

Eddington

Conservation Area Appraisal



Canterbury City Council

Adopted 6 January 2009



Table of contents

1. Introduction	4
1.1 THE PURPOSE AND STATUS OF THIS APPRAISAL	4
1.2 KEY FEATURES	5
1.3 POLICY GUIDANCE	5
<i>National Policy Guidance</i>	5
<i>Canterbury City Council Local Plan</i>	6
<i>Heritage, Archaeology and Conservation Supplementary Planning Document</i>	6
2. Location and Setting	6
2.1 LOCATION AND TOPOGRAPHY	6
2.2 BIODIVERSITY ASSESSMENT	6
3. Archaeology and Historic Development.	7
3.1 ARCHAEOLOGY	7
3.2 RECENT HISTORY	7
4. Main Character Areas	9
4.1. HERNE BAY COURT AND PARSONAGE ROAD	9
4.2 CANTERBURY ROAD AND PRIORY ROAD	10
4.3 UNDERDOWN LANE	12
4.4 EDDINGTON LANE	13
5. Recommendations	13
5.1 MATERIALS	13
5.2 SWOT ANALYSIS	14
<i>Strengths</i>	14
<i>Weaknesses</i>	14
<i>Opportunities</i>	14
<i>Threats</i>	14
5.3 BOUNDARY ASSESSMENT	14
6. Management and Improvement	15
7. Statement of Consultation	15
Appendix One	16
BUILDINGS AND STRUCTURES THAT CONTRIBUTE TO THE SPECIAL CHARACTER OF EDDINGTON CONSERVATION AREA	16

1. Introduction

This appraisal examines the key elements that contribute to the special architectural and historic character of Eddington. The character of a place is determined by the topography of its site, the layout of its streets and open spaces and the age, material and style of its buildings. The combination of all these factors creates a special 'sense of place' that the conservation area aims to preserve and enhance.

Conservation areas were first introduced in 1967 and are defined as "areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance", Section 69 (l) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation areas are diverse in size and character, and it is the quality and interest of the area that is of importance, rather than just the individual buildings within it. Such designation gives the authority greater control over demolition, minor development, works to trees and advertisements. However, it also brings certain responsibilities. Under the terms of the 1990 Act, local authorities have a duty to review the extent of designation from time to time, to designate further areas if appropriate, to bring forward proposals for the preservation and enhancement of conservation areas and to pay special attention to the character or appearance of conservation areas in exercising their planning powers.

The Eddington Conservation Area was designated on 20 June 1989. The aim of the designation was to protect the rural quality of the area, the historic buildings and the open land from the threat of development. Over the subsequent 20 years the settlement has become more of a suburb of Herne Bay, and much of the open land that existed in 1989 has been developed. However the essential historic character of the area remains.

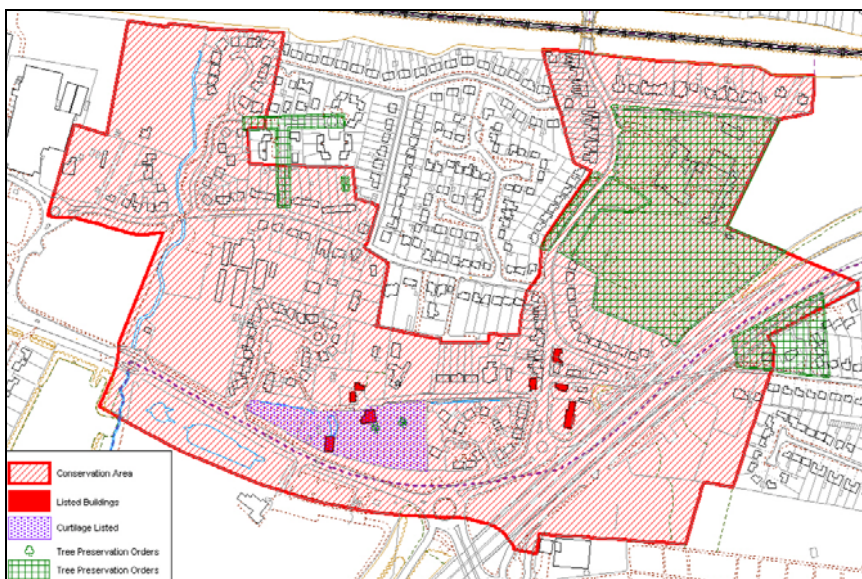


Figure 1: Eddington Conservation area

1.1 The purpose and status of this appraisal

The principal purpose of this appraisal is to provide a firm basis upon which proposals for development within the Eddington Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved. It supplements and provides clarity to policies contained in the Local Plan and the Local Development Framework, primarily those relating to demolition and development within conservation areas. It will therefore be a key document in maintaining character and promoting appropriate, sensitive proposals in the conservation area. This document has the status of a background paper to the City Council's Local Development Framework.

