



Chartham

Conservation Area Appraisal

June 2005



Introduction

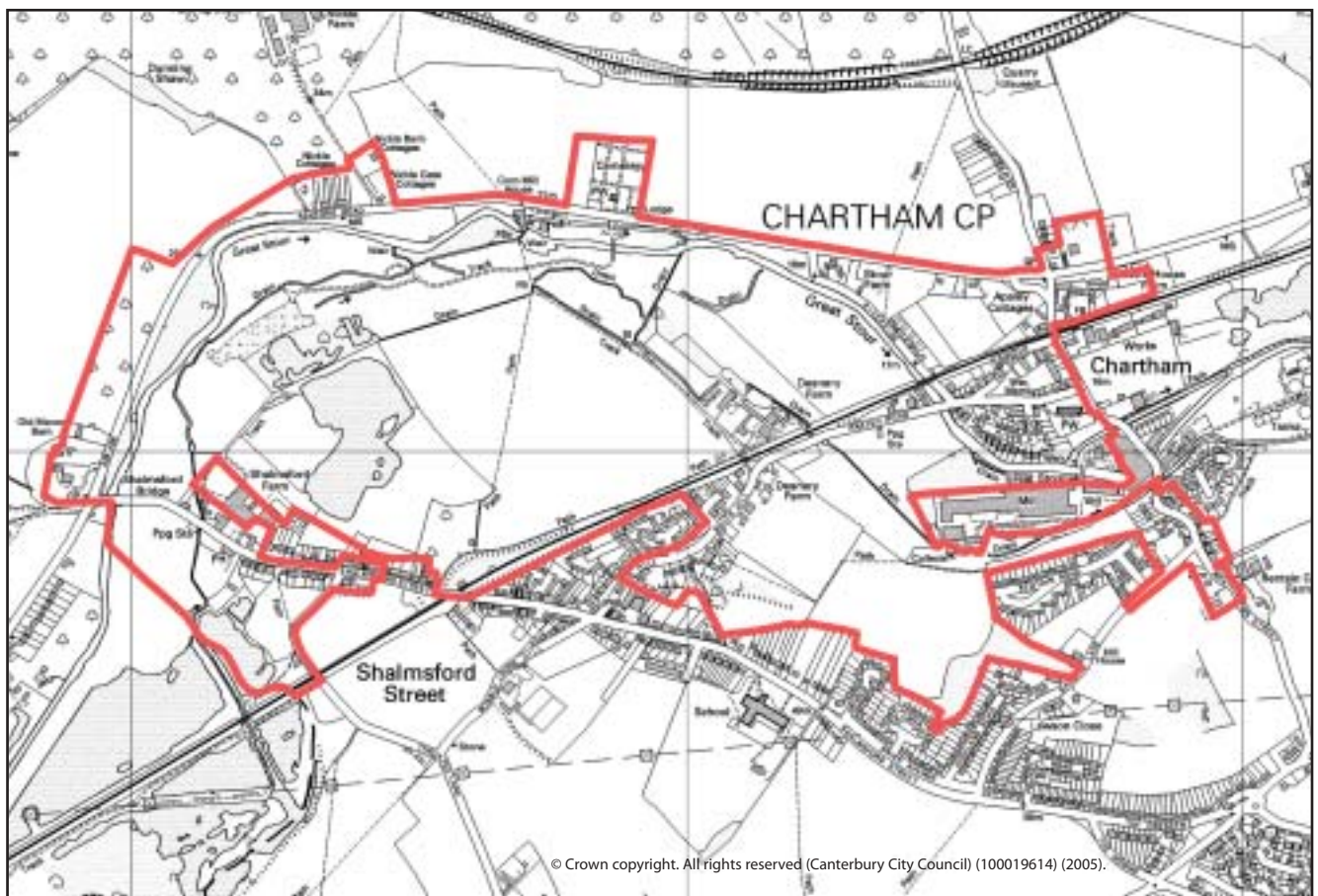
This appraisal outlines the key elements which contribute to the special architectural and historic character of Chartham and Shalmsford Street. The character of a village is determined by more than the age and style of buildings. The combination of built form, shapes, enclosure, materials, spaces and landscape all help create the character of a place.

Conservation areas were first introduced in 1967 and are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The City Council considers that the special interest justifying designation of a conservation area should be defined and analysed in a written appraisal of its character and appearance.

Figure 1

The Chartham Conservation Area



Location and population

The Chartham Conservation Area (Figure 1) lies approximately three miles west of Canterbury to the south of the A28 (Canterbury to Ashford Road).

Chartham is a Downland parish situated within a loop of the Great Stour. The main settlement with the Parish Church and The Green lies just to the north of the river. Just to the south is Rattington Street and a mile to the west is Shalmsford Street. The population of the parish was 2942 in 1991.

In June 1973 two conservation areas were designated by Kent County Council. One included the Church and the settlement around The Green, whilst the other included the older properties in Rattington Street.

The enlarged Chartham Conservation Area was designated on 10 December 1991 and includes all of the village west of the playing field, properties around The Old Rectory and Burnt House Farm. The paper mill buildings are excluded from the Conservation Area. The Rattington Street area was expanded southwards and is now linked to the main Conservation area which includes the farmland and water meadows south of the A28, Deanery Farm and Bolts Hill. Much of Shalmsford Street is also included, but many of the properties on the north side of the Street have been altered in such an unsympathetic way that they have been excluded. Shalmsford Bridge Manor, the bridge itself and land to the south of Shalmsford Street up to the Canterbury District boundary are also included.

Evolution

The name Chartham probably means a settlement in rough pasture. The village was a manor in 970 and Saxon and Roman relics have been found in barrows and tumuli in the area. The paper mill was established on the river in the 17th century becoming an important industry.

The Church of St Mary was built between 1285 and circa 1305 except for the tower which is late 14th century. Other notable properties around the Green include De L'Angle House dating from the early 18th century, Bedford House, a 16th century or earlier timber framed building, The Forge, an 18th century two storey red brick house with attics, and The Old Kings Head, 16th century or earlier and timber framed refaced with brick and tile.

At Rattington Street there is a fine group of historic buildings including The Artichoke Inn, a late 15th century timber framed building and Rentain Farmhouse, an 18th century red brick building of two stories with attics.



*Extract from Andrews, Drury and Herbert
Topographical Survey of Kent 1768*

Burnt House Farmhouse is of 17th century date, with an attached 18th century oast. The 18th century red brick barn and the dovecote, built over a henhouse with a pig sty in the basement, within the complex are both listed Grade II as is Park House opposite.

In 1303 Prior Henry of Eastry built a hall at Deanery Farm. A kitchen and chamber block followed and at the Reformation were handed over to the newly established Dean and Chapter of Christ Church Cathedral. The complex was adapted and partly rebuilt in 1745. It is listed Grade II*. Close by is Court Lodge, a timber framed Wealden house built in 1496 for the tenant farm ('Firmarius') by Prior Goldstone II. Other buildings within the complex include part of the Priors Great Stable of circa 1500 altered in the early 19th century. South of the railway are 18th and 19th century red brick buildings including a granary.

The name Shalmsford Street means ford by a shambles or slaughter house. There are several attractive brick buildings here including 18th century Barn Cottages (10-18 Shalmsford Street, Grade II), Shalmsford Farmhouse of similar date and early 19th century Box Tree Cottages.

Shalmsford Bridge Manor is a timber-framed house dating from the 16th century or earlier and just down-river is the mid-19th century Chartham Corn Mill, of painted brick.

Landscape setting

The Conservation Area covers a wide diversity of features including the water meadows contained within the spacious loop of the Ashford Road (A28), the agricultural landscape to the south of the meadows, the open development around The Green and the Parish Church, the compact settlement at Rattington Street, the linear development at Shalmsford Street and the tree-topped Downland which forms a backdrop to the south.

Ashford Road, constructed early in the 19th century, follows the edge of the Stour water meadows. The agricultural slopes to the west and north of the road are largely excluded from the Conservation Area with the exception of Old Manor Farm and the adjoining orchards, the banks and trees around the sharp bend to the north, Nickle Cottages and the Cemetery landscaping and trees. There are many important roadside trees particularly on the southern side of the A28 and surrounding The Corn Mill and its ancillary buildings and Mill House which are, in themselves, an important feature of the Conservation Area.

