mixed. Some of these may be modern reconstructions. Some brick and timber-framed secondary buildings, cattle sheds and stables, still survive unconverted at Cheneys Farm.

The land settlement barns

These are surviving examples of a rare type. They must be timber framed in softwood. The original street-facing gable-end arrangement had an outside stair to a door to the first floor under a small projection of the roof. This distinctive feature survives in all cases. The roof space was possibly intended for a hay-loft. At ground floor in the building sides there was a stable door at one end and double doors opened into the main body of the building a little further down from this. Most of the buildings have suffered various alterations (in some cases the stable has been done away with and double doors moved to the gable-end) but all still retain considerable architectural integrity. As noted the buildings are black weather-boarded and their roofs are clad in good looking wide profiled, and probably original, artificial sheeting, possibly early asbestos.

6.6 Building materials

These run the gamut of typical north and east Kent vernacular and industrial revolution products. That (probably) collected by hand from the fields by women and children in the 18th and 19th centuries, flint, is prominent in roadside boundary walling. Used in such walls it is combined for stability with red brick dressings, weatherings and piers. Knapped flint is found in at least one building, the former cattle shed immediately north of Cheneys Farmhouse. A short section of boundary wall alongside Thong House is built from rough limestone blocks; an alien material locally, such quality stone was usually reserved for churches and the like. Both the earlier red and the yellow stock brick are to be seen; the reds, and some yellows, were often the product of relatively local excavation and burning, other yellows came from later more industrialised operations. Traditional, pre-industrial revolution, hardwood wall, first floor and roof framing will have been used in White Horse Cottage, originally combined with daub panel infill or exterior lath and plaster. The weatherboards here are a later alteration. Roofs today are clad either in clay peg-tile made in the region or slate, imported in bulk from the late 18th century. Before the modern domestic conversions at Thong Farm the roofs of some farm buildings there may have been clad in galvanised iron sheet – this survives over the former cattle shed at the barn behind White Horse Cottage. On traditional agricultural buildings with steeper roof pitches it can be expected to have sometimes replaced thatch.

Of the land settlement buildings, the yellow stocks of the houses continue a local later 19th century local tradition of use into the 1920s. The roofing used on all the houses here appears to be an early interlocking tile of some sort, possibly concrete. This almost certainly replaces red plain clay tiles. The little porch roofs where they survive are of red clay tile. As noted earlier, the 20th century profiled (asbestos?) sheet roofing of the barns, flat with overlapping raised edges where sheets abut, is historically interesting and architecturally satisfying.

6.7 Local details

Local village detail follows the general tradition of Kent's timber framed and brick vernacular architecture. No building or use of material can be held to have a character unique to Thong with one possible exception, that of the original small barns of the land settlement scheme.

As a generalisation, within any conservation area later window, door and other detail design and therefore appearance are not always in character with historic host buildings. Two obvious cases are the variety of new extensions, porches and ad-hoc modern re-windowing etc of the former land settlement houses and the similar attentions given to the windows of Cheneys Cottages.

7 SPATIAL ANALYSIS

7.1 Spatial character and form of development within the conservation area
Map showing arrangement of Village 'character areas'.

The conservation area is divided up notionally into two abutting character areas. These are shown on the figure 9 and are:

1 The south half of the conservation area, to the west of Thong Lane as far north as the track leading off westward just beyond White Horse Cottage and to the east of Thong Lane as far north as the land settlement barn north beyond Woodlands Cottage

2 The north half of the conservation area, west of the road, from the track leading off westward north of White Horse Cottage to just beyond Thong Lane's junction with Shorne Ifield Road

7.2 Individual character areas

Both character areas are identified individually and their special character (as set out here below) briefly described. The Map that follows shows 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.

Discussion assumes an approach to the village from its south end.

Introduction

In the southern, as in the northern, half of the conservation area Thong Lane forms the sinuous village 'spine' with all its related dwellings having access drives opening directly onto the road. In the south half, farm buildings from the three historic groups that were developed around and behind the three 'capital' dwellings lie, or lay, more or less away from the road, reached from it along tracks of varying lengths. Historic roadside boundary walls, trees and hedges to both sides of the road hide much of what is off-road from view, especially in the south section, and concentrate views forward along the carriageway. In these circumstances disappearing forward views at mid-distance bends in the highway (combined with roadside buildings, walls and trees etc brought into view as the road curves), are the key contributors to character.

The only significant development breaking this rule is the extensive modern, metalled yard at the village centre, with its front side wide open to the highway and closed at the back by the two modern agricultural sheds. This space, in character area 2, is somewhat detrimental to area 1 which it abuts, due partly to its general bleakness but also to the framed effect it gives to the two set-back sheds. These, in their material and design, fail to make any useful contribution to conservation area character. It should be said, however, that it is in the close rather than the distant view that this arrangement is visually damaging.

1 The south half of the conservation area

Approaching the settlement along the road from the south the now residential former farm building complex and a part of the farmhouse of Thong Farm stand out in the field on the right, to the east of the highway. Mature trees hide the roadside elements

of Thong, and all of Cheneys, farmsteads. On the left the three modern houses south of Cheneys Farm are very well hidden behind hedges and low tree growth and are more or less concealed from both passing driver and pedestrian.

As a left hand bend is approached the roadside parts of Thong Farmhouse and its heavy local shrub planting come into full play with a visually important boundary wall starting here also. To the left of the road Cheneys farmhouse is hardly noticed, hidden behind mature trees, a second boundary wall and overgrown hedges. Immediately west of the house, invisible from the road, is its defunct but still present historic farmyard. This is important as it forms the house's historic western setting.

As the road swings the other way White Horse Cottage takes the eye with Thong Cottages next to it increasingly apparent the closer one gets to the corner. On the right hand side of the road here the continuing boundary wall topped by tree and shrub growth in adjacent gardens stops any view eastward. Closer still to White Horse Cottage the long view down the road is stopped again by a further right hand bend enclosed some distance off by a tall dark Leylandii hedge within area 2.

Just beyond White Horse Cottage its now residential farmstead buildings are set back from the road with good, character-contributing, garden space in front, behind low historic boundary walls. Immediately beyond this is the start of the village's west running field track. On the opposite side of the road the equivalent footpath leads off east to Shorne Woods and here the road's east-side boundary wall ends, its line continued north by low hedges backed by trees and shrubs with, set back a little just beyond, the very pretty Cheneys Cottages row.

Finally to the west, the modern off-road open yard space beyond White Horse Cottage comes briefly into the picture. At the same time one can at last see well down the road into area 2 with its gapped hedges fronting the land settlement area. One also sees, across the yard space to the west, the long flank and roof of Gable Cottages, the first of the land settlement properties with its original wash house and the later barn building behind it.

On the right-hand side of the road area 1 continues north to include the plot of Woodlands Cottage and the former land settlement barn beyond this. Again these are more or less hidden from view by roadside hedging. Coming from the north glimpses of the barn are obtainable in places far off but the cottage is more or less hidden from view by trees and hedges.

Running the character area 1 route in reverse, from north to south, key factors are that Cheneys Farmhouse now becomes an important character contributor as one approaches it with Thong Farmhouse opposite hardly noticed.

Significant 'external' spatial features of this part of the village tend to be boundary arrangements around the rears of the properties relating to Thong Lane. These are best identified graphically and can be found on the relevant Maps, figures 10/11 As noted at the outset of this section, 'contributing' private garden areas etc. are also best identified graphically

2 The north half of the conservation area

One essential difference here is that the highway is open to the fields to the east and is developed only along its west side.

Starting again at the south, where area 2 abuts area 1, Thong Lane's eastern boundary is formed of a substantial continuous hedge. This initially confines views forward, north along the highway. In due course, beyond a left hand bend in the road, the hedge becomes gappy and then more or less non-existent, so that the fields and distant woods to the right become open to view. From a distance, for instance from just below the edge of Shorne Woods to the east, the whole of the land settlement 'frontage' to Thong Lane is visible, an extreme contrast in character when compared to the earlier historic arrangements in area 1. At this range houses and their original barns are equally prominent. Closer to, the houses dominate.

Originally, north beyond the modern open yard and its set-back pair of agricultural sheds, development on the road's west side here comprises the settlement's semi-detached houses spaced at wide intervals with its 'barns', two at a time, set back between them. All this survives with very little modern frontage infill other than some extensions, of standard form, on the gable ends of the houses and also some low key ones to the barns. Where it occurs, modern development of any scale is towards the western side of the house plots and viewed from the east it therefore has marginal visual impact. The gaps between buildings are filled to varying degrees by shrub, bush and tree growth with cupressus varieties popular. Not surprisingly there is little sign of classic English forest or hedgerow tree species.

The Lane's elevation falls slightly northward while a bank up to marginally higher land develops along its west side. On this slight bank are the front boundary arrangements of the house plots. These were probably originally provided as quickset hedges and most retain this form with quite wide and appropriate rural style open gaps at entrances from the highway (generally sanded bitumen/hoggin finished and kerb-less). The positive effect of these features is to reinforce the rural nature of the development where it would have been very easy to suburbanise it.

Commencing from the south of the character area, the view north along the road extends only as far as the bend mentioned above with, on the left, the first few settlement houses behind their hedges registering as visual incidents with wide gaps between as one passes.

The scene is repeated, and completed, further north beyond the bend. Here, however, a seemingly small but most unfortunate modern change destabilises the roadside integrity of the planned overall settlement design, bringing in an out of place touch of the suburban. In this one case the front hedge has been removed and replaced by close boarded fencing. This has hoop-topped trellis panels above and is combined with two pairs of brick gate piers with brick pyramidal tops supporting two modern mild steel so-called 'wrought iron' gates.

Lastly, the western side of area 2 where it meets the fields must be considered. A number of the original settlement 'barns' are set towards the back of the plots and where this happens these are prominent and attractive. The later 20th century Woodlands Farm development stands out, a jumble of modern sheds and farm machinery parked in the open. The backs of the two modern agricultural sheds in the centre of the village also stand out. Some of the gaps between buildings are filled by groups of trees, perhaps small overgrown orchards. All together the picture is rather ragged, but given the continuing working nature of some of the enterprises within this part of the conservation area, this is to be expected and is appropriate.

