



## ASHFORD BOROUGH LOCAL PLAN

### Conservation Area Assessment

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## Woodchurch

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.

## WOODCHURCH CONSERVATION AREA ASSESSMENT

### AREA APPRAISAL

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

The Woodchurch Conservation Area is centred on the "green heart" of the village which consists of the formal village green lying at the northern end but also includes the lower green which is agricultural land lying to the south of this. The other special characteristic of the Conservation Area is the Windmill which lies to the north on higher ground which is a landmark both locally and over a much wider area.

| ASPECT UNDER CONSIDERATION                                                 | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| topography/physical structure and its relationship to the sites topography | The green heart of the Conservation Area is an important feature in topographical terms this slopes gently from north to south and also from east to west. Therefore, the development lying along the northern side of the Green is on slightly higher ground. There is then a significant slope up to the north which in Conservation Area terms focuses on the Windmill and the small group of development around it. The north/south slope is also accentuated in both Front and Lower Road and in the area of Court Lodge Farm and Townland Farm. There is a marked slope towards the south-west running towards a stream which then rises again towards Brook Street which is a significant ridge running between Woodchurch and Tenterden. |
| archaeological significance and potential of the area                      | There is an area of archaeological significance by the Church, further areas lie outside the Conservation Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| AREA APPRAISAL                                                                                                      | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>the character and hierarchy of spaces, and townscape quality.</p>                                                | <p>A number of distinct elements can be identified:-</p> <ol style="list-style-type: none"> <li>1. The area of the Green and Lower Green.</li> <li>2. An area bounded by the school, All Saints Church and the Six Bells Inn linking to the area through Highland Row.</li> <li>3. The area of the Windmill and the associated land around it.</li> <li>4. The area lying to the south of the garage through the bend along Front Road.</li> <li>5. The area lying to the rear of the western side of Front Road near Court Lodge Farm area..</li> <li>6. The area of Townland Farm and the associated open area lying to the south-west.</li> <li>7. An area in Lower Road.</li> </ol> <p>Within these areas a number of sub-areas can be identified.</p>                                                                                                                                                         |
| <p>the use of distinctive and traditional building materials</p>                                                    | <p>The predominant building materials are red brick and Peg tile. There is a limited amount of weatherboard in white.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area</p> | <p>The principal green space within the Conservation Area is the Green and the Lower Green and this area is of such major importance it should be protected in its own right. The second area is that around the Windmill which includes the field lying to the north-west together with the area running southwards towards the Cherry Garden housing estate. A third area of importance is that lying to the south-east of Townland Farm fronting Front Road where there is a significant hedge which provides a welcome break along this frontage. On the eastern side of Lower Road there are significant gaps created by the linear gardens of the dwellings which provide green spaces in their own right and visual linkages through to the countryside from the 'Green Heart'. The minor terms of the garden of 19 The Green has been identified via appeals as being an area that should remain open.</p> |

| AREA APPRAISAL                                                                                                    | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types | The predominant land use within the Conservation Area is residential. There are a limited number of other uses, in particular the school, two public houses, Church, garage and associated commercial site together with farms, such as Townland Farm.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| historical evolution                                                                                              | The core of the Conservation Area in historical terms lies at the northern end of The Green in the area of the Church and the development lying to the rear of The Pavement together with the public house. In the area of Front Road the development running in a southerly direction along Front Road, there are Victorian elements which have subsequently been infilled. Some of this may have been based on an earlier development. There is also a more modern development bounding The Green such as at Bourne Place. Development in the Lower Road area is mainly of 19th century origins.                                                                                                        |
| the relationship of the built environment to landscape or open countryside                                        | There are distinct relationships in particular, in the area of the Windmill. The area that has been identified in the Conservation Area as it stands forms part of a much larger area of open countryside running along the northern edge of the village towards Place Lane. There are significant views of the Windmill from Place Lane. There are important views out from the Green through to the open countryside to the south-east. There are also views out to the countryside from the Court Lodge Farm area and Townland Farm. In the area lying to the north-west of the Police house, an existing tall hedge in fact precludes views to the open countryside which exist from within the site. |
| the extent of loss, intrusion, or damage sustained by an area                                                     | There is no significant loss, intrusion or damage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| AREA APPRAISAL                                                                                                                                    | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>identification of features that detract from the special character of the area and that may provide sites where change could be encouraged</p> | <p>The area of the garage and the adjoining commercial site have previously been identified as areas which may detract from the overall character. However, this has to be balanced against the economic benefit derived from these sites.</p>                                                                                                                                                                    |
| <p>the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area</p>                    | <p>The area of Bourne Place together with the former Council houses tend to be neutral as does the area of the Memorial Hall. Within the development lying along Front Road, there are other individual dwellings which are of more modern in character which can also be viewed as neutral.</p>                                                                                                                  |
| <p>the existence of any threats to the area</p>                                                                                                   | <p>A significant part of the Lower Green is understood to be owned by a property developer and over the time there have been a number of attempts to carry out residential development on this area immediately adjoining Kirkwood Avenue. There have also been attempts to carry out development in the area to the rear of the Memorial Hall. All of these areas have been successfully defended on appeal.</p> |

