Boughton Street Conservation Area

Character Appraisal and Management Strategy

Consultation Draft
February 2017

Swale Borough Council
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1.0 INTRODUCTION

1.1 Boughton Street Conservation Area

Boughton Street Conservation Area was first designated on 1st May 1970. The boundary of the Conservation Area has not been amended since its original designation and the local planning authority has not previously prepared a Conservation Area Character Appraisal for Boughton Street. A review of the boundaries of the Conservation Area was undertaken in 1994 when the Faversham Society requested that the Conservation Area be extended to include the village primary school. At that time the existing boundaries were considered appropriate and no changes were made.

There are two other Conservation Areas in the civil parish, one at South Street and one at Boughton Church, both to the south. Staple Street Conservation Area to the northeast is located within an adjoining parish.

1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (s.69(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

It is the responsibility of individual local planning authorities to designate and review Conservation Areas using local criteria to determine and assess their special qualities and local distinctiveness.

Conservation Area status provides extra protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- Special provision is made to protect trees.
- When assessing planning applications, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of Conservation Areas (see section 4).

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change so that their significance is safeguarded and sustained. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping. In accordance with the four types of heritage values set out in the core Historic England guidance document (Conservation Principles: Policies & Guidance), communal values – which are those derived from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory – will be of particular relevance to this Conservation Area given the linkages between place names and remnants of bygone uses in the wider context of historical growth and development. Above all however, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.
1.3 The Purpose and Status of this Character Appraisal

The purpose of this Conservation Area Character Appraisal is:

- To identify the significance of the heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in preservation and enhancement of the area.
- To provide a framework for planning decisions, to guide positive change and regeneration.
- To provide the necessary background to, and framework for a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the Conservation Area which offer potential for enhancement or improvement through positive management.

Heritage significance may sometimes only be fully identified at such time as a feature or a building is subject to the rigorous assessment that an individual planning application necessitates.

Additionally, an appraisal can include management proposals to ensure the preservation or enhancement of an area by means of policies, action points, design guidance and/or site-specific design statements where appropriate.

An appraisal serves as a basis for both the formulation and evaluation of Development Plan policies, as a material consideration in the making of development management decisions, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in design choices.

This Character Appraisal is supplementary to the Swale Borough Local Plan and the emerging Boughton and Dunkirk Neighbourhood Plan. It has been prepared in the context of the relevant national legislation and national and local planning policy and guidance provided by central government, Historic England and the Borough Council itself, all of which are set out in Chapter 4 of this document, concerning the matter of Conservation Area management (see page 35).

In light of the way that the production of Conservation Area Character Appraisal & Management Strategy documents (such as this one) are developed and prepared in the above stated context and are also subject to public scrutiny via a statutory public consultation period of a minimum of 21 days, following formal adoption by the local planning authority, they then have sufficient weight or gravitas to form a significant material consideration in the development management process.
2.0 BOUGHTON STREET CONSERVATION AREA

2.1 Summary of Significance

The significance and special interest of Boughton Street Conservation Area can be summarised as follows:

- A linear village built on the Roman Watling Street which later served the pilgrim route between London and Canterbury.
- Its rich variety of building types, styles, materials and forms spanning several centuries.
- The evidential value of a once vibrant village community with a multitude of shops, places of worship, farms, schools, commerce and coaching inns.
- The tight-knit street frontages which open out to the east into a wider more verdant street with some larger houses with more substantial gardens.
- Its countryside setting preserved and not materially compromised by urban extensions or the encroachment of suburban development from nearby settlements. The degree of separation between the Conservation Area and the A2 bypass to the south is also important in terms of protecting its green and largely undeveloped setting.
- Embankments, both grassy and brick built, often topped by mature trees.
2.2 Historical Development

Boughton Street (or The Street) is the main road in the village of Boughton-under-Blean which is a civil parish located midway between Faversham to the west and Canterbury to the east in the county of Kent. Despite the village officially being named Boughton-under-Blean, it is frequently referred to, simply, as Boughton.

Boughton (originally 'Bocton') means 'land held by book or charter', so the place name is not uncommon. There are 13 Boughtons in England and four in Kent. Consequently Boughton-under-Blean is so called to distinguish it from its three Kentish namesakes. The Blean is the ancient forest that overlooks the parish to the east, and an alternative meaning for Boughton means some kind of wood or copse, this perhaps suggesting that the village may have developed from a small cluster of dwellings located adjacent to a copse of trees, perhaps separated from the adjacent forest as a result of tree clearance undertaken to provide timber for house construction and ship building for the navy.

As is common in Kent the parish's main street takes its name from the parish, so is known as Boughton Street or The Street, Boughton. It forms part of the old Roman road 'Watling Street' from London to Canterbury and Dover (in the 20th century known as the A2) though through traffic is now thankfully diverted to the dual carriageway bypass to the south.

The medieval church is some one mile remote from the village to the southwest. Nevertheless, the settlement was well established by the date of the Doomsday Book which records 62 households in Boughton-under-Blean (which compares to 75 in Faversham and 23 in Graveney).

A handful of buildings survive from the medieval period but most date from the periods of growth when the village developed to serve the pilgrim travellers, the coaching route and the farming fraternity.

Edward Hasted described Boughton Street in 1798: “the houses in it are most of them modern and neatly built, and the whole has a remarkable pleasing and cheerful appearance”. It is hard to imagine that most of the houses were “modern” in 1798 but the strong Georgian influence on the village can still be seen in large and small houses throughout the village. Many of the earlier houses were rebuilt or modernised in the 18th century to give them fashionable up-to-date façades.

Unlike many historic villages, 20th century development has not interfered much with the historic character and visual integrity of the village. Residential expansion to the northwest and southeast of the village impacts little on those who enjoy The Street for its mix of periods and styles of architecture.

"What a street!" wrote Arthur Mee in his book Kent in his King's England series, "It lies between grassy banks, with trees and old cottages everywhere".
Extracts from Ordnance Survey Maps

1864 - 1885

1895 - 1897

1907 - 1908

1957 - 1986
2.3 Topography, Geology and Landscape Setting

Boughton Street is a linear village, rising gradually and steadily from 30m to 50m above sea level from west to east. To the west of the village is the end of the M2 motorway (junction 7) and the dual carriageway going from the M2 to the east is the A2 which carries on past Canterbury towards Dover. Fortunately, the A2 bypass to the south of the village is separated from the built environment of the village by a green buffer of small parcels of pasture, scrubland and woodland, which provides something of a barrier against the noise, activity and air pollution generated by this busy road. The main road through Boughton Street is the old Roman road Watling Street, but the A2 bypass remains a major feature in the locality, both physically and aurally.

Its most distinct topography is the steep rise to Dunkirk Hill, Holly Hill and Winterbourne to the east and south east. At 120m above sea level and topped by the World War II Chain Home transmitter tower (1937), the wooded slopes form a distinct backdrop to the village on approach from the west. The woodland surroundings are much less visible from within the village than from without.

On entering the village from the west there is a distinct rise at Stockers Hill where the road makes an uncharacteristic and largely unexplained departure from the otherwise straight line of the Roman road. Once within the village, the geometry and inclination of the road is much less pronounced but it still varies slightly from straight causing new vistas to open up as one travels through. Towards the east, the road is sunk between steep embankments, most likely created to ease the gradient when transport was horse-drawn.

The landscape setting to the southwest, west and northwest is more characteristic of chalk downlands with rolling farmland, dry valleys and tree shelter belts supporting arable farming, fruit growing and hop gardens. A small stream runs parallel to The Street along the southern boundary of the Conservation Area.

Natural England, aided by Historic England, has mapped and described the landscape character of England which has been divided into 159 National Character Areas. The Character of England-Landscape, Wildlife and Cultural Features Map (updated 2005) identifies the landscape around Boughton as falling within the North Kent Plain, a gently undulating landscape with fertile loamy soils supporting productive mixed agriculture and fruit growing. Kent County Council has further refined and subdivided the character areas within the county as part of The Landscape Assessment of Kent (published 2004).

The early linear form of the village has been altered by estate type 20th century housing developments (typified by cul-de-sacs) breaking out to the north and south at its eastern and western ends. However, the historic core of the village – around which the Conservation Area boundary is drawn - still largely consists of frontage development, typically only one building deep, so that gaps between buildings open up views of the countryside, some distant, some less so. Consequently the countryside feels ever present even at the heart of the village.
CHARACTER APPRAISAL

3.1 Introduction to Character Areas
In order to describe the characteristics that contribute to the special interest of the Conservation Area, it has been split into two character areas shown in red and blue on map 2, on the following page. Any subdivision is to some extent arbitrary but for the purposes of this appraisal, the area between Stockers Hill and the Queen’s Head Inn is described in Character Area 1 (shown in red) and the area between the Queen’s Head Inn and Bounds Lane is described in Character Area 2 (shown in blue).

The five separate areas shaded in green on the map denote proposed extensions to the Boughton Street Conservation Area. These are all areas considered to contribute meaningfully to the overall character and appearance of the Conservation Area, and the justification for their inclusion is set out in Appendix 2 of this document.
3.2 CHARACTER AREA 1: Stockers Hill to Queen’s Head Inn

Key Positive Characteristics:

- The linear main street with attractive views tightly framed by buildings and by occasional mature trees and tall garden walls.
- The entrance into the village from the west (Stockers Hill) is an important part of the setting to the Conservation Area and provides a notable sense of arrival.
- Continuous or near-continuous building frontages at the back of pavement or set behind small front gardens, creating a well-defined sense of enclosure with active street frontages.
- Some wider gaps between groups of buildings where vegetation adds interest and variety. Other gaps provide valuable glimpse views of the countryside and the wider landscape beyond.
- Uneven plot widths, reflecting the historic pattern of development
- Typically, buildings of two storeys, rising to three in only a small number of buildings.
- Leafy character provided by verdant landscape setting and tall mature trees in private gardens.
- The surviving retail uses, serving the day-to-day needs of the local community bringing vitality to the place and a welcome visual and functional diversity to the street scene.
- Historic shopfronts (though many no longer in retail use).
- The extensive use of locally distinct and vernacular building materials and forms.

