



A
Village Design Statement
for
Great Chart

DEVELOPMENT SERVICES
20 DEC 2004
REF

THE MILLENNIUM VILLAGE SIGN GREAT CHART KENT

The sign celebrates the ancient village of Great Chart sited next to the route of a Roman road from Lympne to Rochester. Recorded as SELEBERHTES CERT in the Anglo-Saxon 8th century, Seleberhtes was the name of its Jutish people or their leader and Cert means rough common or clearing on the edge of the then vast Andredsweald forest. Later it was listed simply as CERTH in the Domesday Book, after the Norman Conquest of 1066, and as CHART MAGNA by the time of Elizabeth I's coronation in 1559.

The first recorded water mill in Britain was in this village, AD 762. The CENTRAL MOTIF is of a millstone with decoration based on period brooches found in East Kent.

The OAK TREE many of which surrounded the village clearing, also refers to the great 'Domesday Oak' at nearby Godinton Park, which survived from Norman times until its collapse as war was declared on September 3rd, 1939.

The SHIELD of the Dean and Chapter of Canterbury marks a connection with the Cathedral for over 1,000 years: Christ Church Priory owned the Manor from the 8th to the 16th century, when Henry VIII took it for his Protestant Dean who held property here until Victorian times.

The heraldic WEAPONS - a Danish battle axe and Anglo-Saxon 'seax' - symbolise an onslaught against the village after a great Viking army landed in Romney Marsh in 892. After building a giant fortress at Appledore, they made raids inland under cover of the forest. It is said that following Great Chart's devastation Ashford 'began to rise and grow out of its ruins'.

The CRESTS of a griffin's head and fearsome medieval royal greyhound (or fox) were used by the Toke family who lived at Godinton House for four centuries and were highly influential in the parish. The designs are based on early paintings at Godinton. Later metal versions appear in the brickwork of many local houses.

The sign was made with funds raised by the Great Chart Society

Design ~ David Hall ARCA © 2000

A Village Design Statement for Great Chart



ASHFORD
BOROUGH COUNCIL

This Design Statement has been formally adopted by Ashford Borough Council as a Supplementary Planning Guidance. The document expresses many views held by local people involved in its preparation. In adopting the Design Statement the 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 Council does not have sufficient powers as planning authority to require these “design guidelines” to be met in all cases - the active support and commitment of the developers, landowners and householders is also essential. The guidance in this document is intended to supplement and support the policies of the Borough Local Plan.

WHAT IS A VILLAGE DESIGN STATEMENT ?

The Countryside Commission is encouraging villages throughout the country to prepare village or parish design statements.

These are written and endorsed by the local community and describe the features and surroundings of the village or parish. They aim to reflect the views of the local community regarding maintaining the distinctive character of the village or parish, and its setting within the local environment.

WHAT IS IT USED FOR ?

Design Statements that are adopted by the Borough Council will be taken into account as Supplementary Planning Guidelines when Planning Applications are assessed. In this way they will support Local Plans and existing design guidance as it affects specific villages or parishes and should assist the work of the Parish Council in maintaining the distinctive character of the village/parish and its setting.

CONTENTS

INTRODUCTION

pages 4 -5

THE VILLAGE SETTING

pages 6 -8

MAPS & BOUNDARIES

9 -11

HARMONIOUS CONSTRUCTION

pages 12 - 13

VILLAGE CHARACTER

Pages 14 - 22

GUIDELINES FOR THE FUTURE

page 23

DESIGN GUIDELINES SUMMARY

page 24

INTRODUCTION

Great Chart village lies about 3 miles south-west of the centre of Ashford along the valley of the River Stour. It is an old and historic village at the heart of the parish of Great Chart with Singleton. Thirty years ago Singleton was one of a number of small settlements in the parish. It was then identified as a zone for expansion for Ashford. New housing in Singleton has expanded to the degree that its population is now equivalent to about 80% of the population of the whole parish, including the rural areas. Singleton today is effectively part of the town of Ashford.

The A28 Great Chart by-pass effectively forms a physical barrier dividing the new village of Singleton from the old one of Great Chart, which lies along the route of the old Tenterden to Ashford highway, an important turnpike as long ago as the 17th century.

The history of Great Chart village goes back more than a millennium and is encapsulated in the village sign. This reflects the original Jutish name of the village SELEBERHTES CERT, the influence on it of the Saxons and the Danes, ownership by the monks of Christ Church in Canterbury and for over 400 years by the Toke family of Godinton, who were in residence there.

Many of the 92 listed buildings in the parish are found in the main road through Great Chart (The Street) but there are also a number of others scattered throughout the rural part of the parish. Because of this and the different characters of Great Chart and Singleton it is difficult to draw up a Design Statement relevant to the parish as a whole. Indeed Singleton already features prominently in the medium-term development plans of Ashford Borough Council and decisions have already been made about land use in that area.

