

Hackington Parish Council

Parish or Village Design Statement.

Paragraph 48 of the **PPS3: Housing**, published in November 2006 states:
Local Planning Authorities should facilitate good design by identifying features that define the character of a particular local area.

Working with the District Council it is the intention of the Parish Council to prepare a design statement that can be accepted by the District Council. It would be a reference document and provide clear guidelines for anyone seeking to build or develop land within the Parish.

The village of Tyler Hill and the Alcroft Grange locale have conservation area status. This means that they are recognised as having distinctive features that are worthy of protection. Any planning applications made within the areas are required to meet high standards of design and to be sympathetic to the existing environment both of buildings and space.

We can better secure the protection of conservation area status by defining our environment and explaining what we believe is important about it. We will thereby provide potential developers with the parameters within which we would expect them to design.

This paper sets out to describe the characteristics of the built environment within the Tyler Hill Conservation area and is intended to supplement the Parish Plan published in November 2007.

Because there is no single style or design of the buildings in the conservation area, it has been felt useful to describe the various locales of the conservation area separately, noting their differences as well as their common factors.

The conservation area 'locales' are here described as follows:

1. Canterbury Hill
2. Around the junction of Calais Hill and Wood Hill
3. The west side of Calais Hill
4. The east side of Calais Hill up to the junction with Link Road
5. Tyler Hill Road
6. Sunnymead
7. Fleets Lane
8. St John's Crescent
9. Link Road
10. The Victorian 'core' either side of Hackington Road from Link Road north to the Baptist church.
11. Wood Hill
12. West side of Hackington Road south of Link Road
13. East side of Hackington Road south of Ivy Court
14. Ivy Court and Holly Cottage
15. West side of Hackington Road from No43 north to No73.
16. East side of Hackington Road from No32 north to No86
17. The northern part of the village
18. East side of Summer Lane: Tyler Hall, Park Farm Close, Barn Cottages and Tyler Hill Memorial Hall to ' St David's' and 'The Radfall'
West side of Summer Lane from 'The Patch' to 'Oakwood'

Open spaces within the Conservation area

Summary

Cautionary Observations

Part 1 A synoptic history of the parish's buildings will be published as an introduction to the Statement following the adoption of the text of Part 2.

The locales are introduced by a description of what is known to have been in them previously.

The Parish Council is very grateful to Irene Pellett who has researched and collated this information

Part 2. A description of the properties in the parish as at September 2008.

The appearance of each property is described, mentioning the main materials used, the general configuration, where and how the property is hedged or fenced, and the nature of any car parking facilities.

The Statement concludes with
a description of Open Spaces within the Conservation Area,
a Summary of the general characterises found in the various locales
and
some Cautionary Observations on buildings which in the opinion of the Parish Council have elements that are out of character with the general character of buildings in the parish.

A description of the appearance of properties at September 2008.

Area 1

Nos. 2.-16. Canterbury Hill

Nos 8.-16., the newer houses on the west side of Canterbury Hill are not in the Conservation Area. For some unfathomable reason, when the Conservation Area was drawn up in 1995, the wood at the corner of Canterbury Hill and Giles Lane and all the houses down to the Orchard were excluded from the Conservation Area. They are in Hackington Parish but not in the Conservation Area.

These houses are similar in form and materials. They form a cohesive group using warm-toned red coloured brick. They are all built with some weatherboard facing and under modern tile roofs. Descending the hill they are progressively set further back from the road. Their gardens and mature trees are a feature of their frontage.

No 6. 'The Orchard' is in part, 14th century, and is a low, white-painted bungalow under a Kent peg tile roof. The building is set well back from the road with a crescent shaped entrance and exit drive. There are two small garages on the south side.

No 4. is set well to the rear of its neighbours, approached by an unmade drive. It is a small, originally light-coloured, bungalow under a tile roof.

No 2. is a simple red brick house with tile roof. It is situated close to the road, somewhat lower than the road and with minimal frontage. It has a drive and hard standing on the north side.

Beside No 2. is a vacant plot, currently untidy and littered with fallen timber and sundry building rubble.

Area 2

Bridge House plot, Nos. 3 - 7 Calais Hill and Nos. 2 - 6 Calais Hill

Bridge House was built in 1844 and demolished in 1987. There was an approved outline application for the erection of a replacement dwelling on the Bridge House plot that is now out of time.

Nos 3 and 5. are attached red brick bungalows under tile roofs. They are set well back from the road behind a low, red brick wall and lawns with garages and hard standing for vehicles.

Nos 2, 4. and 6. are substantial houses in ochred red brick and dark red hung tiles under tiled roofs. Constructed in 1962-4 they are set well back from and above the road with tarmaced drives and garages and are partially screened by mature trees.

No. 7. is a detached, ochred brick bungalow under a tiled roof and set at right angles to the road. There is lawn between it and the road and hard standing for vehicles.

No 8. is a prefabricated single storey building, possibly constructed of an asbestos based material set on the same line as nos. 4. and 6. It has a drive and hard standing. The appearance of this building is out of keeping with all its surrounding buildings and should not be used as a precedent.

Between No 8, Calais Hill and Oakwell Bungalow, No 30 Calais Hill, the fields, which are part of Oakwell Bungalow property, have been recently cleared of thorn thickets and small self-seeded trees and were originally medieval clay-pits. They are now protected as Kent Wildlife sites as part of Kent Wildlife Trust's inclusion of them in the Tyler Hill Pasture designation.

Area 3

Oakwell in the Blean; Oakwell Farmhouse; Tyler Hill House;

Oakwell in the Blean is a locally listed, large house built in the 1840 and set on the western side of a small tributary to the Sarre Penn and in its own spacious grounds, flower beds, lawns, vegetable garden and tennis court.

Built in 1829/30, Oakwell Farmhouse is a mature red brick double-ridged slate roofed building, with hard standing beside it, in lawned gardens.