7.3 Landmarks or key buildings, focal points and views
Figure 12 showing Landmarks, focal points and views. Main contributing and detrimental views are identified

8 SUMMARY CHARACTER APPRAISAL

Including positive and negative features

The conservation area comprises two completely different kinds of settlement standing together in an open and wide spreading context of gently rolling and flat arable fields. The south half of the village is the result of the coalescing together across and along a roadside of three historic 'capital' houses (some or all no doubt occupying very old sites) and their environs including their 'traditional' farm yards and buildings. Developed over time these buildings and their evolved local setting of road, mature trees, hedges, gardens and walls, have come to form a place that is greater than the sum of its parts. Character is finessed further by the late addition to the group of some well built, if small, terraced and semi-detached houses for the workers labouring on the farms associated with the 'capital' houses – initially at any rate 'tied houses'.

The main negative feature in this part of the conservation area arises from the presence of the road itself, which brings traffic. Its relative narrowness (between boundary walls etc) contributes to the aesthetic quality of the area but makes it dangerous for pedestrians to use. It seems to be part of a quite well known local 'back route', especially for car traffic. In this respect it is no doubt very different from how it was even fifty years ago.

Most of the northern half of the conservation area is the result of the implementation at one point in time and from the top down of a small planned settlement designed with a particular social purpose in mind. It can be seen as a still living document expressing this original purpose in bricks and mortar. A standardised house plan is repeated along with a similarly standardised agricultural shed or barn. The buildings and their immediate surroundings do not coalesce to form a place as do the three traditional farmsteads to the south. Rather they are spaced out along a line, with a certain rhythm, parallel to the line of the road and on one side only of it. Character here was initially, and still in large part remains, about linear planning rather than local 'space-forming'. So far infilling between houses has been kept to a low level and this remains essential in order to protect this key aspect of character.

As far as the original buildings are concerned negative features here relate essentially to the gradual degrading of intrinsic architectural character by piece-meal and often small scale alterations and extensions etc. An example of the vulnerability to change and visual downgrading of the setting of roadside hedges, openings etc has already been given above.

At the south end of the northern half of the conservation area are the modern roadside open yard space and pair of prefabricated agricultural buildings identified as adding little quality to Thong's character. While continued agricultural use is of course appropriate and to be supported here the opportunity to improve the conservation area contribution of the road frontage of the site should be taken if and when it arises.

Positive features:

The southern half of the village

- The extended grouping across and along a roadside of three historic 'capital' houses and their associated traditional farm yards and buildings including former estate cottages

- The surviving buildings, walls and topography of the farmyard of Cheneys Farm, forming the west setting of the house

- The individual historic buildings and their evolved local setting of road, mature trees, hedges, gardens and walls

The northern half of the village

- The small planned agricultural settlement designed with a particular social purpose in mind

- A standardised house plan repeated alongside a standardised agricultural shed/barn, with wide original gaps between each house/barn pair and the next

Negative features:

Generally

- Traffic travelling through the village and the lack of safe arrangements for pedestrians having to use the road

The southern half of the village

- The gradual erosion of intrinsic architectural character in some of the buildings by piece-meal and often small scale alterations

The northern half of the village

- The modern roadside open yard space and pair of prefabricated agricultural buildings at the south of this area

- The gradual erosion of intrinsic architectural character in the purpose-built settlement houses, and to a lesser extent their barns, by piece meal and often small scale alterations

- The vulnerability to change and visual downgrading of the building setting of roadside hedges and openings, and the introduction of out of character roadside boundary treatments.

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

No amendments to the conservation area boundary are considered necessary.

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 historic farmsteads and farmhouses are close to going completely out of agricultural use. Two very large sheds built in the centre of the conservation area form a partial replacement farm steading. The planned buildings of the original smallholdings appear to have been given over in large part to other uses. Much of the rest of the conservation area is no doubt already a dormitory for those working elsewhere.

9.5 Locally listed buildings

There is no adopted comprehensive Local List for the Borough and, subject to the 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

Potential conflict between pedestrians and traffic and the latter's effect on the character of the conservation area, arising from the degree of use of Thong Lane, was discussed earlier. A comprehensive traffic-calming scheme could improve the situation.
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

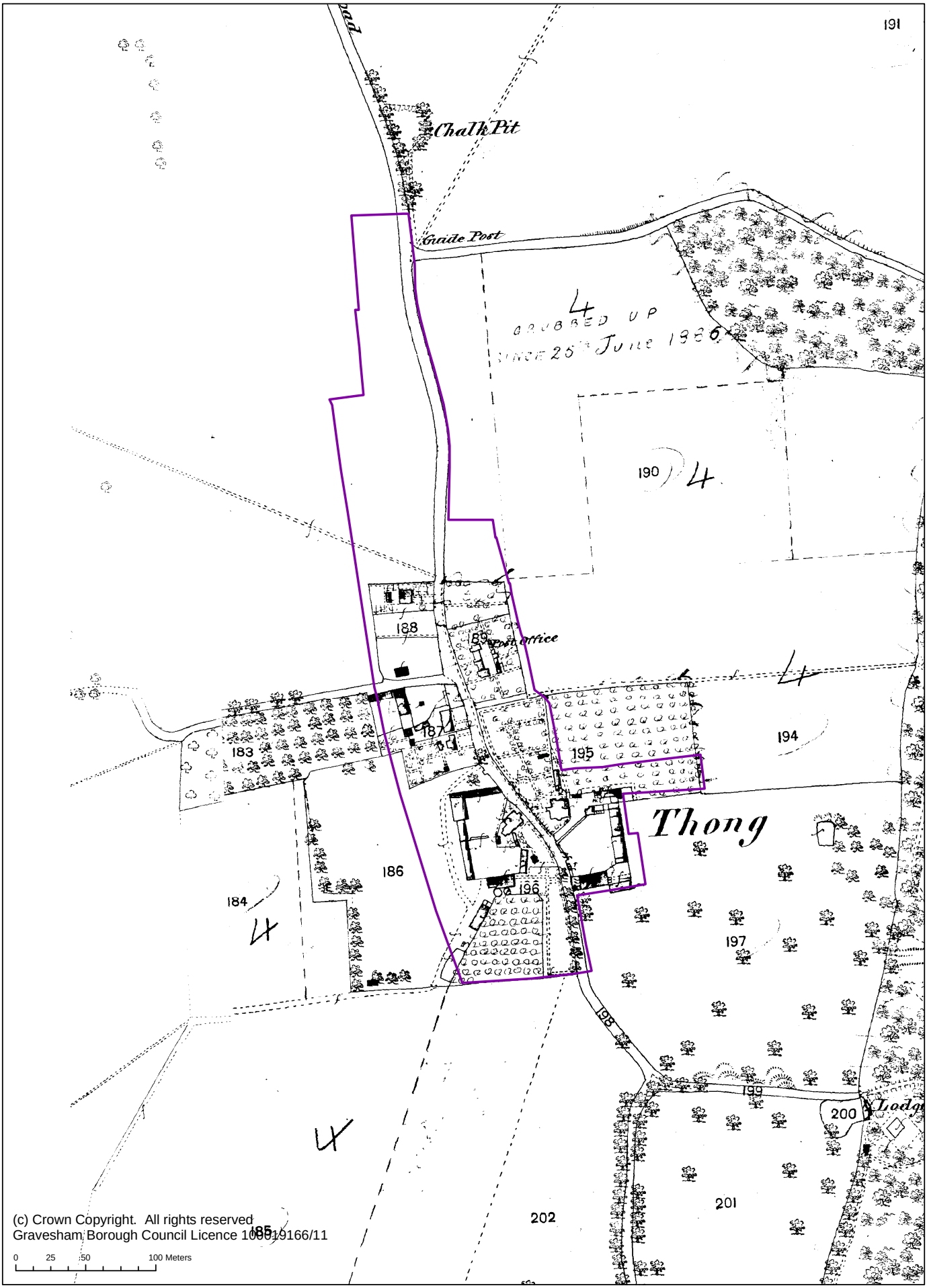
Enhancement of Thong lane where it passes through the conservation area might be achieved under the traffic-calming scheme referred to above. If thoughtfully designed, strategies such as changes in the character of the road surface, narrowing of the carriageway in places and the introduction of sections of pedestrian footway, can all contribute to improvement in local ‘sense of place’.

9.8 Trees

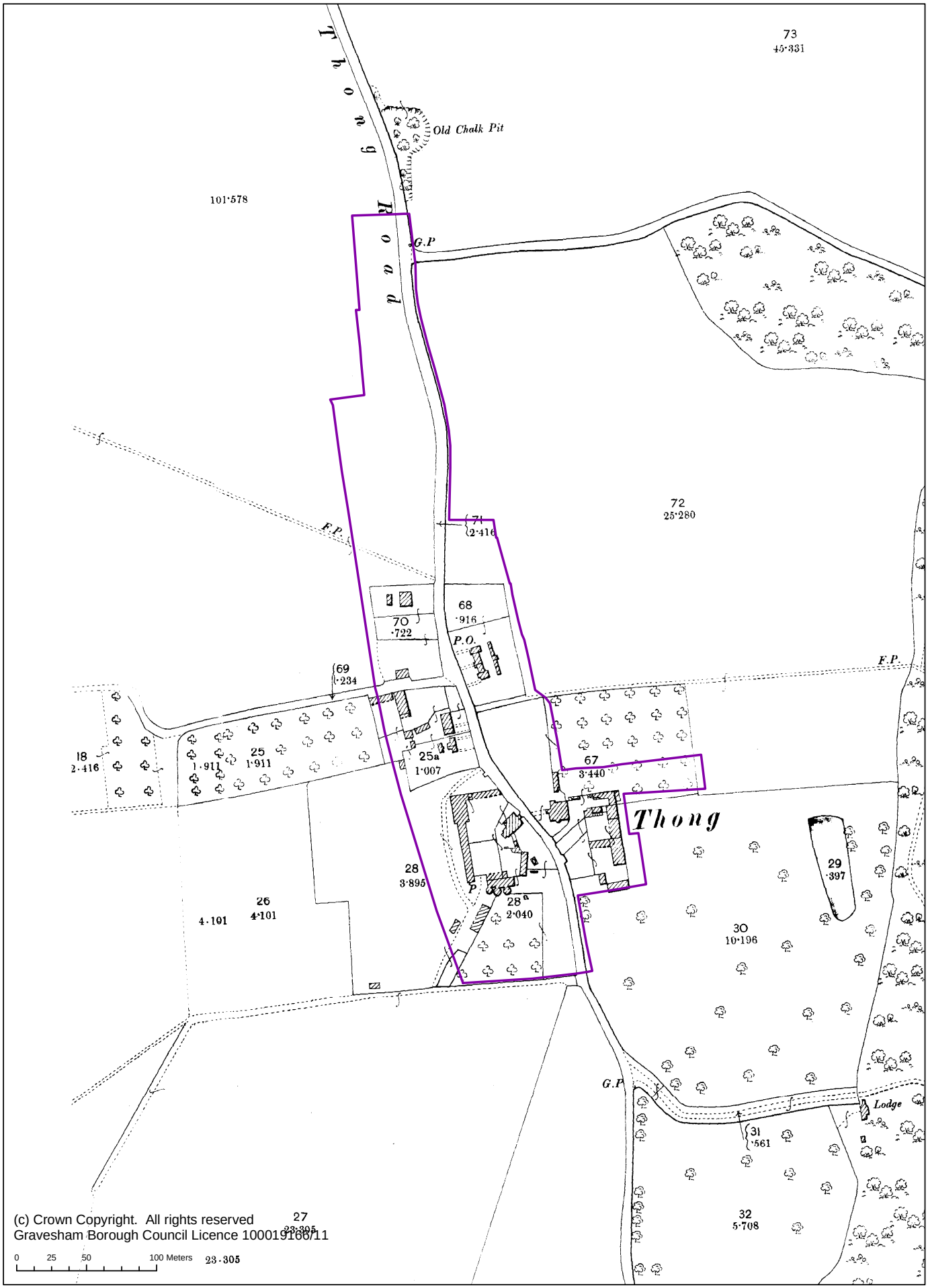
Subject to certain size restrictions, all trees within the conservation area benefit from a level of protection, and permission is required from the local planning authority to undertake works to them.

