



Littlebourne

Conservation Area Appraisal

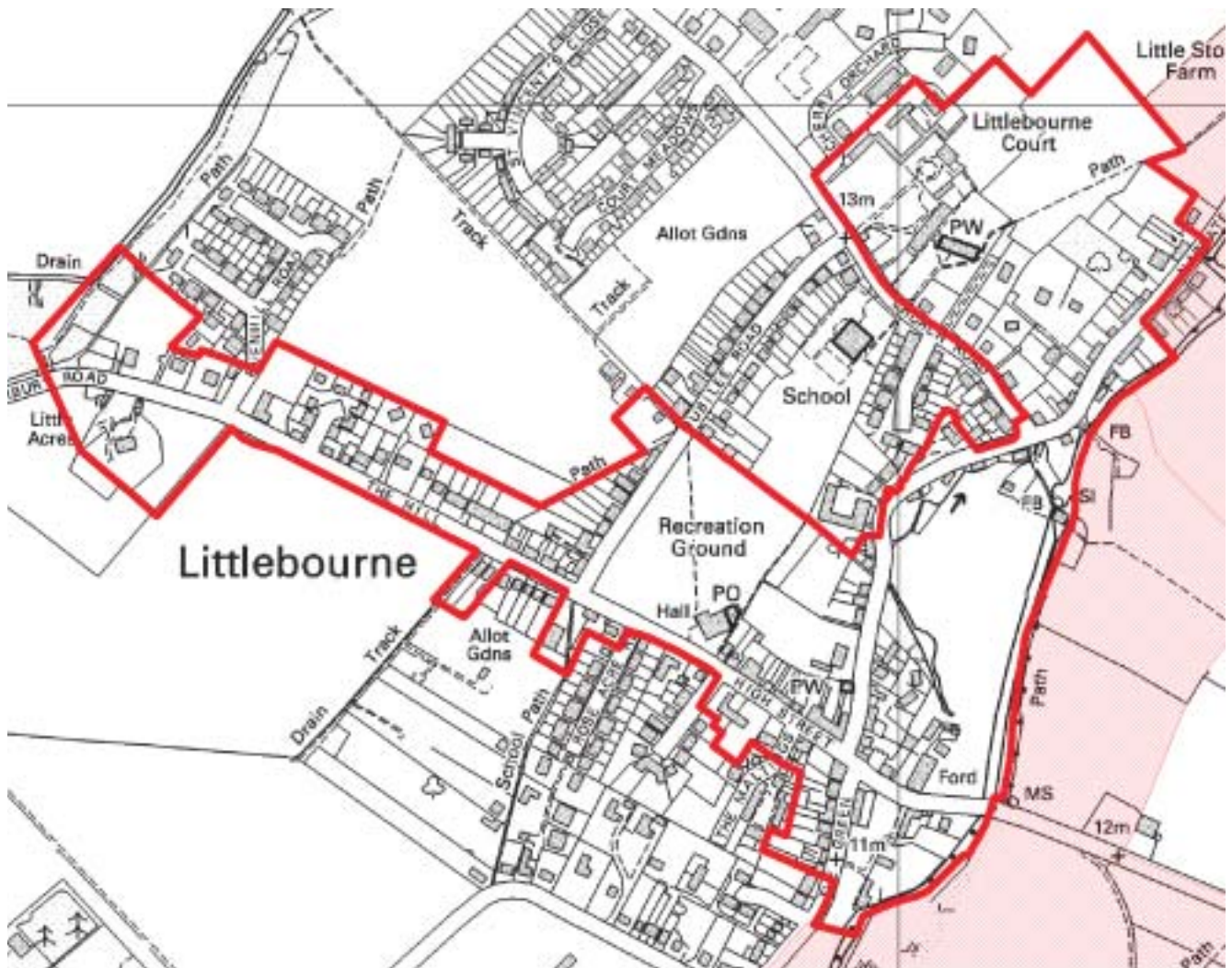
June 2005

Introduction

This appraisal outlines the key elements which contribute to the special architectural and historic character of Littlebourne. 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 currently 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.



Location and Population

The Littlebourne conservation area lies approximately three miles east of Canterbury on the A257 (Canterbury - Sandwich Road).

The conservation area was designated in May 1972 by Kent County Council and was extended in June 1994, to include The Hill and the meadows behind Littlebourne Court, as part of an overall review of conservation areas along the Nailbourne/Little Stour valley. Its total area is 26.88 hectares.

The conservation area includes the majority of the historic settlement. To the east is the church of St. Vincent, Littlebourne Court and the 14th century barn. To the west is the recreation ground and 19th century properties on Littlebourne Hill. The junction of Nargate Street, High Street and The Green is another attractive group of buildings; containing Littlebourne House, the oast and cottages to The Green, together with the Anchor Inn and the Vicarage.

North of the parish church are some attractive meadows with mature trees which contribute considerably to the character and setting of both the church itself and the wider conservation area.