Key Negative Characteristics:

- The prominently located utilitarian looking garaging and toilet block on the corner of School Lane and The Street (although planning permission was recently granted to replace the garage with a modest, contextually sensitive dwelling which should improve the overall level of visual amenity at this location assuming the permission is implemented).
- The rough and ready nature of the car parking area associated with the former Methodist Church.
- The vacant and currently poor condition of the grade II listed Garden Hotel, which is a key building of this character area.
- A number of visually harmful gaps or breaks in the streetscape such as at the Queen’s Head car park.
- The variable quality of public realm which includes bollards, telegraph poles, street signage, arguably unnecessary pedestrian guard rails and the inappropriate and extensive use of concrete kerbs.
- The loss of some historic doors and windows and the occasional appearance of poor quality uPVC doors and windows.
- The loss of some historic roof coverings (slate and Kent peg tile) and their replacement with concrete tiles.
- Significant on-street parking, which is an ever present problem on The Street.
Appraisal (character area 1)

This character area consists of the western part of The Street from Stockers Hill to the Queen’s Head Inn. It has a strong sense of place and a distinct identity derived from the close-knit continuous building frontages set at the back of the pavement or behind small front gardens.

It is the highway, the old Roman Watling Street, which provides order, geometry and continuity to the area. Minor tracks to the north and south are generally small, frequently unmade and un-adopted, and serve only a handful of properties. Highway parking continues for most of the length of The Street on one side or the other, creating chicanes for through traffic to negotiate. Parked cars are consequently always present in views along The Street. Traffic noise and associated air pollution from the dual carriageway bypass to the south also affects the ambiance of the place depending to some degree on the time of day and the wind direction, although increasing vehicle numbers on roads and a prevailing south-westerly wind direction mean that this is a growing problem which needs addressing as soon and as far as possible.

Within this area, it is the buildings that define space and dominate its character and appearance. They date largely but not exclusively from the sixteenth to the nineteenth centuries and it is the juxtaposition of buildings of different dates, styles and materials which adds richness, interest and complexity to the area. It has a strong residential character, with only seven non-residential buildings (one former chapel, two public houses, a hairdresser, a post office, an estate agent and a convenience store) which reinforces its character as a quiet village community. Evidence of a wider range of shops and activities historically exists in some buildings, many of which have been adapted to accommodate new uses. In the last century, the village sustained a blacksmith, a wheelwright, a tailor, a butcher, a miller, a saddler, a private gas works and a good number of hostelries and coaching inns.

Buildings are generally low in scale and domestic in character, only occasionally rising to three storeys in larger properties, and have broad frontages to the street. This creates a rhythm to views along the street which is articulated through changes in eaves line, architectural details and materials. The majority of roofs run parallel to the road; the few that have gables onto the road stand out as the exception.

Occasional gaps between groups of buildings reveal unmade track ways that lead to infrequent buildings set back off the main street. Greenness is provided by the foliage of a few small front gardens or large mature trees in the gardens of larger properties. The trees at Tenterden House and number 177 The Street make an
important contribution to the character of The Street by overhanging the road and creating pinch points in views from both the east and the west. Occasionally the pattern of development is interrupted by high brick walls which conceal larger gardens, most notably at Vine Farmhouse, Oak Lodge and Tenterden House.

Tall trees in rear gardens and adjacent areas are also glimpsed in views between buildings and provide a pleasant rural backdrop. The majority of properties have front doors opening directly onto the street or onto small front gardens with low garden walls providing a well-articulated street frontage. This character area includes a small open space, which is the churchyard of the former Methodist Chapel built in 1844 - the grave stones have been moved alongside the wall. The rooms under the chapel were once a school. Presently, the church with its truncated steeple is the most striking landmark building with attractive views to it from both directions on the street.

**Architectural Character:** The buildings in Character Area 1 are varied in their dates of construction, materials and styles reflecting the development of the local vernacular, changes in fashion and the growing influence of national styles and their local adaptation.

The buildings fall broadly into three groups. The earlier buildings are of the medieval or post medieval periods. They are timber framed and appear relatively few in number. However, many earlier buildings are concealed behind later facades which were added for reasons of fashion or taste. The most prominent of the earlier buildings is Tenterden House (number 209) with its continuous jetty and display of ogee bracing on the first floor. Number 205 also has a continuous jetty but with close studded timber framing on the first floor. Number 213 has an impressive display of 16th century leaded light windows on the upper floor with square oriel bay windows as a display of wealth and status. Number 221 is the other, slightly more humble example of exposed timber framing. Many others, such as Vine Farmhouse and number 211, conceal their medieval history behind later brick elevations. Often it is the steeper roofs that indicate an earlier building behind a later façade.

Much rebuilding, re-facing and new building took place in the Georgian period, the second of the three groups. Builders strove to achieve classical symmetry and order in the 18th century using sash windows and brick elevations beneath Kent peg tile or slate roofs. There are far too many to mention in Character Area 1 but the early Georgian examples are identified by their use of heavily detailed eaves cornices, such as the one at number 193, flush box sash windows as at number 159, and gauged brick arches with accentuated keystones at number 119 to 123. As the 18th century progressed, classical detailing became more refined and there are many examples of finer Georgian elevations with taller proportions, elegant door cases and more refined details. Oak Lodge and number 188 The Street exhibit particularly fine Ionic
door cases but one does not have to look far to see good, well-preserved late Georgian houses and artisans' cottages. There are less Regency period buildings but the 3-storey "townhouses" at numbers 197 and 199 stand out because of their height and the architectural restraint in their tall red brick elevations.

The third major phase of building in Character Area 1 is the Victorian period and includes several groups of terraced houses such as numbers 179 to 185. Victorian houses tend to be taller than the Georgian examples and typically have ornate or decorative stone dressings to the window and door openings as can be seen at Ebenezer Place (numbers 196 to 202) or at number 203. Slate became the more common roofing material so roofs adopted a shallower pitch. The Oast house on School Lane and the former Methodist Church (1844) were built in this period.

Twentieth century buildings are uncommon in Character Area 1 but for a couple of exceptions. Numbers 216 to 220 are a group of three interwar houses; a pair of semis and a detached house which are half pebble-dashed with gabled bay windows, original front doors and tiled porches. These houses have hardly been altered with only one of the group having had its timber windows replaced. They add another architectural layer to The Street and make a positive contribution to the character of the Conservation Area. The tile hung building immediately to their west was designed by Catell Skinner Architects in the 1990s.
Shopfronts: The number of good surviving historic shopfronts is a defining feature of Character Area 1. 18th and 19th century shopfronts, often added to the fronts of residential properties, provide important evidential value of the commerce and economy of Boughton in past centuries. The architectural detailing of shopfronts is often distinct and characteristic of their respective periods. They are every bit as important as other historic features such as windows and doors and they add an architectural richness and variety to the frontages which is important to the area’s character and appearance.

Significant historic shopfronts survive at Nos:

- 201
- 187
- 179 - Thatch Barbers
- 220 - the former Piccadilly (now Boughton newsagents)
- 167 & 169 – the former Garden Hotel
- 204
- 202
- 184 - The Post Office
- 149 - Wheelwright House
- 129 & 131
- 119, 121 & 123
- 156 - Premier - The Village Store
3.3 CHARACTER AREA 2: Queen’s Head Inn to Bounds Lane

Key Positive Characteristics:

- A defining and distinctive feature is the roadside embankments which provide greenery and enclosure to the carriageway and give an elevated appearance to the buildings on either side.
- The close juxtaposition of high and low status houses, large and small plots, provides interest and variety.
- Mature public realm trees are a distinct feature.
- Mature trees in private gardens provide greenery and some enclosure to the spaces.
- Traditional garden walls, railings and fences.
- Some larger gaps provided by historic gardens between buildings break up the frontages creating a more loose-knit feel than Character Area 1.
- The extensive use of locally distinct and vernacular building materials and forms.
- Unmade, informal track ways add to the rural feel of the village.
- The War Memorial, Bier House and K6 telephone kiosk are interesting local features.

Key Negative Characteristics:

- Some modern boundary treatments dilute the historic character of the area.
- Some twentieth century developments fail to respond positively to their historic context.
- The variable quality of public realm which includes bollards, telegraph poles, street signage, arguably unnecessary pedestrian guard rails and the inappropriate and extensive use of concrete kerbs.
- The loss of some historic doors and windows and the occasional appearance of poor quality uPVC doors and windows.
- The loss of some historic roof coverings (slate and Kent peg tile) and their replacement with concrete tiles.
- Significant on-street parking, which is an ever present problem on The Street.
Appraisal (character area 2)

This character area extends from The Queen's Head Inn to just east of Bounds Lane.

As with Character Area 1, it is the old Roman Watling Street that provides order, geometry and continuity to the area. However, this part of the Conservation Area is characterised by its distinct grass and brick embankments with raised footways to either side of the carriageway. From Scarbutts, footpaths north and south of The Street are separated from the carriageway by grass embankments. The greenery of the verges and the separation of pedestrians from the carriageway contribute to the distinct and rural character of the Street and create a pleasant contrast to the more urban appearance of Character Area 1.

