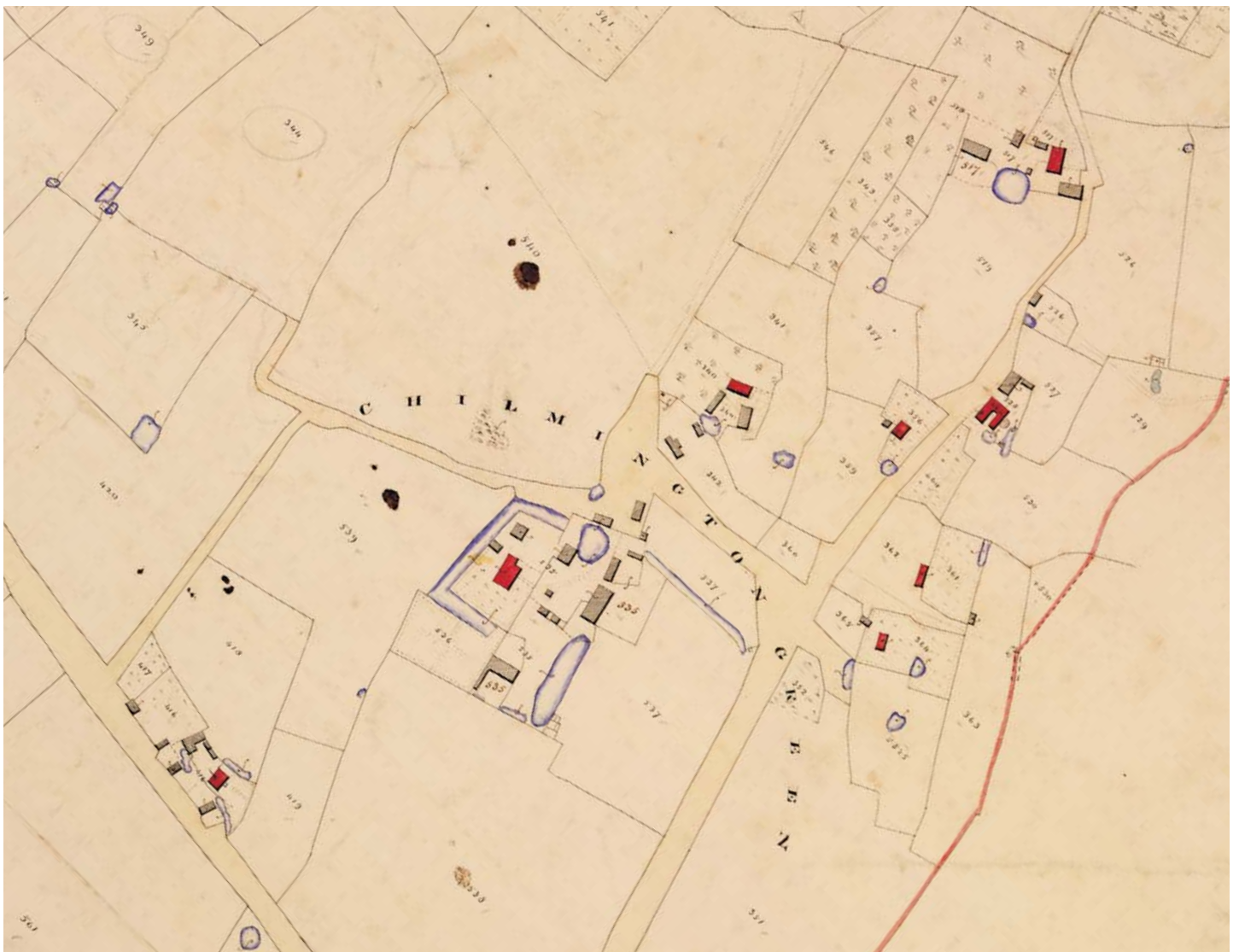




## Chilmington Green & Discovery Park Area Action Plan, Ashford, Kent

### Historic Landscape and Built Heritage Appraisal





**CHILMINGTON GREEN & DISCOVERY PARK  
AREA ACTION PLAN  
ASHFORD, KENT**

**Historic Landscape and Built Heritage Appraisal**

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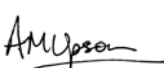
**February 2011**

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**CHILMINGTON GREEN & DISCOVERY PARK  
AREA ACTION PLAN  
ASHFORD, KENT**

**Historic Landscape and Built Heritage Appraisal**

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## **CHILMINGTON GREEN & DISCOVERY PARK AREA ACTION PLAN ASHFORD, KENT**

### **Historic Landscape and Built Heritage Appraisal**

#### **Summary**

Wessex Archaeology was commissioned by WSP Environment and Energy Limited to undertake a Historic Landscape and Built Heritage Appraisal of an area including and surrounding Chilmington Green, south of Ashford, Kent. The appraisal is to inform the preparation of a Masterplan and Area Action Plan (AAP) for the development of a proposed urban extension and strategic public park (Discovery Park) 2km to the south-west of Ashford town centre. This report is one of a suite of Evidence Base Studies/Technical Briefs which will be used to guide the preparation of appropriate proposals for the development, and provides an opportunity for the historic environment to shape future proposals. The appraisal considers the extant and visible heritage assets located within the Study Area, and those within the wider setting that could be affected by it. Buried archaeology is being dealt with through a separate programme of works and as such is not considered within this appraisal.

The appraisal has consisted of a review of historical documents and cartographic sources, a detailed Historic Landscape Characterisation (HLC) of the Study Area, and an extensive walkover survey. From this a series of 'Heritage Assets' have been identified that contribute to the local distinctiveness of the area and have been attributed a level of significance. Details of the heritage assets are presented in Appendix 1 to this report as an extensive gazetteer. The identification of these heritage assets along with the Historic Landscape Characterisation led to the Study Area being sub-divided into eight Character Areas. The sub-division is based upon the dominant individual heritage assets within discreet areas of landscape within the Study Area and the definition of key characteristics within each Character Area. The definition of these Character Areas means it is possible to assess the relative significance and sensitivity of the various parts of the Study Area in terms of its historic environment resource and identify constraints and opportunities within the landscape in relation to the sensitivity of specific characteristics and heritage assets.

This appraisal explores the historical evolution of the landscape around Chilmington Green and identifies the main drivers of change through various historic epochs. The contribution of the heritage assets to the historic character and local distinctiveness is examined and key characteristics for each of the Character Areas are identified. A consideration of the sensitivity of the historic landscape and built heritage within the Study Area is presented. Sensitivity is considered for each of the Character Areas which in turn reflects the varying heritage assets and the key characteristics of each area. The sensitivity of each Character Area is considered in terms of potential loss of significance through changes to key characteristics or their setting. Based on this analysis it is considered that CA4, CA5 are of high sensitivity, CA8 is moderate to high sensitivity, CA1, CA6 and CA7 are of moderate sensitivity and CA2 and 3 are of low sensitivity.

From this initial assessment, potential constraints and opportunities for development are identified which have been focused into eight key parameters to be considered across the area when detailed mitigation for the historic environment is developed as part of the masterplan. This detailed mitigation will be subsequently developed through the process of consultation and assessment of constraints within other disciplines (e.g. landscape, ecology, drainage).

**CHILMINGTON GREEN & DISCOVERY PARK  
AREA ACTION PLAN  
ASHFORD, KENT**

**Historic Landscape and Built Heritage Appraisal**

**Acknowledgements**

Wessex Archaeology was commissioned by WSP Environment and Energy Limited to undertake an Historic Landscape and Built Heritage Appraisal of a Study Area surrounding Chilmington Green, Ashford, Kent. Wessex Archaeology would like to thank Ian Barnes and Jessamy Funnel of WSP Environment and Energy Limited for commissioning this report. Thanks are also extended to the Archaeology Team at Kent County Council and the staff of the Centre for Kentish Studies at Maidstone.

The fieldwork and identification and assessment of heritage assets was undertaken by Caroline Russell (Landscape) and Katharine Barber (Built environment) with assessment of the Historic Landscape Character by Melissa Conway. The report was researched and compiled by Katharine Barber, Paul White and Anne Upson. The graphics were produced by Nathan Davis and Linda Coleman. This appraisal was managed for Wessex Archaeology by Paul White. The overall project was managed by Brendon Wilkins.

## **CHILMINGTON GREEN & DISCOVERY PARK AREA ACTION PLAN ASHFORD, KENT**

### **Historic Landscape and Built Heritage Appraisal**

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Wessex Archaeology was commissioned by WSP Environment and Energy Limited to undertake a Historic Landscape and Built Heritage Appraisal of an area including and surrounding Chilmington Green, south of Ashford, Kent, centred on National Grid Reference (NGR) 531470, 177522 (hereafter 'the Study Area', **Figure 1**). The appraisal is to inform the preparation of a Masterplan and Area Action Plan (AAP) for the development of a proposed urban extension and strategic public park (Discovery Park) 2km to the south-west of Ashford town centre.

1.1.2 The Historic Landscape and Built Heritage Appraisal report will consider both the extant and visible heritage assets located within the boundary of the Study Area, and those within the wider setting that could be affected by it. Buried archaeology is being dealt with through a separate programme of works and as such is not considered within this appraisal.

1.1.3 This report will comprise one of a suite of Evidence Base Studies/Technical Briefs which will be used to guide the preparation of appropriate proposals for the development, including the Area Action Plan (AAP) and any future planning application.

### **1.2 Description of the Study Area**

#### ***Introduction***

1.2.1 The Study Area comprises an area of approximately 454ha, surrounding the hamlet of Chilmington Green. Chilmington Green forms one of a number of dispersed hamlets and villages located on the southern edge of the modern expansion of Ashford. These include Great Chart to the north, Kingsnorth to the east, Stubbs Cross to the south-east, Shadoxhurst to the south and the now suburbanised settlements of Singleton and Stanhope to the north.

1.2.2 The Study Area is bound to the north-west by the A28 (Tenterden to Ashford Road) which forms an abrupt visual and physical edge to the Study Area. To the north-east, the Study Area abuts the current irregular edge of urban expansion (**Plate 1**). To the south-east the Study Area is bound by roads including Long Length, Chilmington Green Road and Tally Ho Road. Modern ribbon development which forms the settlement of Stubbs Cross flanks the eastern side of Tally Ho Road and partially overlooks the Study Area. To the south-west, the Study Area is defined by field boundaries associated with isolated farmsteads. A short length of Criol Road forms part of the boundary, which extends into the Study Area.

### **Topography and Geology**

- 1.2.3 The Study Area is situated at the very eastern extent of the Kent Weald where the slope begins to rise to the Greensand ridge which forms the boundary between the fertile Low Weald and the chalk of the North Downs to the north and north-east. The northern part of the Study Area slopes down to the south-east towards Chilmington Green Road. The southern part of the Study Area south of Chilmington Green Road is relatively flat.
- 1.2.4 The majority of the Study Area is situated on Wealden Group clays geology of laid down during the Lower Cretaceous period. The northern part of the Study Area rises to meet the Lower Greensand ridge upon which Ashford is sited. A short linear band of Lower Greensand bedrock extends south-eastwards from the main body of the deposit into the northern extremity of the Study Area (<http://maps.bgs.ac.uk>).

### **Settlement pattern**

- 1.2.5 Built development in the area comprises a scattered group of properties that together form the hamlet of Chilmington Green. The hamlet is located on a gentle south facing slope of the Greensand ridge. The properties are characterised by former and operational farms occasionally interspersed with cottages. Beyond the hamlet a number of isolated or small groups of properties are located primarily along the routes through the Study Area.

### **Landuse**

- 1.2.6 Beyond Chilmington Green hamlet, the landscape is characterised by large open arable fields with small areas of improved and semi-improved grassland largely enclosed by hedgerows and drainage ditches. A number of ponds, drainage ditches, streams and a natural spring are located across the Study Area. Two distinct areas of semi-natural broadleaf woodland are situated within the Study Area, these comprise Coleman's Kitchen Wood (**Plate 2**) in the north-east, and Stubbs Cross Wood (**Plate 3**) to the south. Additional woodland is located along the southern edge of the Study Area comprises of Boyce Wood and Willow Wood.

### **Routeways**

- 1.2.7 A number of roads traverse the Site, the majority of which connect with Chilmington Green Road which passes through the centre of the Study Area north-west to south-east. These roads comprise Mock Lane, Bartletts Lane, Criol Lane and the lane through Chilmington Green. In addition to these roads there are a number of public rights of way that traverse the Study Area. These include the Greensand Way and a series of footpaths to the southwest of Chilmington Green Road.

### **Historic Landscape**

- 1.2.8 As part of this appraisal the existing Kent Historic Landscape Characterisation (KHLIC) was refined and enhanced to include an indication of previous landscape enclosure character and the extent of modification. A graphic representation of this Historic Landscape Characterisation showing areas of reorganised early enclosure is included in **Figure 2**.

1.2.9 The historic landscape is predominantly characterised by areas of 20<sup>th</sup> century field amalgamation to the east and west of Chilmington Green with pockets of early enclosure surviving to the south-west and north of the hamlet, north-west of Criol Lane and Tally Ho Road. To the south of Chilmington Green Road 20<sup>th</sup> century fields represent the extent of the former WWII airfield. Industrial land (eg. quarries and wasteland) occupy land on the ridge north of the Study Area and delineate the boundary with modern residential development at Singleton. Fragments of Ancient Woodland survive towards the southern extent of the Study Area.

### **1.3 Designations**

1.3.1 The Study Area contains nine listed buildings; six of which are located within Chilmington Green hamlet. The three remaining listed buildings are associated with Little Chilmington to the south of the hamlet. An additional six Listed Buildings are sited adjacent or closely adjacent to the boundary of the Study Area.

1.3.2 The historic core of Great Chart, which is a designated conservation area encompassing an important group of listed buildings, is located 250m north of Study Area. To the south of Great Chart Moat Farm Scheduled Monument is situated c.100m from the north-western boundary on the opposite side of the A28.

1.3.3 A total of 4 areas designated as Ancient Semi-natural woodland are identified within the Study Area. These comprise Coleman's Kitchen Wood (ID 49), Stubbs Cross Wood (ID 50), Roughet Wood (ID51), Boyce Wood (ID52) and Willow Wood (ID53). Within the Study Area, 105 hedgerows are deemed to be of historic importance (ID60) as outlined in the 1997 Hedgerow Regulations. Two archaeological sites listed within the Kent Historic Environment Record lie within the Study Area, The Old Bakehouse (ID 47) and a possible enclosure near Great Chart (ID 48). These sites are not afforded any statutory protection.

1.3.4 The Study Area, and its wider setting, also contain a number of extant structures and sites recorded on the Kent Historic Environment Record (KHER), including WWII pillboxes and a number of further moats, in addition to a number of historic routeways, boundaries, quarries and woodland. While these features are not designated, they are afforded consideration under Planning Policy Statement 5 (Historic Environment) and through Local Government policy.

## **2 METHODOLOGY**

### **2.1 Aims and Scope**

2.1.1 The principal aim of this project is to provide a robust and detailed baseline appraisal of the historic landscape and built heritage resource of the Study Area, and to assess the relative sensitivity of the various components of this resource. To inform the Area Action Plan (AAP) historic environment constraints and opportunities within the Study Area have been identified so to reduce the potential loss of heritage significance through any development impact.

2.1.2 Specific aims are to:

- Present an understanding of the historical development of the area and identify the determining features that have created the special character of the area;
- Identify the individual components of the historic landscape and built environment, whether designated or not (lanes, footpaths, field boundaries, quarries, woodland boundaries, listed and unlisted buildings, structures, significant open areas, military structures and areas);
- Provide a Level 1 survey of all surviving earthworks in areas likely to be affected by the development proposals;
- Identify the key distinctive characteristics of the local built environment in terms of form, materials, architectural detail, settlement morphology, relationships between buildings, open areas and their wider landscape setting;
- Assess the relative sensitivity of all built and landscape components and their settings to potential loss of heritage significance through development impact; and
- Identify opportunities to enhance the appearance, character or setting of heritage assets to amplify their historic value through the preparation of appropriate development proposals

2.1.3 The work has been carried out in general accordance with the provisions for a Rapid Assessment (Level 2) as prescribed in *Understanding Place: Historic Area Assessments in a Planning and Development Context* (English Heritage, June 2010). However, in order to provide an analysis of sufficient detail to inform and influence the AAP an enhanced level of detail over and above the standard level 2 assessment has been undertaken.

### **2.2 Study Area**

2.2.1 The recorded historic environment resource within the Study Area and its periphery has been considered in order to provide a context for the discussion and interpretation of the known and potential resource at the Site. A summary of heritage assets is presented in Appendix 1: Gazetteer.

### **2.3 Sources**

2.3.1 A number of publicly accessible sources of primary and synthesised information were consulted including those provided by the client. A search of historic manuscripts, Ordnance Survey maps, documents and aerial

photographs was undertaken at the Centre for Kentish Studies. All maps and documents consulted in the preparation of this document are listed in the **References** section.

## **2.4 Historic Landscape Characterisation**

2.4.1 As part of this appraisal a rapid Historic Landscape Characterisation (HLC) was undertaken for the Study Area to enhance information held within the existing countywide HLC, which was considered to be too broad-brush in its definition of landscape enclosure and historic landscape character types. This characterisation has been undertaken in accordance with the established best practice guidance on preparing HLC (Aldred and Fairclough 2003).

2.4.2 The current landscape has been characterised in terms of its historical origins and evolution. The modern 1:25,000 OS map has been cross-referenced to earlier OS maps and Tithe Maps to assist in the definition of HLC types in terms of enclosure pattern and spatial extents with the Study Area. As earlier maps were analysed it is possible to define an earlier historic landscape character. These underlying broad historic 'parent' HLC types can be plotted to provide an indication of time-depth, coherence, modification and also help to identify key heritage assets within the landscape, for instance historic enclosure patterns and historic boundaries.

## **2.5 Walkover Survey and Heritage Assets**

2.5.1 A field assessment of the entire Study Area and significant features situated on lands bordering the Study Area was undertaken between the 12<sup>th</sup> and 18<sup>th</sup> October 2010. The aim of the survey was to assess the general aspect, character, condition and setting of the Study Area and to identify and assess any heritage assets both within and on the periphery of the affected area. Images taken during the survey are held in the project archive with certain images referenced and included in this report (**Plates 1-23**).

2.5.2 The heritage assets can generally be classed into four main types, buildings and properties, landscape features, routeways and industrial features. They are defined as features ranging from those that are afforded protection by statutory law (e.g. Listed Buildings, Ancient Woodland, Important hedgerows) to those deemed to have some historic significance (for example unlisted buildings with some historic value and landscape features such as undesignated woodland, ponds, field boundaries, footpaths and roads). All identified assets are extant in some form in the modern landscape be it as a prominent building or as a slightly raised profile within a modern field. All included heritage assets, whether they lie with or outside the Study Area are visible from it.

2.5.3 For the purposes of this study, both properties and individual buildings have been defined as heritage assets. Where a property identified as a heritage asset contains a number of buildings/structures that hold an intrinsic heritage value in their own right, they are included as an individual heritage asset and cross referenced with the property of which they are a part. Buildings that form part of a property are recorded in the **Appendix 1** gazetteer as a component of the property and are allocated a unique identifier (ie. Property 1, Building 1A, Building 1B etc). The significance

rating attributed to a property takes into consideration the significance of the individual buildings contained within it.

2.5.4 Each heritage asset has been allocated a unique identifier (ID no) and is plotted on **Figures 6-8** and by Character Area on **Figures 10-17**. The detailed results of the audit are presented in an access database and are included as datasheets in Appendix 1 of this report.

## 2.6 Criteria for Assessing Significance

2.6.1 Heritage assets across the Study Area were assessed and allocated a significance rating in accordance with the criteria set out in the table below.

