



Boughton Aluph & Eastwell Parishes

# Character Area

# Assessments



Boughton Aluph & Eastwell  
PARISH COUNCIL

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## Introduction

A Neighbourhood Plan enables a community to influence the design and character of future development in their area. This means producing policies which set out specific design requirements for the parishes of Boughton Aluph and Eastwell.

Our parishes will adapt and evolve over time. Development to provide new homes and businesses will continue to come forward. Most notably, 375 new homes and 20 hectares of commercial expansion at Eureka Park. The Parish Council is looking to ensure that future development in the parishes:

- is suited to the local character;
- helps to establish a local “strong sense of place”;
- responds sensitively to local built environment, character, history and landscape; and
- supports safe and accessible environments.

The ‘character of an area’ is often mentioned in the context of considering development proposals. What is often missing is a clear identification of, and agreement about, the locally distinctive features of an area that give it character that should be given careful regard in considering proposals for development. For this purpose, the Character Areas Assessment sets out to define the character of distinctive local areas within the settlements of Goat Lees and the built-up confines of Boughton Lees and their setting.

The National Planning Policy Framework (NPPF) states that good design is a key element of sustainable development. The fact that over half of the parishes is located within the Kent Downs Area of Outstanding Natural Beauty and the village of Boughton Lees is designated as a Conservation Area raises the expectation that the design of development should fit well with the local settlement form and also respond well in terms of height, scale, density, layout, orientation, boundary treatment, landscape and materials to the local context. Similarly, the Borough Council’s planning policies seek high quality design which demonstrates a positive response to character, distinctiveness and sense of place. So the Parish Council will promote a high standard of design through the Neighbourhood Plan. A high quality, well designed development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy.

The NPPF states that planning policies and decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. This should apply to all types of development.

The Neighbourhood Plan states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. This Character Areas Assessment helps identify the local distinctive character and provides design guidance which is incorporated within the Boughton Aluph and Eastwell Neighbourhood Plan to assist in making decisions about the appropriateness of development proposals.

The over-riding purpose of this Character Areas Assessment is to inspire new development to respond to the distinctive character and heritage of the parishes. The document aims to raise the standard of design of new proposals such that they fit well with the area in which they are located. Design which is considered to be inappropriate in its context is unlikely to be acceptable and planning permission should be refused. In addition, by identifying features which detract from the character of an area, the Assessment has identified features which could, through the application of policies in the Neighbourhood Plan, be enhanced particularly through development opportunities.

## Methodology

The NPPF advises local authorities to prepare robust policies on design. These should be based on an understanding and evaluation of the present defining characteristics of an area and that is the purpose and function of this Character Areas Assessment.

The evaluation of the built up areas of the parishes and their approaches has involved an assessment of the character of the development of the area through the review of:

- historic maps;
- the Parish Design Statement and supporting research;
- community engagement;
- field surveys; and
- the support of a planning consultant.

### Historic maps

Historic maps show development in the built up areas of Boughton Aluph parish at Boughton Lees and, more recently, the new housing development at Goat Lees.

### Parish Design Statement

There is a Design Statement in place for the parishes produced in consultation with the community and adopted by Ashford Borough Council as Supplementary Planning Guidance in 2003.

### Community engagement

It was important to understand how the areas are experienced, perceived and valued by the people who live and work in them.

- In formulating the Parish Design Statement, residents completed questionnaires, took part in surveys, workshops and meetings.
- The Neighbourhood Plan Steering Group held a series of “discovery” community consultation events during 2015. A Neighbourhood Plan Survey was held in 2016 with nearly half of households taking part.
- As part of Ashford Borough Council’s Conservation Area Appraisal, members of the Steering Group and residents took part in a walkabout around Boughton Lees with Council officers and representatives of the AONB in February 2018.
- A volunteer group canvassed resident’s views on development in Goat Lees on 7/8 March 2018 using a series of open ended questions as per the best practice guidance.

The feedback from the above has been integrated into the analysis of the character of each area.

## **Field surveys / local character assessments**

The character areas in the built up areas of the parishes grew up over a period of time using layouts, designs and materials which were based on the technology, legislation and planning and design philosophies of that time.

An initial appraisal was undertaken by the Steering Group of the built up areas of the parishes. This identified two broad character areas, namely:

- The village of Boughton Lees;
- The built up area of Ashford at the South West of the parishes comprising Eureka Park, Goat Lees and the historical urban/rural edge comprising Sandyhurst Lane and Faversham Road southern end.

Field surveys took account of the following guidance:

- Locality's Neighbourhood Planning tool kit on how to assess the qualities of a place, <https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>.
- Design Council CABE guidance Building for Life 12 - The Sign of A Good Place to Live, which is a government-endorsed industry standard for well-designed homes and neighbourhoods, <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>.

The Steering Group used the Web App, Placecheck, <https://placecheck.info/en/> to conduct the field street by street surveys in Goat Lees and the urban fringe.

The street by street surveys identified features which were specific to each area such as:

- Uses
- Height
- Form
- Layout/orientation
- Materials
- Windows
- Boundary treatment
- Landscape features; surfaces and street furniture
- Buildings of note
- Features which detracted from the character of an area

## **Built Up Area at the South West of the Parishes**

Six character areas have been identified in the South West of the Parishes. These are:

Character Area 1: Sandyhurst Lane

Character Area 2: Lenacre Street

Character Area 3: Faversham Road

Character Area 4: Goat Lees

Character Area 5: Eureka Place and Goat Lees Community Area

Character Area 6: Eureka Park

### **Built Up Area in the Village of Boughton Lees**

Further street by street surveys resulted in the village of Boughton Lees being divided into 5 distinct character areas. These were researched and written up. The 5 character areas are:

Character Area 7: Village Green

Character Area 8: Wye Road

Character Area 9: West of Village Green

Character Area 10: Pilgrims Way

Character Area 11: Southern Arm

### **Planning consultant**

Tony Fullwood of Tony Fullwood Associates, Chartered Town Planners, advised the Steering Group on the Character Areas Assessments.

**December 2018 (Character areas 1 & 2 revised 2020)**

## South West of the Parishes – Overview

Six Character Areas have been identified in the built up area at the South West of the designated Neighbourhood Plan Area.

These are:

- Character Area 1: Sandyhurst Lane
- Character Area 2: Lenacre Street
- Character Area 3: Faversham Road
- Character Area 4: Goat Lees
- Character Area 5: Eureka Place Local Centre
- Character Area 6: Eureka Park

See the map below.

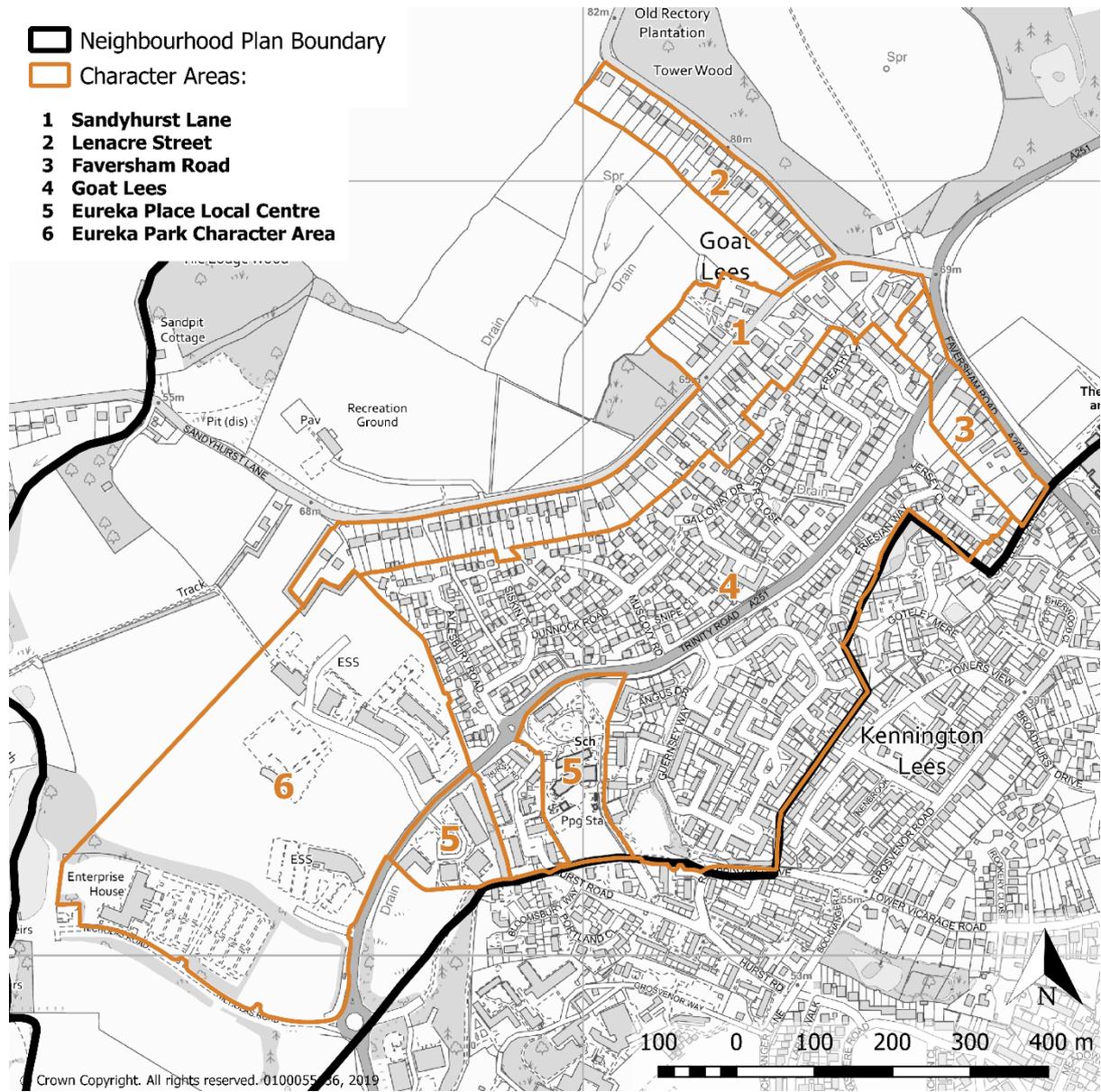
Ashford is an important market and railway town that is undergoing rapid expansion. Boughton Aluph and Eastwell Parishes lie to the North of the town at the foot and on top of the North Downs, on the North-Western slopes of the Great Stour river valley.

The south west of Boughton Aluph Parish has experienced a gradual encroachment of building and loss of farmland as Ashford has expanded. The majority of new development within the Parishes has occurred here, most notably with the building of the Goat Lees estate from 1998 when the population with the Parishes increased by well over 100%.

As indicated in the historical maps review, this section of the Boughton Aluph Parish remained undeveloped until around the 1950s and remained predominantly farmland until two years before the turn of the century. Still today the area remains rural beyond the A251 Faversham road section and Sandyhurst Lane. The A251 Faversham road saw gradual linear development from the boundary with Kennington at Goat Lees Lane, up to the Eastwell Towers (which marks the start of the AONB). Similarly, Sandyhurst Lane, a rural lane connecting the A251 with the A20, saw linear development along one side of its length. These lanes border the Goat Lees estates and now mark the rural/urban boundary.

Goat Lees estates were created around on the new Trinity Road which joins 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 Parishes. 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.

# South West of the Parishes - Character Areas



## South West of the Parishes - Historic Evolution

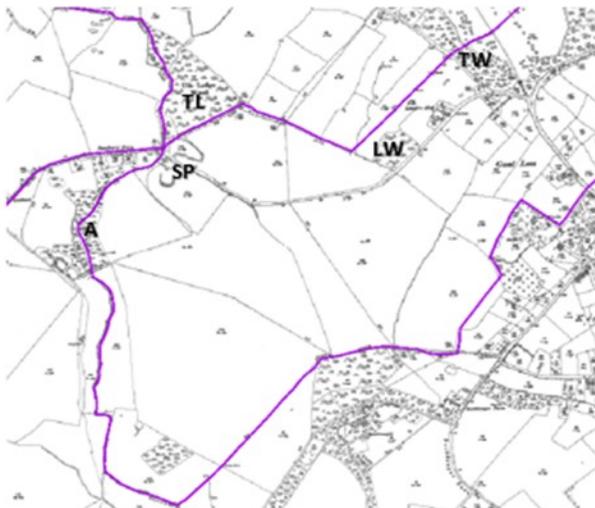
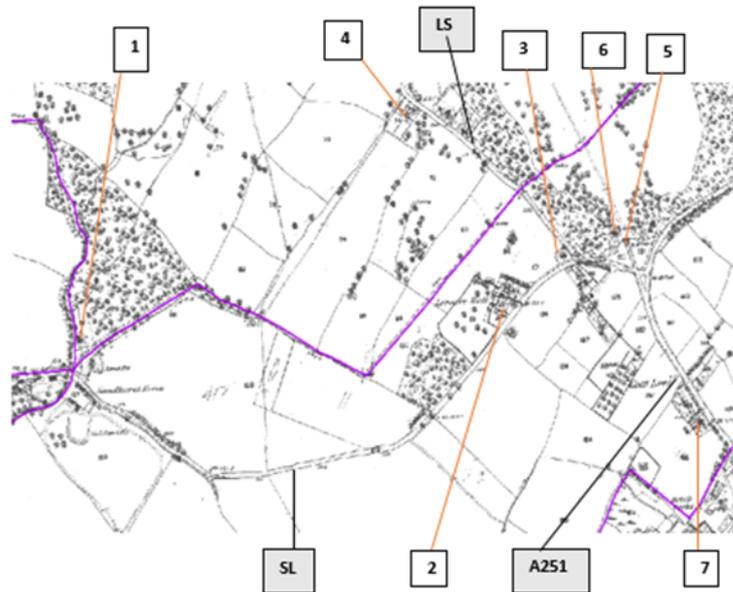
### 1871 Historic map detail

Goat Lees area consisted of Goat Lees farmland abutting Sandyhurst farmland.

Sandyhurst lane (SL), Lenacre Street (LS) and A251 show no ribbon development.

Buildings then and now were: Sandpit cottage (1), Lenacre Hall farm house (2) both in Sandyhurst Lane, Cornerways (3) and Tudor Cottage in Lenacre Street (4)

Towers mark the entrance to Eastwell estate (5) along with Tower Lodge(6). Flint Cottage on the A251(7)



### 1923 historic map

Little difference 52 years later. Area is mostly farmland with historic houses as above.

Sandpit area indicates extraction of sand (SP).

Note the wooded areas of The Alders (A), Tile lodge woodland (TL), Lenacre ancient woodland (LW) and Tower woodland (TW), present prior to 1823, all still present today over 200 years later.



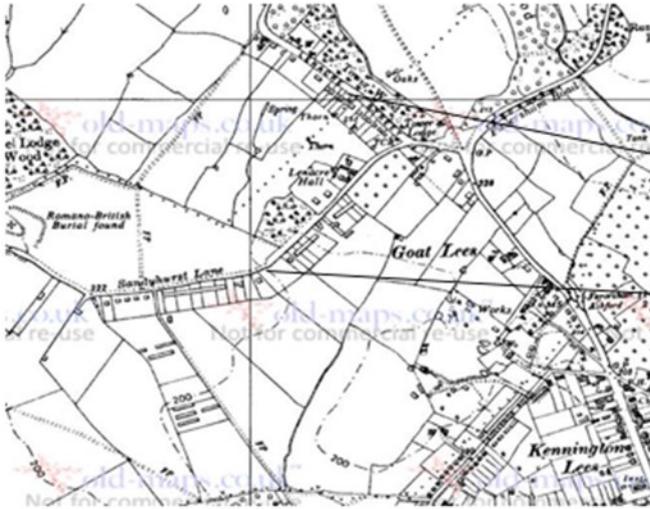
### 1942-1952 historic OS map

Area still rural

Farmworkers cottages built on Lenacre street.

Some properties built on the A251 at the junction with Sandyhurst lane

First row of bungalows on Sandyhurst lane built.



**OS 1961 -1962 historic map**

Infilling between the historic houses and the farm workers cottages on Lenacre street has occurred.

Ribbon develop has occurred along Sandyhurst Lane as far as Lenacre Hall Farm.



**Aerial view 1990**

Further ribbon development/infilling along Sandyhurst Lane and Lenacre Street shown.

Ribbon development along A251 has occurred.

Kennington development abuts parish boundary.

Goat Lees still farmland.

Many agricultural buildings on Sandyacres farm

Sports facility shown with the central cricket square, present day Sandyacres (SA) and the Ashford golf course in Southern tip of the parish (GC)



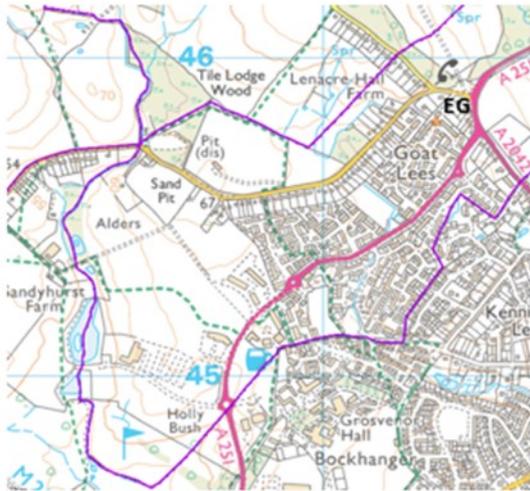
**Aerial view 2008**

Watsons close and Pondfield extend ribbon development along Sandyhurst lane.

Goat Lees development shown which abuts the development that has taken place in Kennington and is marked by the parish boundary. The diversion of the A251 along the spine road which runs through the estate now called Trinity Road.

Eureka business park starts to take shape.

Brakes, Smiths' Medical, Verifone, RIFT, NHS and other B1 businesses move into the buildings on the Eureka site. The Eureka site was designed to be in a parkland setting with consideration given to adjacent residential buildings.