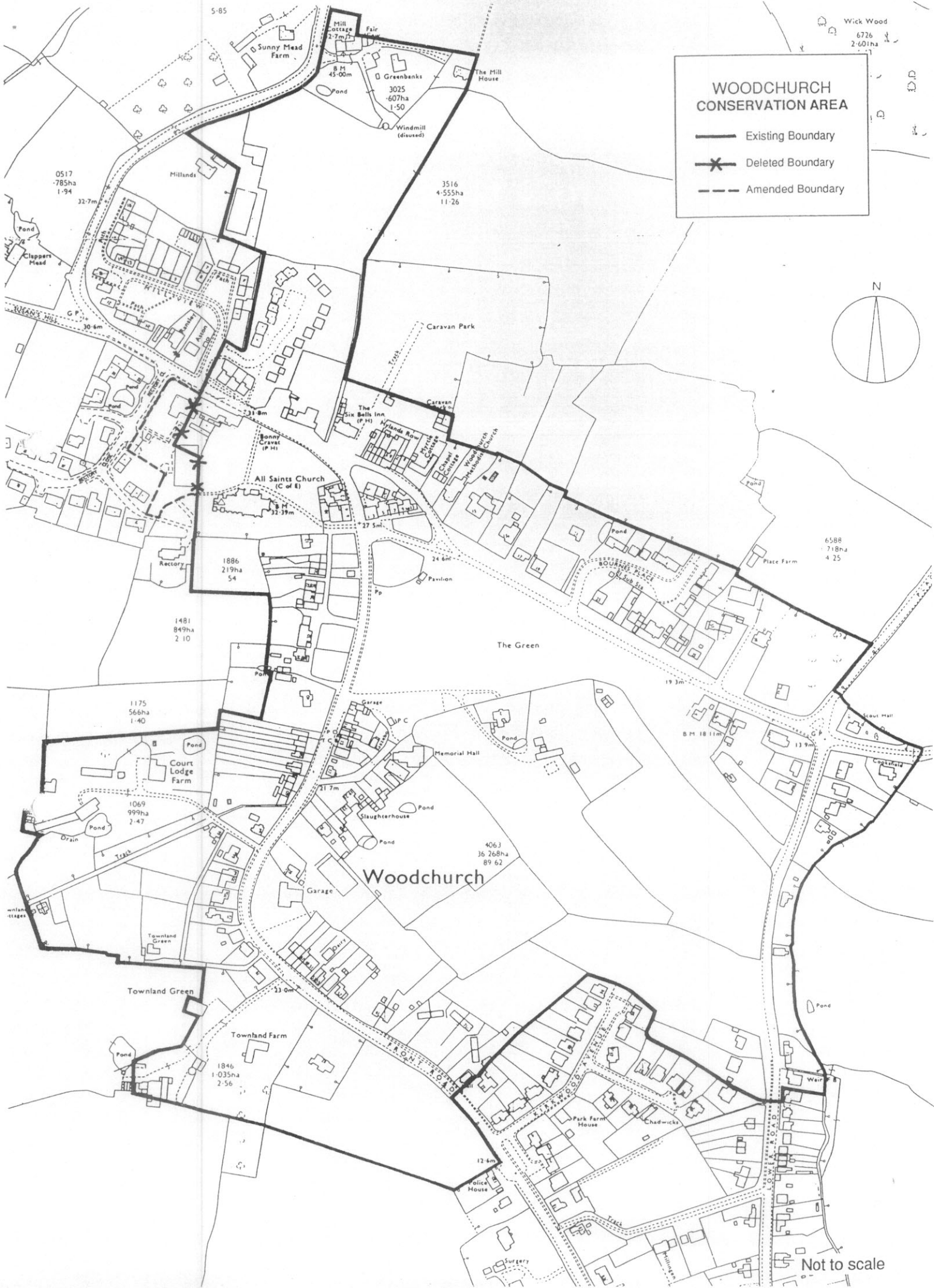
## OUTCOMES

|                                          |                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area boundary                            | It is proposed that in the area of the school that the boundary be relocated in order to take account of the redevelopment of the former Jordan House site and the extension to the school.                                                                                                                                                                                               |
| Potential Article 4 Directions           | None.                                                                                                                                                                                                                                                                                                                                                                                     |
| Site Policies (proposals and protection) | It is proposed that there should be a policy that identifies the Green and the Lower Green as being an open area of significant importance which should be protected in its own right and kept free from further development other than minor development related to the recreational use of the Green, in itself, and appropriate development ancillary to the dwelling within the area. |
| Potential improvement schemes            | None.                                                                                                                                                                                                                                                                                                                                                                                     |

Officer:

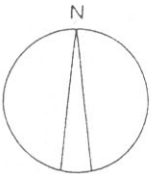
Date: 3 January 1996





**WOODCHURCH  
CONSERVATION AREA**

— Existing Boundary  
✕ Deleted Boundary  
--- Amended Boundary



Not to scale