Other purposes include undertaking a review of the boundary in accordance with section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities – “*from time to time to determine whether any further parts of the area should be designated.*” The appraisal also highlights particular issues and some of the elements that detract from the appearance or character of the conservation area. These provide the basis for potential future actions for improvement.

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. The process of review has changed significantly since the first areas were designated in England under the Civic Amenities Act of 1967 and the current appraisal approach is one set down as a guideline format by English Heritage in various practice notes.

It is not just the local planning authority that has a role in protecting and enhancing conservation areas. The principal guardians are the residents and business people who live and work in the conservation area that are responsible for maintaining the individual properties, which together contribute to the character of the conservation area. Designation also raises awareness of an area’s special attributes and can foster pride in the locality. Government planning guidance stresses that our built and natural heritage should be valued and protected as a central part of our cultural heritage and that everyone shares the responsibility for environmental stewardship.

1.2 Key features

The Key features of the Eddington Conservation Area are:

- The mature trees fronting onto Canterbury Road
- The open grounds of Herne Bay Court with mature trees
- 1 Parsonage Road occupying a visually important corner position
- The attractive Edwardian buildings on Parsonage Road
- The groups of historic 18th and 19th C properties on Canterbury Road
- The fine group of listed buildings associated with Underdown House
- The contrast in the character of the conservation area between that being created by buildings (Canterbury Road) or by landscape (Herne Bay Court and Underdown Lane)

1.3 Policy Guidance

National Policy Guidance

Government advice on the control of conservation areas and historic buildings is set out in Planning Policy Guidance Note 15 – Planning and the Historic Environment.

Planning Policy Guidance Note 12 - Development Plans, the draft South East Plan (March 2006), Regional Spatial Strategy, Kent and Medway Structure Plan policies and Kent Design Guide provide the general strategic policy context under which the policies in the local plan function.

The new draft South East plan places importance on the protection of the historic environment and acknowledges the role that the historic environment plays in contributing towards sustainable development, regeneration, tourism and social inclusion. Policy BE7 requires local authorities to adopt policies and proposals, which support conservation and enhancement of the historic environment.

The Kent & Medway Structure Plan policies also provide the general strategic policy context. Policy QL6: Conservation Areas, sets out specific policy with respect to conservation areas.

The Kent Design Guide provides a starting point for good design that is well considered and contextually sympathetic amongst other things. It emphasises the need for the layout and appearance of new development to be based on an appraisal of the existing character.

Canterbury City Council Local Plan

Paragraphs 6.83-6.93 of the Local Plan deal with conservation areas and include policies BE7, BE8, BE9 and NE5. Policy BE7 provides the primary guidance to developers about conservation areas.

The planning system has recently changed and ultimately the Local Plan will be replaced by a Local Development Framework (LDF). The LDF consists of a collection of Local Development Documents, including the Core Strategy, Proposals Maps, other development plan documents, which may deal with conservation issues, and supplementary planning documents.

Heritage, Archaeology and Conservation Supplementary Planning Document

The Heritage, Archaeology and Conservation Supplementary Planning Document was approved in October 2007. Chapter 4 explains the features that make up a general conservation area and Chapter 5 provides detailed guidance for developments in Conservation Areas.

2. Location and Setting

2.1 Location and topography

Eddington lies to the south of Herne Bay approximately 1.5 kilometres from the seafront. Canterbury is 10 kilometres to the southwest. The Canterbury to Herne Bay road cuts through the middle of the Eddington Conservation Area. The old and new Thanet Ways run east-west at the south of the conservation area. The Faversham to Ramsgate railway line forms the northern boundary of Eddington.

The population of the Greenhill and Eddington ward at the 2001 census was 5,211 people and it is estimated that approximately 500 people live in the Eddington Conservation Area.

The solid geology of Eddington is mainly London Clay together with some deposits of Head Brickearth adjacent to the Plenty Brook. The settlement is located between the 10m and 15m contours. To the east of Eddington the geology changes from the London Clay to the tertiary deposits of the Thanet, Oldhaven and Woolwich beds.