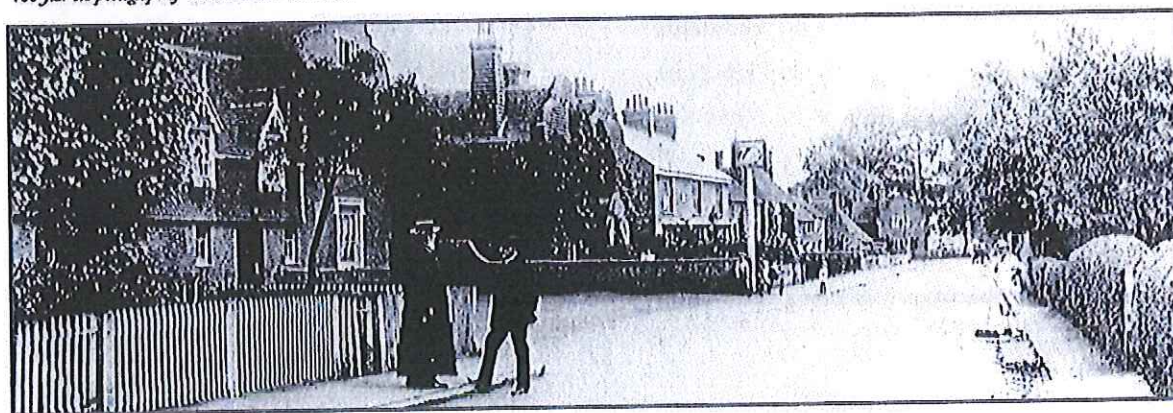


The first 40 years of the twentieth century saw little change in the appearance of Great Chart. Some commercial properties, such as the three forges, were converted to private houses and a few houses were built by the public authority in Ninn Lane. However, after 1945 there was a nationwide demand for more housing. The first major change in the village was the construction of 6 Swedish type wooden buildings in Ninn Lane in 1947. In the same year the local authority opened up a new road at Hillcrest, opposite the church, and built 8 houses and 8 flats there. More houses were added later and a private junior school was opened on The Street south of the village church.

In 1952 the local Council built 79, mainly terrace houses and 24 pensioner bungalows, to the south of The Street, with access via Singleton Road. Further houses have been built in Singleton

Road, Ninn Lane and at the extremities of The Street. A Methodist Church was constructed in Singleton Road in 1962. Commercial property in the village comprises two public houses and Hairdressers. There is also an abandoned site that until 2002 was a garage and shop. It is fortunate that the variety of additional building developments in the village in the last century have only rarely been at the expense of the old village (most properties in The Street are listed). The newer developments have mostly been behind, or at an angle to, the main run of The Street. As a result Great Chart has not suffered the defacement of its rustic charm, as has happened in so many other Wealden villages. Indeed photographs of the village from the early 20th century and the description of the village in Charles Igglesden's 'A Saunter Through Kent', published in 1900 (see photo below), could just as easily have been written today.

100 year old photograph of The Swan and The Street.



THE VILLAGE SETTING

The Grade 1 listed church of St Mary the Virgin, originally built around 1100A.D. from Caen stone brought from France, and later rebuilt using local ragstone, after a fire in the late 15th century, stands on a hill overlooking its parish. The church is sited along a wide fertile ridge running east-west, with easily draining soils over ragstone. From the south the gently rising and falling topography of the Greensand Ridge can be identified with scenic views to the south over the Kentish Weald. To the north lies the flood plain of the Stour Valley. The river has featured prominently in the history of the village where the first water mill recorded in English history was described as early as 762 A.D.

Great Chart is a largely agricultural village with the farms in the area producing cereals and grass for cattle and sheep. Large orchards existed in the past and the many oast houses are testament to the widespread growing of hops in the 19th century. The parish was also noted for the abundance of oak timber. It was well endowed with other building materials, stone from various quarries and bricks and tiles from the brickyards at Godinton and Spicers Hill.



Village roof patterns



Building finishes





Court Lodge



The Street

Pudwell Cottages



The village has a rich architectural heritage. The oldest visible man-made structure is a Saxon moat dating from the 6th or 7th century. The oldest building is the Manor at Court Lodge, adjoining the church and constructed in 1313 A.D. In the Street there are a number of houses from the 15th and 16th century, alongside others from the 17th to the 20th century, including many short runs of particular styles. Roof lines vary widely and there is a predominance of chimney pots on them. There is little scope to damage the feel of the Street - it being such a hotch-potch already (which adds to its charm) - provided that any new buildings are not permitted to dominate the existing ones by virtue of their height, size or materials of construction.

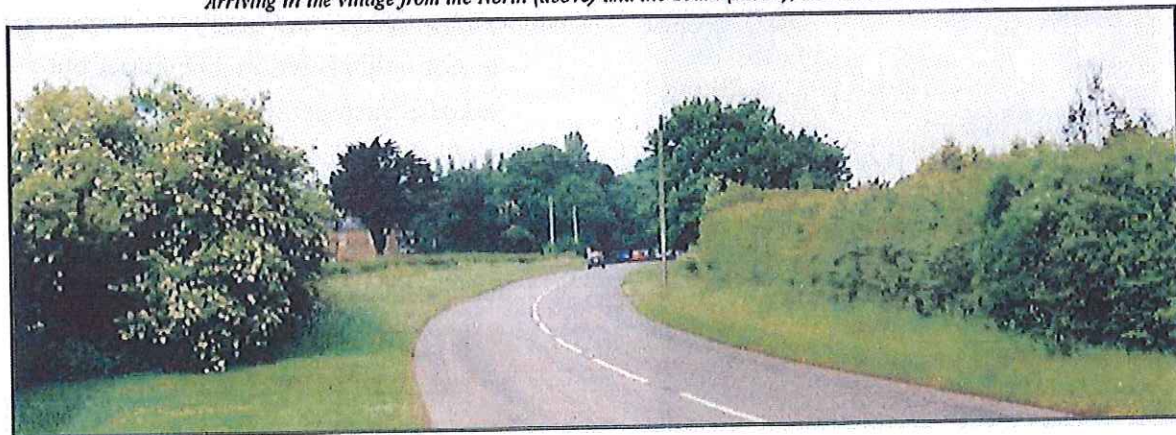
One key feature of 'The Street' is that there is little or no off-road parking (in forecourts). This contrasts with the scenario on housing estates where cars swamp the forecourts. As a result cars are not only parked in The Street but are parked close together, rather than individually in relation to residences. This adds to the sense of integration of 'The Street'. This integration is an important characteristic of the village which, in spite of its proximity to Ashford, still stands alone as a discrete entity, as English villages were in centuries past.