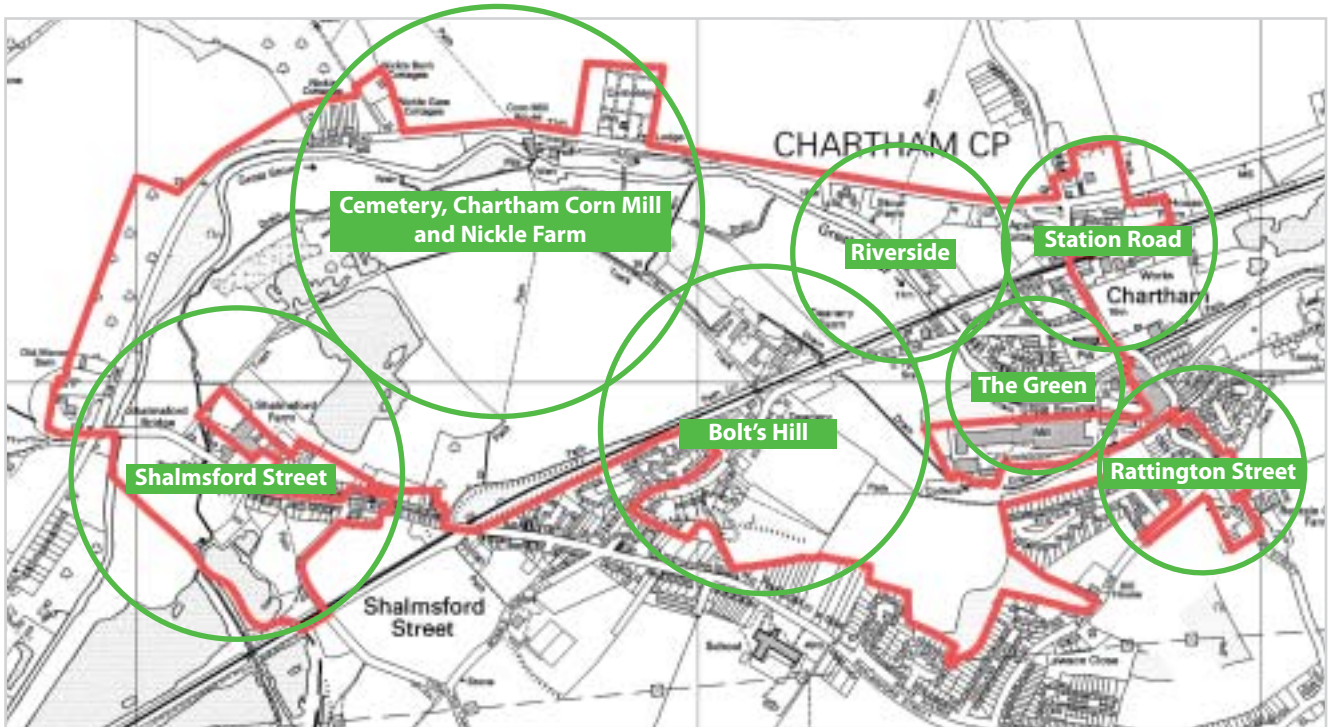
The water meadows alongside the Great Stour in this region represent the largest unspoiled area of waterside meadows left in this part of Kent and form an outstanding setting for the various settlements and groups of historic buildings within Chartham parish. Sand and gravel extraction is at present taking place but this operation is covered by conditions which require full reinstatement.

Trees are a special feature of the riverside meadows and there are other important groups at Deanery Farm, around the paper mill and along the top of the ridge to the south. The hop-garden at Deanery Farm is an increasingly rare example of a once-common and picturesque crop. There is a considerable contrast between the flat landscape alongside the river at the northern edge of the Conservation Area and the Downland at the southern edge.

Glimpse through hedgerow along the A28 towards Chartham village centre



Main character areas



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For the purposes of this appraisal, The Chartham Conservation Area has been divided into seven character areas:

- Station Road
- The Green
- Riverside
- Cemetery, Chartham Corn Mill and Nickle Farm
- Rattington Street
- Shalmsford Street
- Bolt's Hill

Station Road

Park House, which dates from the early 19th century, occupies a prominent, elevated corner position above the village at the junction of Hatch Lane and the A28. It is Grade II listed and retains all its original, external architectural features. The property is bounded by white painted railings and has steps down to street level.

To the east is a former telephone exchange, now a dwelling, and further back from the road is the Rectory, screened by a wide belt of mature hedges and trees.

From the tree-lined A28 there are occasional glimpses of the village below with distant views to farmland and hills in the south-east. The noise and speed of the traffic and the narrow pavements along this stretch of the A28 forms a 'barrier' between this corner and the rest of the Conservation Area.



Park House on the corner of Hatch Lane



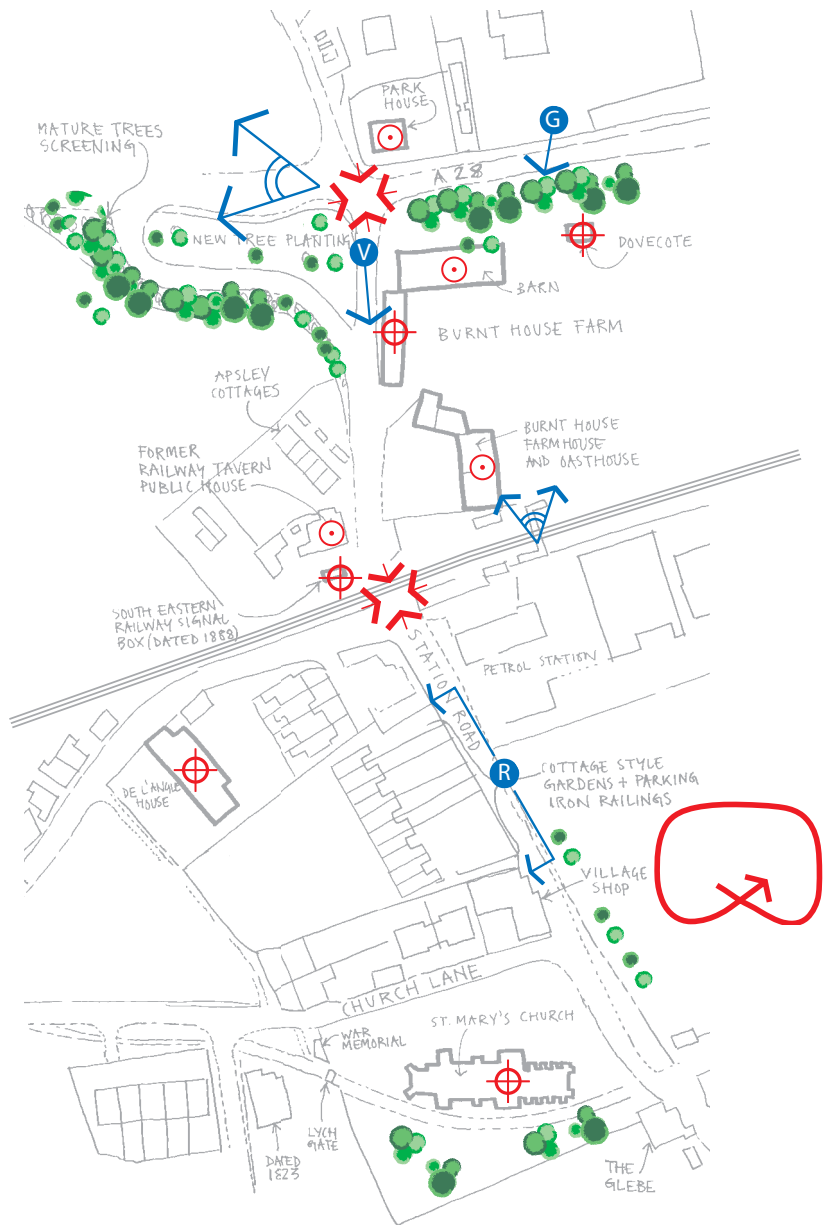
Clutter of signage at entrance to village



View into village from the A28

Station Road Schematic appraisal

- Local landmark
- Significant building
- Significant trees
- Special sense of place
- Vista
- Glimpse
- View
- Activity/nodal point
- Visual rhythm



Looking south from Hatch Lane, Chartham village sits in the Stour Valley. To the right, a belt of mature trees borders the exit lane from the village and to the left, the low-lying buildings of Burnt House Farm present a roofscape of Kent peg tiles which lead the eye down Station Road and into the village. From this vantage point, the tower of St. Mary's Parish Church commands a prominent position although this view is spoilt by overhead wires and telegraph poles, one of which is situated in the front garden of 'The Oast House', a Grade II building forming part of Burnt House Farm.