Tyler Hill House is a locally listed, large rendered and white painted south-facing building with red brick northern elements, under a Kent peg tile roof. It has a 20m square yard immediately to the north of the buildings and substantial grounds of lawn and walled vegetable garden sloping down to the Sarre Penn tributary, which is the western boundary. On the east the house and walled garden abut the road.

Area 4

East side of Calais Hill up to junction with Link Road

Oakwell Cottage – No. 46 Calais Hill.

No30, 'Oakwell Bungalow', is original in its format, (though with planning permission granted for major re-development), built at right angles to the road in warm red brick under a Kent peg roof. It is set well away from the road with ample vehicle parking space.

No32, Is a large modern house, with integral garage, under a modern dark tile roof. It is set up and back from the road behind a roadside 1m.high wall.

No34. 'Nightingales' it is the newest building in this area built in warm red brick under a modern tile roof. It is set back and up from the road with paved hard standing beside and in front of the house. The front garden slopes down to a lattice fence separating it from the road.

Built in 1934, Nos36 and 38 are semi detached single storey houses in yellow stock brick under a slate roof. No36 is painted white. They have hard standing for two vehicles each, beside modest sized front gardens. No36.has a hedge of lilac and beech bushes whilst No38 has an open aspect.

No40. is a single storey house with a red brick frontage and yellow stock side elevations under a tile roof. There is hard standing beside the lawn

No42 is a rendered, white painted bungalow under a modern tile roof. It is set well back and up from the road behind a spacious lawn and with a separate garage, drive and hard standing.

No44, 'Fuchsia Cottage, is a modest redbrick bungalow under a tile roof set back from the road and with conventional lawn and flowerbed garden. It has hard standing.

No46. 'Honeypot', Is a red brick bungalow under a tile roof and with a conservatory to its northern side. Set at right angles, up and back from the road it has a drive and hard standing beside a garden of lawn and flowerbeds.

Area 5. Tyler Hill Road.**Tyler Hill Cottage; Silvadene; The Old Bakery, Flats 1 – 9; Damian Cottage; The Halt.**

'Tyler Hill Cottage' is a listed, mature red brick house built before 1750, with later editions, under a Kent peg tile roof. Its substantial grounds of lawn, flower beds and vegetable garden slope down to the tributary to the Sarre Penn which is its western boundary. There is a tennis court to the north of the plot screened from footpath CB14 by mature Leylandii trees. It is the only building in this area on the west side of the road and is situated close to the road and with hard standing for two vehicles.

Beside it to the north is a rough patch of ground in front of two red brick garages that have sloping roofs.

'Silvadene' was built in the 1980s in what had been the garden of 'The Old Bakery'. It is a red brick bungalow under modern red tile roof surrounded by 2m high, mixed evergreen hedge. It has an adjacent garage in brick and with hard standing, accessed from Link Road.

'The Old Bakery' is a recently modernised black painted lapboard with warm red brick bungalow under a Kent peg roof. It has 3m high hedge surround to the west, on Tyler Hill Road and a leylandii hedge bordering footpath CB38 to the rear. There is hard standing for at least two vehicles.

Flats 1-8 are a double story block of two sets of four flats in red brick under a modern red tile roof. Access is by two entrances behind modest gardens with a 1m hedge. There is car parking in a lay-by in front of the flats on Tyler Hill Road and in an adjacent car park immediately to the south and next to footpath CB38. These parking spaces for 10 vehicles are for general public use.

Flat No9 is two storeys, part of the block containing Nos1-8, and is north-facing at the northern end of the block.

'Damian Cottage' is some 100m north west of the junction of Tyler Hill Road with Fleets Lane and is a rendered, white painted, triple ridged bungalow under a tile roof with a small flower bed between it and the road. It has ample hard standing in a garden set to fruit trees and lawn.

'The Halt' was formerly a building associated with and beside the Crab and Winkle railway line which ran between Canterbury and Whitstable. It has been substantially enlarged of late and is a red brick bungalow under a modern tile roof and with a large conservatory to the east elevation. It is approached by a 120m, gated drive on the north side of the road. The drive crosses footpath CB15.

**Area 6. Sunnymead. The area was formerly the site of a dog kennelling business
Nos. 1.– 21. Sunnymead.**

Following a protracted planning process in the 1980s, these detached three and four bed-roomed houses were approved. Though the houses are each distinctive and individual they have coherence provided by the similarity of materials used and the general proportions, scale and mass of the buildings. The buildings are of warm red brick and/or similar coloured hung tiles under modern red tile roofs. Some have white weatherboarding.

All properties enjoy incorporated double garages and hard standings; the road is therefore generally free of parked vehicles. All have medium-sized front gardens treated in a variety of harmonious ways.

Area 7. Fleets Lane.

1 – 14 Fleets Lane; Woodlands; Windleaves; Wellcourt bungalow; Coppins; Little Well Farm; Well Court Farm;

1 –14 are the western-facing side of the buildings on St John's Crescent and constructed of the same materials and in the same style. The buildings are two storied of warm red brick and with modern dark brown tile roofs. They are all separated from the footpath by hedges of various types. Some have hard standing on their drives.

'Woodlands' is a large red brick bungalow under a modern tile roof. It is screened from the road by a mature mixed thorn hedge and set in a bosky garden of lawn, bordering ancient forest to the east and footpath CB43 to the north. It has a separate garage and hard standing.

'Windleaves' is a large gated property. The house is south facing and set well back from the road and constructed of red brick under a modern tile roof. It has substantial grounds which include mixed mature woods of oak, chestnut etc. It borders footpath CB43 to the south.

'Wellcourt bungalow' is a white painted brick bungalow under a Kent peg tile roof on the west side of the road. It is gabled to the south side and is surrounded by a low walled garden and bordering footpath CB43 to the south, and arable fields to the west. It has a brick built double garage with pitched tiled roof to the north side

'Rough Cottage' is a red brick, part gabled house, under a modern tile roof and with integrated single garage to the north end accessed by a gravelled drive. The plot is on the west side of the road and the unkempt garden is unfenced to the road.

