

Shepway District Council

CONSERVATION AREA APPRAISAL



POSTLING



CONSERVATION
ARCHITECTURE
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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 Postling 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. Original designation came into effect on 13th March 1973.
- 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 CA's 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, CA's 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 CA's. 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.

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- 7 Many local planning policies, not just those relating to 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 CA's. However, policies concerned with design quality and character generally take on greater importance in CA's. 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 CA's or reviewing existing CA's 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 CA's;
 - d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of CA's;
 - 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 CA's;
 - f. protect trees and hedgerows which enhance both the setting and character of CA's.
- 10 Other policies dealing with historic or built environment matters are BE 1, 2 and 5-19.

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DEVELOPMENT CONTROL

- 11 Greater restrictions on “permitted development” apply in CA’s than elsewhere. In CA’s any 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.

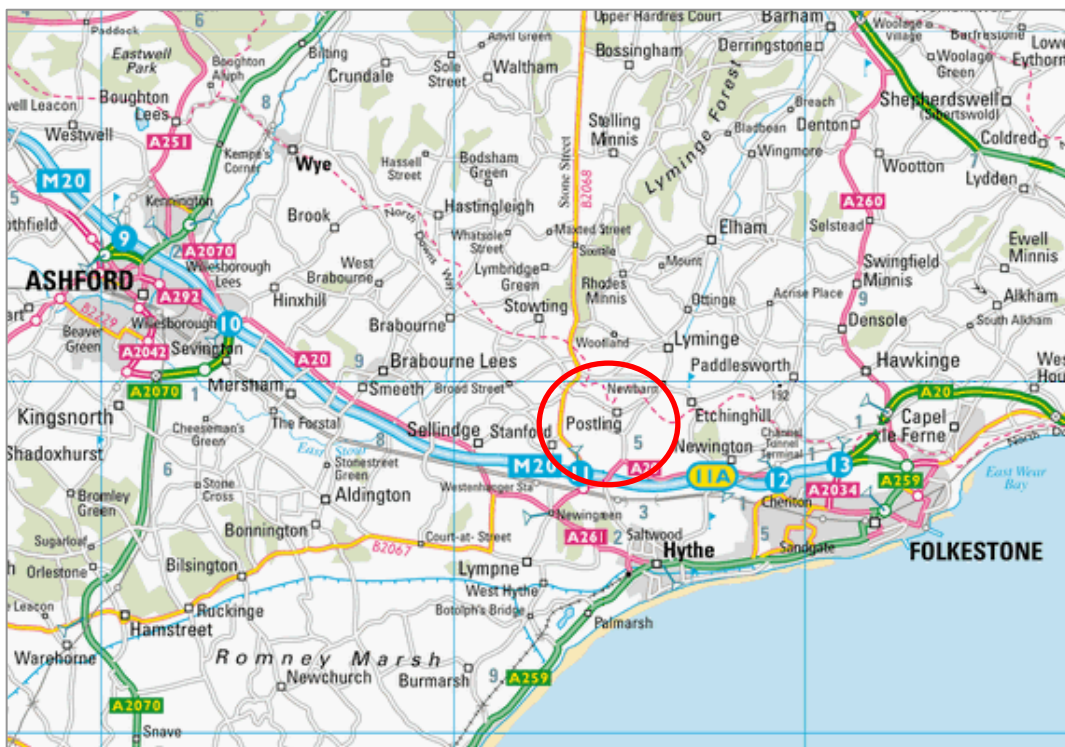
BOUNDARIES

- 12 The Boundary Review map in Appendix 2 indicates the present CA boundary. Taking a linear route running roughly north to south, it follows the curtilage of the plots along The Street, excluding the recent terraced development of Orchard Fields and the detached executive homes to the south west of the village. To the north, at the junction with Pilgrim’s Way, the boundary encompasses Postling Court and St Mary’s Church and continues around The Meadows before linking back to The Street.

SUMMARY of SPECIAL INTEREST

Location & setting

- 13 Postling is a small, rural farming hamlet located in south east Kent set in an Area of Outstanding Natural Beauty (AONB) and situated on the southern edge of the North Downs. The population is approximately 180 (National Statistics Census 2001). With only a church and village hall, the neighbouring villages of Etchinghill and Lyminge provide a good range of local amenities.