2.6.2 The significance of each individual heritage asset is attributed in Appendix 1 of this report.

<b>Heritage Asset</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>
Building	Listed buildings and those buildings within a Listed Building curtilage which by means of age, status, architectural detail or relationship with other heritage assets make a contribution to local distinctiveness.	Unlisted historic buildings which, by means of age, materials or architectural detail are considered to make a contribution to local distinctiveness. Buildings within a Listed Building curtilage that make some contribution to local distinctiveness but are not of listable quality in their own right.	Buildings which display some use of locally distinctive architectural style or materials
Property	Properties including listed buildings	Where a group of buildings, associated boundary features and areas of open space retain historical relationships and derive considerable group value. Properties which retain an important relationship with the wider landscape	Properties which retain components of some group value, and retain evidence of historical function
Boundary feature	Historic hedgerows	Hedgerows, remnant hedgerows or earthworks which continue historic alignments and survive in authentic or near authentic form	Boundaries which perpetuate a historic alignment, but not in its authentic form
Route	Routes of considerable longevity surviving in authentic or near authentic form	Routes which perpetuate historic alignments but in slightly modified form	Routes which generally follow historic alignments but in significantly modified form
Woodland	Ancient woodland	Areas of prominent or historic woodland which retain their contextual relationship with the surrounding landscape	Surviving areas of woodland which make a modest contribution to the landscape
Quarry/industrial feature	Industrial remains considered to be of national or regional	Quarries or industrial features whose remnants and original function are	Quarries and industrial features which survive in limited form, and whose

	interest	easily legible in the landscape	original function is not immediately legible in the landscape
Landscape feature	Remnants of significant historic features eg moats which remain highly legible in the landscape	Historic features which are easily legible within the modern landscape.	Remnants of historic features which are not immediately legible in the modern landscape

## 2.7 Defining Character Areas

2.7.1 The identification of these heritage assets along with the Historic Landscape Characterisation led to the Study Area being sub-divided into eight Character Areas (as identified on **Figure 9**) . The sub-division is based upon the dominant individual heritage assets within discreet areas of landscape within the Study Area and the definition of key characteristics within each Character Area. The definition of these Character Areas means it is possible to assess the relative significance and sensitivity of the various parts of the Study Area in terms of its historic environment resource and identify constraints and opportunities within the landscape in relation to the sensitivity of specific characteristics and heritage assets.

### **3 THE EVOLUTION OF THE STUDY AREA**

#### **3.1 Introduction**

3.1.1 The following section presents a narrative summary on the evolution of the Study Area which addresses how various factors have influenced its development and change through time and how this has contributed to the unique character represented in the present day landscape. The aim of the synopsis is to establish the known heritage resource within the Study Area and to provide a context for discussion of the Study Area in terms of character areas and individual heritage assets in subsequent sections.

3.1.2 The general narrative is adapted from the historical background contained within the Archaeological Desk-Based Assessment for the site (WSP, May 2010) and supplemented with information and material revealed through additional research undertaken during preparation of the current study. Knowledge of the Study Area gleaned from documentary and cartographic sources and through archaeological research and investigation is considered in tandem with the historic landscape character and heritage assets identified during the walkover survey.

#### **3.2 Development of the Historical Landscape and the Main Drivers of Change**

##### ***Origins and Early Development- The Prehistoric Landscape***

3.2.1 The geology of the Study Area has been the primary driving factor in the evolution of the landscape and its exploitation and use from as early as the prehistoric period.

3.2.2 The northern part of the Study Area is defined by the north-east rising slope of the Greensand ridge which marks the boundary between the fertile Low Weald and the chalk of the North Downs to the north and north-east. The limestone of the Greensand ridge (known locally as Kentish Ragstone) produces fertile soils ideal for farming. The elevated location afforded extensive views to the southwards across the low Kentish Weald and is likely to have been favoured for the siting of settlements, defensive sites, outlooks and routeways from early times.

3.2.3 The archaeological record indicates dispersed prehistoric activity in the locality from the Palaeolithic period onwards although this is largely focused at river and streamside locations beyond the Study Area. By the mid Bronze Age, settlement activity is known at Brisley Farm north-east of the Study Area along the gentle ridge which defines the northern portion of the Site. This activity demonstrates the first known human manipulation of the natural landscape. Subsurface evidence at Brisley Farm dating from this period includes boundaries and ditches, quarry pits, droveways and postholes suggesting an early functioning field system.

3.2.4 This evidence would suggest that during the Bronze Age period widespread clearance of the landscape around Chilmington Green was undertaken to allow agricultural activities to take place, land divisions and drainage

endeavors laid out during this period are likely to have provided the basis for subsequent development of the landscape.

- 3.2.5 Activity at the Brisley Farm site intensified during the Iron Age with evidence for settlement in the form of enclosures, round houses, burials and cremations. This settlement is likely to have had a significant impact on the surrounding landscape with the intensification of farming activity and interconnecting routes and droeways providing the skeleton for future evolution and adaption of the landscape. Investigations at Brisley Farm (ASE, 1999) identified a series of large ditches which appear to widely surround the settlement and lead toward Coleman's Kitchen Wood situated at the north-eastern corner of the Site. This high point within the landscape is likely to have acted as a focus for activity during the prehistoric era.

***Summary of key instigators and drivers of change in prehistoric landscape***

- Geology
- Natural topography
- Exploitation of the natural environment particularly of the woodland and through the introduction of field systems and drainage.

***The Romano-British Landscape***

- 3.2.6 The Romans left an indelible mark on the landscape around Chilmington Green. In the modern landscape, Romano-British presence is identifiable in the alignment of two roads which converge towards the eastern edge of Study Area at Stubbs Cross. Chilmington Green Road follows the alignment of one of these roads to the north of Bartlett Farm, whilst the adjoining Roman Road survives discreetly in the alignment of modern footpaths and as subtle landscape features of broad raised ridges in agricultural fields.
- 3.2.7 During the Romano-British period, settlements, encampments and burial activity were commonly clustered around key roads particularly at their junctions. In the locality Romano-British settlement activity is recorded at Westhawk Farm to the east of the Study Area along the alignment of the Romano-British Road which extends southwest to north-east across the Study Area (ID no 33). Geophysical investigation and excavation suggested the presence of a number of enclosures with evidence for associated farming, burials and manufacture. The Brisley Farm investigations also identified a cremation burial dating from this period.
- 3.2.8 It is interesting to note that the location of both Romano-British sites is at the site of dwellings/farms that survive in the modern days. It is likely that the early establishment of settlements during the Romano-British period the continuity and evolution of settlement around the Study Area. Such sites could be easily accessed from the Roman roads which remained in use, in the case of Chilmington Green Road to the modern day.

**Summary of the main drivers of change for Romano- British period**

- Placement of Romano-British Roads
- Placement of settlements at strategic locations
- Natural topography dictating the location of settlement sites to the north-east of the Study Area on elevated ground

**The Saxon and medieval landscape**

- 3.2.9 During the Saxon period, the settlement pattern laid out during the preceding eras was consolidated and expanded. Saxon pits were recorded to the north-east of the Study Area at Brisley Farm (ASE, 2003c) whilst to the north-west, Great Chart is documented from 762AD (Glover, 1976; Davis, 1988) and a church (visible from limited locations within the Study Area) is documented by the 11<sup>th</sup> century.
- 3.2.10 During the medieval period, the distribution and focus of settlement across the landscape altered with the adoption of dispersed moated settlement sites. Such sites were largely isolated from each other and comprised a dwelling and outbuildings protected by an encircling moat and surrounded by a field system designed to provide sufficient provisions for the occupants.
- 3.2.11 The first reference to a settlement at Chilmington itself dates from 1226 AD when it is named as 'Chelminton', the name thought to be derived from the Old English for 'Ceolhelm's farmstead' (Glover, 1976). Evidence for this occupation survives in the modern settlement in the form of the moat at Great (Old) Chilmington situated within the core of the modern hamlet. It is highly likely that the strategic placement of this moat on rising fertile ground was the catalyst for the evolution of the late medieval and Post-medieval hamlet.
- 3.2.12 Moated sites are a common and highly characteristic element of the local landscape with dispersed moated sites for instance at Court Lodge on the west side of Long Length, to the north at Singleton and to the north-west at Moat Farm. Evidence for medieval land exploitation was recorded during the excavations at Brisley Farm to the north-east of the Study Area in the form of ditches, pits, yards and enclosures (e.g. Area 8, ASE, 2004b)
- 3.2.13 By the 15<sup>th</sup> century, the moat at Chilmington surrounded a building known as Old Chilmington and Twysden (KHER TQ 94 SE 25; Grade II Listed Building). It is probable that this building replaced an earlier structure. The manor house was commonly occupied by the lord of the manor with those in service to the lord living in dwellings around the manor. A number of buildings around the green most notably the core of Netters Farmhouse on the north side of the green and Chilmington Cottage on the west side of Bartletts Lane are likely to originate from the late medieval period. These buildings represent the evolution of the hamlet from the isolated moated site to nucleated settlement cluster around an area of common land which would become known as Chilmington Green. Nucleated settlement would have further influenced the intensification of farming activity (particularly in those areas immediately bounding the settlement) to meet the demands of a growing population.

- 3.2.14 The establishment of more durable and permanent settlement would have necessitated the resourcing of building materials. The surviving medieval buildings within the Study Area are of timber frame construction (although the original timber framing has largely been masked by later re-facing and extension).
- 3.2.15 Following the Romano-British period the former agricultural enclosures were abandoned and there was a phase of woodland regeneration. During the subsequent historical periods these woodland would have been managed and gradually cleared. The exploitation and clearance of areas of woodland would have occurred over time as the woods were cleared for building materials, fire wood and to provide clearings for the grazing of animals and the growing of crops. The Study Area lies on the eastern fringe of the low Kentish Weald renowned during this period for its dense woodland. Remnants of woodland on the clay soils towards the south of the Study Area give a glimpse of the former landscape.
- 3.2.16 The use of Kentish Ragstone in buildings at Chilmington Green is likely to post-date the medieval period. Although it is possible that stone quarrying may have been carried out on the higher ground on the northern part of the Study Area, with possible quarries visible in Coleman's Kitchen Wood and to the north of Chilmington Farm.

***Summary of the main drivers of change for Saxon and medieval periods***

- The establishment of dispersed moated sites across the wider area.
- The establishment of the hamlet of Chilmington Green during the later medieval period.
- Exploitation and clearance of the Wealden forest.
- Intensification of agricultural activity and the resulting impact on field divisions and drainage particularly in proximity to the hamlet.
- Continuation in use of Romano-British Roads and the establishment of new routeways connecting dispersed settlements.
- Placement of settlements at strategic locations.
- Natural topography dictating the location of settlement sites particularly on elevated ground to wards the north of the Study Area and on natural rises to the south (eg. Criol farm, Snailswood Farm, Possingham Farm).
- Divisions of manorial land and manor sites forming the basis of later land and parish boundaries.

***Post-medieval development within the Study Area***

- 3.2.17 The Post-medieval period saw the continuing expansion of Chilmington Green hamlet, illustrated by the construction of properties such as Chilmington and Bartletts Farm and Little Chilmington to the south of the settlement. The moated manor house at Great Chilmington continued to act as the core settlement. At the end of the 17<sup>th</sup> century, Chilmington Green was owned by the Toke family of Godinton House in 1701 and leased out (Lodge, 1927).
- 3.2.18 South of the settlement, dispersed farmstead such as Criol Farm and Possingham Manor were in place by the close of the 18<sup>th</sup> century. Beyond

the Study Area settlement was focused at Great Chart to the north-west and to the east at Kingsnorth.

- 3.2.19 During this period, buildings continued to be constructed around a traditional timber frame; however the use of additional building materials is discernible in buildings originated or modified during this period. Of particular prominence is the use of ragstone walling in buildings north of Chilmington Green Road. The ragstone is likely to have been quarried from land at the northern extend of the Study Area including at Coleman's Kitchen Wood.
- 3.2.20 Intensification of farming activity continued throughout the Post-medieval period leaving a mark on the modern landscape. A large number of hedgerows predating the early 19th century survive within the Study Area and reflect Post-medieval land divisions and use. These boundaries survive in highest concentration around the hamlet and its flanking lanes and at the southern extent of the Study Area between the southern extension of Mock Lane and Criol Lane.
- 3.2.21 Given the situation of Chilmington Green on a south declining slope towards low lying land south of Chilmington Green Road, the Study Area is likely to have been prone to water logging throughout this period and several land drains originating from this former landscape organisation survive within the modern landscape. These are particularly focused towards the south of the Site where the field system has been least impacted by modern farming interventions. Hop farming from the very early 19th century influenced the layout of fields, their situation, construction of associated buildings and coppicing of woodland. The distribution of hop fields across the wider area is shown on the 1840 Tithe Map (**Figure 4**). The Tithe Map shows a concentration of hop fields on the Greensand downslope north of the hamlet with smaller hop fields occupying the level ground to the south. While there are a limited number of oast houses surviving in the modern landscape (Great Chilmington, Criol Farm, Toke Farm), the distribution of hop fields shown on the Tithe Map suggests that hop farming was important to the local economy and formed a highly visible component of the 19th century landscape.

**Summary of the main drivers of change during the post-medieval period**

- The intensification of settlement at Chilmington Green.
- Continued exploitation and clearance of the Wealden Forest.
- Intensification of agricultural activity and the resulting impact on field divisions and drainage particularly in proximity to the hamlet.
- The introduction of dispersed farms particularly across the southern part of the Study Area and along the Ashford to Tenterden Road (eg. Criol farm, Snailswood Farm, Possingham Farm, Toke Farm, the Pig and Whistle).
- The expansion of the road network both within and beyond the Study Area as a result of improvements in road transport, the growth of urban centres and the need for trade and exchange.
- Divisions of manorial land and manor sites forming the basis of later land and parish boundaries.
- The introduction of new building materials such as Kent Ragstone from nearby quarries and Kent peg tiles made from Wealden clays.
- The growth in popularity of hop farm and orchards. The growing of hops in particular necessitates the coppicing of woodland to supply hop poles and the employment of an intensive seasonal workforce.

**19th and 20th century development within the Study Area**

- 3.2.22 From the 19th century onwards the landscape and built environment of the Study Area is well documented through cartographic sources and can be readily identified within the current landscape.
- 3.2.23 Hasted's map of Kent dating from 1797-1801 held at the Centre for Kentish Studies name the hamlet as 'Singleton Green' and 'Chilmington Green' respectively (**Figure 3**). The 18th century field layout follows very closely those indicated on the detailed Ordnance Survey map of the 1870s (1:2500 and 1:10,560 scale).
- 3.2.24 The c.1840 Tithe Map of Great Chart, Kingsnorth and Shadoxhurst (CKS Ref. U1772/P15 and /P16, **Figure 4 and 4A**) indicate the layout of field boundaries across the Study Area. It was noted that the boundaries indicated between Chilmington Green and Mock Lane to the north-west and those between Great Chilmington and Chilmington Green Farm mostly appear to be extant.
- 3.2.25 The Tithe map also shows that the dispersed hamlet of Chilmington Green was more extensive at this time, with three additional dwellings and associated outbuildings, orchards, boundary tree lines and ponds situated to the east of Bartletts Lane. This settlement appears to have been of similar character to that of the rest of the hamlet, with properties set well back from the road and set at the centre of sizeable plots. The exception to this is a large farm complex adjacent to Bartletts Lane, to the south-east of Chilmington Farm. All of these components of additional settlement are still shown on the 1<sup>st</sup> edition OS of 1871, with the addition of the Gothic Cottages and Stone Cottages to the south.

- 3.2.26 The settlement at this date was therefore a relatively extensive dispersed hamlet with a range of properties placed informally within the landscape, within their individual plots, and in relation to the routes through the hamlet.
- 3.2.27 The first edition Ordnance Survey map (**Figure 5**) also notes a number of interesting features no longer visible in the landscape, including the location of a limekiln to the north-west of Coleman's Kitchen Wood; a number of sheep folds between Chilmington Green and Willowbed Farm, more small woodland and plantation areas than presently exist; and a number of ponds which are no longer extant.
- 3.2.28 The line of the parish boundary between Great Chart and Kingsnorth crosses the southern half of the Study Area (from north-east to south-west). The boundary could be formerly traced in the landscape by field boundaries as indicated on the Tithe maps and the earlier Ordnance Survey maps. However these boundaries have been removed to the north of Chilmington Green Road. To the south of Chilmington Green Road the boundary is preserved along the line of Criol Lane and surviving boundary ditches and hedgerows.
- 3.2.29 In 1798, the historian Edward Hasted described the neighbouring parish of Kingsnorth as having wide hedgerows with spreading oaks among them and broad roads with a wide space of greensward on each side. This description of the landscape is visible at several locations across the Study Area including at Chilmington Green and the southern ends of Mock Lane and Bartletts Lane.
- 3.2.30 The introduction of more intensive methods of farming and mechanisation changed the form of the landscape during the late 20<sup>th</sup> century resulted in the loss of some of the smaller field patterns and their replacement with large expansive arable fields which now characterise the current landscape. In spite of these changes in land division, farmland within the Study Area largely remains under the ownership of local farms, a number of which remain operational (eg. Chilmington Farm, Great Chilmington). However the majority of the farm settlements across the Study Area have been converted for residential or non-agricultural business use (eg. Bartlett's Farm, Toke/New Street Farm, Criol Farm, Little Chilmington, Snailswood Farm).
- 3.2.31 During this period, the majority of the routes through the Study Area continued in use with an increasing prominence given to Chilmington Green Road and the modern A28. This resulted in secondary routes such as Mock Lane to the south of Chilmington Green Road becoming byways.
- 3.2.32 In 1943 the land to the south of Chilmington Green Road was requisitioned by the RAF for the construction of an Advanced Landing Grounds (ALGs), small airstrips built to support D-Day, and known as RAF Ashford and locally as Great Chart (Delve, 2005). These airfields were designed for fighter aircraft such as Spitfires, Hurricanes and Mosquitoes (as opposed to larger aircraft and bombers). The RAF Airfield Construction Groups and Airfield Construction Groups of the Royal Engineers built the ALGs, which were of very basic construction as they were only to be for temporary usage. The ALGs were originally built with a steel netting laid down covered by Sommerfield Tracking (metal mesh) surface. The personnel for the airfields were located in tented accommodation and also in surrounding requisitioned

buildings (including Little Chilmington). Ammunition stores would most likely have been located away from the airfield sites (as a safety precaution).

- 3.2.33 Following the success of D-Day, RAF Ashford was decommissioned and returned to agricultural use during September 1944. The remnants of the airfield are visible in the modern landscape both at ground level as a flat open expanse of mixed arable and pasture with a high number of replacement post and wire field boundaries and on aerial photographs. The post and wire boundaries are likely to have been reinstated following the decommission of the airfield.
- 3.2.34 Information supplied from the Royal Air Force Museum includes a plan of the Air Ministry Department of Works Ashford Works and Repair Depot, which was located to the east of Brisley Farm (dated 10-1-43). It is documented that the airfield was bombed on 22 May 1944, at 12.35am, when a 1,000lb bomb was dropped in the tented accommodation area for reserve fighter pilots and other staff. The bomb caused 30 casualties, 14 of which were fatal. During the excavation of Brisley Farm Area 8 (ASE, 2004b) a bomb crater was excavated which contained a number of RAF related artefacts (boots, buttons and RAF stamped crockery). This evidence indicates that the tented accommodation for reserve fighter pilots and other staff was located in the region of Brisley Farm, away from the main airfield, on the higher ground to the north adjacent to the Air Ministry Works Depot.
- 3.2.35 At Stubb's Cross, directly south-east of the Site are a number of prefabricated buildings on the eastern side of Tally Ho Road. These buildings are shown on an aerial photograph taken on 1st May 1946 (Run 51, shot nos. 4240 – 4242). It is likely that these structures were erected during World War II and perhaps may have had some association with the airfield, although no further details regarding these structures have been established.

**Summary of the main drivers of change for 19<sup>th</sup> and 20<sup>th</sup> centuries**

- The influence of the Toke estate on architectural form across the estate.
- Intensification of agricultural activity and the resulting loss of field boundaries and the use of large 'prairie' fields.
- The continuing growth of dispersed farm settlement both within and beyond the study area particularly along Chilmington Green Road, the east side of Bartlett's Lane and in the vicinity of Stubbs Cross.
- Impact of quarrying on the landscape resulting in quarry sites and the use of stone in the landscape (buildings, boundary walls etc)
- The demise of hop farming through the latter part of the 20<sup>th</sup> century
- Establishment of the WWII airfield resulting in the loss of historic field boundaries.
- Upgrading of some roads across Study Area whilst retaining historic character of other lanes.

**3.3 Summary of the Historic Character of the Area at each Main Phase of Evolution**

- 3.3.1 Overall, the essential character of the Study Area has evolved slowly over time as a result of various factors, primarily dictated by the local topography

and climate, the availability of building materials, the intensification of farming techniques and the resulting move away from subsistence farming, the infringement of modern transport (airfield and roads) and residential development including the conversion of buildings for residential use.

3.3.2 The Study Area has largely retained its rural character and appeal and has been protected from urban influence until the 21<sup>st</sup> century by its geographical location away from core settlement centres where historically development is more likely to have been focussed.

