



SHOTTENDEN & OLD WIVES

Informal Design Guidance outside the Chilham Conservation Area

November 2019



chilham parish council

serving chilham, old wives lees and shottenden

CLAGUE ARCHITECTS

SHOTTENDEN & OLD WIVES LEES

Informal Design Guidance outside the Chilham Conservation Area
November 2019

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How to use this document

We know from the public consultation exercises we have carried out in recent years that growth and development are a major concern to people in Chilham, Old Wives Lees and Shottenden. The Chilham Conservation Area Management Plan (CAMP) and Informal Design Guidance outside the Chilham Conservation Area documents have therefore been prepared in consultation with Ashford Borough Council in order to strengthen the Parish Council's influence in the planning process. These documents together replace the Chilham Parish Design Statement published in 2005 which is increasingly at risk of being challenged as "out of date".

When using these documents, we encourage you to focus on the 'Management of Change' policies in each. These draw together the special qualities of our settlements and seek to ensure that new development proposals respect and, where possible, enhance them. They also reflect policies in the Borough Council's Local Plan, which is the primary planning document covering the Parish and the wider District.

It is the Management of Change policies in these documents that the Parish Council will apply when considering future planning applications. Appendix A (The Decision Table for the Application of Planning Policy in the Parish of Chilham) allows applicants and the Parish Council to determine which of the policies in these documents and the Local Plan apply in the parish of Chilham. The settlement confines used in this Decision Table correspond to the 'village confines' maps adopted by Ashford Borough Council in April 2019.

The other sections in these documents provide historical background, describe the unique character and setting of our parish, and establish the special qualities upon which the management policies have been developed.

Chilham Parish Council
2019

1.0 Shottenden

1.1 History

Historically, Shottenden is characterised by scattered farms that form small clusters of development in a roughly linear pattern along the main route comprising Soleshill Road and Shottenden Road through the settlement that is orientated approximately in an east-west direction with the former extending south-east towards Chilham. A crossroads is formed where Goldups Lane and Denne Manor Lane intersect the main route. This pattern is clearly shown on the 1840 Tithe Map and the principal farms listed in the Tithe Apportionments include Denne Manor, Cock Farmhouse, Hares Farmhouse, Matthew's Farm and Howletts Farm. Some of these, mainly on the southern side of the settlement, were part of the Chilham Estate.