Burnt House Farm

Burnt House Farm consists of a cluster of listed buildings, located close to the Ashford Road boundary of the Conservation Area. The cluster of buildings at Burnt House Farm form a key entry point to the Conservation Area and make a positive contribution to this part of the Conservation Area. However, their wider setting is spoilt slightly by the adjacent railway and the busy A28 which are detrimental to the area, particularly in terms of noise.



Buildings at Burnt House Farm

Burnt House Farmhouse and the Oast House are a group of Grade II listed cottages formerly known as Burnt House Farm and Burnt House Farm Cottages. The main farmhouse is a 17th century 2-storey building with attic in the gable end. The roof is tiled in traditional Kent peg tiles and the windows feature sashes. The Oast house forms an L-shaped block to the southeast and dates from the 18th century. It is constructed in similar materials to Burnt House Farmhouse and also features some sash windows. In addition, it has a doorcase with pilasters, projecting cornice, rectangular fanlight and 6-panelled door.

The barn at Burnt House Farmhouse, which is situated to the north of the farmhouse and backs on to Station Road, is the building that is most clearly visible from Station Road. The barn dates from the 18th century or earlier and is constructed of red brick with loop lights. It has a tiled catslide roof with projecting hip over the wagon entrance on the south side and queen posts inside.

Opposite Burnt House Farm, Apsley Cottages face north east with a triangular area of rough tarmac facing the road, resulting in a negative contribution to the appearance of the road frontage at this point.



Apsley Cottages



The Railway Crossing

Immediately before the level crossing is the former Railway Tavern public house. The remnants of a Fremlin's Brewery sign painted onto the brickwork on the south elevation indicate the building's earlier use.

The wooden gates of the level crossing are still operated manually and a green painted clapboard signal box dating from 1888, sited behind a white picket fence, also continues to be staffed.

The footbridge at Chartham Station, which lies outside the Conservation Area, allows good views over the village, which are spoilt by the flat asphalt roofs of the adjacent garage and associated workshops, which are also outside the Conservation Area boundary.

Continuing south along Station Road, the rear boundaries of De L'Angle Row cottages form the boundary of the Conservation Area. Many of these properties retain their iron railings to the street but most have been adapted to provide parking areas although the overall impression, due to the choice of planting, remains that of small 'country cottage' style gardens.

The village shop is a good meeting place for the community and introduces activity to this part of the village along with additional vehicular traffic and parking issues.

Top: The former Railway Tavern.
Centre: Chartham signal box, dated 1888. **Above:** View from railway footbridge across flat workshop roofs



Rear of De L'Angle Row cottages.



The village shop



The west end of St. Mary's Church showing war memorial and lych gate

St Mary's Church

At the junction of Station Road and Church Lane stands St. Mary's Church, which dates back to the 13th century. The whole was restored by G E Street in 1875. Built of flint with stone dressings and tiled roof, it contains fine examples of Kentish tracery to the transept windows and one of the oldest brasses in the country, dated 1306.

The churchyard is enclosed by a flint wall with a lych gate at the west end and contains 18th century headstones with skull, cherub, hourglass and anchor motifs as well as a number of mature trees.

Church Lane, running along the northern boundary of the churchyard, leads to The Green as does Parish Road, immediately south of the railway. These roads converge at the western end of The Green, which is triangular in shape and an important open public space in the village.

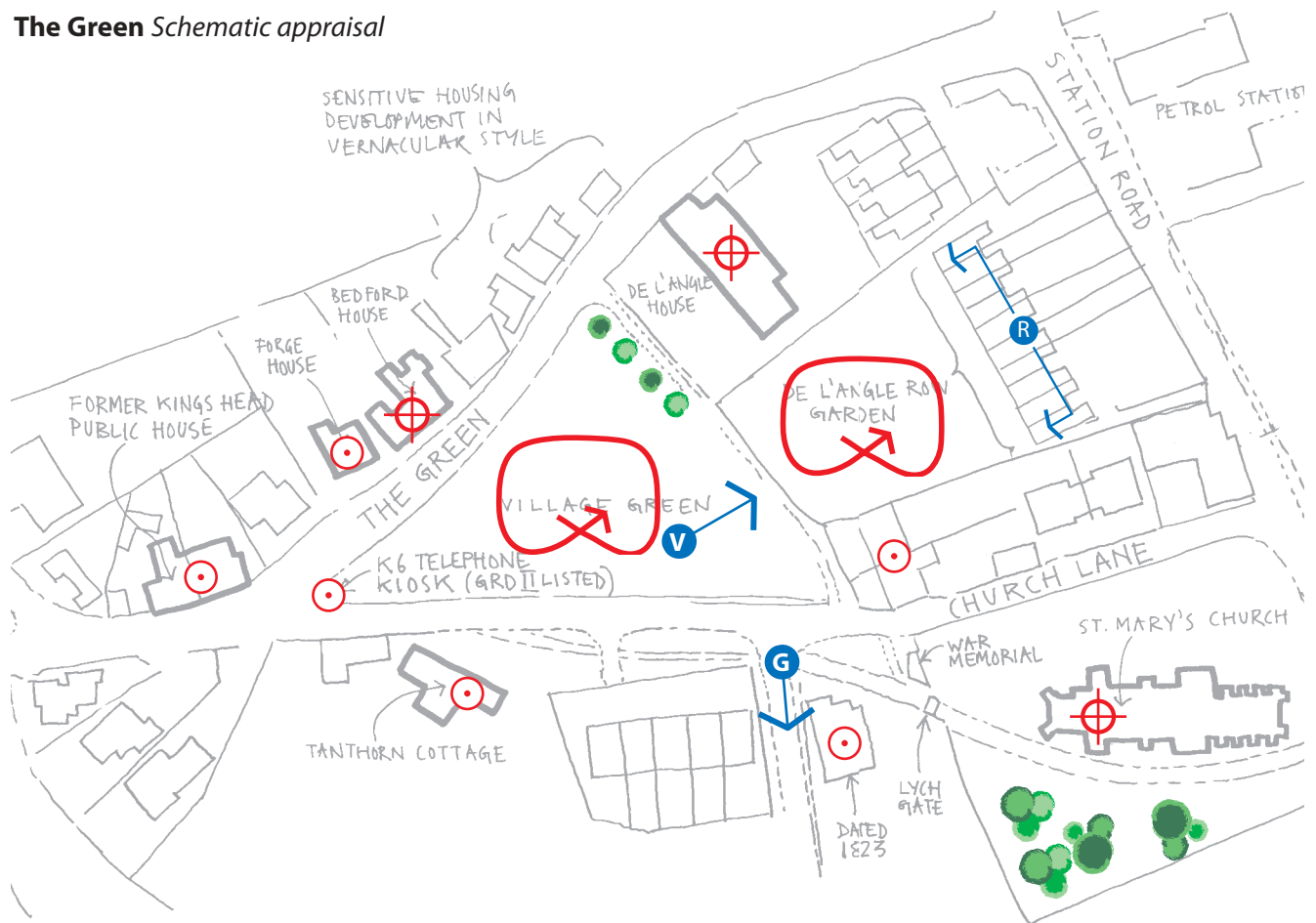
Parish Road has some modern buildings in a mixture of Kentish vernacular styles that follow the building line defined by the road itself and by historic buildings on the north side of The Green. The variation of height and orientation blends in well with the village character.










Recent development along Parish Road opening onto narrow pavement and respecting the existing building line.

The Green

The Green Schematic appraisal



-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Glimpse
-  View
-  Visual rhythm



Left: The former King's Head public house.
Right: Chartham signal box, dated 1888.
Below: De L' Angle Row from The Green.



Above left: *De L'Angle House.*
Above right: *River Court to the south of The Green. Mature trees retained to enhance and give character to a 20th century housing development.*

Most of the buildings around The Green are either listed or of some architectural interest and give a sense of enclosure to this area. At the western end is the former King's Head public house dating from the 16th century or earlier, and a group of houses and cottages which are on or close to the road. A Grade II listed K6 telephone kiosk stands on that 'point' of the green.

At the eastern end the buildings are mostly set back from the road behind walls and railings with De L'Angle Row having a large but very important garden area in front of it surrounded by a low brick wall.