'Coppins' is a white painted brick house under a dark modern tile roof in an unfenced unkempt garden that borders the road to the east and fields to the north and west. It has a single garage to the south side in front of which there is hard standing.

Built in 1955, 'Little Well Farm' is a modern farmhouse approached by private road. It is a dark red and grey hand-made-brick bungalow under a red tile roof and with separate garage. Built in a low profile to blend into the landscape. Mature apple orchards surround it.

Well Court Farm' is a locally listed C17 farmhouse. It is of brick and oak framed construction under a Kent peg tile roof. It is approached by private road and the building and farmyard are surrounded by fields used for arable and fruit farming.

Area 8. St John's Crescent. *The area was formerly waste ground, allotments, a storage area owned by the St John's Almshouse Trust in Canterbury and a repair yard for Baldock's steam engines.*

Nos 1.– 32. St John's Crescent.

With one exception all the houses on St John's Crescent were constructed in the early 1960s for the then local authority, Bridge Blean District Council. The first tenants moved in 1965.

There are semi detached and four-block, two-story buildings, some of them occupied as single level apartments or flats. They are all constructed of warm red or ochre-coloured brick and with modern dark brown tile roofs. Some have white painted weatherboarding.

The exception is a recent infill addition, No6A; which apart from its brick colour is in keeping with the pre-existing buildings and the adjoining No6.

The gardens to the front of the properties are modest in size. The frontages vary from the original gardens of lawns and flowerbeds to hard standings for vehicles etc.

The road is rather narrow (against modern, new-build standards) and is often crowded with parked cars. The area has coherence, provided by the similarity of size, mass and proportion and by the materials used.

Area 9. Link Road.

Nos2.-16.; and Nos3.- 9. Link Road. ['Silvadene' and 'The Old Bakery' though part of the Link Road area are described under Area 5, Tyler Hill Road.]

No.2 is a soft red-coloured brick, partly white painted, rendered bungalow with modern red tile roof, set back from the corner of Link Road and Tyler Hill Road, behind a hedged, rough brick wall, and with ample drive and garage.

Nos4. and 6 are houses constructed in the 1960s of warm ochred brick and white weatherboarding and with modern tiled roofs. Their frontages are some 8m. from the road. They have adjacent single brick garages between them and hard standing in front of the garages.

They have modest sized front gardens; No4 having an open aspect, whilst No6 is behind a 2m high deciduous hedge and verge.

Nos8. and 10. are semi-detached, 1960s, soft red-coloured brick houses with some gable weatherboarding, under modern, red tiled roofs. Raised above road level, they have 10m. length drives to single garages incorporated into the buildings. These houses have recently installed prominent white upvc windows.

Nos12, 14 and 16, originally a row of four dwellings, now known as 'Taylor's Cottages' is a locally listed building, dating from 1830.

The two-storied building is constructed of white painted brick under a Kent peg tile roof.

Nos12. and 14. each have hard standing for one vehicle, whilst No 16., which is next to the village green, has a separate white painted garage and hard standing.

All the houses on the north side of Link Road apart from 'Silvadene' back onto the public footpath CB 38. *They are either developments of, or on the sites of, simple cottages dating from pre 1877.*

No. 3. is a white painted rendered bungalow with modern red tile roof, set well back from the road behind a thorn hedge, close to the rear of the site. There is a comparatively large front garden, drive and an attached, sloping-roofed garage. There is a mature beech edge screening the rear of the property.

No. 5. 'The Nest', is mainly a long red brick bungalow but with a 1990s double storey, cream coloured, weatherboard extension at the western end. It is all under a Kent peg tile roof. It is set well back from the road and bordering the path to the rear of the site. There is a separate, grey, sloping-roofed garage close to the road and hard standing for two vehicles. There is a relatively large front garden screened behind a 2m. mixed-conifer hedge, on a red brick wall which maintains its height against the angle of the road surface. There is a 1.5m. beech hedge and a laurel hedge screening the rear of the property.

No 7, 'Rosedale' is a statutory listed building, cream painted, brick bungalow under a modern red tile roof. It is well back from the road, close to the rear of the site. There is a relatively large garden with a hard standing for two vehicles and red brick sloping-roofed garage close to the road. The rear is screened by slatted wooden panels.

No 9, 'Wayfair' *was built circa 1850 and was originally two semi-detached houses.* It is a statutory listed, large, two-storey, white-painted brick house under a Kent peg tile roof. It is set well back from the road behind a mature privet hedge. There is a drive and separate, double, white-painted brick garage to the western side of the house. Following the re-routing

of the footpath that runs to the rear, there is a relatively large garden to the rear of the property screened by a 3m mixed, evergreen hedge.

Area 10. The Victorian 'core' either side of Hackington Road from Link Road north to the Baptist church.

'The Ivy House'; Nos29 - 41 Hackington Road; Nos24 - 30 Hackington Road.

'The Ivy House' public house is a large, rendered and white painted building under a tile roof and separated from the road by a narrow footway. It has parking for up to eight vehicles to the south and beside the road.

Nos29, 31, and 35 are three terraced, two-storey, red brick houses under a tile roof. They are each separated from the footway by small 2m deep gardens and low wall. There is currently no vehicle parking facility for these properties.

Nos37, 'Calico Cottage', 39, 'Pond Cottage' and 41 were built in 1848 and are now three terraced, white painted, two storey houses under tile roof. There is currently no parking facility for these properties.

Nos24 – 30 Hackington Road. Are four two-storey dark brown brick houses under a tile roof. They have each been extended to the rear, the eastern side of the properties. They front onto the footway, which is believed to be part of each property. There is no vehicle parking for these properties.

Area 11. Wood Hill.