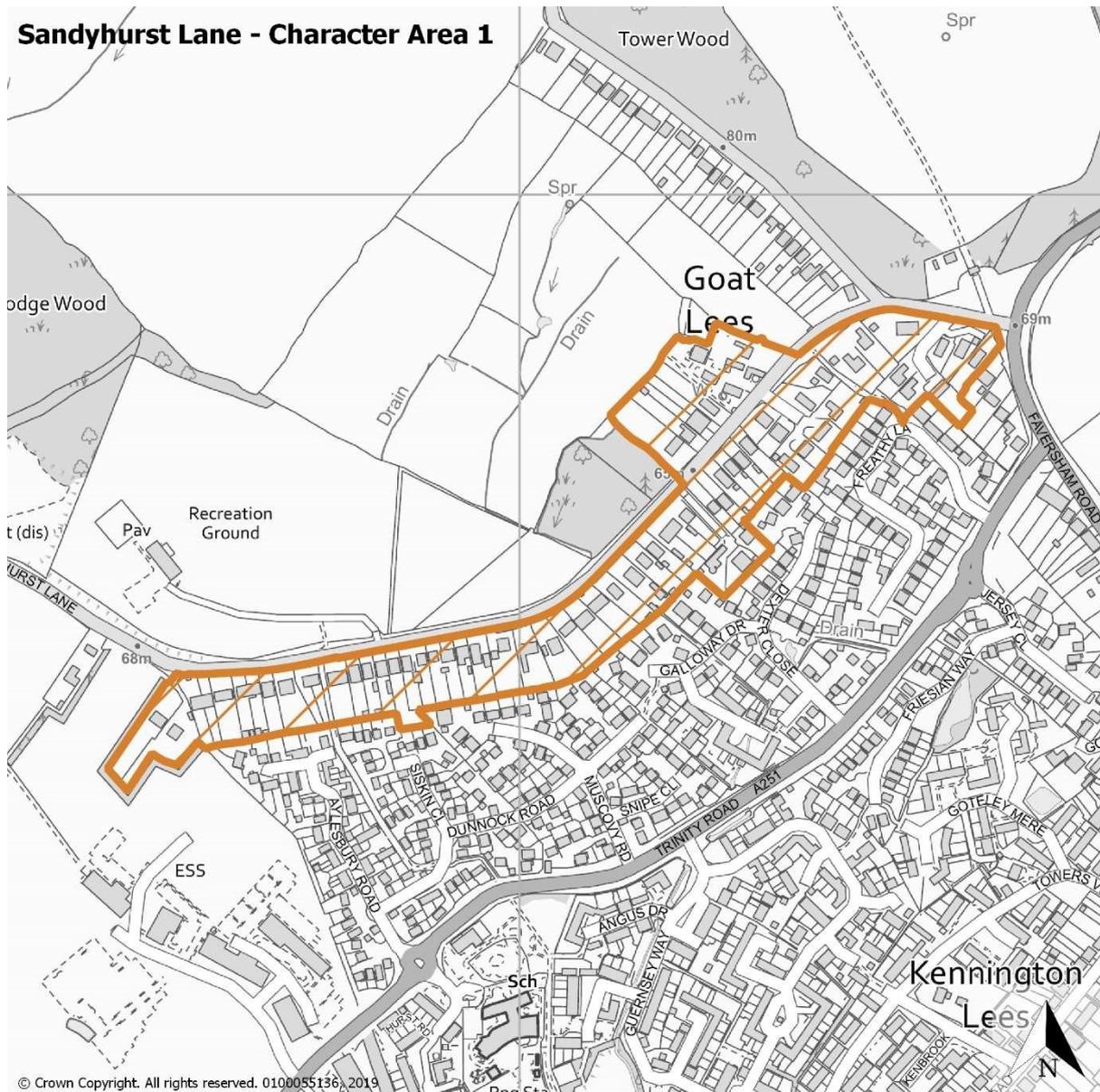


**Present day 2018 O.S. map and aerial view showing the Goat Lees development**

Eastwell Grange (EG) has been built which completes infill development along Sandyhurst lane at its junction with the A251.

Trinity Road spine road connects the Faversham road to the M20 junction roundabout providing quick and easy access to the motorway and onward movement.

## Character Area 1: Sandyhurst Lane



### Distinctive characteristics of Sandyhurst Lane

Sandyhurst Lane is principally a single-sided 1950s linear development which now acts as an edge to the Goat Lees estate to the south. The whole length of Sandyhurst Lane marks the rural/urban boundary. To the north the rural character is retained along almost the entire length with views of the countryside. This is a cherished and important feature of the Lane, the north of which includes the recreation ground of Sandyacres, a disused sand pit (from which the Lane takes its name), the homestead Lenacre Hall Farm, farmland and ancient woodland. The small cluster of dwellings abutting the farmstead at the northern end of the lane is the only intrusion into open countryside. Sandyhurst Lane provides a clearly legible delineation of the urban area resulting in an attractive and clearly defined setting to the settlement of Ashford in this location.

The south of the lane comprises a variety of post war building styles in a largely rural setting.

View looking down Sandyhurst Lane from the Eastern end with Lenacre Hall Farm on the right showing adjacent farm buildings. The rural character is enhanced by the lack of street lights (with one subdued street light half way along the Lane) and mature planted gardens to some of the properties to the south side.



At the eastern end entrance of Sandyhurst Lane lies Eastwell Towers, Eastwell Lodge and the neighbouring flint and stucco wall. These lie within the Eastwell estate and outside the Ashford urban area. However, they are distinctive landmark features that mark the entrance to the Lane, reflecting the history of the area and giving a strong sense of place. This area is one of seven open spaces which has been designated as Local Green Space in Local Green Spaces Assessment.

Eastwell Towers, Lodge House and Flint wall which was once the main entrance to the Eastwell Estate. A distinctive historic building marking the entrance to Sandyhurst Lane.



The Grade II listed homestead Lenacre Hall Farm with its locally characteristic Dering windows, lies in the eastern part of the lane. Some of the associated farm buildings are still in use, whilst the cow shed and barn have been sensitively converted into B1 office use. The old Oast remains derelict but has planning permission for conversion to office use.



*Lenacre Hall Farm, Sandyhurst Lane*

Lenacre Hall Farm - converted farm shed and milking barn into an office block.



Post war linear development occurred on the south side of the lane between Lenacre Hall Farmhouse and the playing field – the style of homes were predominantly bungalows and chalet bungalows with two storey properties at the western end.

There are predominantly bungalows and chalet bungalows along this section of Sandyhurst Lane.



Older style chalet bungalow showing large gardens with mature trees and hedges which screen properties and complement the rural character on the opposite side of the lane.



There are examples of Colt type timber buildings in the Lane, which blend unobtrusively into their setting (wooden kit houses, locally sourced, an early sustainable build form). There are two storey properties at the western end, one of which has recently been converted into a terraced of three storey town houses by conversion of the loft.

Colt house – wooden kit homes manufactured locally. Similar structure to Sandyacres Sports and Social Club on Sandyhurst Lane.



Two/three storey terrace house with loft conversions. Roof line remains the same as a two-storey dwelling.



Many of the original bungalows/chalet bungalows have undergone modernisations. Recently a number of these modernisations have resulted in an increase in height and also side and rear extensions.

Typical older bungalow prior to modernisation.



Modernised chalet bungalow with feature window.



Recently extended bungalow to give a two-storey home, curved bay windows and hung wall tiles to match the mock Tudor homes of Watsons Close.



Post war development was followed by three modern small developments at the eastern end of Sandyhurst Lane. Watson's Close, built in the 1990s, consists of 10 large Tudor style houses. Pondfield, a smaller development of 3 properties in the middle of the Lane; and more recently Eastwell Grange, comprising 6 modern large homes.

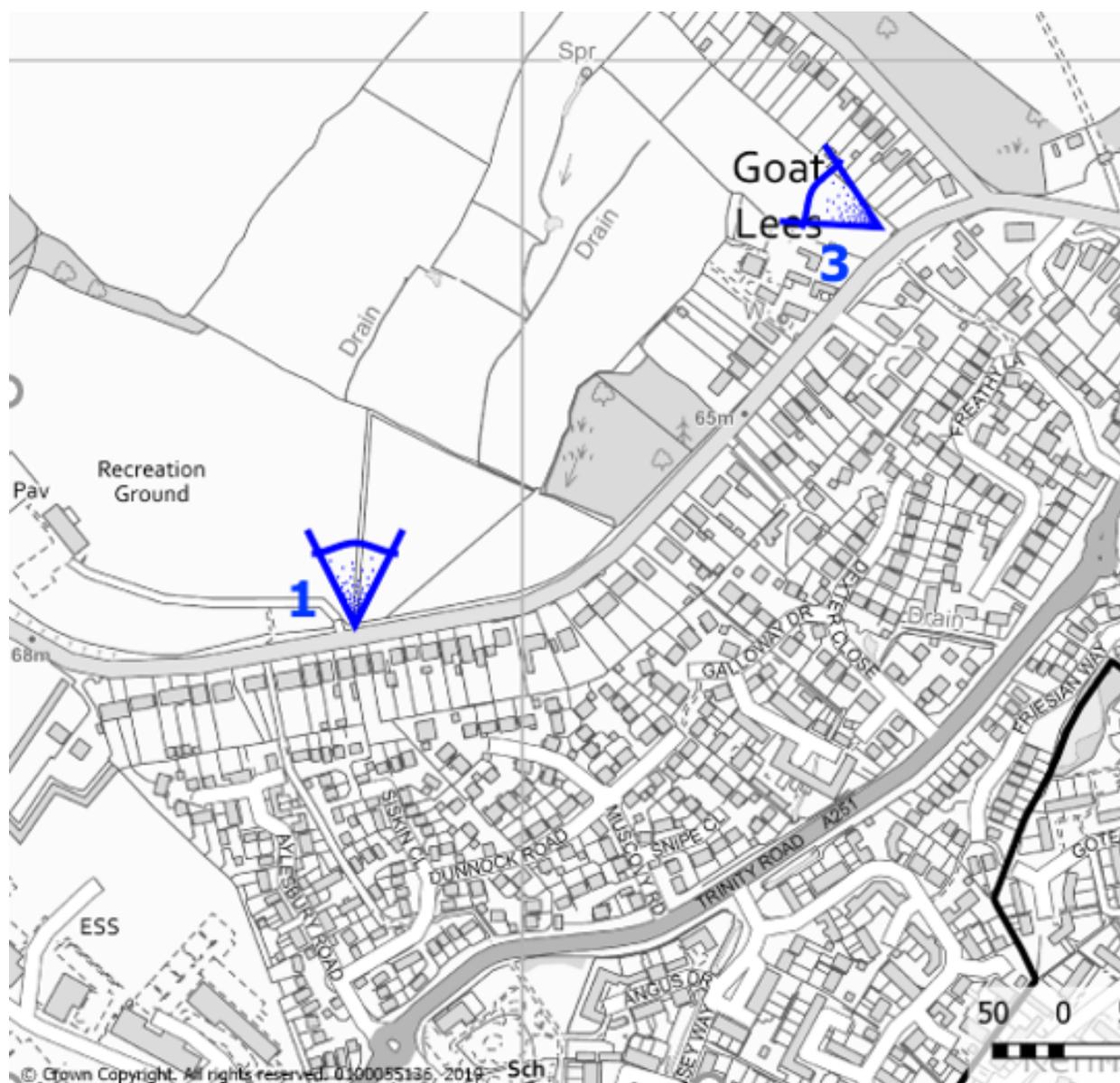


Below is a detail of modern finishing – decorative peg wall tiles and detail of variation in brickwork between Tudor style woodwork at Watson’s Close, Sandyhurst Lane.



## Important Public Views

The following views are considered to contribute to local character and amenity of the Character Area. See also the Important Public Views Assessment from which the following is an extract.



No.	View (extract from Important Public Views Assessment)
1	From Sandyhurst Lane adjacent to the entrance to Sandyacres Sports and Social Club, looking North West across grassland towards Tower Wood, Lenacre Street, with views over Lenacre ancient woodland.
3	From Sandyhurst Lane, adjacent to Lenacre Hall Farm buildings, looking North West over the farm gate, view across farmland and Eastwell Park Estate. The whole view framed by oak trees.

*View from Sandyhurst Lane across grassland towards Tower Wood and Lenacre Street*



*View from Sandyhurst Lane, adjacent to Lenacre Hall Farm buildings, across farmland and Eastwell Park Estate.*



## Local Green Space

Sandyacres Sports & Social Club, Sandyhurst Lane is considered an important Local Green Space by the local community for its recreational and amenity value as well as its contribution to the character of the area and far reaching Important Public Views.



*Sandyacres, Sports and Social Club, Sandyhurst Lane*

## Buildings of Note

Grade II listed Lenacre Hall Farmhouse and Eastwell Towers, as described above.



## Detractors

Parking is a problem with many homes converting their front gardens into driveways which detracts from the overall unity and rural character of the lane.



Since most of the property boundaries are small hedges, walls and fences this concrete patterned wall is not in keeping with the character of Sandyhurst Lane, although planting has softened its appearance.



## Key characteristics of Character Area 1: Sandyhurst Lane

**Use:** Residential, working farm, B1 office use.

**Height:** The height of buildings is mainly single storey bungalows or chalet bungalows, with some two storey houses.

**Form:** Mostly detached with low roof lines and hipped roofs, varied in design. Restorations and alterations mostly reflect the character and design of the original buildings with very few flat roofs visible.

**Layout/ orientation:** Predominantly ribbon development on the south side of the lane. The properties are well spaced and set back from the road, in some cases with mature landscaping. Nearly all homes have off road parking with drives, the majority also have garages. Some parking occurs on the lane. The three modern developments are set back from the lane, accessed by a small road leading to houses arranged around a cul-de-sac.

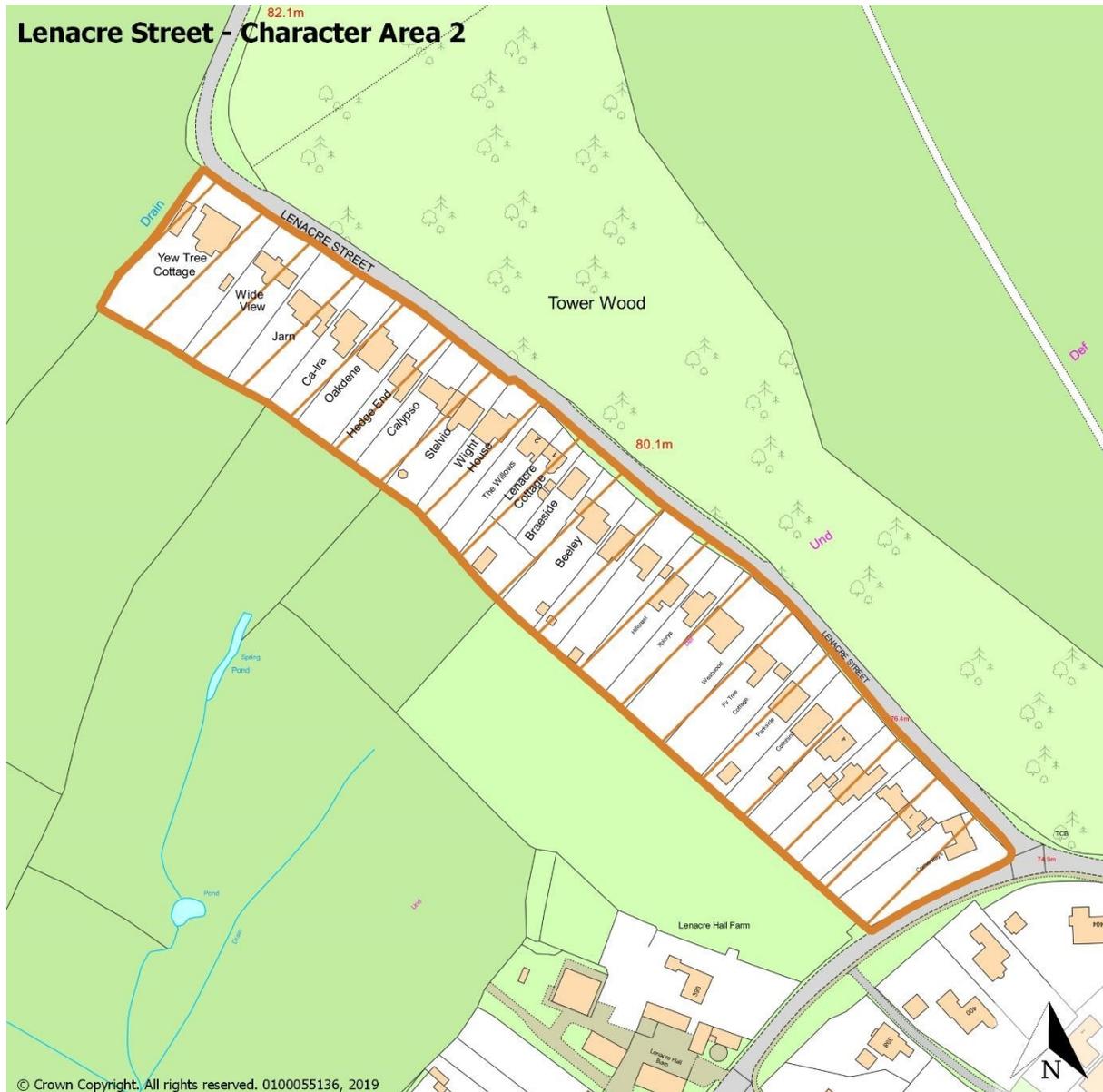
**Roofs:** Kent peg tile and plain clay tiles. Wooden effect tiling to Colt houses.

**Materials:** Plain and various shades of red brick, tile-hanging, painted render. Some traditional timber framing. Colt buildings are wooden throughout. Modern homes make good use of pleasant brick and wood detailing, render and feature windows.

**Windows:** white-painted sash windows and casements with some oak and stained timber frames. Lenacre Hall farm has characteristic "Dering" style windows.

**Boundary:** Large gardens with hedges and walls used as boundary treatment.

## Character Area 2: Lenacre Street



### Distinctive characteristics of Lenacre Street

The only section of Lenacre Street that is developed abuts Tower Wood at the South East end of this rural lane where it joins Sandyhurst Lane. This section of Lenacre Street is principally a single-sided 1950s linear development which consists of infilling between the older farm workers cottages and Tudor cottage at the northern end with Cornerways at the southern end.

To the North East the rural character is retained along the length by Tower Wood behind the characteristic red brick boundary wall - marking the edge of the Eastwell estate and the North Downs AONB. The “great wall” of Eastwell Park Estate starts at Lenacre Street and

runs the length of the Neighbourhood Plan Area along the A251 to Challock. However, this stretch has fallen into disrepair and sections have collapsed.

To the South West is the attractive open farmland of Lenacre Hall Farm which can be viewed from Footpath AE207 where it enters Lenacre Hall Farm looking South.

Lenacre Street comprises a row of mixed dwelling types and designs many of which have been extended and modified in keeping with the original home. The unifying feature is Tower Wood to the north east and the deep mature gardens with homes generally set back from the road with low level hedges and fencing predominating affording views of the homes and gardens.

The view looking South along Lenacre Street showing the section of the characteristic red brick estate wall (the Great Wall). The houses sit on one side of the road, opposite Tower Wood. The setting is rural and the lane is used frequently for walking and cycling. The rural character is enhanced by the lack of street lights with one subdued streetlamp half way along this section.