2.2 Biodiversity Assessment

The 2003 Habitat Survey identifies the main habitats of the Conservation Area as improved grassland and built up areas and gardens. There is also a small area of scrub woodland and an area of land containing two ponds, both adjacent to the Thanet Way. The largest open space is the grounds of Herne Bay Court, containing mature trees and small areas of grassland that are left to grow long. The ponds bordering the Thanet Way are set in an area of improved grassland; scrub is starting to develop and vegetation commonly associated with fresh water wetland habitats such as Common Reed are present. Vincent's Nursery provides a significant open space and wildlife corridor that connects it to the open space/improved grassland to the north. The larger, more vegetated residential gardens within the area are as important in providing for biodiversity.

Threats to & opportunities for biodiversity enhancement

Herne Bay Court is currently up for sale and as a result the future of this property and its extensive grounds is uncertain. Providing the grounds are not lost to development they

have the potential to be enhanced into a valuable habitat for a variety of wildlife. If any development does take place on this site, ecological surveys must be conducted along with appropriate mitigation.

The area of scrub woodland adjacent to the Thanet Way could be managed to enhance its role in providing a food source for insects and a nesting/feeding area for birds. The wildlife corridor connecting Vincent's Nursery to the open space to the north would benefit from a more continuous covering of vegetation as it is currently rather sporadic in its nature. In order to maintain its current status, management of the ponds is required to combat the encroachment of scrub that is already occurring.

3. Archaeology and Historic Development.

3.1 Archaeology

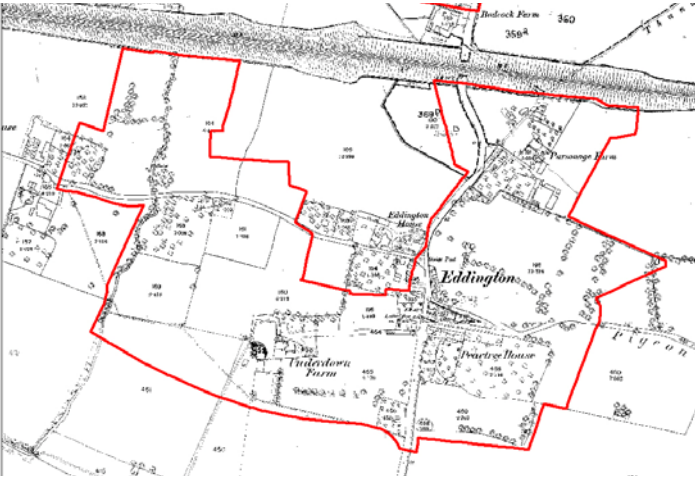
Until recently it was believed that there was little habitation in the coastal fringe area prior to the Roman period due to the difficulty of working the heavy clay soils, and the heavily wooded nature of the landscape. Recent finds at Eddington combined with evidence from other sites indicate that the area has a complex and interesting pattern of development. This evidence suggests that the coastal fringe was not heavily wooded as believed and that land was cleared and cultivated from the Bronze Age period onwards. At Eddington five phases of activity have been recorded. The evidence suggests that in the Early Bronze Age (2000 – 1500 BC) nomadic people occupied the area. Following these two phases of early Iron Age (c 1000-750 BC) settlements have been recorded. During this period there would appear to be a more permanent settlement and an organised agricultural landscape. The next phase of development is the Roman and the final phase Anglo-Saxon. The Roman period probably saw the establishment of a coastal road together with the major road linking Reculver to Canterbury.

