

BOUGHTON ALUPH AND EASTWELL Parish Design Statement



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1. Eastwell Terrace, Wye Road, Boughton Lees



Front Cover: "Eastwell Towers" built in 1848

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BOUGHTON ALUPH AND EASTWELL
PARISH COUNCIL
HEADLEY - PITT CHARITABLE TRUST
THE PARRETT FAMILY AT
EASTWELL MANOR
TORY FAMILY FOUNDATION



INTRODUCTION

Boughton Aluph and Eastwell are two separate parishes. Historically they are linked as a result of the influence of the Eastwell Estate on the development of the two parishes. Ecclesiastically they were linked in 1894. For the purposes of civil administration they are now treated as one parish and will be referred to as such in this document. This Parish Design Statement provides a description of the natural and man-made features of the parish regarded by the community as particularly distinctive. The document provides a guide to ensure that development and change are managed to respect the character and individuality of the parish. It encourages good design by analysing and defining the characteristic style of Boughton Aluph and Eastwell. It should thus contribute positively to protecting and enhancing the special nature and qualities of the community that is the parish today.

2. Parish sign on the Lees

A Steering Group managed the project on behalf of the community, acting independently from, but with the full support of, the Parish Council and the Local Authority. All the residents of the parish were invited to contribute to and involve themselves in the project through public meetings, an introductory leaflet and a questionnaire, delivered to every household in the parish, surveys, workshops and an exhibition. This document was written and produced by residents in five sub-groups reflecting the views of the community expressed during the consultation process.

The purpose of this document is to guide future development by providing a descriptive framework of the distinctive features that have shaped the parish in the past and are viewed by the community as important today. It represents a distillation of the views of the residents of Boughton Aluph and Eastwell. Nothing that happens in the future should threaten the sympathetic co-existence that now pertains between older buildings, more modern developments and the surrounding countryside. Any future planning decisions must protect and enhance that harmony.

As this document will be used by both the Parish and Borough Councils when considering planning applications it should be referred to by householders, architects, builders, developers and businesses for guidance in their designs, whether they be for new houses, business premises or just the addition of a porch to a cottage. In this way it will support the Ashford Borough Local Plan.



3. Bluebells in King's Wood



Within this Statement there are four sets of both Parish Preferences and Design Guidelines together with a Self-assessment Guide. All are colour coded.

PARISH PREFERENCES are issues raised by the local community during the process of consultation on the preparation of the Design Statement. They aim to suggest ways of maintaining and improving the environment, amenities and quality of life in the parish that may fall outside the role of the Design Statement as supplementary planning guidance.

DESIGN GUIDELINES provide guidance on how the local characteristics and special features, which create the character of the parish, could be reflected in the design of development and thus help preserve and enhance its setting, infrastructure and built character.

THE SELF-ASSESSMENT GUIDE provides a process to help maintain the character of the parish which local residents are strongly encouraged to use when considering alterations or extensions to their property.

This document was formally adopted by Ashford Borough Council as Supplementary Planning Guidance in September 2003. The document expresses many views held by local people involved in its preparation. In adopting this Design Statement, the Borough Council is not necessarily supporting all of these opinions but is undertaking to take into account the Design Guidelines included in the text when making planning decisions. The Borough Council does not have sufficient powers as a planning authority to require these

Design Guidelines and Parish Preferences to be met in all cases - the active support and commitment of developers, landowners and householders are also essential.

Where text relates to a photograph or sketch, the number of the same is shown in square brackets after the relevant point in the text. Letters shown in square brackets refer to the view symbol on the map on pages 14 and 15.



4. The Flying Horse Inn, Boughton Lees. Originally built in the 17th century as a timber framed building on an L-plan footprint. Note red brick cladding and Dering windows.

HISTORY & POPULATION

BOUGHTON ALUPH lies on the Roman road from the Weald of Kent to Canterbury, remains of occupation having been discovered at Kempe's Corner. In Saxon times it was held by Earl Godwin and his son, the future King Harold. The Domesday Book of 1086 noted that the community was prosperous with a church, two mills and land for 33 ploughs. Boughton (settlement amongst the beech trees) was held by Aluphus de Boctune in the thirteenth century giving rise to the present name (pronounced Borton Aluff). He is believed to have begun the replacement of the Anglo-Saxon church [5, 69]. On the ancient route used by pilgrims, it was a popular place for shelter and they would gather there in groups before crossing the treacherous woodland to Canterbury.



5. All Saints' Church, Boughton Aluph. First built in the 13th century of flint and rubble with ashlar dressings.



6. St Mary the Virgin Church, Eastwell. Fell into ruin after a storm in 1951.

EASTWELL, a parish of wells, also dates back to Saxon times when a thane, Frederic, held the lordship of the manor from King Edward the Confessor. The ownership of Eastwell Estate has been documented from the Domesday survey onwards. In 1918 it is reported that 2,600 acres of land and 60 estate properties were sold at public auction. In many cases the tenants of the properties and land became their owners. The remaining estate now covers about 1200 hectares (3,000 acres), much lying in neighbouring parishes.

St Mary the Virgin Church [6, 68], built in the fourteenth century, was renowned for its lovely setting, its rich carvings, stained glass and the magnificence of its monuments. Since the roof was damaged in a storm in 1951, most has been lost. It is likely that the earliest manor house stood near the

church. In the fifteenth century Richard Plantagenet, said to be the illegitimate son of Richard III, was employed by the estate as a bricklayer. He is remembered by a commemorative stone [48] in the churchyard, Plantagenet's Well [47] and Plantagenet Cottage [49]. Amongst the many alterations to the estate in the nineteenth century were the building of the distinctive Eastwell Towers gateway [front cover] and the creation of a large shallow lake [7, H].

The increasing size and importance of the Eastwell Estate led to the growth of the village of Boughton Lees around the green known as the Lees [8], providing housing for estate workers and trades such as blacksmith, wheelwright, butcher and grocer. Owners of the estate often brought their own staff with them, but local trades also reflect the agricultural nature of most of the local occupations. Because of the importance of the road from Ashford to the port at Faversham, it was one



7. Eastwell Lake on which Queen Victoria is said to have skated.



8. Aerial view of Boughton Lees.
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of the first roads to have a turnpike. The Flying Horse Inn [4] was used as a staging post and clusters of houses grew up around the green, rather than around either of the two churches. The village green [8], recorded as the site of a fair since Plantagenet times, is still used for village events which include the annual fayre [9].



9. Boughton Lees village fayre
with a view of Wye Downs in the
right background.

The Eastwell Estate, along with good roads, brought prosperity to the area. The village school at Boughton Lees was converted from a fifteenth century dwelling in 1818 and enlarged in 1892. In 1952 it was dedicated as St Christopher's Church [33]. The village hall, scheduled for replacement in 2003/4, is known as the

Iron Room [10] because of its outer skin of green corrugated iron. It was given by the Eastwell Estate as a reading room and was one of the first buildings in the local area to have gas and electricity. The estate had its own timber yard and gasworks, which were on the west side of the Lees. The site was eventually replaced by housing, thus being probably the first brownfield site usage in the parish. Eastwell House, rebuilt in 1928, and now renamed Eastwell Manor, is a hotel and leisure complex [67].

10. The Iron Room, Boughton Lees.



The parish had a small increase in population from 1801 to the 1930s when more households are recorded, much of the newer building being infilling along the established roads. The 1991 census showed the population to be 695 and in 2001 it was 1218.

SETTING & LANDSCAPE

PARISH SETTING

Ashford is an important market and railway town that is undergoing rapid expansion. The parish lies to the north of the town at the foot and on top of the North Downs, on the north-western slopes of the

Great Stour river valley. Apart from Goat Lees and the southern Trinity Road areas, the whole of the parish is within an Area of Outstanding Natural Beauty or a Kent Special Landscape Area (see map on pages 14 and 15). There is a wide variety of soil types throughout the parish, the main ones being chalk, marl, gault clays, sand, gravel and brickearth. The fertile land is extensively farmed with the exception of an area of mixed woodland bordering the northern edge of the parish. The only village in the parish is Boughton Lees, some five kilometres (three miles) from Ashford town centre, on the A251 Ashford to Faversham road. The majority of properties in the village border a picturesque green [8] where cricket has been played since 1798 [11]. It is mostly within a conservation area. The Eastwell Estate was partially surrounded by a brick wall [12, 16], five kilometres (three miles) of which still survive. The other main centre of population is at Goat Lees, a modern development, started in 1998 and yet to be completed. It is built on former farmland on the northern edge of Ashford. The other main road running through the parish, near its eastern boundary along the Great Stour river valley, is the A28, Ashford to Canterbury road.