*Lenacre Street, Eastwell*

Junction of Lenacre Street with Sandyhurst Lane (just outside the Character Area) showing the distinctive red brick wall of Eastwell Park Estate and the views over to the North Downs



Tudor Cottage lies at the southern end of the linear development has been refurbished in keeping with the original design and materials. Oak framework with rendering visible. This large property has been converted into a pair of semi-detached homes.



*Tudor Cottage, Lenacre Street*

Cornerways at the junction of Lenacre Street and Sandyhurst Lane showing brick extension. An example of an extended property that draws on the existing design and does not dominate the host building.



*Cornerways*

The Willows - semi-detached post war older home. Note roof skylight and rear extension. Former farmworkers cottages for the Eastwell estate



A row of detached bungalows that predominate in the middle section of the linear development. Large bay windows with wall tiles on the over window pitch. Most have rear extensions.



Jarn –1960 building. Detached. Brick sides and hung grey wall tiles with white UPV windows.

Converted garage and deep garden frontage.

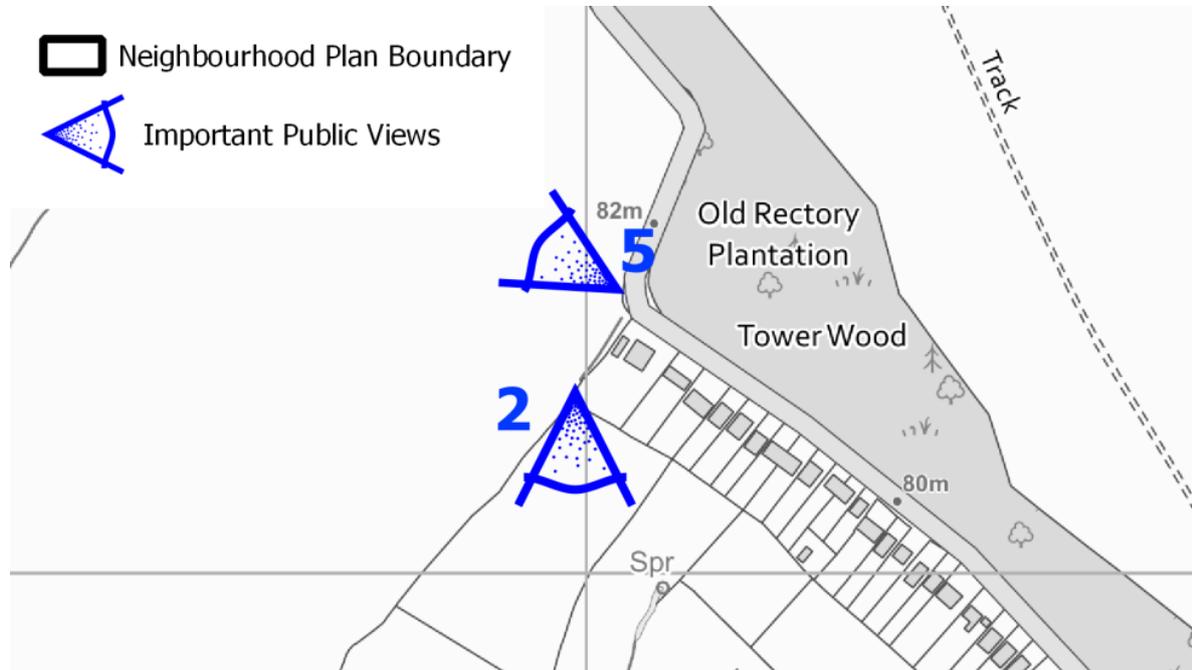


White House - extension and modification of chalet bungalow. Cement weatherboarding effect to the front tiled slide roof.



## Important Public Views

The following views are considered to contribute to local character and amenity of the Lenacre Street Character Area. See also the Important Public Views Assessment from which the following is an extract.



No.	View (extract from Important Public Views Assessment)
2	From public footpath AE207 where it enters Lenacre Hall Farm looking South, views across farmland and the Sandyacres sports fields and over woodland towards The Warren, Hoads Wood and Godinton Park. And south-easterly towards the Ashford Town skyline.
5	From the start of footpath AE207, Lenacre Street looking North West to Westwell and the North Downs.

*View from public footpath AE207 where it enters Lenacre Hall Farm looking South*



*View from footpath AE207, Lenacre Street looking North West to Westwell and the North Downs.*



## **Key Characteristics of Character Area 2: Lenacre Street**

**Uses:** Residential

**Height:** Mainly two storeys with some single-story bungalows and chalet bungalows

**Form:** Mostly detached, two older semi-detached properties. Various post war designs. Recent extensions of high design quality in keeping with the host building and the area. Two older properties lie at each end of this Character Area.

**Layout/ orientation:** Linear development with houses on one side of the road looking onto Tower wood reflecting the development of the lane during 1950/60s. All but one of the properties has off road parking with drives, the majority also have garages. Houses lie on the top of a ridge with few gaps between houses.

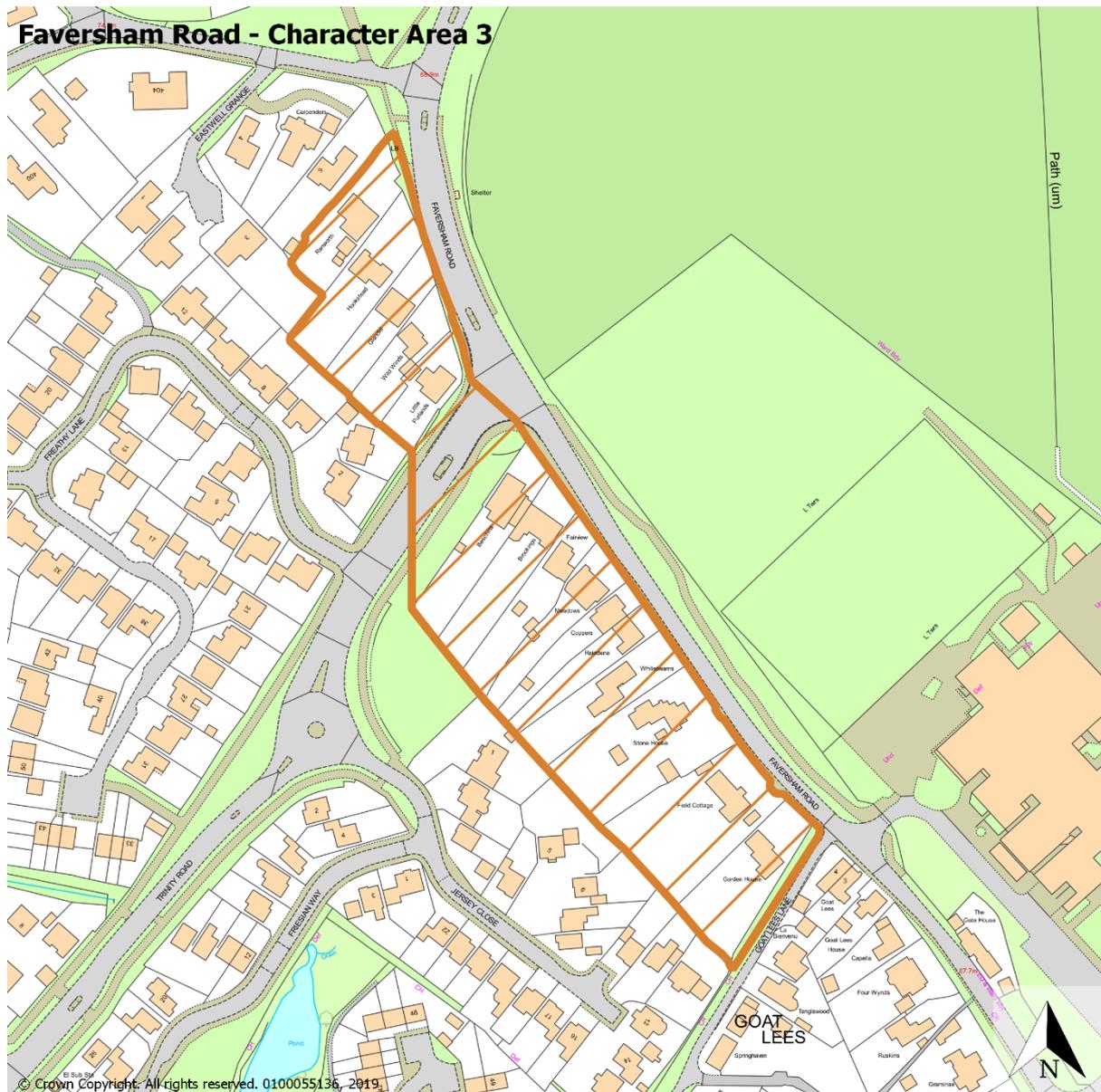
**Roofs:** Kent peg tile and plain clay tiles

**Materials:** Plain and various shades of red brick, tile-hanging, White-painted render and artificial weatherboarding. Traditional timber framing on Tudor Cottage.

**Windows:** white-painted sash windows and casements with some oak and stained timber frames. Some bay windows and Velux roof skylights.

**Boundary:** Generous gardens, most well set back from the road. Rear gardens southerly aspect backing onto Lenacre Hall Farm. Mostly detached with large gardens. Low level hedges, low brick walls with some picket fencing or open aspect boundaries.

## Character Area 3: Faversham Road



### Distinctive Characteristics of Faversham Road

This area contains 14 large detached properties of various post war designs which pre-date the construction of Trinity Road and the building of the Trinity Road estate. These properties, on the south-west side of the road only, face onto, and have driveway access to, the A251 Faversham Road. The houses are set back from the road.

The 5 houses at the north west end of the road are sited on the highest ground with land falling gradually away both to the rear of their plots (to the south-west) and to the south east, and there are far-reaching views across open agricultural land to the North Downs behind Wye to the front (the North-East).

The remaining 9 houses come after the broad, traffic light controlled, entry to Trinity Road. Again facing onto the A251 these overlook the Towers School playing grounds with mature trees within a grassed verge on the other side of the road blocking views. A cycling/pedestrian way runs within this broad verge. Goat Lees Lane marks the parish boundary and the end of this Character Area. As the Lane's title indicates the land behind all of these properties before the Trinity development was once open heathland with patches of cultivated land.

Located between Sandyhurst Lane and Trinity Road, the drives of Ranworth and Hookstead indicate their position being above the road level and well set back in substantial plots. Both properties are sympathetically landscaped, and the muted red brick, use of slightly darker tile hanging and roof tiles echo a number of other houses in this area. Note the dormer windows in Ranworth and bow windows in Hookstead.



Wildwinds to the fore and Little Purlinds behind are the only properties with a shared drive. All properties in this area are detached with the exception of the semi-detached Coppers and Reindene, and all plot sizes are generous.



On the southern side of the traffic lights moving toward Kennington Beechins is a re-modelled bungalow consciously designed in a modern and ecologically aware style. It is a useful example of the integration of a more innovatory design within a character area. It combines grey slate roof with painted artificial concrete weather boarding.



Fairview has been extended into roof space. Proportionally, with its dormer window, upright stance and white painted ground floor render it is less successful in form. The blank, discoloured side wall of the adjoining house does not help its setting.



Unusually, Whitebeams, set well back with extensive driveway, has garaging to the fore which is overly prominent.

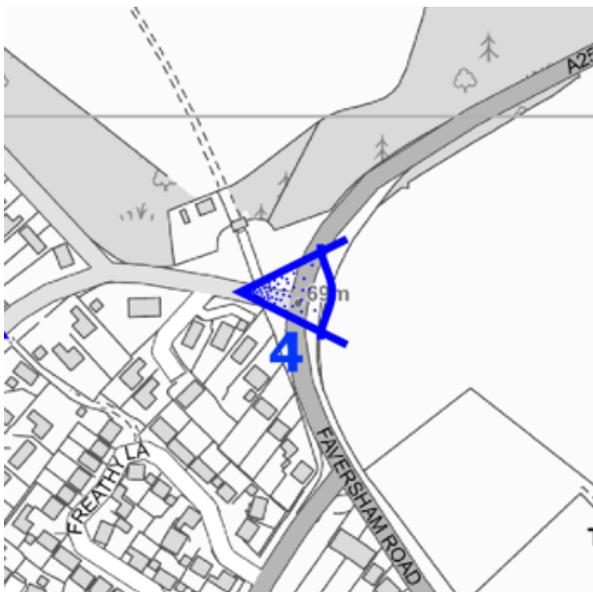


Stone House, the only listed building in the Faversham Road Character Area. See also the Buildings of Note section below.



### Important Public Views

The following view is considered to contribute to local character and amenity of the Faversham Road Character Area. See also the Important Public Views Assessment, from which the following is an extract.



No.	View (extract from Important Public Views Assessment)
4	From the junction at the end of Sandyhurst Lane with the A251 Faversham Road looking East – a panoramic view of the North/Wye Downs and the Crown above Wye.



*Panoramic view of the North Downs from the A251 Faversham Road*

## **Buildings of note**

Listed as Grade II Stone House is mid C19th in a Jacobean style. It has knapped flint with ashlar bands, coins and dressings and plain tiled roofs. Two storied, with the main block parallel to the road and cross wing off centre. Scattered stone windows with two lights of diamond panes and chamfered mullions. Ornate shaped gables with ball finials, and armorial plaques set at attic level. On the ground floor in each gable end are segmental bays with mullioned and leaded lights, and stone slated roofs.



### **Key Characteristics of Character Area 3: Faversham Road**

**Uses:** Residential.

**Height:** mainly two stories with a limited number of chalet bungalows. Majority of houses have pitched roofs facing the road.

**Form:** predominantly large detached properties, well-spaced, on generous plots.

**Layout/orientation:** single-sided linear development set back from the road (A251) facing north east. Majority with drives directly accessing the road.

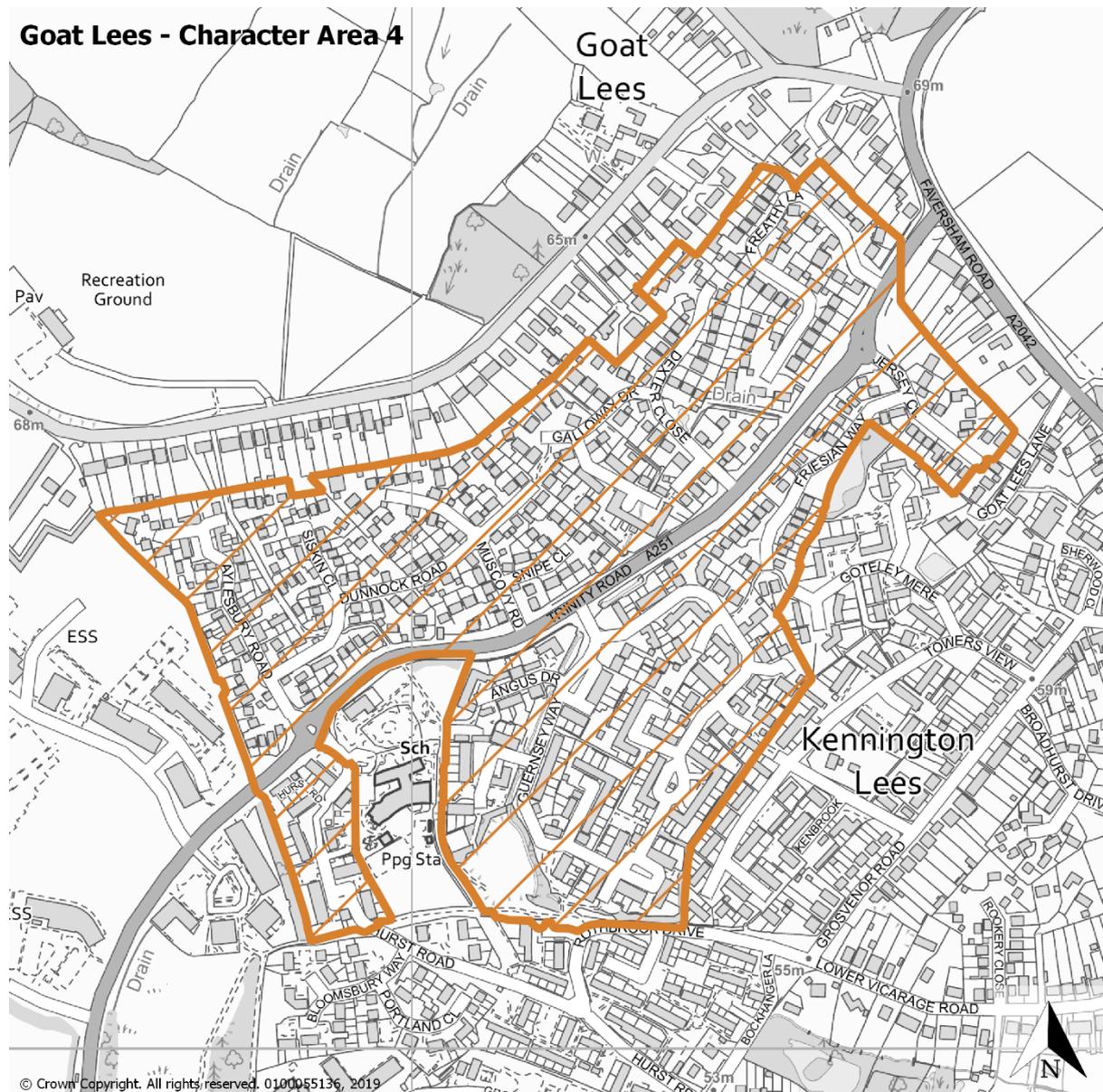
**Materials:** An area with predominantly muted red, red/blue bricks, and slightly darker in tone tile hanging and roof tiles. Notable exceptions are the faced flint and ashlar stone of Stone House and grey roof slates and artificial concrete weather boarding of Beechins.

**Windows:** All white, mainly PVC framed. Stone framed windows with diamond paned leaded lights to Stone House.

**Roofs:** Predominantly clay tiles. One modernised house has modern slate tiles

**Boundary treatment:** predominance of hedging helping to green the area with the occasional open-fronted property.

## Character Area 4: Goat Lees



### Key Characteristics of Character Area: Goat Lees

As the housing estates at Goat Lees were more homogenous in character having been built over a 5-10 year period and further opportunities for development within the area are limited due to a lack of available space, the area has not been divided into separate character areas. Goat Lees was completed 20 years ago giving time for communities to embed within the environs, therefore this section focuses on the design features residents have indicated they like and dislike about the development.

All dwellings are in clusters of quiet culs-de-sac 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 pattern book at the time and did not necessarily respond to the property designs in the locality. Nevertheless, the layouts create visual interest avoiding monotony with some attractive integrated groupings around semi-private places. Roof lines are at various heights and three storey homes are formed in the roof space using dormer windows. Most frontages are open-plan, creating visual space and consistency through blended planting. On the town houses there are attractive railings to frontages maintaining the town style and supplementing the urban to rural transition.