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- 14 The area enjoys good connections for both national and international travel. Westenhamer Station, approximately 3 miles to the south of the village is on the South Eastern Main Line and 65 miles from London's Charing Cross. A mile and a half to the south the M20 motorway connects with Ashford International Station and the Channel Tunnel's high-speed rail link brings the Kent coast and Northern France within commuting distance of London. Ashford is approximately 13 miles to the north west and Folkestone 6 miles to the south east. Stone Street (the B2068 and old Roman Road) lies to the west linking with Canterbury approximately 12 miles distant. Combined with its desirable rural setting, development pressure is, inevitably, increasing.



The hamlet of Postling, nestled at the foot of the North Downs

Landscape & geology

- 15 Postling enjoys a secluded setting in a wide sweep of downland at the foot of a ridge of chalk downs. There is scattered woodland, some of it ancient, and magnificent views from the scarp over rough grassland and expansive arable fields towards the coast in the far distance.
- 16 Located on one of the minor Pilgrim's Ways, Postling is the source of the East Stour with a number of natural springs coming from the hill behind the church and running through the village. In the past, the area was notable for being very wet and swampy due to the number of springs in the area. Today however, the soil of the flat land is stiff clay. It is also of considerable wildlife interest with the grassland supporting a rich diversity of fauna and flora, typical of old unimproved chalk grassland.

Historic development & archaeology

- 17 Postling's existence has been based on farming with agricultural activity still continuing in the area. The name Postling has undergone many forms, amongst them: '*Postinges*', '*Pistinges*' and '*Postlynge*'. Recorded in the Domesday Book as '*Postlinges*', the name is said to mean 'something swollen' or 'the small hill'.

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- 18 There is much archaeological evidence indicating 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. An ancient trackway runs along the top of the Downs to the north-east and the course of Stone Street, the old Roman road that connected Lympe to Canterbury, passes to the east of the village nearby.
- 19 It would seem farming has been the principal occupation in Postling, although forestry too would have been of importance, as it was throughout this once densely-wooded part of the county.
- 20 Over the course of the last millennia, Postling has grown up around the Parish Church and Manor House. In *The History & Topographical Survey of Kent*, (1778), Edward Hasted records that the Manor of Postling was, at the time of Domesday survey, appended to the church and in possession of Hugo de Montfort. Under the general title of whole lands, the Domesday record is described thus:

In Hen hundred, Roger holds of Hugo, Postlinges. It was taxed at two sulings and an half. The arable land is thirteen carucates. In demesne there are three and sixteen villeins, with seven borderers having seven carucates. There are two small churches and two mills of six shillings and forty acres of meadow. Wood for the pannage of forty hogs. In the time of King Edward the Confessor it was worth ten pounds, and afterwards one hundred shillings, now fourteen pounds.

- 21 In literary circles, the village has had some interesting visitors in days past. Joseph Conrad chose the seclusion of Postling to write some of his greatest novels. Between 1899 and 1920 he rented Pent Farm on the outskirts of the village, and wrote 'Lord Jim', 'Typhoon' and 'Nostromo' there. Among his visitors were HG Wells and Bernard Shaw. It has been suggested had Conrad followed Kipling in writing downland verse, the gentle green hills around Postling might have become as famous as the Sussex Downs.

Map regression

- 22 In an early map of Postling, Edward Hasted's Historical and Topographical Survey of Kent, 1793 (Appendix 1), the overall form of the hamlet has changed very little from what we see today. The Tythe Map c.1840 clearly shows the village layout with buildings along the length of The Street, flanked by open fields.
- 23 The OS map of 1898 shows the addition of numbers 1-3 The Terrace and The Parish Room in The Street, which appear to replace even earlier buildings. Also, to the northern end of the village, Page's Farm appears. The village shows no change in the OS map of 1907, however on the 1938 map Church Villas appear next to St Mary's Church and there is evidence of extension and alteration to Tolsford House and Postling Court.
- 24 Today's map shows the addition of a number of buildings in The Street, namely New House, Walnut Trees, Nightingales and the Village Hall (which replaces the earlier Parish Rooms). Just outside the CA boundary in the south west corner, Orchard Fields, a modern terrace of 4, and the 5 generous sized plots of Dorneywood, Middlemarch House, Tulips, Wayfarers and Ferndale dominate.

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SPATIAL ANALYSIS

Key views & vistas

- 25 Postling is particularly picturesque and well maintained with many attractive, far reaching views looking out from the CA over farmland and towards the backdrop of the North Downs. Views both north and south along The Street are especially notable, as are those from the North Downs Way itself over the village and far into the distance towards the coast.