11. Cricket on the Lees with the North Downs in the background.



12. Eastwell Estate boundary wall in Lenacre Street.

SETTLEMENT APPROACHES AND VIEWS

Fine views of varied countryside, both near and distant, frame all approaches to the parish. From the northern edge of the parish, at 182 metres (597 feet) above sea level, the A251 road runs through King's Wood with its sweet chestnuts and a carpet of bluebells [3] in the spring. The road then steeply descends the North Downs' escarpment, curving to stunning views [13, A] across the Great Stour valley. The land falls away across chalk downland dotted with sheep, to arable land and orchards at lower levels. The road is edged by the wall of the Eastwell Estate to the right and by hedgerows and a mixture of native trees to the left.



13. View from Challock Hill on the A251 of the Great Stour valley with the Wye Downs in the distance and Warren Farm in the left foreground.



14. South-east side of the Lees.
Note different roof lines.

The edge of Boughton Lees is reached at about 70 metres (230 feet) above sea level where the listed estate wall [16] on the right rises to enclose the former kitchen gardens of Eastwell House. As the road levels out the village green comes into view, with houses built around its sides [8]. The houses bordering the green are well spaced [14, 15] providing open views across farmland and orchards to the downs [B, C]. The openness of the views is highly valued as a vital part of the character of the village and is recognised as such by its status as a conservation area.

The approaches to the Lees from the east along Wye Road, and from the north-east along Pilgrims' Way, are bordered by orchards, strawberry fields, and arable land, sheltered by lines of poplars, hedgerows and mixed indigenous trees.

The views from within the village of Boughton Lees are extensive open panoramas [9, B, C] to farmland, orchards, patches of woodland, scattered houses and farms and the North Downs on both sides of the Great Stour river valley. Parts of Ashford [D] and Wye [B] are visible in the distance. The houses to the west of the Lees have views to Eastwell Manor [67, E] across its parkland. This scenery with pasture and fine trees surrounding Eastwell Manor, the ruined Eastwell Church [6, 68] and the lake [7] are further delights. So too is the setting of All Saints' Church, Boughton Aluph [5, 69] with its attractive broad distant views [17, F], which make it a well-appreciated stopping point on the



15. Alternating old and modern buildings on the north side of the Lees.

North Downs Way footpath. There are also far-reaching views of the North Downs above Eastwell Park from Sandyhurst Lane [G] and Trinity Road [J].



16. Listed kitchen garden wall. Part of the Eastwell Estate boundary wall.

The A28 road is, for its entire length in the parish, bounded on either side by countryside having the same agricultural land use as described above. This is backed on both sides of the Great Stour flood plain by views to the North Downs [K, L]. The road is edged in many places with tall old hedges [18] once used to protect hop vines from adverse weather. It is recommended that an application be made to extend the Area of Outstanding Natural Beauty in order to protect this area and its views to and from the surrounding downs (see map on page 10).

When entering the parish from the south along Trinity Road (A251), the landscape has a distinctly manufactured feel because of the housing development of the area. To either side of the road there are wide grass verges planted with trees and shrubs. On reaching Faversham Road and turning left, the Eastwell Towers gateway [front cover], a striking and important landmark in the parish, comes into view. A fine panoramic view [19, M] of the Wye Downs, with its commemorative Crown, can be seen to the right at this point. The road runs for a mile to Boughton Lees around the perimeter of the Eastwell Estate, bordered on the left for the entire distance by a continuation of the same red brick wall mentioned previously, backed by woodland of mixed mature trees. On the right there are views [N] across open fields to the Wye Downs.



17. The Great Stour valley from All Saints' Church, Boughton Aluph.



18. Old tall hedges along the A28 Canterbury Road.

TREES, HEDGES AND WILDLIFE

The mature native trees in the parish are a vital feature of the rural landscape. The main areas of particular importance are :

- The belt of trees immediately behind the Eastwell Park brick boundary wall stretching the length of Lenacre Street and continuing along the A251 to Boughton Lees;
- The mature trees in Eastwell Park and

especially those in close proximity to the North Downs Way;

- The mature trees on and surrounding the Lees;
- King's Wood on the northern boundary of the parish; and
- Single and groups of trees or woodland covered by nine Tree Preservation Orders.

Many of the roads in the rural parts of the parish are bounded on one or both sides by mature hedgerows of native species of trees and bushes, some of considerable height [18]. In Goat Lees several of the mature trees and hedgerows have been retained. Where hedgerows have been removed most have been replanted or replaced with discrete areas of young indigenous shrubs and trees. Whilst these will take some years to become significant, they will in time play an important role in blending this large development into the surrounding countryside. This type of planting considerably softens the hard edges of the new housing.



19. Road signage at the junction of Sandyhurst Lane and Faversham Road. The listed wall and statuary in front of Eastwell Towers are on the left with the Wye Crown and Downs in the background.



20. Iron railing to three storey town houses at Goat Lees.



21. Kingfisher



22. Tudor style house in Watson's Close, Sandhurst Lane. Note brick pavers and beech hedge.

The mixture of arable land, grazing, woods, hedgerows, orchards and gardens provides a wide variety of habitats for wildlife. In particular the hedgerows, orchards and mature native trees are homes for a large number of bird species. Kestrels, sparrowhawks, woodpeckers and several species of owl are frequently seen, and the traditional tile hanging and weatherboarding of older buildings provide daytime roosts for bats. Eastwell Lake [7, H] is home to many native wildfowl, and is an important site for migrating birds. Herons fish on its shores, and kingfishers [21] can be seen darting through the trees bordering this man-made lake. Mammals seen in the parish include fox, badger, stoat, and roe deer.

ROADS, LANES AND FOOTPATHS

The majority of public roads in the parish are surfaced with black tarmac bounded by grey concrete kerbing. Usually both sides of the road are kerbed although in the more rural areas kerbing is restricted to only one side of the road where there is a black tarmac pavement and is absent where there is none. Some of the culs-de-sac in Goat Lees and in other closes elsewhere, are surfaced in red concrete pavers [20, 22]. These make a pleasing contrast to the more heavily trafficked black tarmac surfaces. Several places have traffic calming measures using red concrete pavers or grey granite setts and timber bollards. The three roundabouts in the parish in Trinity Road are constructed of raised black and white blocks, one with a red concrete paver surround, thus enhancing their visibility.

Trinity Road acts as a backbone running directly through the centre of Goat Lees. It is a new road, encompassing safety and speed restrictions, while undulating and curving with the topography. A good network of cycle paths exists making it easier and safer to travel within and outside the area to neighbouring schools, amenities and businesses.

The main concerns of residents in Boughton Lees about roads are:

- The excessive speed of traffic on the A251 and A28 roads;
- Vehicle parking on and around the Lees and in Wye Road; and
- The use of Wye Road by heavy vehicles and as a rat run.