'Sunnyside'; 'C K Manor'; 'Hillside Cottage'

'Sunnyside' is a C17 rendered and white painted single story building under a Kent peg tile roof. Its eastern end is set close to the road with a south facing main aspect at right angles to the road. It has lawns to the south and west and they are screened from the road by high hedge. There is a lay-by/pull-in and hard standing to the north of the building for two vehicles.

'C K Manor' is a new large house sited immediately to the west of 'Sunnyside' on a plot that was formerly grounds of that house. It was constructed in 2005/6 in a harsh red coloured brick and under a black slate roof. A wall at the entrance to the property, close to and immediately north of 'Sunnyside', with leylandii trees behind it, is constructed of the same harsh red brick, capped by a dark industrial brick. The bricks and the slate roof are unsympathetic to any materials used on near-by buildings. The appearance of this building is out of keeping with all its surrounding buildings and should not be used as a precedent. There is an integrated double garage and ample parking for several vehicles behind a gated entrance. A replacement hedge has been planted outside the wall in the 2m deep verge.

'Hillside Cottage' is a detached house of white painted brick under a double pitch tiled roof situated on the east side of Wood Hill opposite to 'Sunnyside'. It has a sunny south facing aspect and has an off-road hard standing area in front of its mixed evergreen-hedged garden. It is screened from the road to the west by a high, mature, tree and shrub hedge.

**Area 12. the west side of Hackington Road south of Link Road
Nos1-25 Hackington Road**

No1,'Long Acre' is a large cream painted brick house under a modern tile roof. It is set in substantial grounds and with lawns and flowerbeds. It is at an oblique angle to the road and with a crescent in/out drive providing ample parking space. It is behind a beech hedge, fence and verge.

No3. 'Croft' is a white painted brick bungalow under a modern tile roof. It has a garage and ample parking space on paved hard standing in front of the building and behind a low stone wall.

No5,'Liercester' is a black painted timbered house with white painted rendered panels under a modern tile roof and set back from the road. It has an attached garage and ample parking behind a 1m. high stone wall and mature leylandii hedge.

No7 is approached down a drive and some 40m from the road. It is a red brick house under a modern tile roof in substantial grounds and with ample parking space. The eastern boundary is marked by a 3m. high leylandii hedge in front of which is:

St Francis Mission church was constructed in 1884 The simple building is set parallel and close to the road and is of a timber framed, green painted, lap board construction under a tile roof. There is a 1m. verge between it and the footway.

No11.'Upper Oakwell House', is a white painted rendered house under a tile roof with double garage, drive and hard standing. It is set well back from the road and slightly below it.

No13. has elevations of warm red brick under a tile roof. Its south elevation is rendered and painted white. It has a wooden garage and carport, both stained black, and shingled hard standing behind a wood panelled fence and with mature trees and shrubs shielding it from the road.

No15.'Tyle House' is accessed by a drive and set well back from the road west of No13. It is south facing and has yellow tile cladding under a tile roof.

No17.'Highfield House', is a long, white painted rendered house with hung red tiles under a matching tile roof. It is approached by a drive and set well back from the road with shingled hard standing.

No19. a yellow brick bungalow with red brick corners under a tile roof. It has an integral garage and shingle hard standing behind a low, pillared red brick wall and with shrub screening.

No21. of red brick construction below a white painted rendered face under a tile roof with single garage. It has a crescent shaped shingled in/out drive with shrubs and low wall.

No23. a yellow brick bungalow with red brick corners under a slate roof and with single garage to the side. It has lawns and flowerbeds behind a 1m. high wall and with a 2m. deep verge.

No25. a white painted brick bungalow under a modern tile roof set back from the road. It has a drive, hard standing for two vehicles and with lawns and a lattice wall with shrubs and a 3m verge.

Area 13. the east side of Hackington Road south of 'Ivy Court'.

Nos2 –12 Hackington Road

No2. a red brick house with dark red tile hangings to the upper floor, under a modern tile roof. It has a modest sized paved forecourt with hard standing for two vehicles behind a low brick wall. There is access to the rear, from Summer Lane, to hard standing beside a garden.

No4. has dark brown brick side walls and yellow/ochred brick frontage, with a wooden gable end, under a modern tile roof. The front garden with lawns and flowerbeds is behind a low red brick wall and shrubs. There is access from Summer Lane to hard standing.

No6. has dark brown brick side walls and yellow/ochred brick frontage, with a wooden gable end, under a modern tile roof. There is hard standing for 2/3 vehicles. There is access from Summer Lane to a brown brick, flat-roofed garage and hard standing.

No8. has brown brick sides and ochred brick frontage under a modern tile roof. There is a red brick two-storey extension to the north. There is lawn behind a low brick wall. Vehicle access is from Summer Lane.

No10 and No12, 'Highland House'. A pair of two-storey, semi-detached houses in red brick, under a double pitch Kent peg tile roof. There is a 1m deep, paved area with posts and chains separating the property from the road. There is access from Summer Lane with concrete drive providing hard standing for 3 vehicles.

Area 14. Nos1– 4 Ivy Court and No 20. Hackington Road, 'Holly Cottage'.

This locale was developed in the 1990s on land that was formally part of Holly Cottage property, then known as 'Stodeaway'.

The development has successfully introduced four new large houses that have a collective identity that enhances the centre of the village. They are constructed of warm red brick and substantial upper level of white painted weather-boarding under modern tile roofs.

They are approached by a broad gravel road, bordered by hedges, off Hackington Road and next to footpath CB38, and which turns through 90 degrees to entrances and garages off a small gravelled area in the centre of the development. The separate garages are in the same brick as the houses and with flint wall infill under tiled roofs.

No1. and 2. have hedges to the east bordering Summer Lane, whilst No3. and 4. have fences and 2m. high beech hedges between them and the footway on Hackington Road.