The Street broadens out in this part of the village and is no longer confined by continuous built up frontages. Houses are set well back from the carriageway, resulting in a more rural and loose-knit character.

Immediately noticeable are the more generous plot sizes, handsome frontages and the abundance of mature trees. Gaps between buildings allow the greenery of private gardens to contribute to the street scene. These, combined with the greenery of the roadside verges, embankments and highway trees lend a softer and more verdant character to this part of the village. A formal row of highway trees outside Grove Court is a particularly important natural feature.

This more rural character prevails throughout Character Area 2 where there are stronger links with the wider landscape outside the village. Unmade and informal tracks which branch off The Street give access to surrounding farmland and are an important part of Boughton’s history and character. Track ways still exists to the west of Scarbutts and at Bounds Lane.
The area hosts some of the village's more significant Georgian houses which are given added stature by being elevated to a greater or lesser extent above the level of passing traffic. Many buildings stand out in views up and down The Street as a result of their position, their architectural status and their materials. With few exceptions, buildings are aligned east-west with only isolated examples of buildings with gables fronting the Street. St. Barnabus Church and the former Congregational Church are notable examples of gable-fronted buildings.

The contrast between the small number of higher status houses and their close proximity to groups of small artisans' cottages adds variety and visual interest. Buildings date from the 17th century to the 20th century and exhibit the full range of local vernacular materials and styles.

Residential uses have always predominated. Unlike Character Area 1, there is little evidence of widespread former commercial uses in the surviving buildings although one or two houses no doubt served as shops in times past. Numbers 118 and 120 retain what may well have served as shopfronts and number 118 was apparently Boughton's first telephone exchange. A former oast house survives at number 114 showing the close relationship of the village to the surrounding farmland.

Parked cars and occasional traffic are an inevitable consequence of modern living and feature prominently in views along The Street. Traffic noise and associated air pollution from the dual carriageway bypass to the south also affects the ambiance of the place depending to some degree on the time of day and the wind direction, although increasing vehicle numbers on roads and a prevailing south-westerly wind direction mean that this is a growing problem which needs addressing as soon and as far as possible.
**Architectural character:** Medieval buildings and buildings with early origins are much less apparent in Character Area 2 although the timber framed houses at numbers 63a and 67 are a noticeable exception.

This part of the village is more renowned for its Georgian houses, some set directly onto the footway and others behind neat garden enclosures with railings and gates. The earlier Georgian houses typically have asymmetrical elevations and brick plat bands at first floor level, as can be seen at numbers 108 and 110, or at number 84 (dated 1720).

There are two significant Georgian houses: Grove Court (number 81) to the south and Scarbutts (number 142) to the north. Scarbutts has the formal symmetry, the elaborate Tuscan door case with fanlight and the railed front garden that one typically associates with polite Georgian houses of the mid-18th century. Grove Court is a little more antiquated but no less significant. It exhibits the use of mathematical tiles and more backward looking casement windows. Both have former walled gardens alongside, since developed within, but nevertheless providing clear evidence of the houses’ historically important status. The original extent of Scarbutts garden to the west is reflected in the raised kerb to the highway, this being formed of granite setts. The raised pavement has created an attractive edge to this part of the road, whilst the house entrance is acknowledged by steps in the raised kerb.
Chestnut House is slightly smaller though no less charming with its Doric door case and two-storey bow windows.

Boughton was still clearly a fashionable place to build in the Victorian period when small villas, terraced houses and some artisans’ cottages were added to the housing stock. Slate took the place of Kent peg tiles so roof pitches became correspondingly shallower. Yellow stock brick, sometimes with red brick dressings became more commonplace adding another contribution to Boughton’s varied palette of building materials.

The parish Church of St Barnabas was not built until 1896. Unusually orientated north-south and seen alongside its bier house, the war memorial and prominent boundary wall, it contrasts vividly with the housing to either side.

Although some of the properties in this character area have high garden walls and greenery that hides buildings and gardens from public view, there are also houses and cottages with frontages directly onto the Street and some set behind shallow front gardens. Gardens are surrounded by iron railings, picket fences or low brick walls, all of which allow a degree of transparency to the street further adding to the intimate and diverse character of the area.

There are a handful of 20th century residential infill developments, but few contribute positively to the character of the Conservation Area. Number 72 is perhaps the exception, built in a Georgian style and responding positively to local character in its use of railings and garden walls.
3.4 BUILDING MATERIALS

The distinct character of Boughton Street Conservation Area owes a lot to the rich variety of architectural styles, materials and details displayed in its buildings. Until the transport revolution of the mid-19th century, virtually all building materials were locally sourced and manufactured so they are a true expression of the locality and its natural resources. Building materials were used to express architectural aspirations as well as changing fashions.

The Conservation Area is characterised by a varied palette of building materials. In this part of Kent, building stone is noticeable by its absence. Stone, when it was used, had to be imported from afar so was used sparingly, occasionally on ecclesiastical buildings, as dressings on brick buildings, or on the village war memorial. Even flint, which was available in the fields from the local underlying chalk bedrock, is hardly seen in the Conservation Area. The earlier buildings are timber framed from times when good oak was readily available from the Blean Forest. As oak became harder to source, brick became universally fashionable during the 17th century and the Georgian period. Mathematical tiles were used to imitate brick and were frequently used to give a fashionable façade to an outdated timber framed building. Lesser buildings were clad in timber for reasons of cost. Thatch and tile, universally used to roof buildings up until the 18th century gave way to slate, particularly once the railway came to nearby Faversham in 1848. Modern concrete roof tiles and uPVC windows, doors and cladding are less sympathetic materials introduced during the 20th century.

Brickwork: Brick earth was readily available around Boughton, so not surprisingly brickwork is the most common facing material for the majority of buildings within the Conservation Area. There is a wide variety in the size, bond, colour and character of the bricks, depending on their age, style or function. The earliest examples are irregular clamp-fired red bricks used in the 17th century. In subsequent centuries, the shape, size and coursing of brickwork became more regularised and more uniform. In the 18th century, yellow stock bricks became more common as a result of the fashion to imitate the appearance of stone. Many fair faced brick buildings have been painted over time making painted brick part of the indigenous character of the conservation area.

Mathematical tiles: Mathematical tiles are clay tiles shaped so that the part of the tile exposed to view is the size and shape of the face of a brick. Like bricks, they were manufactured in red and yellow and are fixed to a wall (usually on battens or sawn boarding) so that once the joints have been pointed they closely resemble a brick wall. They occur in many places in southeast England and Boughton is no exception. They were used primarily for reasons of fashion, often on timber framed elevations, to provide a more up-to-date Georgian frontage.

Many houses on Boughton Street are clad with mathematical tiles. The effect was so convincing that it can often be difficult to tell whether a property is faced in mathematical tiles or true brickwork. The areas where one can often distinguish that they are indeed mathematical tiles are at corners or window reveals where a wooden batten or board is sometimes used. Windows are often brought to the face of the building to avoid the need to return the tiles into the window reveal. Mathematical tiles make an important contribution to the distinct character of the Conservation Area.
**Weatherboarding:** Weatherboarding describes lengths of boarding fixed horizontally to create a durable and economic facing that sheds water and so protects the building from the elements. Early examples of weatherboarding were often cut from elm or oak but most of the examples in Boughton are of painted softwood. Boards were cut to a tapered profile and fixed, normally to timber-framed buildings, with the thicker section at the bottom and the thinner at the top. This style of feather-edged weatherboarding became popular in the Georgian period and is not to be confused with shiplap boarding, commonly found on garden sheds. Weatherboarding was used to clad barns, farm buildings and humble cottages.

In the 19\textsuperscript{th} century, some domestic buildings used a refinement on the standard feather-edged weatherboard which had a chamfered or beaded profile to its bottom edge (seen at number 177 The Street). There are also some very distinct and unusual types of timber boarding used in Boughton which are cut and painted to give the appearance of ashlar stonework or rusticated stone.

**Timber Frame:** Oak framing was common place in the medieval period when local forests offered an ample supply of good and durable building materials. Today there are only a handful of exposed timber framed buildings within the Conservation Area. Many others are concealed behind later facades. The timber-framed tradition continued in softwood framing well into the Georgian period and even later in farm and utility buildings.

**Tile hanging:** Kent peg roofing tiles are occasionally used as a cladding material on walls with pleasing effect.

**Kent peg tiles:** The name ‘peg tile’ refers to a plain clay tile suspended, loose, from the top edge of a tiling lath. Traditionally, peg roofing tiles were held in place by a small wooden peg or latterly an aluminium ‘drop’, wedged into, or passed through, one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles, many in warm orange/red terracotta colours. Imperfections in the raw clay and the hand manufacturing process mean that no two tiles are identical. They are renowned for their warm and varied colours and the rich texture which cannot be replicated in modern machine made products.

Until the 19\textsuperscript{th} century, clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local clays into the 20\textsuperscript{th} century and there are still a handful of manufacturers around today. They are a characteristic roofing material of the southeast of England and dominate the rooftops of many towns and villages including Boughton Street. Kent peg tile roofs are visually prominent within the Conservation Area because they are steeply pitched, at between 40 degrees and 50 degrees.
Slate: Slate rarely appears on roofs before the turn of the 19th century. However, it became very widely used in Boughton after rail transport made it more easily accessible. Slate was imported, mainly from Wales, and gave rise to shallower roof pitches of between 30 and 35 degrees. The use of concrete tiles on post war buildings and replacing earlier slate roofs is largely unsympathetic to the special character of the Conservation Area.