*Above: View looking north along The Street;
Below: View over Postling looking south west towards the coast
with Tolsford Hill on the horizon far left;*



CHARACTER ANALYSIS

Activity, uses & influence on layout & building types

- 26 Postling's primary activity has long been based on commercial agriculture, its role being mainly the growing of grass for a large dairy herd and of arable crops. As the map regression has shown, the layout of the hamlet is clustered around the earliest surviving buildings, namely the Church and Manor House. However an indication of the decline of agriculture in the village is evident with the recent conversion of Page's Farm to a number of domestic dwellings.

Architectural & historic qualities & contribution to special interest

- 27 One of the most prominent buildings in the CA is the shingle-spired Norman church (Grade I listed) dedicated to St Mary and St Radegund. Constructed of roughly coursed stone and flint rubble with stone dressings and a plain tiled roof, the building has undergone various additions over the centuries, with restoration work carried out during the late C19th. There are traces of medieval painting in the nave, and on either side of the chancel are the sawn-off ends of the roofbeam, still painted. On the north wall of the chancel is a small square stone inscribed with the date of dedication 'the day of St Eusebius the Confessor'. Despite there being no year to pinpoint the building, this is considered a rare survival. Two mid C18th carved stone headstones in the graveyard are Grade II listed.



*Above: The Grade 1 Church of St Mary and St Radegund;
Below: The Amnesty & The Manor House (formerly Postling Court).*



- 28 The origins of Postling Court, now referred to as The Manor House and The Amnesty date back to the Norman conquest. Grade II listed, this timber framed building retains its exposed framing to the first floor with rendered infilling. The ground floor level is clad and underbuilt with red and blue grey brick in Flemish bond.

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- 29 On the same site and originally the great barn to the manor house, Court House has undergone a relatively undistinguished 1980's conversion into 4 units. The building's timber frame is medieval in origin with C18th additions. Previously of weatherboard construction, the walls are now rendered with a plain tiled roof.



Court House (formerly listed as great barn at Postling Court)

- 30 Adjacent to St Mary's Church is a Grade II listed cast iron 'K6' telephone kiosk, designed in 1935 by Sir Giles Gilbert Scott. Together with a fingerpost signpost and a post box from the Queen Victoria era, these well designed items of street furniture make a positive contribution to the public realm and character of the setting.



View out to the north of the CA towards the North Downs

- 31 As previously mentioned, Pent Farm, was home to Joseph Conrad. Located on the outskirts of the hamlet and outside of the CA, the building is Grade II listed. It dates back to C18th or earlier and is constructed with a hipped plain tile roof over red and grey English bond brick on a high galleted stone plinth. Pent Farm is a pleasant two-storey brick farmhouse, set in gently rolling hills at the foot of the North Downs. Conrad described it as '*small and old*' but ideal for his needs.
- 32 Pent Farm's literary associations are notable. HG Wells came over often from Folkestone, and in his '*Recollections*' gave the following report: '*One goes downhill to the Pent, the windows of the house are low, and my first impression of Conrad was of a swarthy face peering out and up through the little window panes.*'

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- 33 John Galsworthy described Pent as ‘a friendly dwelling where you had to mind your head in connection with the beams and from whose windows you watched ducks and cats and lambs in the meadows around.’ Conrad on the other hand was to eventually describe it thus: ‘imperfectly watertight’ and ‘damnably expensive’.

Contribution made by key unlisted buildings

- 34 The architectural qualities of Postling are primarily those of the local rural vernacular, with the majority of buildings being very well maintained. There are a number of notable buildings in the village, amongst them Court Cottage located opposite the church. Evidently of considerable age it is constructed of Flemish style red and blue grey brick with a hipped clay tile roof. Satisfyingly squat, its double fronted façade is well proportioned with low eaves and is possibly of listing quality.
- 35 Another delightful building just outside the CA and also considered to be of listing quality is Vicarage Farm. Possibly late C18th it is built of red brick with soft creamy brick quoins and window dressings under a hipped, slate roof. Double fronted, with 6 over 6 paned sash windows and fixed double side lights and fanlight over front door and portico, Vicarage Farm displays elegant proportions.



Left: Court Cottage and right: Vicarage Farm. Both are considered to have potential listing status.

- 36 A number of buildings are recommended as buildings of merit and suggested for inclusion on a local list. These are indicated on the Historic Environment Analysis map in Appendix 2 and comprise :
- Normandy, The Street.
 - Orchard Cottage, The Street
 - No's 1-3 The Street
- 37 Also worth noting is the fine tile-roofed barn running along the boundary with the churchyard which is now used as parking for the residents of Court House, The Manor House and The Amnesty.