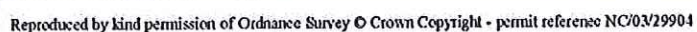
The village is contained to the east by a field and a belt of trees, sheltering it from the bypass, to the north by the playing fields, the cricket ground & fields. Beyond, to the north, south and west, is the millennium woodland. These combine to give the village an envelope of leisure & sports facilities. It is clear one is arriving at the village proper when approaching by any of its four entries: the foot-subway from Singleton Road, the playing fields pavilion, the Moat to the south of The Street and waterside terrace on Ninn Lane.

This does not imply that outlying properties such as Bucksford Manor, Goldwell, Little Singleton Farm, Chilmington Green and so forth are not part of the village, rather that by their remoteness they accentuate the feeling of the buildings in the linear Street being clustered together around the church, public houses, war memorial and village hall. Conversely the density of buildings and their relationship to each other in the centre of the village provides an excellent foil to the splendid semi-isolation of the sentry properties.



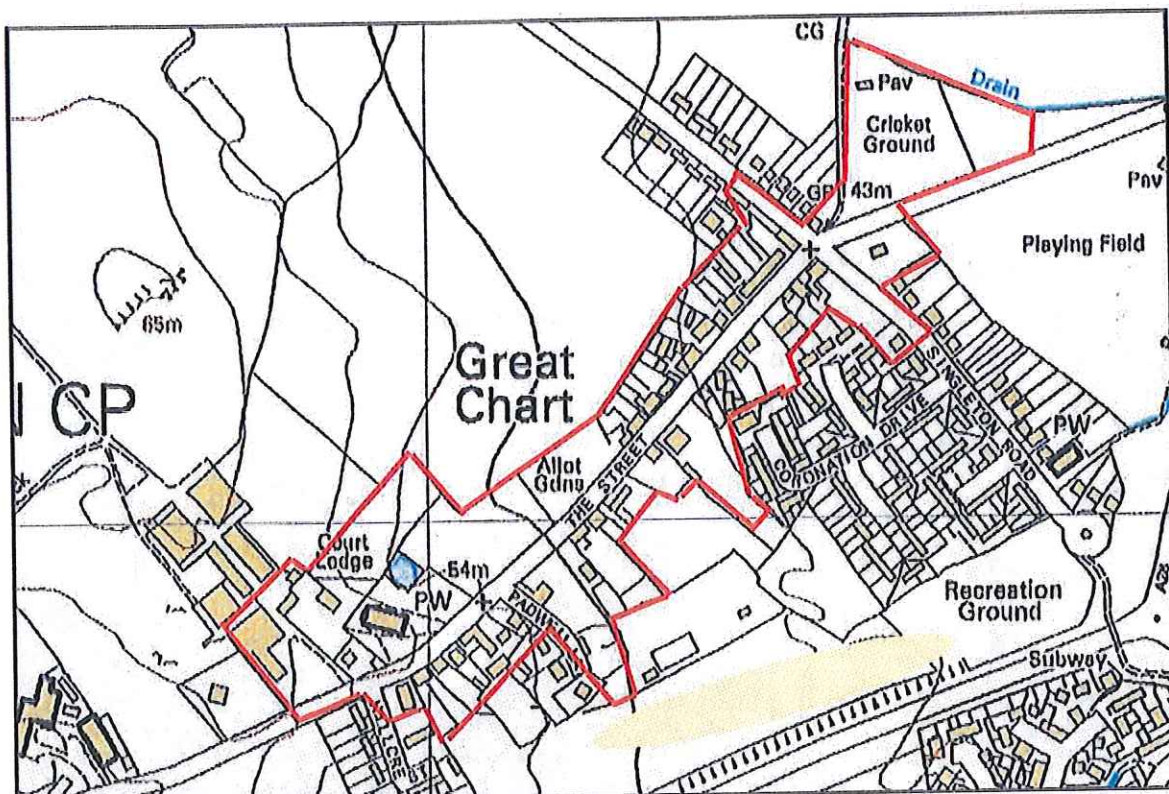
Arriving in the village from the North (above) and the South (below), both lanes enclosed by trees and hedgrows.





This line retains the historic and unrestricted views (→ line of view) between the parish's two grade I listed buildings, the Church and Godinton House, linked so closely by the Toke family over many centuries.