There is a number of public footpaths, bridleways and a byway crossing the parish. Many of these are ancient roads such as the Pilgrims' Way and others are older drovers' paths. The footpaths are of an unsurfaced nature and are generally kept open by Parish Council footpath wardens, walkers and farmers. At the points where they cross field boundaries, wooden stiles are used and occasionally timber or

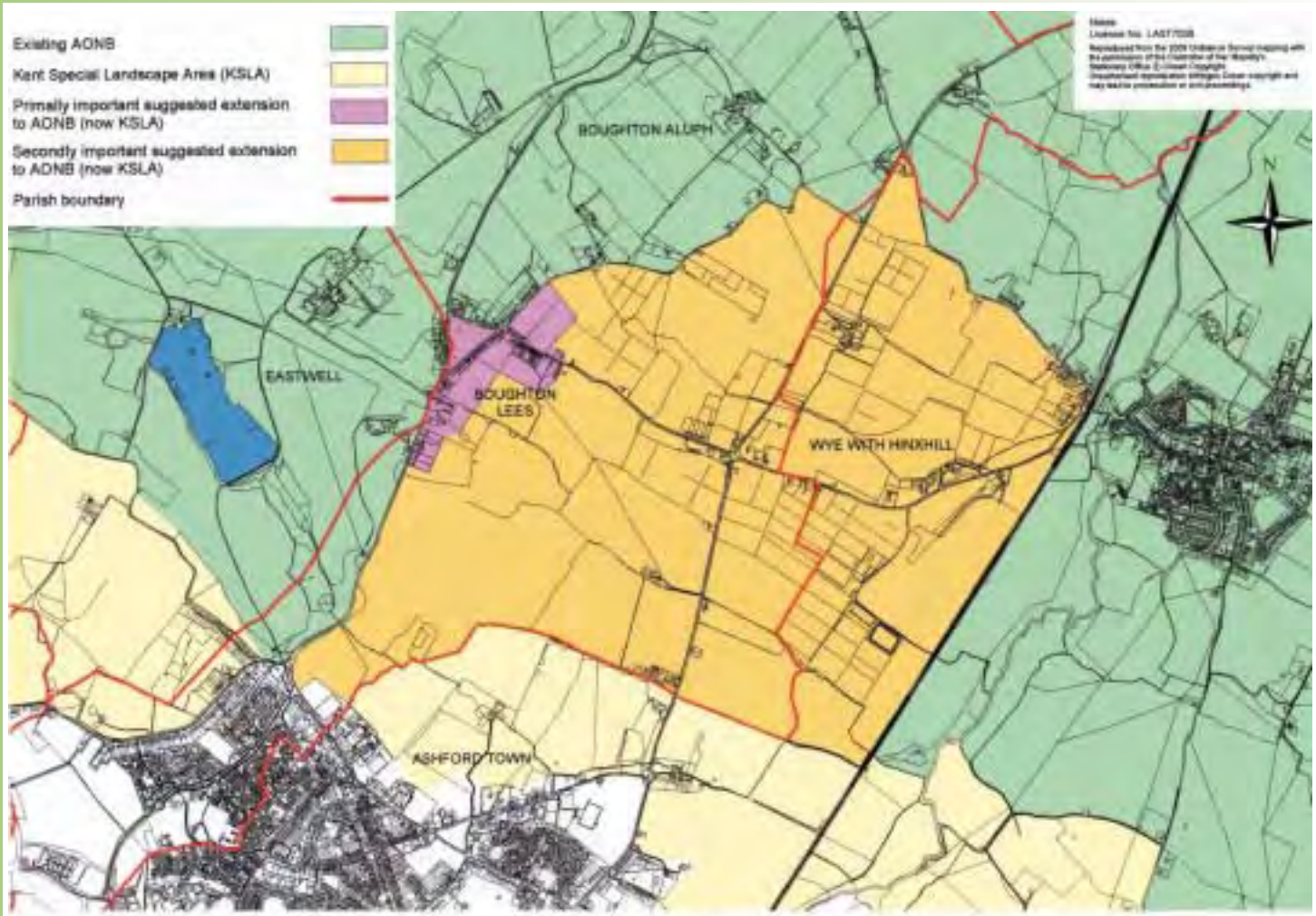
steel kissing-gates [63]. The North Downs Way [23] is a long-distance footpath forming part of a European Long Distance Path (from Galway to Nice) having the designation E2. Further information on footpaths, flora and fauna is given in the leaflet *Circular Walks Around Boughton Aluph*, available locally.

23. North Downs Way signpost. In the background are the refurbished 'Brookies' stables at Eastwell Manor on the right with the new leisure complex on the left.



SETTING AND LANDSCAPE, PARISH PREFERENCES

- All developments should reflect the character of the landscape.
- New, isolated, non-agricultural development should be carefully controlled while future developments in existing settlements should not be allowed to encroach further into the surrounding countryside.
- The setting of the parish should be protected. The natural gap between the village of Boughton Lees and the urban area of Ashford should be maintained.
- When a significant landscape development is proposed, a professional design scheme should be prepared for consultation with the Parish Council.
- The natural beauty, flora and fauna of the countryside should be preserved.
- Agricultural and woodland management should continue to be supported and encouraged as primary activities as this would benefit the vibrant rural economy and preserve the diverse wildlife and scenic beauty of the parish.
- All of the wooded areas and pastureland forming the open spaces should be conserved in order to protect habitats. Where land falls out of productive use, restoration for nature conservation should be considered and sensitive conversion of farm buildings encouraged.
- The needs of wildlife are the concern of everyone. Developers, landowners and householders should protect existing wildlife environments and create new habitats in the form of copses, hedgerows, ditches, ponds and open spaces of rough grassland. Advice is available from the Kent Wildlife Trust, telephone 01622 662012.
- Planting of new trees of indigenous species is encouraged and existing trees should be replaced if felled.
- Existing high hedges should be cut back only sufficiently to satisfy the demands of road safety and agricultural husbandry.
- New development may present the opportunity to provide new hedgerows.
- Existing footpaths, bridleways, cycleways and rights of way must be protected and maintained. Where development provides new, or affects existing footpaths, their design should reflect the rural character and sense of space.
- An application should be made by the Parish Council to extend the Conservation Area to include all the properties in Boughton Lees (see page 13 and the inset map on page 15).
- In order to preserve the views to and from both the flood plain of the Great Stour and the North Downs, an application should be made by the Parish Council to extend the Area of Outstanding Natural Beauty to that shown on the map on page 10. Even more importantly, in Boughton Lees, the village green and the properties on its south-eastern side and Faversham and Wye Roads should be included so that the whole village is within the Area.
- To address residents' concerns regarding excessive speeding and inappropriate parking and traffic usage on roads in and around Boughton Lees, submissions should be made by the Parish Council to relevant authorities for additional controls and effective enforcement.



24. Suggested extensions to the North Downs Area of Outstanding Natural Beauty



25. Tollbooth at Kempe's Corner

SETTING AND LANDSCAPE, DESIGN GUIDELINES

- New development or lateral extensions to existing buildings should maintain characteristic gaps between buildings that provide views out of the built area.
- Important views should be protected. Preservation of locally cherished views, as shown on the map on pages 14 and 15, such as those to and from the North Downs, Eastwell Park and the churches and their surroundings, should be preserved.
- Existing high hedges and ancient hedgerows are characteristic of the parish and should be retained where possible thus conserving the rural appearance of the parish.
- Trees and woodlands are characteristic of the parish. Mature indigenous trees should be protected.
- New developments should incorporate easily accessible and safe footpaths and cycleways to complement the existing network.

SETTLEMENT PATTERN

HOUSING AND BUSINESS

The parish has a diverse mixture of buildings ranging from ancient churches, medieval houses and farms to modern housing developments. Most buildings are private dwellings. The large majority are detached properties with very few semi-detached and some terraces. A typical village scene prevails at Boughton Lees, with properties on three sides of a village green [8]. There is a mixture of linear development along older roads and lanes but the majority of modern housing is clustered in culs-de-sac as at Goat Lees [26].



26. Quiet cul-de-sac in Goat Lees. Note hanging tiles, timbers, plain roof tiles and chimneys.

Other small groups of buildings are situated at Warren Farm [13, A], White Hill and Boughton Corner. Most of these and one or two isolated properties, are farmhouses and their associated buildings or country houses and cottages, all fitting into the rural surroundings.

The Ashford Borough Local Plan for the period up to 2006 states that residential development will not be permitted in Boughton Lees (Policy HG5). Nor does it have suitable opportunities for either minor development or infilling in respect to more housing (Policy HG6 and Clause 5.34). Similarly new development in the countryside will not be permitted except in special circumstances e.g. an agricultural or replacement dwelling (Policy HG7). Goat Lees is in its final phase after which no more housing is scheduled.