3.2 Recent history

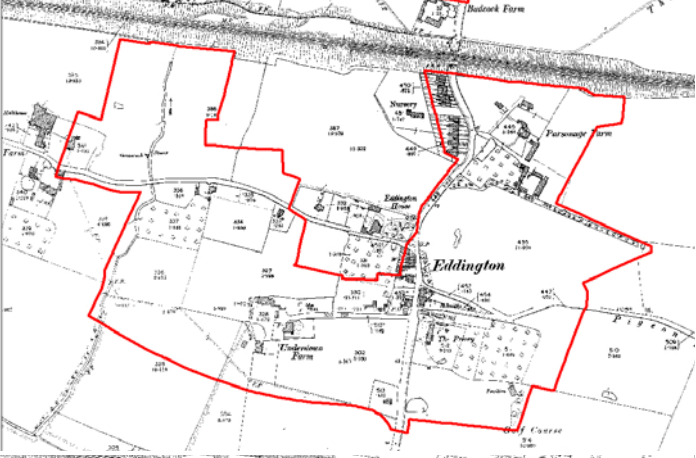
The earliest record for the Eddington place name is 1466 AD and it is likely that there was a small hamlet or farmstead (a 'ton') located in the area at that time. By the 16th century the landscape of the area was in all essentials complete and the settlement pattern of farms, tracks, roads and hamlets set amongst a mosaic of fields and woodland. This pattern remained largely unchanged until the 19th century. In 1814 the road from Canterbury to Herne Bay was 'turnpiked'. At that time Eddington was located at the junction between roads to Sea Street (Upper Bay), Underdown, Greenhill, Blacksole, Beltinge Fostal and Herne Bay as can be seen from the extract from the 1819 Ordnance Survey map. The turnpiked road was probably an improvement of an historic track that can be seen to turn 90° to link Parsonage Farm and Badcock Farm. The railway linking Faversham and Ramsgate arrived in Herne Bay in 1860/61, and the railway embankment severed the various roads and tracks that linked Eddington to Sea Street, Beltinge and Blacksole. A bridge was provided under the embankment on the Canterbury Road and the opportunity was taken to realign the road. Both Parsonage Farm and Badcock Farm (to the north of the railway line) survived until the turn of the century. The terraced housing 172 – 206 Canterbury Road was constructed in the 1890's. By 1910 both of the farms had been demolished and Parsonage House (now Herne Bay Court) was constructed on the site of Parsonage Farm. Between 1900 and 1930 Parsonage Road was developed but there was little development to either Canterbury Road or Eddington Lane. The areas of open land (a mix of nurseries, tennis courts, gardens and farmland) on Underdown Lane and Eddington Road also remained undeveloped. However from the 1950's onwards Eddington Lane was being developed with a mix of detached and semi-detached dwellings. Over the following 50 years the area has been 'in filled' and much of the open land has been lost.

Figures 2-5: Historical Maps

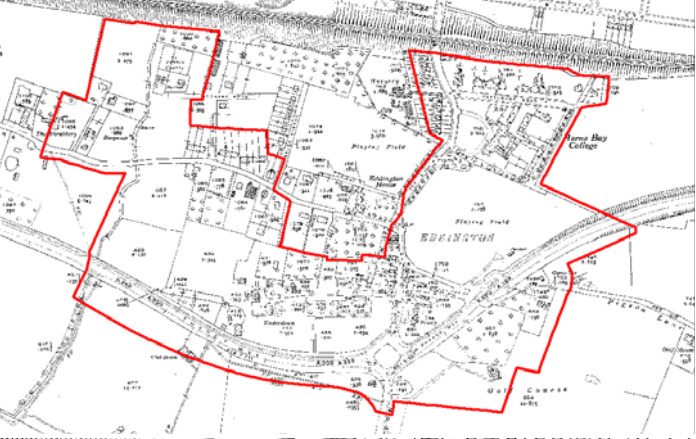
1843 onwards



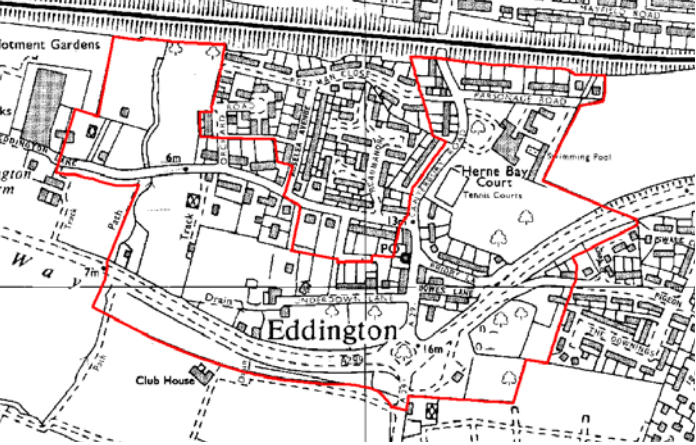
1891 onwards



1919 onwards



1979 onwards



4. Main Character Areas

To allow analysis of the character of the Eddington Conservation Area it has been divided into four zones, viz: Herne Bay Court and Parsonage Road; Canterbury Road and Priory lane; Underdown Lane; and, Eddington Lane) each with its own characteristics. The zones, or sub areas, have been defined by the historic form of development (plot layout, roads and boundaries); the relationship of buildings to spaces; the type and age of buildings; and by the contribution of landscape, trees and hedges.