☐ *New, or proposed woodland*



Reproduced by kind permission of Ordnance Survey © Crown Copyright - permit reference NC/03/29904

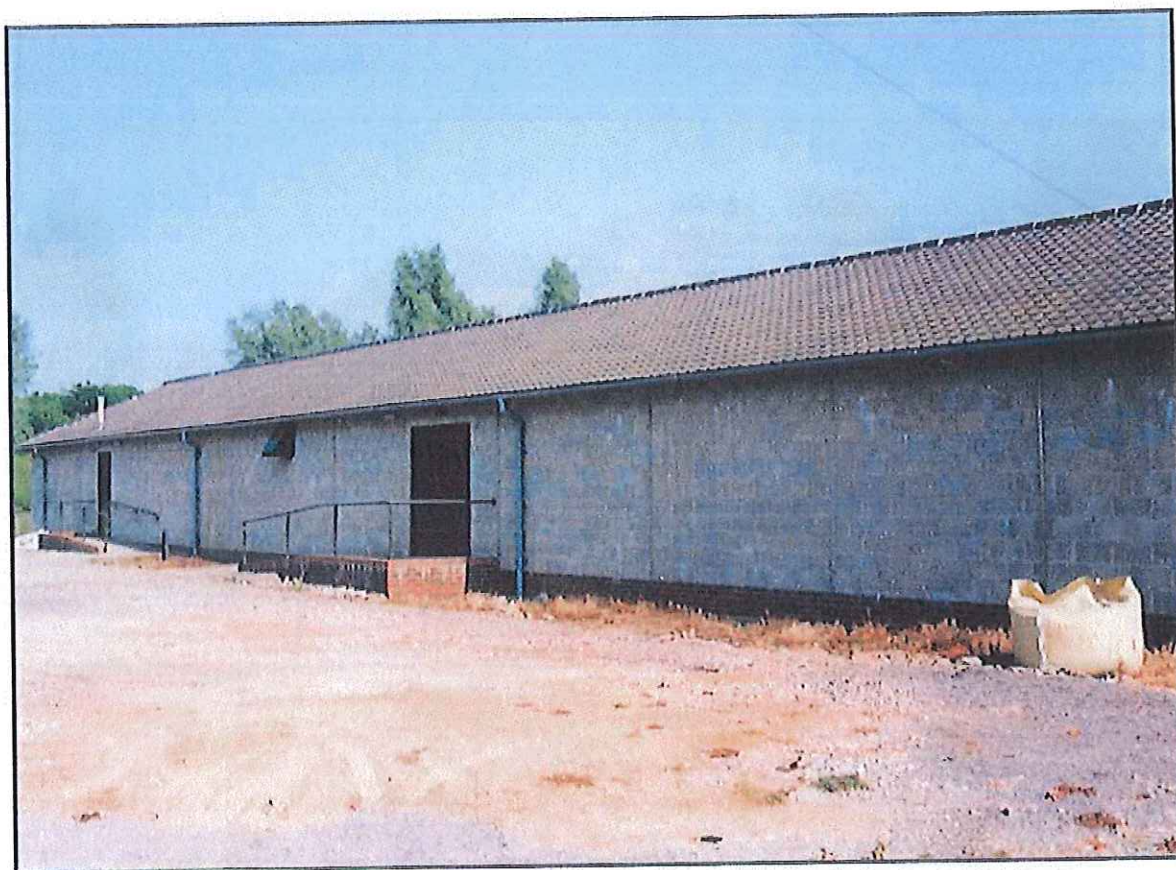
The map indicates the outline of the conservation area of the village. The majority of the houses within this area are listed, running in a single row on either side of The Street, with long plots behind. Within this area any new buildings or modifications would need to be strictly in keeping with the traditional, but varied style of the surrounding properties as described in this statement. In addition it would be essential that any new buildings or extensions did not impinge on the surrounding properties.

The green area, from the church, across the adjacent field to the far end of the allotment gardens, maintains the historic view within the village. The fields beyond allow a similar view between the Church and Godinton House, the other Grade I listed building in the parish (see map on page 9).

The cricket green, playing fields, recreation ground, new woodland area and the by-pass complete the inner protective band of open spaces and leisure areas that define the village as a traditional separate entity.

those shown in the last picture on page 22, have been successfully integrated into the local village style in nearby Aldington. New houses, especially in The Street in Great Chart, should be designed with the same concepts, fitting in with the unique village style, ensuring individuality and using suitable local materials (Kent peg type tiles are almost obligatory). The village is small and compact and the above parameters will ensure that its timeless style is not despoiled.

The major exception to the visually pleasing appearance of the buildings in Great Chart is the gun club, at the extreme northern approach to the village. The building was to have been weather boarded and peg tiled, but it has remained unfinished for several years, with bare uniform boarded external walls and a roof of oversized and inappropriate coloured modern tiles, completely out of character with the local style. It illustrates how inappropriate design and materials can damage the traditional landscape setting.



HARMONIOUS CONSTRUCTION

Within The Street, indeed within the village as a whole, buildings constructed over a period of nearly 700 years co-exist in a harmonious format, without any clashes of style and with post 19th century buildings made from newer materials generally being shielded from open view by trees. This indicates that there is a need for some flexibility in the approach to building design in the village and suggests that the key issue should be that any new construction

