

SALTWOOD CONSERVATION AREA APPRAISAL

Problems and pressures

- 86 Notwithstanding the highest level of protection, maintenance requires unusually large amounts of time, expertise and resources. Vigilance may be required if a future owner's resources are too limited.

CHARACTER AREA 2 - RECTORY LANE AND THE GREEN

Spatial analysis

- 87 This character area comprises the village core set around the historic green, and the roads which radiate from it. The small triangular green is bounded by two roads; it features two mature broad-leaved trees and the War Memorial. The green is surrounded by a loose arrangement of low rise houses and picturesque cottages.



School Road looking south from The Green



The Green from School Road looking north

- 88 To the south The Green is bounded by the main road between Sandling and Hythe, a busy traffic route. To the south of The Green the main road between Sandling and Hythe, a busy traffic route separates Old Saltwood Lane, an unmade road, and Cylinder Road from the northern area of the village. These roads have higher density terraced houses which date from the early C19.
- 89 The Castle Hotel overlooks The Green but is separated from it by the busy main road. The large garden provides a meeting point, a centre of local activity and green space. The junctions of Bartholomew Lane, Brockhill Road and School Lane intersect south and east of The Green.



Village Hall from green



Village Hall from Rectory Lane

- 90 To the north of The Green, a quieter, rural road leads to Rectory Lane and Grange Road. Houses here are set back from the road, with wide grass verges and footways forward of their boundaries.
- 91 The village hall, located on the triangle formed between Rectory Lane and Grange Road, overlooks The Green. This location gives it almost no off road parking facilities.
- 92 Rectory Lane extends for 700m northwest, from the Green, it becomes a track, then a bridle path, forming a natural north west boundary to the village, and CA. Building density is higher and more complex near to The Green, but soon changes to larger houses two storey houses in a variety of styles. These detached houses are set in large gardens secluded from the road by hedges often above ragstone walls. Grange Farm fields are a dominant feature to the south of Rectory Lane.



The Green from Rectory Lane ~ Note the parked cars

Key views and vistas

- 93 They include views of the farm from Rectory Lane and views out of the area from the footpath. These are referenced to the Views and Vistas map in Appendix 2.

Character analysis

- 94 The character of The Green is derived from the ancient, organic plan form. The intersection of the roads forms a focus for village activities, the shop, the public house, the village hall etc. Through traffic, interrupts the peace and tranquillity of the village.
- 95 Rectory Lane has a processional quality linking the church with The Green and overlooks a pastoral landscape created by Grange Farm. This road forms a quiet pleasant rural route to homes and the church.

Listed buildings

96 There are four listed buildings within the character area:

- 1 Church of St Peter and St Paul, which has Norman origins;
- 2 The first rectory, now Saltwood House, facing the church;
- 3 Kintail, Rectory Lane, (M H Baillie Scott);
- 4 Bennington Manor, Rectory Lane (M H Baillie Scott);



Kintail & Bennington Manor (Baillie Scott houses)

Unlisted buildings of local merit

90 A number of buildings that contribute to architectural quality and variety in the character area have been identified using the English Heritage criteria and are marked on the analysis map in Appendix 2.



Almshouses in Grange Road



Victoria Place

91 These late C18-early C19 buildings are mostly domestic and have been selected because they contribute to the character and setting of the CA because they are either built of local materials, of a simple plan form or are linked to local philanthropic activities (the almshouses and village hall).

A list of these buildings can be found in Appendix 3.



Cottages in Old Saltwood Lane



The Old Rectory

Local details

- 91 The local details are derived from the excellent materials available from the surrounding landscape: Wealden clay for red bricks and tiles, locally quarried ragstone and timber from the wooded escarpments. Therefore a mixture of these building materials are found in the built environment of this CA.

Building materials

- 92 Boundaries: A variety of walls built of Ragstone, often with brick piers and repairs. Metal post and rail fences form the boundaries of fields and the churchyard. These have wild flower at their base. Timber post and wire fences within the farm. Hedges of beech, hawthorn and yew. Some wrought iron fences and gates and picket fences.