27. The Manor House, Faversham Road, Boughton Lees. 17th century manor house with Dering windows.

Apart from farming, there is only a small number of businesses in the parish. In Eastwell Park is the Eastwell Manor Hotel and Leisure complex [67] and in Boughton Lees the Flying Horse Inn [4]. The only other substantial business premise is Brakes, a food service company, whose head office is located at the Eureka Science and Business Park on the southern boundary of the parish. In contrast to the other two businesses that are located in older listed buildings, Brakes is housed in a purpose built, modern office block on a green field site. Constructed of red-brown brickwork under a tiled roof, the building commands fine views over farmland, ponds and the nearby Ashford golf course. The buildings have been set below the rising ground to Trinity Road and being surrounded by maturing trees do not dominate their rural setting.



28. Boughton Court, Boughton Aluph. Manor house with 16th century structure over a 14th century crypt. Note Dering windows.

LISTED BUILDINGS, STRUCTURES AND ANCIENT MONUMENTS

There are 43 buildings and structures listed as of special architectural interest in the parish. All are designated Grade II* or II except the Church of All Saints [5, 69], which is Grade I. Predominantly dwellings, they are diverse in their nature and include three churches (one of which, St Mary the Virgin [6, 68] is now a ruin), barns and several manor houses [27, 28]. Listed structures include a tollbooth [25], a milestone and a kitchen garden wall [16].



29. Lake House, Eastwell Park is a 13th century hall house. It is the oldest dwelling in the parish.

There are 13 buildings in the Conservation Area at Boughton Lees. These are mainly houses but also include the Flying Horse Inn [4], and its adjacent stables and St Christopher's Church [33]. There are six listed buildings and structures in Eastwell Park [29], including Eastwell House itself [67], the kitchen garden wall [16] and Eastwell Towers. The remainder is widely dispersed throughout the parish with a small cluster at Kempe's Corner [30].

The buildings are of varying ages, ranging from the thirteenth to the nineteenth centuries, but mainly dating

from the seventeenth and eighteenth centuries. Their style, design and construction are varied, with no single feature dominating. Some buildings are timber framed [31] in various styles, others are brick built in Flemish or English bond. Some have cladding in tiles, weatherboarding or flints. The variety of design features is immense, with differing brickwork, pitches and shapes of roofs and styles of windows and doors. A number have had nineteenth and twentieth century renovations. Most houses are detached, with just two sets of semi-detached cottages – Bay Tree Cottages and Hobday and Pilgrims' Cottages [32] at Boughton Lees.

Whilst the buildings in the more rural areas have not been subjected to more modern development in their close proximity, others, particularly around the Lees and in Wye Road, have. Fortuitously, this development has been piecemeal over the years, fitting in with the traditional pattern of development so that the character of the settlements has been preserved. The presence of the listed properties has been maintained. The uniqueness of these areas has been sustained.



30. The Old Gatehouse, Kempe's Corner, was once a toll house.

There are three ancient monuments in the parish – Eastwell Church [6, 68], The Lake House [29] and the Long Barrow in King's Wood, south-east of Jackets Field, in White Hill.

SETTLEMENTS

Boughton Lees and the Conservation area

Boughton Lees lies close to the base of the escarpment of the North Downs taking the form of a triangle [8] around the village green, with radial roads running out from each corner. Most of the village lies within a conservation area that came into being on 19 February 1987. The character of the Conservation Area stems from the village green, the spaces between the buildings and the buildings themselves, which are of varying individual quality and age. The Lees itself is of the highest value as an open space within the Conservation Area and is of more than local significance due to its location on a major distributor route to and from Ashford town. Taken together these aspects make up an important village scene in terms of



31. Picket fencing to the circa 1700 timber framed Lees Cottage, Boughton Lees.

aesthetic appeal and historic interpretation. The purpose of the Conservation Area is to preserve the best of the past in terms of its buildings, spaces and landscape and to ensure that change recognises the sensitivity of the location and does not harm the character of the area.

Not all of the village lies within the Conservation Area. There is a strong feeling amongst residents that the present limits of the village development should be officially recognised and defined so as to prevent further expansion. This would be best secured by the Parish Council initiating a boundary review with the appropriate authority, for the inclusion of three areas that are presently outside the Conservation Area so that the whole of the village is included within its boundary (see inset map on page 15):

- Seven properties in Faversham Road to the south of the Lees. This is an important gateway to the village with the Rectory Plantation on the western side and groups of trees and hedges between the properties on the eastern side, all helping to define the rural character of the landscape within the village and beyond. The former rectory, now flats, is in this area. There are views between the houses to the countryside beyond and the distant Wye Downs;
- 13 properties at the south end of Pilgrims' Way and a section of the field opposite. These properties all sit on high ground to the west of the lane with commanding views of the Great Stour valley [P] to the east and the North Downs [Q] to the north. The land frontage to the eastern side of the lane should also be included so as to control any development that may occur here and to preserve the open views [P] to the Wye Downs;
- The village hall [10] and Plantagenet Cottage behind the houses on the western side of the Lees. These two buildings have historic links with, and views [E] to, Eastwell Park and the North Downs.



32. 17th century Pilgrims' Cottage in the foreground and the 18th century Hobday Cottage to the rear with the Lees in the background.