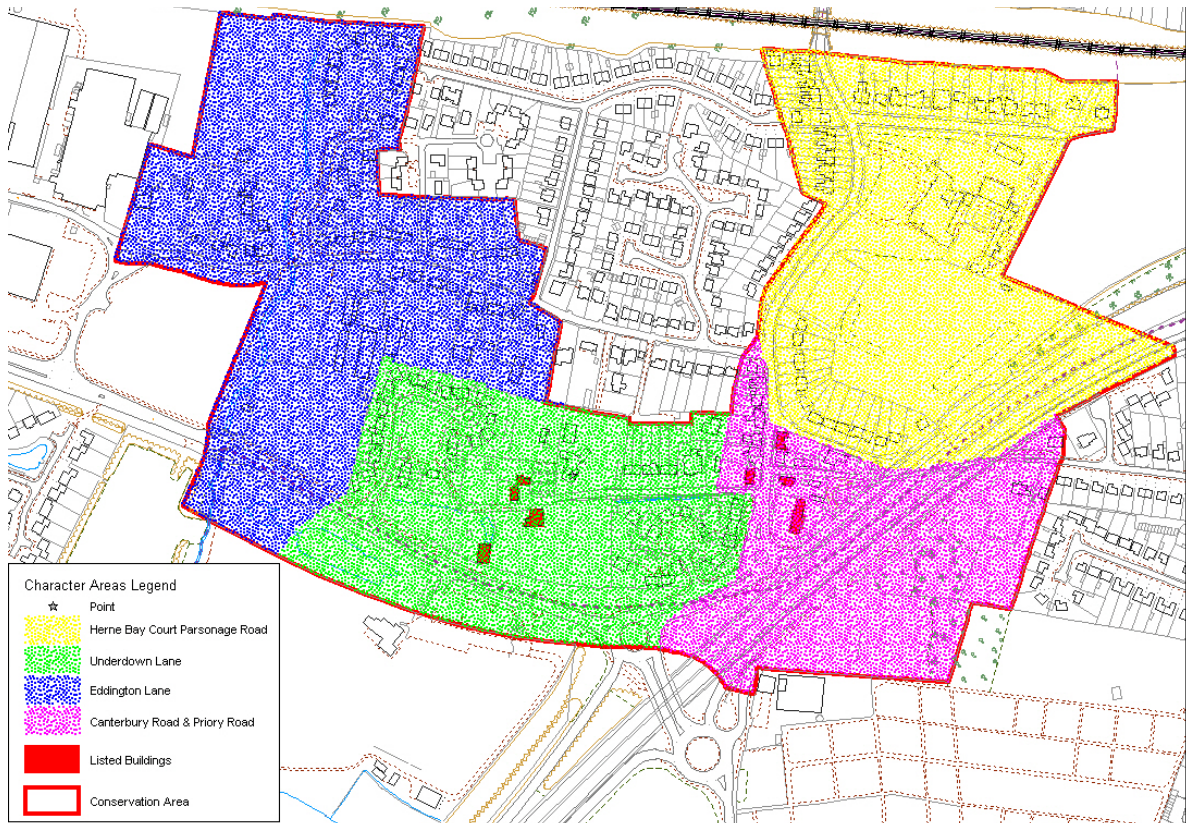


Figure 6: Character Areas in Eddington Conservation Area

4.1. Herne Bay Court and Parsonage Road



From the Eddington Lane junction north along Canterbury Road to Parsonage Road and the railway bridge this area is characterised by large mature trees fronting both sides of Canterbury Road.

Numbers 208 to 222 Canterbury Road are set back behind the tree screen and do not have a direct frontage onto the road. Opposite the grounds of Herne Bay Court are well 'treed' and there is a verdant feel to the road. This verdant character is amplified by the sinuous course of the road. The mix of mature trees, hedges, railings

and grassland creates a very attractive appearance. Herne Bay Court is a large early 20th century complex of buildings that is set well back from the road frontage and has two

access points and a curving driveway off Canterbury Road. However the mature trees in the grounds mean that the building is well screened. As one approaches the railway bridge the terraced housing (172 –206 Canterbury Road) comes into view on the left. The road also turns to the left to enter the railway arch, which means that views through the arch northwards are restricted. Consequently 1 Parsonage Road on the right hand side of the road becomes a dominant feature.