Appendix 1

1843-1893



1891-1912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G.P
73
45·331
72
25·280
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F.P.
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·722
P.O.
69
·234
18
2·416
25
1·911
1·911
25a
1·007
67
3·440
Thong
28
3·895
28a
2·040
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4·101
4·101
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·397
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10·196
31
·561
Lodge
G.P
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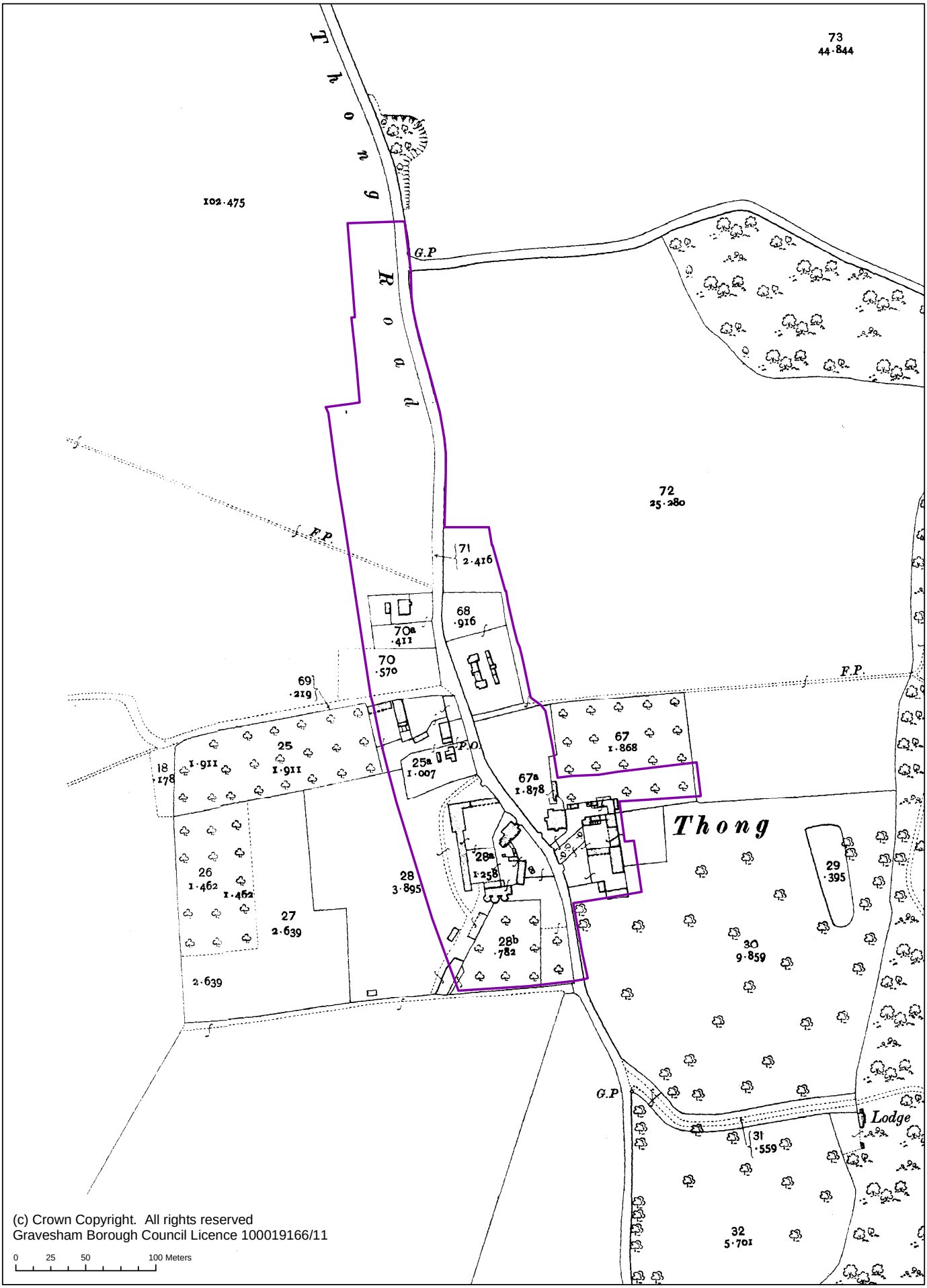
1904-39



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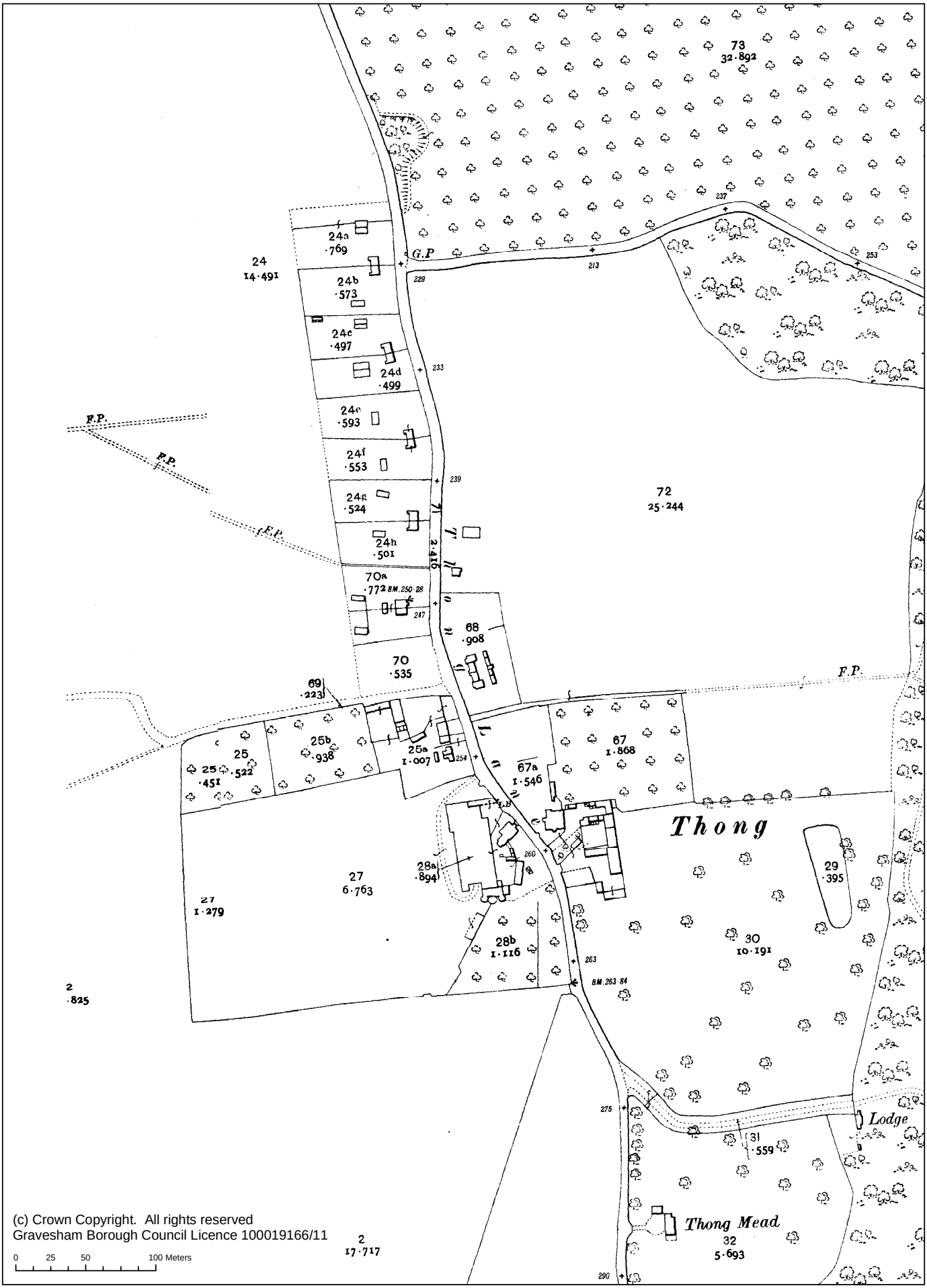
1919-1943