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Clockwise from top left: Normandy, Orchard Cottage, No's 1-3 The Street & the converted barn bordering The Manor House and the churchyard of St Mary's— all recommended as buildings of local merit.



Prevalent local and traditional building materials & the public realm

- 38 The predominant building materials in the CA are brick, timber and tile. The traditional local brick is soft-textured and of a warm orange-red colour, often alternating with blue-grey burnt brick. 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 largely uniform throughout the village. Tile-hanging is also in evidence.

Greenery, green spaces & ecology

- 39 With its location at the foot of the North Downs, Postling enjoys a rural sense of place with hedges, trees and verges within the CA contributing greatly to its character. The use of post and rail fencing and low walling further increases the sense of space and enhances visibility.
- 40 Trees in The Street, such as the ancient yew to the front of 'Normandy' and Lebanon cedar near to The Manor House, add to landscape quality. Boundary hedges and grass verges are well maintained and add to the overall sense of place. Two verges are included in a conservation protection scheme for their fauna. These are outside the CA along Staple Lane and Pilgrim's Way.

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Clockwise from top left: Well maintained verges show evidence of considered detail (even if as a parking deterrent!) and post and rail fences contribute to sense of space; Discrete signage and absence of unnecessary road markings in The Street; Well maintained footpaths between property boundaries; Mature hedging and trees contribute to the hamlet's sense of place.



- 41 A further area of green space is provided by the church yard which provides a setting for the church itself. The green spaces that lie outside the CA should be considered as equally important to the character as those within it.



Greenspace makes a valuable contribution both within and outside of the CA.

Negative & neutral factors

- 42 Postling has so far avoided the creep of urbanisation prevalent in many of its neighbouring villages, such as Etchinghill and Elham. Thanks, in part, to its lack of facilities such as a local shop, school, post office or public house, it remains relatively intact as a linear cluster of properties surrounded by green fields.
- 43 The majority of historic buildings have suffered less ignominy as a result of insensitive alteration than in many places. Most retain their timber window-frames and clay roofing tiles and there is a minimal evidence of UPVC double glazing. There has been some uninspiring conversion, in the form of the old medieval barn, Court House, which suffers from rather bland detailing.
- 44 The 1970's Village Hall, although architecturally incongruous with its traditional neighbours is nevertheless in scale with them.



The village hall

General condition, problems, pressures and the capacity for change

- 45 The condition of the buildings in and around the CA appears, outwardly at least, to be very good. All seem to be occupied and are well maintained
- 46 With the exception of the Village Hall, C20th additions have remained relatively unobtrusive, however development has recently taken place just outside the CA boundary. The conversion of Page Farm has been fairly sensitively carried out and provides a number of new dwellings. Care has been taken in the selection and use of materials, and the overall effect has a positive impact to the north of the CA.
- 47 Further development to the south west of the village has taken place in the form of Orchard Fields, a terrace of 4 modest brick built houses and 5 detached executive style homes, with the latter set back from The Street. The detached homes are approached by their own driveway and screened by hedging and mature trees which effectively reduces their visual impact.

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Development on the outskirts of the CA boundary: Orchard Fields at the south of the village (top and bottom left & top right), and the conversion of Page Farm to the north (bottom right).

- 48 Postling is considered a sought after rural location for commuters. Development of 9 houses just outside the CA boundary has recently occurred. Postling is a very small village, therefore any further such development around the fringes of the settlement, such as Page Farm or Postling Court Farm, could have an adverse impact on the character and setting of the CA and the surrounding AONB.

INVOLVING THE COMMUNITY

- 49 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.
- 50 The questionnaire was sent to 2 groups and individuals as advised by the Council. Of these, 1 response was received. This is reported upon and included in Appendix 3. Critical comments raised, with our responses, are set out in the following table.

SUGGESTED BOUNDARY REVISIONS

- 51 No changes to the CA boundary are proposed however some slight amendments have been made in order to align the CA boundary with property boundaries.

