

# Shepway District Council

## CONSERVATION AREA APPRAISAL



# NEWINGTON



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## INTRODUCTION

- 1 A conservation area (CA) is, by law, an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Newington is special and provide a framework for keeping it that way. Its character, or specialness, needs to be defined. What is happening to it needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.
- 2 This appraisal forms one of a series of 14 such appraisals, commissioned by Shepway District Council. The original designation came into effect on 25<sup>th</sup> January 1974 and was reviewed and extended 5<sup>th</sup> January 1995.
- 3 This appraisal has been undertaken using the methodology of the English Heritage consultative '*Guidance on conservation area appraisals*', 2005. Annual reviews and 5 yearly updating are recommended. A companion guide, '*Guidance on the management of conservation areas*', recommends a procedure to follow the appraisal.

## PLANNING POLICY FRAMEWORK

- 4 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA, or in the case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.
- 5 Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and the public, sets out Government policies for the identification and protection of historic buildings, CAs and other elements of the historic environment. Shepway Council's District Plan includes its statutory policies for implementing the Acts and applying the PPG. This Appraisal should be taken into account when considering, applying for or determining planning or listed building applications within the CA.
- 6 The underlying objective of the relevant legislation and guidance is the preservation or enhancement of character or appearance of CAs. Any proposed development which conflicts with that objective should normally expect to be refused. PPG 15 and local policy support a presumption in favour of preservation of any building or object which is considered to make a positive contribution to the character of a CA. At the same time, the need to accommodate change which respects or reinforces the character of the area in order to maintain its vitality is recognised. Regard must also be had to the requirements of other national guidance, including PPG16 covering archaeology and PPS 1, which includes policies on sustainable development and urban design.

- 7 Many local planning policies, not just design and conservation, can affect what happens in a CA. For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment, town centres and many others can all influence development and the quality of the environment in CAs. However, policies concerned with design quality and character generally take on greater importance in CAs. The adopted District Plan's chapter on Built Environment covers conservation and design matters. The key policies of this chapter state:

### POLICY BE3

- 8 When considering new CAs or reviewing existing CAs the following criteria will be taken into account:

The area is:

- a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;
- b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
- c. includes sufficient good quality hard and/or soft landscape;
- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

### POLICY BE4

- 9 The District Planning Authority will:
- a. refuse CA Consent for the demolition of buildings which contribute to the character or appearance of a CA;
  - b. refuse proposals for infill or backland development which would adversely affect the character of a CA;
  - c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of CAs;
  - d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of CAs;
  - e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of CAs;
  - f. protect trees and hedgerows which enhance both the setting and character of CAs.
- 10 Other policies dealing with historic or built environment matters are BE 1, 2 and 5-19.

## DEVELOPMENT CONTROL

- 11 Greater restrictions on “permitted development” apply in CAs than elsewhere. In CAs, an Article 4 Direction in force further restricts householder development without planning permission as well as the erection of gates, fences, walls or other means of enclosure. Anyone contemplating alterations, extensions or new building should familiarise themselves with the policies set out above and consult the Council’s Planning Department for advice on how to apply for permission and whether the proposal is likely to be acceptable.

## BOUNDARIES

- 12 The current CA boundary encompasses the village core. Starting at the Ashford Road in the south west it runs northwards from Beech House along the rear boundaries of the properties in Newington Road and The Street. At Hillview the boundary continues in a south easterly direction, skirting the perimeter of the Channel Tunnel terminal before linking back to the Ashford Road.

## SUMMARY of SPECIAL INTEREST

### Location & setting

- 13 Newington is a small village in the District of Shepway in south east Kent, situated close to the North Downs and located in an Area of Outstanding Natural Beauty (AONB). The area enjoys good connections for both national and international travel. Westenhanger Station, approximately 6 miles to the west is on the South Eastern Main Line and 65 miles from London’s Charing Cross. Folkestone West, 3 miles away, will offer high speed domestic trains to London from the end of 2009.



- 14 Directly to the south the M20 motorway connects with Folkestone Channel Terminal and the high-speed rail link. Ashford is approximately 16 miles to the north west and Folkestone 3 miles south east. Stone Street (the B2068 and old Roman Road) lies to the west linking with Canterbury approximately 14 miles distant.

### Historic development & archaeology

- 15 There is evidence of widespread clearance and extensive agriculture in the area from around the beginning of the Iron Age. Farming is likely to have been the principal occupation, although forestry too would have been of importance throughout this once densely-wooded part of the county.
- 16 Archaeological evidence indicates continued occupation of the area. Nearby on Tolsford Hill there are three prehistoric tumuli and remains of tools have been unearthed suggesting evidence of early iron-mining activity.
- 17 Newington is an ancient settlement and typical of the scattered, informal layout of smaller rural communities which have grown up from a group of farmsteads into a village. At its heart is a small cluster of C16<sup>th</sup>-C19<sup>th</sup> buildings, originally farmhouses and cottages. Since the mid C20<sup>th</sup> this historic core has been infilled and partly ringed with modern dwellings. Despite this, the settlement preserves an integrity and a connection to the landscape that accounts for its designation as a CA.