1.2 Architectural History

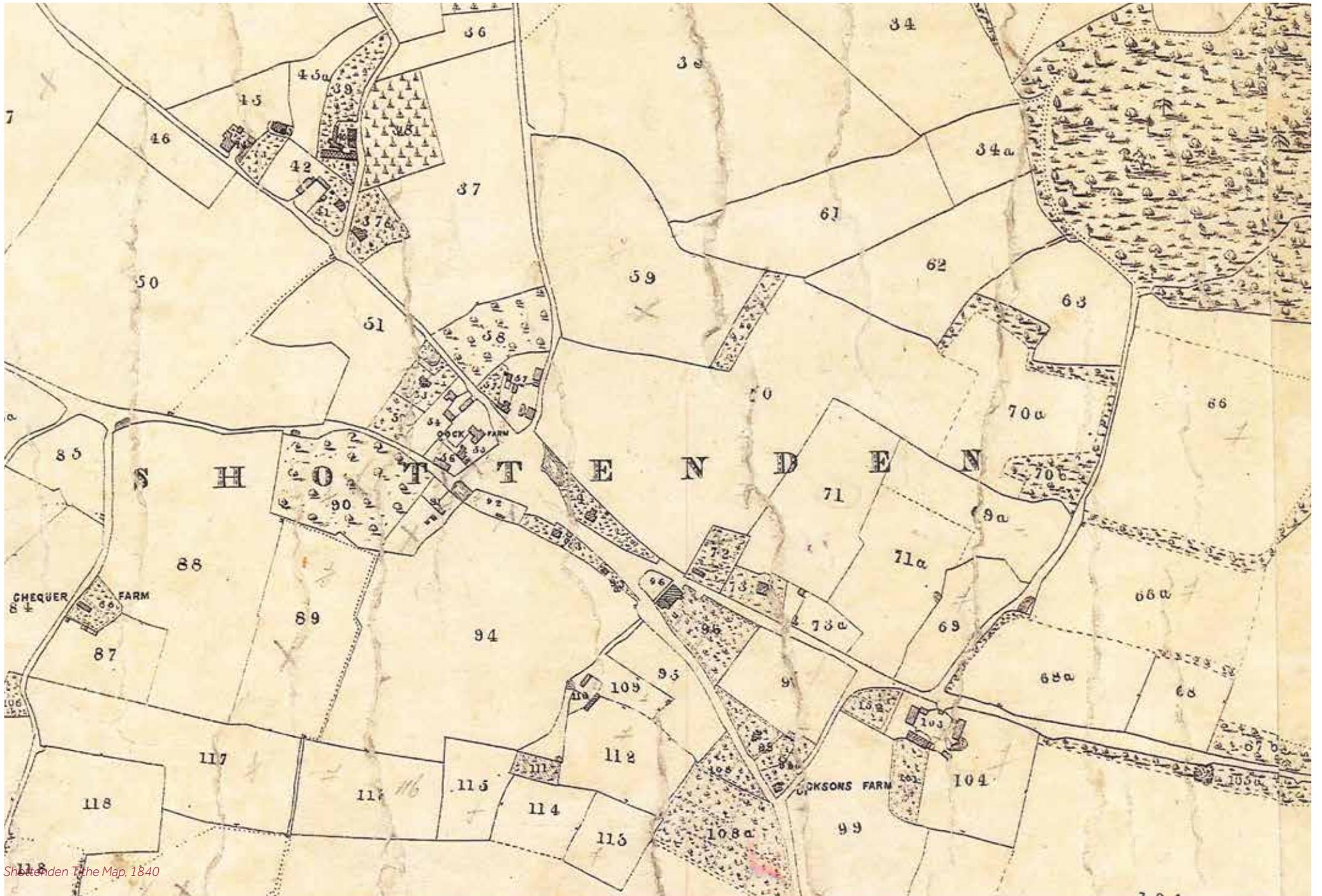
A number of properties in the settlement and immediate surroundings are Grade II listed, including Mrytle House along Stonestile Lane, which is the oldest timber framed house in the settlement, dating from the 16th century, with a later 18th century wing. The farmhouse and barn at Denne Manor, Hares farmhouse, and parts of Matthew farmhouse are of 17th century date, whilst Cock farmhouse together with the barns at Howletts and Matthews farms are 18th century. These buildings are scattered around the settlement, rather than being concentrated within the core as in Chilham, and many are related to farms, reflecting the settlement pattern of Shottenden.

There are some 19th century rows of cottages and detached properties, including a chapel and oasts at Cock farm, both now converted to residential use. However, there is very little 20th century development, and this is mostly restricted to a few bungalows and garages.

Today four main farms remain and these concentrate on fruit growing, with some hops, and provide employment and housing. However, since World War II, as farming has become increasingly mechanised, the number of residents of the 80 dwellings in the rural settlement who are now associated with local farms has correspondingly reduced.



'A number of properties in the settlement and immediate surroundings are Grade II listed, including Mrytle House, Denne Manor and Hares Farmhouse'



Shotenden Tithing Map, 1840

1.3 Open Spaces, Parks, Gardens and Trees

Views of the open countryside beyond all parts of the area are an important quality in Shottenden and should be maintained. However, overhead services lines and poles are rather a visual distraction and in the long term it would be beneficial to the setting of the rural settlement if these were to be diverted underground.

Roads into the rural settlement are narrow and without pavements, which in this rural setting is entirely appropriate. Hedging and simple timber palisade or three rail fencing with grass verges all help to create soft or informal property boundaries. The flint wall to Hares farmhouse forms a contrasting hard edged boundary.



South view from Solehill Road

1.4 Architectural Quality and Built Form

The visual character of this rural settlement contrasts greatly with Chilham, due mainly to its informality and closer relationship with the surrounding countryside. There is no defined centre and the architectural quality of the buildings is quite varied, and includes a mix of styles and materials. Visual interest is created by different roof shapes, gables and chimneys as well as the fact that building frontages are generally not in continuous straight lines.