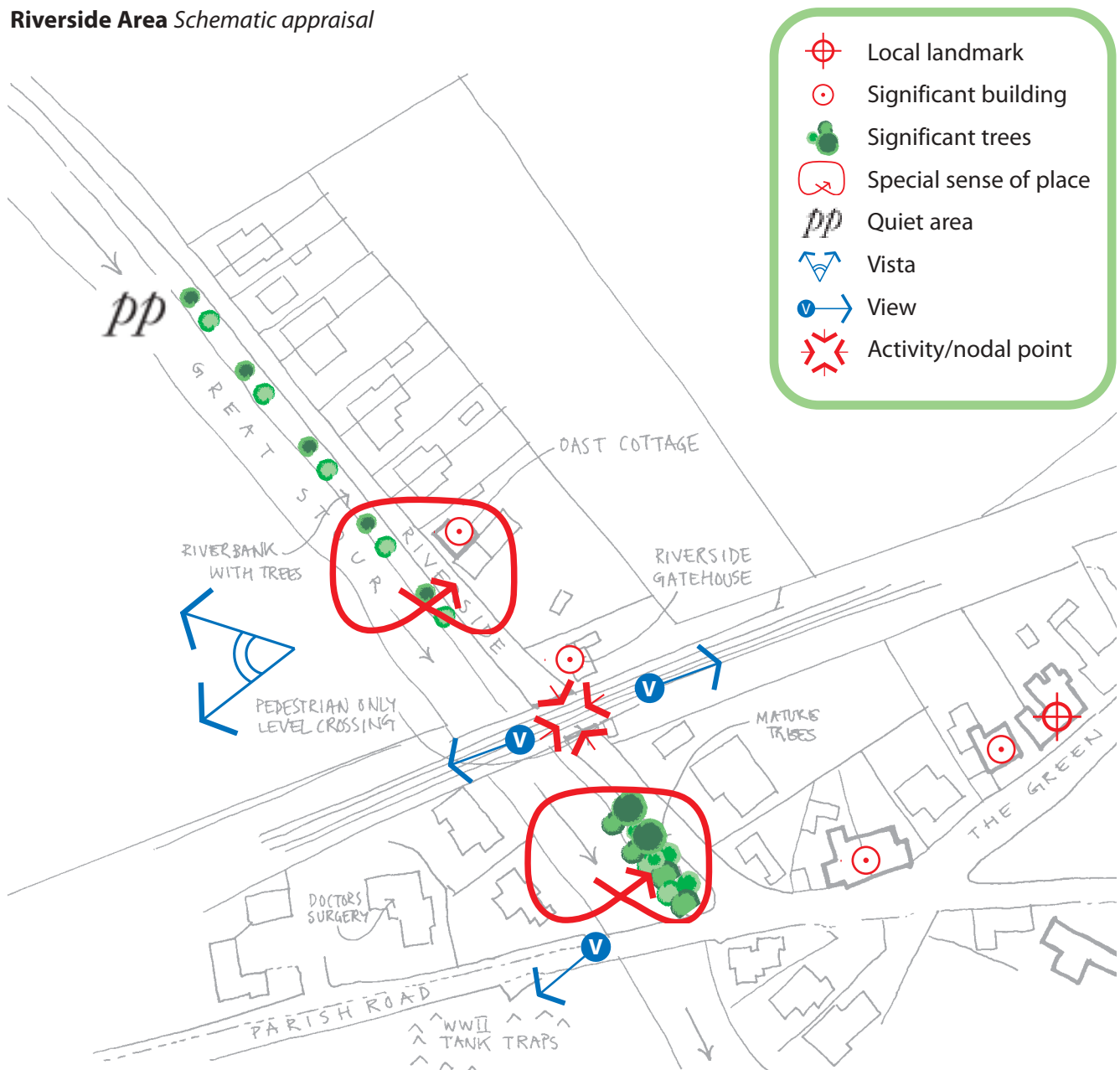
The early 18th century De L'Angle House is thought to have been built by John Maximilien de L'Angle, a Huguenot refugee who was Rector of Chartham between 1696 and 1724 and also a Canon of Canterbury Cathedral. In the centre of the second floor is a round-headed niche containing a half-length stone statue of Charles II which originally stood on a pedestal in the garden.

Riverside Area

The River Stour is a key element of the landscape setting of both Chartham Parish and the Conservation Area. The river is clearly visible from several points in the Conservation Area - notably as it flows alongside the Paper Mill area and associated buildings, past River Court, parallel to properties on Riverside and along the A28 boundary of the Shalmsford Street settlement.

The river has historically been critical to the functioning of the paper mill. Access to it by the paper mill is possible although the area would benefit from some environmental and access enhancements, whilst ensuring that the tranquil, rustic feel of the area is retained.

Riverside Area Schematic appraisal





Above: Pedestrian only level crossing entrance to Riverside.

Left: Crossing keepers cottage indicates that vehicular crossing gates were once installed at this point.

Below: Oast Cottage, dating from the 17th century.

At River Court, the Stour is an important element of the setting of the properties, with the back gardens of the properties sloping down towards the river bank. This setting is enhanced by the water meadows beyond the River, which contain a group of concrete tank traps as a interesting wartime relic.

The river is also a key characteristic of Riverside. This area is accessed by crossing the railway line and the commencement of the row of properties is marked by a 19th century, painted, brick building adjacent to the railway, a former crossing keeper's cottage. The properties along Riverside are generally 2-storey semi-detached or terraced cottage-style properties, dating from the late Victorian period apart from the picturesque, 17th century Oast Cottage which is Grade II listed. They are accessed by a path which runs alongside the tree lined riverbank.



Progressing further along the riverside, the area becomes more secluded and there are several detached properties of individual character which are set back from the river. The character of Riverside changes again as you reach the junction with the A28 as this becomes a key defining feature of the area. The volume of traffic and noise leads to it having a negative effect on the end of Riverside which adjoins it. By contrast, the rest of Riverside is characterised by being secluded and quiet.

Below and right: Views from Riverside



Cemetery, Chartham Corn Mill and Nickle Farm

Cemetery and Chartham Corn Mill Schematic appraisal



- Local landmark
- Significant trees
- Special sense of place
- pp* Quiet area
- Vista

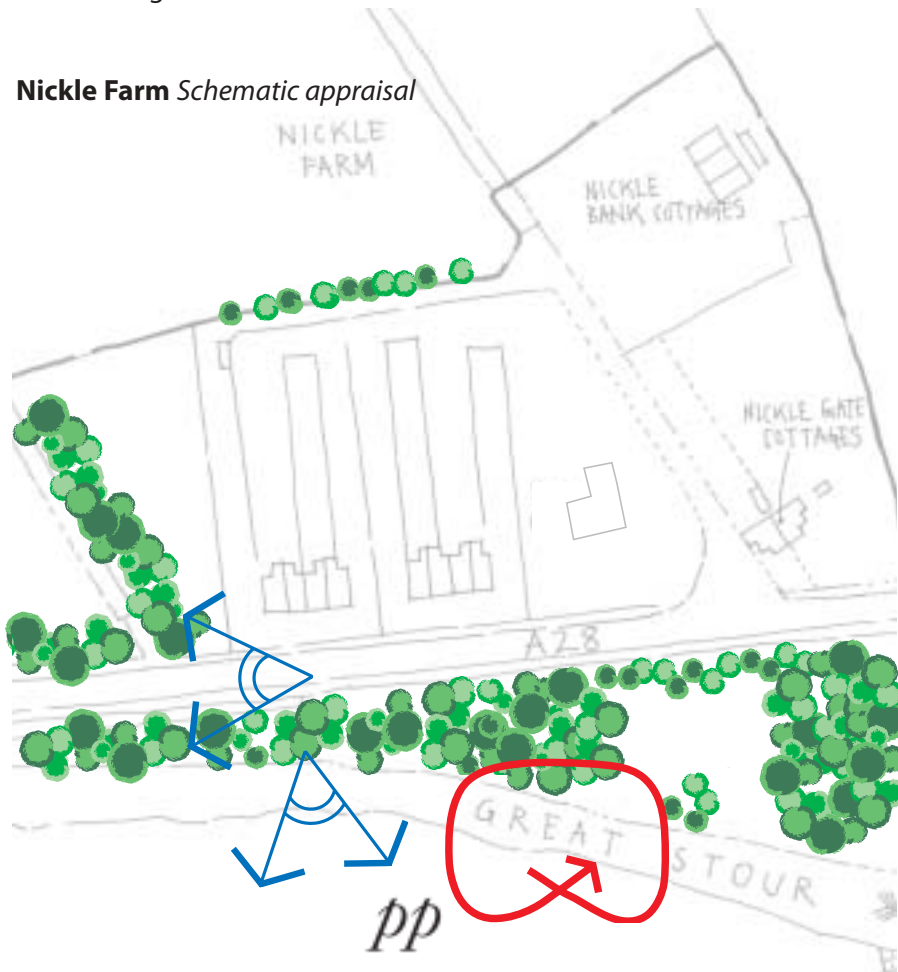
Situated on the northern edge of the A28, the 19th century Cemetery with contemporary Chapel and Lodgehouse is surrounded by tall, cast iron railings. An extension to the original site, again surrounded by railings, has been added to the west. A border of trees clearly defines this landscaped area amongst the surrounding arable farmland.