3.3.3 This relative isolation has resulted in the slow evolution of the Study Area and as a result of this it retains many of the historic elements intrinsic to its character. This is reflected in the relatively high survival of pre- 1840 historic boundaries particularly to the west of the hamlet and the south-west of the Study Area as a whole and in the retention of the integrity of historic properties (in spite of conversion and division into multiple ownership). As such the evolving historic character of the Study Area over time is subtle but clearly legible.

#### ***Romano-British***

3.3.4 The origin of the surviving road pattern stems from the Romano-British period and the convergence of the two Roman Roads at the south-western extent of the Study Area. Whilst the majority of the alignment of these roads has been lost, the roads are likely to have been an important focus in the Romano-British landscape and would have formed the basis for the later placement of roads and settlements.

#### ***Medieval***

3.3.5 The origins of the surviving landscape date from the medieval period and much of the modern historic character can be traced back to this period. The moated site at Old Chilmington is key to the later development of settlement at Chilmington Green. A number of farmsteads within the Study Area are likely to originate from this period and established the precedent for dispersed isolated farmsteads particularly across the south of the Study Area. Timber framing in the area originates from the medieval period and while many of the original timber frames across the Study Area have been hidden behind later cladding, timber framed buildings remain a key characteristic of the Study Area.

3.3.6 During the medieval period, the surrounding landscape is likely to have been characterised by small irregularly enclosed fields criss-crossed and flanked by drainage channels particularly around the hamlet and dispersed farmsteads remnants of which survive in the modern landscape. Woodland clearance is likely to have occurred across the area during this period and the isolated remnants of historic woodland dotted across the Study Area are likely to originate from this period. It is likely that the medieval landscape would have supported both agricultural and pastoral farming as reflected in the present day.

#### ***Post-medieval and modern***

3.3.7 Intensification of farming is likely to have continued across the Study Area during the Post-medieval period. From the 19th century changes in modern

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farming techniques altered the appearance of the Study Area. This is particularly notable in the loss of historic field boundaries particularly to the east and north-west of the hamlet. The siting of the WWII airfield south of Chilmington Green Road also had a significance impact on the earlier enclosure system. A key characteristic of the 19th century and 20<sup>th</sup> century landscape is therefore the introduction of large open fields suitable for modern farming machinery and increased productivity.

3.3.8 The use of ragstone as a building material and use of tile and weatherboarding (key characteristics of the modern built environment) originate from this period.

3.3.9 During the 20<sup>th</sup> century, a number of agricultural structures in the Study Area have been adapted for residential use resulting in the decline of functioning agricultural properties. That said, the character of the Study Area as a whole remains essentially agricultural. The land is still farmed, but in the modern day farming is undertaken by larger farms rather than by smaller scale subsistence farmsteads.

#### ***Historic Landscape Characterisation***

3.3.10 In total, 73 HLC areas were created, which can be attributed to 19 HLC types (**Figure 2**). These range from early irregular shaped enclosures most likely derived from the process of woodland/ wood pasture clearance to 20<sup>th</sup> century farm complexes. The majority of the historic landscape is defined by the varying degree of amalgamation of earlier enclosures during the 20<sup>th</sup> century, whilst the area to the south of Chilmington Green Road is dominated by the 20<sup>th</sup> century reorganisation of enclosure following the abandonment of the WWII airfield.

3.3.11 Rapid analysis of the HLC shows the areas of least change relate to areas of woodland and adjoining enclosures; such as the southwest edge of the area, where early irregular enclosures are interspersed with woodland, with a similar pattern on the northeast edge of the site around Colemans' Kitchen Wood, and Stubcross Wood on the southeast edge. Chilmington Green sits within an area of former early irregular enclosure that joins that joins Colemans' Kitchen Wood to the patches of woodland to the south. This may reflect the historic process of woodland clearance. To the northwest and southeast of the hamlet the historic character is defined by former early sub-rectangular enclosure that represents more formalised farmland enclosure. A strip of early regular enclosures defines the historic character of the northwest edge of the area and relates to the drainage of the land in this area.

## 4 AUDIT OF HERITAGE ASSETS

### 4.1 Introduction

4.1.1 From the walkover survey and documentary research a number of heritage assets have been identified across the Study Area. These include a variety of asset types ranging from those that are afforded protection by statutory law (e.g. Listed Buildings, Ancient Woodland, Important hedgerows) to those deemed to have some historic significance (for example unlisted buildings with some historic value and landscape features such as undesignated woodland, ponds, field boundaries, footpaths and roads). From the analysis of these heritage assets along with the Historic Landscape Characterisation eight Character Areas have been defined that can be assessed in terms of significance and sensitivity.

4.1.2 A total of 68 heritage asset groups incorporating 98 heritage assets have been identified within and in close proximity to the Study Area which are considered to have archaeological, historic, architectural, landscape or industrial value or make a positive contribution to the character of the Study Area. Each heritage asset has been attributed a level of significance in accordance with the definitions set out in Section 2.6.

4.1.3 The different types of heritage assets across the Study Area are presented in the table below, with reference to the eight Character Areas (**Figure 9**). Where an asset is within more than one Character Area it has been counted within each Character Area, and therefore does not represent a true-count; for instance, Mock Lane crosses CA1, CA2 and CA5 and contributes to the historic character in all of these areas.

<b>Heritage Asset/CA</b>	<b>Total</b>	<b>CA1</b>	<b>CA2</b>	<b>CA3</b>	<b>CA4</b>	<b>CA5</b>	<b>CA6</b>	<b>CA7</b>	<b>CA8</b>
Property	22	0	0	4	10	5	0	2	1
Building	11	0	0	0	11	0	0	0	0
Landscape Feature	17	0	1	4	7	4	0	0	1
Boundary Feature	135	9	3	14	27	17	22	10	33
Woodland	6	1	0	0	0	0	0	1	4
Route	45	3	2	10	10	5	6	4	5
Archaeological Feature	3	1	1	0	1	0	0	0	0
Industrial Feature	1	0	0	0	1	0	0	0	0
<b>Total</b>	<b>240</b>	<b>14</b>	<b>7</b>	<b>32</b>	<b>67</b>	<b>31</b>	<b>28</b>	<b>17</b>	<b>44</b>

4.1.4 All identified assets are extant in some form in the modern landscape be it as a prominent building or as a slightly raised profile within a modern field. All included heritage assets, whether they lie with or outside the Study Area are visible from it.

4.1.5 Each heritage asset has been allocated a unique identifier (ID no) and is plotted on **Figures 6-8** and in more detail on **Figures 10-17**. The detailed results of the audit are presented in an access database and are included as datasheets in Appendix 1 of this report. The identified heritage assets are discussed collectively below followed by an overview of their relative significance.

## 4.2 Summary of Range, Date and Form of Heritage Assets

- 4.2.1 The heritage assets can generally be classed into four main types, buildings and properties, landscape features, routeways and industrial features. Buildings and properties across the Study Area are predominantly agricultural in nature ranging from farmhouses, oasthouses, stables, barns and farmyards. The earliest buildings within the Study Area date from the medieval period, but farm buildings have been added and adapted at all phases of evolution to the present day. Agricultural buildings form a central characteristic of the Study Area across all periods. The type and form of buildings and properties within the Study Area is discussed in more detail in section 6.4 of this report.
- 4.2.2 Landscape features identified across the Study Area include remnants of coppiced and ancient woodland, ponds, field boundaries, moated sites, water drains, a road bridge and brick culvert and RAF gas cylinder gateposts. Landscape features are plotted on **Figures 7 and 8**.
- 4.2.3 Field boundaries are addressed in two categories based upon their relative survival and resulting historic importance. These comprise historic hedgerows (which are classified as 'Important' and protected under the Hedgerows Regulations, 1987) which survive on the alignments shown on the 1840 Tithe Map and modern boundaries that do not comprise of historic hedgerows (eg. fence lines, ditches) but contribute to the historic landscape enclosure system by retaining earlier historic boundary alignments.
- 4.2.4 The type and count of enclosure boundaries, whether historic hedgerow, historic alignment or drainage channel, is presented in the table below in relation to Character Areas.

<b>Boundary form/ CA</b>	<b>Total</b>	<b>CA1</b>	<b>CA2</b>	<b>CA3</b>	<b>CA4</b>	<b>CA5</b>	<b>CA6</b>	<b>CA7</b>	<b>CA8</b>
Historic hedgerows	105	8	3	9	25	15	11	9	25
Non-hedges on historic alignments	28	1	0	5	2	2	10	1	7
Historic water drainage	2	0	0	0	0	0	1	0	1
<b>Total</b>	<b>135</b>	<b>9</b>	<b>3</b>	<b>14</b>	<b>27</b>	<b>17</b>	<b>22</b>	<b>10</b>	<b>33</b>

- 4.2.5 This illustrates historic hedgerows dominant the historic landscape character of the area although survival varies across the Study Area. A limited number survive within Character Area 2 and 3 (when size of area is factored in). Character Area 6 which covers the former RAF airfield reflects the number of new boundaries on historic alignments and the modern modification and reestablishment of boundaries after the decommissioning of the airfield.
- 4.2.6 These features have been added over time and contribute to the definition of local distinctiveness. The reorganisation and amalgamation of former enclosures within the landscape reflect the varying degree of change within the landscape. Landscape features identified across the Study Area range in date from the medieval period to the 20<sup>th</sup> century. Surviving landscape features often appear in the landscape as a direct result of an immediate need (eg. a pond to provide water, woodland clearance to provide timber).

They therefore commonly occur as a response to a need for change rather than as a trigger for change itself.

4.2.7 Routeways across the Study Area range in date from the Romano-British period to the 20<sup>th</sup> century when existing routes were widened. The majority of the routes are shown on the 1840 Tithe Map and are likely to have evolved from droeways and footpaths around Chilmington Green and between settlements from the medieval period. While the majority of routes within the Study Area have increased in use and are recognised as highways, a number survive only as bridleways and footpaths (e.g. the southern extension of Mock Lane). Although the preservation of these routeways is tempered by the introduction of tarmac and road widening, they are generally characterised by wide flat flanking grass verges and mature hedgerows (**Plate 12**). Any road side ditches are within the adjacent field rather than the road side of the boundary hedgerow. Routeways identified across the Study Area are identified on **Figure 7**.

4.2.8 A single industrial feature has been identified within the Study Area. This comprises an access route associated with a former quarry site (ID 65, refer **Figure 7**). The quarry which lies just outside the northern boundary of the Study Area and is referenced on the second edition of the Ordnance Survey map (1898).

### **4.3 Relationship of Asset Types to the Evolution of the Area**

4.3.1 The asset types across the Study Area have evolved as a result of changes in the landscape, change in fashion, agricultural practice and the need for raw materials. Heritage assets have also acted as drivers of change in themselves prompting for example improvement and artistry in local building techniques, the need for specific farming practices and land drainage and increased movement of the local population along routeways (leading to the development of both local and regional exchange).

4.3.2 While in the early history of the Study Area, the landscape dictated the placement of settlements and routeways, by the Post-medieval period, the placement of these heritage assets was beginning to dictate and control the surrounding land use. This is particularly apparent in the establishment of hop fields close to settlements and woodland during the 19th century and the intensification of farming around dispersed and nucleated settlement.

4.3.3 Historic buildings and properties are key to defining the local character of the area. The basic settlement pattern comprising both dispersed and nucleated hamlets has however changed little (with the exception of some limited scale 20<sup>th</sup> century ribbon development) over time. While the building materials used have evolved over time, the basic settlement pattern has altered little since the Post-medieval period. In terms of the value and significance of the built environment, this relatively authentic survival is highly significant, however in terms of the evolution of the area, changes in the settlement pattern have been slow and therefore have not been a driving force in the latter evolution of the area.

4.3.4 Landscape assets such as field boundaries and routeways are intrinsic to the evolution of the Study Area as they dictate the layout and division of the

landscape and in terms of the routeways provide a link between heritage assets and with the wider landscape beyond the Study Area.

#### **4.4 Key Characteristics of Built Environment Local Distinctiveness**

4.4.1 The built environment within the Study Area displays a range of characteristics, a number of which are common across the locality, but distinctive on a regional level. There are also a number of architectural details, materials and construction techniques which are highly distinctive and unique to the Study Area. This is particularly true of buildings which form the hamlet.

4.4.2 The Study Area essentially retains a strong rural character in spite of its proximity to urban settlement at Ashford. The character of the Study Area is defined by a cluster of medieval and Post-medieval buildings around the former village green, dispersed farms dotted across the wider landscape, (particularly south of Chilmington Green Road) and occasional road side settlement (e.g. along the modern A28 and the north side of Chilmington Green Road).

4.4.3 The nature of this settlement is largely agricultural, ranging from large farms such as those at Great Chilmington and Chilmington Farm, smaller farmsteads like Willow Bed Farm, Possingham Farm and Snailswood and farm workers cottages like those known as Stone Cottages and Gothic cottages on Bartletts Lane. The farm complexes include a range of ancillary buildings including oast houses (at Great Chilmington and Criol Farm), large tithe barns with Wagon style doors (at Netters Farm, New Street Farm and [Plate 13] Criol Farm) and open sided sheds (as at Great Chilmington and Bartletts Farm).

4.4.4 Buildings with a non agricultural origin or association within the Study Area are rare, the only proven example being the former Pig and Whistle Inn which operated as a half way house for travellers on the road from Ashford from the 18th century.

4.4.5 Modern settlement and activity looms at the fringes of the Study Area most notably at Stubbs's Cross to the south-east and to the immediate north and north-east at Singleton, but the majority of buildings within the Study Area are pre mid 20<sup>th</sup> century in date. The area essentially retains the feel of a post-medieval farming landscape and away from the main through roads retains a distinct sense of tranquillity.

4.4.6 The distinctive characteristics of the built environment across the Study Area are summarised below by theme.

##### ***Placement in the landscape***

4.4.7 The placement of buildings on the landscape varies across the Study Area. Within the hamlet itself, properties are clustered in a haphazard manner around the village green. With the exception of the Stone Cottages and Gothic Cottages none of the primary buildings in the hamlet front immediately onto the Green. Instead they are accessed via private lanes or drives as at Netters Farm, Little Netters, Chilmington Cottage and Great Chilmington and are enclosed almost entirely by high boundary hedges on all sides. From the centre of the hamlet, the village green, the only visible

dwellings are Little Netters and the Oast at Great Chilmington now converted for residential use. Neither of these buildings directly front onto the green. This gives the sense of a series of disparate self contained properties sharing no relationship other than their function and situation around the green. The only historic building accessed from the green that can be viewed from any vantage point either within or beyond the settlement is Great (Old) Chilmington. Views of the main east facing façade are visible from the lane leading from Chilmington Green Road to the green and long distance from the southern extension of Mock Lane to the south of Chilmington Green Road.

- 4.4.8 The open sided cart shed associated with Great Chilmington is unique within the hamlet as it is the only building which fronts immediately onto the former green. The building is not set within its own curtilage but instead forms part of the former green giving the feeling of a shared public building, in stark contrast with the distinctly private properties surrounding it.
- 4.4.9 Once inside the property boundaries, this feeling of seclusion and privacy is heightened with generally low levels of intervisibility between adjacent properties as a result of high boundary hedges and the irregular orientation of buildings within their individual plots. This theme is echoed around the periphery of the settlement for example at Barlett's Farm and Little Chilmington. While these properties are more visible from the road, they are still enclosed and obscured from view by associated farm buildings and again are not afforded views of or towards the hamlet.
- 4.4.10 While a key characteristic of the hamlet is the lack of views of historic buildings both from within and outside the hamlet, by contrast long distance views of the hamlet from the south-east are dominated by large scale modern farm buildings associated with Chilmington Farm (**Plate 14**) and Great Chilmington. The buildings at Chilmington Farm in particular are highly intrusive and dwarf the occasional glimpse of historic Kent peg tile roofs nestled between mature boundary hedgerows.
- 4.4.11 Beyond the hamlet, the placement of buildings within the landscape diversifies. On the lower ground, south of the hamlet, the built environment is characterised by a series of dispersed isolated farmsteads. These properties are largely self contained and include several components including a farm house, farm buildings and in the case of Criol farm an Oast house.
- 4.4.12 In contrast to the buildings on the ridge, these farms, in particular Snailswood Farm, Criol Farm and Toke/New Street Farm are much more visible in the modern landscape with long distance views of these properties possible from various vantage points south of Chilmington Green Road. Beyond the hamlet, there are a small number of properties that share the insular character identified at Chilmington Green. These include Possingham farmhouse just outside the south-western boundary of the Study Area. The medieval farmhouse has retained much of its original form and fabric and is well protected from view by mature hedgerows and its location removed from modern roads. The character of this property is more akin to those within the village. Also of comparable character are Willowbed Farm and Brisley Farm north-east of the Study Area and to a lesser extent

Little Moat Farm and Minden Hall which flank the A28 west of the Study Area.

### ***Scale, Massing and Form***

- 4.4.13 The historic buildings and properties within the Study Area are largely small scale and compact. Those introduced more recently such as farm buildings at Great Chilmington and Chilmington Farm are dramatically larger in scale. The majority of the primary residences within the Study Area are two storey although a number incorporate an additional storey within the roof space. There was very little evidence for basemented buildings across the Study Area as a whole.
- 4.4.14 The footprint of the historic buildings varies across the Study Area with evidence for the extension of properties and the appendage and incorporation of outbuildings into residences common across the area. The functional buildings such as barns and sheds largely retain their rectangular form and footprint, while the circular roundels of the oasts introduce a more organic and striking form to the built environment. The majority of the buildings across the Study Area, both agricultural and domestic, feature the distinctive steeply pitched peg tile roofs which increase their height and prominence within the landscape.

### ***Building materials***

- 4.4.15 A limited palette of building materials are represented across the Study Area. However the frequent use and combination of these materials is highly distinctive and unique to the Study Area within the wider locality.
- 4.4.16 The building materials used reflect the local availability of raw materials. Fragments of surviving ancient woodland particularly to the south of the Study Area act as reminders of the extensive forest that covered the Low Weald from early times. As such medieval and Post-medieval timber framed buildings are common across the Weald. The majority of the historic buildings incorporate some form of timber framing. Some incorporate exposed timber framing such as Possingham Farmhouse, Minden Hall and The Pig and Whistle. Possingham Farmhouse which lies just outside the south-western edge of the Study Area survives in the most authentic form (**Plate 15**). The timber framing is exposed with painted plasterwork infilling the panels between. The relative survival of these materials in their original form at Possingham is highly distinctive and rare within the Study Area.
- 4.4.17 The majority of the timber framed buildings have however been encased behind modified exteriors (for example Chilmington Cottage and Bartlett's Farm). The only non timber framed buildings within the Study Area are the Stone Cottages (**Plate 16**) and those dating from the late 19th century/early 20<sup>th</sup> century such as the Gothic Cottages, Orchard Farmhouse, The Willows and Stubbs Cross Farmhouse.
- 4.4.18 The use of Kent ragstone within the Study Area is highly distinctive and limited to properties within the hamlet and others on rising ground north of Chilmington Green Road. The localised use of this building material is the result of a spur of Greensand geology which extends into the northern extent of the Study Area. Evidence for quarrying is noted within Colman's Kitchen Wood for example and at the site of the modern cement works, south of the

junction of Mock Lane with Chart Road. It is likely that these quarries provided the ragstone that - with the exception of the Gothic Cottages - is used in all the historic buildings within the settlement. The logistics of transporting the stone is likely to have limited its use to areas in close proximity to the quarry sites hence the lack of ragstone south of Chilmington Green Road.

- 4.4.19 Across the northern part of the Study Area, ragstone is used in the buildings as rough cut blocks bonded by lime mortar (the lime for which is likely to have been manufactured at the lime kiln sites at the north of the Study Area). The presence of which is indicated by the name 'Kilnhole Shaw' on the second edition of the Ordnance Survey map). A large number of buildings use ragstone at ground floor level only (Eg. Bartlett's Farm, Chilmington Farm) possibly replacing earlier timber farming which may have been affected by damp given the waterlogged nature of the area. The window and door openings and in many cases the corners of the buildings are defined by brickwork making the creation of a straight edge for the insertion of window and door frames (**Plate 17**).
- 4.4.20 In less common examples such as Stone Cottages, Little Chilmington and Little Netters, ragstone is the dominant building material.
- 4.4.21 The upper storeys of buildings across the Study area are defined by a range of building materials. These include the use of hung peg tile and weatherboarding (**Plate 18**). Both building materials are common to Kent and are a key feature of local and regional distinctiveness.
- 4.4.22 Traditionally, timber framed buildings were weather-proofed by infilling panels with wattle and daub. Over time this provided poor weather protection. To address the problem, timber framed buildings were commonly tile hung at first floor level (usually on jettied buildings) and the opportunity taken to build a new wall at ground floor level to bring it into line with the tile hanging above. At Chilmington Green, ragstone has been used for this purpose.
- 4.4.23 Weatherboarding is used on the sides of some of the domestic buildings within the Study Area, but it is more commonly seen on agricultural buildings both within the Study Area and across the eastern part of the country as a whole. Weatherboarding can be seen on farm buildings from the 16<sup>th</sup> century onwards, but was not commonly used in domestic buildings until the end of the 18th century where its use evolved across the south east and particularly Kent. Even here, it is still largely confined to smaller cottages.
- 4.4.24 A small number of more recent buildings across the Study Area are constructed predominantly of red brick, for example, the Willows and Stubb's Cross Farm.
- 4.4.25 The main roofing material across the Study Area is the Kent peg tile laid over a timber frame. The use of these vibrantly coloured tiles is highly distinctive across the region particularly on the Low Weald where the clay heavy soils were commonly exploited for brick and tile production. Views of red tiled roofs nestled within mature boundaries and woodland are a prominent visual feature in the modern landscape and key to its local and regional distinctiveness (**Plate 19**).