The predominant materials are red brick with pitched clay tiled roofs, although there are examples of white weatherboarding and tile hanging as well as some flint boundary walls. Some houses in Stonestile Lane have interlocking concrete tiled roofs but these are not adversely intrusive.

Few of the buildings date from later than the mid 20th century and this does help to create an aesthetically harmonious appearance, enhanced by trees, hedging and traditional fencing.

There are some attractive groups of buildings, particularly Hares Farm and Cock Farmhouse with their outbuildings, the latter according to Pevsner, forming 'a modest climax' at the west end of the rural settlement. The converted chapel is a quirky focal point at the eastern end of the settlement, leading to views up to Perrywood.



View of fields and Perrywood

1.5 Pressures and Potential for Development

Shottenden is in a high lying rural location and now lacks basic facilities, as there is no shop, post office, public house, school or place of worship. The settlement is only served by a school bus service in term times and there is no mains drainage.

This settlement lies wholly within the Kent Downs AONB and as it has largely preserved its scattered but linear settlement pattern, any further development would be difficult to justify in terms of its impact on the rural historic setting, narrow roads and in relation to its sustainability.



Left to Right: Rural views from Shottenden

1.6 Management of Change Criteria

ITEM	CRITERIA	NEGATIVE OUTCOMES
1.1 History	Development to be scattered, reflecting existing settlement patterns dating from the 18th century.	Inappropriate scales and orientation of development settlements will detract from the historical importance of the village
1.2 Architectural History	New developments to be informal in style and orientation, whilst maintaining a close relationship with the surrounding countryside.	Formal designs will create a defined centre in the rural settlement which detracts from the existing historic settlement.
1.3 Open Spaces, Parks, Gardens and Trees	Maintain or enhance views of the open countryside.	Obstructing views and blocking the rural relationship between buildings and countryside will detract from the AONB.
	Reduce overhead services lines and poles.	Existing services are a visual distraction on the AONB.
	New streetlights to look more traditional and less urban.	Urban street furniture detracts from the AONB.
	Soft landscaping for boundaries is preferred; hedging, single timber palisade or 3 rail fences are preferable.	Hard landscaping such as flint walls are too formal and are an eyesore to the rural settlement and the AONB.
1.4 Architectural Quality and Built Form	To maintain visual interest, use a range of roof shapes, gables and chimneys.	Urban "copied and pasted" designs will reduce the visual quality of the rural setting and the AONB.
	Expansions and alterations are to blend in with existing buildings with staggered frontages.	
1.5 Pressures and Potential for Development	Potential need for additional public facilities.	Development is difficult to justify in terms of impact on the rural historic setting.

2.0 Old Wives Lees

2.1 History

The main spine road through this settlement comprises Selling Road and Cobbs Hill that run in a north-west/south east direction and it is crossed by the historic Pilgrims Way that extends to Chilham via Long Hill in the south and north east along Lower Lees Road to Canterbury. The hall and the green are the notional centre of the settlement at the intersection of the roads.

2.2 Architectural History

The settlement has a similar number of Grade II listed properties, again mostly associated with farms, and in scattered locations around the settlement. These include 16th century Grove Cottages and 17th century Phyllis farmhouse in Selling Road, together with Upper Ensign House and barns further north and North Court barn in Lower Lees Road. Parts of Lower Ensden farmhouse also date from this period, with early 18th century alterations, whilst the Garden Cottages along Lower Lees Road were built at a similar period. Cork Farmhouse and barn in Long Hill are also 18th century in date. The oasts and oast house at Lower Ensden farmhouse are later, of early 19th century date, reflecting the changing agricultural patterns but these are the only oasts that are listed in the wider parish of Chilham.

In the 1840 Tithe Apportionments, some of the farms and properties, including Upper Ensign House are listed under the ownership of Corpus Christi College, Oxford, and Lord Sondes was their lessee, whilst a large proportion were within the Chilham Estate.

A Methodist chapel was built in 1868, supplemented by a further chapel in 1908, of which the latter has been converted to residential use. There are also two large ranges of late 19th century former oasthouse complexes along Lower Lees Road, similarly later converted to housing. The Mission hall was built in 1904 and now operates as the hall.