No20 Hackington Road, 'Holly Cottage', the renovated former property on the site, is a south-facing, white painted house with white weatherboarding under a double-ridged Kent peg tile roof. It has a yew hedge between it and the footway and the garden to the south is screened by a fence and 2m high privet and laurel hedge. There is paved hard standing in addition to the garage.

Area 15. the west side of Hackington Road from No43 north to No73.

Nos43 – 73 Hackington Road.

No43 a yellow brick gable-ended house under a slate roof, with a two-storey, flat roofed extension set back and to the north side and with integral garage.

It is set behind a red brick wall that has decorative banding and it has a concrete drive and hardstanding.

The colour of the brickwork on this property is out of keeping with all the other buildings in the vicinity and should not be used as a precedent for future development applications.

No45, The Baptist Church was constructed in 1885 in red brick with yellow decorative bandings under a black slate roof. It is in its own modest shrubbed grounds and at right angles to the road behind a low gate, black iron railings and evergreen hedge.

All the properties from this point northwards have mature woodlands to the rear, which makes for a distinctive rural backdrop to the properties.

No49, 'The Red House' is a large gable-ended house with double dormers in red brick. It has a two-storey extension to the north side in the same colour brick and with a flat roof. It is set close to the road behind holly and thorn hedge. There is a gravel drive and hardstanding leading to a separate small garage.

No51, 'Gate House', set well back from the road, is a cream painted rendered house on a red brick base. It is double gabled, linked by a central section, all under a dark brown tile roof. Off the drive there is hardstanding and there are lawns with mature fruit trees, all behind a mixed holly and thorn hedge.

No53 set well back from the road is a red brick gable ended house with transverse porch under a modern tile roof. It has a gravel drive with hardstanding and mixed hedges that blend into mature side beds of bushes and shrubs.

No55 is a white painted brick bungalow under a dark brown tile roof. It is set back and has a paved entrance, beside mixed mature shrub and holly borders, leading to gravel hardstanding.

No57, 'York Cottage', a white painted brick bungalow with pale brown hung tiles around a gabled dormer and dark tile roof. It is set back and has a concrete entrance and drive with hardstanding beside lawns with shrubs on the south side and distinctive mature tall leylandii to the north side and behind is a thorn hedge.

No59 a red brick house with front porch entrance all under a tile roof. It is set back and there is a gravelled forecourt with central roundel and hardstanding behind a modest privet hedge.

No61, 'Highwood', a red brick house with dark red hung tile gable under a modern tile roof. There is a flat-roofed two-storey addition to the north side in the same red brick. There is a stone drive and forecourt with decorative pond all behind distinctive evergreen trees that screen the property. A hardstanding is separated from the footway by a low decorative wall.

Nos63 and 65 are a pair of semi detached red brick houses with dark red, hung-tile frontages under a paler tile roof.

No63 has a red brick garage set well back and approached by a tarmac drive. There is paved, hardstanding and lawn with mature trees, behind a low red brick wall.

No65 has a side carport approached by a concrete drive, beside which are lawns with mature trees. There is no fence or hedge to the property.

No67 is a soft brown brick bungalow under a steep-pitched, double-ridge, ribbed-tile roof. It has a low, stained wood fence in front of shrubs and with paved hardstanding off the drive that leads to a small garage to the south side rear of the property.

No69 is a cream painted rendered bungalow with tile hung gabled side all under a double-pitched tile roof. There is picket wood fencing and five bar gate in front of paved hardstanding leading to a side garage and beside lawn with mature trees.

No71 and 73 are joined and both built of white painted brick under tile roofs.

No 71, 'Dawswood Cottage', is dated 1864 and is close to the road, with posts and chain separating the property from the footway.

No73 is set back from No71 and has an integral garage behind a concrete entrance and hardstanding. On the north side, No73 has a boundary, with wood panelling, to footpath CB43.

To the north, across footpath CB43, is a pair of white painted brick sloping roofed garages.

**Area 16. the east side of Hackington Road from No32 north to No 86.
Nos32 – 86 Hackington Road.**

Only No40. is close to the road, the others being set well back and with front gardens. There are a variety of gardens fronting the properties but all have distinctive separating hedges. Where there are front hedges they are predominantly privet or thorn. Many properties have created paved or gravel entrances with hard standing for vehicles.

The properties from No32 - 66 all have access onto Summer Lane at the rear.

No32. is a red brick house under a modern tile pitched roof set well back from the road and separated from it by lawn and chain link fence. There is a drive with hard standing.

No32a. is a red brick house with integral side garage under a modern tile, pitched roof, set well back from the road and separated by a low hedge and with a drive, turning bay and hard standing.

No34, 'The Homestead', a 'half semi-detached' warm red brick house incorporating a gabled elevation with pitched tile roof. Well back from the road and screened from it by various trees and shrubs behind a privet and thorn hedge. No vehicular access from Hackington Road.

No36. a warm red, bay-windowed house with modern tile roof pitched at right angles to the road. There is lawn and mature trees and shrubs screening from the road and red brick gate posts with a privet hedge. Drive with hard standing.

An application to develop the rear garden of No 36, with access from Summer Lane, was recently approved. The new house is a two –storey, red brick house with integral garage under a modern, red coloured tile roof. It has hard standing for two cars in front of the property facing Summer Lane.

This property is out of keeping with the existing adjacent property, being two-storied and disproportionate to the size of the plot.

No40. was originally a two-storey red brick house and plant nursery without vehicular access from Hackington Road. The house was under a slate roof. It was screened from the road by a mature privet hedge and camellia trees. Recently planning approval was given for the enlargement of the existing house whilst retaining its existing characteristics.

In addition approval was given for two three-storey houses in red brick under slate roofs to be constructed facing Hackington Road and for two even larger three-storey houses, clad in cedar timber weatherboarding, under slate roofs, to be constructed facing Summer Lane. All the new builds have visually obtrusive solar panels on their roofs. There is no garaging for any of the properties and all vehicular access is from Summer Lane.