*The Street, early C20th*

- 18 Recorded in the Domesday Book as '*Neventone*', Newington is thought to have taken its name from a more ancient town that preceded it. It was once a parish in its own right, much larger than it is now and referred to as '*Newington-next-Hythe*' or '*Newington near Hythe*' to distinguish it from another parish of the same name near Sittingborne. At that time, the parish extended from the sea shore northward to the hamlet of Arpinge to the north east. St Nicholas' church, the oldest surviving building, was in existence at the time of the Norman Conquest. Thomas a Becket is said to have stayed in the village on his return from Rome in 1170.
- 19 Newington was once on the route of what was historically the road between Ashford and Folkestone. The road heading northwards from the village would have allowed villagers to trade with the market town of Elham, and ultimately with Canterbury, while routes to the south east linked it with the former ports of Hythe and West Hythe.

- 20 1847 saw the arrival of the South Eastern Railway and in 1887 the Elham Valley Railway, a branch of the main London-Dover line; the nearest station was at Cheriton Halt. The transport revolution would have had a tremendous impact on this remote rural landscape.
- 21 An early record tells us that license was granted in 1581 to 'John Deedes de Newington-juxta-Hithe' to practice as a schoolmaster and it is thought the school would have been held in the church. The present school building (now a private dwelling) was built in the Victorian period and opened in 1869. By the turn of the century it had 120 pupils.
- 22 During the 1980's the area underwent unprecedented change and the existence of Newington, Frogholt, and Peene (neighbouring villages to the west and north), was under threat due to proposals for the new rail terminal and Channel Tunnel. Fortunately, their sacrifice was avoided and an amendment to the terminal access road was negotiated to avoid the three villages being completely surrounded by roads and traffic.

### Map regression

- 23 In Edward Hasted's 1793 Historical and Topographical Survey of Kent (Appendix 1) the map clearly shows the church and a small cluster of houses around the main Ashford to Folkestone Road. At the core of the settlement School Lane, once continued its route east to link with what is now Dantons Lane. To the west, between Home Farm and the Old Vicarage (along what is now a footpath to Frogholt), a road was in evidence.
- 24 The Tythe map (circa 1840) gives us a more detailed layout, clearly showing The Church, the Old Vicarage, the Workhouse and Pound Farm (now Old Pound Farm House). The map shows a smaller churchyard than at present. To the south of the village Stone Farm is shown (now demolished). It is around this time that construction of the South Eastern Railway took place, providing a rail service from London to Folkestone. Work on the Elham Valley line did not start until 1884 and was not open all the way to Canterbury until 1889. All services on this line were withdrawn in 1947.



*The Street, early C20th*

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- 25 The OS map of 1898 of Newington shows the arrival of the new Vicarage. This was built in 1868 to the south east of the church on 'Glebe' land belonging to the church. There are a number of additional buildings evident along the east side of The Street and a significant building opposite the Old Vicarage is no longer in evidence. Allotment gardens are showing behind Forstal Farm (now Home Farm).
- 26 There is little change in the 1907 map. The 1938 OS map however, shows the addition of a club house at the north of the village and the demolition of a number of buildings opposite Pound Farm, of which the blacksmith is one. This also applies to the blacksmith at the south of the village, with the building being rebuilt further back on the plot on the Ashford Road. Part of Forstal Farm (which looks to have been in evidence in 1793 map) has also been demolished as a result of the widening of what is now the A20. The Vicarage has been renamed Newington Grange.
- 27 Today's map of the area (Appendix 2) illustrates the colossal impact of the C20th. Gone are Stone Farm and Newington Grange (also Longport Farm, just outside the CA to the south-east) in order to make way for the M20/associated Channel Tunnel infrastructure. The addition of infill and back land development almost doubles the number of buildings in the village.



*Longport Farmhouse showing its proximity to the return loop of the Channel Tunnel rail terminal. The C16th building was dismantled and moved to the Weald and Downland Museum in West Sussex in 1992, where it is now used as the Museum's entrance, shop and offices.*

### SPATIAL ANALYSIS

#### Key views & vistas

- 28 Newington has a divided outlook. Views out of the CA to the north are far reaching and look out over fields and farmland towards Ashley Wood, an ancient woodland and site of special scientific interest. To the west is the tiny hamlet of Frogholt shrouded by trees, and in the distance forming a backdrop is the North Downs.
- 29 Views directly to the south and east however are in direct contrast. The stark steel and concrete of the slip road for vehicles entering the Channel Tunnel Terminal is highly visible at the entrance to the village and makes a startling juxtaposition.





*Above: View to the north west towards Ashley Wood and the Tolsford Tower  
Below: The view to the south of the CA towards the Channel Tunnel link road*



30 Notable views within the CA include:

- 1 From the Street looking towards School Lane, the war memorial and the Church of St Nicholas.
- 2 From the Church north towards the village below the sweep of the North Downs with the barn of Home Farm to the left and Church Cottages to the right.

## CHARACTER ANALYSIS

### Activity, uses & influence on layout & building types

- 31 The village has grown from a cluster of small farmsteads and still retains the vestiges of what would once have been an active and thriving farming community. A strong sense of identity is provided by the local church which occupies high ground at the core of the village. Until relatively recent times Newington had two village blacksmiths, two ale houses, at least one shop, post office and - as mentioned previously - a school. The village pound, still in existence today, would have been used for holding stray animals.
- 32 Nearly every village would have once had a pound for stray cattle, pigs, geese etc to be driven into and kept at the expense of the owner until he paid the fine for any damage done to the land on which they had strayed. He would also have paid a fee to the pound keeper for feeding and watering the animals. If not claimed, the animals were driven to the nearest market and sold, the proceeds going to the impounder and pound keeper.