The period between the late 19th century and mid 20th century saw further piecemeal residential linear development along all the main routes in the rural

settlement in the form of terraced houses and latterly detached houses and bungalows on infill plots. Larger housing schemes providing a total of 75 houses include the development at the top of Cobbs Hill and The Paddock, both built in the early 1950s, Northdown Close as well as Shrimpton Close in the 1980s, followed by Cherry Orchard in 1997. Several historic farms continue to provide employment within the settlement including North Court and Lower Ensden farms.

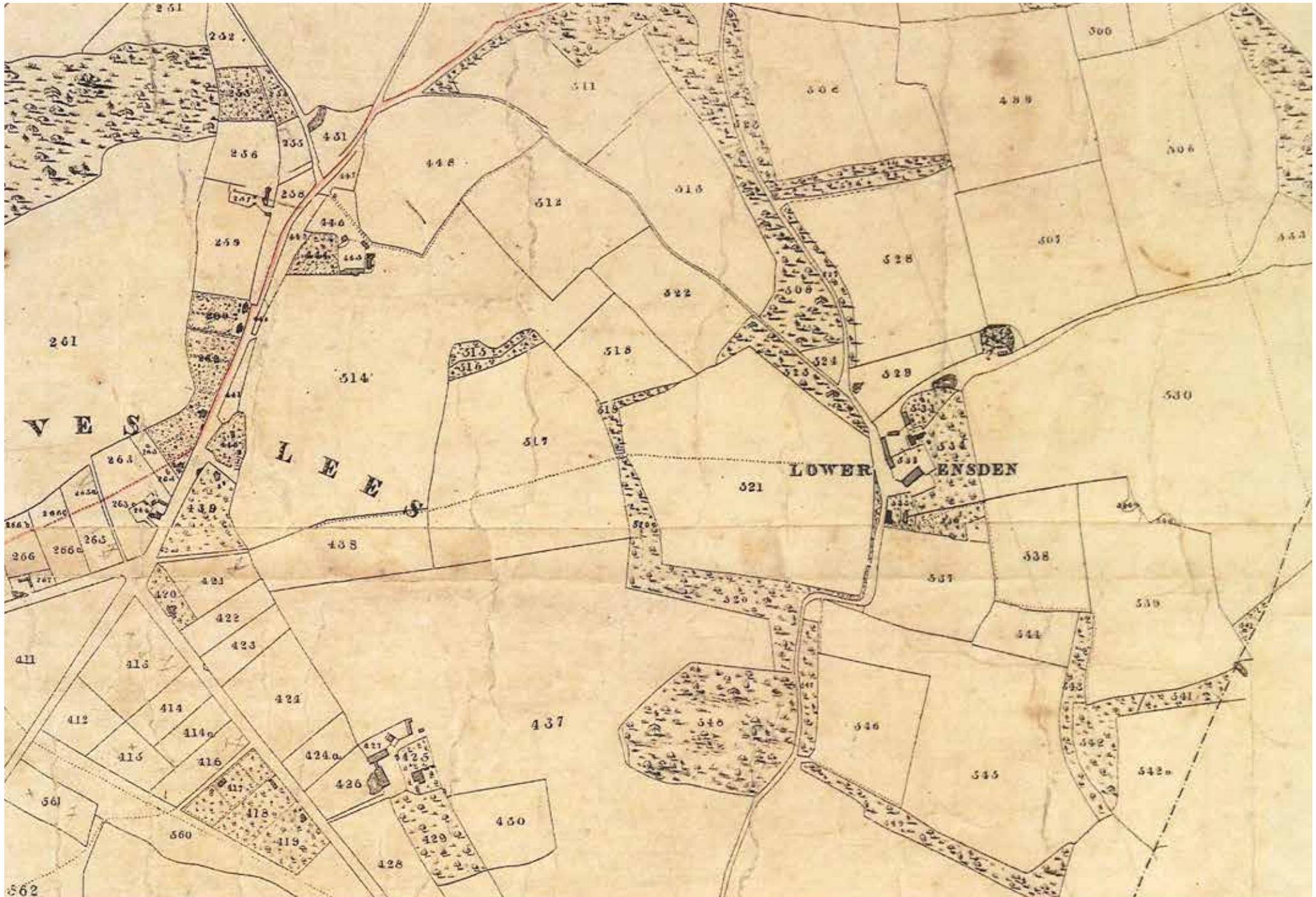


Top: Cobbs Hill

Right: Chapel Cottages and Methodist Chapel

Bottom: Selling Road

Opposite: Old Wives Lees Tithe Map, 1840



2.3 Open Spaces, Parks, Gardens and Trees

Due to its high location, there are vistas of the open countryside to the south and east and these help to create an airy and pleasant setting for the settlement. Mature trees around the green, together with hedges and grass verges along the main spine roads also enhance the central area. However, the close boarded fencing around the top of Cobbs Hill could be improved visually by hedging instead.