Unlike their surrounding houses they have little space around them. The close-boarded cedar panelling on the two properties facing Summer Lane is out of character with anything else in the village.

The approval of some of the detail of the designs should not be used as a precedent for any future developments in the village.

No42. 'Lincoln Cottage', a dark red brick bungalow with modern tile roof well back from the road. It has a red brick walled and gated entrance to gravel drive and hard standing, Lawn and shrubs and a large privet hedge screen it from the road.

Nos44./ 46 ; Nos48 / 50; Nos52 / 54; Nos56 / 58 and Nos60 /62 are all pairs of similar, semi-detached, warm red brick houses under grey slated pitched roofs. They are all set back from the road.

No44. has no access for vehicles from Hackington Road and has mature decorative trees behind a low thorn hedge.

No46. has a gravel drive with hard standing

No48. has no vehicular access from Hackington Road and a 2m high evergreen hedge in front of a garden with decorative trees.

No50. has a low red brick wall screening the lawned garden and with gravel drive and hard standing.

No52. has no vehicular access from Hackington Road and is without fence or hedge.

No54. has a paved drive and hard standing and is well screened by large conifers.

No56. has gravelled entrance and hard standing and is without fence or hedge.

No58. has a drive and hard standing and has a 2m high thorn hedge.

No60. has no access from Hackington Road. It has lawns with shrubs and a picket fence.

No62. has a paved entrance and hard standing drive and is screened by a wood panelled fence.

No64. 'St Andrews', is a white painted brick bungalow with west facing gable under a modern tile roof. It has a paved drive and shingle hard standing, a garden with low shrubs and is screened by a wood panelled fence.

No66. 'The cottage', a rendered, white painted west-gabled, hipped bungalow, with dormer set in the south upper elevation. It has a curved, paved drive and hard standing and is protected by a low picket fence.

Nos68 / 70. are brick semi-detached, cream painted rendered bungalows, under a modern tile roof.

No68. has an added porch and with paved drive and hard standing.

No70. is fronted by a low red brick walled and entrance. There are mature leylandii trees beside the lawns and a gravel drive providing hard standing in front of a side garage.

No72. is an 'L' shaped dark red brick bungalow under a modern tile roof. It has a curved red brick walled entrance leading to a gravel drive and hard standing, beside a shrubbed garden.

No74. a white painted brick bungalow under a modern tile roof. It has a gravel forecourt providing hard standing and with flowerbeds and mature trees behind a wood panelled fence.

Nos76 and 78 have mirror image front elevations.

No76. 'Springwood', a red brick house with west facing gable under modern slate roof and with a separate garage and drive with hard standing. The attractive garden is set to lawn, shrubs and mature trees behind a wood panelled fence.

No78. 'Woodlands', a red brick house with west facing gable under modern slate roof and has a drive with hard standing beside lawns and an attractive garden and in front of a separate garage.

No80 is a warm red brick house with weather-boarded west facing gable and with integral garage under a modern tile roof. There is a low red brick walled frontage with shrubs behind and a paved drive beside lawns.

No82 is a red brick house with a red tiled, west-facing gable, under a modern tile roof. There is a double storey addition to the north side. There is a gravel drive with hard standing in front of a carport to the north side. There is lawn and mature trees behind a low white chain-link fence.

No84. 'Whiston', an 'L' shaped pale brown brick bungalow under a modern tile roof. There is a tarmac drive with hard standing and lawns behind a low, pale-brown brick wall.

No86. a white painted, rendered house under a pitched tiled roof and with a single-storey flat roof extension to the north side. There is a separate garage approached by gravel drive with adequate hard standing. A 2m high panelled fence screens the garden with mature trees from the road.

Area 17. The northern part of the village.

'Anderida', 'Daweswood', 'Dawes Court', 'Frog Hall', 'Frog Hall Oast', 'Frog Hall Stables', 'Cheesecourt Lodge', 'Honeywood House', 'Tyler Court'.

All these properties are relatively large buildings.

'Anderida' replaced the former 'Keeper's Cottage' in the 1970s. It is a warm brown coloured brick building under a modern tile roof and set well back and at angle to the road. It has a circular drive to a single entrance/exit and is screened by high privet and thorn hedges.

'Daweswood' is a white painted, rendered building under a tile roof. It is approached by a drive and separated from the road by substantial lawns with flowerbeds.

'Dawes Court' is almost screened from view from the road. It is a very large white painted, east-facing, 'colonial'-style building set in its own wooded grounds and approached by a curving drive,

'Frog Hall' is the original farmhouse building of Frog Hall Farm and is a statutory listed building. It is of red brick construction under a Kent peg tile roof. This building and its near neighbours are now approached by a custom built drive, the junction of which is to the north of the locale.

'Frog Hall Oast' is, as its name suggests, a dwelling which was recently created by the conversion of the former oast house associated with the farm. It is a locally listed building in the same red brick as the former farmhouse and has Kent peg tile roof.

'Frog Hall Stables' is locally listed, lies close to the road and is separated from it by an area which has a pond in it. The property, as its name suggests, was converted from the stable block associated with the farm and is of the same brick construction as the farmhouse and under a Kent peg tile roof.

'Cheesecourt Lodge' was constructed in the late 1960s and replaced a former smaller dwelling situated closer to the road. It is built of warm brown coloured brick under a modern dark tile roof. It is set well back from the road with drive and spacious lawns and woodland adjacent to bridleway CB36. It has a separate, pitched-roofed garage in the same brick as the house.

'Honeywood House' and 'Tyler Court' were constructed in the 1990s as dwellings associated with those parts of Frog Hall Farm which were on the eastern side of Hackington Road and that had, at that time, been separated from the farm. They are each of a bright red coloured brick under a modern tile roof. They are situated approx 70m from the road and approached by a private drive.