*The village pound*

- 33 The effects of the rationalisation of agriculture and the transformation of what were working farmhouses into purely domestic properties are very evident. Today, the village is predominantly private dwellings.

### Architectural & historic qualities & contribution to special interest

- 34 There are seven listed buildings and structures in Newington. Perhaps the most notable is the commanding form of St Nicholas' church (Grade II \*) which started as an early C12<sup>th</sup> nave and chancel. Built of local uncoursed Kent Ragstone with block quoins and dressings, it has a plain tile roof and shingled bell turret with leaded roof.

- 35 The round-headed chancel arch and the blocked south doorway to the nave are original features in Caen Stone, which was used widely throughout south east Kent in the years following the Norman conquest. Nikolaus Pevsner, in his book 'The Buildings of England', describes evidence of Saxon work in the stonework of the west wall. St Nicholas' has undergone considerable alteration over its 800 years with the most recent modifications carried out during the 1950's.



*The church of St Nicholas*

- 36 There are two listed 'structures'. The first, in the grounds of the churchyard, is a decorative mid C18th headstone, scrolled and cambered with carved cherub heads. The other is the old Pound, set back from the street in the centre of the village. C19th or earlier, it is constructed of coursed stone about a metre high, with brick coping. Built at right angles to the street its area is roughly 25 square metres with a central opening onto the street. Both are Grade II listed.
- 37 Built during late C18th or early C19th 1-5 Church Cottages, once the former workhouse, is now a row of residential dwellings. Constructed in red brick in Flemish Bond with multi paned casements under a plain tile roof, they make a pleasing contribution to the setting. A central 2 storey canted brick bay, dentilled brick eaves cornice and filleted ridge stacks provide visual interest.
- 38 Old Pound Farm House, one of the oldest dwellings in Newington, is said to be C13th with later C14th-18th additions. The ground floor elevation of the left wing is constructed in uncoursed stone and the rest is timber framed clad with red brick in Flemish bond under a plain tile roof. There is some chequered red and grey brick detail to the ground floor of the right wing. The Central open hall is said to have been built between C14th cross-wings.

- 39 The Old Vicarage, formerly a house row, is now one dwelling. The right hand section is C16th or earlier, timber framed with rendered infill. The left section is C19th (or possibly earlier) and is of red brick in Flemish bond under a plain tile roof.



*Clockwise from top left:  
Church Cottages (the former Workhouse); Old Pound Farm House; Barley Mow; The Old Vicarage.*

- 40 Located in The Street, No 12 and the Barley Mow was once a public house. It has since been split to create 2 separate dwellings. The building is late C18th or early C19th. Barley Mow retains box sashes in open boxes with 16 panes (8 over 8) and is set at a slight angle to No 12. Dentilled brick eaves cornice runs the length of the building and the left gable end is tile hung under a hipped, plain tile roof with .

### Contribution made by key unlisted buildings

- 41 The importance of a local list is twofold: to acknowledge and raise awareness of buildings of higher than average importance and to establish potential candidates for statutory listing, particularly where their significance may be diminished through alteration or lost entirely through demolition.
- 42 Key unlisted buildings are those which fall within one or more of the following criteria:
- a. Age – the earliest buildings should merit greater attention towards preservation.

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- b. Authenticity - buildings or structures should be substantially unaltered and should retain the majority of their original features.
- c. Architectural significance - buildings or structures of local architectural significance for aesthetic merit or craftsmanship of any period; principal works of principal architects or designers of local importance; exemplars of key building types.
- d. Local technological significance or innovation.
- e. Historic significance – buildings/structures illustrating or associated with local architectural/social/cultural history or events, locally or nationally well known people.
- f. Townscape significance - Individual buildings, objects or groups of exceptional quality in their context - for example, landmark buildings, notable buildings marking or creating interesting places, vistas, or interesting skylines.

43 Despite their varying condition the following buildings, indicated on the Historic Environment Analysis map in Appendix 2, are suggested for consideration for inclusion on a new Local List to be adopted by the Council.



*Clockwise from top left: No's 10 & 11 The Street; Home Farm; The Old School; window detail from the Old School.*

44 No's 10 and 11 The Street, a pair and constructed of coursed stone with redbrick quoins and window dressings under plain tile roof are considered to make a positive contribution to the setting of the village, despite their uPVC fenestration.

- 45 The architectural qualities of Home Farm are those of the local rural vernacular, and whilst the building is in need of sympathetic restoration, its age and style, combined with its setting in relation to the church and old workhouse, contribute to the sense of place. Restorative measures would greatly enhance its contribution to the CA
- 46 The Old School, constructed from uncoursed stone and red brick quoins (undergoing extensive renovation at the time of the fieldwork) retains its form and some original detailing such as the unusual diamond paned windows.

### **Prevalent local and traditional building materials & the public realm**

- 47 The earliest buildings in the village would have originally been relatively humble homes serving the local farming community. Predominant building materials in the CA are stone, brick, timber and tile. The traditional local brick is soft-textured and of a warm orange-red colour.
- 48 The other masonry type seen in the village is Kentish ragstone, a mid-grey uncoursed rubble with quoins and window-dressings of brick. Reddish-brown clay tile is the dominant roofing material and is uniform throughout the village. Tile-hanging is also in evidence.
- 49 Road surfaces throughout the CA are principally tarmac. Driveways are a mixture of block work, gravel and tarmac. Street lighting is minimal and of mid C20<sup>th</sup> design.