St. Vincent's Church and Littlebourne Barn looking north west

Historic Background

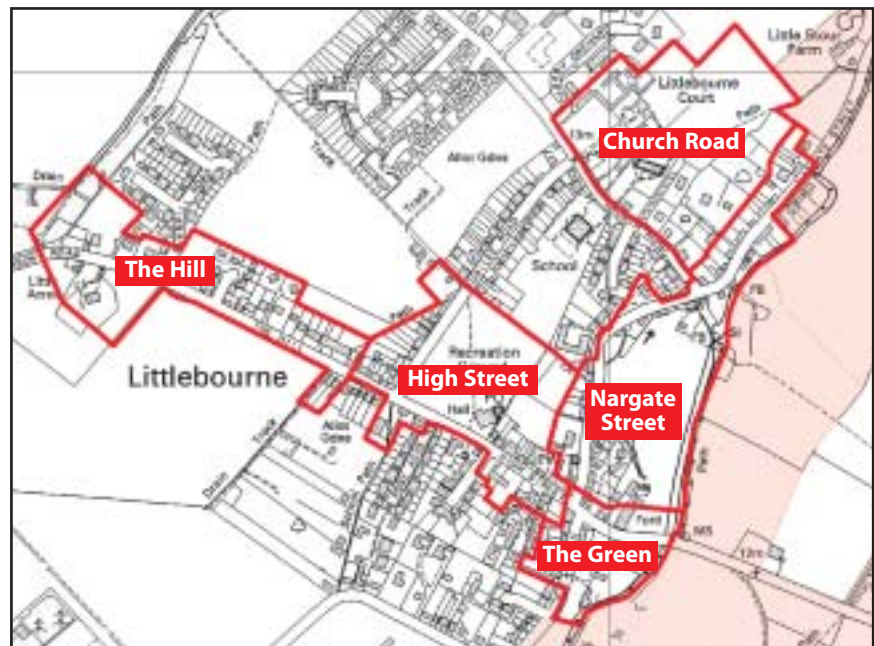
The village of Littlebourne lies in the lower Nailbourne Valley, itself part of the Stour Valley. There is a good mix of buildings of different periods. The Church, Court and 14th century barn are a particularly important group. The barn is part of the '*good large and beautiful grange of St Augustine's Abbey*' built in 1309.

The name Littlebourne underlines the importance of the river to the village which grew up along its banks. This valley of the Little Stour was an estuary of the sea until it gradually silted up. The earliest inhabitants came from the continent.



The Littlebourne Barn

Main Character Areas



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For the purposes of this appraisal, The Littlebourne Conservation Area has been divided into five distinct character areas:

- The Green
- Nargate Street
- Church Road and land behind St Vincent's Church
- The Hill and Jubilee Road
- High Street

Below: *The Green looking north*

Bottom: *Converted oasthouse next to the Little Stour*



The Green from the south

This part of the conservation area is situated in the flat river valley of the Little Stour. To the right of the road, the Green stretches down to the river itself and towards the High Street. This area contains, and is bordered with, a number of mature trees. Although a large expanse of open space, there is a strong sense of enclosure created by the surrounding buildings and the leafy canopy provided by the trees.

To the south-west is a former barn of red brick and weatherboarding and oasthouse with pyramidal tiled roofs surmounted by wooden cowl. These 18th century buildings have been converted to flats. The Manor House dating from the 18th century is also of red brick with a tiled roof.

Numbers 5, 7 and 9 The Green are a row of late 17th to early 18th century cottages of one storey with five hipped dormers to the attics. The tiled roof has shaped Dutch gables to both ends. The Police House is a 20th century property built onto the northern end of the cottages. The barn, oasthouse, Manor House and cottages are all grade II listed. A gravelled track, giving access to these properties, runs across the Green.

The northern edge of the Green is bounded by the (A257) High Street. This is a busy road, being the main route between Canterbury and Sandwich. Traffic congestion is a major issue at the junction of The Green, the A257 and Nargate Street. Nargate Street is very narrow at the junction and vision is obscured by the building line. It does not lie directly opposite The Green and this causes a problem for vehicles crossing the High Street from either direction. One positive result is that traffic coming into the village along the A257 has to slow down.

On the north side of the High Street stands the imposing 18th century Littlebourne House. The building and its garden wall are grade II listed. The house is of red brick construction under a slate roof with parapet. A two storied brick extension, again with slate roof, was added in the 19th century. The elaborate porch was added in 1938. The large garden stretches down to the tree-lined river.