- 4.4.26 The introduction of modern building materials particularly of corrugated iron in large scale farm buildings is in stark contrast the red tiled roofs of Chilmington Green as viewed from the junction of Long Length with Chilmington Green Road (**Plate 14**).

#### ***Architectural style and detail***

- 4.4.27 All of the farmhouses, farm buildings, cottages and dwellings across the Study Area are vernacular in style having evolved their distinctive architectural detailing as a result of locally available materials and craftsmanship. Even at this local level, the majority of the buildings go beyond the functional and incorporate some form of architectural detail included to enhance the visual appeal of the building or to emphasise its ownership or function.
- 4.4.28 Much of the decoration and detail in the buildings across the Study Area is in the use and combination of the local building materials as introduced above. However, there are a number of architectural details that deserve mention.

#### *Common architectural detail*

- 4.4.29 Where ragstone is used in buildings within the Study Area, architectural detail is used to enhance elements key to construction. This can be seen in the use of brick quoins and cornerstones included to provide straight edges for the fitting of window and door frames (**Plate 17**). This brick work is usually finished to a higher standard than the remainder of the wall and is arranged in a decorative pattern.
- 4.4.30 Porches became popular from the 16<sup>th</sup> century principally as a means of reducing the draft through the main doorway. Over time, the functional porch was enhanced and used as an opportunity to display architectural detail. Across the Study Area, a number of properties incorporate porches appended during the 19th century. These porches (examples of which can be seen at Chilmington Farmhouse, Toke Farm, Willow Bed Farm and Little Chilmington) are highly decorative in nature and feature a moulded gable which covers the roof behind. These gables are commonly semi circular in shape and provide a large area above the doorway for the inclusion of a plaque featuring the crest of the Toke family who owned the surrounding estate lands (**Plate 20**). The porches are largely incorporated into the main or formal façade of the property and form a prominent architectural feature in the local landscape. These porches while identifiable at several locations across the study area and occur more frequently north of the A28 in the village of Great Chart where they are featured on public buildings such as a former school and almshouses.
- 4.4.31 These porches are highly decorative and are used as a means of displaying ownership, influence and wealth of the Toke family. They form an essential part of the architectural character of the wider locality. In a regional sense, the use of architectural features to distinguish neighbouring estates is common. For example, the neighbouring estate of Surrenden which covers the villages of Pluckley and Smarden among others, feature distinctive doubled arched windows which are used in a similar way as the gabled porches at the Toke Estate to display the influence and extent of the estate.

- 4.4.32 The use of decorative wooden bargeboards framing dormer windows and gable ends is notable at two locations within the hamlet of Chilmington Green. On the late 19th century Gothic Cottages, bargeboards are featured on the front gables which are highly visible within the hamlet (**Plate 21**). The bargeboards are formed of carved wood and feature a flowing symmetrical design. At Chilmington Farmhouse, bargeboards are featured on three gabled dormers located within the roof of the east facing façade. These bargeboards share a similar design to those shown at the Gothic Cottages but incorporate a more elaborate central downward pointing finial.
- 4.4.33 It is possible that the Gothic Cottages were built to serve as farm workers cottages associated with Chilmington Farm. The use of bargeboards on both buildings may demonstrate this link.
- 4.4.34 Chimneystacks featured across the area are largely of standard unadorned design. All chimneys are constructed of brick even on those buildings primarily constructed of stone.
- 4.4.35 Although not technically part of the built environment, field gates across the Study Area are worthy of note here. A number of field gate posts are constructed from empty gas canisters recycled from the WWII airfield Site (**Plate 22**). Although the architectural detail is not accomplished, the overall effect is distinctive and unique and contributes significantly to the local character of the area.

*Uncommon architectural detail*

- 4.4.36 As previously discussed, much of the architectural detailing dating from the medieval period is likely to have been covered by later cladding. As a result of this, visible architectural detail dating from this period is rare and significant. Medieval windows survive at Possingham farmhouse as small irregular placed opening fitted between the available gaps in the exposed timber frame.
- 4.4.37 It is highly likely that the interior of a number of buildings within the Study Area retain examples of early decorative detail. This is certainly true at Chilmington Cottage where there are a number of 4-arched timber doorways and a lintel supporting an inglenook fireplace featuring decorative carving, and moulded beams of likely late medieval date.
- 4.4.38 The entrance to Bartlett's farm off Bartlett's Lane was noted to feature a highly decorative metal gate and gatepost (**Plate 23**). The majority of gates associated with properties across the Study Area are of standard design made of either wood or metal. The example at Bartlett's Farm incorporates delicate detailing reminiscent of the free flowing and organic Art Nouveau style.

***Replacement of farm buildings***

- 4.4.39 Architectural style and detailing is less apparent on the more modern buildings within the Study Area. Large scale modern agricultural buildings are likely to have replaced 19th century farm buildings at Chilmington Farm, Great Chilmington Farm and New Street Farm. These buildings are almost industrial in scale and are devoid of any architectural detailing. They are intended to perform a purely functional role within the operational farm. No

effort has been made to fit the architectural detailing of these structures to their surrounding built environment, as such the expansive and large scale structure jar against the compact historic farm buildings which respect each others orientation and scale. The intrusive nature of these modern agricultural buildings results in their domination of long distance views of the historic landscape and detracts from the architectural detail apparent on older properties in their locality.

#### **4.5 Summary of Heritage Assets Significance**

- 4.5.1 Heritage assets across the Study Area have been assessed and allocated a significance rating in accordance with the criteria set out in Section 2.6. The significance of each individual heritage asset is provided within the Appendix 1 Gazetteer. . A general discussion of the significance of heritage assets is introduced below.
- 4.5.2 A large number of buildings across the Study Area are afforded Listed Building status and therefore are considered to be of high significance. As the Listed Building status extends to include all buildings within the curtilage of the listed structure, in general the significance of the built environment across the Study Area is considered to be generally high. While the intrusion of modern farm buildings and the infringement of suburban sprawl around the periphery of the Study Area has a negative impact on the historic built environment, this has not detracted significantly from the group value of the properties.
- 4.5.3 A number of routeways across the Study Area retain at the very least their historic alignment and in many cases retain their rural tranquillity and setting. The form and nature of the routeways vary across the Study Area and contributes to the local distinctiveness of the individual Character Areas. Routeways widened towards Chilimington Green which reflect the former pastoral and droving landscape around the hamlet whilst to the north of the hamlet the routeways narrow and deepen as they rise up the Greensand egde, and reflect longevity of use and continuity in the landscape. In contrast the rouetways to the south of Chilmington Green Road are afforded extensive views across the landscape. However, the range and quality of survival is variable. As such routeways across the Study Area range in significance from high to low.
- 4.5.4 Field boundaries across the Study Area have been assessed in order to determine their date of origin, the contribution to the overall enclosure pattern and therefore historic significance. Field boundaries have been divided into three groups; those that retain their historic alignment and form (historic hedgerows), non-authentic boundaries (post and wire fence) but follow an historic alignment and sunken drainage ditches evident on historic mapping. In general, these are afforded a high to moderate significance.
- 4.5.5 The majority of woodland within the Study Area is classified as Ancient and Semi-natural Woodland and as such are considered to be of high significance. This significance is further enhanced by the distribution and the association with its surrounding enclosure pattern. The exception to this is the more recently planted coppice of Snailswood which has been reduced in size.

- 4.5.6 Landscape and industrial features across the Study Area are largely considered to be of moderate to high significance with the exception of a reused cement mixer which is allocated a low significance.

## 5 CHILMINGTON GREEN CHARACTER AREAS

### 5.1 Introduction

5.1.1 Through careful consideration of the modern landscape eight distinctive Character Areas have been identified across the Site (**Figure 9**). The definition of the Character Areas have been informed by an understanding of the key drivers of change within the Study Area (outlined above, Section 3), the creation of a detailed HLC (**Figure 2**) and from the walkover survey. These Character Areas reflect the historic evolution of the landscape and the dominant historic built and landscape form. The key characteristics of each Character Area in relation to their historic attributes are outlined below.

### 5.2 Character Area Descriptions

#### ***Character Area 1 (Plate 4)***

5.2.1 The historic character of Area 1 is largely a result of its topographic and geological situation on the spit of Greensand geology which juts out from the Greensand ridge upon which Ashford is located. The underlying geology has lent itself to a number of industrial activities including quarrying for Kent Ragstone, lime kilns and in more recent times cement production.

#### **KEY CHARACTERISTICS**

- Elevated situation
- Industrial function
- Evidence for Ragstone quarrying
- Restoration of historic quarries
- Ancient and semi-natural Colman's Kitchen Wood (with evidence for internal quarrying)
- Remains of early irregular enclosure north of Colman's Kitchen Wood
- Deep, narrow historic lanes with steep banks and limited flanking ditches
- High roadside hedgerows impeding views

#### ***Character Area 2 (Plate 5)***

5.2.2 Area 2 is generally characterised by undulating topography rising to the north and north-east and steeply sided lanes. Modern farming techniques have resulted in the heavy loss of historic field boundaries, particularly towards the east of the area closer to the hamlet.

#### **KEY CHARACTERISTICS**

- Natural sloping topography
- Amalgamation of early sub-rectangular enclosure into 20<sup>th</sup> century/modern farming landscape
- Very limited surviving historic hedgerows
- Dominant fieldscape with no buildings or farms contained within the area.
- Mock Lane-, narrow, deep lane with limited views which traverses the area.

**Character Area 3 (Plate 6)**

- 5.2.3 Area 3 is generally characterised by undulating topography falling away from the village to the south-east and south. Modern farming techniques have resulted in the heavy loss of historic field boundaries towards the west of the area adjacent to the hamlet. The resulting landscape comprises large open fields mainly in arable cultivation.

**KEY CHARACTERISTICS**

- Natural sloping topography
- Amalgamation of early sub-rectangular enclosure into 20<sup>th</sup> century/modern farming landscape
- Discreet loss of field boundaries
- Limited routeways; east-west footpath still in use (Greensand Way)
- High number of field drains
- Few surviving hedgerows
- Farming landscape, no buildings or farms contained within the area. Visual prominence of Coleman's Kitchen Wood on northern boundary of the area.

**Character Area 4 (Plate 7)**

- 5.2.4 Character Area 4 comprises the hamlet of Chilmington Green including the former green itself and properties clustered around it and along the roads leading to it.

**KEY CHARACTERISTICS**

- Cluster of historic and listed buildings.
- Elevated situation contrasted against limited views.
- Remnants of the former village green notable in the wide grass verges and 'kinks' in flanking boundary hedges.
- Wide flat, un-edged grass verges flanking the dog-legged road through the hamlet, and Bartletts Lane..
- Network of lanes leading to the green.
- Individual properties, largely farms, focus on the green but are very confined and internalised by their immediate setting.
- Properties are informally placed in relation to their plots, the wider landscape, routes and each other
- Large plot to building ratio
- Key similarities in the use of building materials including ragstone (unique to this character area), red brick and clay peg tiles.
- Key similarities in architectural style including steeply pitched peg tile roofs, the use of decorative brickwork to frame windows and doors, tile hanging at first floor level, the Toke family moulded gable.
- Lack of internal views between properties as a result of dense and high property boundaries.
- Sense of tranquillity.
- Retention of ponds associated with properties.

**Character Area 5 (Plate 8)**

- 5.2.5 The area retains a high number historic hedgerows resulting in the feel of an intimate and historic landscape. The character of this area contrast sharply

with Areas 2 and 3 which have been heavily modified as a result of modern farming. The historic character of the area lies in its former pastoral use. It is likely that grazing animals would have moved between the fields and farms within the hamlet via a droveway accessed from the road through Chilmington Green. Area 5 therefore has a direct legible link with the hamlet (Area 4) and shares a number of the same characteristics.

**KEY CHARACTERISTICS**

- Relatively flat landscape.
- Small enclosed fields reflecting a high number of retained historic field boundaries.
- Reorganisation of earlier sub-rectangular enclosures rather than amalgamation into larger prairie fields.
- Retention of dog-leg drove leading north-west from the corner of the road through Chilmington Green and leading onto the green.
- Coherent and legible relationship between Area 5 and the hamlet.
- Inclusion of dispersed historic properties flanking the laneways.
- Views north-west across Area 2.
- High and dense boundary hedges limiting views into properties.

**Character Area 6 (Plate 9)**

- 5.2.6 The character of Area 6 is largely defined by its use as an airfield during the Second World War.

**KEY CHARACTERISTICS**

- Very flat topography
- Large open fields reflecting high level of loss of historic field boundaries
- Former use as WWII airfield, still visible in retention of remnants of the boundary track
- Low hedgerows which afford extensive long distance views across the whole Study Area.
- Dominated by approximately north-south running lane (Criol Lane, southern extension of Mock Lane).
- Remnants of historic tree lines retained within modern day fields giving a sense of the earlier historic framework.

**Character Area 7 (Plate 10)**

- 5.2.7 The character of Area 7 is visually dominated by Stubbs Cross Wood. The density of the wood and the adjoining field boundary which defines the north-western boundary of the Area restrict views into the Area from the west, north-west and north. The key features which form this distinct character area are:

**KEY CHARACTERISTICS**

- Ancient semi-natural woodland at Stubbcross Wood.
- Amalgamation of early sub-rectangular enclosure into 20<sup>th</sup> century/modern farming landscape
- Dense and established hedgerows which impede views beyond the Study Area except from the south-western extremity
- Survival of distinctive curved field boundary north-east of Snailswood Farm preserves parish boundary.
- Snailswood Farm occupies a unique location within the Study Area. It is situated away from lanes and roads on a prominent mound. Unlike the majority of properties in the Study Area, Snailswood Farmhouse is not enclosed and hidden from view by high grown trees and hedgerows. To the contrary, the building is highly visible in the landscape with long distance views afforded from Areas 3, 6 and 8.
- Alignment of Romano-British Road visible in the modern landscape by low bank which is further preserved by public footpath.

**Character Area 8 (Plate 11)**

5.2.8 Area 8 is distinguished from other character areas by the survival of remnants of historic woodland, drainage and lanes. This area is situated at the eastern extent of the weald which is historically defined by woodland. Remnants of this former landscape contrast with the lesser wooded areas on the slopes of the Greensand ridge to the north.

**KEY CHARACTERISTICS**

- Retention of early irregular enclosure interspersed with woodland
- Remnants of ancient and semi-natural historic woodland at Boyce Wood and Willow Wood. Other woodland at Snails Wood.
- Irregular survival of Willow Wood as a result of World War II activity.
- Early sinuous drainage system survives along with later more geometric drainage pattern
- Historic relationship between pollarded woodland and former hop fields
- Distinctive remnants of historic lanes flanked by mature trees and ditches.
- The character of the southern extension of Mock Lane towards Possingham Farm is highly distinctive and unique within the Study Area.

## **6 MASTERPLANNING GUIDANCE**

### **6.1 Introduction**

6.1.1 A consideration of the sensitivity of the historic landscape and built heritage within the Study Area is presented below. Sensitivity is considered for each of the Character Areas (CA) which in turn reflects the varying heritage assets and the key characteristics of each area. From this initial assessment, potential constraints and opportunities for future development are identified. Principles for the consideration and incorporation of the historic landscape and built heritage within the Chilmington Green masterplan are also summarised. It is anticipated from this summary a detailed mitigation statement will be developed by the design team so that a holistic design response to all the constraints can be formulated for the entire Study Area.

### **6.2 Character Area 1**

#### ***Summary of Sensitivity***

6.2.1 The area is characterised by its elevated position which provides distant views southwards across and beyond the Study Area. This topographic position reflects its natural geological significance and the historic character of the area is broadly defined by historical stone extraction. Early extraction is also evident within the important ancient woodland of Coleman's Kitchen Wood. Along the eastern edge of Bartletts Lane is the location of former limekiln and quarry, the location of which can be identified by subtle earthworks within the arable field.

6.2.2 The majority of CA1 is located beyond the Study Area but within it the landscape is characterised by early irregular enclosure, which have not altered during the 20<sup>th</sup> century, and may reflect the clearance of woodland, with Coleman's Kitchen Wood surviving as an important vestige. Where historic hedgerows exist they contribute the character of the historic landscape enclosure. As such there is a legibility and coherence to the landscape pattern.

6.2.3 Barletts Lane is an established historic routeway which links the lowland to the Greensand Ridge. It demarcates the edge of the Study Area within the CA and is demarcated by historic hedgerows and is characterised by a deep and narrow lane as it rises from Chilmington Green (CA4) onto the ridge and which contributes to the enclosed rural character.

6.2.4 The overall sensitivity of Character Area 1 is considered to be Moderate.

#### ***Constraints and Opportunities***

6.2.5 Although the Character Area comprises of highly significant heritage assets the area is already infringed upon by modern development on its north and east sides with an active quarry to the west. The area is historically defined by industrial activity rather than settlement.

6.2.6 A major heritage constraint is Coleman's Kitchen Wood and its prominent location within the landscape, especially when viewed to the south. However

the woodland can provide an opportunity to reduce the visual impact of any development located to the north within CA1 from the rest of the Study Area.

- 6.2.7 The northern extent of Bartletts Lane within Character Area 1 retains a distinctive rural character. This character is derived from the steeply cut verges and resulting narrow, sunken road carriageway as it traverses the Greensand slope. These characteristics are sensitive to the impact of a typical modern housing development which may include road widening, the insertion of secondary access routes and increased traffic flow.

### **6.3 Character Area 2**

#### ***Summary of Sensitivity***

- 6.3.1 Located in the northwest corner of the Study Area the historic landscape character of the CA2 has been severely degraded by boundary loss during the 20<sup>th</sup> century, with a single hedgerow boundary surviving. The highly significant historic routeway of Mock Lane, which is similar to Barletts Lane in CA1 links the low lying ground to the higher Greensand ridge, is defined by historic hedgerows for the majority of its course.

- 6.3.2 The overall sensitivity of Character Area 2 is considered to be Low.

#### ***Constraints and Opportunities***

- 6.3.3 There is limited significance and sensitivity for the historic environment within this Character Area. The area is located next to the A28 and existing housing development in its north corner.

### **6.4 Character Area 3**

#### ***Summary of Sensitivity***

- 6.4.1 Character Area 3 is one of the largest areas and extends from the slope below Coleman's Kitchen Wood across the relatively level to the north of Chilmington Green Road before gently rising at Snailswood Farm at its southern extent. From this southern location, along Chilmington Green Road and the Greensand Way Coleman's Kitchen Wood is prominent on the skyline on the northern edge of the Character Area. The historic landscape has been severely degraded by modern boundary loss and the variation in the former historic enclosures with the area has been lost. A series of drains are located across the area but are relatively modern in date.

- 6.4.2 The Greensand Way recreational footpath traverses the area but demarcates an earlier routeway and part of the former enclosure system. The parish boundary between Great Chart and Kingsnorth runs across the area (Refer **Figure 1**) but is not visible within the landscape as a feature within the Character Area.

- 6.4.3 One of the most prominent heritage assets is the moderately valued pond (ID56) located on its eastern edge. This pond reflects the former pastoral landuse within the area and is now demarcated by mature trees within the landscape.

- 6.4.4 The overall sensitivity of Character Area 3 is considered to be Low.

### **Constraints and Opportunities**

- 6.4.5 There is limited significance and sensitivity for the historic environment within this Character Area. The area is located next to key roads (Long Length and Chilmington Green Road) with existing housing development on its north edge. Although the historic landscape character has been degraded the current fieldscape provides an uninterrupted view towards Coleman's Kitchens Wood and strategic views of the wood across open fieldscape should be sought to be retained.
- 6.4.6 The historic landscape characterisation (**Figure 2**) showed the CA was defined by two different enclosure patterns (irregular to the west and sub-rectangular to the east).
- 6.4.7 The re-establishment of the parish boundary within the landscape could be considered which then could be used as a historical derived buffer/ green space between any development and Chilmington Green (CA4).