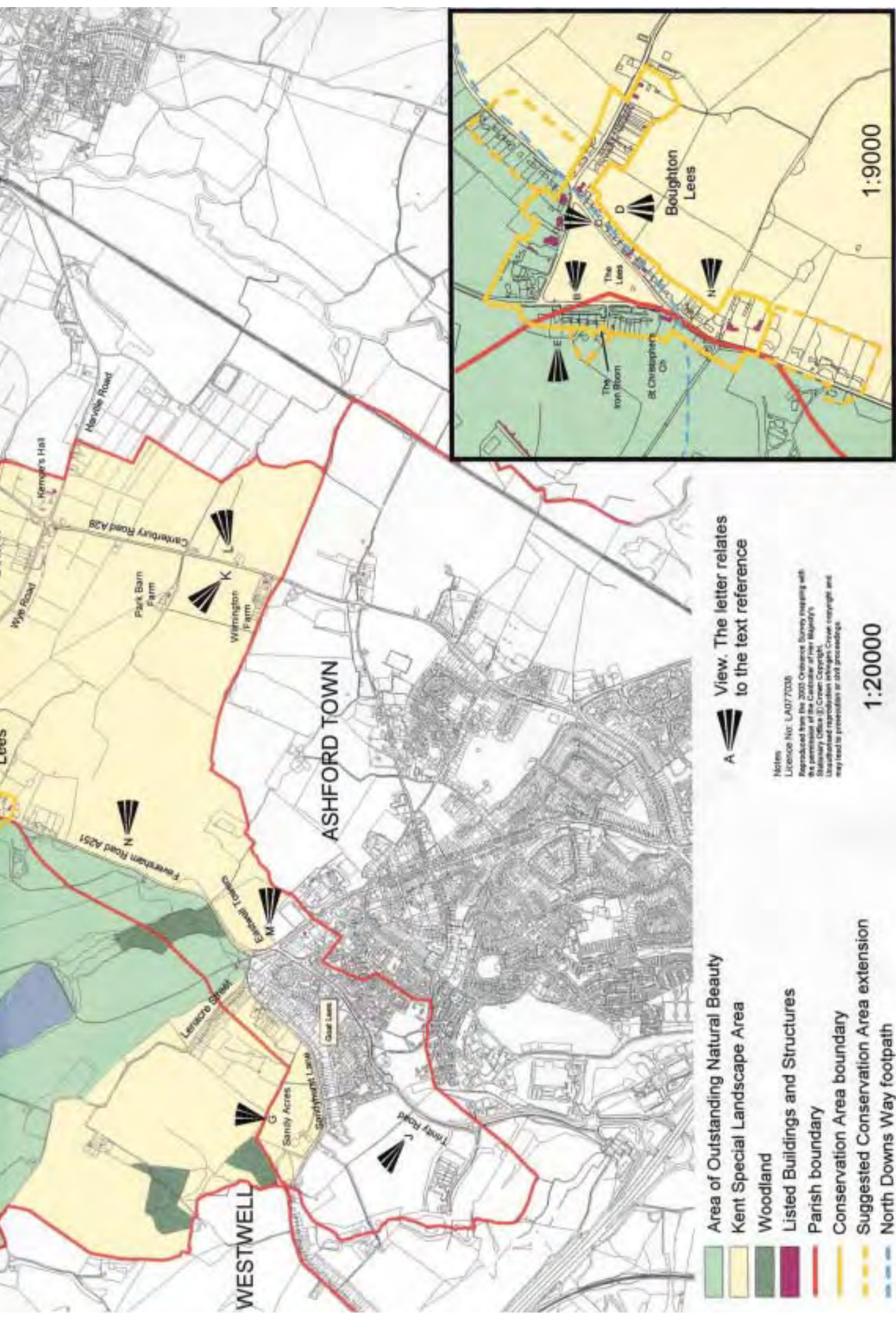


33. St Christopher's Church, Boughton Lees. Timber framed 15th century house enlarged in the 19th century.

Part of the village is also within the North Downs Area of Outstanding Natural Beauty whilst other parts are in the Kent Special Landscape Area (see map on pages 14 and 15). The settlement slopes gently downwards from west to east giving rise to panoramic views of the Downs to the north [11, B] and east [9, C] as well as the open countryside in between. To the west there are similar views [E] to the grouped trees of Eastwell Park. The built form of the property around the Lees [14, 15, 34] and along the radial roads is almost completely ribbon in nature. The housing density is high on the south side of Wye



34. Pattern book housing on the west side of the Lees with the original green Iron Room in the centre.



- Area of Outstanding Natural Beauty
- Kent Special Landscape Area
- Woodland
- Listed Buildings and Structures
- Parish boundary
- Conservation Area boundary
- Suggested Conservation Area extension
- North Downs Way footpath

A **View. The letter relates to the text reference**

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1:20000

1:9000

Road whilst in the remainder of the village it is low to medium. There is a balance between the landscape and the buildings in that the latter do not dominate the scene. Except for those of the pattern book housing (see below), roof lines are all different [14, 15]. Many buildings stand on reasonably sized plots with spaces between adjacent properties that allow views to the countryside immediately behind and in the distance.

The buildings are a mosaic of different ages, types, styles, density, position and materials with no clear-cut dividing lines. This mix of old and modern works well by imparting a feeling of non-conformity, maturity, variety and a softening of the village scene with no one dominant style. This is the result of each period adding to the variety of buildings in

35. *Beech hedge to Chestnut Lodge, Boughton Lees. Infill housing at Denelees in the background.*



36. *Victorian Hobday Cottages and the War Memorial.*

a different way. It is not unusual to see the old (some listed) interspersed with buildings of the post Second World War period [15]. Only 37% of the buildings in the village were built after the Second World War. There is little relationship between individual adjacent properties except those in Wye Road [1] and the buildings on the west side of the Lees [34]. Buildings of the twentieth century follow the original building lines which are set back from the road. There are no housing estates. Buildings in this wide variety of styles have produced a pleasing overall appearance because of their sympathetic relationships in terms of scale, height, massing and alignment [14]. The weathering of materials has also had a unifying effect.

On the north-east side of the Lees, there are four listed buildings, two of which are the Flying Horse Inn [4] and its stabling fitting typically into the village scene. There are post war properties and three modern executive style homes [35] built in 1991, which are examples of infilling. The south-east side is a successful example of older buildings with newer infill buildings, blending to make the Lees the interesting architectural mixture of styles it is. There are four listed buildings dating from the seventeenth century alongside some Victorian houses and cottages [36]. There are also examples of 1950s infilling, a Colt type

house [37] and a replacement house built in 1996 [38]. The houses on the west side of the Lees are also an interesting mixture. At the south end is a fifteenth century hall house, which became the village school and is now a church [33]. At the north end is a Victorian house, which was built for the Eastwell Estate farm manager but is now a private dwelling. Between these older buildings are two groups of pattern book houses [34]. At the northern end are six neo-Georgian detached houses built in 1969. At the southern end are Midleton Cottages, consisting of eight 1952 public sector built houses in one terrace of four and two pairs of semi-detached.

The three terraces of houses [1, 62] in the upper part of Wye Road were built in 1882. A detracting feature is the highly visible meter boxes. The properties at the south-western end of Pilgrims' Way were all built post Second World War and include two pairs of

unusual style public sector built houses [50]. The properties in Faversham Road, south of the Lees, were all built in the nineteenth and twentieth centuries except for the listed Manor House [27] and Tower Farm.

Unlike many villages throughout the country, it is reasonable to say that there is no style of building that could be referred to as being traditional to the parish. However, traditional Kentish materials have been used in the construction of many buildings.

Boughton Aluph

Reference to the Ordnance Survey map for the area shows that the hamlet of Boughton

Aluph lies one mile to the north-east of Boughton Lees at the northern end of Pilgrims' Way. All Saints' Church [5, 69], a Grade I listed building in Church Lane, is a large building of variegated grey flint, standing alone in a field. It is one of the most striking buildings in the parish. The oldest parts, the chancel and the chapel, are thirteenth century. Alterations and additions have occurred through the centuries, up to the present. The church is used as a place of worship in the summer and for two weeks in June it is home to the Stour Music Festival. The acoustics are said to be excellent. The other listed building, next to the Church, is Boughton Court [28], built over a fourteenth century crypt. What is seen today is mainly of nineteenth century origin.

Four other properties of various ages and styles are in Church Lane one of which has undergone recent extension that is in keeping with its original character. Along the northern end of Pilgrims' Way there are five individually located and styled properties varying in age from Victorian to post Second World War. Some have distinctive features such as hanging tiles and cat slide roofs. In the middle part of this lane is a more closely grouped cluster of older buildings, some listed, which by their names reflect the earlier brewing activities in this area - Malthouse Farm and Cottages and The Brewhouse [39].

37. Colt type timber house at Boughton Lees. Note beech hedge.



38. Replacement property – Boundary Cottage, Boughton Lees, built in 1996. Note reflected feature of the cricket pavilion.



39. The Brewhouse, Malthouse Lane, Boughton Aluph. 17th century timber framed house with 18th century cladding.

Sandyhurst Lane

Situated in the south-west of the parish, Sandyhurst Lane encompasses assorted building styles in a largely rural setting. One of the most important features of the lane is the open aspect along almost the entire length of the northern side with far-reaching views [G] of the North Downs. This is a cherished and important feature of the lane, which includes the recreation ground of Sandy Acres. Beyond this a footpath leads to a coppiced area with a pond, which is an important wildlife and wildflower area.



40. Sandpit Cottage, Sandyhurst Lane. Well restored 17th century (left) and 18th century (right) timber framed house.

Four of the most attractive and interesting buildings are situated at each end of that part of the lane lying within the parish. At the eastern end are Eastwell Lodge and the neighbouring flint and stucco Eastwell Towers [front cover]. Both are listed buildings. The landscaping in the foreground, the non-invasive signage and the hedge screening of properties on the south side, all play a part in contributing to the unspoilt feel of this end of the lane. At the other end, on the parish boundary, Sandpit Cottage [40] has been sensitively restored and extended using materials in keeping with its style and age as has the listed Lenacre Hall Farm, which has locally characteristic Dering windows [51].

The majority of the remaining buildings, built between the First and Second World Wars using a variety of materials, form a typical ribbon development on the south side of the lane. This housing consists of mostly bungalows [41], with some houses, that are unremarkable in their styling and character. However the properties are well spaced and set back from the road, varied in design and benefit from mature landscaping and low roof lines, which all contribute to creating an area that is pleasing and attractive as a whole.

The properties also benefit from long rear gardens backing on to the Goat Lees development. There are also examples of Colt type timber buildings in the lane, which blend well and unobtrusively into the setting.

Restorations and alterations mostly reflect the character and styling of the original buildings with very few flat roofs visible. But there are exceptions such as stone cladding and the mixing of window styles within the same building. Gaps between properties should be preserved to retain the character of the lane.

There are two modern small developments at the eastern end of the lane. Watson's Close, built in the 1990s, consists of 10 executive Tudor style houses [22] that have pleasant brick and wood detailing. Pondfield, a smaller development of three properties, is set back well from the road with good landscaping.