Pantiles: A pantile is a type of fired clay roof tile. It is S-shaped in profile and differs from a plain tile in that it has a single lap, meaning that the end of the tile laps only the course immediately below. Pantiles have a distinct and unusual appearance and were often used on lesser buildings. There are only three examples of pantile roofs in Boughton making it particularly unusual and so significant.

Thatch: In the medieval period, long straw thatch would have been the predominant roof material in Boughton. The only surviving example today is the former stable building behind Vine Cottage.
3.5 ARCHAEOLOGY

There has been little archaeological investigation in or around Boughton to date so the Heritage Environment Record is limited mainly to records from built heritage. There are possible prehistoric remains recorded in land parcels nearby, however it is the Roman road that is the main source of archaeological potential from activity in Roman times and later. The existence of the road would have attracted settlement, activity and burial sites (especially Roman and Saxon). Within the Conservation Area, historic maps also suggest the presence of heritage features associated with historic farmsteads (a number are referred to in the Historic Farmsteads Survey) and an agricultural theme including oast houses and windmills. All are potential sources of archaeology.

The former Holy Trinity Chapel and Hospital is recorded to the South of Stockers Hill. There is nothing to be seen on the ground today and there is no confirmatory evidence for its siting. First records of the hospital date from 1384 when Thomas-atte-Herst was pardoned by Richard II for having founded and built it without licence, also for having ordained a number of lay brothers and sisters to dwell there. Hasted refers to the chapel as having been torn down for material for road repairs in the late 18th century.
3.6 STREETSCAPE & PUBLIC REALM

Public realm is the term used to describe the areas between buildings which are used by pedestrians, cyclists and vehicles. Within Boughton Street Conservation Area, the public realm includes the streets, footways, track ways and the lanes. The materials used to pave these areas; the planting, street furniture and lighting, all make an important contribution to the character of the place and to the quality of people’s lives.

A particularly distinctive feature in Boughton is the narrow unmade track ways that survive mostly at right angles to the Street. As well as making a valuable visual contribution to the character of the Conservation Area, the tracks play a wider role in terms of helping to create and maintain a pleasant rural environment which is offset from the main street. They carry little or no traffic and have narrow widths, providing access to properties that are set back from the main street and to the farmland beyond.

The relationship between buildings and public realm in Boughton Street is important, there is a clear hierarchy informed by the character of The Street, that is to say the width of the road, its surfacing material and positions of buildings relative to the carriageway and footway.

Paving Treatments: Throughout the Conservation Area, road and footpath surfaces are finished with tarmacadam. Where works have been undertaken to services, the marks of patch repairs, often in badly matched materials, create a poor visual impression. When many of the houses in the Conservation Area were built, the surrounding roads would have been surfaced with crushed stone or field flints. These track ways are increasingly rare survivals and make a significant contribution to the setting of the adjacent buildings.
Few granite kerbs survive, many having been replaced by concrete in the 20th century. Those that do survive are valuable and should be preserved.

The knapped flint paving outside number 81 The Street is particularly noteworthy.

**Street Furniture:** The Conservation Area no longer contains traditionally detailed street furniture, excepting the red K6 telephone box located at the beginning of the grassed verges east of the village centre. This contributes significantly to the character of the village. Uniform, standard Kent County Council street lighting columns are seen throughout the Conservation Area as well as telephone wires supported on wooden posts. These are fortunately relatively unobtrusive but certainly do not add to the character of the area.

**Significant surviving public realm features:**

- Pillar Box
- K6 Telephone Box
- A rare prefabricated concrete cantilever bus shelter
- Mile stone
- Bier House
- Railings
- Picket fencing
- Post & Rail fencing
- Trees and hedge rows
**Boundary walls and fences:** Boundary walls, railings and fences are a frequent and characterful feature of the Conservation Area. They are used to enclose gardens, encompass walled kitchen gardens or as retaining walls where the land rises steeply on the north side of The Street. Styles of boundary walls vary but include red and yellow stock brick, sometimes with decorative detailing as at St. Peter’s Church. Burr brick walls (the fused by-product of local brick works) are a distinct local feature and appear extensively in the highway embankments and at number 104 The Street. Formal cast iron railings enclose the garden at Scarbutts and number 136 whereas simpler hoop top railings are used in other locations. The railings at Scarbutts and the walls and railings at Chestnut House both appear on the statutory list of historic buildings. Picket fences appropriately enclose some of the small cottage gardens.
4.0 CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic interest of an area with a view to putting in place a framework to sustain its character for this and future generations. Conservation is not about preventing change. The village is part of a working community and change is needed to sustain and meet the community’s future needs. It is about positively managing change so that what we cherish today can be properly looked after and passed on to future generations in good condition.

Conservation Area designation brings with it certain statutory controls and restrictions which are described below. It also affords the opportunity for others such as the Parish Council, local amenity groups, Kent Highways, individual householders and local businesses to take part in positively managing the village.

This strategy is intended to encourage active involvement in the future management of the Conservation Area.

4.1 Planning Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires “local planning authorities from time to time to review the past and present functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and if they so determine, they shall designate those parts accordingly”.

The review of Boughton Street Conservation Area is undertaken to fulfil the duty under the Act. Once designated, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in the exercise of all its planning functions.

Once designated there are also statutes and planning policies which apply to all Conservation Areas.

4.2 Current Statutes and National Planning Policies:

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
- National Planning Policy Framework, March 2012
- National Planning Policy Guidance, March 2014

4.3 Historic England Guidance

Historic England, as the government’s heritage advisory agency at the national level provides a wide range of policy and guidance to assist local planning authorities in the management of the historic environment in their care. Those listed below represent the key policy and guidance documents insofar as Conservation Areas are concerned:

- Guidance on Conservation Area appraisals, Historic England 2006
- Heritage at Risk: Conservation Areas, Historic England June 2009
- Valuing Places: Good Practice in Conservation Areas Historic England 2011
- Conservation Area Designation, Appraisal and Management (Advice Note 1), Historic England 2016
4.4 The Development Plan
The Development Plan for the area currently consists of the following:

- The adopted Swale Borough Local Plan, 2008
- Bearing Fruits 2031 (Swale Borough Replacement Local Plan) which was the subject of Examination in Public which concluded in December 2015 and is currently afforded significant weight prior to adoption

The emerging Boughton & Dunkirk Neighbourhood Plan will also form part of the Development Plan once it has been through an initial public consultation stage, and will be afforded significant weight in the event of it being formally adopted in the future. This Conservation Area document will form part of the evidence base for the Neighbourhood Plan as well as functioning as standalone Supplementary Planning Guidance.

The Swale Borough Local Plan, 2008 promotes high standards of development affecting conservation areas or their settings:

Policy E15: Development Affecting a Conservation Area

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area’s special character or appearance. The Borough Council expects development proposals to:

- respond positively to its conservation area appraisals where these have been prepared;
- retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
- take into account the current or likely resulting ambience provided by the mix of land uses or traffic;
- remove features that detract from the character of the area and reinstate those that would enhance it; and
- retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

There are a number of other general and specific policies in the adopted Local Plan that are relevant to Boughton Street Conservation Area. They include the following:

- E1: General Development Criteria
- E14: Development Involving Listed Buildings
- E16: Scheduled Monuments and Archaeological Sites
- E19: Achieving High Quality Design and Distinctiveness
- E23: New Shop fronts, Signs and Advertisements
- E24: Alterations and Extensions

Bearing Fruits 2031 (the Swale Borough Replacement Local Plan) also attaches considerable weight to conserving Swale’s historic environment. It includes the following core planning policy:

Policy CP1: Conserving and enhancing the historic environment

To support the Borough’s heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:
1. Accord with national planning policy in respect of heritage matters;
2. Sustain and enhance the significance of Swale’s designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policy DM30 to Policy DM34;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets defined as being at risk on national or local registers;
5. Respond positively to the Conservation Area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

It also includes development management policies:

**Policy DM2: Development affecting a Conservation Area**

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a Conservation Area, will preserve or enhance all features that contribute positively to the area’s special character or appearance. The Borough Council expects development proposals to:
1. Respond positively to its Conservation Area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

Other relevant policies in Bearing Fruits 2031 include:
- CP4: Requiring good design
- CP7: Conserving and enhancing the natural environment
- DM1: Development involving listed buildings
- DM3: Development affecting scheduled monuments and archaeological sites
- DM14: General development criteria
- DM16: Alterations and extensions

### 4.5 Adopted Supplementary Planning Guidance/Documents (Adopted SPG/SPD)

The following Planning Guidance has been adopted by Swale Borough Council supplementary to the Swale Borough Local Plan, 2008:
- Conservation Areas (SPG)
- Listed Buildings – A Guide for Owners and Occupiers (SPG)
- The Conservation of Traditional Farm Buildings (SPG)
- The Design of Shopfronts, Signs and Advertisements (SPG)
- Designing an Extension – A Guide for Householders (SPG)
- The Erection of Stables and Keeping of Horses (SPG)
- The Conservation of Traditional Farm Buildings (SPG)
- Swale Landscape Character and Biodiversity Appraisal (SPD)
4.6 Buildings at Risk
There are no designated heritage assets within the Conservation Area on Historic England's Heritage at Risk Register or on the Swale Heritage at Risk Register.

From time to time heritage assets in Boughton Street Conservation Area may be added to the local and/or the national Heritage at Risk Registers if their significance is threatened by their condition. In such instances the Council will notify respective owners and where possible, work with them to investigate opportunities for external funding to support efforts to conserve heritage assets included on the respective registers.

4.7 Householder Alterations and Article 4 Directions
The Conservation Area Character Appraisal has identified a range of householder alterations which have involved the removal of historic features such as sash windows, doors, roof coverings and demolition of chimney stacks. These alterations are harmful to character but particularly so when they affect a symmetrical pair, or a terrace, where the impact of ill-considered alterations can be more obvious.