Footpaths are normally confined to one side of the main spine roads and are of tarmac and confined to the centre. The settlement has a plethora of overhead lines and poles, which, together with some of the street signage and the urban street light standards, are rather detrimental to its overall appearance.



View of Long Hill

2.4 Architectural Quality and Built Form

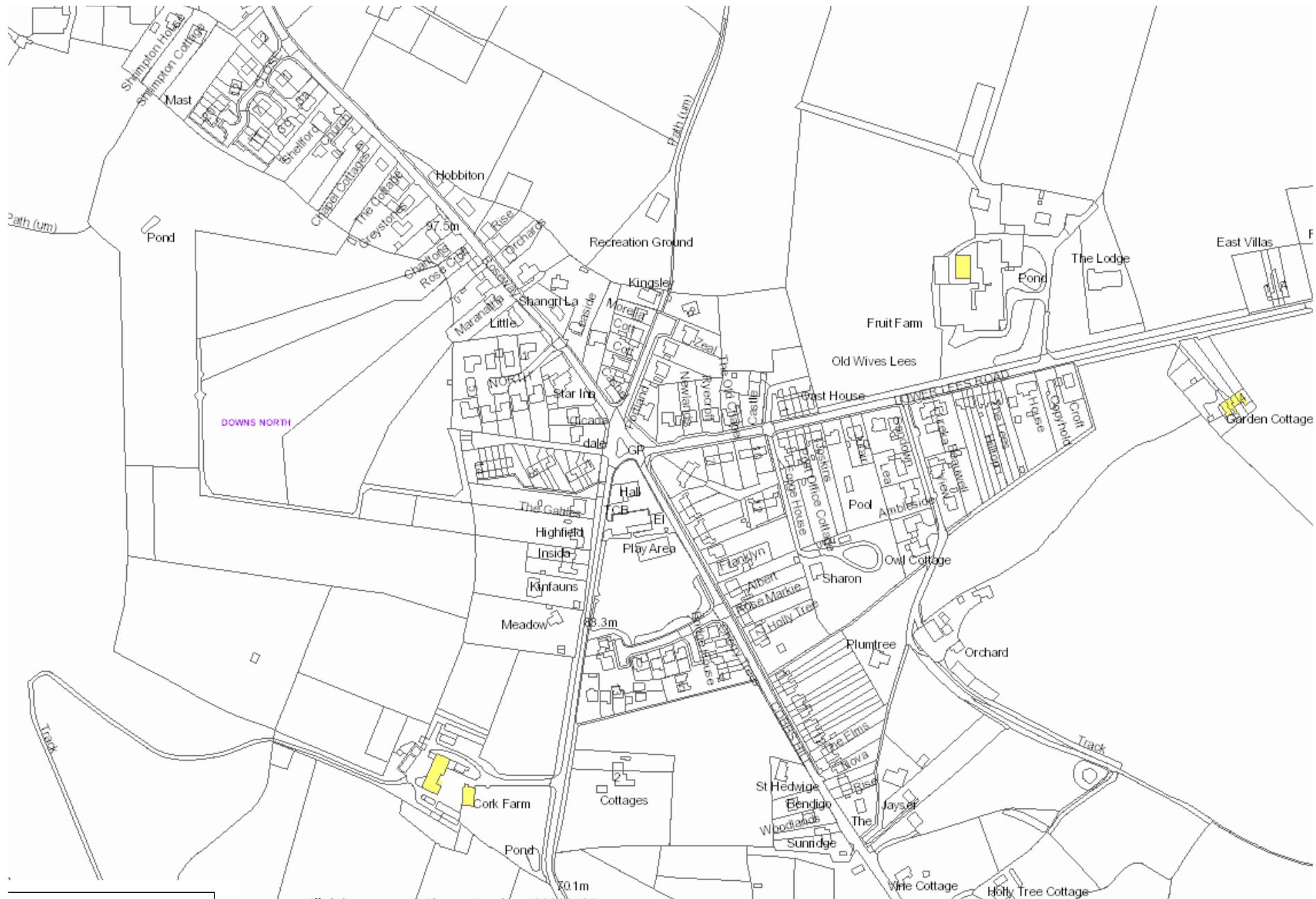
This settlement has an even looser and spread out settlement pattern than Shottenden and has no discernible architectural cohesion in its built environment.