Parsonage Road is a private road that is unsurfaced and quite wide with mature trees on the Herne Bay Court boundary. Housing mainly dating from the Edwardian period has been constructed facing the road with rear gardens butting up to the railway embankment. The houses are substantial properties with half timbering and attractive Edwardian detailing (such as balconies, porches and bay windows).



Houses in Parsonage Road

Herne Bay Court is a large complex of buildings which until recently was a Christian conference centre. The older parts of the building date from the Edwardian period and have an 'Arts and Crafts' appearance. There are later additions to the rear that form a courtyard round a swimming pool. The later buildings are more utilitarian and less attractive than the main building. The grounds of the Court are now well matured and contain several specimen trees. The majority of the grounds are subject to a Tree Preservation Order.



4.2 Canterbury Road and Priory Road

This part of the hamlet is based round a small group of listed and historic buildings. In the 19th century this area was located at the junction of Canterbury Road, Pigeon Lane (now Priory Lane) and Underdown Lane. There was a smithy, letterbox, guidepost and a group of dwellings including Peartree House (now the Priory). This group of buildings survive but

the Thanet Way cuts the settlement off from its rural hinterland. The old Thanet Way cuts across the southern part of the conservation area forming a hard 'urban' feature. The new Thanet Way in a cutting physically severs Eddington from its setting to the south. The new road is a major work of engineering and although in a cutting has a negative affect both visually and aurally.



Pedestrian bridge at the end of Bowes Lane



Thanet Way roundabouts and on ramps

The pedestrian bridge that links Eddington to Pigeon Lane is also visually intrusive when one looks along Bowes Lane.

The conservation boundary in this area now has little resonance with any features on the ground. Numbers 232 – 250 Canterbury Road (west side) and The Priory, Little Cottage and 195-199 Canterbury Road (east side) create a good townscape group. These buildings define the historic entrance into Eddington. They are a mix of Georgian and Victorian buildings, generally two storeys in brick or weatherboarding. They give a sense of arrival into Eddington (and Herne Bay). The buildings are slightly set back from the back edge of the footpath or front directly onto the road and consequently create an attractive streetscape.



Numbers 195 and 197 (1 and 2 Laurel Cottages) are both 18th century timber framed houses with weatherboarding. Little Cottage is also timber framed and was stuccoed in the 18th century. The Priory is an important large house dating from the early 19th century, built in at least two phases one of which has 'Gothic' style windows. The main part of the building has a parapet and two canted bay windows. There are wings slightly set back from the main part and the southern wing does not have a parapet. The building was used as a care home for many years before being converted to residential use. These

buildings are all listed and create a group value. Forge Cottage (250, Canterbury Road) on the opposite side of the road dates from the 18th century and is weatherboarded. The house is set back behind a well-tended hedge and has attractive shutters.

Grenville Villas on Bowes Lane and numbers 232 – 236 and 248 Canterbury Road are a mix of late Victorian houses in red or yellow stock bricks. These properties also help to create the historic character of this part of the conservation area.

A new development on the junction of Canterbury Road and the old Thanet Way (the A 2990) was constructed in 2001 (St Augustine's Court). The properties fronting Canterbury are two storey in red brick and white weatherboarding.

4.3 Underdown Lane

Underdown Lane is an historic track that links Underdown House with Canterbury Road. The lane is narrow, tree lined and unmade. There are a row of two storey houses on the north side dating from the 1970's These houses have a neutral effect on the conservation area. Beyond this the lane has a rural appearance with no kerbs or pavements and vegetation spilling onto the lane. At the end of the lane are a group of interesting properties including Underdown House, the Tithe Barn, The Cottage and The Old House. All of these are listed buildings and have group value.



Underdown House

Underdown House is listed grade II* and is a fine L shaped house dating from the 17th century. The front of the house, facing east, was constructed in the 18th century and has a good door-case. The formal garden to the east of the house survives and the lawn, specimen trees and ornamental gates all create interest. The Tithe barn dates from the 15th century and is weatherboarded with a thatched roof. The Old House dates from the 17th/18th century and is weatherboarded. The Cottage is a 19th century house. The group of properties, their semi rural setting and approach together with the associated gardens and tree planting create a special architectural and historic character.

The immediate setting of the group of listed buildings in Underdown Lane remains relatively unchanged but the view from Underdown House looking east has been affected by the new housing development at St Augustine's Court, dating from 2001.

To the west of Underdown House the housing development of Wye Green has also affected the 'rural' setting of the conservation area.