Steps to Old Rectory



Pavement in Rectory Lane

- 93 Walls: Buildings take advantage of the locally made, high quality red bricks and tiles, together with Ragstone they form the principal walling of earlier buildings. There are some houses with horizontal white painted shiplap boarding. The Lads Club is a cedar building. Late C19 and early C20 houses have roughcast render, painted cream or white, on the whole house or the upper floors.

- 94 Roofs: Principally steeply pitched clay tile, some are hipped or half hipped. There are lower pitched slate covered roofs. Saltwood House (formerly the first rectory) has a slate mansard roof illustrating the influence of architectural fashion from outside the area. Pitched and hipped dormer windows. Chimneys are brick with plain clay pots.



Typical variety of window style found around The Green



The new boundary wall at Benover House has used local materials and detail

- 95 Windows: Timber with a variety of glazing patterns, including sash, casement and casement with fanlights.
- 96 Doors: Timber with a variety of styles

Green space

- 97 Saltwood is surrounded by trees and rolling countryside and trees are a dominant feature of the village.
- 98 The Green is public open space, its small size and relationship with the Hythe / Sandling Road limits its impact and potential for recreational use other than sitting and watching. The impact of this open space relies on the gardens of the buildings north of The Green and the public house which add to the green space of this character area.



The Green from Rectory Road



The churchyard

- 99 The landscape becomes agricultural in character along Rectory Lane. The large and open space of the church yard has informal planting of trees and hedges and overlooks the farm and has access to several public footpaths.



Rectory Lane becomes increasingly rural before it terminates at a bridle path



TheLads Club is viewed over the fields of Grange Farm

Hard landscaping & public realm

- 100 Within this area demarcation between public realm and private land can be unclear. In general the village is clean, free of graffiti and well cared for. Some signs, such as the concrete bus stop and the modern traffic signs are out of place. Timber posts along the roadside and seats around The Green are appropriate.
- 101 Visual clutter is kept to the minimum and the absence of yellow lines around The Green and the junctions of the roads are welcome. There are some delightful ragstone footways but generally they are tarmac with concrete edges.



Above: Public Realm - The Green



Right: Careful siting of signage should be considered

Negative factors

This character area's negative factors are relatively insignificant:

- 102 Overhead telephone cables around The Green.
- 103 Buildings at the edges of the CA have some large glazing patterns which detract from the authenticity of the buildings.
- 104 Iron boundary railings along Rectory Lane require maintenance.

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- 105 Careful positioning and maintenance of signage, such as Neighbourhood Watch signs which intrude into the picturesque setting of the church in Rectory Lane, is required.
- 106 The most significant issue is the parking of cars around The Green. The views of the village hall are obscured by parking traffic and difficulties are created for pedestrians.



Car parking is intrusive around The Green and at the end of Saltwood Lane

Negative areas

- 107 The area around the junction of Old Saltwood Lane with The Green, where cars park, would benefit from an enhancement scheme.
- 108 The roadway to Victoria Place and the boundaries to the houses require surface treatment.



Railings in Boundary Lane need maintenance



Poor access and road surface to Victoria Place

General condition

- 109 The condition is generally good. There is a sense of group ownership and pride.

Problems, pressures & capacity for change

- 110 There is little capacity for further development or alteration within this area. All new buildings should respect the grain and scale and local materials of the existing layouts and buildings.
- 111 The village hall and shop has no off street parking creating problems for users and local pedestrian traffic. Parking has a negative effect on the village setting.
- 112 'A' boards are an unwelcome intervention in the public realm.
- 113 There are a number of replacement windows in inappropriate styles and materials.

CHARACTER AREA 3 – GRANGE FARM AND OPEN SPACE

Spatial analysis

- 114 Grange Farm and open space cover almost one third of the CA. It is highly visible from many places within the CA and has a significant contribution to the setting. The farm is divided by many footpaths. The practice of gavelkind has left its inheritance of the small fields which the farm is divided into. The farm can be identified on the 1801 map and possibly on the 1769 Andrew's map.
- 115 The farm buildings lie west of Saltwood Castle and east of St Peter and St Paul's Church. The relationship between these three elements appears significant. Footpaths connect all three sites.