Many minor householder alterations to unlisted buildings can be undertaken without the need for planning permission but the cumulative impact of ill-considered change to historic and/or traditional properties can have a harmful effect on the character and appearance of the Conservation Area.

In light of the above, the Council may therefore, at some time in the future, consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently permitted development) under planning control to ensure that alterations are positively managed.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or roof coverings) and traditional boundary treatments and paving materials will be encouraged by the Council and may be requested in relation to planning applications for extensions and alterations, where appropriate.

The Council will seek to ensure that householder alterations which require planning permission are sensitive to the special character and appearance of the Conservation Area.

4.8 Shop Fronts and Advertisements
Within the Conservation Area, there are a small number of commercial frontages including shop fronts and public houses which make a positive contribution to the character and appearance of the village. These are positive features which should be maintained.

The Council encourages high quality design in replacement shop fronts using materials and features which are sympathetic to the character and age of the host building. The removal of historic shop fronts is discouraged.

The Council encourages the use of appropriately designed advertisements but discourages the proliferation of signs and poorly designed advertisements which detract from the character of the Conservation Area.

Shop front enhancement opportunities exist at:
- Premier supermarket
4.9 Public Realm/Street Management
The public realm makes a positive contribution to the character of Boughton Street Conservation Area.

Only isolated examples of traditional paving and granite kerbstones survive within the Conservation Area. Where they survive they should be preserved. In most areas, surfaces are tarmac and kerbs are concrete. The indiscriminate use of concrete kerbs in recent years (for example at the base of the grassy highway embankments) has detracted from the rural character of the village. The extensive use of tarmac surfaces and poor repairs/reinstatement of surfaces by statutory undertakers also detract from the appearance of the Conservation Area and add to the perception that the public realm is not well cared for. Street lighting is generally utilitarian in design and there are various functional highway signs and bollards. Where opportunities exist to improve or rationalise street lighting, signage or street furniture, they should be taken.

Trees, green space and grassy embankments are a significant feature of the Conservation Area. Positive management of highway trees will be an important aspect of maintaining the area’s special character. Highway maintenance and improvements more generally will be carried out in accordance with Kent County Council’s Highway Operational Reference Manual which contains specific provision for works in Conservation Areas.

Conservation and enhancement opportunities for the public realm include:
- The preservation of all surviving traditional paving and stone kerbstones.
- Development of a public realm strategy for the Conservation Area, to enhance public spaces through the provision of high quality hard and soft landscaping, public art, coordinated new or replacement street furniture and way finding signage of a bespoke design.
- Rationalisation of highway signage, highway bollards and pedestrian guard rails.
- Undergrounding of overhead cables.
- Development of a management strategy for highway trees to identify where replanting or gap planting, felling or pruning may be appropriate.

4.10 Traffic Management
Since the construction of the A2 bypass, traffic levels through Boughton Street are not normally significant, although they are noted to be increasing. The village suffers significant traffic volumes on occasion when the bypass is closed due to roadworks, accidents or it is in use as part of an emergency temporary parking area for heavy delivery vehicles when the Kentish ferry ports are unable to operate due to industrial action. Traffic noise and air pollution from the bypass is a growing problem whilst on-street parking (mainly) along The Street is already a significant and persistent problem. Ad-hoc opportunities may arise to create more off-street parking which could mitigate this problem to some degree, although it is likely that a range of different, but coordinated solutions will be needed to tackle this issue more effectively. The traffic noise and air pollution issues might partially be addressed by the introduction of sound barrier fencing and/or additional tree planting between the bypass and The Street.
4.11 Management of Conservation Area Setting
The setting for, and views into and out of the Conservation Area are protected by national and local planning policy and associated guidance at both levels. The built-up area boundary for the village largely aligns with the Conservation Area boundary and land outside the former is designated as countryside which means it is protected from most forms of development, notably speculative housing development. This strong policy protection position is expected to play an important role in enabling the sensitive management of the rural setting of the Conservation Area as well as providing a limiting factor to major change in the village. It may also have some bearing on the impact and management of traffic in and around the wider locality.

4.12 New Development Opportunities
The redevelopment of some modern bungalow plots with more traditional forms of development might be appropriate in some cases, although this will need to be balanced against the benefits of maintaining a range of housing types and sizes within the village to meet a range of housing needs. Modest and sensitive infill housing site opportunities exist on land adjacent the Garden Hotel, the Queens Head Inn and the former Methodist Chapel. When proposals for development come forward they will be considered against local and national planning policy which requires great weight to be given to the conservation of designated heritage assets and their settings.

4.13 Development of Enhancement Projects
Resource permitting, enhancement projects based around the weaknesses and opportunities for the Conservation Area highlighted in this document will be implemented through to completion following the development of any such project with key development partners. Possible projects will be scoped by the Borough Council in liaison with Kent County Council, the Parish Council and the Boughton & Dunkirk Neighbourhood Plan Team, and if they have a realistic prospect of being delivered, will be subject to appropriate consultation before being commissioned.

4.14 Conservation Area Objectives
The Council will seek to ensure that the significance of Boughton Street Conservation Area is sustained and enhanced through:
- The preservation and enhancement of the area’s special interest and its character or appearance.
- The preservation or enhancement of individual designated heritage assets within the Conservation Area.
- The safeguarding and better revealing the significance of archaeology.
- Protection and enhancement of landmarks, views and vistas within and without the conservation area.
- Protection of the landscape around the Conservation Area and the important role this plays in providing it with an attractive and contextually appropriate rural setting.
- S sensitively managing the visual relationship between the historic built environment and its surrounding rural setting.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding alleyways and lanes.
- Safeguarding significant spaces and trees.
- Promotion of high quality design which responds positively to context and the distinct characteristics of the Conservation Area.
APPENDIX 1
Extracts from the Statutory List of Buildings of Special Architectural or Historic Interest for Boughton

The statutory list for Boughton is compiled and published by the Secretary of State for Culture Media and Sport and is altered and amended from time to time. The list descriptions below were current in February 2017 but for more up to date information, please visit the National Heritage List for England at www.historicengland.org.uk/listing/the-list. The omission of a building from this list should not be taken to indicate that it is not listed. Features which are not specifically mentioned in the list description are not exempt from statutory protection which extends to the building and to any object or structure fixed to the building and any structure within the curtilage of the building pre-dating the 1st July 1948.

VINE COTTAGE, STOCKER’S HILL Grade: II
House. Mid C16 and refaced C18. Timber framed and faced with painted brick, with some exposed close studded frame on left return. Plain tiled roof. Two storeys and basement with plinth, hipped roof with gablets, and stacks to centre right and projecting at end left. Six metal casements on first floor, and irregular fenestration of metal casements on ground floor with canted bay taken down to basement level at left. Door of 6 panels to left with flat hood on brackets.

STABLES 15 METRES NORTH OF VINE COTTAGE, STOCKERS HILL Grade: II
Stables. Circa 1700. Timber framed and weather boarded with thatched roof. One storey on flint and brick plinth with hipped roof. Two wooden casements and boarded door to left and half-door to right. Interior: clased purlin roof; stalls survive. Included for group value with Vine Cottage.

239 THE STREET Grade: II
House. Early C19. Painted brick and slate roof. Two storeys and basement with rusticated quoins, modillion eaves cornice and parapet to hipped roof with stacks to left and right. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor, all with painted gauged heads. Central door of 6 raised and fielded panels with rectangular traceried fanlight in Doric porch with flight of 5 steps.

233, 235 AND 237 THE STREET Grade: II
Cottage row. C17. Timber framed, clad with painted brick and weather-boarded on right return. Plain tiled roof. Two storeys on plinth with stepped and discontinuous plat band and dogtooth cornice to hipped roof with stacks to left and right. Four sashes on first floor and 3 glazing bar sashes and 1 sash to right on ground floor, all with segmental heads. Two half-glazed doors to left and 1 to right.

221 THE STREET Grade: II
House. C16. Timber framed, part rendered, part exposed close studding with plaster infill; right return tile hung. Plain tiled roof. Two storeys on plinth with continuous jetty and hipped roof with stack to right. Two 3 light wooden casements on first floor and 2 glazing bar sashes on ground floor. Two doors of 6 raised and fielded panels to left and to right.

217 THE STREET Grade: II
House. C18. Painted brick and plain tiled roof. Two storeys on plinth with corbelled brick eaves cornice. Stacks to rear. Three glazing bar sashes on first floor, 2 on ground floor with segmental heads. Door of 6 raised and fielded panels to left and flight of 3 steps.

262 THE STREET, PILGRIMS Grade: II
House. C17. Timber framed and rendered with concrete roof tiles. Two storeys on plinth and hipped roof with stacks to right and to rear end left. Three wooden casements on first floor and 4 on ground floor. Boarded door on left return. Included for group value.
213 THE STREET Grade: II
House-C16. Timber framed, exposed with plaster infill. Plain tiled roof. Three framed bays. Two storeys and basement with continuous jetty on brackets and hipped roof with stack to rear right, and return hip of rear wing over sailing ridge to centre right. Three C20 mullioned and transom doriel on first floor with mullioned sidelights. Three horizontal sliding glazing bar sashes on ground floor. Plank and stud door with mullioned sidelight to centre and ribbed panelled door at end left in outshot. Blocked arched doorway to right. Three basement openings.

260 THE STREET Grade: II
House. Late C17. Red brick and plain tiled roof. Two storeys on stepped plinth, with stack at end left. Regular fenestration of 2 three light wooden casements on each floor, those on ground floor with cornice strips over. Central boarded door at head of 4 steps.

