

## **Conservation Area Assessment**

## Little Chart Forstal

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.

## LITTLE CHART FORSTAL CONSERVATION AREA ASSESSMENT

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

This is a small, self-contained Conservation Area. Its main feature is the Green at its centre. A number of Listed Buildings surround the Green giving a pleasant rural appearance. Its character is that of a very, quiet, idyllic rural hamlet, providing a well preserved example of Kentish vernacular in its architecture.

Little Chart Forstal is located to the east of the village of Little Chart.

ASPECT UNDER CONSIDERATION OF	Helovinioner :
topography/physical structure and its relationship to the sites topography	The Conservation Area is relatively flat with the open green at its centre.
	There are few long range views into or out of the site, particularly to the south.
	Buildings are spaced at irregular intervals around the green and are a mixture of residential properties and former agricultural buildings.
	One small road passes through the Conservation Area around the south of the green.
archaeological significance and potential of the area	Not applicable to this Conservation Area.

ARTA APPRAISAL	GÖMMENT.
the character and hierarchy of spaces, and townscape quality.	There are a high percentage of Listed Buildings within this Conservation Area giving a very high quality built environment.
	On the northern side of the green, the buildings are spaced more widely than on the southern side. This enables some limited views between the buildings to the Downs Beyond.
	On the southern side of the green, views are restricted by a continuous edge of built development - either buildings or boundary walls.
	At the western end of the Conservation Area, the openness of the green is much less visible and therefore less of a feature. The pond sited west of the cricket pavilion, whilst surrounded by trees, continues the rural feel of this part of the Conservation Area.
	The village green is a vital part of the character of this Conservation Area. It is a public space which is used for cricket in the Summer.
the use of distinctive and traditional building materials	There are a variety of materials used for the buildings within the Conservation Area with traditional ragstone and Kent peg tiles prevalent. Thatch and weatherboarding is also to be found on buildings within this Conservation Area.
	There is also variety in architecture with a mixture of residential and converted agricultural buildings.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	There are no trees on the green but trees provide settings for the buildings surrounding the green. Two tall trees at the eastern end of the Conservation Area provide a good 'entrance' to the Conservation Area as well as giving some relief to the skyline in easterly views.
	The importance of the village green to the character of the Conservation Area is referred to above. The sense of enclosure of the green, which is provided by buildings on three sides, is provided by a series of mature trees along the western side of the green. These trees also provide the setting for the pond.
	There are a set of TPO trees located to the south of the Conservation Area, but these do not make a significant contribution to its setting due to the restricted views from the Conservation Area to the south.
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COMMENT :	
The barn and oast conversions which have been carried out have not adversely affected the character of the Conservation Area although it has helped to reinforce a residential character rather than a mixed, more active, residential/agricultural character to the settlement.  The southern side of the green in particular, is characterised by its agricultural layout and built form with barns, an oasthouse and a dominant farmhouse.	
There is very little evidence of an historical evolution within this Conservation Area and it appears to be unaffected by any new development.	
Very little traffic passes through the Conservation Area to influence its character.	
It is easy to imagine a very similar scene within the Conservation Area for many years in the past.	
To the north, west and east, there are arable and grazing fields, whilst to the south, are fields used by a riding school.	
The Conservation Area is fairly enclosed. There are some restricted views out to the north and the North Downs, but this does not provide a major element to the character of the Conservation Area.	
The Conservation Area is very well preserved with littintrusion from modern hard surfaces. All the buildings a in apparently excellent condition.	
The only features which could be said to be out of character are a small wooden cricket pavilion which has a green felt roof, but its location at the west end of the green where it is seen against the background of mature trees, does not make it an incongruous feature within the Conservation Area; and a wooden garage structure at the very eastern edge of the Conservation Area (south of Forstal Gate), which is an unattractive, modern feature in a visually prominent location.	

AREA APPRAISASS	COMMENT.
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	A small grazing field, south of Forstal Farmhouse, which is screened on all sides.
the existence of any threats to the area	It's secluded location, off the main local highway network means that there are no apparent threats to the character of this Conservation Area. However, the green should be kept clear of any development and the infilling of any gaps in the frontage of buildings around the green should be resisted.

## **OUTCOMES**

Area boundary	Only minor changes to reflect changes to the curtilage of properties and anomalies in the current boundary. Main addition is the paddock east of Coldham Oast, around which the public footpath is diverted, and which now forms the boundary with open fields to the east.
Potential Article 4 Directions	I do not believe that any Article 4 Directions are required provided that we are satisfied that any development on the green would require planning permission.
Site Policies (proposals and protection)	I do not believe that any Site Policies are required for this Conservation Area.
Potential improvement schemes	There are no essential improvement schemes required at Little Chart Forstal. The only structure which could be improved would be the cricket pavilion.

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Date: 7 November 1995