41. Bungalows in Sandyhurst Lane

Lenacre Street and Eastwell Park

Lenacre Street is very similar to Sandyhurst Lane in layout and style. The houses are of similar age and variety of design with open views and paddocks to the rear of the long back gardens. Cornerways [42], at the junction with Sandyhurst Lane, is a good example of an extended property that draws on the existing styling and does not result in a reduction of the aesthetics and proportion of the building as a whole. Properties are well spaced and there are some older ones at the north-western limit of the development. Many also have generous front gardens, which set the houses back from the lane.

The eastern side of the lane consists of woodland on the boundary of Eastwell Park, retained behind the characteristic Eastwell Estate red brick boundary wall [12], which here has been acceptably restored and maintained. The remainder of this narrow lane is almost completely rural on both sides with sharp bends, mature hedgerows and farmland.

The important elements of this area that need to be preserved are the open views [H] with buildings only on one side of the road.

Generally the buildings in Eastwell Park are spaced well apart and diverse in purpose.

They include the parish's oldest dwelling, Lake House [29], the largest house, Eastwell House, now Eastwell Manor Hotel [67] incorporating the former farm and stables and St Mary the Virgin Church [6, 68], now a ruin. Other notable buildings including the distinctive Eastwell Towers gatehouse [front cover] and its flanking walls [19] and the lakeside Pump House were related to the estate's management. The few



42. Cornerways, Lenacre Street, has a well designed extension.



43. Stone House, Faversham Road, Kennington. Jacobean style house in knapped flint with ashlar bands, quoins and dressings

more modern buildings include a leisure centre [23] adjacent to the hotel and several buildings, large and small, required for the estate's present agricultural usage.

Goat Lees

Most of the recent residential development within the parish is at Goat Lees. It was started in 1998 and is still under construction. Before this development, there was just a handful of houses at the north end of Goat Lees in Faversham Road. These are of mixed ages and include a listed building, Stone House [43].



44. 19th century hooped railing to Hobday Cottage, Boughton Lees. Note styled extension and bricked-up window void.

Goat Lees is situated on the new Trinity Road joining the M20 (junction 9) in the south with Faversham Road (A251) in the north near Eastwell Towers. The development forms a transition between urban Ashford and the rural areas of the parish. The southern approach is undulating and planted in areas with native shrubs and trees. Small pockets of thicket and undergrowth have been preserved for wildlife conservation and to soften the line between the new buildings and the surrounding farmland. The development follows the undulating landscape and merges with the North Downs visible on the skyline [J].

Developers have produced a wide range of homes, with two and three storeys [20, 26] and three, four and five

bedrooms and including affordable housing. There is a wide social mix of residents, with the majority of homes occupied by families. On completion the development is expected to contain 740 houses and flats.

All dwellings are in clusters of quiet culs-de-sac [26] which are beginning to form their own neighbourhood identities and sense of place within the development as a whole. The new homes simulate various building periods popular with the developers' current design book, which may not necessarily mirror the property designs in the locality. Nevertheless, the layouts have a degree of visual interest avoiding monotony with some attractive integrated groupings around semi-private places [26]. Roof lines are at various heights and three storey homes have dormer windows [20, 60]. Most frontages are open-plan [26], creating visual space and consistency through blended planting. On the town houses there are attractive railings [20] to frontages maintaining the town style and supplementing the urban to rural transition.



45. Porch and gable at Goat Lees

Kempe's Corner

The hamlet of Kempe's Corner consists of several groups of dwellings clustered around and adjacent to the crossroads of Wye Road, Harville Road and the A28. In Harville Road on the north side, after two well-spaced post Second World War houses, is Kempe's Hall, a sixteenth century manor house. On the south side the parish boundary passes through 7 Brickfield Cottages, one of nine, associated with the former local brick making industry. The majority of houses on the north side of Wye Road are 1950s detached homes, much extended over the years and separated by a field from the older Kempe's Corner Farm at the crossroads. The houses on the south side of Wye Road include a modern house and a much older one, Kempe's Corner House, with its listed eighteenth century barn. On the A28 Ashford side of the crossroads are several interesting houses, some of which are listed. The Old Gatehouse [30] is a former eighteenth century tollhouse with its listed tollbooth [25] and milestone opposite. Next to the tollbooth is Old Saddlers, which is also listed and built about the same time.

BOUNDARIES

Property boundaries throughout the parish are a mixture of traditional materials, from older walls, of which the magnificent red brick and part flint Eastwell Estate wall [12, 16] is the most prominent example, to the new red brick [54] and part timber panel walls along Trinity Road. Individual houses are mostly bounded to the front by brick walling or hedging [22, 35, 37, 38] with the occasional length of timber panelling, picket fencing [31] or more rarely iron railing [1, 20, 44]. In the newer developments of houses, open fronted boundaries are more in evidence [26, 45].



46. Baptist Chapel, Wye Road, Boughton Lees

OPEN SPACES AND AMENITIES

There are two large public open spaces that residents enjoy. Sandy Acres, a sports and social club in Sandyhurst Lane, with playing fields and tennis courts, and the Lees, on which cricket has been played for over 200 years [11]. It is also used for various events such as the village fayre [9]. There is a smaller open space with recreational facilities for children in Goat Lees.

Amenities include the Flying Horse Inn [4] and Eastwell Manor Hotel [67], which has restaurants and a health club. The parish has three community halls, at Sandy Acres, Goat Lees and the Iron Room [10] at Boughton Lees. The halls are used by clubs and societies and are in use most days. There are two shops at Goat Lees. The parish has three churches, All Saints' [5, 69], St Christopher's [33] and the Baptist Chapel [46] in Wye Road, all of which have active congregations. The parish is served by bus services running from Faversham, Canterbury and Wye, all to Ashford.



47. Plantagenet's Well in Eastwell Park



48. Reputed tomb of Richard Plantagenet in Eastwell Churchyard



49. Porch to Plantagenet Cottage, Boughton Lees

SETTLEMENT PATTERN, PARISH PREFERENCES

- Any new large-scale residential development should meet the needs of the whole community by including affordable housing.
- The countryside access enjoyed by most parts of the parish must be preserved.
- Infill and backland development and consolidation on smallholdings, orchards or larger gardens, which compromise the feeling of spaciousness, are not acceptable.
- Large new developments should incorporate community and leisure facilities and shops all with adequate vehicle parking space appropriate to usage.
- New developments should include a suitable landscaping scheme to be planted in the first appropriate season and arrangements made for its future maintenance.
- The conversion of outbuildings and agricultural buildings should follow the design guidance given in *The Reuse of Agricultural Buildings* published by Ashford Borough Council.
- The character, appearance and setting of the Conservation Area should be preserved and enhanced where appropriate. Most future development is likely to be limited to alterations or small-scale infilling.
- Scheduled ancient monuments and listed buildings must be protected and preserved.
- An application should be made by the Parish Council for the scheduling of Plantagenet's Well and the whole of the remaining wall surrounding Eastwell Park as listed structures.

SETTLEMENT PATTERN, DESIGN GUIDELINES

- In any new development care should be taken to reflect the original settlement pattern of the parish, as described under Settlements (see page 12) in terms of layout, scale, design and character. New housing and business development should not dominate surrounding buildings.
- As character varies across the parish, new development should respect for example, the distinctive spaces between buildings and their orientation towards the Lees where density is generally low, open views at Sandyhurst Lane and its building pattern which is restricted to one side of the road, and the particular identity of Goat Lees and its higher density development
- The use of standard (pattern book) house types that fail to reflect local style is unacceptable. Variation in design and layout in new developments, taking clues from existing buildings, will help to avoid monotonous repetition. Relationships between buildings in the parish are as important as the design of buildings themselves.
- High quality contemporary architecture and designs, which complement their surroundings and incorporate variations in geometric form, mass and scale will not be discouraged.
- New boundaries should continue the use of traditional materials such as solid walls in brick, flint or stone; white painted, treated or natural picket, panel and post and rail wooden fencing or indigenous hedging such as beech in older parts of the parish. The materials used should be sympathetic to adjoining properties and the locality. In new developments, such as at Goat Lees, open fronted boundaries are more appropriate. The use of non-traditional materials such as chain link fencing and concrete panelling or non-native hedging such as Leyland cypress (*Cupressocyparis leylandii*) are inappropriate.
- New development in the Conservation Area should reflect the unique qualities of Boughton Lees in its architectural design and scale as described on pages 12 to 17.
- The Lees and its views to the countryside should be protected to reflect its value as a space of more than just local significance.