258 THE STREET Grade: II
Public house, now house. 1766. Red brick and plain tiled roof. Two storeys and brick corbelled eaves, with stacks at left and right ends. Regular fenestration of 2 glazing bar sashes on first floor and 2 canted bays on ground floor with blind hoods on first floor, 2 canted bays on ground floor, and central half glazed door with fluted pilaster surround. Formerly the Dolphin Inn and dated 1766 on the brickwork. (See Faversham Papers No. 22).

211 THE STREET, SPAR SHOP, Grade: II
House and shop. C15, refaced C19. Timber framed and clad with painted brick on the ground floor, and wood block in imitation of masonry on first floor. Plain tiled roof. Four framed bays, that to end right (return to right elevation) a later addition. Two storeys and attic on plinth, with projecting modillion eaves cornice to half hipped roof, with 2 flat dormers and central brick stack. Regular fenestration of 2 glazing bar sashes with blind hoods on first floor, 2 canted bays on ground floor, and central half glazed door with fluted pilaster surround, the cornice of the bays carried over the door to form a deep and wide porch.

209 THE STREET, TENTERDEN HOUSE Grade: II
House. C15-C17 with mid C19 fenestration. Timber framed and exposed with colour-washed plaster infill. Plain tiled roof. Four framed bays of 2 different periods of building. Two storeys end attic with continuous jetty, with decorative ogee bracing on the 3 left hand bays and close studding on the right end bay. Hipped roof with 2 hipped dormers and stacks to centre left and projecting at end left. Four sash windows and 1 blocked mullioned window to left on first floor, and 3 canted bay windows on ground floor. Ribbed and studded door to centre left in four centred arched surround with enriched spandrels. Late C20 painted decorative work on the first floor plaster.

248 THE STREET Grade: II
House. C18. Timber framed and clad with painted brick on the ground floor, and wood block in imitation of masonry on first floor. Plain tiled roof. Two parallel ranges, the rear weather boarded. Two storeys and attic on plinth with projecting modillion eaves cornice to half hipped roof, with 2 flat dormers and large central stack. Regular fenestration of 2 glazing bar sashes with blind hoods on first floor, 2 canted bays on ground floor, and central half glazed door with fluted pilaster surround, the cornice of the bays carried over the door to form a deep and wide porch.

205 THE STREET, STYLE HOUSE Grade: II*
House. C16, built for William Rucke, pointmaker, died 1592. Timber framed and exposed close-studding with plaster infill, underbuilt with painted brick. Plain tiled roof. Four framed bays, that to end right (return to right elevation) a later addition. Two storeys and continuous jetty on brackets with embattled bressummer in several different moulds. Coved eaves to hipped roof with gablets and stacks to centre right and projecting at end left and to rear right. Four irregularly sized wooden casements on first floor, and 3 canted bays on ground floor with glazing bar sashes. Four panelled door to centre left, and glazed and frosted door at end right. Interior: carved overmantle with cove and cornice.

246 THE STREET, WHITE HORSE INN Grade: II
Public House C16. Timber framed and clad with painted brick. Plain tiled roof. Fire damaged at time of survey. Originally 4 bays. Two storeys with moulded brick eaves to hipped roof with stacks at end left and set diagonally to centre left and end right. Two tripartite glazing bar sashes to left, the upper storey and roof to right destroyed. C19 mullioned windows to left and to centre left, this in recess with corbelled cornice, and 2 canted bays at right. Half-glazed door to centre left in pilaster surround.
with flat hood, and partly destroyed doorway to right. Interior: badly
damaged frame exposed in right half of building.

242 THE STREET Grade: II
House and shop.C17 and refronted C18. Timber framed and clad
with red brick with plain tiled roof. Two storeys and attic on rendered plinth.
Two hipped dormers, that to right rendered over, and stacks to right and
to left, the latter with moulded and angled brickwork. Regular fenestration
of 2 metal casements on first floor, 1 glazing bar sash to left and 1 shop
window to right with keyed and vermiculated lintels. Central half-glazed
door with flat hood on brackets.

240 THE STREET Grade: II
House. C17. Timber framed and clad with painted brick on ground floor
and weather boarded. Plain tiled roof. Two storeys and half-hipped roof
with stack to end left. One wooden casement to each floor. Half-glazed
door in weather boarded and tiled outshot to right. Included for group
value only.

197 AND 199 THE STREET Grade: II
and basement with cornice parapet to hipped roof with central stack. Four 6
paned glazing bar sashes on second floor, 4 eight-paned glazing bar
sashes on first floor, and 2 round headed sashes, that to left with glazing
bars intact. Doors of 6 moulded panelled doors to left and right in semi-
circular headed doorways. All openings With gauged heads.

234 THE STREET Grade: II
House and shop. Early C19. Rendered with concrete tiled roof. Two
storeys on plinth with moulded brick cornice to roof with stacks at end left
and end right. Two canted oriel windows on brackets on first floor, with
plate-glass shop window to left and sash to right on ground floor, and
central moulded and panelled door with broken pediment. Included for
group value only.

193 THE STREET Grade: II
House. Early C18. Timber framed and clad with mathematical tiles with
right return rendered. Plain tiled roof. Two storeys and attic with moulded
modillion eaves cornice to half hipped roof. 2 hipped dormers and stacks
to rear left and rear right. Regular fenestration of 3 glazing bar sashes on
first floor, and 2 canted bay windows with lead tent roofs. Central door of
6 panels with tented hood. Panelled door to end right.

187, 189 AND 191 THE STREET Grade: II
House pair and shop. Early C19. Painted brick with part weather
boarded, and slate roof. Two storeys on plinth. The end 2 bays to right
(No 191) with quoins, the end bay to left is weather boarded on first floor.
Hipped roof with stacks to centre left and rear right. One tripartite sash
with moulded and keyed head to left on first floor, and 4 glazing bar
sashes. Plate glass shop window to left with half-glazed door all under 1
corner, with segmental headed wooden casement to centre, segmental
bay with glazing bar sashes to right and doubled wooden casements with
boarded door to right, all under flat hood, and boarded door to
centre with flat hood. Garage doors at end left. Included for group value.

METHODIST CHAPEL , THE STREET Grade: II
Methodist chapel, now disused, 1844. Red brick with stone dressings
and slate roof. Simple rectangular plan with projecting western tower cum
entry porch. Tower in 3 stages, with open porch on ground floor having
triple moulded arch and ogee surround, large 4 light Decorated style west
window with mouchettes and ogee surround, and belfry of smaller
section supported by flying buttresses with helm cap. Octagonal
buttresses with pinnacles to left and right on tower and on main body of
church. Traceried lancets left and right. Side elevations plain with 4
lancet windows, and 20 basement windows. Inscription over west
window: Mesley..a..n 1844 Chapel. The chancel was decorated by Dr.
Dallinger, preeminent in C19 microscopy, and a lay preacher here for 3
years

214 THE STREET Grade: II
House. c1800. Timber framed and weather boarded cut in imitation of
ashlar. Two storeys and basement on rendered base with moulded
wooden eaves to hipped roof with stacks to right, left and rear left.
Regular fenestration of 3 sashes on first floor and 2 on ground floor, all
with moulded surround, those on ground floor with cornices. Central door
of 6 panels, the top 2 glazed, in Doric porch with flight of 6 steps.

167 AND 169 THE STREET Grade: II
House and shop.C17 and early C19. Painted brick in English Bond with vertical weatherboarding to left. Plain tiled roof. C17 building with 2 parallel ranges and C19 shop added to left. Two storeys and attic on plinth with moulded eaves cornice to hipped roof. Two hipped dormers with horizontal sliding sashes, and stacks to left and rear right. Four wooden casements and four C20 metal casements on first floor with early C19 plate glass shop front on whole of ground floor to left except carriage-way at end left. Sash window, plate glass shop windows and recessed door, and boarded door with rectangular fanlight to right, each with flat cornice hoods on scrolls. Interior: preserved early C19 shops.

204 AND 212 THE STREET Grade: II
Cottage row and shop. Circa 1800. Timber framed and weather boarded with plain tiled roof. Two storeys with box eaves to hipped roof with 4 brick stacks behind ridge. Regular fenestration of 3 glazing bar sashes to left and 2 sashes to right on first floor, and 3 glazing bar sashes, 1 sash, and 1 canted shop window with panelled and half-glazed doors to either side all under flat hood on cast iron brackets. Three panelled doors to left, at end left with open pediment, to centre left and centre with flat hoods.

161, OAK LODGE Grade: II
House. Early C19. Yellow mathematical tiles and slate roof. Two storeys with moulded dentilated eaves cornice to hipped roof with stacks to rear left and rear right. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor with painted gauged heads. Central door of 6 raised and fielded panels with traceried semi-circular fanlight and open pediment on fluted Ionic columns. Left return weather boarded. Hipped rear wing.

WALL TO WEST AND ADJOINING OAK LODGE, THE STREET Grade: II
Wall. C18. Red brick. Approx. 7 feet in height on plinth, raised to 15 feet to adjoin house. Approx. 50 yards long, buttressed with 6 capped piers.

192 AND 194 THE MANSE AND MANSE COTTAGE, THE STREET Grade: II
House, now house pair.C16 and refronted early C19. Timber framed and clad with rendered brick. Plain tiled roof. Two storeys and attic on basement, with moulded wooden eaves to hipped roof with gablets, central hipped dormer and stacks to centre left, end right and rear end right. Four glazing bar sashes on first floor, 2 canted bay windows on ground floor with glazing bar sash to right, and basement opening at bottom right. Door of 6 panels, the top 2 glazed, to centre left with flat hood on brackets, and boarded door to right with elliptical fanlight and keyed head on imposts. At some time a Public House called the Shoemakers Arms.