At Goat Lees much of the housing uses a great variety of both traditional and newer materials. The traditional appearance is to a large extent maintained by the use of red-brown bricks and plain roof tiles replicating the Kentish style. Further traditional materials include Tudor-style timbers, plain tile hanging and rendering. Porches and doorways are varied in style. There is significant detailing around windows and doors such as brick arches or stone effect over-mantles and ledges. There are however few chimneys used on the houses, leading to uninterrupted roof lines.

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. Extensive cream coloured rendering has been used in the three storey terraces in Guernsey Way and Hereford Close which breaks up the visual impact of red brick, but is becoming discoloured by algae and mould. Goat Lees Community Hall and the flanking commercial building have been roofed in metal sheeting rather than tiles or slates and is not in keeping with the area.

Garages 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 Character Area.

Surfaces to private driveways and paths 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 they are generally sympathetic to the age and style of the original building although there are some exceptions.

Well designed porches, doorways and canopies 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.



Similarly the use of different coloured brickwork, hanging tiles and wall panels add to the variety between buildings, helping to break up the uniformity of brickwork. Together with the porchways, canopies and doors, these features add to the composition and variety of the area and create distinctive features which help develop a sense of place.



Close up of tile and brickwork detailing on housing and boundary walls.



Two homes, same design but different brickwork creates variety. Hedging rather than fencing also creates a distinctive feel.



Many homes have converted their garage to extend living space. Both examples below, show how this was achieved to be in keeping with the proportion and design of the home. The first extension has been particularly well designed.



Parking standards of two parking spaces per household, often a garage space and one parking spot, works well when there are only two cars per household. Problems arise with the arrival of visitors or households owning more than two cars. Some town houses have only one parking spot. There is a lack of parking space generally. Parking problems were a major criticism of the design of the estate.



Low key traffic calming measures help ensure speed is kept to a safe level on Guernsey Way. Parking on the road by employees from the Eureka employment area can cause problems for resident parking.



Smaller terraced housing arranged around a square in Aylesbury Road. This helps create a sense of community. The road has been blocked off and several street parties have been held in the square. However, residents also reported concern over a lack of parking space and would have liked to have seen more green space in the centre rather than just a tree.



3 storey red brick town houses. The use of door colour and Juliet balconies with soft planting creates pleasant environs. Second home shows how a chalet bungalow found in the local area, has influenced the design with dormer windows.



### Landscape features

Open spaces and planting add considerably to the visual amenity of the estate and soften the appearance of buildings. Drainage ditches and SUD ponds have been successfully incorporated into the design of open spaces. SUDs features adding to the landscaping of the area



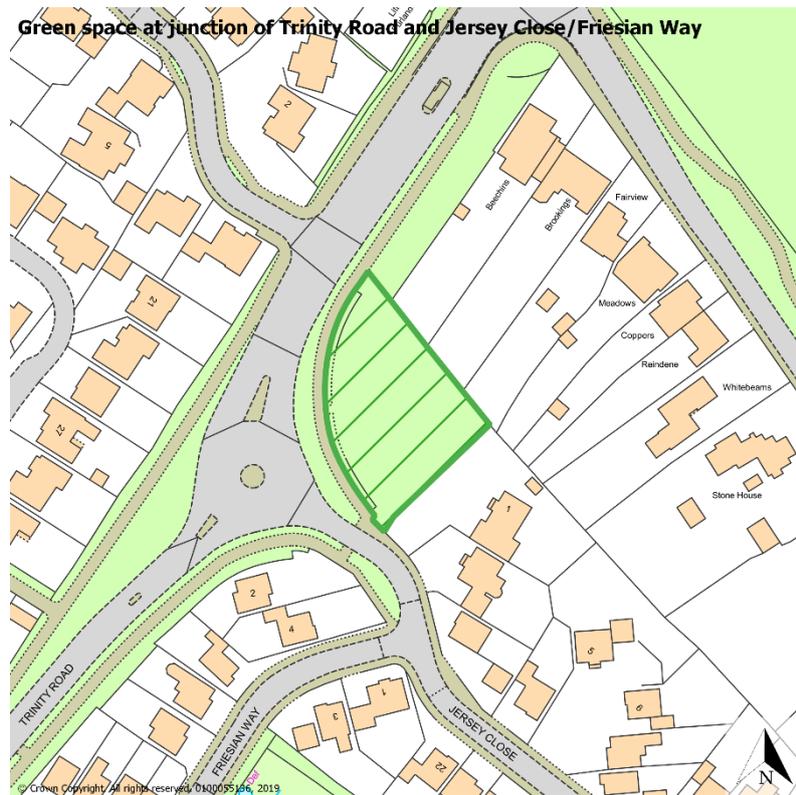
SUDs feature that has not been maintained creating an eyesore.



The play area around the community centre and the daffodil planting at the top end of Trinity Road appreciated by residents.



## Local Green Spaces



LGS Ref No.	Local Green Space Description
7	Green space at junction of A251 Trinity Road, Jersey Close and Friesian Way, Goat Lees



*Green space at junction of A251 Trinity Road, Jersey Close and Friesian Way, Goat Lees*

See also the Local Green Spaces in Character Area 10 – Eureka Place/Goat Lees Community Area.

## Detractors

Underpass for parking, unkept, damp and dark.



Solid brick walls facing onto street lack visual interest at street level and form a solid brick appearance more akin to an industrial build.



Flats with no private outdoor space create a harsh visual appearance and lack amenity space. Residents considered some blocks of flats were too close together and lacked sufficient parking spaces.



Extensive rendering which had started to turn green and black. Difficult to clean.



## Key Characteristics of Character Area 4: Goat Lees

**Uses:** Residential.

**Height:** Two storeys, sometimes with a third created in the roof with dormer windows. Town houses are three storeys. Apartment blocks are predominantly three storeys with a few two storey blocks.

**Form:** Mixed. Large/medium detached houses; smaller semi-detached and terraced properties with a variety of pitched and gabled roofs – some with dormer windows. Larger homes also have garages with pitched roofs set to the side of properties being built either on or behind building lines.

**Layout/orientation:** The design of the estate follows the central spine road as the main access route with residential access roads leading off from the central spine, these being nearly all culs de sac. The one exception is the circular road of Guernsey Way. Culs de sac primarily consist of detached or attached houses, or occasionally apartments, set along an uneven building line or at angles to the road. Properties often front directly onto the pavement/road or shared surface or are set behind a shallow unenclosed front garden of low planting. Houses have parking spaces or garages. The steep roofs and more compact form give the development a more enclosed urban character. The urban form is softened by the use of short curved cul-de-sac layouts. The enclosed cul de sac layouts create a quiet, private character. The curved street layout combined with the variable building line, also creates a series of enclosed spaces and changing vistas and views.

**Materials:** Red, brown and cream brick, the use of which is effectively incorporated into the design features. Plain and decorative hung wall tiles. Mock Tudor timbers, plain tile hanging and rendering. Porches, canopies and doors form a particular design feature made of wood, hanging tiles and synthetics. On the town houses there are railings to frontages maintaining the town style.

**Windows:** Window casements featuring brick-on-edge, contrasting colour brick and stone effect over-mantles and ledges with double glazed window frames being predominately in white  $\mu$ PVC. Three storey houses have dormer windows. Juliette balconies are found on the larger windows of town houses and some apartment blocks.

**Roofs:** Brown roof tiles various shades. Some grey roof tiles. Roof lines are at various heights. No chimneys.

**Boundary treatment:** Most frontages are open-plan. Where present hedges, walls, picket fencing and railings are low level. Well maintained small front gardens.

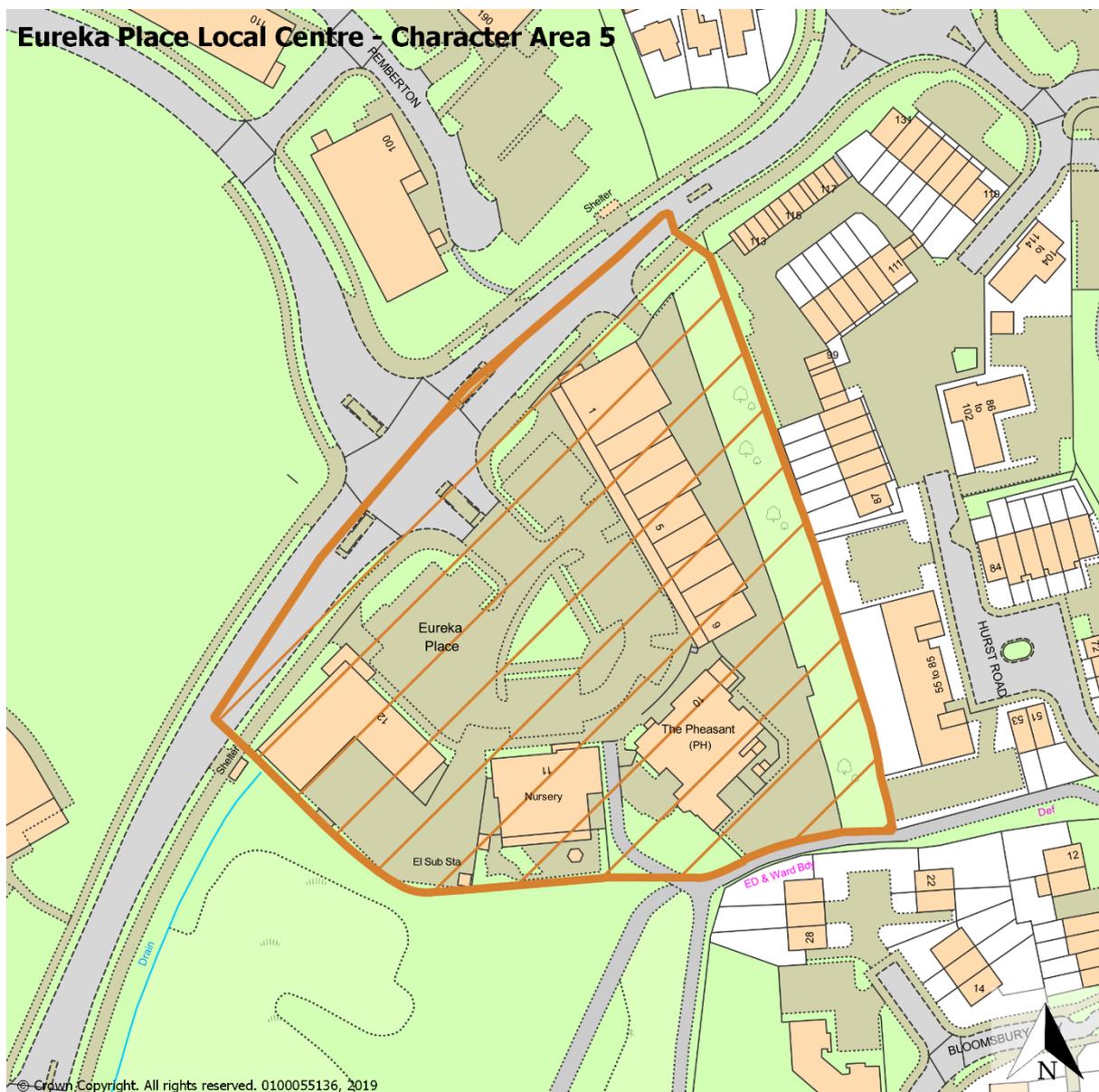
**Landscape features:** The design of the estate was to soften and complement the transition from an undulating urban setting into the rural AONB setting, using native shrubs and trees. SUD features such as wild life pond have been effectively incorporated into the green setting of the estate. Small 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.

## Character Area 5: Eureka Place Local Centre

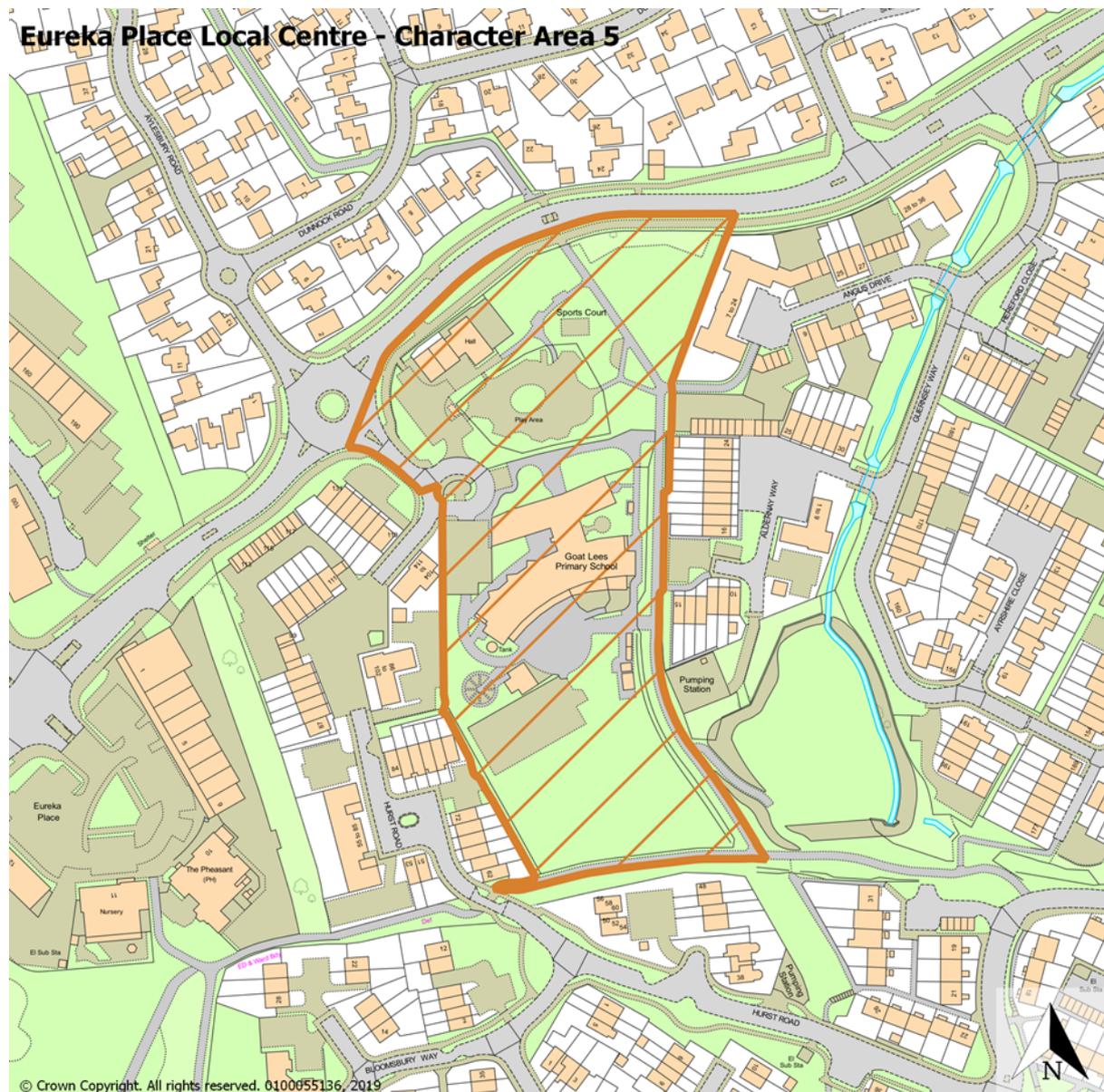
This Character Area covers the Goat Lees Community Hall, Goat Lees Primary School and play areas, as well as Eureka Place itself. It was built at the end of the development of the Goat Lees estates to provide services to residents and employees on the adjacent business park.

The Local Centre falls into two separate parts (East and West on maps below) connected by footpaths to the north and south. The eastern part of the area consists of the Community Hall and primary school; the western part is Eureka Place with shops, services and a public house.

### Eureka Place Local Centre – East



## Eureka Place Local Centre – West



### Distinctive characteristics of Eureka Place Local Centre

The Community Hall backs onto Trinity Road and is attached to a commercial office and food outlet. It faces a well-used, fenced, oval children’s play area and nearby there is outdoor fitness equipment for older children and teenagers. The primary school, to the south of the centre, is innovative with a striking design and curved teaching block opening onto the play area and open space beyond.

## Goat Lees Primary School



Started in October 2012 and completed in August 2013 the Goat Lees Primary School is the most interesting building in this character area and has attracted a number of design awards (see later section on Buildings of Note). The design creates two distinct wings, providing hall and administration space to the north and a fan of classrooms to the south with direct access to outdoor space (see the outline of the school on the map). A central, glazed library connects the two wings. The photograph shows the front of the school with the angled wood-clad hall to the right and the glass offices to the left.

## Goat Lees Community Hall

The exterior of the Community Hall is red brick with yellow brick above and the glazed area is strongly framed in blue. The orange corrugated metal roofing is not in keeping with other roofing materials in the parish.



## Children's Play Area

The children's play area offers visually attractive open space and an important amenity for the community. Note the landscaping, grassed areas and trees. It is designated in the Neighbourhood Plan as a Local Green Space.



## Eureka Place



Eureka Place is a semi-circular development with a segment of grassed area and seating in the centre and parking around the edge facing the facilities and services. The central green space with seating looking towards The Pheasant public house with the parade of shops to the north east and

the Busy Bees nursery to the south west. Note the hedging and trees which help to green this area which otherwise has a lot of hard landscaping.

The shopping parade has parking to the fore of the shops. Note the slatted metal canopy to the frontages echoing those of the commercial buildings in Eureka Park.



The Medical Centre is the base for the Community Mental Health Team for working-age adults and also houses the Easy Smile Dental Surgery.



Overall, with the exception of the public house, the buildings in Eureka Place echo some of the stylistic features and materials of the commercial buildings on Upper Pemberton opposite. This extension of style has been less than successful. The box form, metal slatting and flat roofs appear out of place in this residential area.

## Local Green Spaces

The following two open spaces in this Character Area have been designated as Local Green Spaces in the Neighbourhood Plan.

LGS Ref No.	Local Green Space Description
5	Children's play area and amenity space, Hurst Road, Goat Lees
6	Green space and informal recreational area, Guernsey Way, Goat Lees



*Children's play area and amenity space, Hurst Road, Goat Lees*





*Green space and informal recreational area, Guernsey Way, Goat Lees*



## Buildings of Note

### Goat Lees Primary School



The award-winning design is both exciting externally and practical in the organisation of internal space. The public face of school offices and hall are towards Trinity Road, the inner space is more private with classrooms opening onto the play areas behind. A new purpose-built stand-alone music/drama room has been added in the open space. The architects, Pellings, drew on the experience of a consultation group of seven local head teachers to inform the design and develop the building and the site. Consultation with local residents reinforced the community connection.

The site is flanked by 1980s and 90s buildings, and it was felt that the new school building should respond to the local housing in a contemporary fashion, drawing on the materials and scale of the surrounding properties but offering a vision of a new built style to create a focal point for the local community.