4.4 Eddington Lane

The first part of Eddington Lane is not within the conservation area. The conservation area starts at Roselea Avenue (to the north) and at number 29 (to the south). From this point on Eddington Lane is a surfaced road but still retains a rural character with soft verges, no pavement with hedges and trees fronting onto the road.



There is a mixture of 19th century and 20th century detached dwellings. There is a mixture of bungalows, chalet bungalows, and two storey houses with a corresponding mixture of materials. Numbers 32 to 44 comprise of two groups of terraced properties; two storeys, white painted brick with clay pantiles (a rarity). These properties have a positive effect on the conservation area. To the north of the lane facing onto the Plenty Brook is a housing development dating from the 1990's, known as Nurserylands. The development as far as possible retained the trees on the Plenty Brook and within the site. However, the rural quality of Eddington Lane has been to a large extent lost with the introduction of a pavement. The effect here is rather suburban.

To the south of the lane is Vincent Nurseries, a large commercial nursery that provides a visual contrast to the housing development in the lane.

5. Recommendations

Within Conservation Areas, controls are available to ensure that new buildings and alterations to existing buildings are designed to be sympathetic in character with their surroundings. Since 1975, trees have additionally been brought under protection, as trees often form part of the special landscape setting to historic buildings. The main aims of defining Conservation Areas are to preserve or enhance the character and setting of historic buildings and other harmonious groups of buildings, open spaces and trees, by the various controls available and also by initiating schemes of enhancement for each area.

5.1 Materials

The prevalent materials that help to give Eddington its character include:

- Light red and yellow stock brickwork (often with contrasting coloured bands or strings)
- Weatherboarding
- Render
- Clay tiles or slates

Several properties have Edwardian detailing of half timbering, balconies, porches, terracotta panels and stringcourses.

5.2 Swot analysis

Strengths

- Rural character retained in Eddington Lane and Underdown Lane.
- Good groups of listed buildings at Canterbury Road and Underdown Lane.
- Mature trees and tree lined roads, especially at Herne Bay Court, Canterbury Road and Underdown House.

Weaknesses

- Visual and aural effect of the old and new Thanet Ways.
- Loss of open land to housing development.
- Suburbanisation of the area and loss of separate identity.

Opportunities

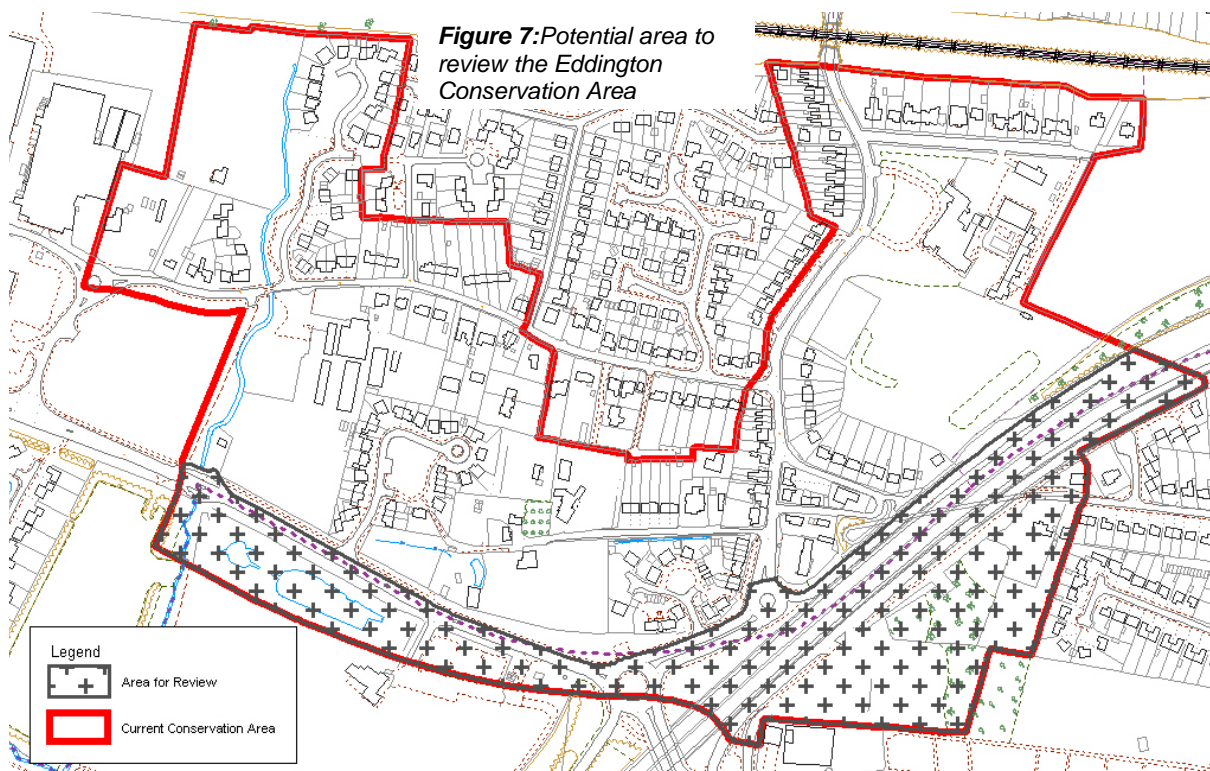
- Future of Herne Bay Court
- Future of Vincent Nurseries