Grange Farm viewed from the Castle footpath

- 116 A natural hollow in the topography shelters the farm buildings. Castle Road bisects the farm, north of the castle entrance; the road is used for the movement of livestock.

- 117 North of Grange Farm the CA boundary cuts to the west and east. following the old SE & CR disused rail line, now a public footpath. The footpath gently descends to the west into a cusp between the hills where a small brook runs beside the footpath north west of the church. To the east it continues to the east of Saltwood Castle

Key views and vistas

- 118 These are illustrated and referenced to the Views and Vistas map in Appendix 2.

These include:

- 119 Views into and out of the CA from the old railway footpath, and across the CA to the church, castle and apple orchards to the north. (Photos 6, 7, 8). From Castle Road north of the farm the wider landscape of rolling hills can be glimpsed. (Photos 1, 2, 3, 4, 5)
- 120 There are good views over the CA from The Church yard (13, 14, 15, 16, 17) Rectory Lane (Photos 19, 20, 21, 22, 23). From the footpath adjacent to Saltwood Castle glimpses of the battlements are to be found. (Photos 1, 31, 32, 33)
- 121 There are fine views across Grange Road to the farm and church and Saltwood House. (Photos 26, 27, 28, 29) also seen from Character Area 1. Views from footpaths on and around Grange Farm (Photos 8, 9, 10, 11, 12.)



*View across to Grange Farm
from the Castle footpath*



View north from farm footpath

Character analysis

- 122 The character is one of peace and isolation with little traffic. This creates an atmosphere of tranquillity. The peace and the quiet is only broken by the sound of birdsong and the activities of the working farm. Throughout this character area peacock calls from Saltwood Castle can be heard.
- 123 This is a pastoral landscape which has been created by farming practices developed over centuries. Occasional views into the rolling hills are of a picturesque rural landscape.

Listed buildings

124 Former Lodge to Saltwood Castle.



Former Lodge to Saltwood Castle

Unlisted buildings of local merit

125 These are:

- 1 The group of farm buildings visible from Grange Road, possibly the Byre or stables.



- 2 Grange Farm a large Victorian farmhouse.
- 3 The ragstone walls that form many of the field boundaries and are considered important features of local distinctiveness.

Local details

126 The ragstone walls of the farm boundaries are a dominant feature.

Building materials

127 Boundaries: Metal post and rail boundary fencing along Rectory Lane, footpaths and the church boundary with Grange Farm. Ragstone walls along Grange Road and Castle Road. Picket fencing and post and wire fencing on farm footpaths.

128 Roofs: Red clay tiles plain brick chimneys with clay chimney pots.

129 Walls: The historic farm buildings are red brick and some ragstone, particularly found on the ground floor with brick on the first floor.

130 Windows: The windows of the ragstone cottage are metal with pointed arches. There is a local history of buildings using reclaimed materials from ruins and no other similar windows were identified within this CA. Timber sash windows are used in Grange Farm House.

131 Doors: Timber

Green space

132 is area forms a picturesque rural landscape. The banks adjacent to Castle Road, as it travels north from Grange Farm are covered with trees, hedges and an abundance of wild flowers. The area forms an accessible space for all to enjoy, despite few resting places. The network of footpaths creates important links within the village and freely accessible open space. Hedges and wild flowers at found at the base of walls.



Wild flowers are abundant in the hedgerows, along footpaths and in the woods along the old railway line footpath

Hard landscaping public realm

133 This is limited to the tarmacadam road which is edged with grassy banks. Street lighting is kept to a minimum in the entire village

Negative factors

134 Negative factors are the modern farm buildings. They are in good condition and partly hidden due to their location, set in a depression between the rolling hills. They have corrugated iron wall cladding and roofs.

General condition

135 The general condition of this area is good and the only issue is with the maintenance of the iron fencing along the boundary with Rectory Lane.

Problems and pressures

136 This character area is extremely sensitive and has a high value as open space and farmland. Farmers are the custodians of much of the English landscape and their livelihood is fragile. Developers have targets to meet. Open spaces, such as this in villages, on the edges of potential large conurbations are under pressure to be developed.