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0 25 50 100 Meters

Figure 1

3.1 Location

Thong

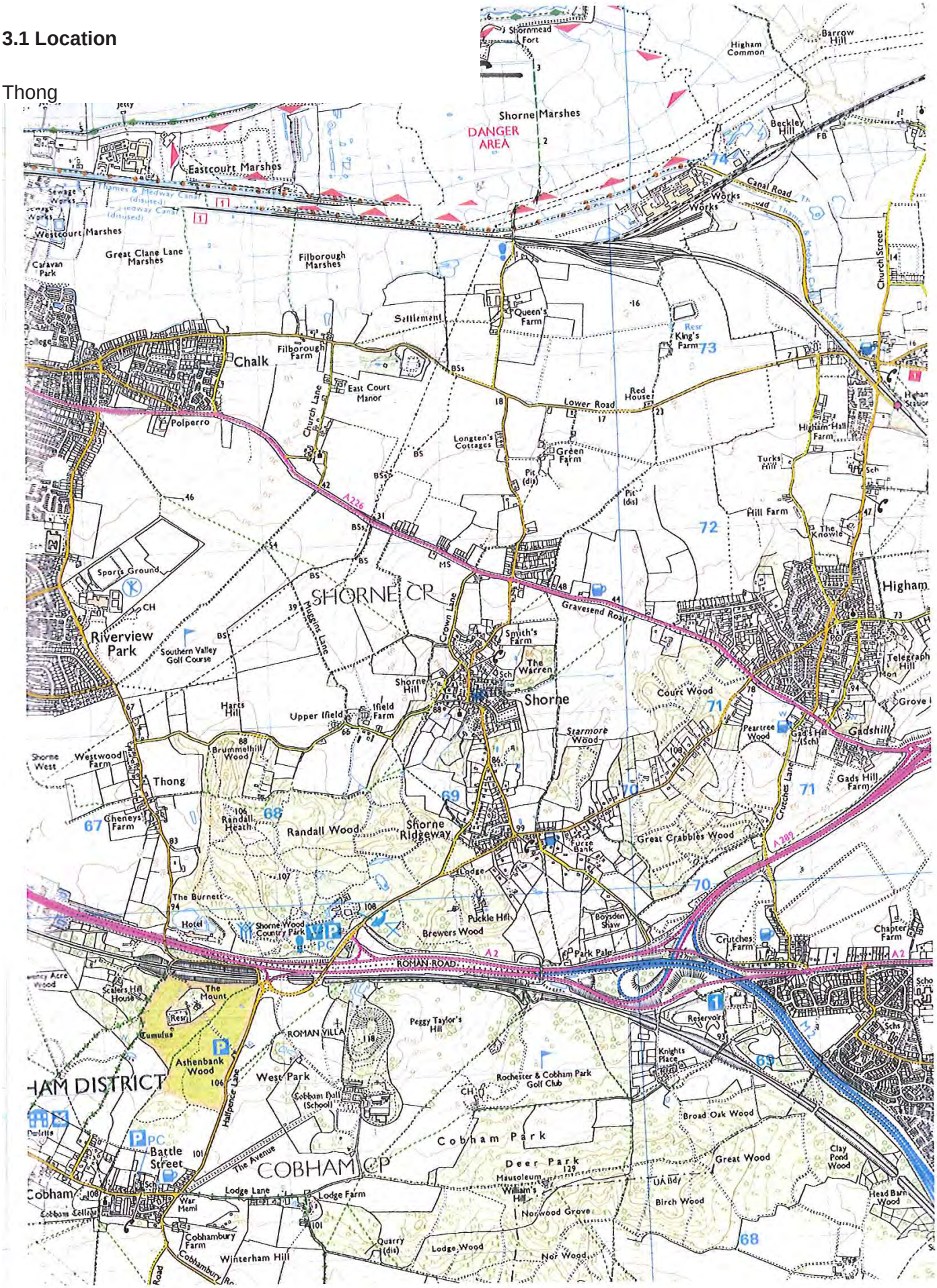


Figure 2

3.3 Geology & topography

Thong

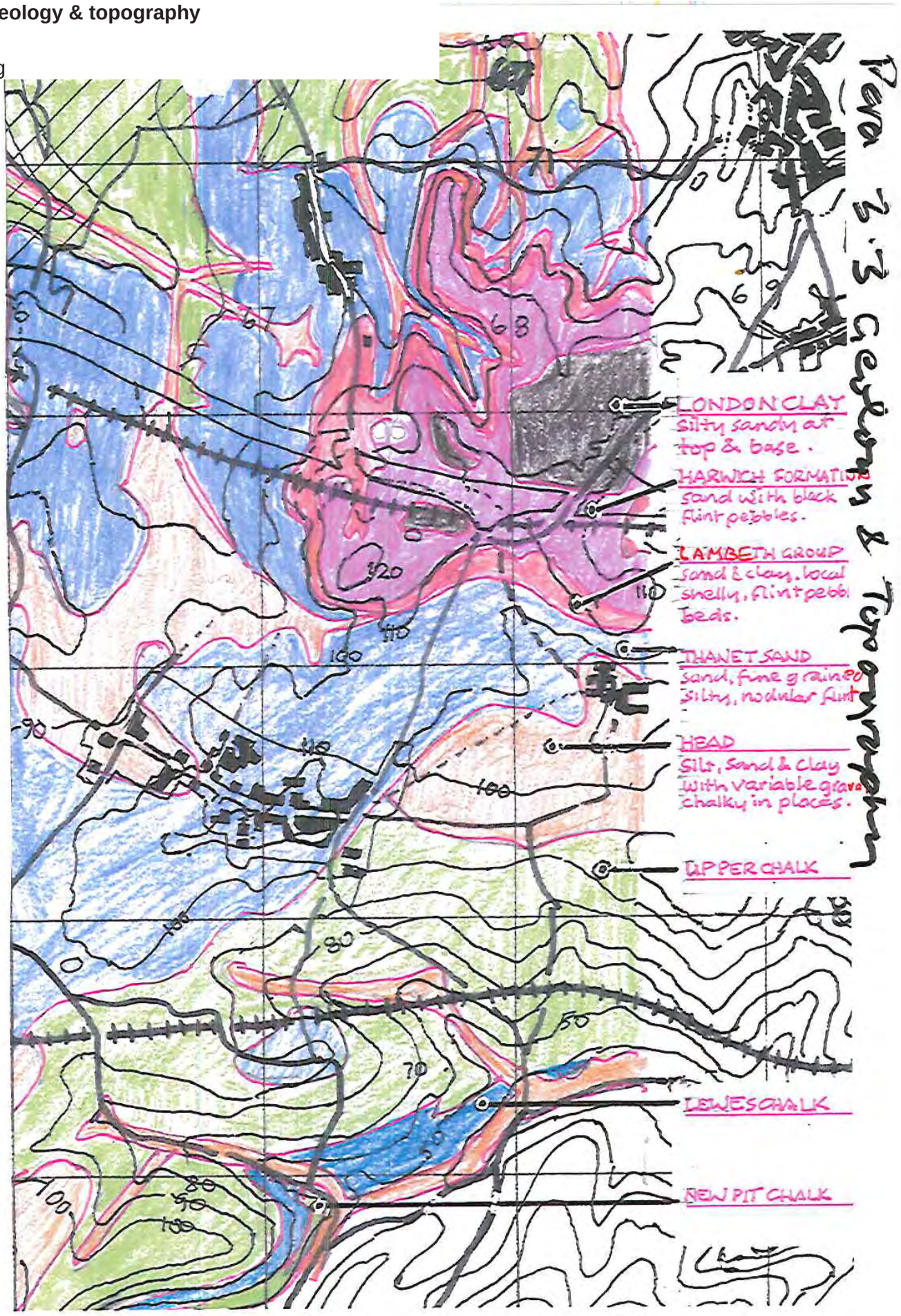


Figure 2a

3.3 Geology & topography

Thong

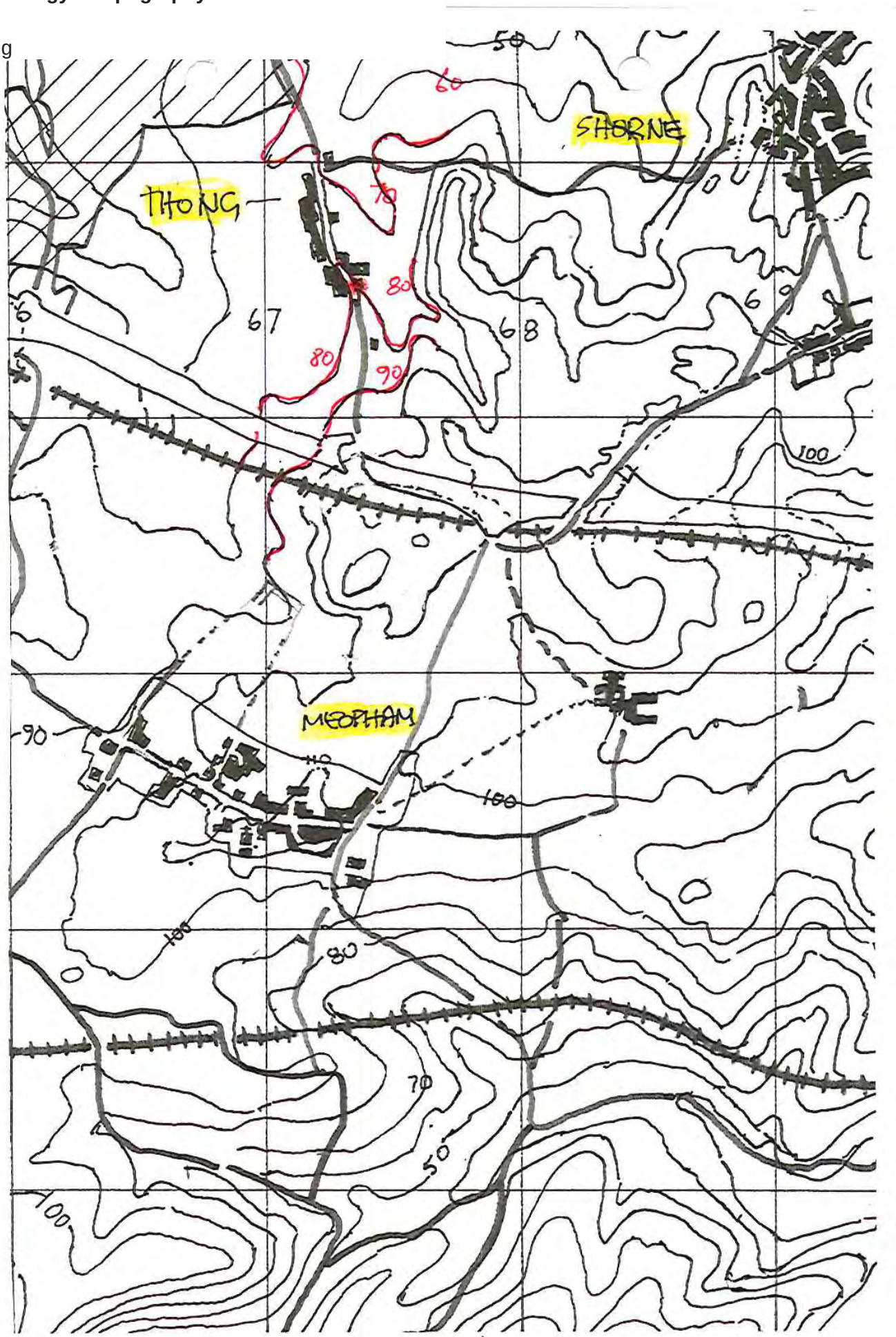