### **Greenery, green spaces & ecology**

- 50 Newington is in an AONB. Boundary hedges and verges are fairly well maintained and add to landscape quality and the overall sense of place. The use of low walling and hedging helps increase the sense of space and enhances visibility.
- 51 The churchyard provides a large public green space in the centre of the village and provides a setting for the church and its neighbouring buildings. A large, ancient yew (said to be around 2000 years old) stands to the north of the churchyard. There a number of mature trees along School Lane and in The Street which contribute to the setting.
- 52 The green spaces that lie outside the CA are as important to its character as those within it. To the north, just outside the boundary, is a public recreation ground and to the west, allotments. Footpaths leading to the open countryside are accessible from both and connect the village with the wider landscape.
- 53 There are two areas which, whilst not exactly 'green spaces' in the true sense, make a distinctive contribution to the local scene. One is the War Memorial on the triangle in front of the church and the other the former village pound.

### Negative & neutral factors

- 54 Whilst Newington remains an attractive historic village, it has not been spared the two chief scourges of the CA: unsympathetic alteration (especially to unlisted buildings) and poor-quality new development.
- 55 Erosion is evident with the increasing use of materials that have little regard for the local vernacular. Sadly the original character of No's 1-9 The Street has been lost through unsympathetic renovation as the photos below show.



*No's 3-9 The Street at the beginning of the C20th and today*

- 56 C20th development has taken its toll on the character of the village with recent additions doing little to enhance the village. Visually insensitive redevelopment and a lack of contextual awareness have made some neutral contributions to Newington's streetscape over the years. Beech House, Pine Lodge, Pound Farm Cottages and Pound Farm Lodge are all examples.



*Beech House, Pine Lodge and neighbouring Allensway do little to contribute to the character of the CA*

- 57 A number of properties now display uPVC replacements and additions that disfigure otherwise harmonious buildings. Such examples have a negative impact on the character of the CA as well as on the building itself.

- 58 Attempts to reproduce the local vernacular haven't produced much happier results as the Pound Farm Lodge and Pound Farm Cottages clearly show.



*Pound Farm Lodge (left) and Pound Farm Cottages. Note the use of uPVC which does little to preserve or enhance character.*

- 59 As would be expected, the invasive nature and proximity of the Channel Tunnel Terminal and M20 has created an impact on Newington and noise pollution is evident.

### **General condition, problems, pressures and the capacity for change**

- 60 The condition of most of the buildings in the CA, with the exception of Home Farm, appears to be generally good. All seem to be occupied and are well maintained. As previously stated, Home Farm would benefit from careful repair before the property deteriorates further.
- 61 There would appear to have been little control over the design of C20<sup>th</sup> additions to the CA and this has inevitably led to a deterioration of the village's setting. Future development needs to have greater regard to relevant or generic local design guidance.

### **INVOLVING THE COMMUNITY**

- 62 In accordance with English Heritage advice, the Council's brief included a requirement to involve key stakeholders in the appraisal process. The principal means was by a questionnaire, the content of which was agreed with the Council, requiring careful consideration and in some instances detailed responses. Careful regard to the questionnaire responses has been paid in this text.
- 63 The questionnaire was sent to 3 groups and individuals as advised by the Council. Of these, 2 responses were received. These are reported upon at Appendix 3. The most significant positive themes expressed were:
1. The calm, tranquillity of the village.
  2. The lack of through traffic, in spite of its close proximity with the Channel Tunnel terminal.



64 Critical comments raised by stakeholders, with our responses are set out in the table below.

**Summary of issues raised by stakeholders**

Comment	Response
<i>Home Farm has sadly fallen into disrepair. The wall bordering the road into the village has been plundered of much of its stone and the lack of barn roof can only speed up the process of erosion. The barn's roof should be repaired.</i>	We agree. Reference has been made in the text and we have recommended Home Farm as an candidate for a local list.
<i>Pound Farm Cottages &amp; Manor Lodge in particular do nothing to enhance the village's appeal and are not in keeping with the other properties. The white road markings outside clash with the village, as do the newer properties with their 'Georgian' style window panes – all in a vain attempt to fit in.</i>	We agree. Reference has been made in the text.
<i>The house opposite Hill View (Manor Lodge?) is far too large and overpowering</i>	This property is no different in size to many other properties in the area, however it lacks sufficient character for inclusion in the CA.
<i>I would like to see the allotments and the King George V playing field included within the CA. These are areas which should be protected for the enjoyment and use of future generations.</i>	These areas already come under the protection of the existing land use allocation which does not foresee any built development.
<i>The lane to Peene should be included because a village or CA can't be experienced in isolation like a twee 'theme park'. The routes in and out are also important.</i>	It would be impractical to include a road. The designation of a CA does offer protection to any elements which form part of its setting.
<i>The village needs a parking area, possibly near the start of the bridle path. The Street is our only option.</i>	No comment.

**SUGGESTED BOUNDARY REVISIONS**

65 There has been considerable development over the last 40 or so years which does little to contribute to the character of the CA and effectively erodes its setting. The following boundary amendments are therefore proposed:

1 Reduction of the boundary to the south and east of the CA. This will exclude: Beech House, Brockmount, Hesperian Lodge, Lone Pine, Sleepers, Rickstones, Rivendell, St Gilgen, Avalon and Little Gatton.

2 Reduction of the boundary to the north of the CA to exclude: Hillview, Asholt Cottage, Westholme, Allensway, Pine Lodge and Manor Lodge.