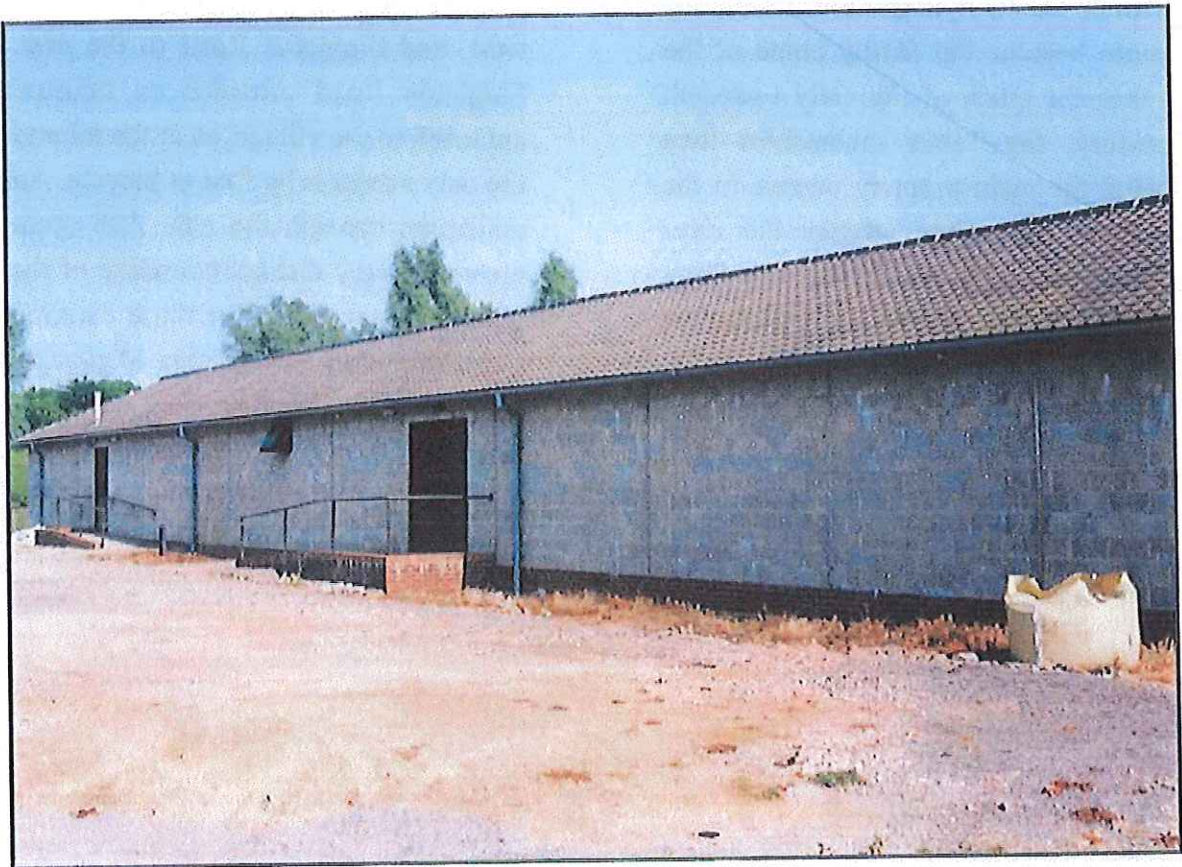
should blend in with its environment both in scale, layout and materials and not necessarily be designed to a rigid format. This is particularly relevant in The Street where one of the biggest potential construction sites is the location of a garage/shop which closed down in 2002.

Given the proximity of the village to Ashford, the site is unlikely to attract an economic commercial venture, as the village is now almost entirely residential. Residential properties, such as those



those shown in the last picture on page 22, have been successfully integrated into the local village style in nearby Aldington. New houses, especially in The Street in Great Chart, should be designed with the same concepts, fitting in with the unique village style, ensuring individuality and using suitable local materials (Kent peg type tiles are almost obligatory). The village is small and compact and the above parameters will ensure that its timeless style is not despoiled.

The major exception to the visually pleasing appearance of the buildings in Great Chart is the gun club, at the extreme northern approach to the village. The building was to have been weather boarded and peg tiled, but it has remained unfinished for several years, with bare uniform boarded external walls and a roof of oversized and inappropriate coloured modern tiles, completely out of character with the local style. It illustrates how inappropriate design and materials can damage the traditional landscape setting.

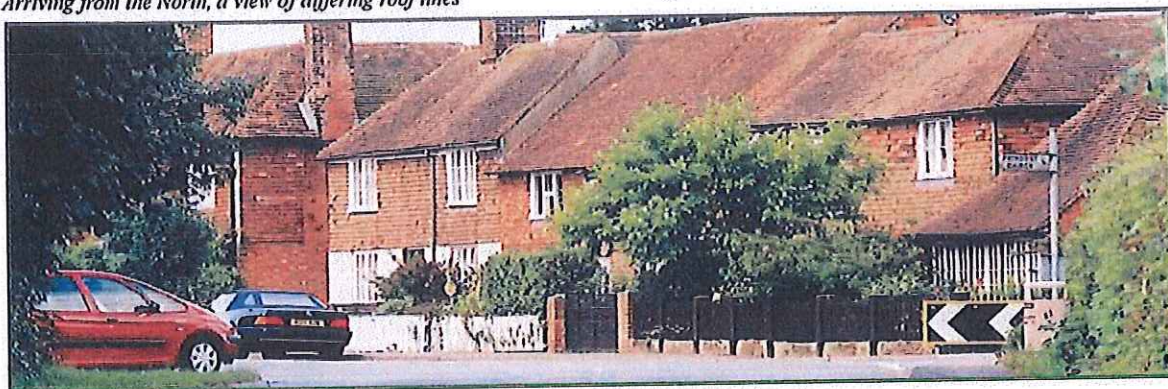


THE VILLAGE CHARACTER

Leaving the roundabout one takes the old A28 route towards Great Chart. Immediately the straightness of the road is apparent. The road is bordered on both sides by hedging and trees. Once, this roadside was planted with chestnut trees, forming an elegant avenue into the village. On the right-hand side Bucksford Manor can be seen, a largely Georgian house, extended substantially in the nineteenth century. The house mirrors the association with Godinton with its Dutch style gables. Indeed, this house became the family home of the Tokes for much of the early twentieth century, the Tokes themselves then being the main property owners in the village. The route crosses the river Stour, just by the Manor, the river flowing from here towards Buxford Mill, the river banks lined with trees.