Figure 3

3.4 Modern Context

Thong

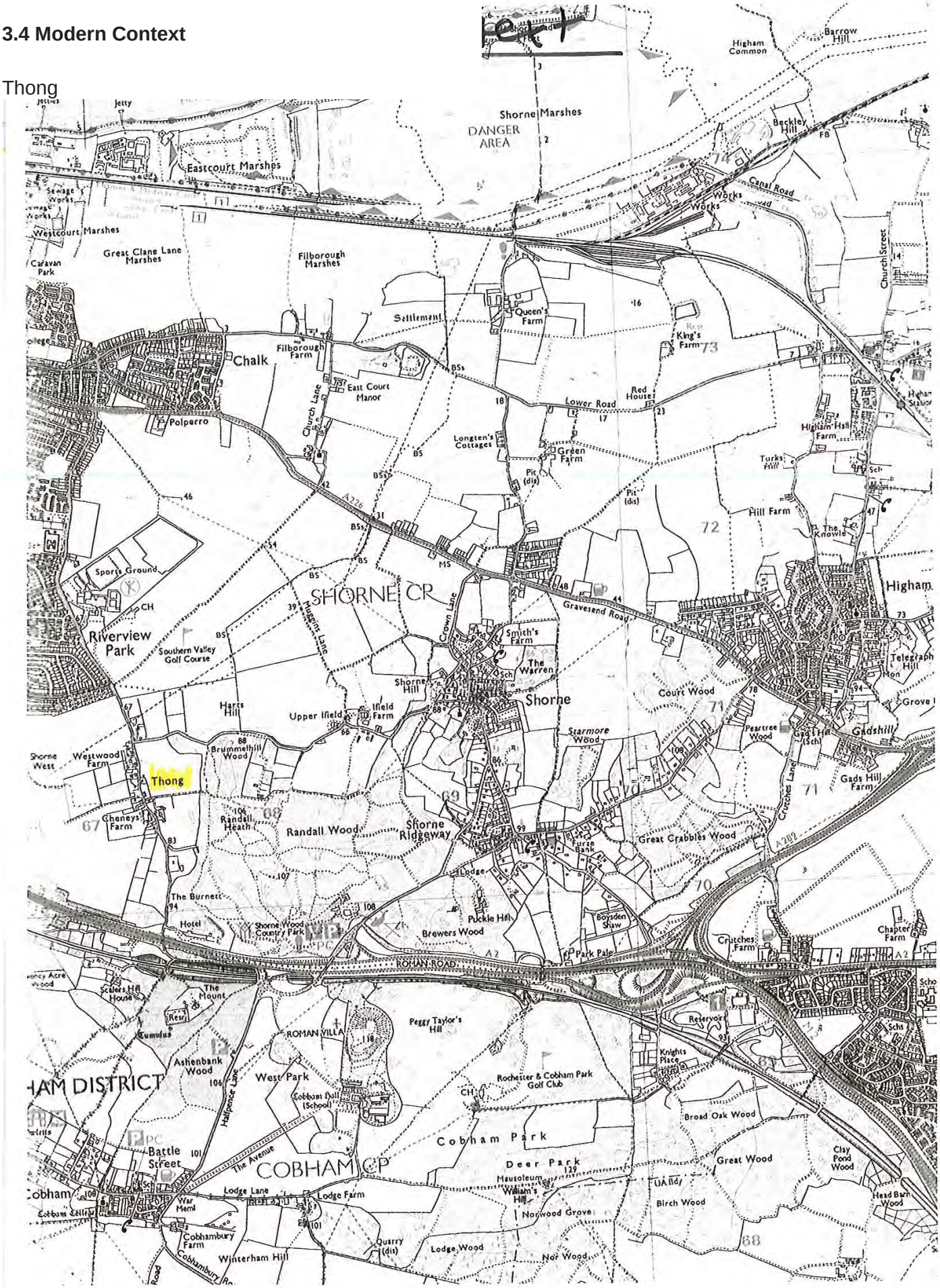


Figure 4

3.4 Historic Content 1819

Thong

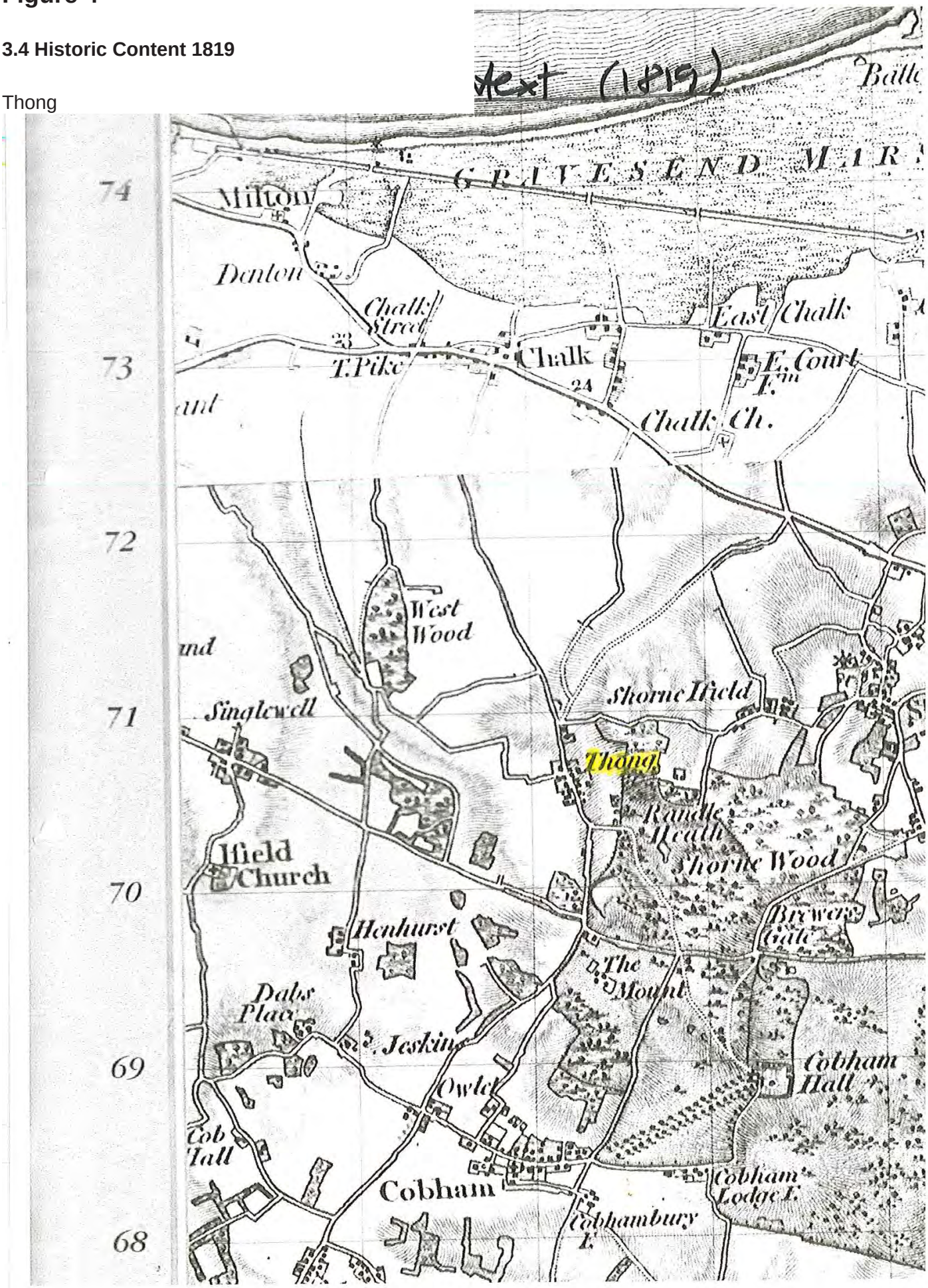


Figure 5

5.1 Conservation Area Boundary main streets and footpaths

Thong

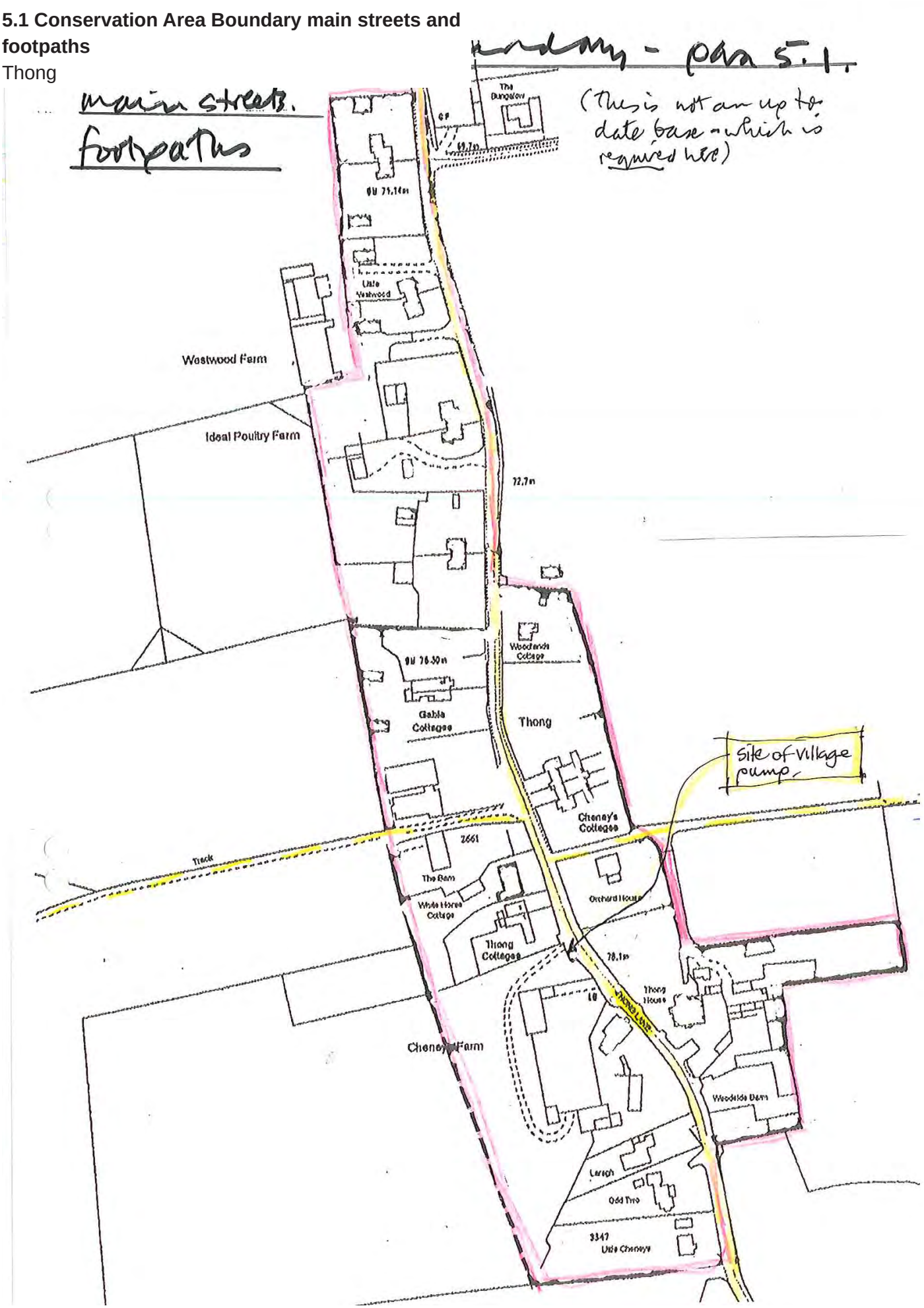


Figure 6

5.1 Epoch 1