Immediately south west of the cemetery and south of the A28 is Chartham Corn Mill (Grade II listed) and Corn Mill House with associated buildings (all converted to residential use) and former mill workers cottages. The Great Stour forms the southern boundary to this complex. The river flows over a wier that formed part of the mill workings and this, in turn, is crossed by a footbridge leading to a public footpath across fields to Shalmsford Street.

Continuing along the A28 to the west, the conservation area includes the entrance to Nickle Farm. Nickle Cottages, two terraces of four cottages, face the A28 to the west of the farm entrance. Numbers 1 and 2 Nickle Gate Cottages stand to the east of the entrance with 1 to 3 Nickle Bank Cottages behind them. All these buildings date from the late 19th to early 20th century. The recently constructed Nicklegreen Farmhouse stands on the west side of the farm entrance.

Both sides of the A28, along this northern boundary of the conservation area, are lined with dense belts of mature trees. Within the loop of the A28 these large shading trees allow glimpses through towards Chartham, over flat grazing land surrounding the meandering River Stour.

Nickle Farm Schematic appraisal



Top: Nicklegreen Farmhouse
Centre: Nickle Gate Cottages.
Above: Nickle Cottages
Below: View through the tree lined A28



Above: Buildings within the Chartham Corn Mill complex

Rattington Street Area

Below: Sequential views, looking north, along Rattington Street showing the narrow country lane entering the enclosure of the built form.



Approaching Rattington Street from the south, the farm store buildings associated with Rentain Court Farm are immediately to the east/north-east of Rattington Street and are not included in the Conservation Area. However, this is a significant entry point as at this juncture of Rattington Street, which is in the Conservation Area, a change in the character of the road occurs. Up until this point, Rattington Street is a country lane lined with hedges and agricultural land. As you progress past Rentain Court Farm the character of Rattington Street changes as is signified by a glimpse of a cluster of historic buildings.

Set at a slightly elevated position, on the eastern side of Rattington Street, is a cluster of 19th century cottages with small front gardens and post-war bungalows adjacent to the north. The bungalows are not of the same vernacular style as the rest of the properties and they do result in a break in the character of the Conservation Area. However, they do not constitute a significant threat to the character of the Conservation Area at this point, partly as landscaping to the front of them reduces their impact on the streetscape.



Rentain Farmhouse, an 18C listed building on the southwest side of Rattington Street, close to the junction with Bakers Lane, initially dominates the view as you proceed in a northwesterly direction from the 19th century cottages. Rentain Farmhouse is a detached building originally constructed of red brick tiles, which have now been painted cream. It features sash windows, a porch with pediment over it, a hipped tiled roof and it has a brick wall to the front of it which increases in height at the boundary with Bakers Lane.



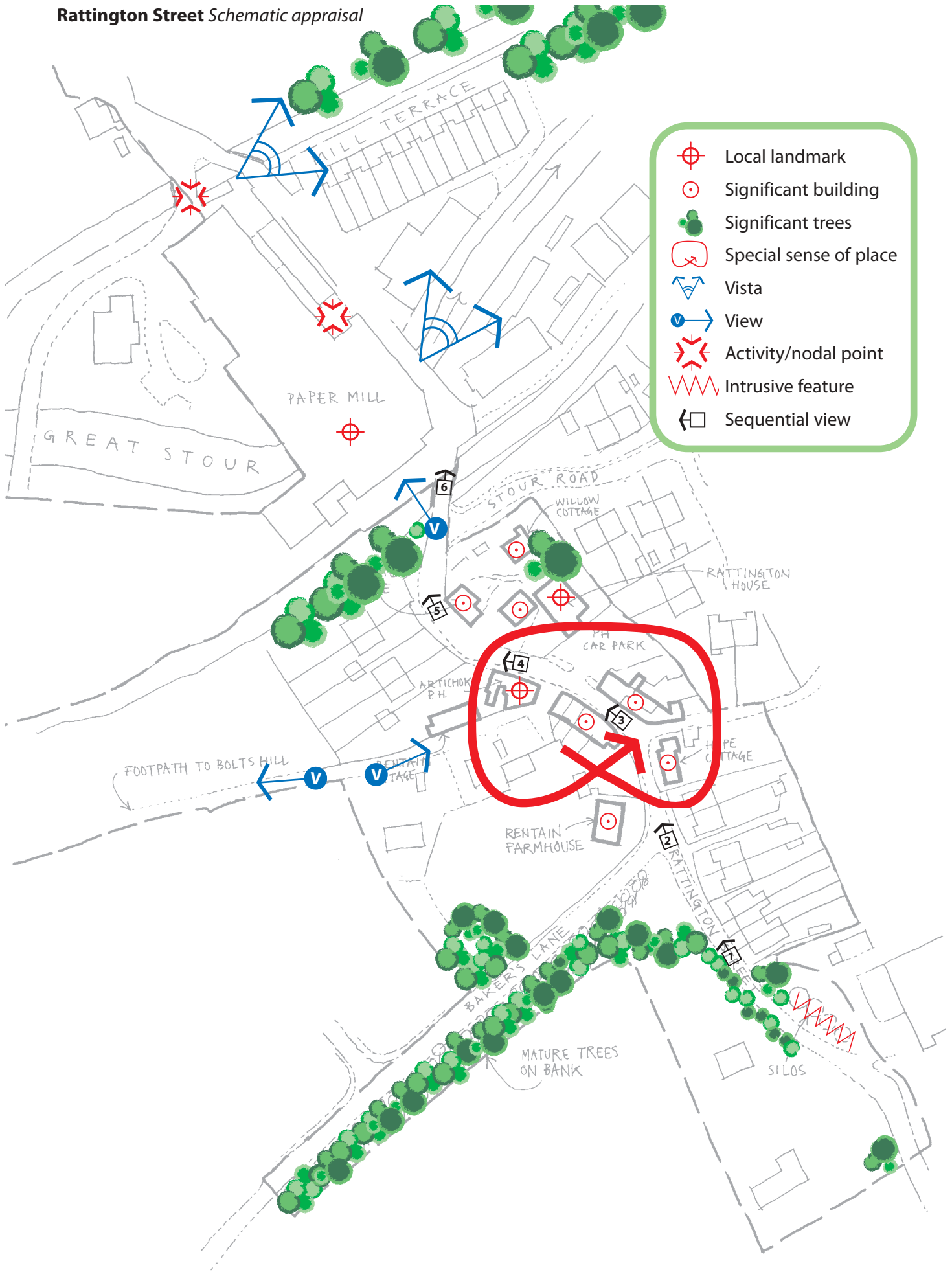
Approaching Rentain Farmhouse, the streetscape becomes increasingly interesting, as the initial glimpse of the main cluster of historic buildings on Rattington Street develops, with the corners and curvature of the road, adding even more intrigue. The character of the area is however damaged slightly at this point by several modern additions including pylons and a yellow grit salt box, on the grass triangle at the junction of Bakers Lane and Rattington Street.










At the grass area in front of Rentain Farmhouse, looking north-eastwards the southern and western side of Hope Cottage, a Grade II listed 18th century property is in the immediate foreground. Hope Cottage features sash windows which are characteristic of the 18th century properties found in this, the main cluster of historic buildings, on Rattington Street. It effectively marks the entrance to the area of Rattington Street which is of the most significant interest in conservation terms.



Viewing Rattington Street from Rentain Farmhouse, the townscape and architectural character of the core area of central buildings, all of which are Grade II listed, begins to emerge. The Bakery and Nos 1 and 2 Rattington Street, on the north-east side of Rattington Street can be seen. This cluster of adjoined buildings are 2 storeys high plus 3

Rattington Street Schematic appraisal



-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Vista
-  View
-  Activity/nodal point
-  Intrusive feature
-  Sequential view



Top: The medieval timber framing of the Artichoke Inn adds variety and interest to the street.

Centre: Rattington House.

Above: Chartham Mill terminates the view at the northern end of Rattington Street.

dormers and dated 1733, featuring sash windows and a tiled roof. The townscape of the area is damaged slightly at this point by the telegraph pole immediately south of Hope Cottage, which has the effect of obliterating the otherwise clear view between Hope Cottage and The Bakery and adjoining residences.

