



Conservation Area Assessment

High Halden

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.

HIGH HALDEN CONSERVATION AREA ASSESSMENT

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

The Conservation Area focuses on the green lying on the southern side of A28 opposite the Chequers Public House and extending down Church Hill to Church Farm. On the northern side of A28 there is the extensive area of the grounds of Hathwolden Grange.

| ASPECT UNDER CONSIDERATION | COMMENT |
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| topography/physical structure and its relationship to the site's topography | The majority of the Conservation Area in its present form is relatively flat in nature but there is a significant drop away down Church Hill. The topography of the approach along the A28 from Ashford is of importance. There is an important view of the village from the crest of the ridge. |
| archaeological significance and potential of the area | There is an area of archaeological significance round St. Mary's Church. |

| AREA APPRAISAL | COMMENT |
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| the character and hierarchy of spaces, and townscape quality. | The character of the core of the Conservation Area is that of a typical Wealden village. The area of Church Hill has a slightly different character stemming from the trees on the hill and the more spacious development. The approach into Biddenden from Ashford is important. There is a long distance view of the village from the A28 at the crest of the ridge about half a kilometre to the north-east. The approach into High Halden is characterised by the bends in the road and the evolving view aided by the nick point between the shop and Jasmine Cottage. Hathwolden Grange is a particular space which to some extent is in counterpoint to these other parts of the Conservation Area. |
| the use of distinctive and traditional building materials | The predominant theme within the Conservation Area is for red brick and Kent Peg tiles. There is some painted brick work. |
| the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area | There are three main green spaces that are of importance - firstly, the grounds of Hathwolden Grange and secondly, the green including the field and ponds lying to the east of the road to Greenside fronting Church House and Karoma. The third green space does not lie within the present Conservation Area and that is the green fronting the properties in Greenside facing the A28. Trees and hedging are of particular importance in the Church Hill area and the area near Church House and Karoma. |
| the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types | The prevailing land uses in and adjoining the Conservation Area are commercial, in the form of the garage lying opposite Hathwolden Grange and the small shop premises adjoining Dragon House. There is also the former Post Office, a farm at Church Farm and shops at The White House. To the rear there is the Chequers Public House and to the rear of the Chequers Public House there is the joinery works. |

| AREA APPRAISAL | COMMENT |
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| historical evolution | <p>The area around the green is the heart of the original village. Off-lying from this, there are areas such as Church Farm and Hathwolden Grange. Subsequently residential development has taken place, in the late 1940s at Greenside, in the 1970s at Tilden Close and at Mill Field. In the area lying to the west, there are a variety of dwellings which have been gradually infilled during the 1930s to the present day and further to the west there is the substantial development at Hopes Grove which was built in the early 1970s.</p> |
| the relationship of the built environment to landscape or open countryside | <p>There is a distinct relationship between the landscape and the entry to the village from Ashford. Similarly, in the approach to Church Hill from the south-east there is again a relationship between the south-eastern end of Church Hill and the open countryside adjoining. Within the central core of the Conservation Area by the green, there is no distinct relationship. There are individual views out towards the countryside from properties such as Chestnut House.</p> |
| the extent of loss, intrusion, or damage sustained by an area | <p>The area has sustained little or no loss or intrusion or damage. There are areas immediately adjoining the existing Conservation Area which require further consideration as set out below.</p> |
| identification of features that detract from the special character of the area and that may provide sites where change could be encouraged | <p>The High Halden Joinery Works could with advantage be redeveloped and the specific area policy within the Rural Ashford Local Plan allows for this as part of a wider development of Little Robhurst Farm. To the south of the A28, there is the existing garage site which could also, with advantage, be redeveloped.</p> |

| AREA APPRAISAL | COMMENT |
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| <p>the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area</p> | <p>Adjoining the existing Conservation Area there are the bungalows within Tilden Close and Lion Bungalow where it tends to have a neutral effect at present, as does the residential development fronting the southern side of the A28. However, these areas could with advantage be brought within the Conservation Area.</p> |
| <p>the existence of any threats to the area</p> | <p>The principal threat to the character of the Conservation Area is the fact that the A28 runs through the core of the area with consequential detriment resulting from the traffic movements concerned. It is understood that the Kent County Council have examined the area with regard to traffic calming.</p> |

OUTCOMES

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| Area boundary | <p>It is proposed on the southern side of the A28 to include the little stable building, currently used for the shop, together with the new building adjoining Dragon House. The stable building was formerly part of Dragon House when at the turn of the century this was a public house. It is also proposed to include the other development lying along the southern side of A28, as in visual terms it forms an integral part of the existing Conservation Area. In including this area, it is also intended to include the whole of the garden areas of the properties facing the green down to the Post Office as the present boundary cuts across the gardens and this is illogical. At the south-eastern end of Church Hill, it is proposed to extend the Conservation Area out to natural boundaries at Church Farm and Duxbury. The present boundary is arbitrary at this point. It is also proposed to include the green area within Greenside as this forms part of the approach into High Halden from Ashford. At the Little Robhurst Farm area, it is proposed to leave the boundary in its present position until after the area has been redeveloped, even in accordance with the planning permissions currently granted or any subsequent scheme that may be approved, and to further review the boundary of the Conservation Area at that time.</p> |
| Potential Article 4 Directions | None. |
| Site Policies (proposals and protection) | <ol style="list-style-type: none"> 1. Protect the setting of Hathwolden Grange. 2. Redevelopment of Moriartis Workshop. |
| Potential improvement schemes | None |

Officer:

Date: 3 January 1996