Area 18. Tyler Hall, Park Farm and Close Barn Cottages. Tyler Hill Memorial Hall. 'The Radfall' and 'St David's' [Summer Lane]

Tyler Hall was formerly a farmhouse associated with the oast houses and former hop fields to the east and above the Sarre Penn stream. It is a large pale yellow painted brick building under a Kent peg tile roof, in substantial grounds to the east and south. The property is screened from the south and west by mature oak trees and evergreen high hedge. There is a separate double garage with accommodation above and painted similarly to the house, under a modern tile roof and accessed from Summer Lane.

1 Park Farm Close. Is a large weathered-orange-and-red coloured brick house and with integral double garage under a modern tile roof. There is paved hard standing for two vehicles and raised brick flower beds all screened to the west by evergreen trees and shrubs.

Nos 2.-6. Park Farm Close were formerly the Tyler Hill Oast House and following the failure to obtain planning permission by those intending to construct the proposed Broad Oak reservoir in the mid 1970s, was sold and developed into apartments in the 1980s. They form a large coherent property of red brick under a slate four-ridged roof. They have separate brick garaging to the west and with gardens to the south, behind a low brick wall. There is with a wide shingle drive to the garages and in front of the properties.

'Woodgrove', is on the site of the former thatched barn in which farm machinery and implements were stored. It is a large red brick house with double garage under a modern tile roof. There is paved drive/hard standing with access from Summer Lane. The property has a lattice fence and 1m high hedge.

Nos1 and 2. Barn Cottages were formerly associated with the Park Farm when hops were a substantial part of its activities . They are now a pair of two-storey, semi-detached, black, weather-boarded cottages under a modern tile roof.

No1. has shingle hard standing for 2 vehicles and has a fence boundary.

No2. has a laurel hedge and high privet hedge between it and the Village Hall car park.

Tyler Hill Memorial Hall replaced the former Memorial Hall, which was a redundant Presbyterian/Free Church building, carried up from the city shortly after WWII when the playing field was given to the village by George Mount Esq. The Hall had brick additions into the 1970s but was replaced by the present building in 1985. The present building was designed, built, decorated and furnished by members of the village community. The substantial building is constructed of warm red coloured brick under a slate roof. There is parking for about 20 cars beside the hall and there has been recent provision on gravel hard standing for 20 more vehicles at the north side of the playing field.

'St David's' and 'The Radfall' are recent constructions that replaced small, prefabricated dwellings that were originally approved as dwellings with an agricultural condition attachment.

The new houses are substantial, west-facing buildings incorporating an upper storey in gabled roofs. 'St David's' is of pale brown brick under a black slate roof. 'The Radfall' is in mid brown brick and under a modern tile roof. They are set back and separated from the lane by wooden picket fences and shrub beds with separate double brick garages and gravel drives. The properties have woodlands to the rear, (the east), which are protected as being part of the larger area of Special Scientific Interest which includes Honey Wood.

Area 18. continued. West side of Summer Lane from 'The Patch' to 'Oakwood'.

'The Patch' is on the north side of the junction of Summer Lane and Hackington Road and has a triangle of grassed area outside its wall that is treated as an amenity area and planted with flowers. It is a white painted brick house under a modern tile roof. It is screened by hedge on top a warm red brick wall to the west and south, whilst a 2m high privet hedge screens the east side. There is a brick garage and hard standing.

'Rosas' and No2 Park Farm Bungalows are east facing, semi-detached, red brick bungalows under modern tile roofs. 'Rosas' has an attached garage with hard standing drive and is screened by 2m. high leylandii hedge. Its neighbour has shingle hard standing for two vehicles and is screened to the east and to the north, beside footpath CB38, by a laurel and other evergreens hedge.

'Juniper'; 'Honeywood House' and 'Oakfield' are three large east-facing houses, all built in the mid 1980s of similar warm brown colour brick with hung, dark tile fascias and each under a modern tile roof. They have integral garages and hard standing paved drives behind mature hedges and fences.

'Juniper' is screened from footpath CB38 by a 2m high privet hedge.

Open spaces within the conservation area.

There is a strong presumption against any planning application for development on any of these spaces

1. Land to the west of Canterbury Hill and the houses situated thereon and land to the west of Calais Hill up to the line of the former Crab & Winkle railway line.

Those fields close to the former railway line are used for arable or dairy farming

The fields close to Calais Hill, used on an occasional basis for the grazing of horses, are part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby have an additional protection.

To the west of Tyler Hill Road and having a boundary with footpath CB14 there is a field with storage on it associated with horse stabling and training.

All the other fields between the road and the small stream feeding into the Sarre Penn are not cultivated. They provide a valuable habitat for wildlife.

2. Land between Wood Hill and Calais Hill.

The land close to Wood Hill, north of properties at the foot of Calais Hill and south of Sunnyside, is owned by St Stephen's P C Council and is densely overgrown with thorn thickets. It provides a valuable habitat for wildlife, including nesting nightingales.

The land close to Calais Hill is part of the property of 30 Calais Hill. It has been recently cleared of scrub vegetation and thickets. It is part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby has an additional protection.

3. Land to the north of and bounded by Tyler Hill Road, the line of the former railway line and Fleets Lane up to Well Court Farm house and footpath CB24.

The Tyler Hill Meadow Local Nature Reserve and the fields immediately around The Halt are part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby have an additional protection. The field between the Nature Reserve and Sunnymead is used for dairy farming.

The other fields north of The Halt are arable and used for grain or root crops.

4. Land between Fleets Lane and Hackington Road north of Windleaves on Fleets Lane and Daw's Wood Cottage on Hackington Road.

Fields to the south of Little Well Farm are used as horse pasture and there are farm yard storage buildings associated with the farm. To the north of the farm there are apple orchards and to the east is Daw's Wood, which has protection as an area of Special Scientific Interest. Further north the fields beside Hackington Road, formerly associated with Frog Hall Farm are arable and grassed.