Continuing along Rattington Street towards the properties north of Hope Cottage, the curvature of the road creates an interesting and intriguing townscape. As you proceed, around the corner past The Bakery and Nos 1 & 2 Rattington Street, the other listed buildings on the southwestern side of the road which have not previously been visible, begin to come into view. These include three 1722 buildings now known as The Post Cottage, Post House and Middleton Cottage, which are similar in style to The Bakery and associated houses). Whilst the similar styles of buildings on both sides of the street gives the built form of the area a unified feel, there is variety in the individual buildings which makes the townscape very interesting.

Proceeding past the Post House and associated buildings, what could be described as the building with the most significant character in the Rattington Street area comes into view. The Artichoke Inn, one of the public houses in the village dates from the late 15th century to early 16th century and is a timber framed building of two storeys with a tiled roof. It forms a focal point to the Rattington Street element of the Conservation Area. However, its setting is spoilt slightly by its car park, located on the opposite side of the road which is at best a bland, neutral feature of this area.

It is not just the frontage of The Artichoke Inn which contributes to the character of this part of Conservation Area. Approaching The Artichoke from the north via the track which runs parallel to Rentain Road, the variety which the rear of the properties on the south-west of Rattington Street contribute towards the Conservation Area can be best appreciated. The catslide roofs are clearly visible from this angle. The road is untarmaced and lined with vegetation, with the rears of the properties on Rattington Street backing directly on to it, emphasising the close knit nature of the built form of this area. However, on the side of the track which is closest to Rentain Road, the feel of the area, is spoilt slightly by unsympathetic wooden fences and storage buildings which face on to the track.

Slightly further north from The Artichoke on the opposite side of Rattington Street are a series of properties arranged around a central garden area which fronts on to the road, being partly separated from it by a low picket fence. The 2 properties, listed collectively as Rattington House which face on to Rattington Street adjoin each other and are two-storeys, with half the brick painted white and rooms in their catslide tiled roofs. The other property which is at right angles to the adjoined houses, dates from 1746 and is constructed of red bricks with a tiled roof and attractive detailing to the windows and doors. To the rear of this group of houses is Willow House, a 2-storey brick property, painted in cream and with pitched roof to the front and catslide tiled roof to the rear and a 1-storey annex, possibly a recent extension. This property is largely shielded from view on

Rattington Street by fencing and vegetation but the entrance to it is located on Stour Road. The properties on Stour Road are 1960's/1970's bungalows and they spoil the setting of Willow Cottage to some extent. However, overall this group of properties, enhance the character of the Conservation Area as whilst their style is appropriate to their context in Rattington Street, each property has its own wealth of individual features adding interest to the townscape

Riverview Cottage is set further along on the road, almost immediately in front of Willow Cottage and it follows the sharp curvature of Rattington Street at this point. Riverview Cottage is Grade II listed, of two storeys in scale, with a tiled roof and hipped dormer. Partly weatherboarded and partly brick, both painted white, these features distinguish it from the other buildings in this area, in terms of its vernacular style. Its location on the curvature of the road, also makes it a key entry point to the main cluster of buildings on Rattington Street because as you approach Rattington Street from the north, it is from Riverview Cottage that you get the first glimpses of the building on the south-west side of Rattington Street, with The Artichoke initially dominating the view.

Chartham Mill



Chartham Mill is not currently included in the Chartham Conservation Area. However, it is a key feature of the townscape surrounding the Conservation Area, particularly the Rattington Street element. The current main mill building was built in 1949 and is set alongside a series of buildings associated with the paper mill, none of which are listed. However, this building is a symbol of an industry which has been of great importance to Chartham's economy historically, with the first paper mill having been built in 1738 and subsequently destroyed by fire. Prior to this, corn mills and mills for woollen cloth are said to have existed in Chartham from the middle ages.

The main mill building dominates the view as you approach the corner of Rattington Street adjacent to Riverview Cottage. It is three storeys in scale, with leaded windows and painted white. The view of the building line of the mill is however obliterated by a series of powerlines on the south-west side of Rattington Street, adjacent to some 1960/70s bungalows which have a negative effect on the setting of both Riverview Cottage and the mill. Aside from the main mill building, there are a series of ancillary buildings, of varying quality, which straddle either side of the main road. For example, the corrugated iron storage sheds on the north-east side of Rattington Street are in a poor state of repair and make a negative contribution to the area. There are also a series of tarmaced and gravel areas with no formal boundaries which again form an unattractive frontage on to the main road.

The setting of the mill next to the River Stour, which is critical to the existence of the mill industries, creates an environment which is potentially very attractive. For example there is a pleasant, heavily vegetated footpath along the edge of the river, a key area for wildlife. From here the former worker's cottages which are representative of the historical importance of the mill to the community can be partially glimpsed. They are now boarded up and this area would benefit from environmental enhancements within the confines of the existing building line, provided the secluded quality of the area around the cottages was preserved.

Shalmsford Street

The northern boundary of the Conservation Area is the north side of the A28 which follows the curve of the Great Stour. This tree-lined route includes the 19th century Cemetery with its small contemporary chapel and lodge and, to the south of the road, Chartham Corn mill (Grade II listed) and associated buildings. Nickle Cottages and Nickle Gate Cottages at the entrance to Nickle Farm are also included just before the road swings southwards.

From this point the A28 passes through a much wider belt of mixed broad leafed trees, both on the slopes of the valley to the west and on the edge of the water meadows to the east.

Secluded in its elevated position amongst this dense planting is Shalmsford Bridge Manor, a Grade II listed, timber framed house dating from the 16th century or earlier and Shalmsford Oast and Old Manor Barn.

Turning east from the A28, a fine red brick bridge over the Great Stour caters for vehicular traffic at this busy road junction but has inadequate pedestrian provision.

The road to Shalmsford Street is across wide water meadows with distant vistas to the hills and trees that surround this low-lying linear



Above: The busy, tree lined, A28 at the junction with Shalmsford Street.



Above left: View across water meadows towards Boxtree Cottages and distinctive oast cowl at Shalmsford Farm from Shalmsford bridge
Left: View across water meadows looking east.

settlement. The first buildings from this approach are Boxtree Cottages on the left. A pair of early 19th century brick cottages with gardens that are open to the road.

The entrance to Shalmsford Farm has an air of dereliction about it with several untidy buildings and rusting farm machinery visible from the road, whilst further along on the opposite side of the road, The George Inn public house has a large expanse of failing tarmac adjacent to the carriageway for car parking. These two areas would benefit from some form of landscaping.

The 18th century Shalmsford Farmhouse, fronted by a tall hawthorn hedge, on the left and nos.10 to 18 on the right (also 18th century) are the most significant buildings in this part of the Conservation Area. All are Grade II listed. They are surrounded by a mixture of 1960's and 1970's houses and bungalows, roofed in concrete tiles. These infill properties do not follow the street line and have open gardens and driveways to the street and do not contribute to the Conservation Area.

The corner of Shalmsford Street and Thruxted Lane has a row of cottages dating back to 1743, finished in painted render and brickwork.