The design maximizes natural daylight and creates visual links between inner and outer space. The main hall space is designed to collect light from the east via a high-level glazed panel; classrooms are lit via high-level north-facing windows and large elements of glazing to the south, shaded via a timber canopy. External built style includes laminated wood facing to the hall, a significant area of glazing framed in dark grey metal, and dark brickwork. The design is responsive both environmentally and ergonomically.

The following photograph shows the rear of the school with the glazed classrooms opening onto the open space. Note again the extensive use of laminated wood and wooden sun shading slates to match buildings on the Eureka Park and Eureka Place.



### The Pheasant Public House

In contrast to other buildings in Eureka Place the public house is in a domestic style echoing the residential buildings of Goat Lees. Red brickwork, artificial grey concrete weather boarding, plain clay tiled roofing and grey framed windows.



Rather than one mass the building is divided into two sections, the first being similar to a two storey house, the second section a single storey extension similar to a barn extension echoing the original farmland use of the area. Gabled windows, entrance and projection from the lower building together with grey framed windows, and chimneys link the two sections.

## Detractors

The orange corrugated roof of the Goat Lees community hall is out of keeping in this character area.



Although echoing the commercial buildings on Upper Pemberton the flat roofs and slatted metal sun shading of buildings on Eureka Place appear unsympathetic in a residential area.



### **Key characteristics of Character Area 5: Eureka Place Local Centre**

**Uses:** Services – medical, pharmaceutical and veterinary. Childcare and nursery.

Retail – convenience store, cosmetics and health.

Leisure – public house, fast food outlets and restaurants, betting shop.

**Height:** mix of two storey and one storey buildings.

**Form:** varied, the unique design of the school, more utilitarian rectangular community hall, echoing the commercial buildings on Eureka Park, residential form with pitched roof of the public house.

**Layout/ orientation:** the community hall, playground and school form one block (see map), with entrances facing towards each other. Eureka Place in horseshoe shape facing north-west.

**Materials:** varied. Brick, laminated wood and artificial concrete weather-boarding, preformed exterior cladding, plain clay tiles, corrugated metal roofing, flat roofs.

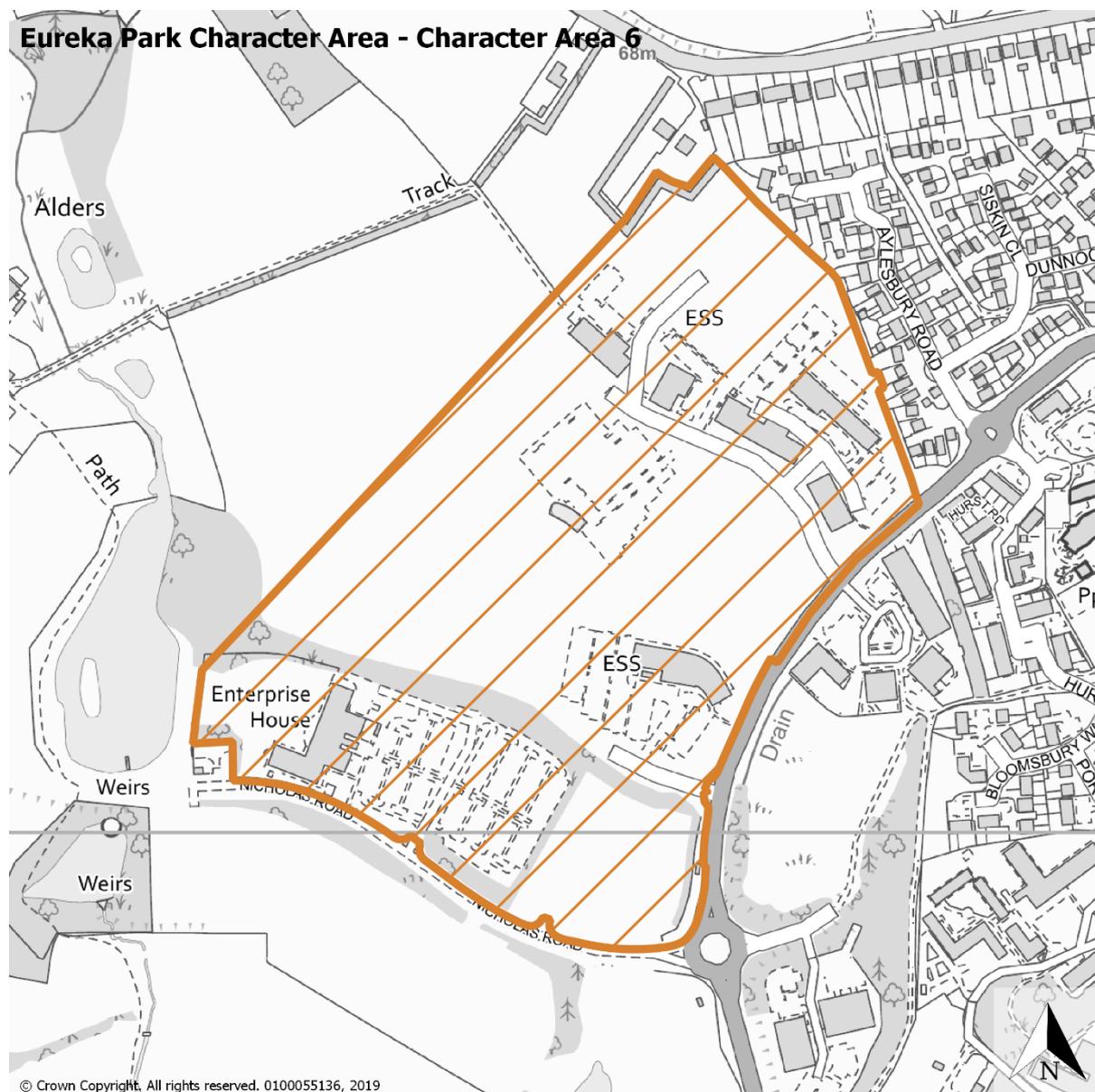
**Windows:** varied. Large metal-framed glazed panelling, grey uPVC frames.

**Roofs:** Flat roofs with slatted metal sun shading on Eureka Parade of shops. Corrugated orange roof to community hall. Clay tiles to the public house. Primary school flat and curved roofed, with wooden sun shading slats.

**Boundary:** wooden fencing, hedging, protective high metal railings.

**Landscape features:** important landscaped open space between the Community Hall and the school. In Eureka Place and substantial areas of hard, paved landscaping cover the parking spaces and semi-circular road. The central segment of green helps to mitigate this expanse of hard surfacing but the car is over-dominant. In general the street furniture e.g. bike racks and benches are well designed.

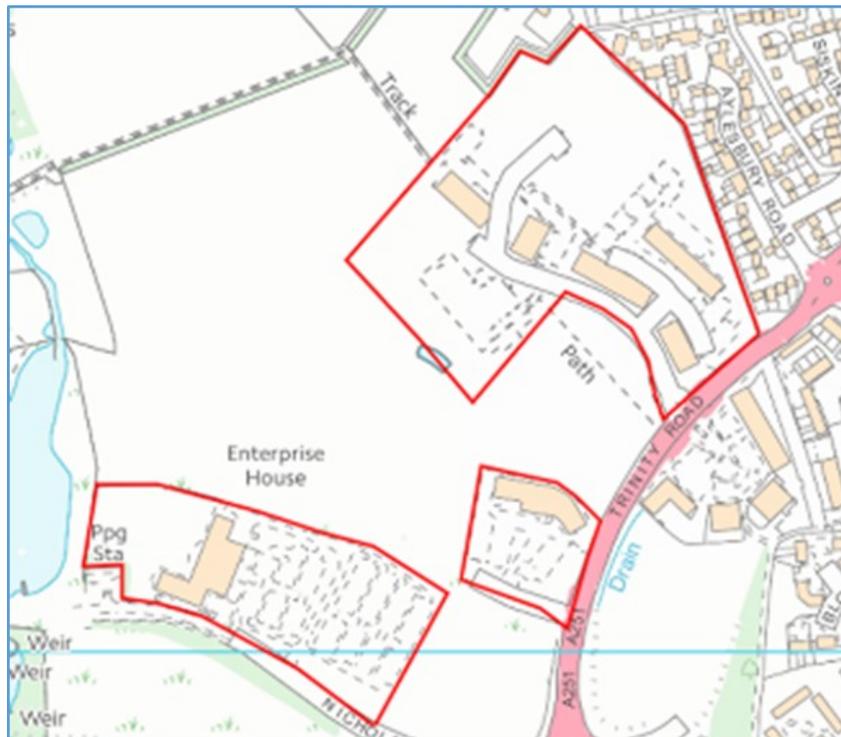
## Character Area 6: Eureka Park



### Distinctive characteristics of Eureka Park

Eureka Park is the B1 business park. It was originally designated as a key strategic employment area with high quality buildings set within a parkland setting, akin to the Cambridge Science park development. However, the site failed to attract businesses, with just seven buildings completed. These buildings are designed to sit well into the undulating, attractive landscape. In assessing the distinctive characteristics of this character area the Parish Council has considered the current built environment and noted the quality of its landscape setting and the particular amenity value this special site holds for residents. It is envisaged that the new development at Eureka Park will have its own distinctive layout and design suited to its parkland setting around the lake.

## The Current Built Environment



Previously designated as a key strategic employment area the site attracted seven commercial buildings: the five large two-storey office buildings to the east of upper Pemberton, the substantial Brakes site to the north of Nicholas Road, and Smiths Medical site off Lower Pemberton.

The frontages of three of the five commercial buildings to the east of Upper Pemberton. Their low-rise and lighter colour make them less obtrusive in the landscape, as does the absence of over prominent advertising. The buildings are not identical, each has a slightly different volume and form, and external design. The frontages of four are gently curved and the fifth is in oblong form, with the narrow end fronting the road. This reduces the impact of what might otherwise be a monotonous presentation to Upper Pemberton.



Closer detail of the curved frontage of the central building. The five buildings all have metal and glass canopy shading but in slightly different forms, avoiding an over regular style.



The sizeable parking area lies to the west of the five commercial buildings to the east of Upper Pemberton. Note the view of the North Downs AONB in the distance.



The atrium and main entrance to the Brakes building; a considerable parking area extends from this frontage back towards Trinity Road. The rear of Brakes overlooks the lake. Both building and parking area are well integrated into the landscape and neither is visible from Trinity Road.



*Brakes*

The prominently-sited innovative design of the curved Smiths Medical building with central atrium. The extensive glass and white colour make the building less prominent against the skyline. Parking areas to the rear are largely hidden from Trinity Road.



### *Smiths Medical*

Ashford Borough Council recognise the special landscape quality of the undeveloped part of the site, the greater bulk of which lies within a Biodiversity Opportunity Area with a series of lakes with surrounding wetland running roughly north/south across the site. The topography rises gradually from the south to the north with smaller undulations, mature hedgerows, and small hedged farm fields in the vicinity of Sandyhurst Lane. It is an attractive landscape with rich plant and wildlife diversity. This is reflected in Policy S20 of the Ashford Borough Local Plan. This now envisages a `high quality mix of employment and residential development in an attractive landscaped setting` with B1 commercial business developments limited to not more than 20% of the total area of the Park. The residential part of the site is now proposed for an “indicative capacity of 375 dwellings”.

### **Landscape and setting of Eureka Park**

The view from the cut grass footpath just north of Smiths Medical building looks toward Sandyhurst Farm in the centre far distance. Note the value of the uncultivated open land in the foreground in retaining the heathland quality of the site. Note the woodland, mature hedgerows and drop in land height towards the lake which is within the trees to the left hand side, middle ground.



The end of the main lake taken from the north, looking south, close to Sandyhurst Farm. Note the broad area of wetland extending to the foreground from the tip of the lake. The wetland supports an important diversity of plant and wildlife.



The outline of the Brakes building overlooking the east side of the lake with fishing stations in the foreground and far side of the lake. Note the integration of the building into the landscape; the ridge line is broken, the height is not over dominant within the tree line, the broad, grassed area leading to the lake creates a sense of spaciousness.



## Buildings of note

### Brakes

Although not seen from Trinity Road the Brakes building and parking area are well designed and, viewed from across the lake, is successfully positioned and designed in the landscape.



### Smiths Medical

In contrast Smiths prominence is also successively managed, through expansive use of glass and colour it achieves an airiness which removes heaviness from its scale.



Both the Brakes and Smiths Medical buildings have parking areas masked by trees or by landscaping e.g. the raised footpath around the side of Smiths Medical. The area around Upper Pemberton has been less successfully managed and would benefit from landscaping from native species.

## **Detractors**

Integrating parking into this special landscape remains a central difficulty in the development of this site. Given the anticipated new build volume, the projected parkland quality could be easily swamped by hard landscape parking areas.



## **Key Characteristics of Character Area 6: Eureka Park**

**Uses:** B1 office development with projected high quality residential development.

**Height:** most two storeys, three storeys to the rear of Brakes.

**Form:** varied. The five office buildings have flat roofs and are rectangular in shape, most with curved frontages. All with external metal fire escapes. The more innovatory buildings of Brakes and Smiths Medical respond differently to their sites. The curved shape of Smiths stands prominently on a rise, but avoids bulk through the extensive use of narrowly-framed glass. Brakes has two brick fronted blocks linked by a glass atrium which runs through to the rear of the building.

**Layout/orientation:** The site is only part developed. The majority of the west-facing five commercial office buildings near Upper Pemberton follow the curve of the road. Smiths has a striking position facing west onto Lower Pemberton with parking at the rear. Brakes, off Nicholas Road, lies lower overlooking the lake, facing north-west.

**Materials:** the office blocks have a similar palate of materials: predominantly glass to the front with some muted red brick, white panelling between floors, horizontally ridged black metal panelling to some areas of wall, and metal canopies providing sun-shading. Smiths Medical is also predominantly glass, though irregularly infilled at the rear with terracotta-coloured panels. White metal canopies, decoratively presented on the Trinity Road side with metal chains, running vertically from ground to roof, irregularly linked by light blue/green flexible panels. Black topped atrium with horizontally-ridged grey panelling. Brakes predominantly red brick, some vertically ridged grey metal panelling, grey-framed glass and grey sun shading.

**Windows:** light grey edged uPVC to the five office blocks and Brakes, black edged glass to Smiths. Here internal pull-down blue/green sun blinds echo the colour of the flexible panels linking the metal chains on the sun shading.

**Roofs:** Mainly flat roofs with characteristic slatted metal sun canopies. Brakes has pitched roofs.

**Boundary treatment:** though Brakes is enclosed in trees there are no demarking fences. The site is open with mown paths through grassed heathland maintaining a parkland feel.

**Landscape features:** open heathland and fields with lakes and wetland running north/south, mature hedges and some woodland.

## Boughton Lees - Overview

### Historic Evolution of Boughton Lees

Boughton Lees is shaped through an intersection of routes in conjunction with the development of the Eastwell Estate. The ancient Pilgrim's Way route between Winchester and Canterbury cuts across the village green and continues north-east across the Kent Downs. To the west of the village the A251 links the market town of Ashford with the once important port of Faversham. To the east Wye Road leads to the A28 which connects Ashford with Canterbury. These routes create the triangular green, the key characteristic of the village.

In addition the Eastwell Estate provided a stimulus for the village, and the services that grew up in the village were mainly to cater for its needs alone. The owners of that estate can be traced continuously from the Domesday Book to the present day, and its influence locally was substantial.

On the following maps the numbered green dots indicate buildings referred to in the text box.



#### 1871 – 1890

The earliest settlement was focused along two sides of the village green, "The Lees".

Homes scattered along two sides of The Lees are shown as green dots, nearly all are still present today. They include:

1. The Old Post office, 2. The Smithy and 3. The Flying horse Public house, around the green.

4. Tower farm, 5. Home farm, and 6. The Old school at the southern end on the A251

7. Brick Kiln farm house on Wye road

Note the position of 8. the gas works on the A251, with the old Plantagenets cottage behind.



**1897 – 1900**

- 9. Reading room shown near the gas works.
- 10. The Rectory built on Faversham road adjacent to Tower farm.
- 11. Row of terraces for Eastwell Estate workers built on south side of Wye Road.



**1907 – 1923**

- Very little change in 25 years.
- 12. Gas works now shown as a Timber yard
- 13. The wooded area of Rook Toll indicated.



**1946 Aerial view**

- Few additional houses built around The Lees, to the North 14. Wheelers and 15. Gardeners house and 16. Birney Hill along Pilgrims way. Homes still on two sides of the Green.
- 17. Rook Toll used as tank servicing during the war and storage area shown amongst the trees to the south.



#### 1990 Aerial view

Post war development results in the greatest changes to the area since 1871.

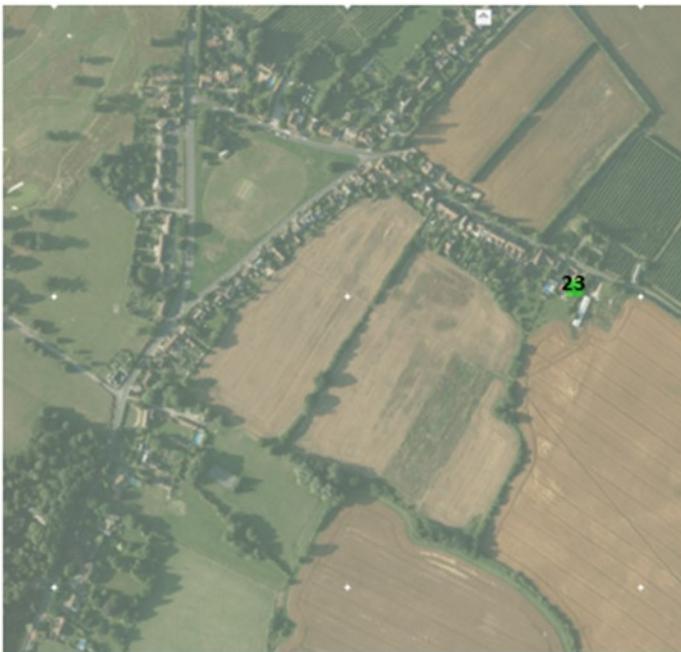
A251 is developed to complete the triangle of buildings bordering The Lees.

**18.** The school becomes St Christopher's church. **19.** the row of terraces that form Middelton cottages are built first, followed by **20.** the neo Georgian detached homes and **21.** Brooke house.

**22.** Plantagenets cottage is completely rebuilt and the adjacent reading room becomes the village hall known as Iron room.

Infilling around the other two sides of the Lees. Linear development along Pilgrims way and at the top end of Wye road.

Sports Pavilion and cricket pitch clearly visible on The Lees.



#### 2008 Aerial view

Little additional building has occurred.