THE GEORGE INN, THE STREET Grade: II
Public House. Early C19. Red brick and slate roof two storeys and basement with projecting and moulded eaves. Stacks at left and right ends. Regular fenestration of 3 glazing bar sashes on first floor, the outer two with cast iron window boxes, and 1 glazing bar sash to right and 1 3 light mullioned window to left on ground floor, both with painted gauged heads. Central half glazed door at heed of 3 steps with pilaster surround and flat hood. Basement opening to right with painted gauged head. Wrought iron Inn sign bracket.

157 AND 159 THE STREET Grade: II
Cottage pair. C18. Painted brick and plain tiled roof. Two storeys on plinth with moulded eaves cornice to roof with 2 hipped dormers and stacks to left and right and to rear. Two sashes and central glazing bar sash on first floor, 2 glazing bar sashes and central tripartite glazing bar sash on ground floor and 1 glazing bar sash in outshot to left. Half-glazed and panelled door to left with open pediment on Doric pilasters and door of 4 panels to right with flat hood on brackets. Outshouts to left and right.

186 AND 188, THE STREET Grade: II
House pair. Early C19. Red brick and mathematical tiles, partly repaired with yellow mathematical tile. Slate roof. Two storeys on plinth with moulded wooden eaves cornice to hipped roof with stack to rear left. Regular fenestration of 3 glazing bar sashes with blind hoods on first floor and 2 sashes on ground floor, all with painted heads. Two doors of 6 moulded panels in central double door case, with margin light sidelights, rectangular fanlights and cornice hood on Ionic columns, with irregular array of attached columns and pilasters to door surrounds.

184 THE STREET Grade: II
House and shop. C16 altered C18 and C20. Timber framed and clad with mathematical tile, and rendered and weather boarded on return elevations. Plain tiled roof. Two storeys and garret with continuous jetty and box eaves. Stack to rear. Three wooden casements on first floor, C20 glazed shop front on ground floor with central glazed door.

151 THE STREET Grade: II
House. C18. Painted brick and plain tiled roof. Two storeys and attic on plinth with moulded eaves to hipped roof with 1 hipped dormer and stack to rear right. Three wooden casements on first floor and canted bay window to left on ground floor, curved and bowed bay to centre and wooden casement to right. C20 door of 6 raised panels to centre right with open pediment on fluted Doric pilasters.

WHEELWRIGHT HOUSE, 149 THE STREET Grade: II
House. C16 refaced C18. Timber framed and clad with painted brick. Plain tiled roof. Two storeys and discontinuous plat band and moulded eaves cornice to roof with stack at end left. Three 3 light wooden casements on first floor, and 1 glazing bar bay window to left on ground floor, and large recessed shallow bay to right. Central door of 6 raised and fielded panels with flat hood.

127-133 THE STREET Grade: II
Three residential properties, originally two houses, later one house and two houses with shops on the ground floor. Nos. 129, 131 and 133 have an early C17 core with C18 additions, refronted in the early C19 and with late C19 shop front. No. 127 is of early C19 date. MATERIALS: Painted brick to principal north front. Red brick in Flemish bond to the south side of Nos. 129, 131 and 133 and weather boarded attic gables. Tiled roof, hipped to the front range and with half-hipped rear range to Nos. 129, 131 and 133. Tall brick chimneystack between No. 129 and 131.
EXTERIOR: The north or principal front of Nos. 129, 131 and 133 is labelled “Kentfield House” in a plaque on the first floor of No. 129. There is a moulded brick eaves cornice. No. 129 has an C18 hipped dormer with ledged lights. No. 131 has a large later C19 gabled dormer with sash window with vertical glazing bars and horns. The first floor has three irregularly-spaced early C19 tripartite multipane sash windows. There is a platband between the floors to No. 129 and its ground floor has a mid-C20 canted bay and four-panelled door with flat hood over. No. 131 has a large late C19 shopfront with end pilasters, reeded brackets, fascia and half-glazed door between two shopfronts which have ventilation grilles and stall risers. The ground floor of No. 133 originally had a 12-pane sash but this was replaced by a small C20 shopfront. The south front of Nos. 129, 131 and 133 is of red brick (No. 131 painted) and No. 133 includes some reused C17 bricks. There are three weatherboarded half-hipped gables. No. 131 has two early C19 multipane sash windows and a mid-C19 sash with verticals only. Most of the other windows are casements. Attached between Nos. 129 and 131 is a single-storey brick outbuilding with brick chimneystack.

HISTORY: The front range of Nos. 129, 131 and 133 is under one hipped roof and therefore likely to have been one property originally. An internal inspection has revealed a C17 core. The rear range was added in the C18. The building was refronted in the early C19 and although the plaque with the name “Kentfield House” is on the first floor of No. 129 all these properties may have been known by this name at one time. A shopfront was inserted into No. 131 in 1896 and No. 129 was in use as a post office. On the 1872 Ordnance survey map Nos. 127, 129, 131 and 133 are shown as separate properties. No. 127 appears to have been built adjoining in the early C19 at about the time that the front range of Nos. 129-133 was refronted.

REASONS FOR DESIGNATION: * Nos. 129, 131 and 133 contain an early C17 core and C18 and early C19 joinery whilst No. 127 is also of interest as an early C19 infill probably taking advantage of the fashionable refronting of Kentfield House and the neighbouring No. 125; * The buildings have group value within a designated conservation area.

119, 121 AND 123 THE STREET Grade: II
Three houses and shops. C16, refaced early C18 and altered early C19. Timber framed and clad with red brick with plain tiled roof. Two storeys and attic on plinth with moulded plat band and moulded wooden eaves to hipped roof with 3 hipped dormers and stack to centre left. Seven glazing bar sashes on first floor and 3 blank recessed panels. Mid C19 plate glass recessed shopfront to left, central mullioned and transomed shop window, and 2 canted bay windows to right, with 6 panelled door to centre, and 2 half-glazed doors to right with flat hoods. This range of fenestration cuts through 2 earlier gauged and keyed window heads and carriage-way arch at end right. Central gauged and keyed wall niche survives. This early C18 gauged and rubbed brickwork (with the plat
band) is of very high quality.

152 AND 154 THE STREET Grade: II
House, now 2 houses. C17 and altered mid C19. Timber framed and rendered and clad with yellow stock brick on right return. Plain tiled roof. Two storeys on plinth with box eaves to half-hipped roof, extended to left and stepped down to right. Stacks to rear left and right. Three glazing bar sashes on first floor. Large canted bay window to left on ground floor and C20 glazed door and window to right with moulded panel below the window. Central door of 10 raised and fielded panels with cornice hood and pilaster surround. Included for group value.

THE QUEENS HEAD, THE STREET Grade: II
Public House. C17 and early C19. Timber framed and rendered, the right return tile hung. Plain tiled roof. Two storeys on plinth with parapet to hipped roof with stack projecting to end left. Three glazing bar sashes on first floor, 2 tripartite glazing bar sashes on first floor and central panelled door with flat hood on brackets. Single storey hipped and slated extension to right with sash and casement windows, half glazed door and stack at end right.

142 THE STREET, SCARBUTTS Grade: II
House. C18. For Mr. Terry Marsh, died 1789. Painted brick and plain tiled roof. Two storeys and attic on plinth with moulded modillion eaves cornice to hipped roof, 3 flat roofed dormers and stacks to left and right behind ridge, with C20 flue to front centre. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor, with gauged heads. Central door of 6 raised and fielded panels with traceried semi-circular fanlight under open pediment on engaged Tuscan columns. Canted bay windows on left and right return fronts.

RAILINGS 5 METRES TO SOUTH OF SCARBUTTS Grade: II
Railings. C18. Cast iron. Spearhead pattern, approx. 3 feet high and extending approx. 40 yards along pavement to south of No. 142 (Scarbutts). Included for group value with Scarbutts.

132 AND 134 THE STREET Grade: II
House pair. C18. Rendered with plain tiled roof. Two storeys and moulded eaves cornice to half-hipped roof with central stack. Glazing bar sash to left, sash to right on first floor, and 2 segmental headed glazing bar sashes on ground floor. Three boarded doors, that to left disused, the other 2 with flat hoods on brackets, that to right in part shared with Nos. 128 + 130 (see 128 +130 Boughton Street). Included for group value with Nos. 128-130.

128 AND 130 THE STREET Grade: II
House now 2 houses. C16. Timber framed and underbuilt with red brick in part painted, and tile hung on first floor. Plain tiled and pantiled roof. Two storeys and roof hipped to right with central stack. Four wooden casements on first floor and 3 segmental bays on ground floor. Boarded doors with flat hoods on brackets to right and to left, in part shared with the adjacent block to left (see Nos. 132 +134 Boughton Street).

91 AND 93 THE STREET Grade: II
House pair. C18. Painted brick and plain tiled roof. Two storeys and attic with corbelled eaves to half-hipped roof with 2 flat roofed dormers and stacks to left, to right and to rear centre. Four shallow 2 storey bow windows with glazing bar sashes. Door of 4 panels to left and right returns, that to left in glazed porch, that to right with flat hood.

MORTUARY CHAPEL OR BIER HOUSE BELOW CHAPEL, THE STREET Grade: II
Mortuary chapel or bier house now disused. C18. Red brick. Set into the embankment of a raised roadway. Front elevation approximately 6 feet wide and 6 feet high, with central boarded door in semi-circular arched and keyed surround on imposts. Interior: wooden shelving for coffins.