Thong

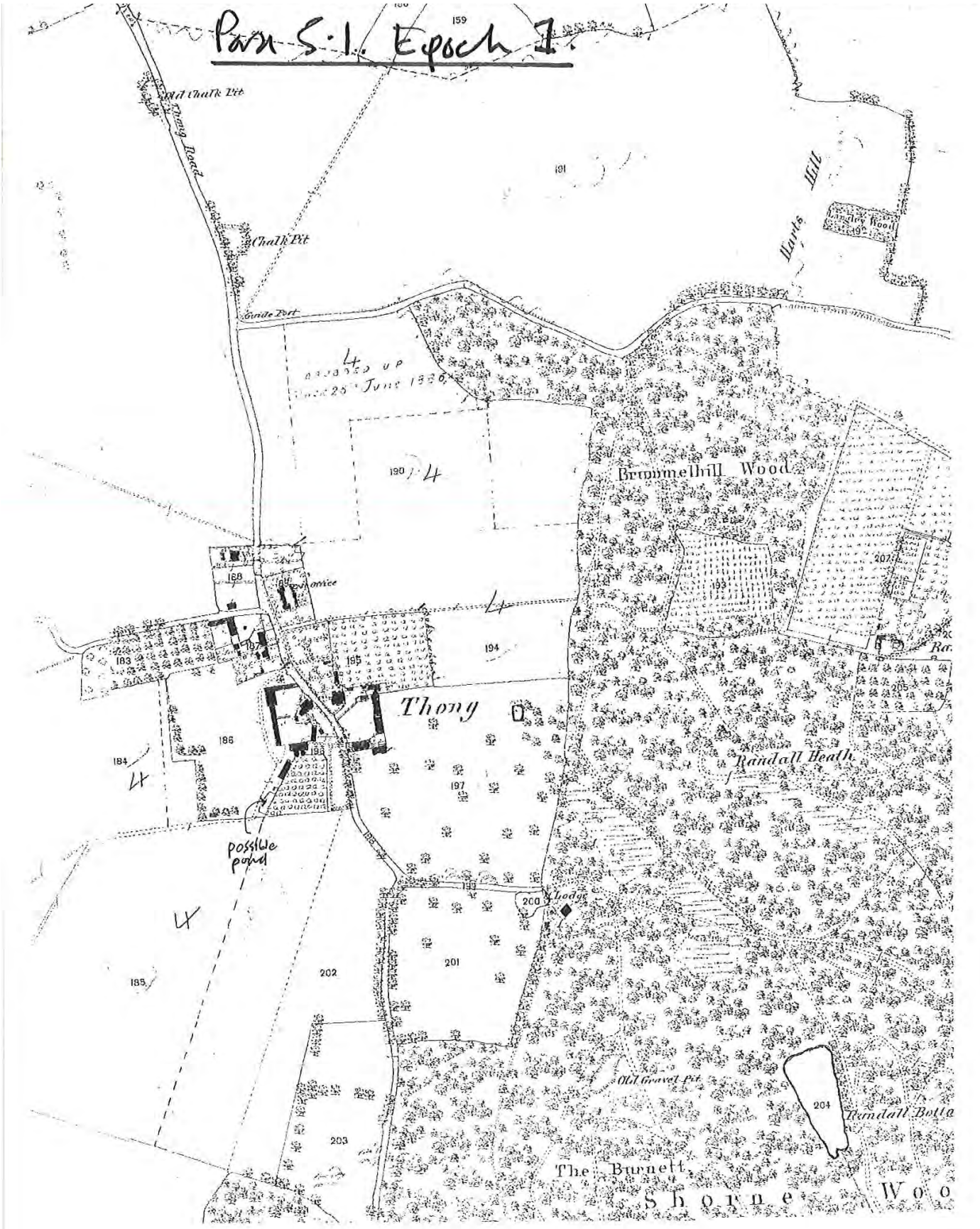


Figure 7

5.1 Epoch 5 - 1964

Thong

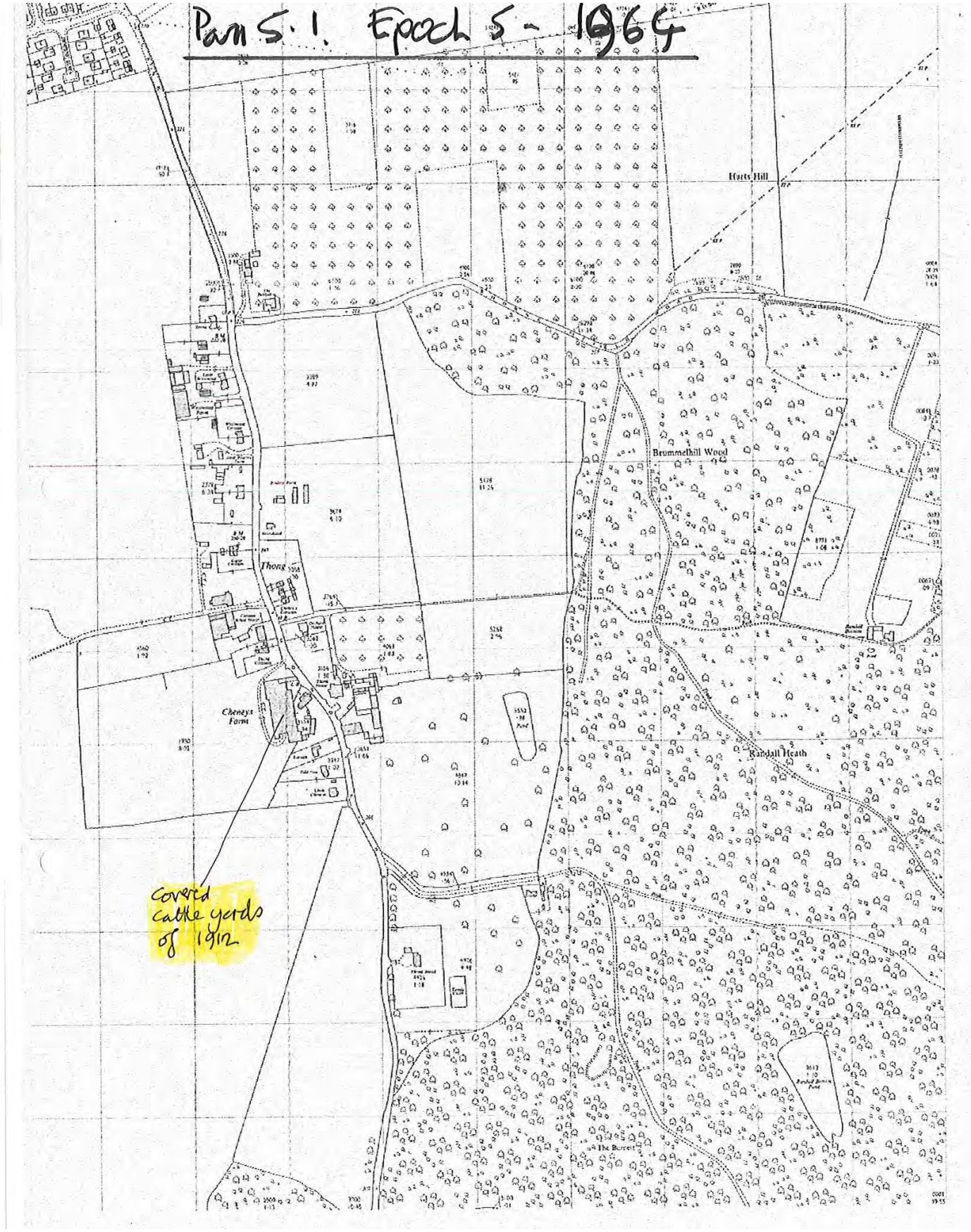


Figure 8

6.4 Building contributing to Conservation Area character

Thong

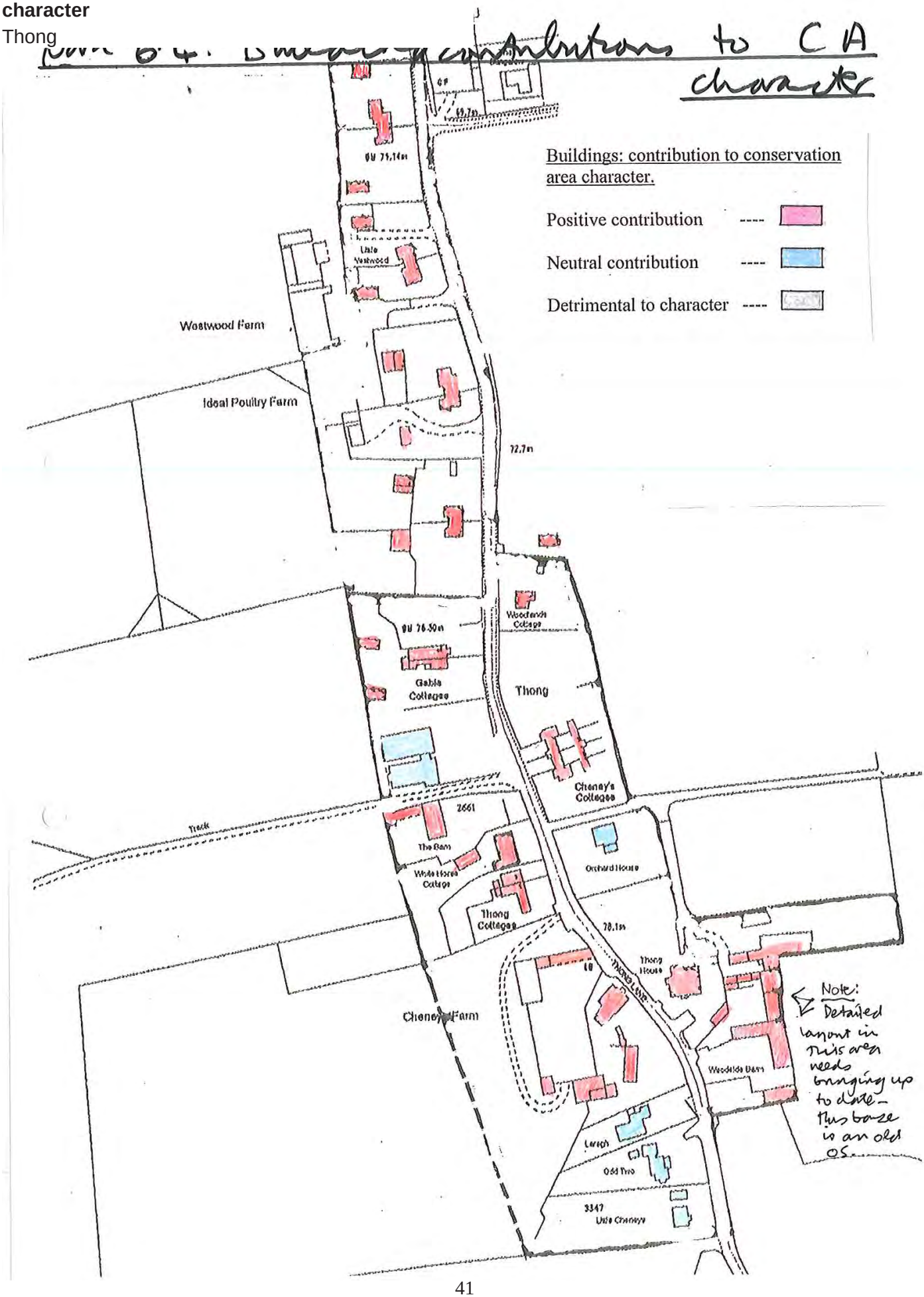


Figure 9

7.1 Village Character Areas

Thong