## **6.5 Character Area 4**

### **Summary of Sensitivity**

- 6.5.1 This character area comprises what remains of a once more extensive dispersed hamlet. The loss, in the late 1960s, of the properties to the east of Bartletts Lane has given the hamlet a more nucleated character; focussed on the remnants of the green, and this will have affected its essential character and sensitivity. The distinctive rural feel of the country lanes which pass through the hamlet (the dog-legged road through the hamlet and Bartletts Lane) is derived from the narrowness of the road carriageway and the wide, flat, un-edged grass verges flanked by mature hedgerows. These characteristics are sensitive to the impact of a typical modern housing development which may include road widening, the insertion of secondary access routes and increased traffic flow.
- 6.5.2 The key characteristics of the hamlet relating to tranquillity, rural character, large plot size, informal placement of buildings, and feeling of seclusion make it very sensitive to the impact of typical modern housing development with a dense urban grain.
- 6.5.3 However, and somewhat conversely, the secluded and enclosed character of the individual properties, within tall, dense boundary treatments, and the general lack of intervisibility between properties, means that the visual impact of the new development on existing individual properties will be limited. However, the insensitive placement of new building could significantly restrict the already limited views of key historic buildings, such as that of Great Chilmington Farmhouse from the road to the west.
- 6.5.4 Similarly, the settings of the majority of the listed and historic buildings within the hamlet are relatively self-contained within their property boundaries. While development in the vicinity will have an impact on the setting of the properties as a whole, it will have little direct impact on the setting of the individual buildings. There are, of course, exceptions to this, such as Bartletts Farm.
- 6.5.5 As has been noted above, the close range visibility of the majority of properties of the hamlet within their landscape setting is extremely limited as
-

a result of the high enclosing boundaries. In spite of this, the rural character of the hamlet is clearly discernible.. Longer distance views of the hamlet are characterised by glimpses of steeply pitched Kent peg tiled roofs nestled within mature boundaries. These long distances glimpses of the hamlet contribute to local and regional distinctiveness. Changes to the wider setting of the hamlet will therefore result in an adverse impact on these long distance historic views.

- 6.5.6 The overall sensitivity of Character Area 4 is considered to be High.

***Constraints and Opportunities***

- 6.5.7 The issue of successfully intergrating the hamlet into the proposed urban expansion will be extremely challenging. The essential rural character of the dispersed settlement has remained relatively unchanged (though reduced in size) through the last two centuries. The land parcels which make up the core of the hamlet between the Greensand Way (west of Little Netters), and Bartletts Lane to the east are much the same as on the Tithe map, and provide an important publicly accessible area of open green space and routeway through the character area.
- 6.5.8 The informal arrangement of properties, the size of plots, and the generous spacing between properties are considered key characteristics of the hamlet, and any new development will need to reflect these characteristics. This contrasting mosaic of enclosed properties, open fields and paddocks should be used as a reference in the design and displacement of any new properties within the footprint, or immediate setting of the existing hamlet
- 6.5.9 Consideration should be given to the creation of a buffer zone around the hamlet in which the new development comprised large detached properties, situated well back from access routes within large plots, within well-defined boundaries. Parcels of green open space; possibly in the form of small paddocks associated with individual properties, could be incorporated in the new development plan to preserve the semi-rural character of this part of the study area.
- 6.5.10 The wide, un-edged grass verges are considered to be another distinctive feature which make a significant contribution to the character of the hamlet, and should be retained as they are. The downgrading of these routes through the hamlet to greenways for pedestrians and cyclists (and residents traffic) would negate the need to upgrade drainage and make other highway improvements which would be detrimental to the historic character of the routes.
- 6.5.11 While there is the potential for limited, low density development along the east side of Bartletts Lane, continuing the precedent set by Stone Cottages and Gothic Cottages, it is considered important that this is set back behind the grass verge, and that the number of points of access cut through the verge is kept to the absolute minimum, to ensure the continued visual character of these key features.
- 6.5.12 The eastern section of the dog-legged road through the hamlet represents the quintessential example of the character of routes through and around the hamlet. The high hedges and wide grass verges create an open but

framed view eastwards to Gothic Cottages. This sense of openness yet containment is a locally distinctive characteristic, and should any further low density development be proposed to either side of this road, every endeavour should be made to access the new properties from Bartletts Lane, so as to cause minimum interruption to the enclosing hedgerows.

- 6.5.13 The currently open areas to the west and south of Great Chilmington are considered to be capable of withstanding low density development, if designed and located appropriately, without significant loss of heritage character or interest. However, any buildings to the west of Great Chilmington will need to be carefully positioned within their plots, and set well back from the east-west section of road, to retain the important views of this imposing house.
- 6.5.14 The open area to the south of Great Chilmington is considered to be less sensitive to impact and therefore to present less constraints on development. However, the desire to retain the rural character of Bartletts Lane created by its grass verges, tall hedgerows and hedgerow trees, would recommend the limitation of access points from this route, and promote access from Chilmington Green Road.
- 6.5.15 The retention of the footpath network through the hamlet, and its enhancement by means of its connection to a wider network of paths and bridleways through the wider area, would improve appreciation of the rural character of the settlement.
- 6.5.16 The watercourse and linear green route down the west side of the orchard and paddock associated with Netters Farmhouse, which continues northwards beyond Chilmington Farm and comprises the Greensand Way, would provide a good natural buffer zone between these existing components of the hamlet, and any new development to the west. The setting of the listed barn and farmhouse within their generous associated landholding, screened by hedgerows and tree belts, will mitigate any potential impact of such new development
- 6.5.17 The removal of the large modern farm buildings to the south of Chilmington Farm would significantly enhance this important area of open space, and would significantly improve the setting of the listed farm house, particularly in distant views from the south-east. To ensure the continuity of these views, it is important that any built development to the east of Bartletts Lane, to the north of Gothic Cottages, is positioned, and of a scale and massing, which does not impact upon the distant views of Chilmington Farmhouse.
- 6.5.18 The relatively limited palette of building materials and architectural form displayed within the buildings of the hamlet provide a clear steer for the development of compatible modern interpretations of building character and materials. Steep hipped, peg tile roofs, timber casements, hung tile, first floor windows set immediately beneath the eaves, and small gabled dormers are all characteristic of the locality and are forms and details which should be reflected in the new buildings.
- 6.5.19 The extremely localised use of Kent ragstone in the existing built environment should be respected if utilised in new building, and could

provide a very good key to creating areas of localised distinctiveness in the new development.

- 6.5.20 The limited use of weatherboard on the higher ground, while being such a common feature of the region as a whole, could also be used to create areas of particular local distinctiveness within the new development.
- 6.5.21 While the decorative gables of the Toke estate buildings, which feature both in the main built form, and in appendages such as porches, are of considerable local interest and distinctiveness, these should not be used as a feature within the new development as this would provide a dilution of the significance of the currently recognisable group of estate buildings, and would represent an inappropriate historical pastiche.
- 6.5.22 Careful consideration should also be paid to the materials and forms of boundary treatment in the vicinity and setting of the existing hamlet. Existing boundary features to residential properties are predominantly hedgerows, though some post and wire fences bound the open fields and paddocks. Boundary treatments such as timber panel fencing should be avoided in the new development as this would introduce an inappropriate suburban character to this currently rural area.
- 6.5.23 One of the identified key characteristics of Character Area 4, which it is considered desirable to retain, is its rural tranquillity. While it is considered that low density residential development would preserve the current sense of tranquillity, other uses, particularly those which would result in a marked increase in traffic through and past the hamlet, would need very careful consideration, if the rural and tranquil character of the hamlet and Bartletts Lane are to be conserved.

## **6.6 Character Area 5**

### ***Summary of Sensitivity***

- 6.6.1 Although the historic enclosure pattern has been amalgamated in the 20<sup>th</sup> century the early irregular field pattern can still be observed and is defined by historic hedgerows. As such it is one of the better persevered historic landscape areas. This significance is further enhanced by the presence of a distinct dog-leg driveway/ public footpath on its eastern edge which provides a connection in the landscape to Chilmington Green and reflects the former dominance of animal grazing and the movement of animals between fields and the communal green at the heart of the village. There are a number of isolated properties and buildings within the CA which are broadly characterised by being situated within large private enclosures.
- 6.6.2 The overall sensitivity of Character Area 5 is considered to be High.

### ***Constraints and Opportunities***

- 6.6.3 The small-scale of the fields within this Character Area provides an indication of what the wider Study Area would have once been like. In relative terms this is one of the most coherent landscapes with the Study Area. The settlement pattern is defined by a low density of larger buildings set within private gardens/ grounds.

## 6.7 Character Area 6

### ***Summary of Sensitivity***

- 6.7.1 The area is characterised by a broad flat landscape at the foot of the Chilmington Green slope and this topography was influential to the positioning of the WWII airfield. Remains of the airfield survive within the landscape including a perimeter track (ID66). The historic landscape character is defined by large enclosures that are aligned on a northeast-southwest alignment off Chilmington Green Road. The historic boundaries removed by the airfield have been replaced on historic alignments but by fence lines. However the historic routeways, such as Mock Lane (south) and Criol Lane, also reflect this alignment and suggest a historic significance.
- 6.7.2 The overall sensitivity of Character Area 6 is considered to be Moderate.

### ***Constraints and Opportunities***

- 6.7.3 The historic landscape is defined by the creation of 20<sup>th</sup> century fields following the abandonment of the airstrip. However the routeways through the area (including Chilmington Green Road, the alignment of which originates from the Romano-British period) and the boundary alignments (fence lines which retain the alignment of historic hedgerows) allude to an earlier historic character which is still observable within the landscape.
- 6.7.4 Although temporary in nature this area has been subject to previous development in the former of a wartime airstrip. The sensitivity of the area is derived from more recent history and the siting of a RAF airfield.

## 6.8 Character Area 7

### ***Summary of Sensitivity***

- 6.8.1 The presence of the ancient and semi-natural woodland of Stubbcross Wood and mature and veteran trees within the hedge lines provides a sense of historic character derived from historic woodland clearance or wood pasture, which is a characteristic of the southern part of the Study Area. The earthwork remains of the Roman Road are visible within the field behind Stubbcross Farm and where it crosses the elevated ridgeline at Snailswood Farm it provides a wide perspective across the area especially towards Colemans' Kitchen Wood.
- 6.8.2 Snailswood Farm occupies a unique location within the Study Area. It is situated away from lanes and roads on a prominent mound. Unlike the majority of properties in the Study Area, Snailswood Farmhouse is not enclosed and hidden from view by high grown trees and hedgerows. To the contrary, the building is highly visible in the landscape with long distance views afforded from Areas 3, 6 and 8.
- 6.8.3 The overall sensitivity of Character Area 7 is considered to be Moderate.

### ***Constraints and Opportunities***

- 6.8.4 Although there is ancient woodland recorded within the area the dense and established hedgerows along with the topography means this area along Stubbcross Road is screened from the rest of the Study Area. The setting of Snailswood Farm is more likely to be impacted by development within CA3 than within CA7 due to its topographic and exposed location. The remains and alignment of the Roman Road should be considered. An historic hedgerow which retains the alignment of the historic and modern parish boundary crosses the southern part of the Character Area. Consideration should be given to the retention of this hedgerow.

## **6.9 Character Area 8**

### ***Summary of Sensitivity***

- 6.9.1 Within the Study Area, the historic landscape character is dominated by sinuous historic drainage that is often characterised by a drain with an adjacent historic hedgerow. Based on the HLC analysis this is an area that has had the least amount of change in the landscape during the 20<sup>th</sup> century. Small pockets of ancient and semi-natural woodland are dotted around early irregular enclosures that are probably derived from the clearance of woodland and wood pasture. This character can be observed to extend southwards beyond the Study Area. The unusual form of Willow Wood reflects its use as an ammunitions dump during WWII and its subsequent clearance.

- 6.9.2 The overall sensitivity of Character Area 8 is considered to be Moderate to High.

### ***Constraints and Opportunities***

- 6.9.3 The number of interconnecting drains reflects the need for drainage in the area and its possible waterlogged nature. The open ditches are a key characteristic.
- 6.9.4 The majority of this woodland that survives within the Study Area is located next to historic irregular enclosures that may represent historic piece-meal clearance of woodland. From the historic landscape characterisation this former enclosure type extended from CA8 to CA1 to the east of Chilmington Green.

## **6.10 Masterplanning Principles for Heritage Mitigation**

- 6.10.1 The historic environment sensitivities for each of the Character Areas have been outlined above along with the identification of potential constraints and opportunities that may need to be considered within the masterplan. From this an initial set of nine parameters have been produced for the integration and mitigation of the historic landscape and built heritage. These are:

- The natural topography has influenced past exploitation and utilisation of the landscape and this can be categorised into broad zones; industrial, farming, woodland and settlement areas. Attention should be given to reflecting and respecting these zones within the masterplan design.

- A number of historic routeways provide a robust framework within the landscape but vary greatly in form and character, including the Roman Road in CA7 which survives as an earthwork. Historic routeways reflect the evolution of the Study Area from the Romano-British period to the present day. A number of these routeways retain a distinctive rural character. Key characteristics include narrow roads flanked by wide flat grass verges and hedgerows. The form and integrity of these routeways-in particular in the road through Chilmington Green and Bartlett's Lane- should be considered and retained appropriately where possible.
- Chilmington Green hamlet is defined by low density larger buildings and properties set within private gardens/ grounds which have developed around the green in a haphazard and organic manner. This creates a highly distinctive character which is sensitive to change. This sensitivity applies to both the hamlet itself and to long distance views of the settlement across the Study Area. Efforts should be made to retain the setting and spatial layout of the hamlet and to optimise key long distance views towards it. The open green space between properties and the high property boundaries are key characteristics of the hamlet and should be sought to be retained through the masterplanning process.
- Key building characteristics and materials within the hamlet have been identified and could be incorporated through appropriate and thoughtful design, along with key views.
- Although there has been substantial boundary loss during the 20<sup>th</sup> century, the Historic Landscape Characterisation has shown there was more variability in the enclosure landscape prior to the late 20<sup>th</sup> century. Care should be taken in areas where the historic landscape survives in a legible form to reflect the existing enclosure layout in the Masterplan design.
- A significant number of high value historic hedgerows survive across the Study Area. In particular, these are concentrated in Character Areas 4, 5 and 8 where they make a central contribution to the high significance allocated to these areas. The form and integrity of these hedgerows should to be retained appropriately where possible.
- The survival of historic woodland at the southern and northern end of the site into discreet copse represents the earlier historic origins of the landscape of former woodland clearance. Efforts should be made to respect and retain the pockets of woodland (and views towards them) within the Masterplan design..
- The southern end of the area is characterised by the modern reorganisation/ re-establishment of the landscape following the disbandment of the WWII airfield. Consideration should be given to the representation of the WW II airfield within the Masterplan design. This could take the form of preserving the memory through appropriate street naming or through the retention of flat open space.

- Important historic boundaries such as parish boundaries which cross the area also need to be considered and reflected in the masterplan design. This could be approached through the enhancement of the historic alignment with introduced footpaths and boundaries or through changes in the form of the built environment to create the illusion of an 'edge'.

6.10.2 These nine key parameters will provide a focus to the detailed mitigation for the historic environment to be taken forward within the masterplan. This detailed mitigation will be subsequently developed through an iterative process of inclusive consultation and consideration of other disciplines (landscape, ecology, drainage) so to provide a holistic approach to the scheme. These eight parameters also provide opportunities to incorporate key characteristics of the landscape and built heritage into the masterplan so to enable enhancement of existing characteristics and provide 'place-shaping' characteristics for any development.

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WSP 2010. *Archaeological Desk-Based Assessment of Land at Chilmington Green, Ashford, Kent.*

### **Additional Sources (not referred to in body of report)**

John Thompson and Partners 2010. Chilmington Green and Discovery Park, 22 July 2010 Stakeholders Workshop. Draft.

Keystone Environmental 2010. Chilmington Green Hedgerow Assessment. Internal draft.

### **Kent Historic Environment (Additional Sources)**

Aerial Photograph: Ashford Airfield (11 May 1944)

Aerial Photograph: Stubbs Cross (1 May 1946; Run 51; shot nos. 4240 - 4242)

#### **6.11 Online Resources**

<a href="http://www.ashford.gov.uk/">http://www.ashford.gov.uk/</a>	Borough Council website
<a href="http://www.bgs.ac.uk/geoindex/">www.bgs.ac.uk/geoindex/</a>	British Geological Survey Website
<a href="http://www.british-history.ac.uk">http://www.british-history.ac.uk</a>	Secondary source material
<a href="http://www.english-heritage.org.uk/lbonline">http://www.english-heritage.org.uk/lbonline</a>	Listed Building information
<a href="http://www.imagesofengland.org.uk/">http://www.imagesofengland.org.uk/</a>	Photographic library of Listed Buildings
<a href="http://www.kentfallen.com/">http://www.kentfallen.com/</a>	Kent War Memorials Transcription Project
<a href="http://extranet7.kent.gov.uk/klis">http://extranet7.kent.gov.uk/klis</a>	GIS mapping with landscape information (including KHLC)
<a href="http://www.magic.gov.uk">http://www.magic.gov.uk</a>	GIS mapping with statutory/land designations

#### **6.12 Cartographic Sources**

Maps highlighted in **bold** are included as figures in this report.