89 CHESTNUT HOUSE, THE STREET Grade: II
House. Early C19. Painted brick and mathematical tiles with plain tiled roof. Two storeys, attic, and basement, the upper storey only faced with mathematical tiles. Parapet to roof hipped right with return hip of rear wing over sailing ridge to left. Flat roofed dormer to right. Stacks to rear right and end left. Regular fenestration of 2 shallow bow windows rising from basement through 2 storeys, with tripartite glazing bar sashes. Central glazing bar sash on first floor, and central half-glazed door at head of 3 steps, with fluted Doric pilaster surround and flat cornice hood.
WALL AND RAILINGS NORTH AND EAST OF CHESTNUT HOUSE
Grade: II
Wall and railings. Early C19. Wall, part rebuilt, in red brick, about 8 feet high, approximately 20 metres and returned down Colonel’s Lane. Buttressed and with gate piers with ball finials. Hooped railings approximately 30 metres in length join with another section of wall to west, about 10 metres long.

118 AND 120 THE STREET Grade: II
House pair. C18 exterior. Timber framed and clad with rendered red and blue chequered brick exposed on left return. Plain tiled roof. Two parallel ranges. Two storeys on plinth with projecting cornice and parapet to roof hipped to left, with stacks to left and projecting and offset at end right. Three glazing bar sashes on first floor, and 3 bow windows on ground floor, the central larger. Boarded door to right and glazed door to left, both with sidelights.

108 AND 110 THE STREET Grade: II
House pair. Early C18 in 2 builds. Chequered red and blue brick and plain tiled roof. Two storeys on plinth with discontinuous plat band and modillion eaves cornice to hipped roof with stack to centre right. Four wooden casements on first floor and 3 on ground floor. Boarded doors to left and to centre right with flat hoods on brackets.

GROVE COURT WITH ATTACHED GARDEN WALLS TO LEFT AND RIGHT, 81 THE STREET Grade: II
House. C18. Mathematical tiles with plain tile roof. Two storeys on plinth with moulded eaves cornice and hipped roof with stacks to left and right and to rear centre. Four metal casements on first floor, and 3 canted bays on ground floor. Door of 6 raised and fielded panels to centre left with traceried rectangular fanlights and open pediment on slender Doric columns. The interior fittings of the iron windows are of bronze or brass. Garden wall to right (west) approx. 5 feet high, in chequered red and blue brick with coping bricks. Extends approximately 30 yards and returned along Colonel’s lane and back to Grove Court. Wall to left in red and blue brick, some in English bond, approximately 10 feet high extends 50 yards and is buttressed.

75 THE STREET Grade: II
TR 0659-0759 BOUGHTON STREET (South side) No 75 (formerly listed 7/4 as Walnut Tree House) 24.1.67 and 77. GV II House pair. Early C18 extended C19. Painted brick and plain tiled roof. Two storeys on plinth with corbelled brick eaves and hipped roof with stacks to centre right and end left. End left bay a later addition with 1 glazing bar sash on each floor. Original house with regular fenestration of 1 glazing bar sash and 1 sash on first floor and central panel, and 2 glazing bar sashes on ground floor. All windows have rubbed and gauged keyed heads, on ground floor carrying a cornice. Central door of 6 raised and fielded panels, the top 2 now glazed, with flat hood on brackets. Recessed C19/C20 wing to right.

82, 84, 86 AND 88 THE STREET Grade: II
Four houses. Dated 1720. Painted brick and plain tiled roof. Two storeys and attic on plinth with discontinuous plat band and moulded brick eaves cornice to hipped roof with flush skylight to left and stacks to centre left and projecting at end left and end right. Four casements on each floor, those on ground floor with segmental heads. Doors of 6 panels to left and 4 panels to right. Central blank window panel on first floor and below it a date stone inscribed: IS 1720.

71 AND 73 THE STREET Grade: II
House C18 extension. Painted brick and plain tiled roof. Two storeys and basement on plinth, the end right bay recessed with moulded wooden eaves cornice to hipped roof with stacks at end right and to centre. Four wooden casements on first floor and 2 canted bays on ground floor carried down to basement, with segmental- head wooden casement to right. Half glazed door to left at head of flight of 5 steps, and half-glazed door inserted into right hand bay window.

69 THE STREET Grade: II
House. C18. Painted brick and plain tiled roof. Two storeys and stack at end right. Two glazing bar sashes on first floor and 2 on ground floor with segmental heads. Central half-glazed door with flat hood on brackets.
63A AND 67 THE STREET Grade: II
House C16 and extended C18. Timber framed and exposed close studding with plaster infill, extended with painted brick. Plain tiled roof. Two storeys on plinth, originally jettied to left, with hipped roof to left and stacks to left and projecting at end right. One glazing bar sash and 3 leaded and framed lights on first floor, and 1 sash and 2 framed lights on ground floor, with ribbed door at end right in four centred arched surround, and half glazed door in extension at end left.
APPENDIX 2
Proposed amendments to Boughton Street Conservation Area Boundary

As part of the review of Boughton Street Conservation Area, consideration has been given to whether the current boundaries accurately reflect the area which is considered to have special architectural or historic interest.

In general, the area of the village covered by the Conservation Area is considered to be appropriate. However, there are five specific areas where it is proposed to extend the Conservation Area boundary. The five areas are shown on Map 2 ref BSCA05 and are described below.

Proposed extension: Area 1
Area 1 includes the approach to the village from the west, and land either side of Stockers Hill at the western end of Character Area 1. The gradient, the curve in the road and the houses at this point give the distinct feeling of having arrived at the periphery of the village. Curiously the road at this point significantly deviates from its Roman line. To the south, a traditional orchard creates the pleasant foreground to Boughton House.

The Kent Heritage Environment Record refers to the remains of the former Holy Trinity Chapel and Hospital [grid ref.TR 0528 5953] at the foot of the steep hill in the orchard. There is nothing to be seen on the ground today and there is no confirmatory evidence for the siting. First records of the hospital date from 1384 when Thomas-atte-Herst was pardoned by Richard II for having founded and built it without licence, also for having ordained a number of lay brothers and sisters to dwell there. Hasted refers to the chapel as having been torn down for material for road repair in the late 18th century.

To the north of the road is a pair of distinct early 19th century houses set at right angles to each other and set back from the current line of the road; one with a shallow pitched hipped slate roof, the other an uncharacteristic but attractive tiled mansard roof.

Mature trees and green hedges are important features on this approach to the village.

Proposed extension: Area 2
An insignificant alteration to the boundary of the Conservation Area is proposed at 207 The Street, simply in order to respond to apparent changes in plot boundaries that have occurred since the Conservation Area was originally designated.
Proposed extension: Area 3
Area 3 includes part of a garden, recently used as a beer garden, and the car park to the White Horse Inn. This area forms the setting to several listed buildings on The Street and is bounded, in part, by traditional brick boundary walls.

Proposed extension: Area 4
Area 4 is an area of land and buildings to the north of Character Area 1 at the head of School Lane and to the north of nos.184 to 220 (evens) The Street. At this point, School Lane turns into a footpath leading through to the village hall car park. The east of the footpath is bounded by characteristic school railings which are raised on a brick plinth and terminated by brick and stone gate piers. The village school (Boughton-Under-Blean and Dunkirk Primary School) was built c.1905 in a forceful gothic style consisting of tall windows, gables and decorative brick banding. Contrasting red and yellow stock brickwork sits under steeply pitched plain tiled roofs. Its multiple gables, finials, roof vents and chimneys create an interesting silhouette and a pleasing termination to the view up School Lane.

To the west of the footpath is a pleasant row of two-storey cottages which, despite some changes to fenestration and the odd extension, make their own contribution to the character of the place. Their front gardens, unspoilt by cars, front onto the footpath before it emerges into the village hall car park to the north.

The area also includes the Mill House and the site of a former windmill (see above) set on the rise of the hill. Mill House is a late Victorian house with bay windows either side of a porch which is approached by an attractive flinty gravel driveway. Aspley cottages, to the west of the driveway are of an earlier date.
Proposed extension: Area 5
Area 5 is a house and garden called Sandy Ridge. It sits to the east of Bounds Lane which is one of the small roads at right angles to The Street. From The Street looking up Bounds Lane, the view is terminated by the pleasant painted brick elevation of the cottage with a characteristic peg tile roof. Bounds Lane is one of several tracks which head off to the north through orchards and arable fields in the direction of Staple Street.
APPENDIX 3
Bibliography of key legislation, key national and local policy and guidance and local history publications

NATIONAL LEVEL:

Current Statutes

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Planning Policies

- National Planning Policy Framework, March 2012
- National Planning Policy Guidance, March 2014

Historic England Guidance

- Guidance on Conservation Area appraisals, Historic England 2006
- Heritage at Risk: Conservation Areas, Historic England June 2009
- Valuing Places: Good Practice in Conservation Areas, Historic England 2011
- Conservation Area Designation, Appraisal and Management (Advice Note 1), Historic England 2016

LOCAL LEVEL:

The Development Plan

- The adopted Swale Borough Local Plan, 2008
- Bearing Fruits 2031 (the Swale Borough Replacement Local Plan)

Adopted Supplementary Planning Guidance/Documents (Adopted SPG/SPD)

- Conservation Areas
- Listed Buildings – A Guide for Owners and Occupiers
- The Conservation of Traditional Farm Buildings
- The Design of Shopfronts, Signs and Advertisements
- Designing an Extension – A Guide for Householders
- The Erection of Stables and Keeping of Horses
- The Conservation of Traditional Farm Buildings
- Swale Landscape Character and Biodiversity Appraisal (SPD)

Local History Publications

- Boughton under Blean (from About Faversham series No. 22) by Joan White, The Faversham Society, 1983