**23.** Development at the Brick farmhouse area

Building changes are predominantly modifications to existing buildings.



**2018 - OS map**

Little additional building has occurred.  
 One infill home built in garden space of Manor cottage. **24**. Cricketers cottage  
 Preparations begin to replace the old cricket pavilion on the Green

**Setting and landscape**

Central to the character of Boughton Lees is its location adjacent to the Kent Downs Area of Outstanding Natural Beauty (AONB). The open views to farmland surrounding the area and, in particular, towards the AONB, which borders the village to the west, north and east, are of particular importance to the setting of this area. In general the land surrounding the village slopes gradually southward towards the Stour Valley.

The views from the Green (the central plateau of the area at 72m above sea level) are very important with the North Downs framing well-spaced, generally two storey dwellings. The surrounding arable and fruit-growing fields visible from the Green through the spaces between houses are enclosed by trees and mature hedges.

Trees frame views around the village. On the Faversham Road, they line the hilltops and the sides of the road towards Boughton Lees with views of King Wood ancient woodland to the north.

While relatively few, the mature trees on the Green itself underline the rural character of the area, retaining the settlement’s visual connection with the adjacent landscaped Eastwell Estate.

The Boughton Lees Conservation Area was designated in 1987. Conservation areas are designated for their 'special architectural and historic interest'. The designation means that they are all worthy of protection as areas of special merit.

## **Character Areas in Boughton Lees**

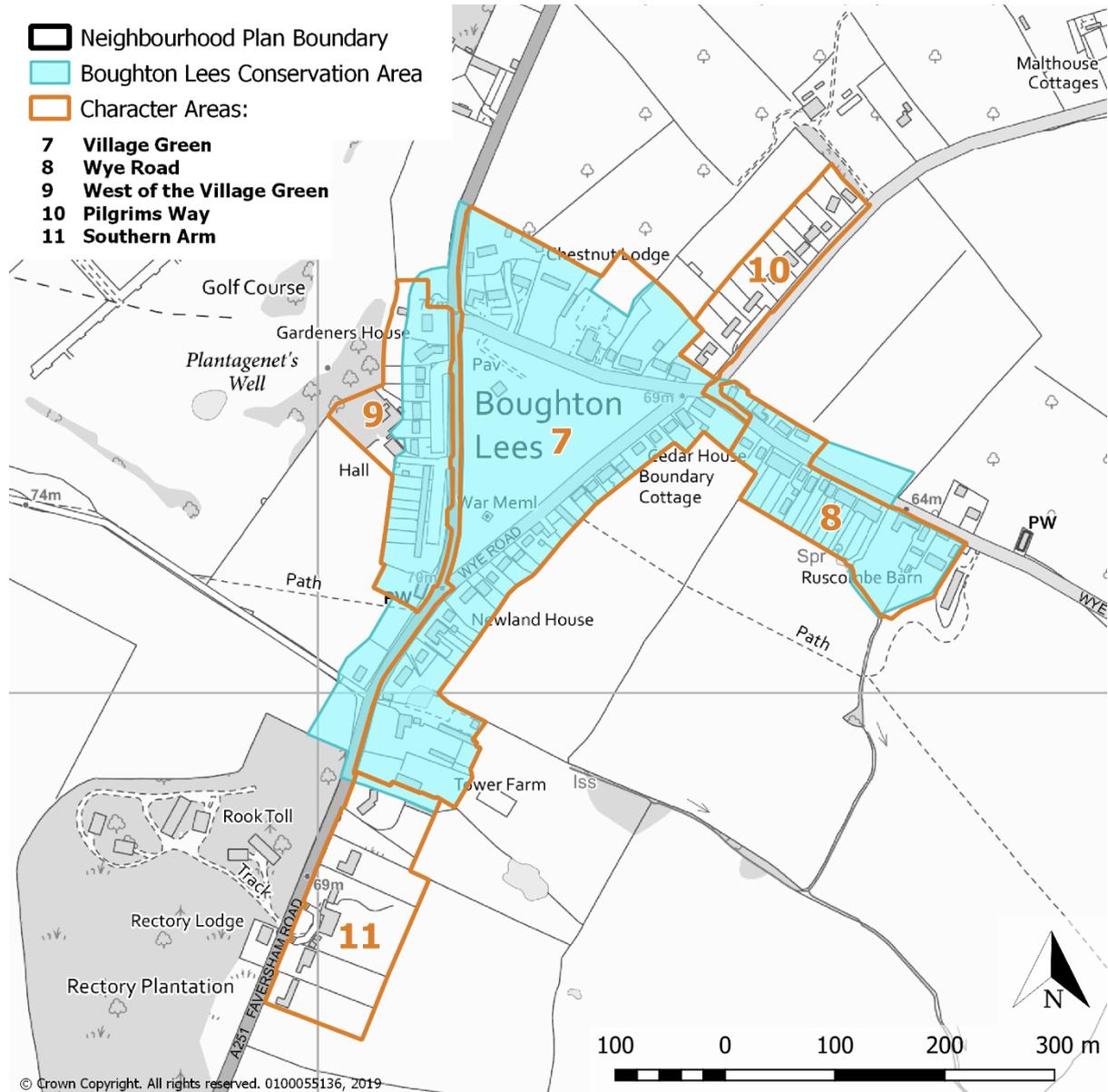
Five Character Areas have been identified in the village of Boughton Lees. These are:

- Character Area 7 - Village Green
- Character Area 8 - Wye Road
- Character Area 9 - West of the Village Green
- Character Area 11 - Pilgrims Way
- Character Area 12 - Southern Arm

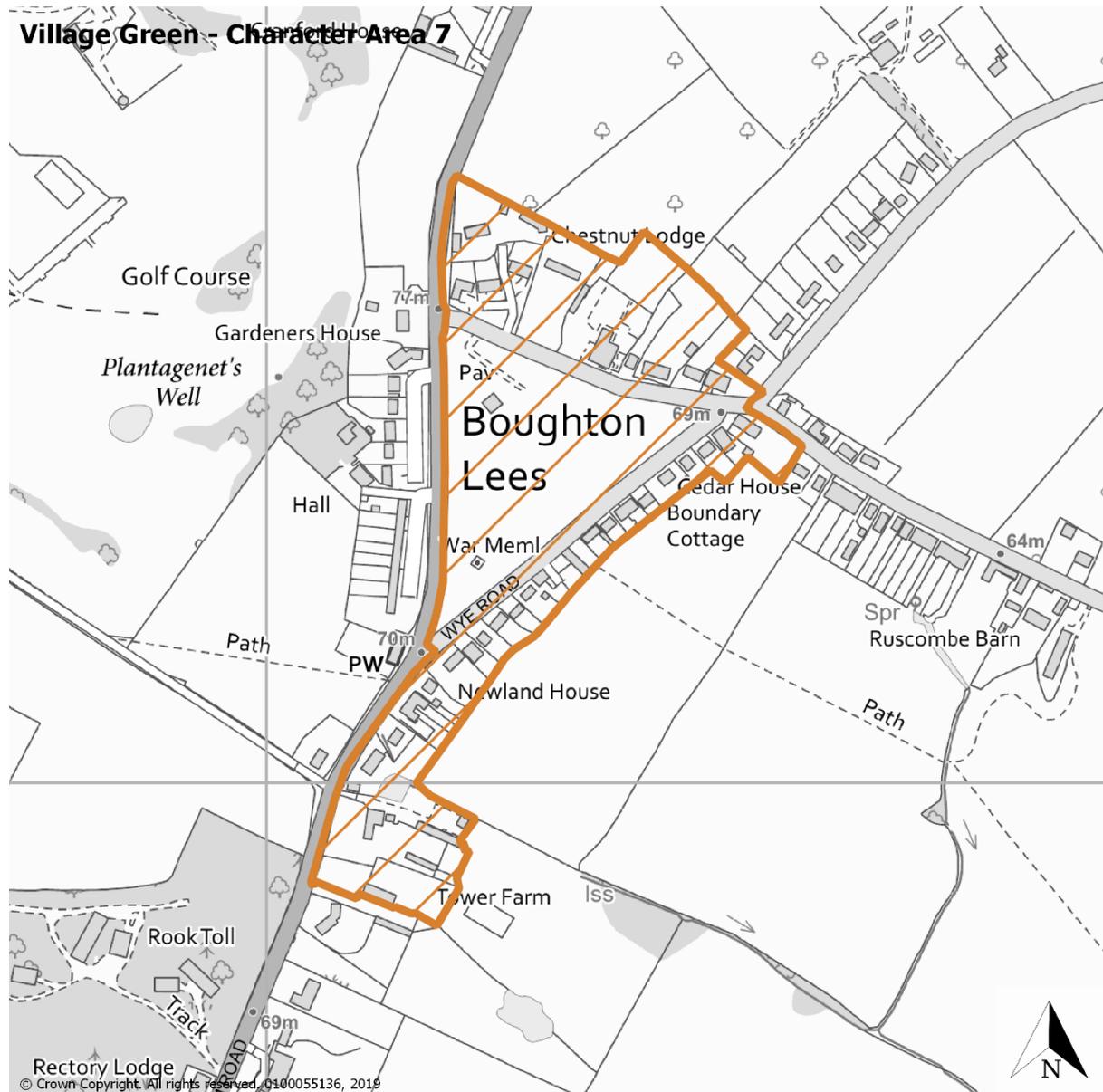
See the following map.

## Boughton Lees Character Areas & Conservation Area

The following map shows the position of the 5 Character Areas in Boughton Lees in relation to the boundary of the Boughton Lees Conservation Area which is shaded blue.



## Character Area 7: Village Green, Boughton Lees



### Distinctive Characteristics of the Village Green, Boughton Lees

This Character Area (which surrounds the Village Green encompassing The Lees and sections of Faversham Road and Wye Road) contains the oldest part of the village with a number of historic buildings that pre date 1870 together with subsequent infill development around the Village Green. It falls within the Boughton Lees Conservation Area.

This area developed to service the needs of Eastwell Estate. At the South end, Manor and Tower Farms provided kitchen gardens, and to the North were the forge and coaching inn. The majority of properties overlook the triangular village green (the most characteristic feature of the Boughton Lees Conservation Area) and enclose its south and east sides. In general properties are widely

spaced and enable generous views from the Green through to the AONB of the North Downs, both to the South-East beyond Wye and North to King's Wood.

From Tower Farm the road initially runs straight then gradually curves as it enters The Lees and runs along the South East side of the Village Green. Properties are set back from the road with front gardens. The exceptions are the late C20th Hillside Cottages and late Victorian Hobday Cottages which have narrow frontages close to the roads but still preserve a regular building line.

The contrasting scale and styles of the semi-detached C17th Tower Farm with the C18th extension to the fore. Unusually for properties in this area, the C17th Tower Farm is at ninety degrees to the main Faversham Road.



*Tower Farm, Faversham Road*

The C17th Manor House was originally Home Farm for the Eastwell Estate. Note the wide Dering windows, decorative porch, the dormer roof windows and substantial cut-through chimney. It lies across Faversham Road from the entrance to Eastwell Manor. The chimneys of Tower Farm can be glimpsed to the right.



*Manor House, Faversham Road*

Lees Cottage (to the right) maintains the lower ridge line of the C17th properties in contrast to the more vertical form of late C19th Hobday Cottages. Note the wide space between the properties and the presence of chimneys. This broad variety of age, materials and architectural features is typical of this character area. Note white painted iron railings to the front of Lees Cottage.



*Hobday Cottages (left) Lees Cottage (right), The Lees*

Moving to the East the semi-detached C17th Pilgrims Cottage (again at ninety degrees to the road) and C18th Hobday Cottage (to the fore) offer another interesting mix of age and styles.



*Hobday Cottage (right) Pilgrims Cottage (left), The Lees*

From Hobday Cottage on the right to Martlets. Note the gaps between houses especially to the far left and beside the Yew tree. The far-reaching views (looking towards Important Public View no. 8 by the path on the other side of the Yew tree) indicate the height of the green. The scale of properties; common building line; limited palette of materials and common details such as chimneys and white windows and doors brings a unity of character to this side of the green. The slight variation in ridge and eaves lines add interest. The houses to the left, apart from the semi-detached Rose and Ivy Cottages are all C20th infill.



*The Lees, Boughton Lees – Hobday Cottage (far right) Martlets (centre)*

Boundary Cottage, a modern replacement infill house, overlooks the green and offers another illustration of spaciousness between properties.



*Boundary Cottage, The Lees*

On Wye Road to the North of the Green a broad grassed verge separates properties from the road. In the photograph a recently remodelled house, Little Billings, sits between the C17th Old Post Office and the early C18th Bay Tree Cottage.



*The Old Post Office, Wye Road*

Towards the Faversham Road, Chestnut Lodge and the small housing development of Denelees are both well-spaced and set back detached houses on large plots. Three estate-style modern houses were built in the foreground of Denelees. These are uncharacteristic in not being of individual design and inconsistent with all other development as it does not face onto the Green. The development is now screened from the road by high hedging.



*Denelees, Wye Road*

## The Village Green

This Character Area encloses two sides of the triangular Village Green, the most characteristic feature of the settlement of Boughton Lees. It offers open space in the centre of the village and is recorded as the site of a fair since Plantagenet times. The Green was donated to the local residents in 1933 by HW Knocker. The deed reads “Upon trust to permit the same to be used as a Playing Field and Recreation Ground for the parishes of Boughton Aluph and Eastwell in the County of Kent for ever.”



The Boughton and Eastwell Cricket Club was founded in 1798 and cricket has been played continuously on this ground from that time. A new pavilion is planned and has planning permission. The following photograph shows Saturday morning cricket coaching for young people on the Green. Looking West towards the mature trees of the Eastwell Estate.



The Village Green has an important group of trees in the North-West corner, and a single impressive beech to the east. These are a key and valued part of the character of the Green and appropriate to

a rural area. The trees blend with the more mature trees in Chestnut Lodge and Denelees, and also “green” the skyline to the west of the village with those of the grounds of Eastwell Manor.

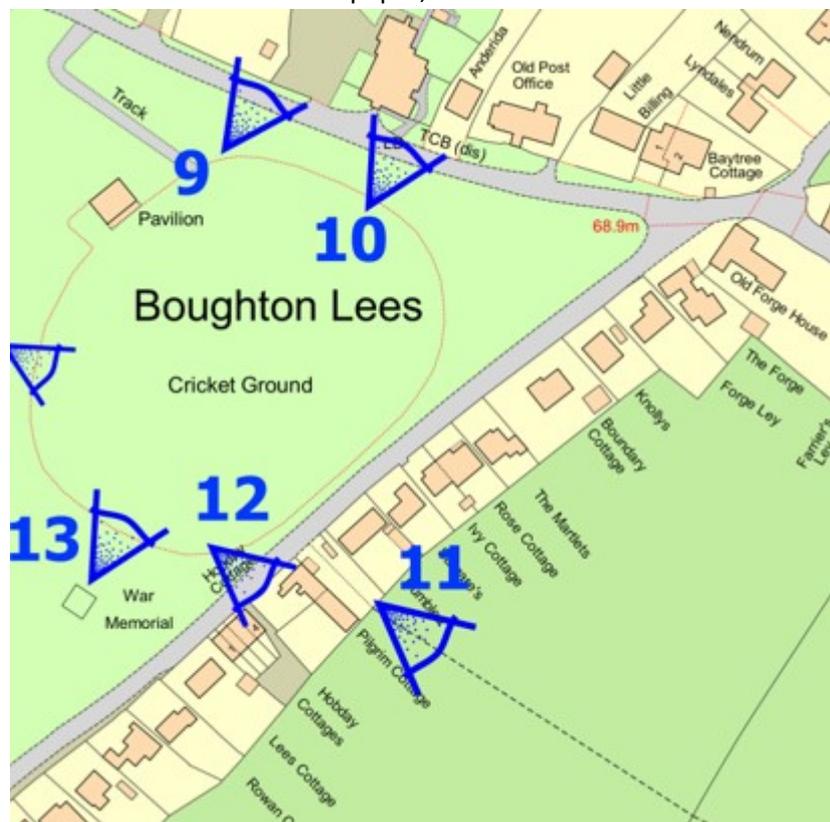
The parish War Memorial, listed by Historic England in 2017, lies towards the Southern point of the triangular village green. Important Public View 12 looks towards the North Downs from the War Memorial.



The rural character of the Character Area is enhanced by the absence of street lights, with just one subdued street light located at the junction of The Lees and Wye Road.

## Important Public Views

The Village Green is at a high point in Boughton Lees and several Important Public Views are valued here. Views 9, 10 and 13 looking North, and 11 and 12 looking East. See also the Important Public Views Assessment evidence paper, an extract of which follows.



9	From the North side of the village green, Boughton Lees looking North between Chestnut Lodge and The Flying Horse Inn, Wye Road view across orchards to the North Downs and King's Wood.	a, b, c, d, e, f
10	From the North side of the village green, Boughton Lees looking North between The Flying Horse Inn and Anderida, Wye Road view across orchards of the North Downs and King's Wood.	a, b, c, d, e, f
11	From the entrance to footpath AE202 between Pilgrim Cottage and Bumbles looking East, panoramic views of the farmland of the Boughton Lees Horticultural Valley (including the only oast house in the parishes), the Wye/North Downs and the Crown above Wye and across to parts of Ashford.	a, b, c, d, e, f
12	From the East side of the village green, Boughton Lees looking South East between Hobday Cottage and 4 Hobday Cottages, view of the farmland of the Boughton Lees Horticultural Valley, the Wye/North Downs and across to parts of Ashford.	a, b, c, d, e, f
13	From the War Memorial on the village green, Boughton Lees looking North, panoramic views of the North Downs and King's Wood above and between the dwellings (including two listed properties) on Wye Road.	a, b, c, d, e, f



## Buildings of Note

The most prominent building along the northern side, perhaps in the whole Conservation Area, is The Flying Horse Inn, which dates back to the 17th century, but was extended in the nineteenth and twentieth centuries. Much of the brickwork is 17th century English bond, but more recent concrete pointing has compromised the façade.



*The Flying Horse Inn, Wye Road*

The public house use adds significantly to the character of the Village Green adding activity during the day and evening and long term associations with the historic use of the green for cricket. Both the public house and adjacent stable block are Grade II listed.



The public house is the only remaining commercial premises from the group on the Green which included, the Post Office; the forge and the C17th coaching inn with its stabling.

The Old Post Office, formerly an important shop, is now in residential use. The timber framed building dates from the 17th century and was clad in the 18th century in irregular chequered brick with a plain tile roof. The wide-fronted building is set prominently at the north end of the Lees.



*The Old Post Office, Wye Road*

Old Forge House on the corner of The Lees and Wye Road dates from the C16th century, but has C18th and C19th century cladding. Two blocked doorways suggest that within living memory these were two individual dwellings. It is adjacent to the former forge immediately to the South.