Capacity for change

137 There is little capacity for further development or alteration within this character area, without destroying its character. Local Plan policies currently protect this landscape area outside the settlement boundary and they should be vigorously supported.

INVOLVING THE COMMUNITY

138 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 Client, requiring careful consideration and in some instances detailed responses (Appendix 4). Careful regard to the questionnaire responses has been paid in this text.

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Summary of issues raised by stakeholders

Comment	Response
<p>1 <i>Erosion of cobble stone footpaths outside Rose Cottages, Rectory Lane, The Wellhead and fencing along the field between the Lads Club and the Church.</i></p>	<p><i>The footpath has been noted as positive historic fabric. The demarcation between the public and private realm in this area is unclear and it cannot be certain who is responsible for this path. Other than listing the path it is impossible to protect against further erosion. The fencing has been noted in the appraisal and identified as requiring enhancement. However it is in private ownership and not the responsibility of the LPA.</i></p>
<p>2 <i>Extension of CA to include Grange Road and Castle Road, the Saltwood Cricket Club ground and School Road to the Village Green. Also, Bartholomew Lane, Old Saltwood Lane and Sandling Road from where it starts at the Village Green finishing at Sandling Railway Station.</i></p>	<p><i>Following our survey of the CA it was concluded that Grange Road, Castle Road, Bartholomew Lane and School Road were not considered suitable for inclusion into the CA.</i></p> <p><i>Old Saltwood Lane has been proposed for inclusion in the conservation area.</i></p> <p><i>Sandling Road is a linear road which extends 1.5 KM outside the existing conservation area the survey did not therefore consider that geographically it should be considered for inclusion in the Saltwood Conservation Area.</i></p>
<p>3 <i>Enforcement Orders on control over development are not being carried through.</i></p>	<p><i>Attention to any contravention of planning permissions, change of use or any other development which requires planning permission listed building consent or conservation area consent should be notified to the council's enforcement officer.</i></p>
<p>4 <i>Concern expressed that too many heavy vehicles travel through the village, especially Sandling Road and School Road. Width restrictions through the village need to be considered.</i></p>	<p><i>Traffic problems through the village, particularly around the village green have been noted in the appraisal. This is an issue that requires coordinated effort between the LPA and County Highways</i></p>

SUGGESTED BOUNDARY REVISIONS

Boundary additions

- 139 These are outlined in red on the suggested boundary changes map in Appendix 2. The existing boundary is illustrated in black.

North West of the conservation area

- 140 The boundary has been extended to the bridle path at the end of Rectory Lane. This area has similar characteristics to the area in Rectory Lane which is included in the current designation. The bridle path forms a natural boundary. Good views across and out of the conservation are seen from the bridle path and trees in the gardens of these houses form an important visual amenity when viewed from other places around the conservation area. It is of great value to the setting of the CA and should have the benefits of designation.

Old Saltwood Lane

- 141 This lane contains groups of houses and cottages which have an important contribution to the character of the area. Their character needs preserving and enhancing.

Extension to include the footpath created on the old railway track

- 142 This picturesque footpath forms a natural boundary to the conservation area and part of the circular route which can be taken around the area. It has good views into the conservation area.

Boundary reduction

Areas South East of Saltwood Castle

- 143 The line has been amended to follow that defined by the Scheduled Monument.

Summary of problems in the conservation area

- 144 There are relatively few problems in this conservation area. A summary of issues is listed below:

- 1 Parking around The Green and the east of Old Saltwood Lane;
- 2 Surfaces of Old Saltwood Lane and Victoria Place;
- 3 Overhead telephone cables;
- 4 Fencing repair along Rectory Lane adjacent to Grange Farm;
- 5 Neighbourhood watch signs;
- 6 Replacement windows in inappropriate styles and materials;
- 7 Saltwood Castle is on the English Heritage's Buildings at risk register;

LOCAL GENERIC GUIDANCE

Design Brief – Village Centre & The Green

145 Proposals are required that will protect and enhance the area around the village green to strengthen its identity and protect it from degradation by traffic and parked vehicles.

Design guidance

146 A local design guide is desirable 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 alteration and extension of property. 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.

USEFUL INFORMATION

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