On the eastern side a large playing field and recreational area provide an important feature of the village envelope, protected by these fields and woodland. On the western side of the road the village cricket ground with its traditional pavilion eases the transition from farmland into recreational areas before the built village itself. At this junction a further clue of what is to come manifests itself, namely another house with a Dutch gable, this being South Lodge, the southern entrance to the imposing Jacobean mansion of Godinton. Here is a crossroads, with Ninn Lane to the west, and Singleton Road to the east. Singleton Road provides an unusual approach to the village, as at the far end the only access is by foot or bicycle. An underpass beneath the new A28 completes the very distinct boundary of the village proper. Thus, for those entering from Singleton a quiet area of playing fields and established housing awaits the eye.

Arriving from the North, a view of differing roof lines



From the crossroads, in a southerly direction, the village street is seen rising towards the village church.

THE STREET

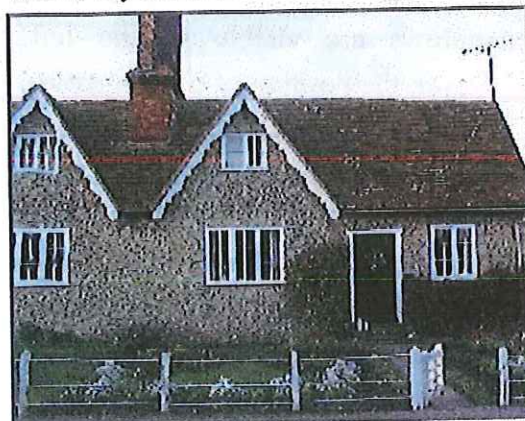
The Street of Great Chart has a range of domestic buildings varying in size and style. Georgian elegance is immediately visible with the fine sash windows and beautifully pointed brickwork of 'Holders'. The gardens in front of many of the houses are small, often behind



The Georgian elegance of 'Holders'

picket fencing. There is no regular building line, some houses being placed further back than their neighbours, some immediately adjoining the pavement. The majority of the houses have Kent Peg Tiled roofs. This has a unifying effect, which is as well, as the group of terraced houses on the right have many different roof lines.

Some of the properties have Dutch gables or porches, echoing again their connection to the Toke family. Most properties are a mixture of ragstone or brick, with hung tiles or weather boarding to the first floor elevations. There are three contrasting cottages of early twentieth century design with slate roofs and bay windows; due to the nature of the materials they blend in remarkably well. Some of the cottages have painted plasterwork, and others painted brickwork. By far the most striking building

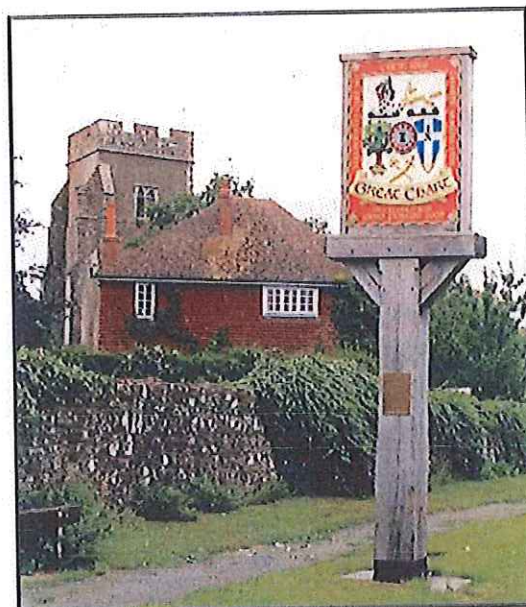


'Gothic Cottages' using Kentish ragstone

material is the local stone known as Kentish Ragstone. It is used for garden walls as well as the properties themselves. Two excellent examples of this are the Elizabethan style cottages known as Gothic Cottages, constructed circa 1840, and the parish almshouses, the latter enclosed behind a fine ragstone wall. Such is the versatility of the rock that it is often used in paths as well.

Many of the older buildings have been altered over the years, and the varying styles of windows bear testament to ongoing changes. These range from fine Georgian sashes (Holders), to large Victorian sashes (Chart House), to wooden casements, some with leaded lights (The Cottage). Particular features of the area are cast iron window frames (Old Forge) of approximately 1880, and large cruciform windows with leaded lights (Almshouses and Old School). As one progresses towards the church, bungalows are visible to the left. However, the position of the properties, facing a path from the main street, provides a good link with the built-up areas of Singleton Road. Some houses in the village are served by a network of paths or roadways and do not all have road frontages.

Almshouse with gabled door and matching gate



The Millennium Village sign complements the church

Wide ranges of materials are used for boundary treatment. Many properties have simple painted picket fencing, others brick walls and decorative ironwork. There is a mixture of wooden posts and metal rails at Gothic Cottages, and beautiful Victorian cast ironwork at Chart House. The gates leading to the almshouses have a Dutch gable design incorporated into their construction. At this juncture a splendid view of the church can be seen across the immaculate allotments, bordered as they are by a well-tended hawthorn hedge. The imposing wooden gates of Yeomans give us a clue to the quality of the property: a splendid black and white Tudor house restored in the early twentieth century by Baillie Scott.