### LOCAL GENERIC GUIDANCE

67 Threats to the character of the CA have been noted. The most common are erosion of detail, inappropriate alteration or extension and uncontrolled, disfiguring householder alterations such as UPVC windows. Control of development outside the CA boundaries affecting character or setting is already provided for by way of Government policy Section 4.14 of PPG15 which refers to Section 73 of the Planning (Listed Building and Conservation Area) Act 1990.

### Article 4 Directions

68 The introduction of Article 4 Directions is recommended. Their purpose is to prevent further harmful alteration to the exteriors of single family houses by removing the rights to make changes allowed under permitted development rights. The following are examples of what can be controlled:

- a. Any changes to roof coverings.
- b. Certain roof lights and solar panels.
- c. The erection of fencing and boundary walls.
- d. The removal of walls, fences or any other boundary treatments.
- e. The erection of sheds, garages and outbuildings.
- f. The formation of hard standings.
- g. Painting or rendering of natural masonry.
- h. Any extensions or conservatories.
- i. Any changes to doors and windows.
- j. Any changes to elevations of the building that are visible from the public highway.

### MANAGEMENT PROPOSALS / STRATEGY

#### Design guidance

69 A local design guide is desirable in order to inform building owners of best practice with regard to maintenance, repair and reinstatement, as well as what the Council is likely to consider acceptable by way of design, alteration and extension of property. This could include topics on the design, layout and density of any new development as well as traffic, parking and circulation issues. Reference to the scope of a future Management Scheme and details of any Article 4 Directions is also recommended. In the interim, the IHBC/SPAB guide, A Stitch in Time, directed at householders and downloadable from the IHBC website, is recommended for publicising and distribution. Encouragement to reverse inappropriate changes to historic buildings is desirable.

- 70 The main problems and pressures identified above should be addressed in this guide. Topics could include:
- Description of principal design features
  - Extensions
  - Building materials and details
  - Roof conversions and dormers
  - Rain and foul water systems
  - Chimneys
  - Porches
  - Windows and doors
  - Garages and parking spaces
  - Garden buildings
  - Fences, walls and hedges
  - Trees and landscape
  - Communication aerials
  - Reinstating lost features
  - How to make an application
- 71 Issues concerning works within the public realm, which are within the control of the Council, should be grouped together for inclusion in a policy document for implementation by the Council or County Councils, as appropriate. Specific guidance on the importance of co-ordinated design of objects, installations and surfaces within the CA, and of collaboration between Council services to that end should be included.
- 72 Consideration should be given in the Management Plan Stage to the development of a detailed local evaluation tool which would be more objective in measuring development proposals, whether alterations or new build, against the key characteristics of the CA, or its character areas, as appropriate.

### USEFUL INFORMATION

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### Further information

For design guidance on a range of matters including boundary treatments, highways and traffic management and building materials, the following publications can be downloaded from [www.kentdowns.org.uk](http://www.kentdowns.org.uk)