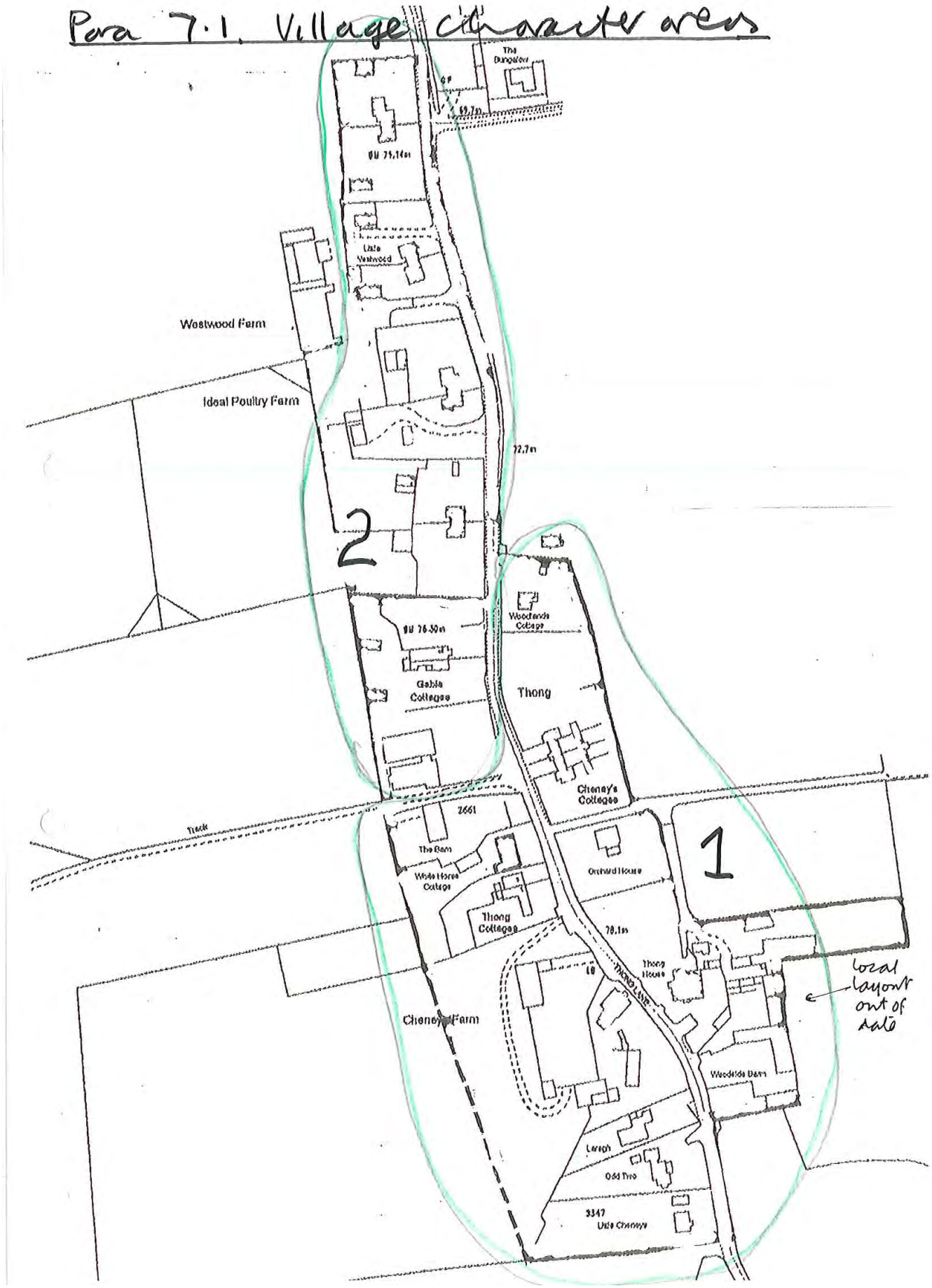


Figure 10

7.1/7.2 Character Areas, contributing& detrimental features other than buildings

Thong

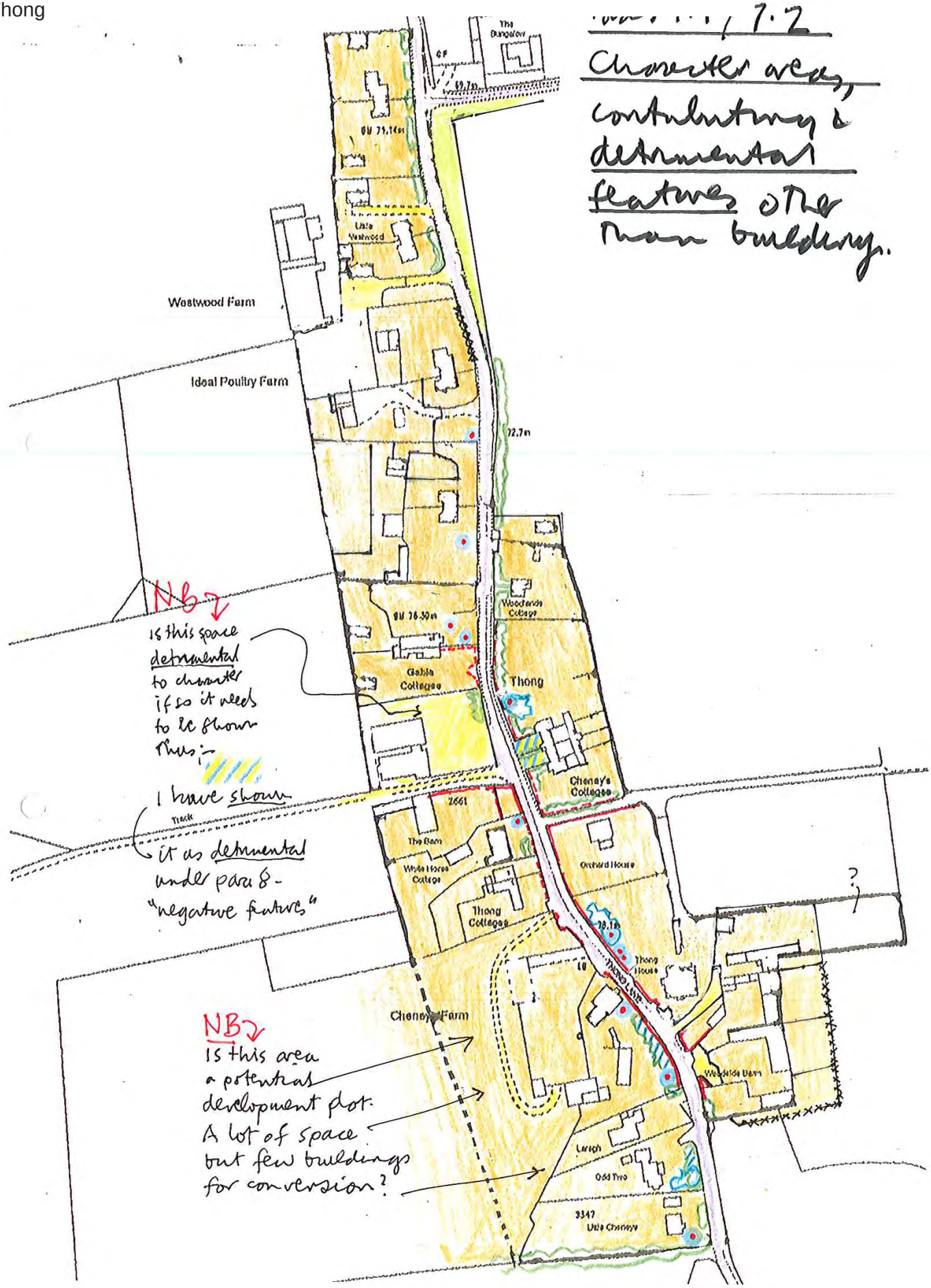


Figure 11

7.1/7.2 key

Thong

Features contributing positively to the spatial character to the conservation area. (omitting individual buildings).