A lane beyond Yeomans leads to an eclectic group of properties. A converted Methodist Chapel and delightful 17th Century cottages share their drive with 1950's properties all within their respective gardens. The formal character of yew hedging is seen around the Bloomfield designed War Memorial made from portland stone. The old village school stands opposite the Church, and shares the same locally quarried stone in its construction. The striking Dutch gables, neatly edged with moulded brickwork, remind us of past influences. The parish church of St. Mary the Virgin is situated on the brow of the hill; it is of the Perpendicular period, with a fine embattled tower supported by prominent buttresses. At the entrance to the churchyard is a quaint little building of timber frame construction with white rendered elevations under a Kent peg tiled roof. From the foot-path can be seen the historic Court Lodge, a former ecclesiastical building of some importance. Opposite the entrance to the churchyard is the village hall, built in 1909. Very red brickwork was used under a tiled roof, and the building boasts no less than four Dutch gables. It is surrounded by its own lawned area, contained within a fence, which relieves to an extent the severity of the design.

The development of Hillcrest beyond was built as municipal housing. The farm buildings opposite are largely built of brick and tile with many rock walls around the boundaries. Leaving the main built up areas of the village the ground falls away gently to the south. Here there are a number of distinct houses. In the grounds of 'Friar's', once the Rectory, a preparatory school has been developed. An impressive amount of new building within the school can be seen. Great care and attention to detail has been incorporated in the design, the choice of the building materials echoing the style of the original house.

'Friar's' regency style with local ragstone and brick.



WALLS, PATHS & BOUNDARIES

With the exception of three properties every house in The Street has a front garden setting it back from the road.

Boundaries are defined by a mixture of: wooden picket fences (to 3 ft.) both plain and consisting of panels set between brick or Kentish ragstone piers (to 3 ft.). Brick walls to (3 ft.) with top courses of Kentish ragstone (to 2 ft.) Brick piers connected by low sections of brick wall with coping stones and cast iron panels. Wrought iron picket fences (to 3 ft.). Hedges to (6 ft.) - where used the hedges are dense and closely cut. Twin rods painted white supported by wooden posts (to 2ft.) with matching gates.

Most houses do not have vehicular access to the front, so a key feature is often the pedestrian access. Most commonly this is a straight path, at 90° to the road, 3 feet wide, leading to the front door of the property. Paths are made up from bricks on edge (in rows and in herringbone pattern), geometric tiles or riven finish slabs of stone, and correspond to the style/materials of the house they lead to. Almost every house features a gate to the pedestrian access and they fall into two main categories - wooden picket style with ledge and brace or heavy wrought iron.



Kentish ragstone wall



White rod fences with wooden posts and gates



Low brick wall topped with cast iron railings

HILLCREST

The dwellings, as the name suggests, built on the crest of the hill in the village were built just after the war with construction starting in 1947 and completed in 1948 by the local builders Epps & Co. The original 8 buildings are constructed using the Airey House style, used due to the shortage of bricks just after WWII. The 'shelf life' was supposed to be 20 years! During the early eighies they were all modified due to concrete blight affecting the major supports which were replaced with stainless steel uprights. All 16 original dwellings were built on behalf of the Borough Council although there are very few that remain Council owned. Six garages were added during the seventies and during 1995/6 four new houses were built.

Hillcrest, postwar development.



NINN LANE

Ninn Lane runs north west from the cross roads at the lower end of The Street, forming the other side of the cross roads from Singleton Road. Houses run along both sides for approximately 230 yards, with open farmland beyond the 30mph signs. Most houses back on to farmland or the cricket green.

The properties are very varied, consisting of The Old Forge and Godinton Park Gatehouse, on corners of the cross roads, 1940s local authority housing, a variety of detached houses and bungalows, all of brick construction and three Swedish style wooden houses. There are three much older cottages, mainly of locally quarried stone and with slate tiled roofs on the west side, standing very close to the road.

Ninn Lane - Swedish style(l) and local authority housing





Gardens with space for off road parking

A wide variety of fences walls and some large hedges exist bordering gardens of modest size. There is a pavement running along the north side to the end of the housing.

All houses constructed post-war have deep front gardens, setting them back from the road, but the lane suffers from heavyweight traffic using this narrow road, where vehicles are parked.

Mix of materials in Victorian cottages



Gardens are clearly defined by closely-cut deciduous hedges (to 6 ft.) or featheredge wooden fencing (to 3 ft.). Houses constructed pre-war use brick piers (to 3 ft.) connected by low walls of Kentish ragstone (to 1ft.) topped by either wrought iron or picket panels (see Ninn Cottages and The Forge). Most properties here have an access wide enough for vehicles to facilitate off-road parking- this gives rise to a collection of single timber '5 bar' gates and pairs of wrought iron gates at property entrances. Where properties have separate pedestrian entrances these tend to have corresponding miniatures of the main gate. Paths and drives are a non-uniform mix of block paving, concrete and gravel.

SINGLETON ROAD

Singleton Road is at the eastern end of Great Chart village, situated between the conservation area and the large recreation field, forming a cross road at the bottom of The Street. Singleton Road is closed to motor vehicles at the south eastern end, but access to Singleton is provided by a foot and cycle path. This residential area gives access to the small recreation area and a housing estate of local authority dwellings.

A further 8 detached individually designed three, four and five bedroom brick built houses and 5 bungalows are positioned in large gardens at various points along the north eastern side, together with a Methodist chapel, which is brick built. All these properties were built after 1945. A terrace of 4 cottages, built mostly of locally Kentish Ragstone, with 'Kent' peg tiled roofs also stand close to this side of the road.