Unlike Chilham, and to a lesser extent, Shottenden, the key listed buildings, most of which are associated with farms, are not in the centre of the settlement, but are dispersed around it. As a result the centre of the settlement does not have the same sense of a historic core. The main focal point seems to be just beyond the crossroads with the former Star Inn in Selling Road and the substantial 19th century house called Cashel on the opposite side. However, the actual centre is distinguished by the hall and green; the hall being a popular facility for pre-school, various classes, and community events.

Generally the buildings throughout the settlement are modest and mostly single storey or two storey houses with pitched clay or concrete tiled roofs. Red brick is the most commonly used material, supplemented by white or black weatherboarding and white render. Some of the 19th century buildings have slate roofs such as the pairs of cottages down Cobbs Hill and the converted oasts in Lower Lees Road.

The post World War II development on Cobbs Hill sits comfortably in its hilltop setting with its informal layout providing glimpses of the hills beyond. Ribbon development of bungalows up Selling Road are very low key but of no great architectural merit. The most recent Cherry Orchard two storey housing is more traditional in style and fits better within the environment.

The Lower Ensden farm redevelopment and conversion of the oast range has been sympathetically carried out. The whole farm complex forms a very architecturally attractive and carefully landscaped nucleus on the north eastern edge of the settlement, linking visually to the countryside views beyond.



Top: Listed buildings map of Old Wives Lees

2.5 Pressures and Potential for Development

Old Wives Lees is also essentially in a rural location and has basic facilities provided by a hall which is a well used community hub that offers a number of community events but there are no local shops or public house, the last of which closed in 2016. Again, the settlement is only served by a limited bus service.

The boundary of the Kent Downs AONB divides the settlement along the main north-south road, and all properties to the east of this are outside the area. There are also few historically significant buildings in the immediate confines of the rural settlement, although there is a defined centre at the crossing of five roads. The settlement would not be suitable for small scale development as there are fine countryside views around the settlement that should be preserved.



Top L to R: *Cashel, and The Star Inn (now closed)*



Top Left to Right: *Views from Stonestile Lane, and Old Wives Lees Hall*

Bottom Left to Right: *Crossroads at Old Wives Lees, and views from Lower Ensden*

2.6 Management of Change Criteria

ITEM	CRITERIA	NEGATIVE OUTCOMES
1.1 History	Development to be scattered, reflecting existing settlement patterns dating from the 18th century.	Inappropriate scales and orientation of development settlements will detract from the historical importance of the village
1.2 Architectural History	New developments to be informal in style and orientation, whilst maintaining a close relationship with the surrounding countryside.	Formal designs will create a defined centre in the rural settlement which detracts from the existing historic settlement.
1.3 Open Spaces, Parks, Gardens and Trees	Maintain or enhance views of the open countryside.	Obstructing views and blocking the rural relationship between buildings and countryside will detract from the AONB.
	Reduce overhead services lines and poles.	Existing services are a visual distraction on the AONB.
	New streetlights to look more traditional and less urban.	Urban street furniture detracts from the AONB.
	Reduce street signage.	Existing unnecessary signs are detrimental to the overall appearance of the AONB.
	Soft landscaping for boundaries is preferred; hedging, single timber palisade or 3 rail fences are preferable.	Hard landscaping such as flint walls are too formal and are an eyesore to the rural settlement and the AONB.
1.4 Architectural Quality and Built Form	New developments to not exceed two storeys as per surrounding existing buildings.	Urban "copied and pasted" designs will reduce the visual quality of the rural settlement and the AONB.
	Preferred use of pitched slate, clay or concrete tiled roofs	Unmatching and non-traditional materials cause eyesore to the AONB.
	Preferred use of red brick supplemented by white or black weatherboarding or white render.	
1.5 Pressures and Potential for Development	Potential need for additional public facilities.	Development is difficult to justify in terms of impact on the rural historic setting.