- Kent Downs Landscape Design Handbook
- Kent Downs Streetscape Handbook

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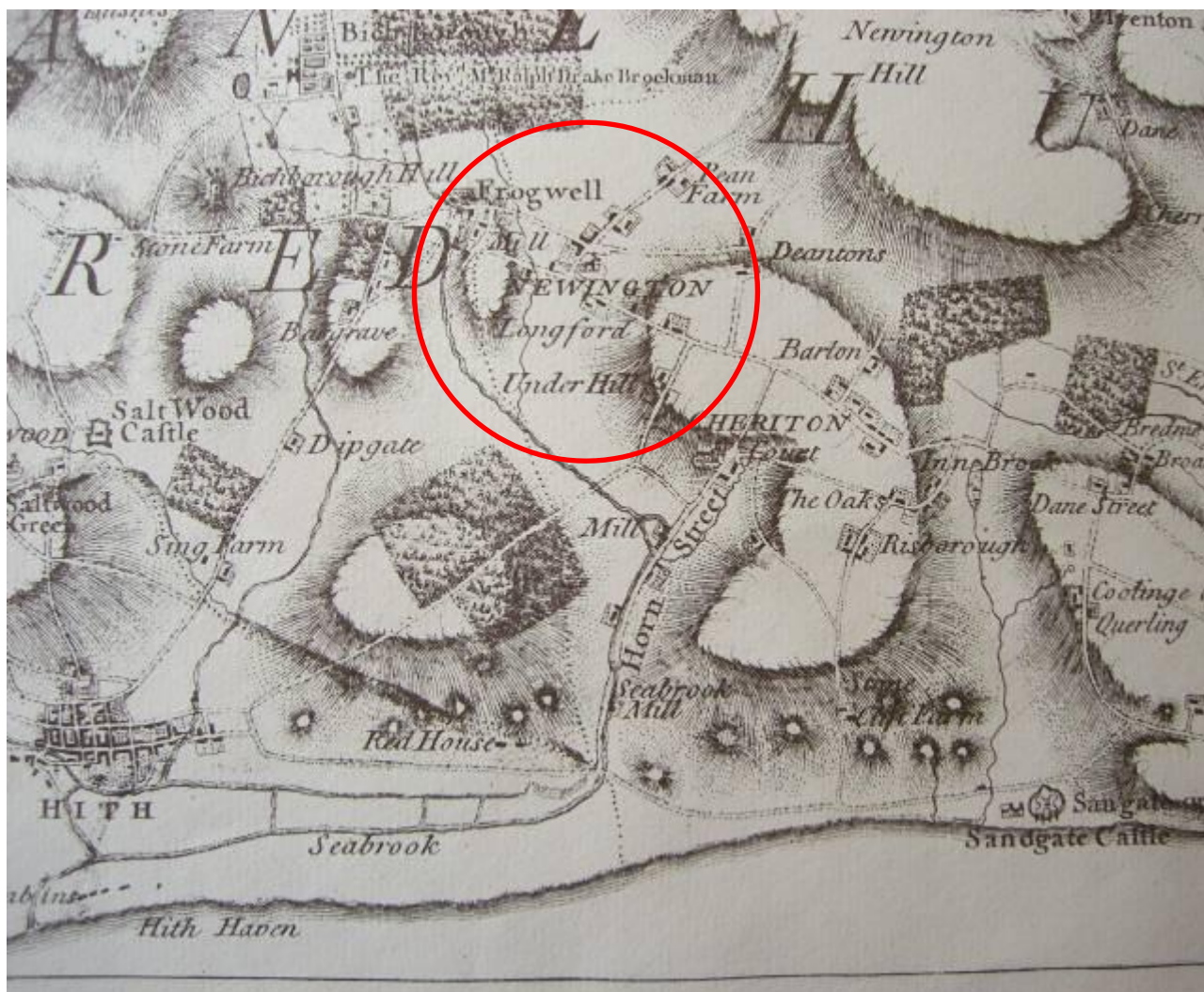
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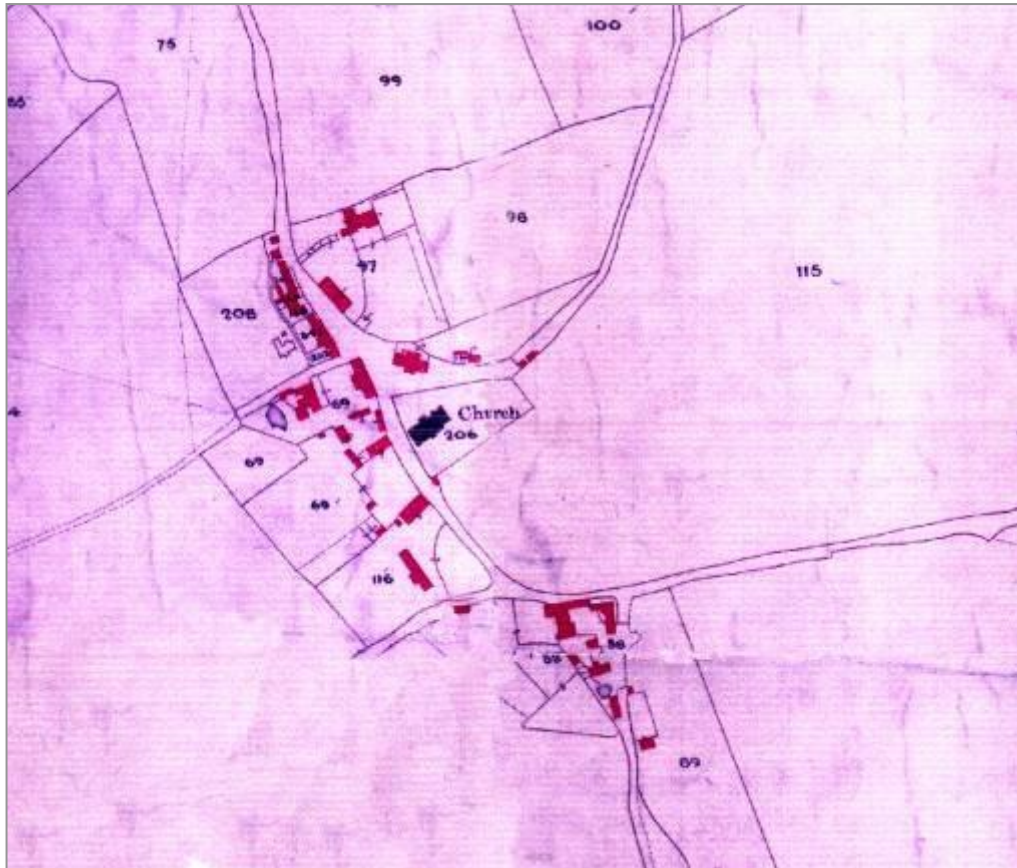
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**APPENDIX 1**  
**HISTORIC MAPS**