Agricultural land ----

Graveyards ----

Public open space ----

Gardens ----

Private roads, drives, car parks, farmyards ----

Public footpaths, bridleways ----

Walls ----

Railings ----

Fences ----

Individual tree, (approximate position) ----

Tree belts, screens, mature & semi mature ----

Hedges ----

Hedges, or undergrowth, intermixed with trees ----

Pond ----

Pond, dry ----

Key space-forming building elevations ----

Features making a neutral contribution to the spatial character to the conservation area (omitting individual buildings).

Public highways ----

Features contributing negatively to the spatial character to the conservation area (omitting individual buildings).

Car park, private drive, commercial yards etc. ----

Derelict/run down site ----

Boundary feature ----

Figure 12

7.3 Landmarks, key buildings, focal points and views

Thong

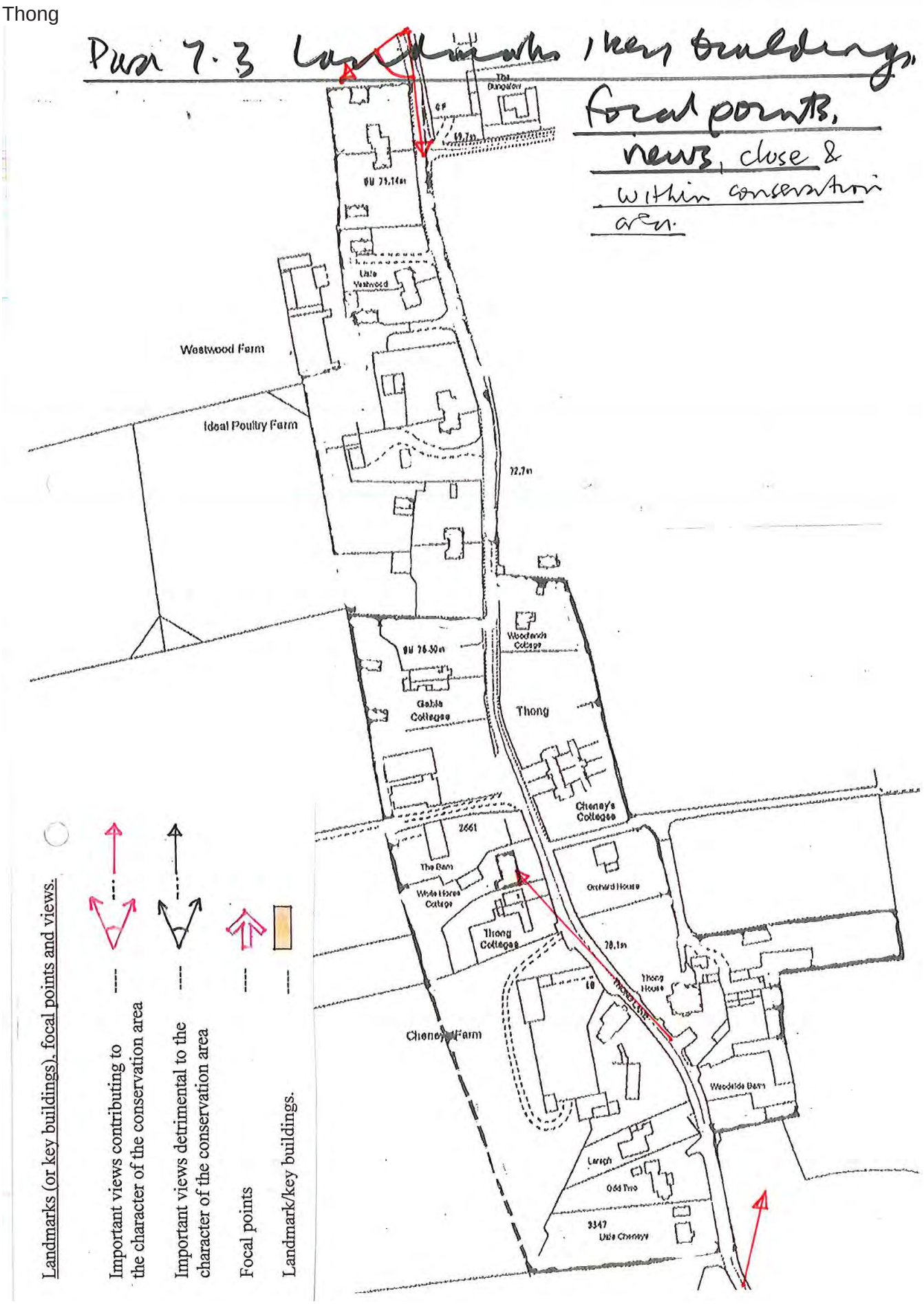
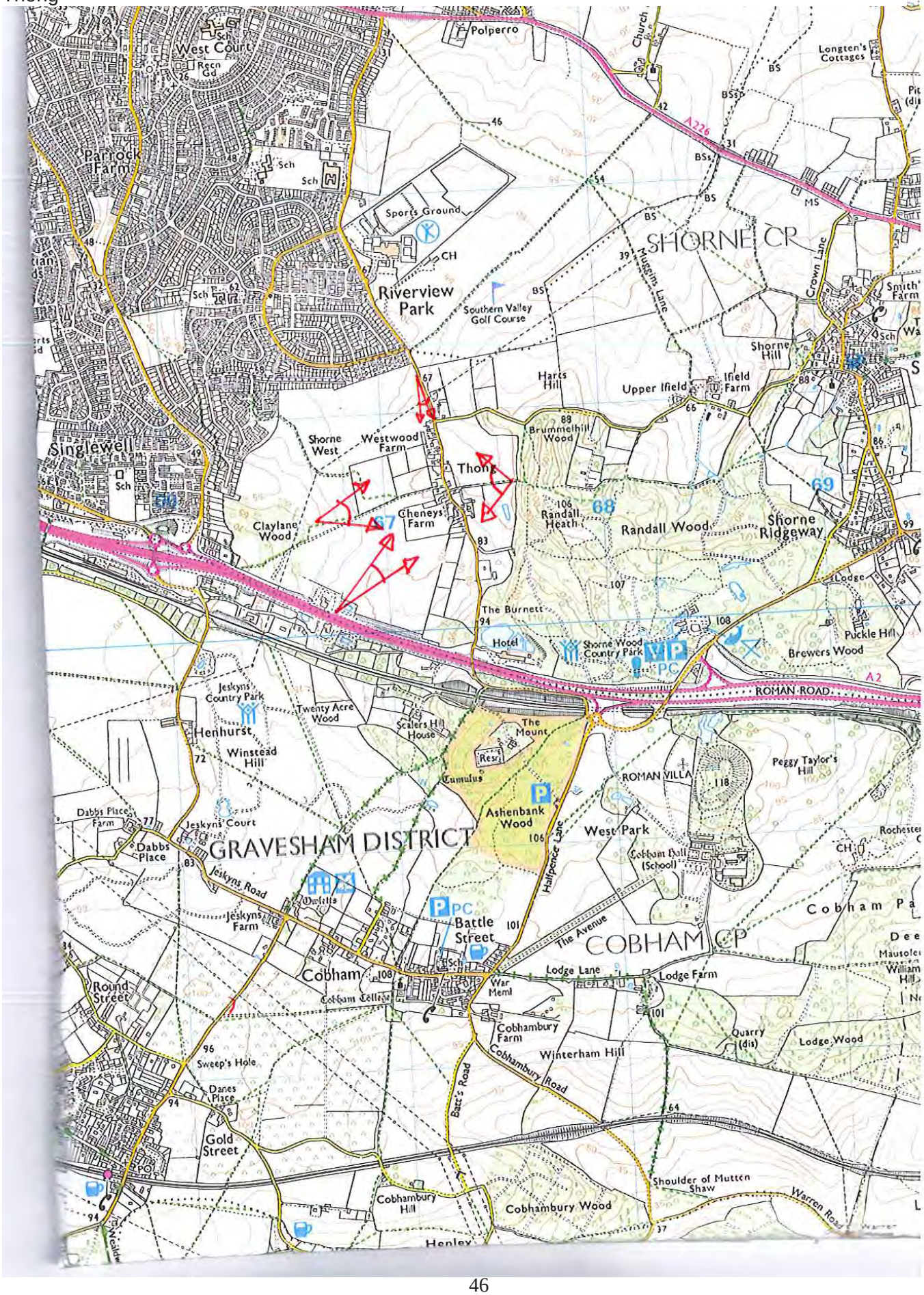


Figure 13

7.3 Landmarks, key buildings, focal points, views - key distant views

Thong



ENDNOTES

Endnote 1 The sale particulars were put out by the LCC. Mrs King of Cheney's Farm was kind enough to provide the author with access to her copy.

Endnote 2 I am grateful to Mrs King for providing details of this specification.

Endnote 3 'The period… was one of extensive land settlement, new legislation resulted in the county council provision of smallholdings, often in the form of planned estates with new model cottages on each holding. About 30,000 families were settled in this way as a result of the 1908 Small Holdings Act….The period after 1918 was one of extensive smallholding formation. Sixteen thousand were created at that time, and 24,000 ex-servicemen settled on them. The Board of Agriculture and Fisheries produced a booklet Land Settlement in the Mother Country, and took every advantage to argue the case for smallholdings….Even though by 1926 about a quarter of these post-1918 smallholders had left (the majority finding them uneconomic), as a form of land occupation their effects on the landscape were not inconsiderable.' Hardy D and Ward C, 'Arcadia for all, the legacy of a makeshift landscape' Five leaves Publications, Nottingham, third edition 2004 (1984), pages 20 and 21.

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