Andrews, Drury and Herbert's map of Kent, 1769

#### **Hasted's map of Kent 1797-1801**

The first published Ordnance Survey map of the County of Kent

#### **Tithe Map of Great Chart, 1840**

Tithe Map of Shadoxhurst, 1839

Tithe Map of Kingsnorth, 1839

Ordnance Survey 25" Series, 1st edition, 1873

Ordnance Survey 25" Series, 2nd edition, 1898

Ordnance Survey 25" Series, 3rd edition, 1907

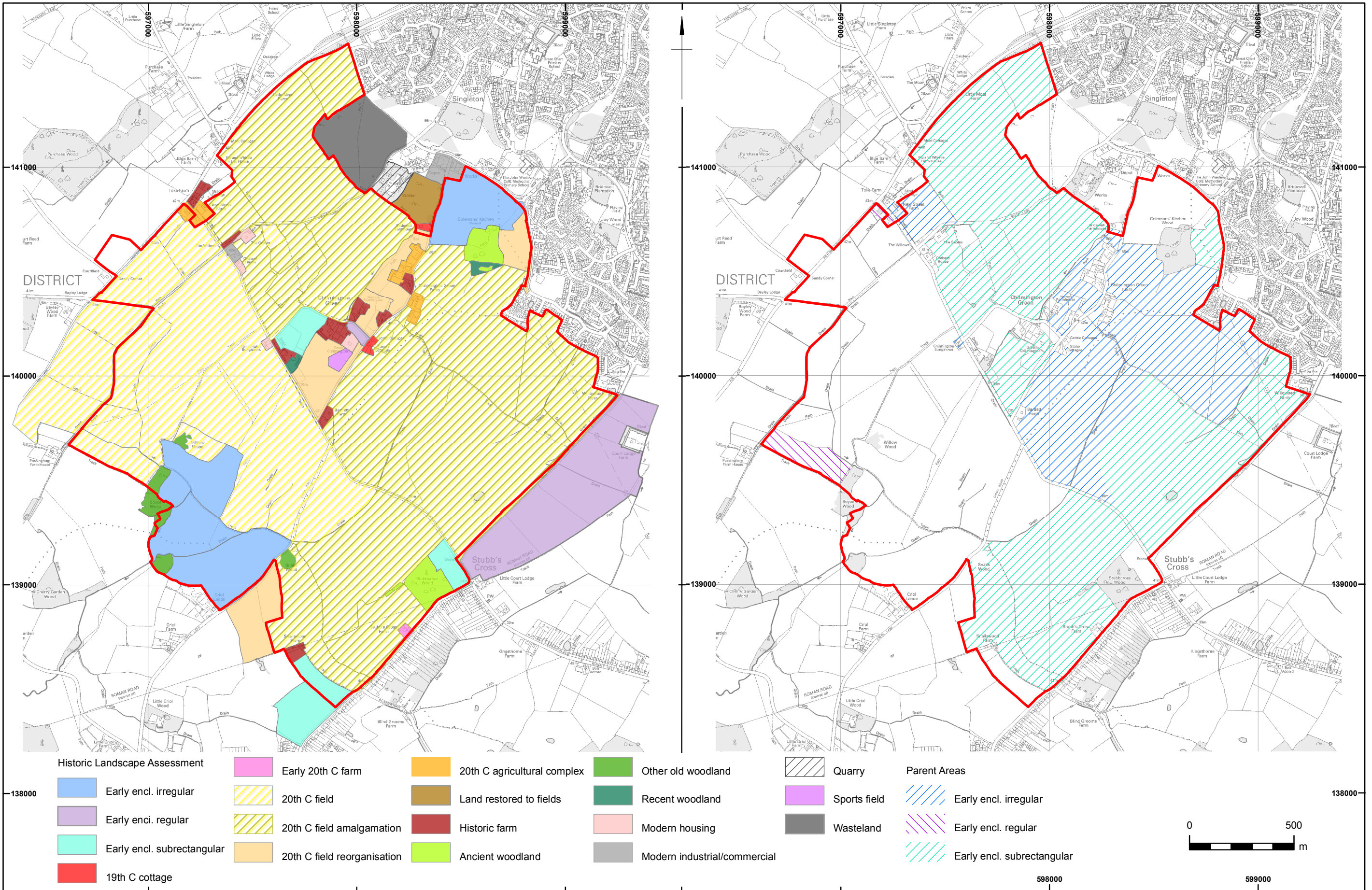
#### **Ordnance Survey 6" Series, 1st edition, 1871**

Ordnance Survey 6" Series, 2nd edition, 1898

Ordnance Survey 6" Series, 3rd edition, 1908

**7 APPENDIX 1: GAZETTEER OF HERITAGE ASSETS**

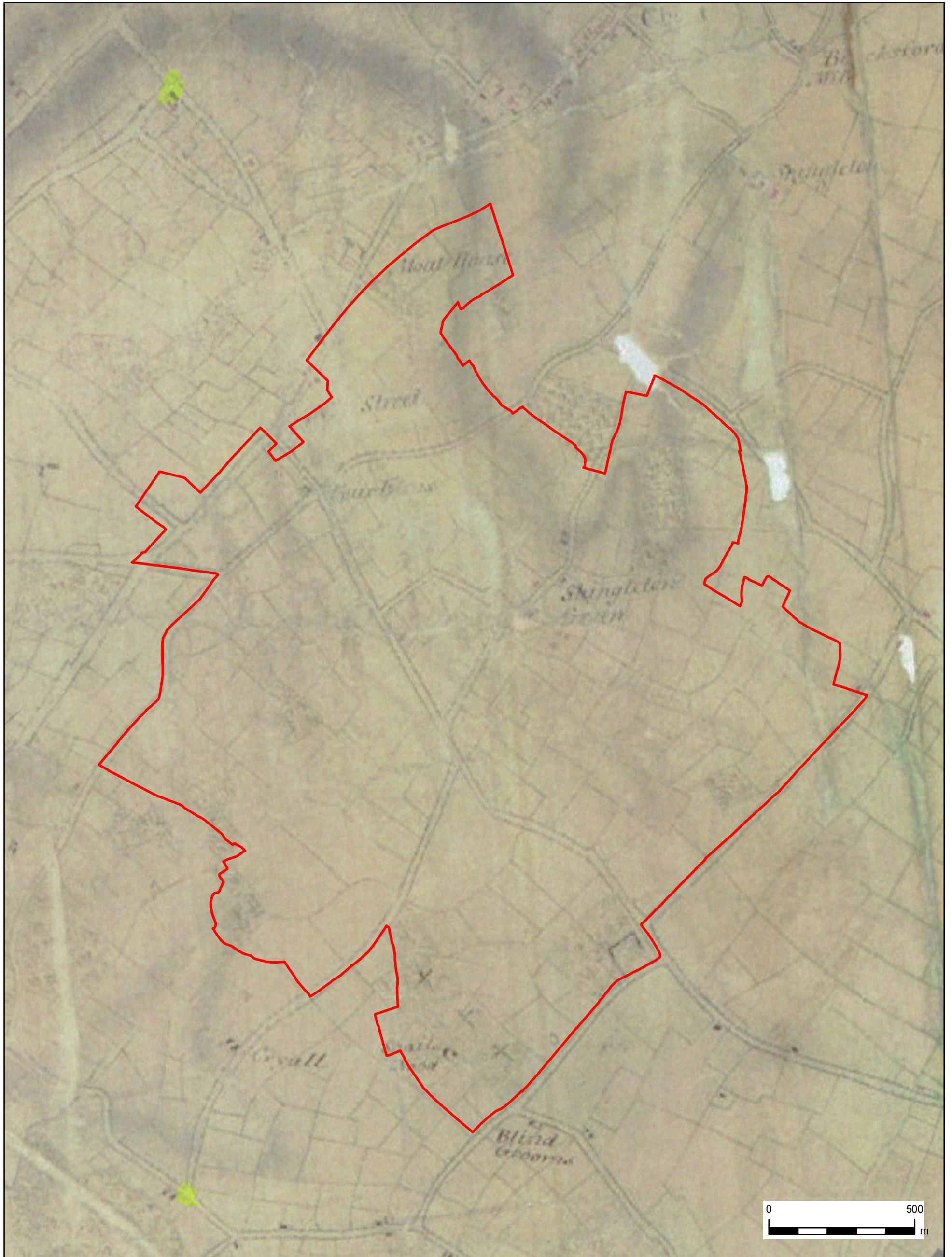




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Maps showing the 2010 Wessex Archaeology Historic Landscape Characterisation assessment of the Chilmington Green study area and the associated parent enclosures

Figure 2



 Study Area

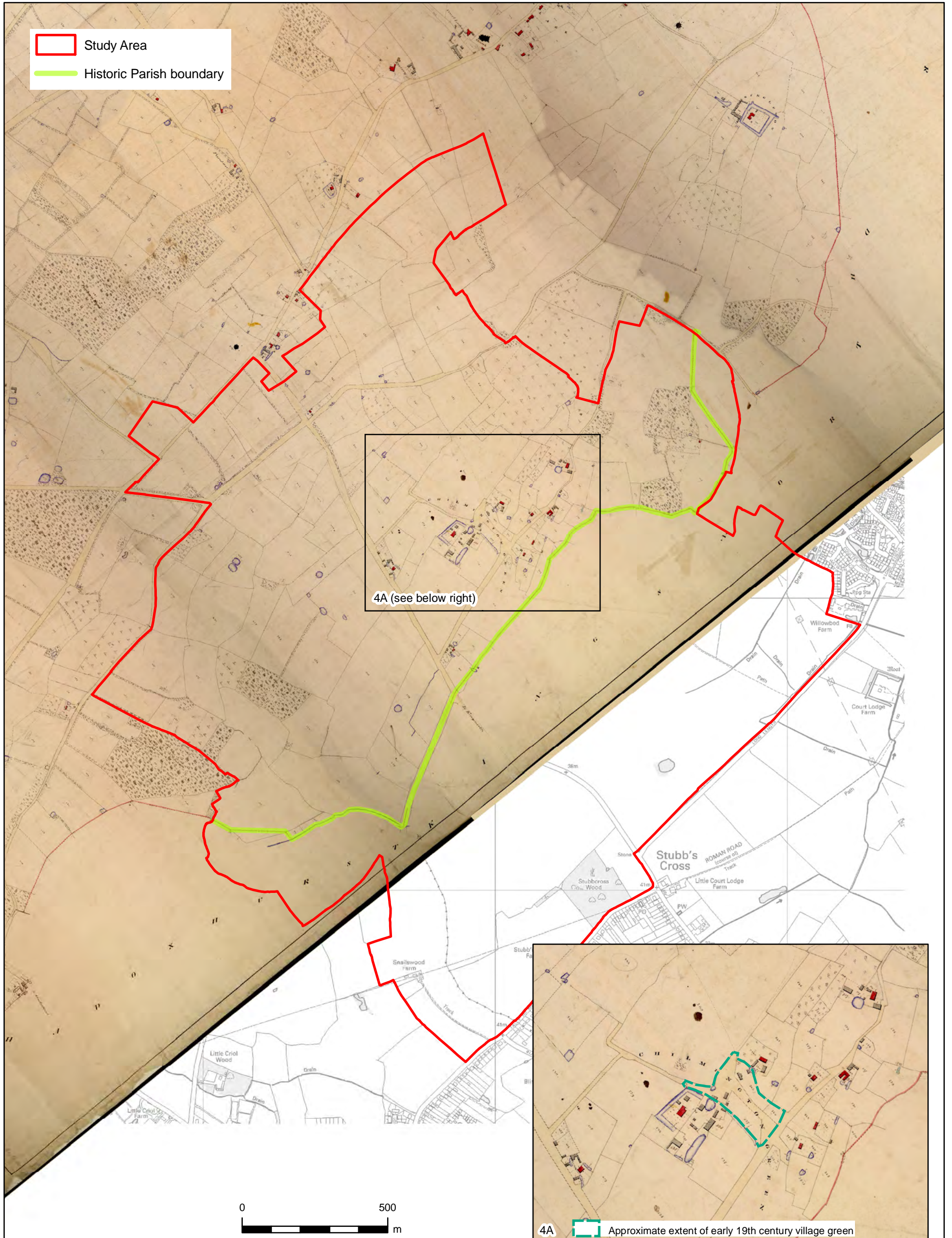


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Hasted's map of Kent 1797-1801 of the Chilmington Green area

Figure 3

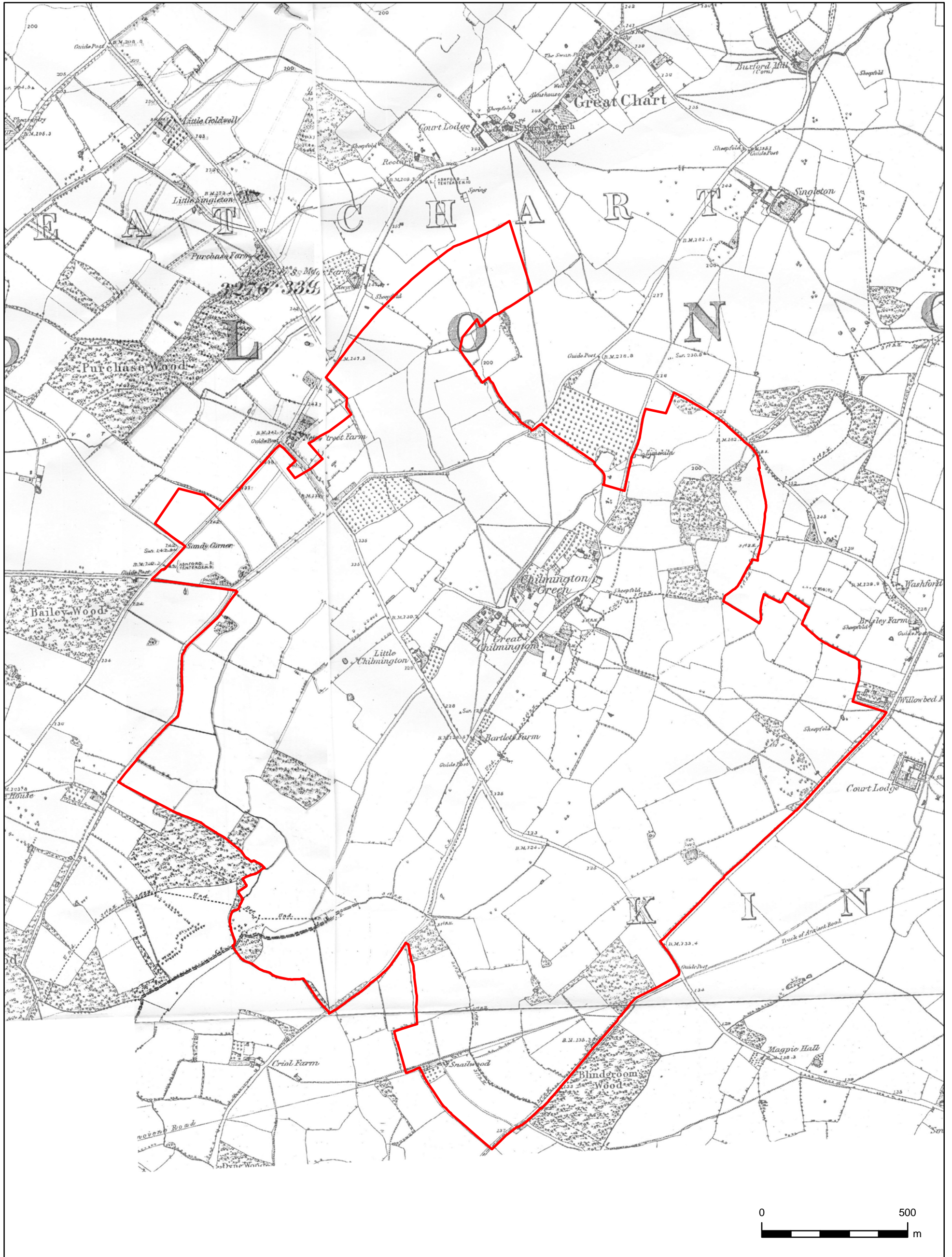


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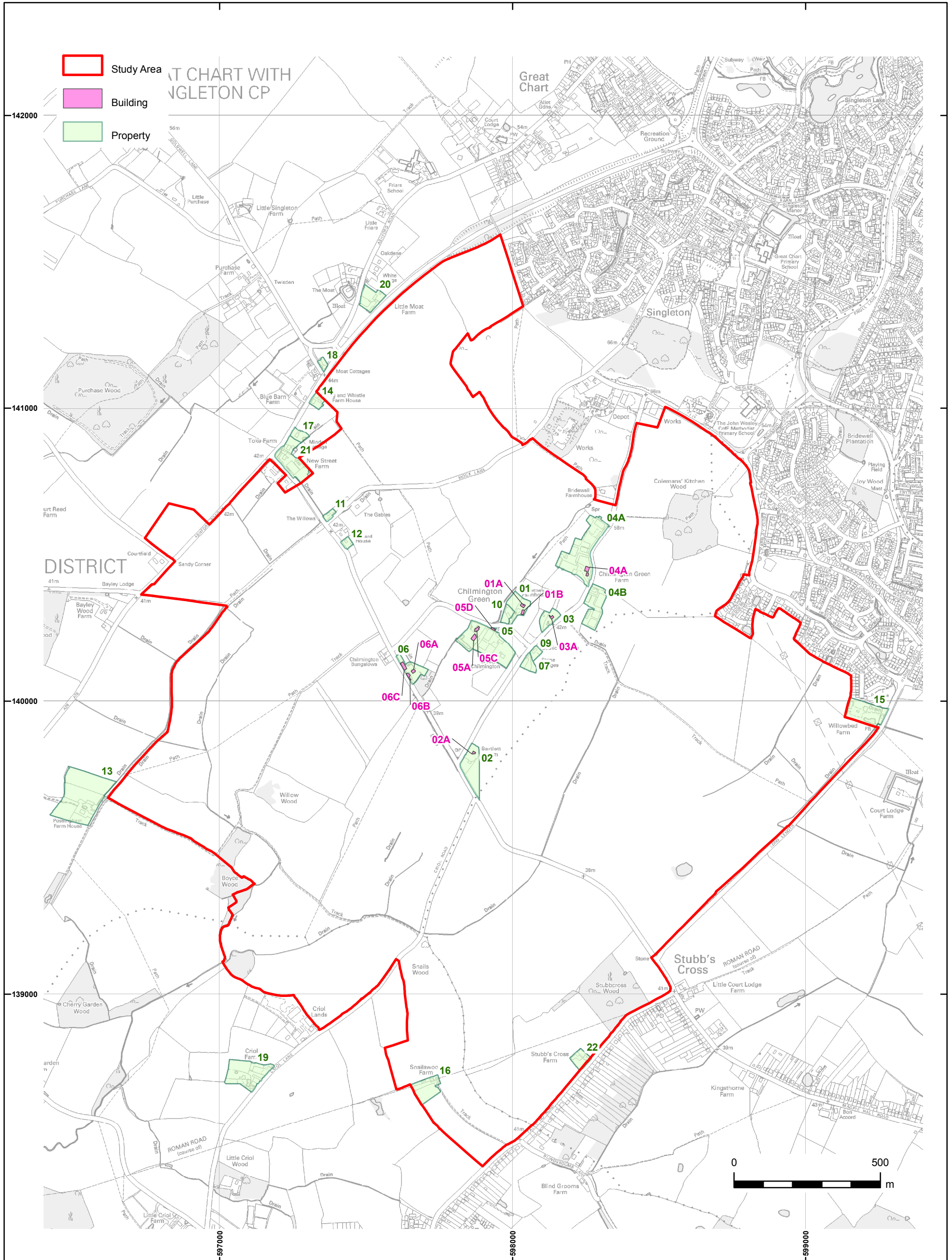
 Study Area



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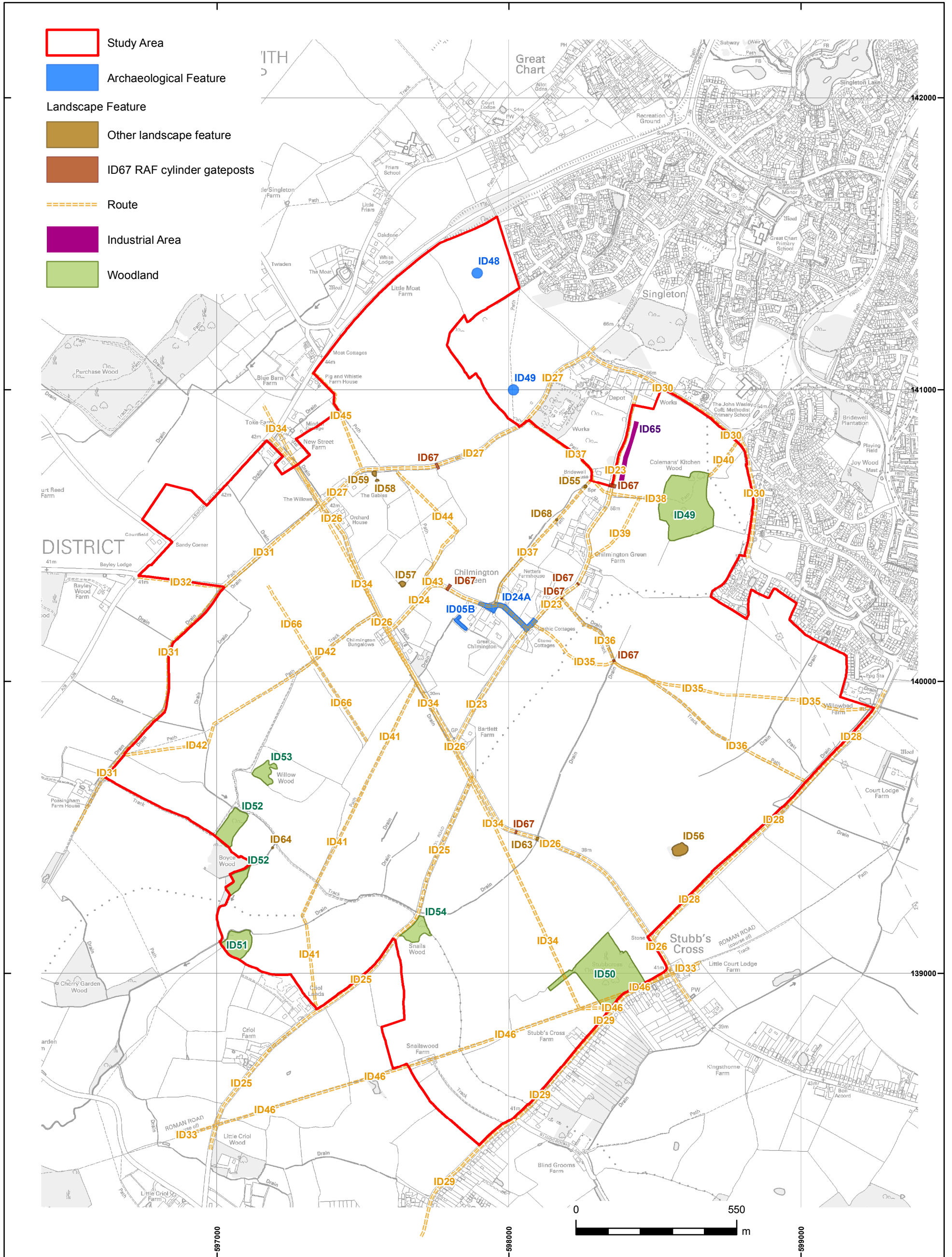
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Heritage Assets map showing the location of Building and Property locations

