



Conservation Area Assessment

Appledore

Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve all aspects of character or appearance that define an area’s special interest.

There are 43 Conservation Areas in Ashford Borough.

APPLEDORE CONSERVATION AREA ASSESSMENT

AREA APPRAISAL [Brief, objective description of Conservation Area - scale, location, other special characteristics]

Appledore is essentially a linear village orientated along a north/south access. The main part of the village lies on higher ground forming part of the former Old Romney shoreline. In contrast to the enclosed area of The Street the southern part of the Conservation Area consists of open land running down to the Royal Military Canal an important feature in its own right. This forms an important boundary between the Old Romney shoreline and the wide open spaces of Romney Marsh.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The village lies on part of the Old Romney shoreline and there is a distinct change in character between areas lying on the higher part of the shoreline and the areas of Romney Marsh lying to the south-east and south. This interface is very important. In addition, to the west there is a marked change the area of the Quillet. Within the area of The Street there are subtle changes in character formed by a gentle change in slope in the area lying from the Red Lion towards the Methodist Chapel and from the Methodist Chapel northwards.
archaeological significance and potential of the area	The Royal Military Canal is an area of archaeological significance as is the area immediately around the Church.

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	Two principal zones can be identified; the area lying along the Royal Military Canal and the area of The Street. The Royal Military Canal has a distinctive character stemming from its nature and the topographical relationship to the rest of the village. There is an important "a bottle-neck" in the area of Well Cottage and Vine House leading into a square in the area of the Red Lion Inn and the Church. Moving in a northwards direction, there is a distinctive hierarchy of spaces formed by the gentle slope of the road, the intensity of development on either side of the road together with the amount of planting. The visual impact of the built environment decreases with the move northwards culminating in an area of open space at the northern end. Court Lodge Road running westwards from the area by the Red Lion is also a distinctive area forms a transition between the character formed by the square and the open countryside to the west of the Quillet and Court Lodge Farm.
the use of distinctive and traditional building materials	The primary building material is red brick with plain tiles. There is also some white painted brick, particularly in the area of the Smithy. There is a limited amount of weatherboard and a few timbered buildings.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	The Royal Military Canal is an important green space in its own right. This is accentuated by the slope up the former shoreline and the green spaces lying from Churchfields Farm through to Court Lodge Farm are very important in their own right and form part of the transition in character between the heavily built area of the centre of Appledore through to the wide open spaces of Romney Marsh. Within the area of The Street planting plays a very important part in the transition of character from the area by the Red Lion Inn through to the open space to the north of the Parish Hall. This space is important in its own right as it marks a clear transition between the village and the adjoining rural area.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	The predominant use of buildings within the village is for residential purposes. However, there are a number of buildings in other use in particular the two public houses, and a number of shops together with the Church.

AREA APPRAISAL	COMMENT
historical evolution	The core of the original village lies around the area of the Church, the Red Lion Public House and the Smithy. Towards the northern end of The Street a scatter of earlier buildings has been coalesced through later infilling.
the relationship of the built environment to landscape or open countryside.	The area of the Royal Military Canal has a very distinct relationship with the open areas of Romney Marsh. There are views from the Churchyard across the Canal out into open countryside. Within the enclosed area of the southern end of The Street there is no direct visual relationship between the area and the adjoining countryside from within The Street. There is a relationship from the rear gardens of properties to the adjoining countryside. There is an important relationship between the Court Lodge area and the adjoining countryside. At the northern end of The Street the open space lie between the Parish Hall and the Police house forms a very important visual link between the open countryside and the village.
the extent of loss, intrusion, or damage sustained by an area	This area does not suffer from any great loss or intrusion or damage.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	There are no significant features that detract from the special character of the area.

AREA APPRAISAL	COMMENT
<p>the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area</p>	<p>There are no significant neutral areas.</p>
<p>the existence of any threats to the area</p>	<p>There are no significant threats to the area.</p>

OUTCOMES

Area boundary	It is not proposed that there should be any changes to the boundary of the Conservation Area.
Potential Article 4 Directions	None.
Site Policies (proposals and protection)	None.
Potential improvement schemes	None.

Officer:

Date: 7 November 1995