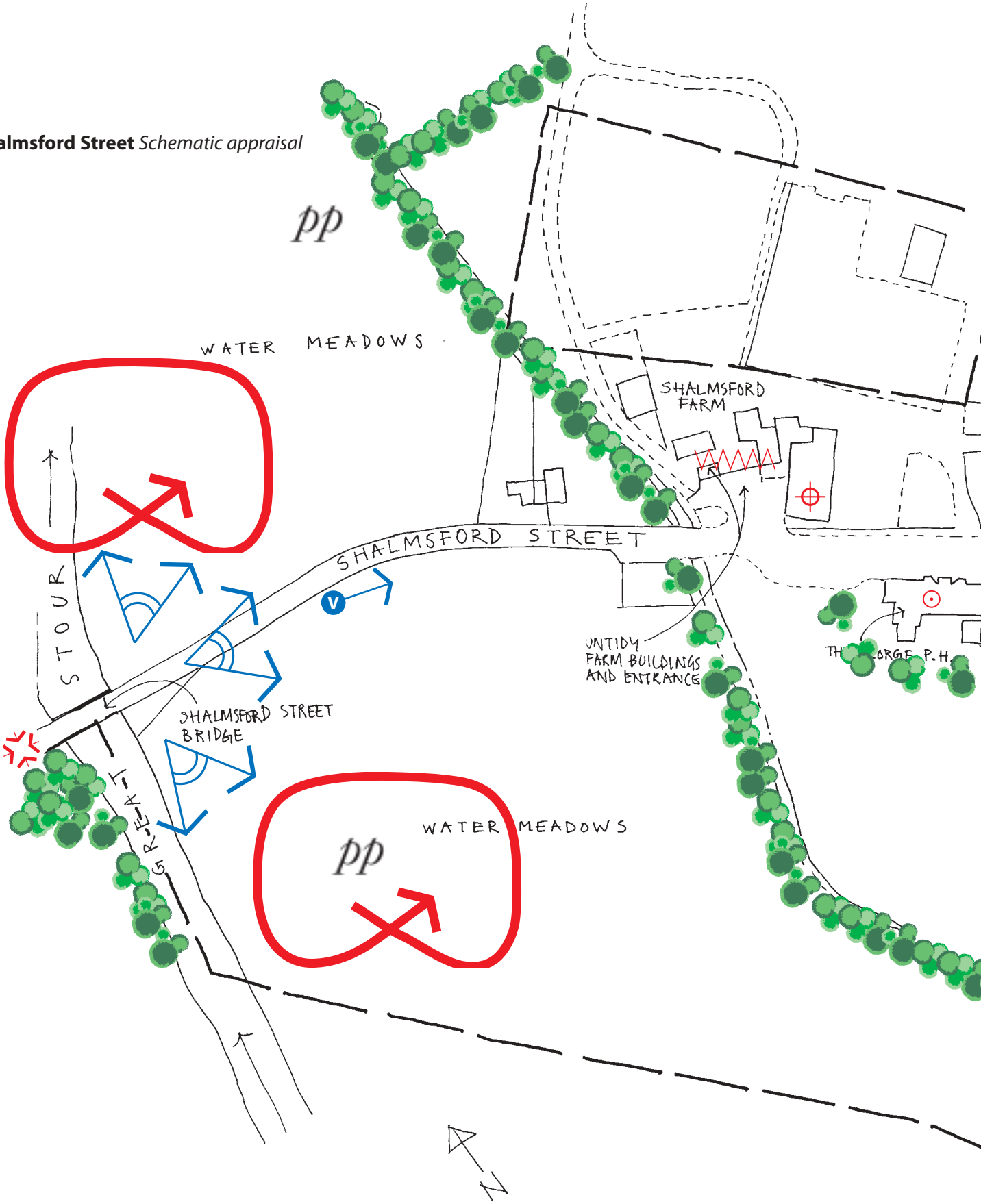
Thruxted Lane is bounded on one side with a mix of hedgerow and trees. On the other side, chestnut pale fencing borders the playing field. From here there are views to the back gardens of the properties



Above Boxtree Cottages
Below: Oast cowl and farmyard entrance at Shalmsford Farm



Shalmsford Street Schematic appraisal














SHALMSFORD FARMHOUSE

PLAYING FIELD

THRUXTED LANE

-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Quiet area
-  Vista
-  View
-  Activity/nodal point
-  Intrusive feature



Top: View along Thruxted Lane looking south west.

Centre: Pedestrian level crossing on Thruxted Lane

Above: Former Methodist Chapel on Shalmsford Street.

Top right: View along Shalmsford Street looking south east from Shalmsford Farm.

Centre: View along Shalmsford Street looking east, showing modern properties to the right.

Above: Former Methodist Chapel on Shalmsford Street.

along Shalmsford Street, which gives a cluttered appearance. Some have close boarded fences of varying heights. There are also distant views towards the slopes of the valley.

Thruxted Cottage stands isolated from the rest of the village between the southern tip of the playing field and the railway line that crosses the lane. A pedestrian crossing point gives access to the rest of Thruxted Lane, which lies outside the Conservation Area in Ashford District.

Returning to Shalmsford Street, the Conservation Area includes a small group of painted and pebbledashed cottages and former Methodist chapel that stand opposite the Thruxted Lane junction.

Bolts Hill looking north east



Left: View towards Chartham village centre from Bolts Hill

Below: The former Cross Keys public house, now converted to residential use.



Bolts Hill has a character quite distinct from that of Shalmsford Street. Occupying an elevated position with commanding panoramic views over fields towards Chartham village, its buildings follow the road as it snakes its way down to the valley bottom and its assortment of farm related buildings.

This part of the Conservation Area is entered at the crest of the hill with a line of mature trees on the right and modern housing development to the left. A large, metal clad, industrial shed lies outside the area screened from the road by the trees, but due to its prominent position, is highly visible from the Riverside/Parish Road area, emphasising its negative contribution to the area.

The former Cross Keys public house, on the right, has been sympathetically converted into dwellings with lawns and picket fence. New houses follow the curvature of the corner, and the eye is drawn to a pair of mid 19th century houses sitting high on the bank in mature gardens. As the new houses follow the natural curvature of the road, this helps them to fit in well with the existing streetscape. Further along is the British Legion Club with its large open tarmac parking area in front. A public footpath leading across farmland to Rattington Street can be accessed from behind this building. Next to the club are three modern properties set back from the street line and Box Tree Cottages, dating from the 18th century. The most dominant building viewed from here is a former oast house which is, at the time of writing, being converted into apartments.

The building line fragments as the road leads towards Chartham village through low lying open fields that typify the landscape setting of the larger part of the Conservation Area. An interesting collection of flint agricultural buildings and walled enclosures, in near ruinous state, lie between the oast and Deanery Farm Cottages. A brick and flint, two storied, granary stands within the curtilage of these cottages.



Top: New houses next to the former Cross Keys public house.

Centre: Elevated 19th century houses situated in mature gardens.

Above: British Legion Club with wide, open frontage onto the street.

Bolts Hill Schematic appraisal



Above: Box Tree Cottages.
Above right: Former oast house under conversion to dwellings.
Far right: Buildings at Deanery Farm.





Opposite this building is the old village school. The larger part of the school buildings is now a doctors' surgery. Part remains boarded-up. Black iron railings still surround the playground. The school grounds to the rear now contain a modern housing development.

Deanery Farm

Deanery Farm consists of a collection of buildings and associated land, positioned either side of the juncture of Parish Road and Bolts Hill. Several of the buildings are of particular historic significance with the Deanery said to have been the centre of village life in the Middle Ages.

Approaching from Parish Road, the collection of buildings at Deanery Farm on the south-west side of Bolts Hill are not clearly visible, other than from the footpath running parallel with the properties on Riverside, which runs almost at right angles to Parish Road. From Bolts Hill, the buildings can only be seen once you have passed under the railway track arch which separates Deanery Farm from the south-west side of Bolts Hill. The railway arch therefore forms a significant physical boundary between this element of Deanery Farm and the rest of settlement at Bolts Hill. After passing under the railway arch, a gravelly track provides access to Deanery Farm, although the buildings cannot be fully appreciated until you proceed off the track and into the courtyard area in the middle of the main collection of farm buildings.

Several of the buildings at Deanery Farm are listed, with The Deanery being Grade II* listed. The Deanery has an exterior dating from 1722 but with interior features dating back to 1303, containing the open hall built by Prior of Eastry. It is a 2-storey red brick building with tiled roof in 3 hips, parapet, stringcourse and seven sashes. The rainwater head is dated 1745 but there are modern additions to the building to the north-east and the south-east front centre portion. It is characterised by 2 Venetian windows separated by a wide porch with fluted columns one each side, a modern gabled portion of 2 storeys and attic being in place of the original projecting wings. The Grade II listed Wealden-style Cottages are also important and date from 1495.

-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Quiet area
-  Vista
-  Activity/nodal point
-  Intrusive feature



Right: Unspoilt view from the footpath that links Bolts Hill to Rattington Street. Important roofscape within the village. The unmade road makes a valuable contribution to the rural character of this 'hidden' part of the village.

Materials

The Chartham conservation area includes buildings from the 16th to the 21st century. Kent peg tiling predominates as the roofing material for most of the historic buildings with slate being introduced from the 19th century onwards. Some injudicious changes to concrete tiles feature on these later properties.

Early timber framing is evident around the Green and Rattington Street alongside red brick construction dating from the 17th to the 19th century, of which many have been painted or rendered. Some buildings of a similar period and construction (and alteration) can be found at Bolts Hill and Shalmsford Street, although not in the same condensed built form. Early 20th century red brick properties exist throughout all parts of the conservation area as well as extensive modern infill of varying styles and materials, especially along Shalmsford Street.

Throughout the conservation area, statutory listed buildings have retained their original door and window joinery but properties not subject to the same legislation tend to have undergone some alteration to their fabric.