Threats

- Further housing development pressures including intensification of plots
- Improving highways and losing existing rural character
- Loss of hedgerows and mature trees

5.3 Boundary Assessment

The existing conservation area boundary has been affected by the construction of the new Thanet Way. This major engineering operation of the dual carriageway and the three roundabouts has led to a severance of conservation area that lies on both the north and south sides of this road. The boundary should be revised to take the new Thanet Way and its slip roads as the southern boundary to the conservation area. The remaining boundary is considered to be satisfactory.



6. Management and Improvement

The City Council will preserve and seek to enhance the special character and appearance of Conservation Areas. There is a need to ensure that all future developments in the conservation area respect the character of Eddington and surrounds, hence some guidance has been provided below. The key issue is maintenance and improvement of those aspects that contribute to the character and quality of the street scene.

- Use of traditional construction materials especially light red bricks, yellow stock bricks, weatherboarding, render, clay tiles, and slates.
- Ensuring the scale of extensions and new buildings are of a similar scale and height as the existing buildings
- Protection of the views to and from Underdown House and Herne Bay Court
- Any extension should not swamp the existing building and should not make neutral or negative buildings more visible.
- Boundary treatments should generally be of soft hedgerows and trees or low picket fences.
- There will be a general presumption against the demolition of buildings within the conservation area except where buildings detract from the character or appearance of the conservation area.
- New development should have regard to the traditional building styles, forms, materials and techniques characteristic of the area.
- Retain and reinstate trees and landscape features that contribute to the character of a Conservation Area.
- Any new development proposals will need to positively enhance the conservation area.

When considering new development this need not necessarily mean exact copying of earlier styles in new work though on occasion this may be the best solution. However this approach requires the developer and designer to come to an understanding of, and a respect for, the character of the area when drawing up their proposals. A new proposal within the conservation area should be backed up by a thorough analysis of the site and its historic context. This exercise should 'inform' the design process and be part of a design statement submitted with a planning application.

7. Statement of Consultation

A copy of the draft Conservation Area Appraisal was sent to all residents, interest groups, local councillors, and service providers in October 2008. The formal period for consultation was from 17 October 2008 to 14 November 2008. Everyone who responded to the consultation was contacted and informed that they could attend and speak at the committee meetings.

The draft Conservation Area Appraisal was reported to the Canterbury City Council's Herne Bay Area Members Panel on 18 November 2008. The panel discussed the appraisal and agreed that the proposed boundary change made sense. The panel recommended that the Development Control Committee adopt the appraisal. The Development Control Committee considered the appraisal along with a summary of the responses received on 6th January 2009. The Development Control Committee agreed that the appraisal be adopted as a 'material planning consideration'. The Committee also delegated the Head of Regeneration and Economic Development to include additional text about The Priory.

Appendix One

Buildings and Structures that contribute to the Special Character of Eddington Conservation Area

195 and 197 Canterbury Road (1 and 2 Laurel Cottages), East Side – (Listed Grade II and Group Value - GV)
Little Cottage, Canterbury Road, East Side - (Listed Grade II and GV)
203 Canterbury Road (The Priory), East Side - (Listed Grade II and GV)
250 Canterbury Road (Forge Cottage), West Side
Underdown House, Underdown Lane (Listed Grade II* and GV)
Tithe Barn to south west of Underdown House, Underdown lane (Listed Grade II and GV)
The Cottage, Underdown Lane (Listed Grade II and GV)
The Old House at Underdown House, Underdown Lane (Listed Grade II and GV)