Figure 6



Refer to Appendix 1 for specific Heritage Asset types and Descriptions

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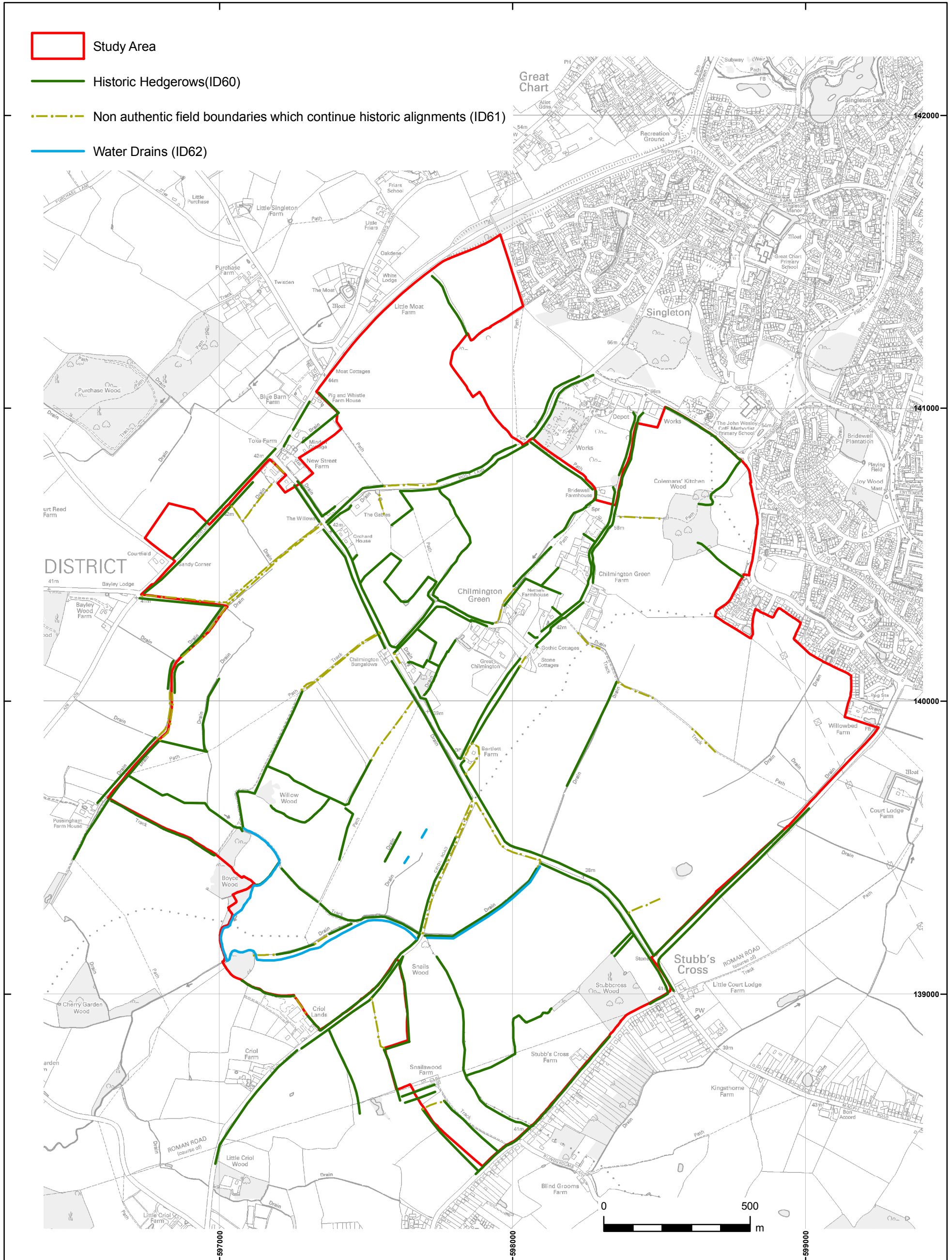
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Heritage Assets map showing the location of and type of Landscape Features

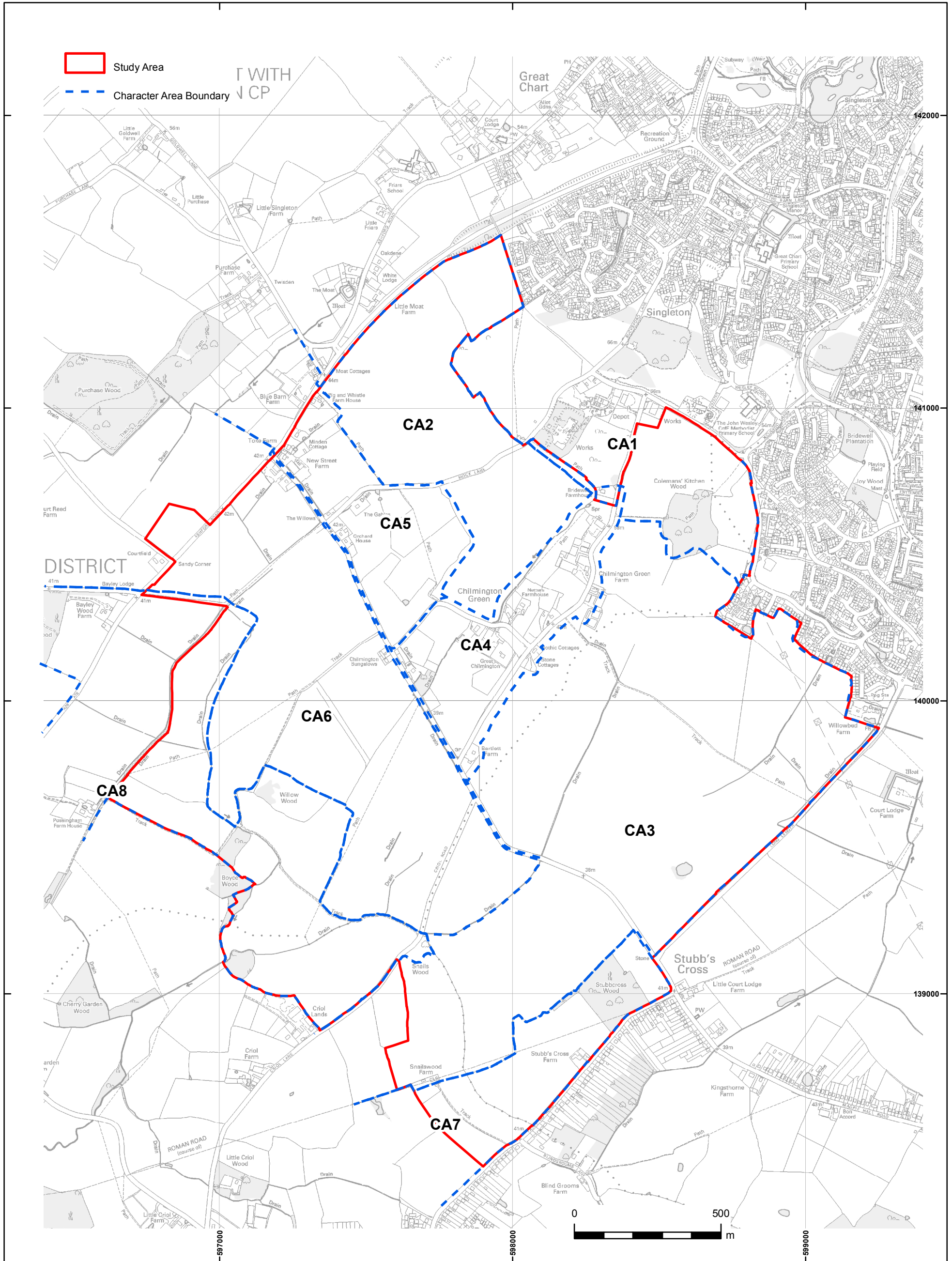
Figure 7



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Heritage Assets map showing the location of and Type of Important Hedges

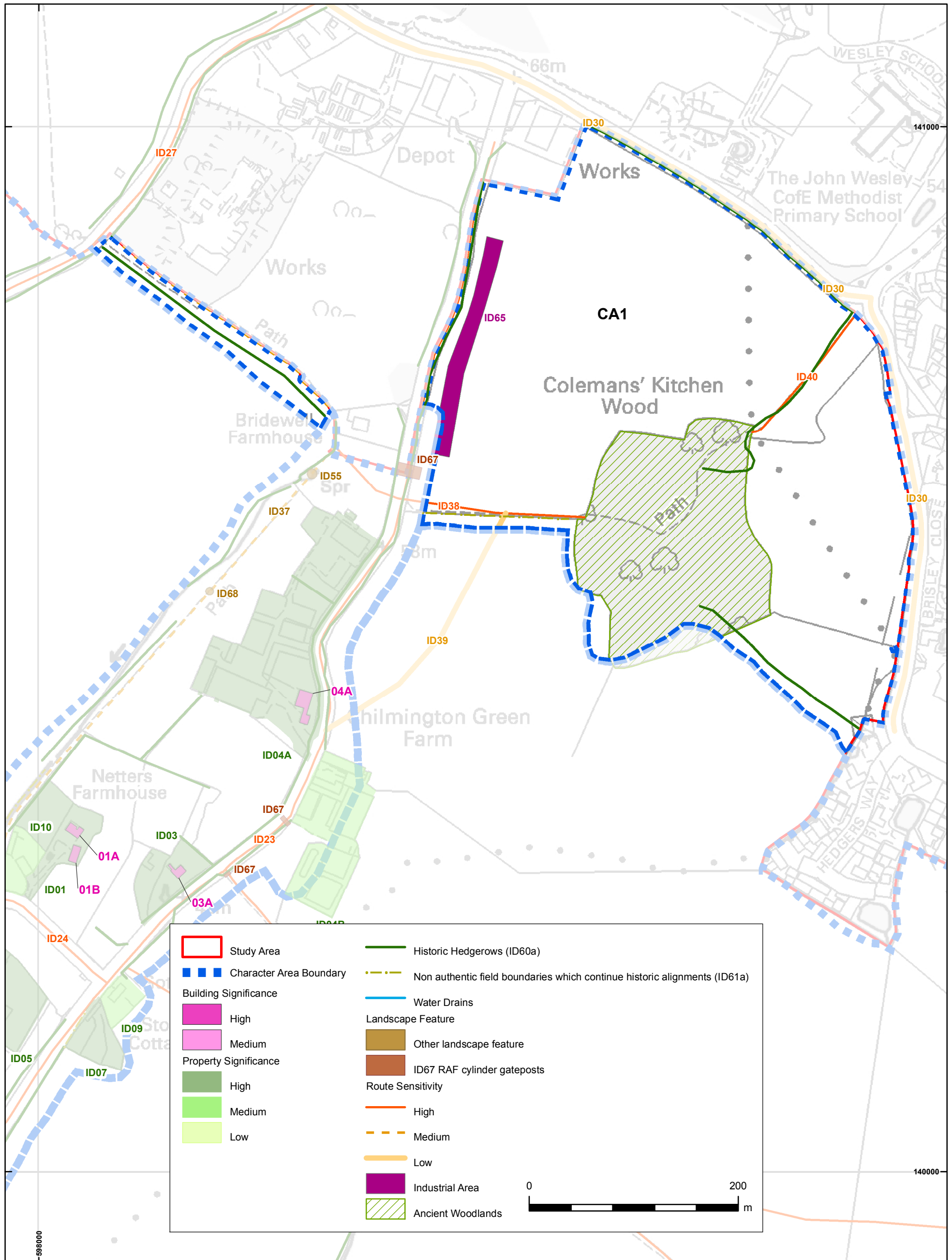
Figure 8



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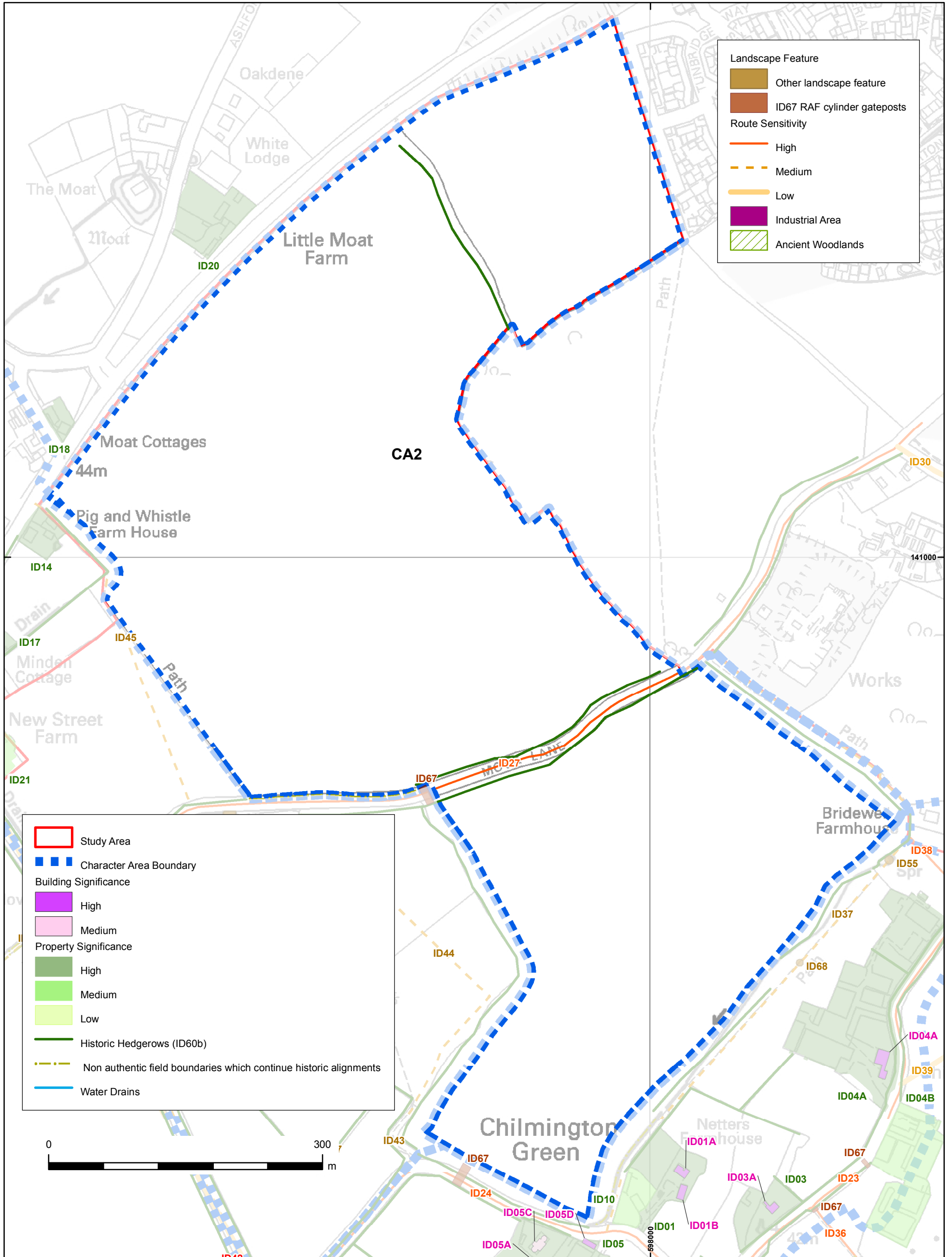
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Detail of Character Area 1 showing designations, heritage assets and significance ratings

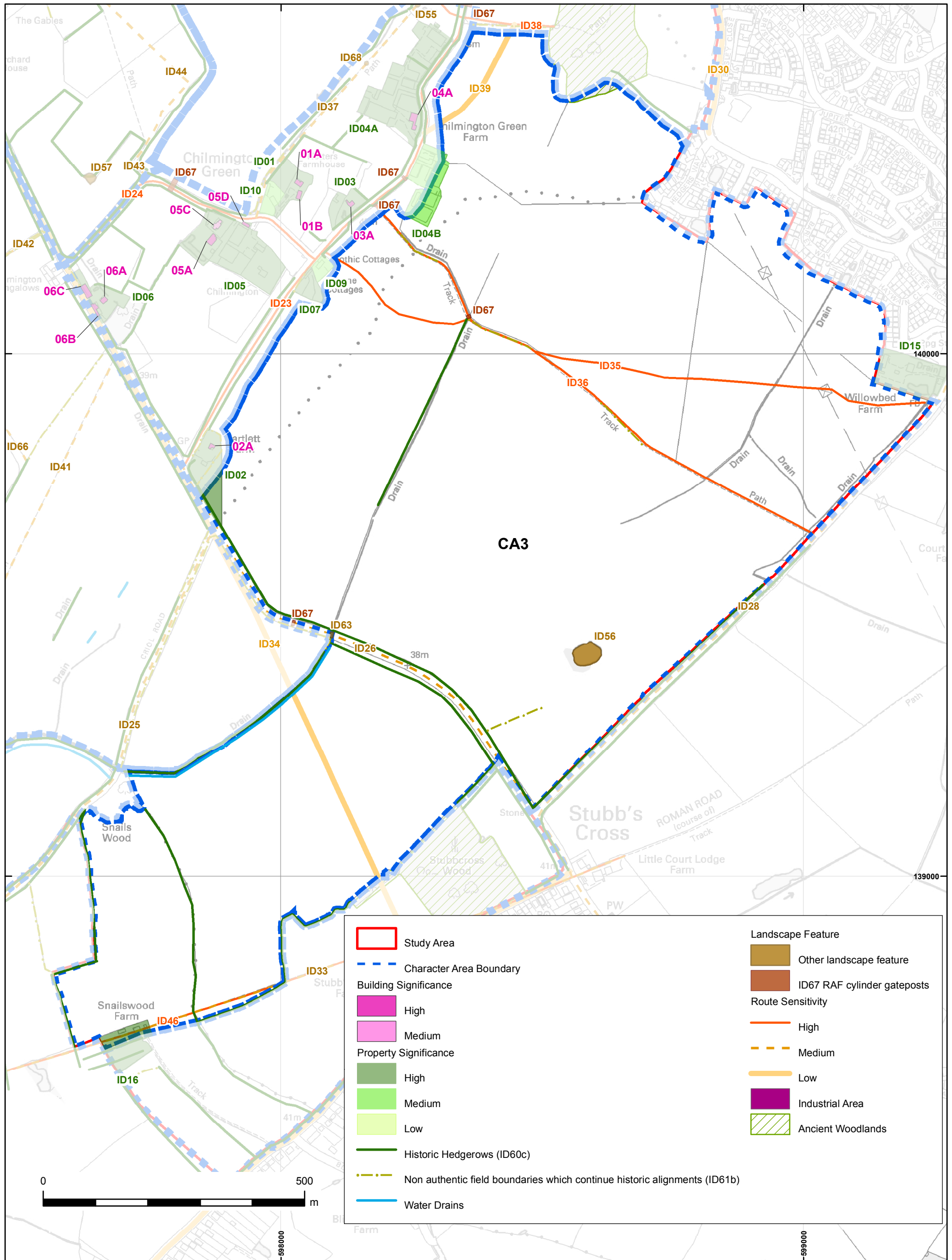
Figure 10



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0 500 m

598000 599000

140000 139000

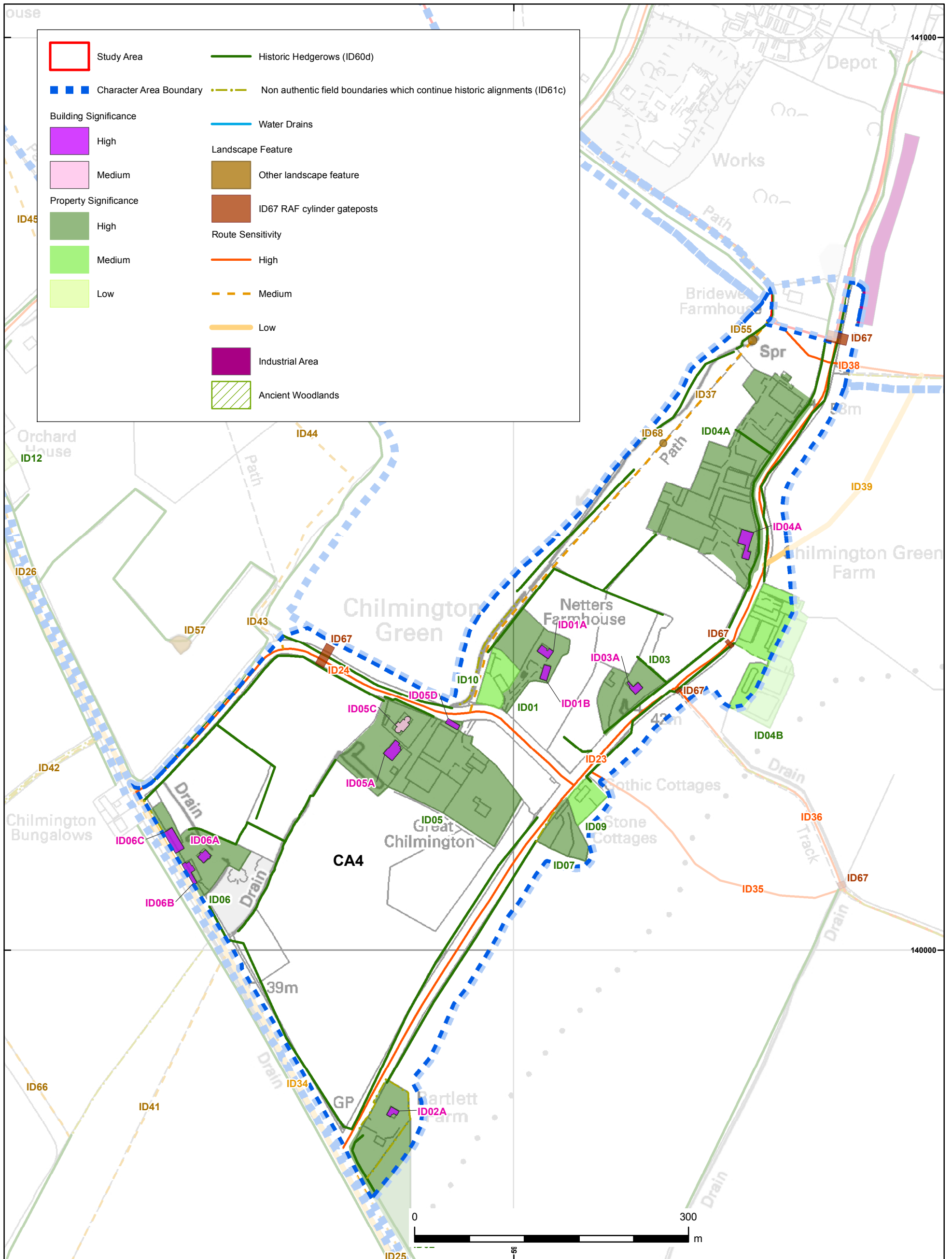
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Detail of Character Area 3 showing designations, heritage assets and significance ratings

