



## **Conservation Area Assessment**

### Kingsnorth

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.

## KINGSNORTH CONSERVATION AREA ASSESSMENT

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

This is a small Conservation Area centred around the Church with an outshot at Mumford Farm. It is a very green area with a lot of mature trees and grass verges. The site lies on top of a hill and the trees are very visible from a distance.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The Church is a focal point on top of the hill. The land falls northwards from the Church towards Park Farm and westwards down Church Hill. This is a fairly steep drop. Going eastwards along Church Hill land is fairly flat to Mumford Farm.
archaeological significance and potential of the area	The area around the Church and around Old Mumford Farm are identified as being of archaeological significance.

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	The Conservation Area is very spacious with mainly detached properties with large gardens. The residential properties all have large front gardens which have verges, mature trees, hedges and contribute to the greenness of the area. The village school has a hard surface playground fronting it. The Churchyard in the main is very well maintained although there is an overgrown graveyard adjacent to it. There is the school playing field behind the school which is an important setting to the adjacent Church. It is a semi rural area and there are important open spaces between the dwelling houses.
the use of distinctive and traditional building materials	There are no dominant building materials.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	The trees in the Conservation Area play a very important part. From a distance, especially from Old Mumford Farm the trees are seen on top of a hill top and are very distinct. There is a very attractive entrance to the village from the south-east because of the trees, hedges and verges and it is a very green area.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	All the uses are residential and quasi residential. There is an old persons' home although there is also the village school.

AREA APPRAISAL	COMMENT
historical evolution	There is a footpath in the south direction between White Gates and Mumford House which appears to be a green lane. The Conservation Area obviously grew up around the Church and the cottages on the north-east side of the Church.
the relationship of the built environment to landscape or open countryside.	There are views of the area from the south-east from Park Farm and from the footpath to the south. The area between Park Farm and the Conservation Area will be undeveloped. From Church Lane after Mumford Cottage there are views of the Southern Orbital and the Downs.
the extent of loss, intrusion, or damage sustained by an area	Parking takes place on the grass verge outside the Church, this has no parking. Parking also takes place outside the school, again apart from parking by the village hall this has no parking available and there is insufficient car parking so there is conflict here. The overgrown graveyard between the primary school and the Church is a nature conservation area where the grass is only cut twice a year.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	There are a couple of sheds around Glebe Cottage down a private access-way that are fairly dilapidated but are not especially visible from the road. The war graveyard is neglected. The high mesh fence adjacent to the footpath by the school detracts from 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>the existence of any threats to the area</p>	




## OUTCOMES

Area boundary	The area should be extended to include the extension to Kingsnorth Primary School and also the playing field which is an important open space between the Conservation Area and Park Farm. Consideration should also be taken of the Village Hall which has an important tree on the roadside of it and the pill box in the garden of No 1 Church Hill. An area between Church Cottages and the old boundary should be deleted as the footpath is not visible or passable and it is not a very distinct boundary and the area that is now used for garden for Old Mumford Farm should be included.
Potential Article 4 Directions	There should be an Article 4 to prevent fences being erected in the front gardens of the properties.
Site Policies (proposals and protection)	
Potential improvement schemes	The old graveyard. The removal of the bull fence at the primary school. When the site was visited again on 14 September 1995, the black barn at Old Mumford Farm had been badly damaged by fire and no repair works undertaken. The barn at Old Mumford Farm needs repairing.

Officer: Mrs C Ridings

Date: 8 November 1995

# KINGSNORTH CONSERVATION AREA

-  Existing Boundary
-  Deleted Boundary
-  Amended Boundary

Scale: 1:2500