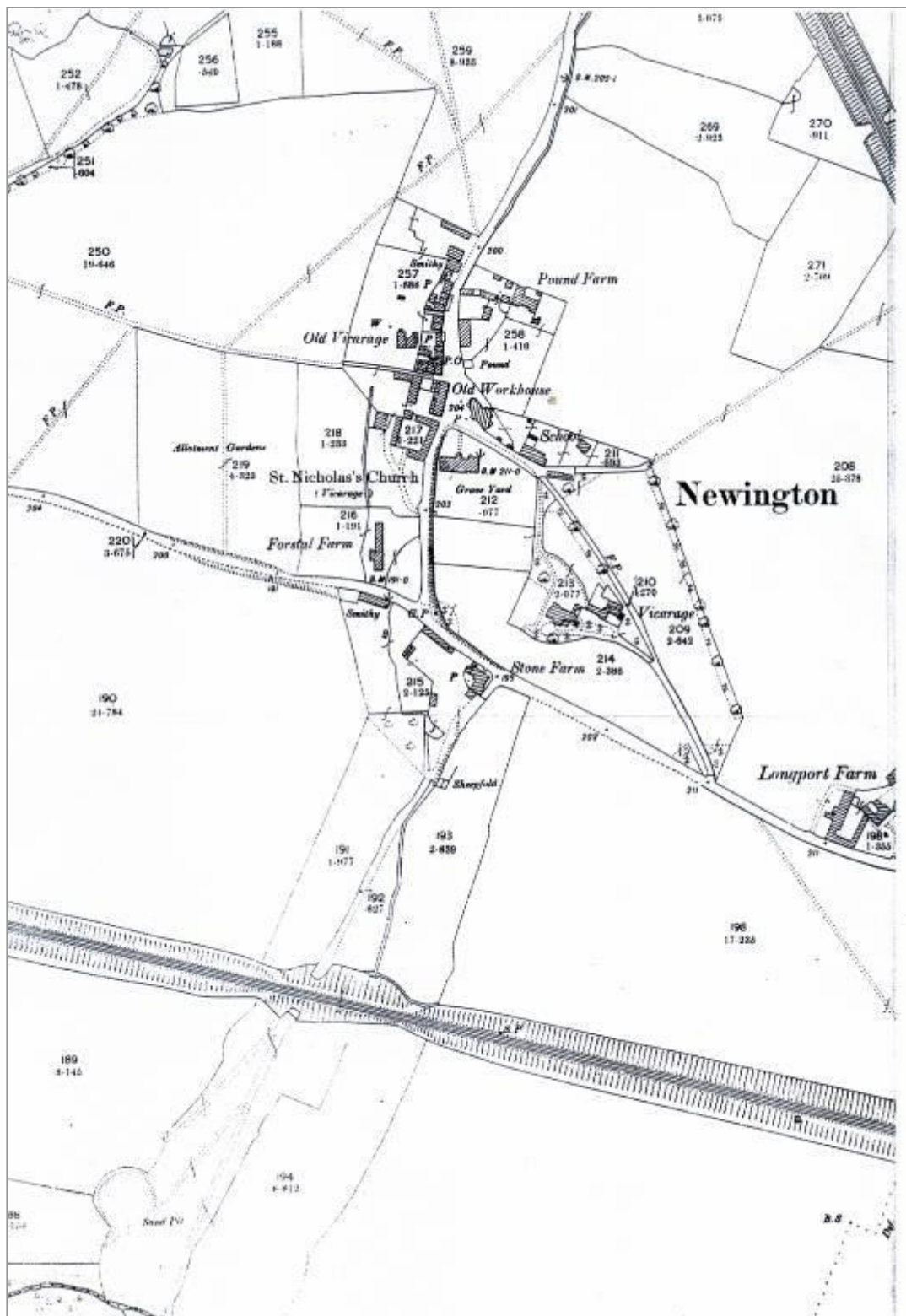


Historical and Topographical Survey of Kent  
Edward Hasted 1793 (2nd Edition)