Figure 12

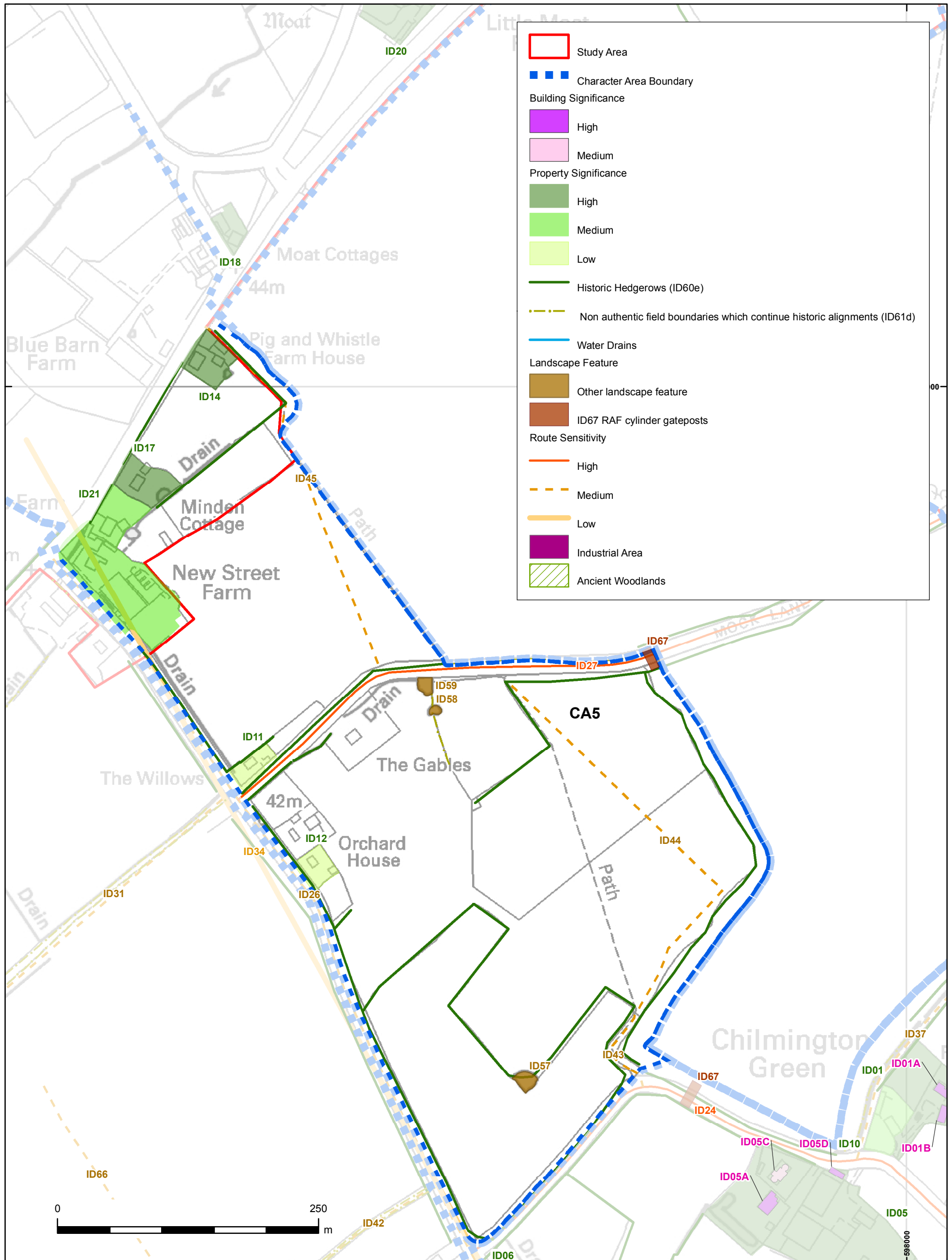




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Detail of Character Area 4 showing designations, heritage assets and significance ratings

Figure 13



**Study Area**

**Character Area Boundary**

**Building Significance**

- High
- Medium

**Property Significance**

- High
- Medium
- Low

**Historic Hedgerows (ID60e)**

**Non authentic field boundaries which continue historic alignments (ID61d)**

**Water Drains**

**Landscape Feature**

- Other landscape feature
- ID67 RAF cylinder gateposts

**Route Sensitivity**

- High
- Medium
- Low

**Industrial Area**

**Ancient Woodlands**



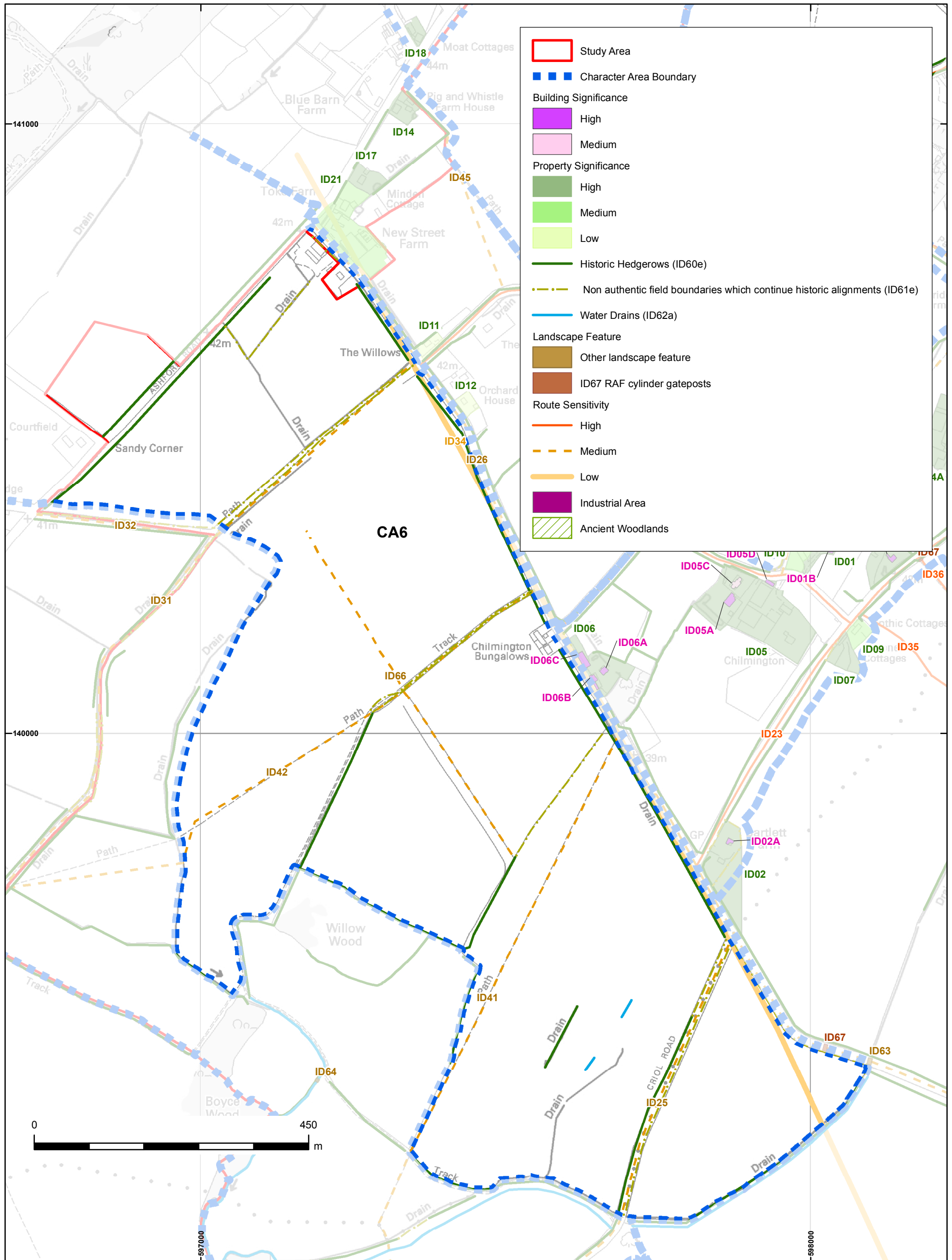
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Detail of Character Area 5 showing designations, heritage assets and significance ratings

Figure 14

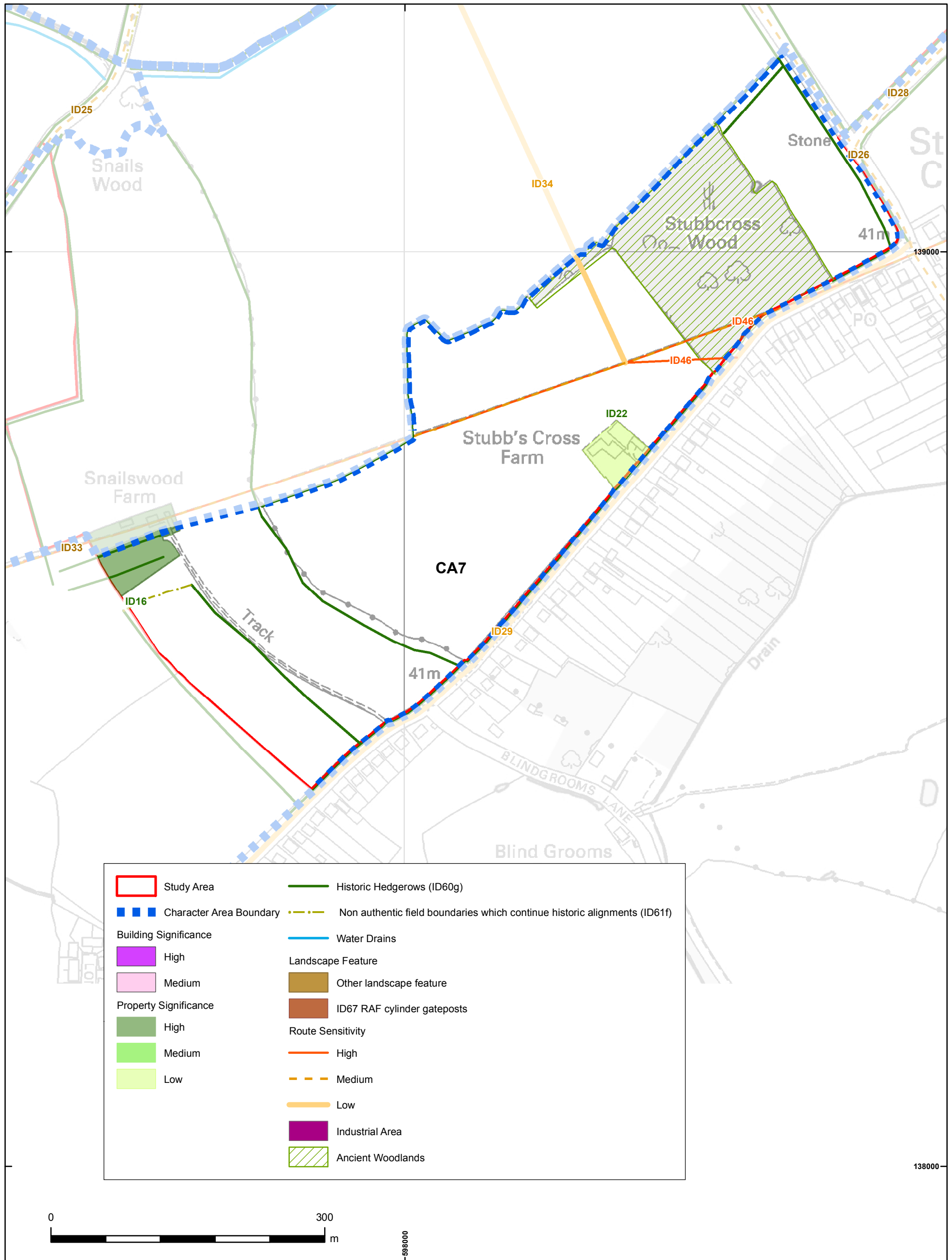


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Detail of Character Area 6 showing designations, heritage assets and significance ratings

Figure 15



Study Area	Historic Hedgerows (ID60g)
Character Area Boundary	Non authentic field boundaries which continue historic alignments (ID61f)
<b>Building Significance</b>	Water Drains
High	<b>Landscape Feature</b>
Medium	Other landscape feature
<b>Property Significance</b>	ID67 RAF cylinder gateposts
High	<b>Route Sensitivity</b>
Medium	High
Low	Medium
	Low
	Industrial Area
	Ancient Woodlands



598000

138000

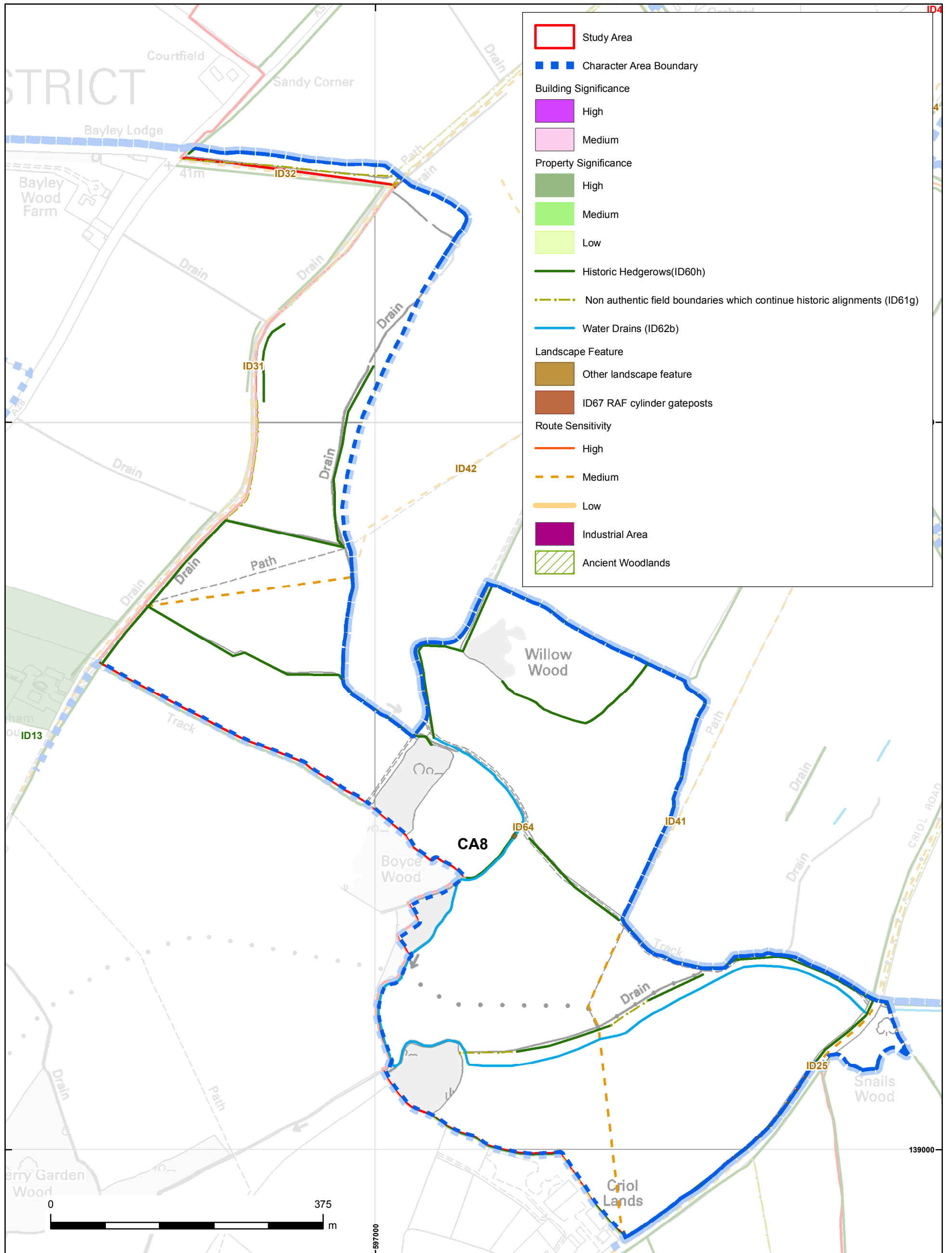


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Detail of Character Area 7 showing designations, heritage assets and significance ratings

Figure 16



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Detail of Character Area 8 showing designations, heritage assets and significance ratings

Figure 17



Plate 1: The infringement of modern development. Looking northeast across Character Area 3.



Plate 2: Coleman's Kitchen Wood. Looking northeast.

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Plate 3: Stubbs Cross Wood. Looking south.



Plate 4: View across Character Area 1. Looking west.

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Plate 5: View across Character Area 2 Showing north rising slope. Looking west.



Plate 6: Large open fields Character Area 3. Looking south.

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Plate 7 : View across the hamlet (Character Area 4). Looking northwest from Long Length.



Plate 8: Character Area 5 showing remnants of historic field system. Looking north.

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Plate 9 : View across Character Area 6 showing flat ground. Looking southeast.



Plate 10: View across Character Area 7. Looking northeast.

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Plate 11 : Remnants of historic woodland scattered across Character Area 8. Looking northwest.



Plate 12: View of locally distinctive wide grass verges along Bartlets Lane. Looking southwest.

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Plate 13: Barn at New Street Farm. Looking northeast from Chilmington Green Road.



Plate 14: Largescale modern farmbuilding dominating the landscape at Chilmington Farm. Looking north.

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Plate 15: Possingham Farmhouse, a timber framed building preserved in its most authentic form. Looking east.



Plate 16: Stone Cottages on Bartletts Lane showing use of Kentish Ragstone. Looking southeast.

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Plate 17: Example of decorative brickwork quoins at Little Netters. Looking north.



Plate 18: Chilmington Cottage showing the use of both hanging Kent peg tiles and plank weatherboarding. Looking north.

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Plate 19: Example of distinctive red peg tile roofs nestled between mature hedgerows. View towards Netters Farm from the grounds of Chilmington Cottage, looking west.



Plate 20: Nineteenth century porch at Little Chilmington. Looking north-east.

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Plate 21: Decorative bargeboards featured on the Gothic Cottages. Looking east.



Plate 22: Gate of field C 01 featuring RAF gas canisters. Looking north.

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Plate 23: Decorative gate detail at Bartlett's Farm. Looking southwest.

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