A large variety of walls, fences and hedges exist on this side of the road. There is no pavement, but some wide verges. All the properties, with the exception of three of the cottages, have garages.

The Singleton end is bordered by the small recreation ground with its children's play area and swings. The remainder of this side of the road is taken up by the outer houses of the local authority housing estate and its access roads. This development was constructed in the 1950's and consists mainly of terraced housing. The buildings are of brick, with tiled roofs and number 95 dwellings in all. One section of the estate, known as 'The Paddocks', is of bungalows suitable for older tenants. Many properties have been purchased under the 'right to buy' scheme, with



Singleton Road showing local authority housing

renewal of doors and windows. There are some garages but too few for the population. Some front gardens have been converted to hard standing areas, but most vehicles remain parked in the streets. The area is well paved and lit.

All houses constructed post-war have deep front gardens setting them back from the road. The majority of gardens are well defined - usually by feather edge wooden fencing (to 3 ft.) or brick walls (to 3 ft.). Planting tends to be within the boundary as opposed to making the boundary, with the exception of two houses featuring closely cut hedges (to 6 ft.) making the boundary. A few front gardens are open between the path/highway and the house. Houses constructed pre-war have wooden picket fences (to 3 feet) enclosing their front gardens. Paths and drives are mostly concrete.



A typical village cottage with attractive half tiling and a pleasant door, but with not entirely suitable replacement window frames. The cottage on the right is the reverse, with slightly better windows, but an unsuitable door.



The two examples of traffic calming measures installed in Great Chart during 2004, designed to ensure the continuance of the 'traditional' appearance and peaceful pace of the village. This tradition commenced its 'revival' with the completion of the A28 bypass in 1983



Half tiling with fish scale tiles - a paterend mix



A mix of local materials creating an unique alley way



New houses within the village should be compatible with the existing buildings (photo of such new houses in Aldington)



GUIDELINES FOR THE FUTURE

The stated policy of the Borough Council in the Borough Plan to safeguard small towns and villages around Ashford is still valid. A very strong case is thus established for conserving Great Chart as a discrete entity and not allowing it to be absorbed into mainstream Ashford. Nevertheless it has to be recognised that Ashford is committed to expansion and Design Statements from its neighbouring villages will have to take this into account. Bearing this in mind there appear to be three guidelines that it will be important to follow if Great Chart is to retain its identity within the expected building and population expansion within the Borough.

- The envelope of leisure and traditional view-retaining spaces, designed around the village, should be maintained, thus ensuring the village will retain its distinct, discrete character and sense of community.
- Any new construction within the village should be compatible with the existing buildings and neither dominate, intrude upon nor contrast with the present harmonious mix of styles.
- The village is a peaceful retreat on the edge of an expanding town, to which the designed by-pass and traffic calming measures have greatly contributed. The continuation of this process should be paramount in any new design and development considerations.

The preservation of the field and allotments below and adjacent to the church, maintains the traditional clear view from The Street.



Design Guidelines Summary

- A major concern of the village is the continuing struggle to maintain low traffic levels. The historic layout of the village was not designed for modern traffic and has problems dealing with the current local traffic. The village is made up by four distinct areas, as indicated within the full text (some of which is summarised in captions on Page 11). The Conservation Area is key, plus the Singleton Road area, Nimm Lane and Hillcrest. It is desirable that the characteristics and styles of these areas are fully taken into account by developers, along with the following guidelines:

Architectural Details and Building styles

- New buildings should have design features and use materials found in the village that can be recognised, associating with the local mix of styles - for example suitable brickwork, Kentish ragstone, tiles of Kent peg style, tile-hung and weather-boarded walls, substantial chimneys, all in keeping with the traditional village mix. New developments should never impinge on the character, scale or style of neighbouring buildings.
- Extensions and additions should be sympathetic in style and scale to the existing building, using materials and designs characteristic of its fabric and which respect the setting of the village. They should not impinge on the character of neighbouring buildings.
- The roof pitches of village houses vary widely, but uncharacteristic low pitched roofs should be avoided. The pitch of porch and garage roofs should mirror those of the main roof and gable-ends. Half-hipped roofs with cat-slides at the rear are common in the Street.
- Window shapes and sizes should reflect the styles & characteristics of the village. Dormer windows should be gable-ended or of hipped design and lie above the eaves-line, with wooden frames and eaves mouldings in keeping with the village styles. Rear roof lights should be in suitable materials. The Guidelines support the use of roof lights to National Trust listed buildings specifications.
- The height of buildings should be in proportion with their neighbours.

The Historical Setting of the Village and Critical Views.

- The envelope of leisure and woodland spaces around the village shelters the conservation area and helps to maintain the critical views so important to the style and scale of the village. The view across allotments and field, all within the conservation area, clearly maintains the historical view between the church and The Street. Likewise the long view across the fields of the Great Stour flood plain between St. Mary's Church and Godinton House - the two grade I listed properties in the parish - is one of the treasures of Kent. Neither should be compromised by new development.

Boundaries, Walls and Fences.

- The variety of styles and materials currently in use around the village gives wide scope for new boundaries. Attention to height limits and the neighbouring buildings is essential when choosing a design (see pages 18 and 22).

Roads

- The 2004 traffic calming measures were designed to enhance the leisurely pace of the Street. This pace was initially returned to the village as a result of the construction of the by-pass. Parking in the Street, through lack of off street space, requires that developments are designed to ensure any additional traffic is directed away from the need to use this very restricted road layout.