BUILDINGS

FEATURES AND MATERIALS IN BUILDINGS AND STRUCTURES

In contrast to the uniformity found in many villages in the country, the first impression of the parish including Goat Lees, is the varied nature of the materials and the differing colourings used in its buildings. A closer look however brings an awareness of a dominant theme of mellow red-browns in brickwork [15, 27, 28, 32, 38, 39, 54], tile cladding [1, 31, 50] and tiled roofing. This has been built up over the centuries by the predominant use of locally available and, at the time, cheap handmade clay bricks and tiles. This visual theme has to a large extent been carried forward into the denser settlement patterns of the twentieth and twenty-first centuries. The dominant red-brown theme is complemented by discreet areas of usage of other traditional materials such as flint [43], stone [43], weatherboarding [36], rendering [20, 30, 42] and slate roofing.

The earliest community buildings, the churches of All Saints [5] and St Mary the Virgin [6] were built substantially with locally available flint, Kentish ragstone and clunch (hard chalk blocks). The use of flint and stonework has been carried on into more recent centuries with the reconstruction of Eastwell House in 1928 and later additions to suit its more recent use as Eastwell Manor Hotel and Eastwell Towers, with its magnificent flanking flint walls [19]. The thematically styled flint walled gatekeeper's house, Eastwell Lodge, beside Eastwell Towers and The Kennels, in Lenacre Street, have later been cement rendered and white painted.

In common with much of East Kent and the Kentish Weald, the majority of the older buildings scattered throughout the parish are built for the most part with locally produced bricks. Some have tile hanging or white painted weatherboarding and in rarer instances oak framed wall panels infilled with white painted lathe and plaster or brick. All have steeply pitched plain tile roofs with a variety of shapes and styles of chimneys. The carefully considered scale and positioning of window and door openings and the resulting relationship of solid to void in walls have contributed to the distinctive Kentish character of these older buildings. Most of these buildings have white painted timber framed windows and wood panelled doors. Throughout the parish there are many fine examples of Dering style windows [4, 27, 28, 51, 59] with stone surrounds and mullions, iron casements or fixed lights together with the occasional Dutch style brick gable [43, 52], both of which are typical features of this part of Kent. Many of these older buildings have been renovated and extended using reclaimed traditional materials or new materials that match the original in texture and colour. Whilst a distinctive style of porch or canopy is not a traditional feature of the parish, many older houses have been designed with these features [58] as an integral part of the façade that enhances their overall appearance. Fine examples of door canopies [1, 55] are those to Eastwell Terrace in Wye Road.



50. Seaton Cottages, Pilgrims' Way, Boughton Lees



51. Dering window named after Sir Edward Dering, a Lord of the Manor of Surrenden, whose ancestor had a lucky escape through such a window in the English civil war.



52. Dutch style gable at Goat Lees



53. Fretted gable on Rose Cottage, Boughton Lees

Well designed porches, doorways and canopies [26, 45, 56, 57] have been included in many of the houses at Goat Lees and their intermittent usage relieves the uniformity that is often found elsewhere in modern developments.

Another parish landmark, built in the mid 1800s, is the red brick boundary wall [12, 16] to the Eastwell Estate. Probably built from bricks produced on the estate, the wall stretches almost continuously from the Boughton Aluph / Challock parish boundary on the A251 to the first bend in Lenacre Street. Parts of this wall have suffered from considerable weather and traffic damage and vandalism, resulting in parts of the wall becoming unstable and falling. A higher section of the wall, to the north of the Lees, forms part of the listed wall surrounding the former Eastwell Estate kitchen garden. The wall is part of the predominant red-brown visual impact of the parish buildings and structures and there is a body of opinion that considers that the whole length of the wall should be listed to aid with its preservation.



54. Use of red brick in house and wall at Goat Lees

In the periods before and after the Second World War, the houses in the Lees, Faversham Road, Wye Road, Pilgrims' Way, Sandyhurst Lane and Lenacre Street used a wide variety of materials in their construction. The majority of these dwellings followed the traditional red-brown brick and tile theme using mass-produced Pluckley stock bricks and London Brick Company fletton bricks with sand faced concrete tiles for wall panels and roofs replacing clay tiles. During this period the use of cement rendered concrete block walls, due to their economy and speed of construction, became more common. Materials, not traditional to this area, such as grey, white and

yellow bricks, grey slates and later asbestos cement panelling and roofing made a limited appearance. Mass production and the economy of scale and speed also saw the introduction of new materials for windows and, to a lesser extent doors, with steel and later aluminium and μ PVC plastic components [26, 45]. There are also a few examples of timber framed and shingled Colt bungalows and houses [37]. The use of these newer materials, sometimes in non-traditional colours, has usually been limited so as not to detract from the visually predominant red-brown building characteristics.

Major new reconstruction and development has more recently taken place at Eastwell Manor Hotel with the restoration and conversion of the "Brookies" stables area, possibly the oldest part of the existing estate buildings, into *gîtes* type accommodation [23]. Restoration has been carried out preserving, in so far as possible, the original red brickwork façades and grey slate roofing. The adjoining newly built leisure complex [23] has maintained the use of red brick and grey slate with the introduction of white painted rendering to the upper storey thus remaining largely in context with its neighbouring buildings.

At Goat Lees much of the housing uses a great variety of both traditional and newer materials. The traditional look is to a large extent maintained by the use of red-brown bricks and plain roof tiles [26, 45, 54] replicating the Kentish style and producing an overall softer look. Added traditional styling consists of simulated Tudor timbers [22, 26, 60], plain tile hanging [26] and rendering [20]. Porches [45, 56, 57] and doorways are varied in style. There are however few chimneys used on the houses, leading to uninterrupted roof lines.

The more modern look and energy conservation requirements of building environmental guidelines are also catered for with window casements featuring brick-on-edge, contrasting colour brick [26] and stone effect over-mantles and ledges with doors and double glazed window frames being predominately in μ PVC [26, 45].

The use of discrete closes and curved roadways ensures that the overall visual impact of red brickwork and red-tiled or grey-slatted roofs still predominates. It is however unfortunate that so much cream coloured rendering [20] has been used in the three storey terraces in Guernsey Way and Hereford Close. It is also regrettable that the community centre and adjacent shops have been roofed in metal sheeting rather than tiles or slates.

Garages [61] generally are set to the side of properties being built either on or behind building lines. They are usually constructed in similar materials and style to the main building. Many newer houses have integral garages complementing the building styles. Flat-roofed garages and carports are not characteristic of the parish.

Surfaces to private driveways and paths throughout the parish are in a mixture of materials such as concrete, usually grey; tarmacadam, usually black; concrete brick pavers, usually red; and occasionally gravel or hoggin areas. The complementary effect of gardens is diminished by large areas of hardstanding with concrete and tarmacadam being the most offensive to the eye.

Nearly all properties are well maintained. Where extensions have been added [42, 44] they are generally sympathetic to the age and style of the original building although there are a few notable exceptions.

BUILDINGS, PARISH PREFERENCES

- Window and door frames in wood rather than plastic are preferable and the use of aluminium is discouraged. Windows can be sliding sashes or casement. Wooden windows in the older part of the parish should be painted rather than stained.
- Properties in the Conservation Area and listed buildings should retain original details as far as possible. Traditional techniques and like materials should be used for maintenance.
- Security lights should be muted and carefully directed to light the required area without forming a hazard to road users or annoyance to neighbours.