Strengths, Weaknesses, Opportunities and Threats Analysis

In order to assess how the character or appearance of the Conservation Area can best be preserved or enhanced it is useful to identify the strengths, weaknesses, opportunities and threats to it. This is known as a SWOT analysis and is illustrated below:

Strengths

- Contribution of the landscape to the setting of the Chartham Conservation Area.
- Varied but harmonised townscape, notably at Rattington Street and The Green.
- Sympathetic conversion and redevelopment of buildings of buildings, such as Cross Keys PH.
- Historic street furniture at The Green, such as the K6 telephone box.
- Protection afforded to certain areas of the landscape by designations such as Area of High Landscape Value (AHLV).
- Protection afforded to certain notable buildings by designations such as listed building status and locally listed status.
- Tree Preservation Orders contribute towards the protection of the landscape elements of the Conservation Area.

Weaknesses

- Sporadic 1960s/1970s intrude unsympathetically into the historic townscape, for example at Rattington Street.
- At Shalmsford Street, the level of unsympathetic development is such that the positive features of the environment are not continuous as they are very frequently interrupted by negative developments.
- Traffic flow from A28 leads to noise and safety issues.
- Bridges at the A28 end of Shalmsford Street are a danger to pedestrians due to the speed and volume of traffic coming off the A28.
- Shalmsford Farm entrance is untidy.
- Flat roofed 1970s buildings next to the recreation area opposite the village shop detract from the quality of this valuable area of open space.
- Generally poor condition of roads and pavements.

Opportunities

- Chartham Mill Area - at present this is not included in the Conservation Area. This results in an unnatural break in the Conservation Area between Rattington Street and the area beyond. It is therefore recommended to include the mill in the Conservation Area. This is outlined in more detail in the recommendations section.
- Inclusion of the playing field opposite the village shop in the Conservation Area as it as a valuable area of open space and a key element of the setting of the Conservation Area.
- Enhancement of the riverside footpath along the area of river opposite the Paper Mill, ensuring that its tranquil, rustic feel is retained.

Threats

- Untidy street furniture - glass recycling bins at Station Road/Bolts Hill & yellow grit salt boxes at junction of Bakers Lane & Rattington Street.
- Gravel extraction to the rear of Deanery Farm/Shalmsford Farm a potential threat if the area is not restored to a high standard.
- Flooding at Riverside Cottages.
- Traffic and noise from A28.
- On-street parking hazards.

Recommendations

Following on from the Conservation Area Appraisals and SWOT analysis, several recommendations can be made in order to preserve or enhance the character or appearance of the Chartham Conservation Area.

- The area around the Paper Mill, as indicated on the map below, should be included in the Conservation Area in order to ensure continuity of the Conservation Area and to act as a basis for ensuring enhancements to this area are sensitive to the character and appearance of the Conservation Area.
- Access along the riverside should be improved, notably at the Paper Mill, whilst ensuring that the tranquil rustic feel of the area is retained.
- The former mill worker cottages which are currently redundant have the potential to be enhanced in terms of appearance.
- The recreation ground, indicated on the map below, should be included in the Conservation Area, as it is a key element of the setting of this Conservation Area at this point.
- The areas currently undergoing gravel and sand extraction must be restored to their original condition when extraction works end, as per the terms of the agreement allowing extraction to take place.
- Seek development contributions to enhancing Mill area, access to riverside, landscaping/screening along area fronting A28, improvements to untidy street furniture.
- The Parish Council have begun the process of producing a Village Design Statement that will cover areas inside and outside of the conservation area. Completion of this process should be encouraged, as recommendations can be adopted as supplementary planning guidance by the City Council to ensure that all future development in the village will have to respect the local distinctiveness of Chartham.

Appendices

Policies & Legislation Applicable to the Conservation Area

- Canterbury District Local Plan (Adopted 1998) - Policies D15, D16, D17, D18, D19, D20, D21, D22, D23, D25, D26, D27
- Canterbury District Local Plan First Review Deposit Draft 2001-2011 (Published April 2002) - Policies BE7 & BE8.

The following buildings and structures contribute to the special character of the Chartham Conservation Area (where a building is listed the grade of its listing is shown in brackets)

Ashford Road

Park House (Grade II)
Railings to Park House
The Rectory
Barn at Burnt House Farm (Grade II)
Dovecote, henhouse and pig sty at Burnt House Farm (Grade II)
Burnt House Cottages (Grade II)
The Oast House (Grade II)

Rattington Street (North End)

Nos 1-5 Apsley Cottages
Outhouses to 1-5 Apsley Cottages
Apsley House
Outbuilding to Apsley House
Signal Box at Chartham Station
Nos 1-10 De L'Angle Row
Boundary wall west of De-L'Angle Row
House attached to Cost Cutter shop
St Mary's Parish Church (Grade I)
Boundary walls and Lych Gate to Churchyard
The Glebe
Boundary wall to The Glebe
Offices to Chartham Paper Mill

The Green

Petite De L'Angle (Grade II)
Boundary walls and outbuilding to Petite De L'Angle
De L'Angle House (Grade II)
Boundary walls and outbuilding to De L'Angle House
Well House
Bakery House
Railings to front of Bakery House
Wall north of Little Court

Tanthorn Cottage (Grade II)
Boundary walls and outbuilding to Tanthorn Cottage
K6 telephone kiosk on The Green
Old King's Head (Grade II)
Forge House (Grade II)
Bedford House (Grade II)
The Salem House

Riverside

Riverside House
Riverside Gatehouse
Nos 1-3 Riverside (No 3 is Grade II)
No 9 Riverside
Nos 10-11 Riverside

Parish Road

Roadbridge over Great Stour

Rattington Street (south end)

Willow Cottage (Stour Road) (Grade II)
Riverview Cottage (Grade II)
Rattington House (Grade II)
No 4 The Square (Grade II)
Boundary wall to 4 The Square
Bridge over mill leat
The Old Bakery (Grade II)
No 2 (Grade II)
No 1 (Grade II)
Wall to rear of Nos 1 and 2
Hope Cottage (Grade II)
Boundary wall north of Hope Cottage
No 3 Hillside Cottages
Rentain Farmhouse
Boundary walls to Rentain Farmhouse
Post Cottage (Grade II)
Boundary wall to south of Post Cottage
Post House and Post Office (Grade II)
Erita (Grade II)
Artichoke (Grade II)
Rentain Cottage (Grade II)

Bolts Hill

Roadbridge over ditch east of Deanery Farm
The Deanery (Grade II*)
Garden walls to The Deanery
Oast and stables at Deanery Farm (Grade II)
Walls adjoining stables
Nos 3 and 4 Deanery Cottages (Locally Listed)
Granary east of Deanery Cottages

Outbuilding southwest of Deanery Cottages
Oasthouse east of school (Locally Listed)
Chartham County Primary School (original buildings only)
Nos 1 and 2 Box Tree Cottages (Locally Listed)
Box Tree House (Grade II)
The Mount
Butlers
Front boundary wall to The Mount and Butlers
The Cross Keys PH (Grade II)

Shalmsford Street

Nos 44-50
No 42
Nos 38-40 (Locally Listed)
Nos 14, 16 and 18 (formerly 1, 2 and 3 Barn Cottages) (Grade II)
Nos 6, 8 and 12 (formerly 4 and 5 Barn Cottages) (Grade II)
George Inn
Nos 1, 2 and 3 Box Tree Cottages
Shalmsford Farm House (Grade II)
Nos 41, 43, 45 and 47
Methodist Chapel
Shalmsford Bridge (over The Great Stour)

Thruxted Lane

Thruxted Cottage

Ashford Road

Shalmsford Bridge Manor (Grade II)
Outbuilding to rear of Shalmsford Bridge Manor
Shalmsford Oast
Shalmsford Oasthouse
Old Manor Barn
Nos 1, 2, 3 and 4 Nickle Cottages
Nos 5, 6, 7 and 8 Nickle Cottages
Nos 1 and 2 Nickle Gate Cottages
Nos 1, 2 and 3 Nickle Bank Cottages
Chartham Corn Mill (Grade II)
Various outbuildings and cottage at Chartham Corn Mill
Cemetery Chapel
Cemetery Lodge
Boundary fence to Cemetery

Tree Preservation Orders

Several trees around the Paper Mill area are subject to Tree Preservation Orders, as illustrated on Figure 1 (main map of Conservation Area).

TPO No 4 (designated 1973)
TPO No 8 (designated 1970)