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Summary of issues raised by stakeholders

Comment

Response

<p><i>The derelict land between Orchard Cottage and Postling Court and especially the overgrown Yew Hedge which borders the current CA has a negative effect.</i></p>	<p>At the time of the survey neither the derelict land between Orchard Cottage and Postling Court or the yew hedge were considered to have a negative effect on the CA.</p>
<p><i>Enlargement of the CA to embrace the 'inner village'. This includes a number of additional dwellings and whilst they are not of any great significance individually, they have contributed to the establishment of a better balanced core village.</i></p>	<p>Disagree. The definition of a CA is 'an area of special architectural and historic interest.' The surrounding dwellings are not considered to contribute.</p>
<p><i>Buildings noted for their architectural or historical importance include Orchard Cottage, Court Cottage, Page Farm and The Pent.</i></p>	<p>Agree. Orchard Cottage and Court Cottage have been suggested as recommendations for a local list of buildings of merit and The Pent is already listed. Page Farm was not considered to have sufficient merit to extend the CA.</p>
<p><i>Many feel the stone walling in the Street and Pilgrims Way is worth protecting.</i></p>	<p>The only protection available to such walls and fences bounding single family houses is an Article 4 Direction. The wall outside the CA in Pilgrims Way was not recorded, so we are unable to comment.</p>

LOCAL GENERIC GUIDANCE

- 52 Threats to the character of the CA have been noted. The most common threats are through gradual 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

- 53 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

- 54 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.
- 55 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
- 56 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. A comprehensive audit of street furniture and signs would be an essential preliminary towards de-cluttering the public realm.

- 57 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

- Kent Downs Landscape Design Handbook
- Kent Downs Streetscape Handbook

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Kent in the 50's, Reginald Turner, reprinted 1978

The History & Topographical Survey of Kent, Edward Hasted (1778)

A Saunter through Kent, Charles Igglesden (circa 1890)

The Literary Guide and Companion to Southern England, RMC Cooper, 1998

Appendix 3

Summary of Postling Stakeholder Consultation

1. Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.

- *In addition to the architectural features, fauna, panorama discussed below, we would draw attention to Postling as a source of the East Stour. To the north, the East Stour rises at Ash Wells and small lakes are well established at Church Fields and The Pent (Pent Farm). Separately in the south of the village the stream is largely piped along The Street appears outside Pent Villa and Postling House (most of the year), Tolsford House as well as in the fields to the south. Postling has managed to retain a red phone box, a post box from the Queen Victoria era, and cast iron finger posts road signs.*

2. Can you identify any key features that you feel have been eroded over time?

- *As 3 below.*

3. Can you identify any development that has taken place since designation, which you feel has had a negative effect on the Conservation Area?

- *The derelict land between Orchard Cottage and Postling Court and especially the overgrown Yew Hedge which borders the current conservation area.*

4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reasons.

- *Our attached map shows an enlarged conservation area embracing the "inner village". This includes a number of additional dwellings and whilst they are not of any great significance individually, they have contributed to the establishment of a better-balanced core village. The Parish Council would support this enlarged conservation area partly because it reflects a more logical area and it is more inclusive. Notably there are less deserving features already in the current designated area.*

5. In your opinion, how effective do you consider the present controls over development to be? Please explain.

- *We believe that there is a positive effect to improve, or at least sustain the character and layout of new developments, and these later developments are notably more appropriate than some of the earlier ones. This comes with the inconvenience of generating tiresome applications for pruning insignificant trees.*

6. Are there any buildings or structures that you consider are of note for their architectural or historical importance? Please list.

- *No new buildings, but a number within the existing conservation area eg Church and churchyard, Postling Court, Orchard Cottage, Court Cottage, and Page Farm. The Pent (Pent Farmhouse has had some interesting visitors in days past and many feel the stone walling in The Street and Pilgrim's Way is worth protecting- marked in red on the plan.*

- 7. Can you identify any open spaces, significant trees or hedges that you feel make a contribution to the special character of the Conservation Area? Please list.**
- We think so, but we will leave others with more knowledge to judge. Two of our verges are included in a conservation protection scheme for their Fauna. These are outside the conservation area along Staple Lane and Pilgrim's Way.*
- 8. What would you say were the most significant views, vistas or panoramas, either within, into or from the Conservation Area? Please specify.**
- Absolutely, the views of the surrounding hills (North Downs) from the village as well as the views of the village from the Downs are quite something.*
- 9. In your opinion, what impact does road traffic have upon the Conservation Area?**
- A small but important irritation and occasional cause for concern about safety – we are a short cut for some to access Stone Street and thence Canterbury.*
- 10. Do you think that there are any areas that would benefit from being 'car-free'? If so, please describe.**
- There is limited street and off street parking which we think is adequate for most needs for about 360+ days a year – we tend to attract walkers mostly. On fete days, Postling Ride, and Open Garden days and the odd weddings we open up a few fields. Alternatively for those who like to fly in we do have a landing strip.*
- 11. Do you feel that sufficient Conservation Area guidance exists to guide development proposals (however small or large)? If not, what would you like to see?**
- Pass*