55. Door canopies on Eastwell Terrace, Wye Road, Boughton Lees



56. Porch at Goat Lees



57. Porch at Goat Lees



58. Porch at Wide View, Lenacre Street



59. Dering style window in *The Old Barn, Wye Road, Boughton Lees*



60. Dormer window in *Dexter Close, Goat Lees*



61. Garage built in the style of the 1835 house at *Jackets Field, White Hill*. Note pilgrim plaque in gable apex.

BUILDINGS, DESIGN GUIDELINES

- Locally distinctive details should be accurately matched to the chosen building form and the mixing of styles or historical references in the same building avoided.
- New development, alterations and extensions should be designed to blend in with and reflect the scale, style, shapes, proportions, materials, textures and colours of buildings nearby as described in the text. The quality of building design and appearance should be considered from all angles of view and not just from frontal aspects.
- New buildings should be one or two storeys with a possible third within the roof. In groups of buildings there should be a variety of roof heights to the eaves and the ridges.
- Commercial developments or conversions should follow the design guidelines set out in this document and should reflect the scale of neighbouring residential areas.
- Walls should generally be of facing brickwork to match local colouring, with other forms of local facings being used where appropriate to achieve variety e.g. painted rendering, painted weatherboarding, tile hanging, flint or ragstone. The insensitive use of masonry paint is uncharacteristic in the parish and can easily change the character of individual or groups of buildings, making them too dominant in the street scene.
- Roof lines should reflect those in surrounding areas. Roofs can be a mixture of hipped or gabled forms together with simple treatments to verges and eaves. Roof pitches in the parish are commonly between 45 and 60 degrees. Roofing materials should be red-brown plain tiles or grey slates if appropriate. Ridge and hip tiles should be the same colour as the main tiles. Chimneys and dormer windows are not only visually important for an individual building but they also punctuate the roofscape of the local area as a whole.
- Flat roofs are not characteristic and should be avoided in new buildings and in alterations or additions to existing buildings.
- Many of the buildings in the parish contribute positively to its character due to the scale of window and door openings and the relationship of solid to void in the walls. New buildings should seek to achieve this balance in their elevational treatment.
- Replacement doors and windows should preferably match the original in terms of size, design and material. Any change should reflect the character of the building.
- The use of porches and door canopies is encouraged and should be designed as part of the house rather than a bolt on feature.
- New garages should be set to the side or rear of a property and should not obscure house fronts. They should relate to the house to which they belong in terms of design, roof pitch, materials and door colours. Flat-roofed prefabricated concrete box type garages, carports and similar shelters are not appropriate.
- Large areas of hardstanding are not, except for Goat Lees, characteristic of the parish. Where possible, such areas should be located beside or behind the house. The use of brick or block paving should be encouraged with pea shingle or hoggin as an alternative. Concrete and tarmac should be avoided.

SELF-ASSESSMENT GUIDE FOR EXTENSIONS OR ALTERATIONS

The following steps may help in achieving the best result if you are planning to add to or alter your property. These guidelines could be applied to an extension, a garage, a conservatory or porch, roof lights or dormers, doors or windows, redecoration, boundary walls, fencing or hedging or any other work that will change the external appearance of your property.

1. Looking at the front of your property from some distance, note down the more distinctive features. Are there any that seem to be more recent and out of character with the original in your own property or those nearby? Taking some photographs may help.
2. Now stand closer to the front of your house and repeat the same process, but this time study the details of the building; the roof, eaves, chimneys, windows, doors, brick, stonework, etc.
3. Repeat the process on each side of your house in order to get the full picture.
4. Examine the Parish Preferences and Design Guidelines in this document.
5. Consider the changes you have in mind. Will they be in keeping with the Parish Preferences and Design Guidelines whilst at the same time meeting your needs in a way that is more harmonious with the existing house and those adjacent?
6. Check whether the changes you have in mind help in removing any of the more uncharacteristic features and details you may have noted.
7. Go to Ashford Borough Council planning department or to your builder or architect and ask whether they agree with your design assessment or can suggest any improvements.
8. If you live in the Conservation Area then there are additional planning consents required to those that apply outside the area:
 - Conservation area consent is required for the demolition in part or in total of unlisted buildings or structures;
 - Planning permission is required for certain works to a building, which might otherwise be classed as permitted development outside of the Conservation Area;
 - Six weeks' notice in writing to the Local Authority is required of the intention to lop, top or fell any tree; and
 - New development is subject to specific policies, which aim to preserve or enhance the character or appearance of the Conservation Area.
9. If you live in the Conservation Area or in or adjacent to a listed building, consult the Borough Conservation Officer and discuss your ideas before you submit an application for the relevant building consent. The Borough Council has guidelines on listed buildings, which may prove useful.



62. Alleyway in Prospect Cottages, Wye Road, Boughton Lees



63. Kissing gate on footpath near Eastwell Church

STREET FURNITURE & SIGNAGE

The road directional and speed restriction signage in the parish is generally located at a low level and kept to the minimum required for traffic safety. The important rural and landmark building views at the junction of Sandyhurst Lane with Lenacre Street and Faversham Road [19] have not been too severely compromised. Following Parish Council and Highways Department consultations, new signage has been installed at the Sandyhurst Lane / Lenacre Street junction which, together with some repositioning, has improved the visual aspect as well as benefiting motorists. Signage at the other major road junctions at Boughton Lees, Kempe's Corner and Boughton Corner are also considered to be in keeping with minimal road safety requirements.



64. Advertising signage and the estate wall at the entrance to Eastwell Manor, Faversham Road, Boughton Lees



65. New memorial seat on the Lees

Street lighting is almost completely absent in Boughton Lees and the rural area, being restricted mainly to road junctions. Lighting in any quantity is confined to Goat Lees. The only traffic lights in the parish are situated at the junction of Trinity Road and Faversham Road.

Overhead electrical and telephone wires and their supporting poles are often a feature of more rural areas and are absent from recent housing developments. Overhead wiring in the Conservation Area and the rural area is fairly prominent and detracts from the otherwise open views. Television, radio and satellite aerials are now a feature of modern living and

are generally of a size and so positioned to minimise prominence.

Post boxes, parish notice boards, some seating [65], the War Memorial [36] and the parish sign [2] on the Lees are considered to be relevant to local needs and are generally in keeping with their rural setting. Telephone boxes, other seating and waste bins are not considered to be of the style demanded by their surroundings and consequently look out of place.

The only highly visible permanent commercial signage is at the entrance to Eastwell Manor Hotel in Faversham Road [64] and the Flying Horse Inn sign [66]. These are deemed to be relevant and restrained. There is a problem with unofficial commercial and events' signage on the Lees and at Kempe's Corner. The use of temporary notices and hoardings advertising functions and events should be limited to short periods only and not allowed to become an alternative to permanent signage for which planning consent is required.

STREET FURNITURE AND SIGNAGE, PARISH PREFERENCES

- The design and location of street furniture including seating, guard railings, litter bins and shelters should be agreed with the Parish Council and accord with any design standards endorsed by them.
- Cables should be placed underground where and whenever possible, especially in the Conservation Area.
- The Highway Authority should consult the Parish Council when it is proposed to provide new or replace existing traffic signage and road nameplates.
- Signs and advertisements should be kept to a minimum, relevant to their location and restrained in appearance. They must be in accordance with Outdoor Advertisements and Signs guidelines available from Ashford Borough Council.

STREET FURNITURE AND SIGNAGE, DESIGN GUIDELINES

- The style of, and materials for, street furniture should be suited to their site and surroundings, particularly in the Conservation Area. Seating, shelters and notice boards should be constructed from timber.
- The existing low incidence of street lighting in Boughton Lees and the rural area should be maintained.

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The Steering Group members are: Group Leader: John Johnson, Financial Coordinator:

Paddy O'Sullivan, Publicist: Peter Gammon, Marion Lynn, Ralph Sanders and Jan Tulett.

For further information contact: The Parish Clerk, Boughton Aluph and Eastwell Parish Council, c/o Ashford Borough Council, The Civic Centre, Tannery Lane, Ashford, Kent. TN23 1PL.

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BACK COVER

67. Eastwell Manor

68. St Mary the Virgin Church, Eastwell

69. All Saints' Church, Boughton Aluph



66. Flying Horse Inn sign



67.



68.



69.