*Old Forge House, The Lees*

The Manor House, late C17 with C19 alterations and additions to rear. Timber framed and clad in C17 English bond red brick with plain tile roof. 2 storey and attic, hipped roof with 2 hipped dormers and stack to right. 4 windows, that to left of 3 Dering lights, otherwise of 4 lights. Ground floor windows with gauged heads. C19 round headed door with 2 lights in door in central gabled porch. Rough brick semi-circular entrance arch flanked by pilasters supporting a crude entablature.



*Manor House, Faversham Road*

## **Detractors**

Infill development between houses closes off views from the Village Green of the Boughton Lees Horticultural Valley and North Downs. A recent example is Cricketer's Cottage (shown left), a new build on The Lees located between Manor Cottage and Clare Cottage completed in 2018. Cricketer's Cottage is also the only property in the Character Area to have a tarmac driveway rather than traditional gravel or hoggin or block paving.



## **Key Characteristics of Character Area 7: Village Green, Boughton Lees**

**Uses:** Residential, public house, sport/play area of village green.

**Height:** Largely two-storey (some with dormer windows in the roofs e.g. Manor House).

**Form:** Individually designed, mainly detached houses of varied sizes, ages, plus two terraces of 4 dwellings each, four semi-detached, and one bungalow.

**Layout/orientation:** On the south east side of the A251 and The Lees a fairly regular building line runs from Tower Farm to the junction of Wye Road, with the majority facing the Village Green or Faversham Road at the South. Only the C17th Tower Farm and Pilgrim Cottage are at right angles. Most properties in the northern section of Wye Road face south onto the Village Green with the exception of Wheelers and the newer build development at Denelees.

The topography along The Lees rises gradually towards the centre of the green, adding interest through the gentle alteration of the roof line.

Significant gaps between some properties create space allowing far reaching views of the North Downs AONB above Wye (see Public Views 8 and 9 and to the north Public Views 6 and 7).

Throughout the area dwellings have front gardens, though Hobday Cottages only a narrow strip. Variety of garden enclosure, hedges (beech predominates), open plots and iron railings.

**Roofs:** Most roofs are hipped and half-hipped allowing greater gaps between properties and in some cases views. All with chimneys. Kent peg and plain clay tiles, a small amount of slate roofing.

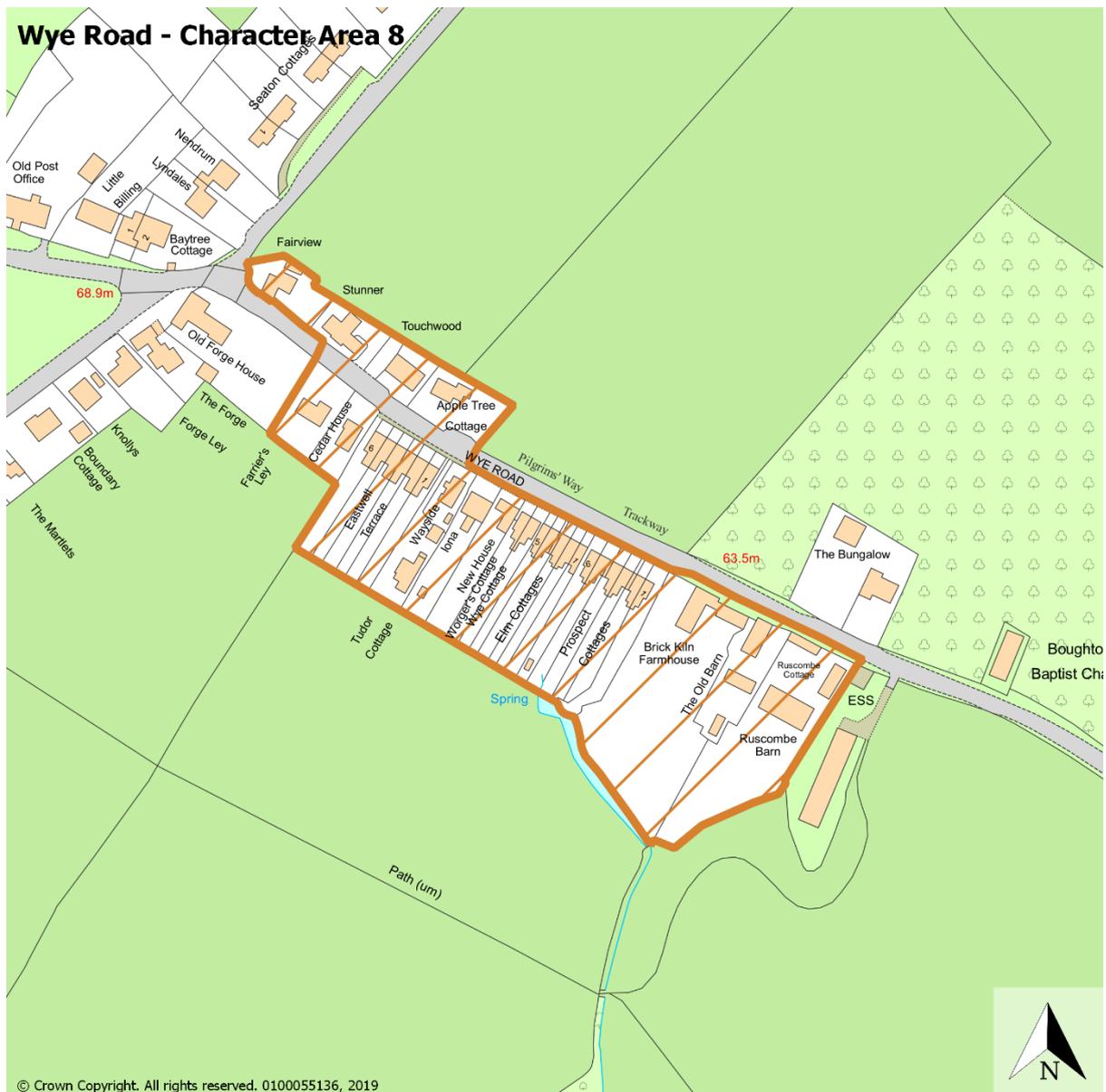
**Materials:** Older buildings timber-framed and brick built. Local brick, a little painted brick and some painted render. Occasionally clay tile hung or white weather boarding. Painted iron railings.

**Windows:** White or white painted window frames. Many windows timber-framed, several PVC replacement windows where wider frames can be obtrusive. Dering windows e.g. The Flying Horse Inn and The Manor House.

**Boundaries:** Varied. Low red brick walls, hedging (especially beech), unpainted wood fencing.

**Landscape features:** Key feature is the shared space of the Village Green, trees in north-west corner, and single beech to the east. Listed war memorial to south. Cricket continuously played on green from 1798.

## Character Area 8: Wye Road, Boughton Lees



### Distinctive characteristics of Wye Road, Boughton Lees

This Character Area is towards the Eastern end of Wye Road as it approaches the Village Green. It falls within the Boughton Lees Conservation Area.

The key features are the three terraces of late C19th workers cottages which are set several feet above what was once a sunken trackway, now road. Built by the Eastwell Estate these cottages have long back gardens and face north onto Wye Road. They originally infilled the land between the village forge and the C16th Brick Kiln Farm.

Looking from the Southern end of Pilgrims Way past Fairview down into the Wye Road Character Area. Note the narrow section of road, effectively a pinch point.



### South side

On the South side of Wye Road are three rows of two-storied terraces built during the 1880s. The Western terrace closest to the Green is in the Arts and Crafts style, with decorative hanging tiles on the first floor, bay windows and individually gabled porches and decorated bargeboards. The grassed front gardens are enclosed by brick walling with inset black iron work and pediments leading to steps up to front doors. Some of these details can be seen in the photograph.



The last two terraces are simpler in style and it is suggested they were successively built in less fortunate times. The central terrace has decorative brick banding whilst the eastern most terrace has decorative tiling to the first floor. Rounded, arched passageways lead to the rear of these last two terraces which abut.



Decorative tile hanging and arched rounded passageways on the third terrace.



There has been some infilling since the terraces were built. A mixture of individually designed detached and semi-detached properties (with one Colt house) are reasonably well integrated through general adherence to the building line and use of locally sourced materials. The single storey height is not in keeping with the area but the brick and roof tiling in Iona, opposite, are in sympathy.



C16th Brick Kiln Farm with its Dering windows is set at right angles to the road and marks the end of the late nineteenth/early to mid-twentieth century housing.



There is one further property which is an unobtrusive converted barn, Ruscombe Barn, set well back from the build line.

## North side

The three more modern houses on the North side of the road extend the village beyond the well-defined boundary of Wye Road and are at odds with the build characteristics to the South by virtue of their scale, form, design, and materials. These properties are also raised above the road level. Similarly, the final two modern houses at the South side of Wye Road as you approach the village green.

## Buildings of note

Eastwell Terrace, built in the Arts and Crafts style.



Brick Kiln Farmhouse, C16 with C17 and C19 re-facing. Timber frame clad in red brick, plain tile roof. Hipped roof to right parapet gable to left. Four bay, wood casements on first floor. Dering lights to ground floor.



## Detractors

Tarmac, concrete or concrete slab drives in front gardens detract from the front building line and the adjoining properties. Where there are car parking areas in the front gardens to the terraces, there is an opportunity to use traditional materials such as gravel or hoggin (a gravel/clay/sand mix which forms a hard but permeable surface). Greening of this area would also be encouraged.



There is only a limited run of pavement which is often obstructed by parking and household bins, detracting from the adjoining properties. Wye Road is a rural lane routinely used as a cut through between the A28 and A251 and M20 and there is a significant amount of traffic which has an adverse impact on the rural character of the area. The road is dangerous for pedestrians.



## **Key Characteristics of Character Area 8 – Wye Road, Boughton Lees**

**Uses:** Residential.

**Height:** Mainly two stories with pitched roofing sloping towards the road. Little variation in ridge height.

**Form:** The three rows of terraces face the road and establish the build line which is roughly kept by later infill. The infill properties are mainly detached houses with some semi-detached, one bungalow and one Colt house.

**Layout/orientation:** Buildings are raised above the road level. This height gradually decreases towards Brick Kiln Farm. Relatively shallow front gardens open onto a narrow pavement, and narrow road. The first terrace retains its walled front gardens, with the last two terraces gardens are largely lost for car space. For safety many cars are part-parked on the pavement leaving little room for pedestrians. The majority of the houses have long back gardens.

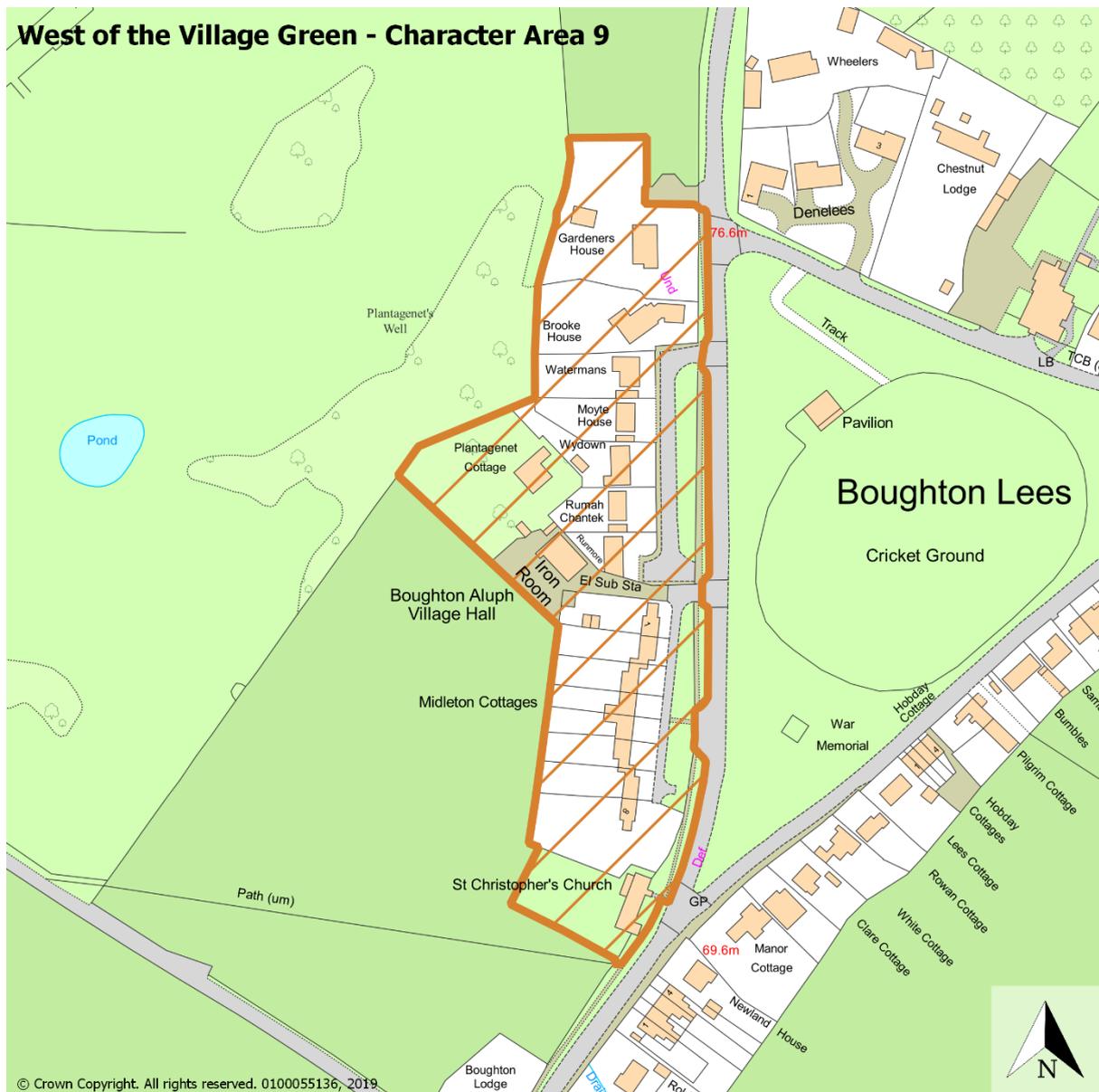
**Roofs:** Largely plain clay tiles. Some slate. Most with chimneys punctuating the roof lines of terraces. Eastern terrace hipped.

**Materials:** Mainly Kent peg and plain clay red/brown roof tiles and red/brown brick. Decorative alteration of colour or shape in tile hung frontages. Locally-sourced materials, brick and tile, are generally used, giving a cohesive feel to the row of housing.

**Windows:** Some sash windows remain, many are replacement PVC. Dering windows on Brick Kiln Farm. Mostly white or white painted.

**Boundaries:** Individual terraced properties separated by hedging, low brick walls or wood. Post and rail fencing and some taller hedging towards the Green. Ornate black-painted iron work set in low wall fronting Eastwell Terrace.

## Character Area 9: West Side of the Village Green, Boughton Lees



### Distinctive Characteristics of the West Side of the Village Green

The West Side of the Village Green Character Area stands within the line of the Eastwell Estate wall facing onto the busy Ashford-Faversham A251 road. It was the final side of the triangular Village Green to be enclosed by residential housing.

This Character Area stands at a high point of the village and most houses and footpath users enjoy far reaching views (see Important Public View 6) with the North Downs and the Crown framing the low rise well-spaced housing on The Lees to the South-East.

From the south, the line of two-storied development starts with the C16th St Christopher's Church then runs, initially in a gentle curve, gradually uphill to the Victorian Gardener's House to the north. The line of the Eastwell Estate wall (C19th) has been retained at a lower level to the front of the C20th built development.

Between the Church and Gardener's House two sets of twentieth century pattern book housing stand behind access roads off the busy Faversham Road. This off-setting behind a grassed verge, pavement and wall, with an additional broader inner grassed area, extends the sense of openness established by the Green. The access to the Iron Room (village hall) and Plantagenet Cottage lies between the two blocks of housing. The Pilgrims Way long distance historic path enters Boughton Lees to the south of the front curtilage of St Christopher's Church.

Middleton Cottages, comprising 8 public sector houses from the early 1950s, are formed in a central terrace of 4 with two pairs of semi-detached, slightly to the foreground, on either side. The red-brown brick cottages with slightly darker roof tiling are set back from the access road, and their green, tree-planted, landscaped frontage softens their more regular appearance.

The wide garden of no. 8 Middleton Cottages establishes important visual space for the setting of St Christopher's Church which is itself set back from the road with a broad strip of grass, then pavement and verge.



*Middleton Cottages, Faversham Road*

The Iron Room (2004) replaced the corrugated iron building provided by the Eastwell Estate for residents as a reading room in the C19th. The Iron Room is now faced with red/blue brick with inset decorative panels of flint. It was one of the earliest buildings in the area to have gas and electricity.



*Iron Room, Boughton Lees*

The gothic style Plantagenet Cottage at the rear of the Iron Room was reputedly the site of the home of Richard, the last Plantagenet; the current building has been recently renovated.



*Plantagenet Cottage*

The six larger detached late C20th properties, each slightly stepped forward to the North, have wider plots and the furthest north is angled to the south. Both sets of houses form more regular development in contrast to the mixture of housing in age and style on the east side of the Green. The houses alternate plain cream-painted render with those of tile hung frontages. The angled house is red brick. Roof tiling is grey/brown clay. Shaped black-painted iron railings front the central first floor balconies.



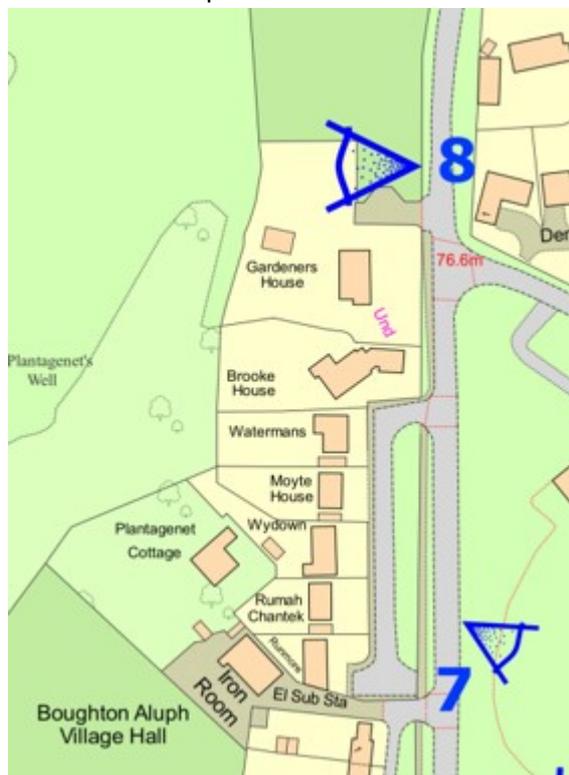
The final detached property, Gardener's House, built for the Head Gardener of the Eastwell Estate, is set back in the middle of a large plot behind the low brick wall. The mature trees of the Eastwell Estate can be glimpsed behind the line of housing. Extensive views north (see Important Public View 7) to the side of the property. See also Buildings of Note section below.