5. Land east of Canterbury Hill and St Stephen's Hill between the Parish Boundary above Downs Road to the south and the Sarre Penn stream.

These fields are thought to be in the ownership of one of the Water Companies, having been purchased prior to the application for a reservoir in the valley in the 1970s. South of the road to Alcroft Grange root crops and grain is grown, with the slopes nearest to Downs Road used for cattle grazing.

The field immediately north of the road to Alcroft Grange is used for sheep grazing and below that, beside the Sarre Penn stream, the field has been left fallow and unkempt for many years.

6. Land to the north of the Sarre Penn stream, east of Wood Hill, Summer Lane and Hackington Road.

The fields immediately to the north of the stream are used mainly for grain crops.

Great Hall Wood, Honey Wood, Timber Wood, Paddock Wood, all to the north of the stream, and Little Hall Wood, to the south, are all privately owned and are protected as Sites of Special Scientific Interest. They contain an abundance of wildlife, most notably the Heath Fritillary butterfly. The woods are ancient and contain mature oaks, many several hundred years old and chestnut stools that have a similar or older vintage. The woods are not cropped at present but are irregularly coppiced.

The fields to the east of Paddock Wood are farmed from Mayton and are used for grain crops.

The fields to the north of Timber Wood, associated with Brittoncourt Farm, contain a privately owned fishing reservoir and are in the main arable.

Summary

There are pockets of development within the conservation area which, whilst different to each other, have an attractive consistency in the use of materials, proportions of buildings and treatment of their surroundings; such locales as Sunnymede, Ivy Court, St John's Crescent and around Frog Hall. Any development in these locales would be expected to be consonant with the existing characteristics.

Mainly on the edges of the village there are older properties which have their own distinctive characteristics; such properties as Oakwell in the Blean, Tyler Hill House, Tyler Hill Cottage and Sunnyside. Any development at these properties would be expected to be sympathetic and complementary to the existing building.

Throughout the other locales of the village there are no particular styles or common characteristics although many of the materials used have a similar feel to them; Such materials as warm red brick, Kent peg tiles, modern red tiles, weatherboarding treated in black, white or pale coloured paint.

Around the central core of the village there is some use of slates for roofing, as on the Baptist church, Nos24-30 Hackington Road and the Tyler Hill Memorial Hall. In the few other locations where it is used it does not sit so happily in the visual environment.

Other than in the central core of the village, properties are set well back from the road and gardens are well maintained, copiously planted to provide good screening and in the main are well maintained, with some outstandingly attractive ones.

Nearly all properties have off-road parking, either in garages or on hard standing, the exceptions being in the central core of the village and on St John's Crescent. There are a variety of treatments to drives and entrances, but they are chiefly of gravel or concrete. The recent development of red- bricked drives and forecourts does not always accord with the rural setting of the village.

In the main, in each of the locales not already mentioned, the size of the buildings, their proportions and external characteristics, do tend to be in general keeping with their neighbours. This gives a cohesive feel to the locale.

In only a few instances are neighbouring properties disproportionate to each other and usually because one has been recently developed and the other not.

Whilst the Parish Council would not wish to be prescriptive in the design of any new developments or modifications to existing properties within the conservation area, it recommends to prospective developers that they note the predominant incidence of the use of the following materials in the existing properties;

Warm red and orange/brown brick

Kent peg roof tiles

Dark red or brown modern roof tiles

Weatherboarding coloured white, black or a pale ochre colour.

The Parish Council also asks potential developers to note the respective scale, proportions and ambience of the several locales within the conservation area and the fact that almost all properties, no matter their size have generously proportioned gardens, many having examples of fine mature trees.

The Council also reminds potential developers that the village is rural in character and that its residents have indicated that they wish it to remain in that condition, that it has a distinct and clearly delineated boundary, separate from other developed areas, [the village of Blean, the University of Kent], and that for the most part is located in the ancient Forrest of Blean, which has protection as a Site of Special Scientific Interest.

Cautionary Observations.

There have been some developments that have been allowed which in hindsight do not now seem to be in keeping with the general aesthetic feel of the village and they are noted below so as to indicate what would not be supported in any future applications.

No8. Calais Hill is a prefabricated single storey building, possibly constructed of an asbestos based material. The appearance of this building is out of keeping with all its surrounding buildings and should not be used as a precedent.

No43 Hackington Road is a yellow brick gable-ended house under a slate roof, with a two-storey, flat roofed extension set back and to the north side. The colour of the brickwork of this property is out of keeping with all the other buildings in the vicinity and should not be used as a precedent for future development applications.

'C K Manor', on Wood Hill is a new, large house sited immediately to the west of 'Sunnyside', which is a listed building, on a plot that was formerly grounds of that house. It was constructed in 2005/6 in a harsh red coloured brick and under a black slate roof. A wall at the entrance to the property, close to and immediately north of 'Sunnyside' is constructed of the same harsh red brick, capped by a dark industrial brick. The bricks and the slate roof are unsympathetic to any materials used on near-by buildings. The appearance of this building is out of keeping with all its surrounding buildings and should not be used as a precedent.

No40 Hackington Road was originally a two-storey red brick house and plant nursery without vehicular access from Hackington Road. The house was under a slate roof. Planning approval was given for the enlargement of the existing house whilst retaining its existing characteristics.

In addition, approval was given for two three-storey houses in red brick under slate roofs to be constructed facing Hackington Road and for two huge three-storey houses, clad in cedar timber weatherboarding, under slate roofs, to be constructed facing Summer Lane. All the new builds have visually obtrusive solar panels on their roofs. All vehicular access is from Summer Lane and there is no garaging for any of the properties.

Unlike the surrounding houses they have little space around them. The close-boarded cedar panelling on the two largest properties is alien to Tyler Hill and is not characteristic of any other part of the village.

The approval some of the details of these designs should not be used as a precedent for any future developments in the village.