3.0 Other parts of the Parish

3.1 Pressures and Potential for Development

The Parish Council has a policy for responding to 'ribbon development' planning applications along the A28 Canterbury Road and has concluded that the number of these applications has raised the issue of the cumulative impact of these developments and would lead to unacceptable ribbon development and change the character of the area.

It is considered that these issues are equally applicable to the other parts of the parish lying outside of the defined settlements of Chilham, Shottenden and Old Wives Lees.

3.2 Management of Change Policy

The Parish Council is of the view that it is important that these areas of development remain distinct and would oppose developments that would lead towards their merger. This is because:

- (a) The character of the area around the three settlements is defined by being primarily agricultural or protected landscape, rather than being suburban; and
- (b) Where the level of traffic is already significant, the Parish Council would not wish to see developments which would add significantly to this traffic, especially as access off and on the highway is difficult and potentially unsafe

The Council therefore agrees that developments of any sort on some sections of these roads should be resisted in order to ensure that ribbon development does not take place.

Appendix A

DECISION TABLE FOR THE APPLICATION OF PLANNING POLICY IN THE PARISH OF CHILHAM

	A	B	C	D	E	F	G	H	I
GEOGRAPHICAL AREA:									
Chilham Conservation Area	Y	Y	Y	N	N				
Chilham Village Confines	Y	N	N	Y	N				
Adjoining or close to Chilham Village Confines		Y	N		Y				
Old Wives Lees Village Confines						Y			
Adjoining or close to Old Wives Lees Village Confines							Y		
Shottenden Village								Y	
Other Areas in the parish									Y
PLANNING POLICY:									
HOU3A	Y			Y		Y			
HOU5/1 (adjoining or close to Chilham village confines)		Y			Y				
HOU5/2 (elsewhere in the countryside)			Y				Y	Y	Y
Chilham CAMP	Y	Y	Y						
Old Wives Lees Informal Design Guidance						Y	Y		
Shottenden Informal Design Guidance								Y	
Other Areas Informal Design Guidance				Y	Y				Y

CASE A: Planning Application in Chilham Conservation Area and within Chilham Village Confines

1. HOU3A (Residential Windfall Development Within Settlements) applies
2. Chilham CAMP is a material consideration

CASE B: Planning Application in Chilham Conservation Area and adjoining or close to Chilham Village Confines

1. HOU5/1 (Residential Windfall Development - adjoining or close to Chilham confines) applies
2. Chilham CAMP is a material consideration

CASE C: Planning Application in Chilham Conservation Area and not within, adjoining or close to Chilham Village Confines

1. HOU5/2 (Residential Windfall Development - elsewhere in the countryside) applies
2. Chilham CAMP is a material consideration

CASE D: Planning Application not in Chilham Conservation Area and within Chilham Village Confines

1. HOU3A (Residential Windfall Development Within Settlements) applies
2. Other Areas Informal Design Guidance applies

CASE E: Planning Application not in Chilham Conservation Area but adjoining or close to Chilham Village Confines

1. HOU5/1 (Residential Windfall Development - adjoining or close to Chilham confines) applies
2. Other Areas Informal Design Guidance applies

CASE F: Planning Application in OWL Village Confines

1. HOU3A (Residential Windfall Development Within Settlements) applies
2. Old Wives Lees Informal Design Guidance applies

CASE G: Planning Application adjoining or close to Old Wives Lees Village Confines

1. HOU5/2 (Residential Windfall Development - elsewhere in the countryside) applies
2. Old Wives Lees Informal Design Guidance applies

CASE H: Planning Application in Shottenden Village

1. HOU5/2 (Residential Windfall Development - elsewhere in the countryside) applies
2. Shottenden Informal Design Guidance applies

CASE I: Planning Application in other areas of the parish

1. HOU5/2 (Residential Windfall Development - elsewhere in the countryside) applies
2. Other Areas Informal Design Guidance applies