*Gardeners House, Faversham Road*

## Important Public Views

The following views are considered to contribute to local character and amenity of the Character Area. See the Important Public Views Assessment.



7	From the West side of the village green, Boughton Lees ('Gasworks Terrace') looking South East, panoramic views of the farmland of the Boughton Lees Horticultural Valley, the Wye/North Downs, the Crown above Wye and across to parts of Ashford above and between dwellings on The Lees.	a, c, d, e, f
8	From the bus stop adjacent to Gardener's House, Faversham Road, looking West, view of Eastwell Manor and Gardens, Eastwell Park and the North Downs.	a, b, c, d, e, f



*Panoramic views of the Boughton Lees Horticultural Valley, the Wye/North Downs above and between dwellings on The Lees*



*View of Eastwell Manor (centre) adjacent to Gardeners House, Faversham Road*

## **Buildings of note**

The Grade II listed St Christopher's Church, a fifteenth century manor house, was given over to the locals for use as a school in 1818, and was enlarged in 1892. Following the partial collapse of St Mary the Virgin Church in a storm, the school was dedicated as St Christopher Church in 1952.

The listing for St Christopher's Church states that it is "a single storey timber framed and clad in painted brick and tile hung, with plain clay tile hipped roof. It also has a projecting outshot on the south of its eastern façade, and a semi-hipped dormer on the north of its eastern façade. Its windows are regularly spaced, consisting of six metal casements. Its entrance is through double boarded doors in round-headed surrounds in the hipped porch on the north of the eastern façade."



*St Christopher's Church, Faversham Road*

Gardener's House is a striking Victorian building marking the Northern end of the line of development. Built for the Head Gardener of the Eastwell Estate, is set back in the middle of a large plot behind the low brick wall. The house is of red local brick in pleasing contrast with white decorative bargeboard, porch and windows. The house, with a Dutch style rounded gable end, is well set in a well-proportioned garden.



*Gardeners House, Faversham Road*

## Detractors

The busy A251 Faversham Road is the main arterial road between Ashford and Faversham and is one of the links between the M20 and M2. It carries a significant amount of HGV traffic with associated traffic noise.



*Faversham Road, Boughton Lees*

### **Key Characteristics of Character Area 9 - West Side of the Green, Boughton Lees**

**Uses:** residential, community hall, church.

**Height:** St Christopher's Church is single storey, others are mainly two storeys. Generally even ridge height rising to the south with topography. Pitched roofs sloping toward the road.

**Form:** St Christopher's Church sets the build height and line for the two sets of twentieth century pattern book housing. Middleton Cottages, consist of two pairs of semi-detached enclosing a terrace of four. Both sets of houses complete the enclosure of the green and the repeated built form contrast with the more varied form on the south east side of the green.

**Layout/orientation:** On high ground buildings are set back from Faversham Road looking toward the green with extensive views toward Wye and the North Downs. Both sets of pattern book housing stand behind access roads off the A251. The six larger detached properties are gradually offset to avoid a straight build line, with the northern one angled to the south. Some views of mature trees above the housing line in Eastwell Estate.

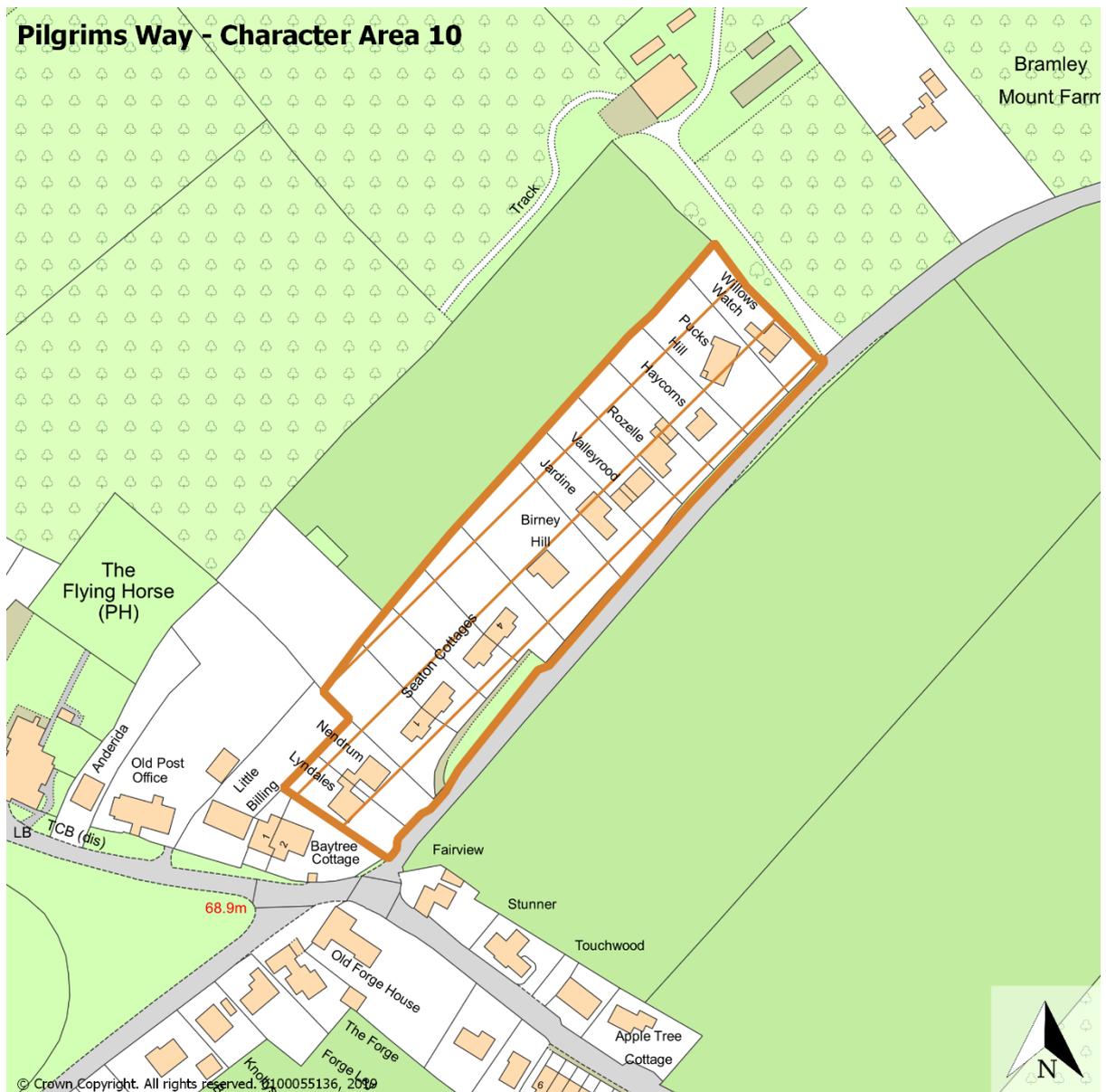
**Roofs:** Kent peg and plain clay tile with chimneys punctuating the roofline.

**Materials:** Painted brick and painted tile hanging, red/brown brick, painted plain render, tile hanging. Black painted ironwork. Some flint panels.

**Windows:** Mostly painted white, many replacement uPVC.

**Boundary:** Middleton Cottages gardens generally open at the front, some low brick walling. Low hedging and some low brickwork to the detached houses. Eastwell wall runs along the front of the line of housing punctuated by the frontage of St Christopher's Church.

## Character Area 10: Pilgrims Way, Boughton Lees



### Distinctive Characteristics of Pilgrims Way, Boughton Lees

A linear development along a narrow rural lane without a pavement which connects the village of Boughton Lees with All Saints Church at Boughton Aluph. The first part of the lane follows the route of the ancient Pilgrims Way, now named the North Downs Way leading to Canterbury. The development along this small section of the village confines is not within the Boughton Lees Conservation Area.

Pilgrims Way is believed to be a sunken lane, indicative of its ancient origins. It is a narrow, single track, quiet rural lane with no passing places. A tall hedge (characteristic of this part of the parish)

encloses the road on the Eastern side acting as a wind break for the agricultural fields beyond. This screens the views of the North Downs from those walking on the lane.

The rural character of the Character Area is enhanced by the absence of street lights.

View down Pilgrims Way from the junction with Wye Road. There are 13 properties in this section of the village. These all sit on high ground to the West of the lane. The properties are well spaced and set back from the road in an elevated position and are set within large mature front gardens. Note the high hedging to the right and generally verdant nature of this rural lane.



*Pilgrims Way*

Nearly all of the houses have off-lane parking with drives. The majority also have garages. However, with the semi-detached properties of the four Seaton Cottages, only the outer two cottages have drives. The inner properties benefit from a small layby carved into the side of the road for their use.

Homes are mixture of post war development with the majority being detached properties with some semi-detached homes and chalet bungalows. Most of the houses are 2 storey including dormer bungalows. Restorations and alterations mostly reflect the character and styling of the original buildings with very few flat roofs visible.

Lyndales to the left and Nedrum right are the properties at the southern end of the lane closest to the village green. These chalet bungalows were linked through their garages. They have ornamental hung tiling to the front of the first floor. The garage on Lyndales has been converted into a flat roofed extension. The raised height, colour and block form of this extension detracts from the original design of the properties. Both have a side presentation to the road, unlike the majority of properties in the lane.



Perhaps the most interesting properties in this section are the pair of unusually designed (originally) public sector semi-detached Seaton Cottages. These have spacious plots raised high above the lane with a footpath running from the lane up, then along their frontages. Note the tile hung slide roof to the outer sides of the cottages.



The first pair of cottages in Seaton Cottages showing their height above the level of the lane and the footpath leading along the frontages.



Pucks Hill (in process of renovation and extension) is the only property set at a slight angle to the lane, adding visual interest to the build line without being obtrusive. Note the artificial concrete weather boarding to the upper floor and white painted lower frontage, and, again, the height of the property above the lane.



Valleyrood was given a face lift and significantly extended in 2017 to provide a larger family home.



Orchard Cottage, the most northerly property, a converted bungalow has been successfully extended in keeping with the host property.



## **Key characteristics of Character Area 10 – Pilgrims Way, Boughton Lees**

**Uses:** Residential.

**Form:** Mainly larger detached 2 storey houses with some semi-detached homes and chalet bungalow. Most present with pitched roofing sloping towards the lane. Jardine, Lyndales and Nedrum present gable ends to the lane.

**Layout/ orientation:** Linear development running north-west/south east, with houses on one side of the road reflecting the development of the lane during 1950/60/70s. Nearly all homes have off-lane parking with drives, most with garages. Seaton Cottages have a small layby carved into the side of the road for their use.

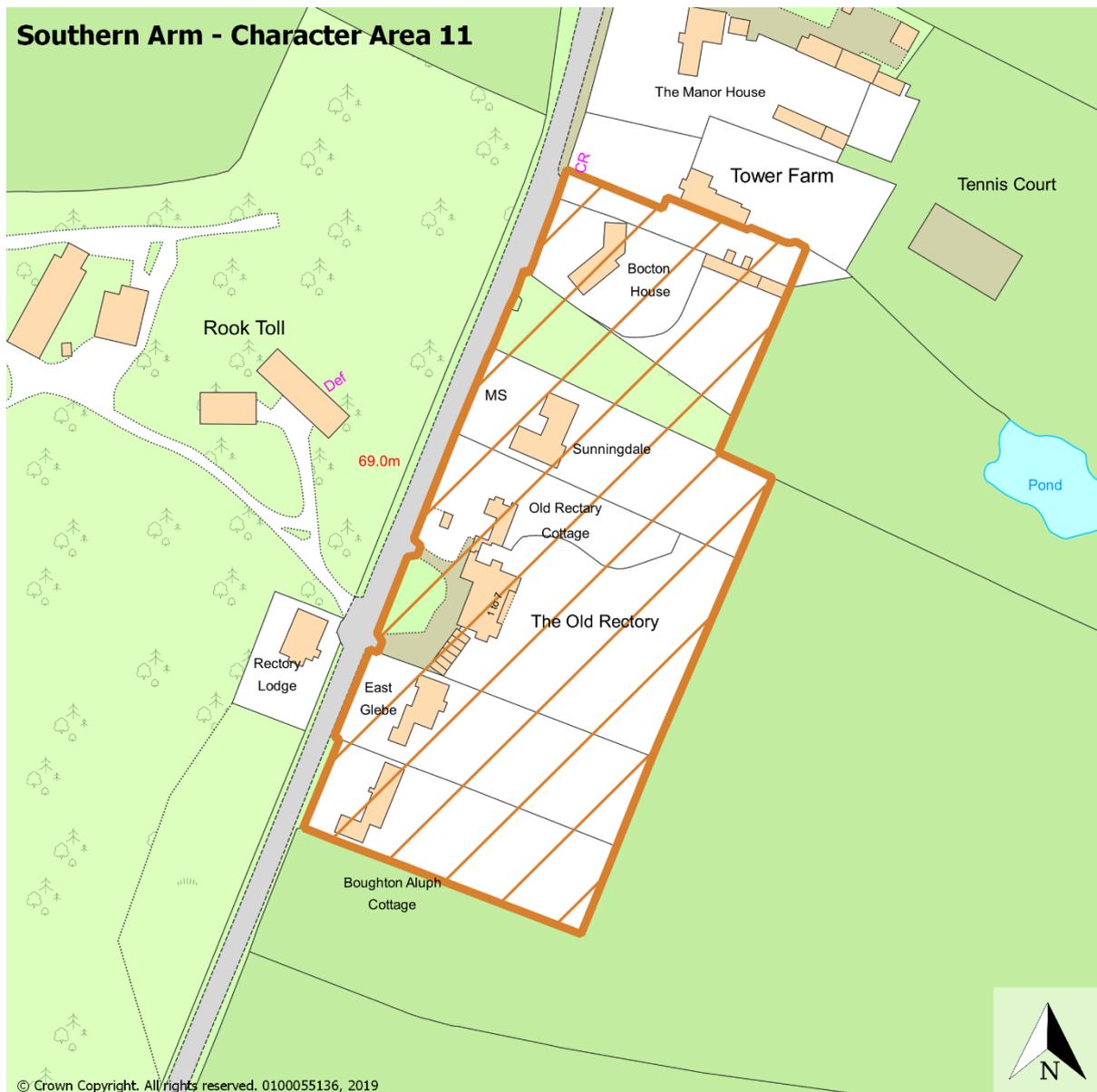
**Roofs:** plain clay tiles, some concrete. The semi-detached homes have a slide roof which is also tiled (see photo). Some dormer window extensions in roofs.

**Materials:** Plain red brick, tile-hanging, white and pale yellow painted render and some artificial concrete weather boarding. The initial chalet bungalows have decorative, shaped wall tiles. Wood effect panelling on modernised extension of one house. Concrete side garage on another house.

**Windows:** Nearly all properties have white framed uPVC units, a more modern conversion has dark grey uPVC frames.

**Boundaries:** much hedging, mature garden shrubs, low brick or stone walls with some wooden fencing boundaries. Given the upward slope to the houses, many of the walls are retaining walls that reinforce the sides of the access drives.

## Character Area 11: Southern Arm, Boughton Lees



### Distinctive characteristics of the Southern Arm, Boughton Lees

This Character Area runs along the East side of the A251 which connects Ashford town with Faversham. This Character Area south to the South of Tower farm is within the village confines but not within the Boughton Lees Conservation Area. It is a small linear largely post war development consisting of 6 properties. The most southerly four properties are built on church land, glebe land.

This is a linear development along the eastern side of A251, a busy and noisy road as it is one of the linking roads between the M20 and the M2. It is often used by HGV traffic. The “great wall” of Eastwell Park Estate lies opposite on the West side of the A251 with Rook Toll behind. Tree Preservation Orders cover the woodland at Rood Toll. The wall and Rook Toll reference important

aspects of the history of the village, and are fundamental to the character of the area in establishing a historically significant greened corridor leading to Eastwell Manor and the village of Boughton Lees. This sets the approach to the village and adds the village's sense of place. Rook Toll is historically important as it contains a surviving Nissen hut complex in situ from the WWII when it acted as a tank base. On the map above the entrance and bases of two of the Nissen huts can be seen.



*Rook Toll, Faversham Road*

Properties are set well back from the road with mature screening, and have large gardens. This screening, allowing glimpses of the houses and, together with the woodland of Rook Toll opposite, offers a verdant corridor entrance to the village of Boughton Lees

Bocton House constructed from material recycled from the brick barns which it replaced. Note the plain clay tiling to the frontage.



The Old Rectory Cottage with private drive. Note the distinctive hay loft door in the roof. The property is believed to have been converted from the stables of the neighbouring Rectory.



*Old Rectory, Faversham Road*

The Old Vicarage, now converted into flats. Note the differing levels within the property. Decorative tile hanging to areas of the frontage.



*Old Vicarage, Faversham Road*

Boughton Aluph Cottage showing the Dering-style windows to the ground floor, and dormer windows within the plain clay tile roof. The house was built in 1953 to be in keeping with the older properties in Boughton Lees. It has been extended to maintain a sense of balance and proportion.



*Boughton Aluph Cottage, Faversham Road*

## **Detractors**

Unlike its neighbouring dwellings, the scale, form, materials and detailing of Sunningdale, a 1970s bungalow, have no reference points to the local character.



### **Key characteristics of Character Area 11: Southern Arm, Boughton Lees**

**Uses:** Residential.

**Height:** Varied. One three storied property, a bungalow, chalet bungalow and two storey properties.

**Form:** Mixture of larger detached homes including the conversion of the three storey Old Rectory into a detached home and apartments with a separate garage block. Most homes are 3-5 bedroom dwellings in good sized plots. All homes have off road parking with drives, they all have garages. This is a busy road so no parking occurs on the road.

**Layout/ orientation:** Single-sided linear development with houses facing west onto the road, then woodland, at the front, and eastwards towards to the North Downs to the rear.

**Roofs:** Mainly plain clay tiles.

**Materials:** Mostly plain red brick with tile-hanging. White-painted render and plain clay wall tiles.

**Windows:** white-painted sash windows and casements on The Old Rectory, most other properties have PVC double glazed units. Boughton Aluph Cottage has Dering style windows on the ground floor with square PVC frames on the upper floor windows.

**Boundary:** Generous well-kept gardens, with properties well set back from the road. Mature hedges and shrubbery generally to the front providing good screening. There is no footpath on this side of the road.

**Extract from Character Areas Assessments  
(December 2018, updates made 2020)**