



Conservation Area Assessment

Warehorne - The Green

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

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

There are 43 Conservation Areas in Ashford Borough.

WAREHORNE CONSERVATION AREA ASSESSMENT

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

Warehorne Conservation Area is linear in form with built development extending along either side of The Street, the main road through the village, and encircling the village green. It is predominantly residential in character with the exception of the Public House and St Matthews Church. The Conservation Area is surrounded by open countryside, and has a mix of both extremely large properties and small terraced houses.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	<p>The road dips down into the Conservation Area. Within the Conservation Area itself there is a shallow 'S' bend in the road; starting at the Woolpack Public House and finishing just beyond Monks Hill Cottages.</p> <p>St Matthew's Church is on a higher level than the surrounding area; whilst the access track to the properties fronting the Green rises fairly steeply for about 30 metres before levelling out closer to the houses.</p> <p>The Green itself slopes down in an easterly direction towards Mountfield.</p>
archaeological significance and potential of the area	<p>The land surrounding St Matthew's Church has been designated as an area of archaeological potential.</p>

AREA APPRAISAL	COMMENT
<p>the character and hierarchy of spaces, and townscape quality.</p>	<p>Development is concentrated along the road frontage and encircles the village green. There is a mix of extremely large properties set in extensive curtilages intermixed with small terraced properties located close to the road.</p>
<p>the use of distinctive and traditional building materials</p>	<p>White washed buildings. Dark red brick. Secondhand tiles on roofs. Ragstone and brickwork (tower) on Church.</p>
<p>the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area</p>	<p>The Village Green is an extremely important area of public open space and is actually registered as a formal Village Green. The seat at the far end allows villagers to enjoy this space and provides an attractive view of the two purple Beech trees (which are covered by a Tree Preservation Order) and a row of Horse Chestnut trees set against the silhouette of the Church.</p>
<p>the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types</p>	<p>Apart from the Woolpack Public House and the Church of St Matthew, all the other properties are in residential use. The former Post Office has now been converted to a residential property.</p>

AREA APPRAISAL	COMMENT
historical evolution	<p>The Church of St Matthew dates back to the 13th Century although it has many later additions. Within the graveyard to the Church there are many listed chest tombs/headstones which refer to locally known families.</p> <p>The Woolpack Public House was built in the late 17th Century with all listed properties located around the Green built in the 18th Century.</p>
the relationship of the built environment to landscape or open countryside	St Matthew's Church looks out over the open countryside to the south.
the extent of loss, intrusion, or damage sustained by an area	<p>The brick approach road providing access for the houses on the Green is deteriorating badly and in need of repair.</p> <p>The hum of vehicles driving along the new A2070 can just about be heard.</p>
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	A two storey flat roof extension to the side of the old Post Office is unsightly and out of keeping with the setting of the Conservation Area.

AREA APPRAISAL	COMMENT
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	The informal parking area in front of 1-3 TheGreen looks as it has emerged over time to overcome parking problems for these properties. It is not been laid out in any organised way and purely gravelled over.
the existence of any threats to the area	The removal of the brick approach road to the residential properties fronting onto the Green and its replacement with a tarmac access way.

OUTCOMES

Area boundary	No changes are recommended to the current boundary of the Conservation Area.
Potential Article 4 Directions	N/A
Site Policies (proposals and protection)	N/A
Potential improvement schemes	The repair of the brick access way to the properties fronting the Green by replacing cracked/broken bricks with secondhand brick paviours.

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