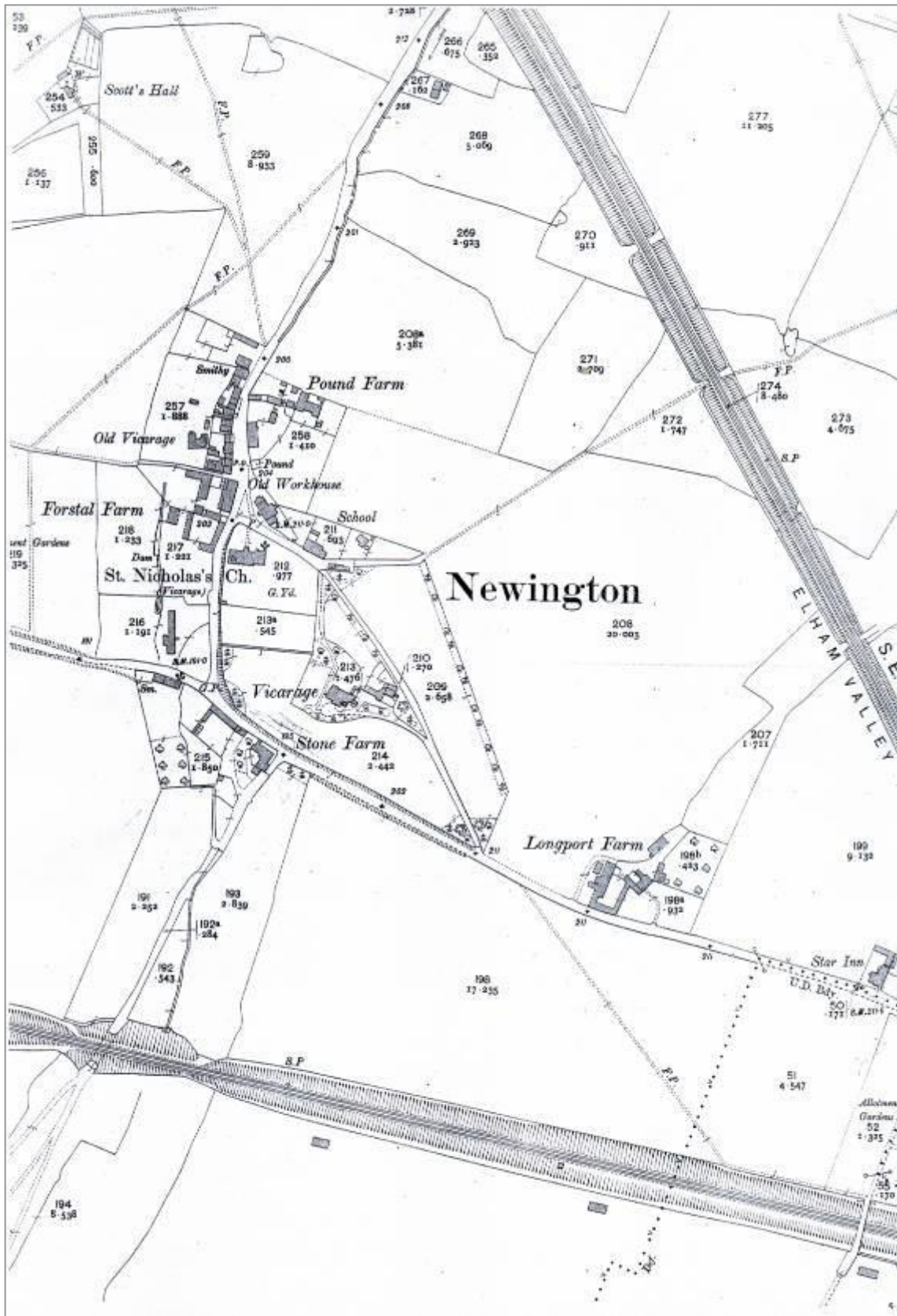


Tythe Map c 1840

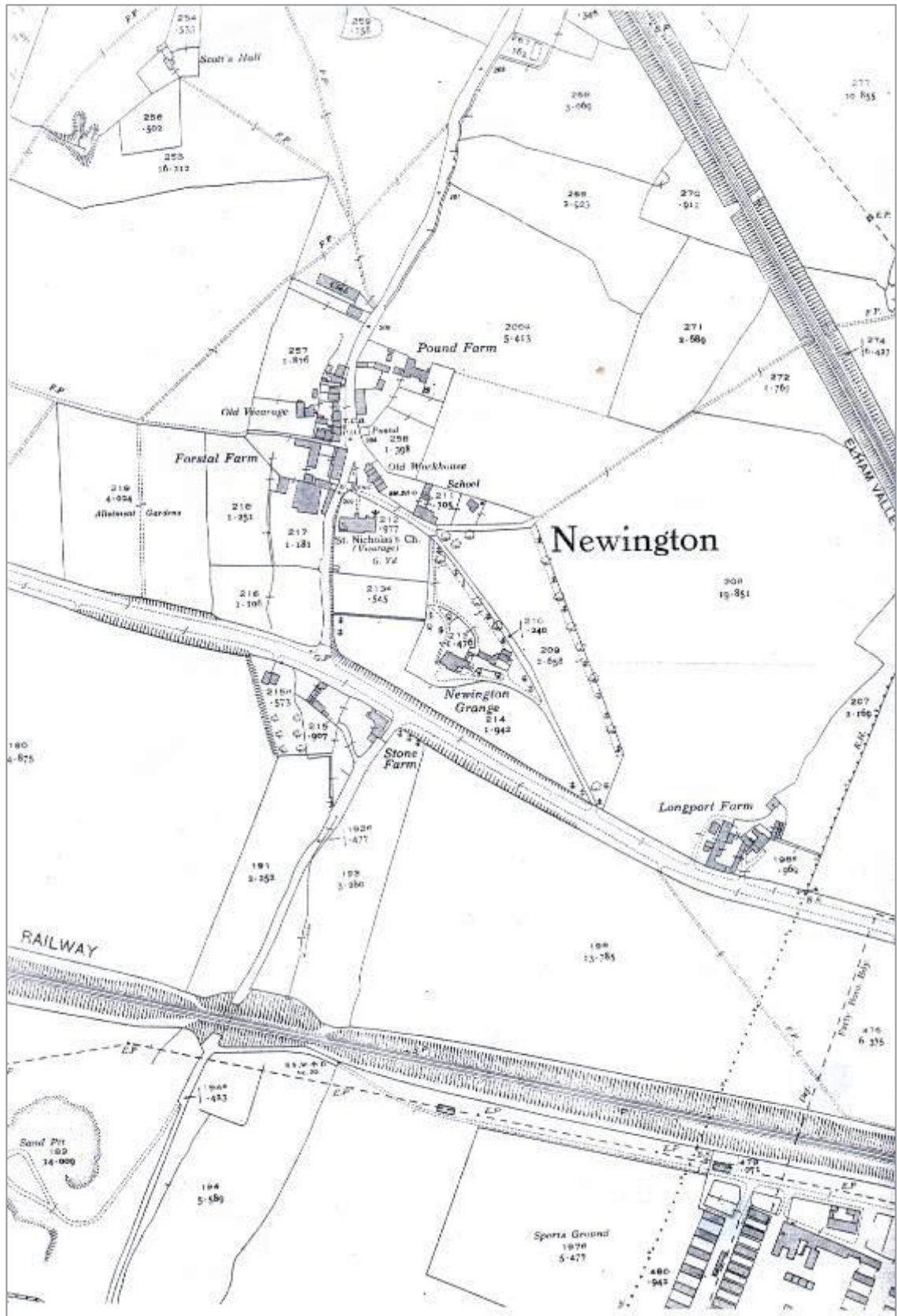




1898 OS map 1<sup>st</sup> edition



1907 OS map 2<sup>nd</sup> edition



1938 OS map 3<sup>rd</sup> edition