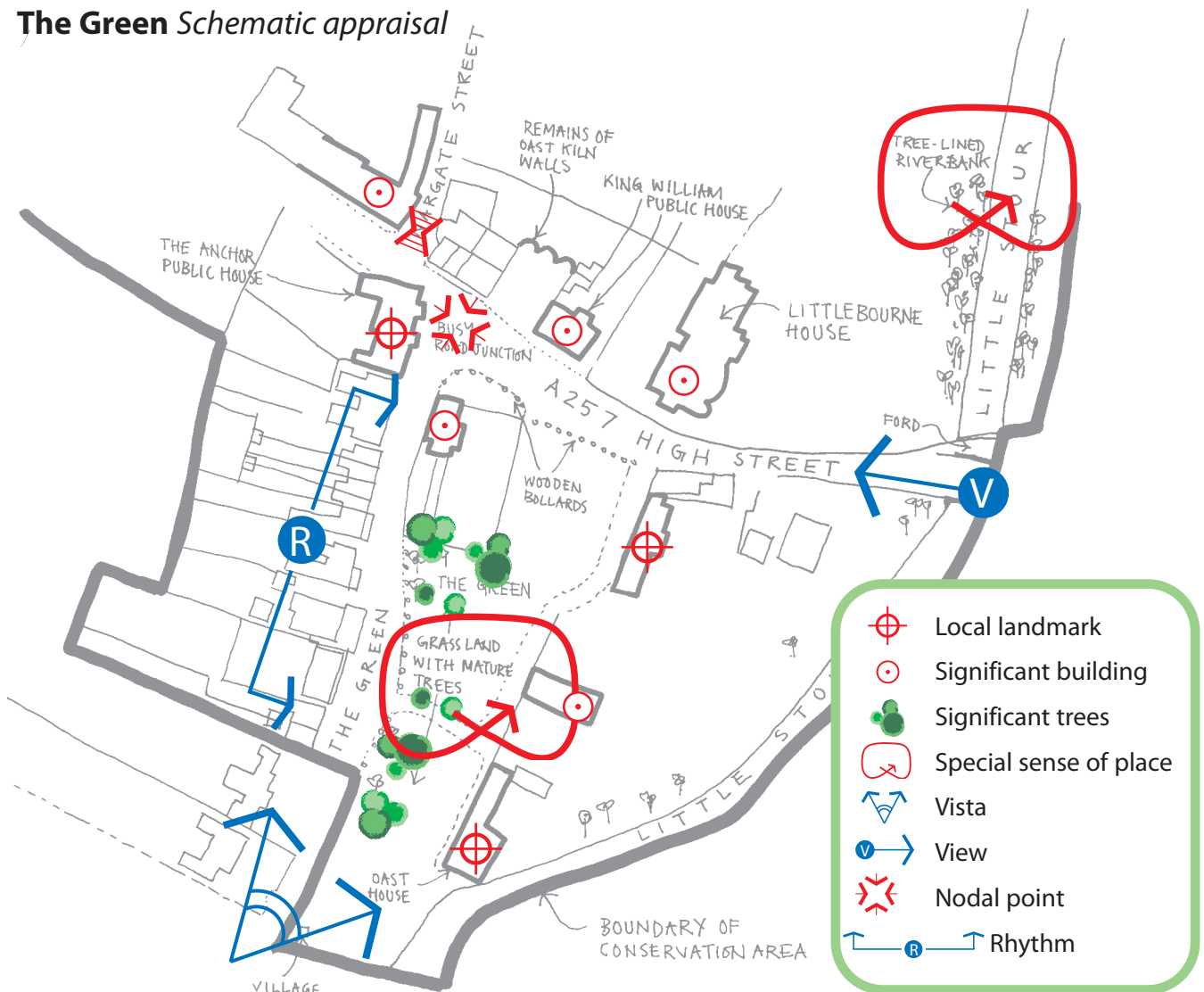
The King William IV public house is predominantly 18th century although part is a refronted timber-framed building. The car park for the public house lies between the property and Nos. 6-8 High Street. The wall at the back of the car park includes the remnants of three circular kilns of the oast house that once occupied this site. The public house and 6-8 High Street are grade II listed.



Top: The Green looking north east.

Above: The Anchor PH at the junction of The Green and High Street.

The Green Schematic appraisal





The north-west corner of the Green is occupied by No 1 The Green. A high brick wall follows the edge of the road. This, and a tall hedge on the Green side, completely enclose the garden of this 18th century property. The garden contains a long outbuilding of brick and, on the first floor, tarred weatherboarding. The house itself faces the High Street.

The 16th century, timber framed Anchor Inn stands on the junction of The Green and the High Street and is a significant focal point when approaching the village from the east. A real anchor hangs outside.



South of the Anchor Inn a row of mixed terraced cottages, predominantly of red brick, face The Green. All date from the early to mid 19th century with the exception of Albion House which is mid 18th century. Number 22 is of white weatherboarding. This row of properties make an important contribution to the area. They are all listed, either grade II or included on the City Council's local list of architectural important buildings.

Properties on The Green.

Approach along Nargate Street from the north-east to Church Road



The Littlebourne conservation area adjoins the Ickham, Wickhambreaux and Seaton conservation area as it follows the Little Stour along its flat marshy valley. Two benches situated on the grass verge overlook the river at the point where the Littlebourne conservation area begins and where the road and river diverge, with the latter flowing behind an assorted collection of bungalows to the south-east of the road outside this conservation area's boundary. These are screened with a mixture of trees and shrubs. To the north-west is a row of four cottages with steeply pitched hipped tiled roof, that date back to the 18th century or earlier. Their front gardens are enclosed by a brick wall and hedging.

Above: Dutch gable detail, *The Old Vicarage, Nargate Street.*

The Old Vicarage is of two parallel ranges. The front range is circa 1700 and includes a shaped Dutch gable to the south-west and two storey porch. The rear is 19th century. Several mature trees stand within the garden.

Below: *Whitegate Cottage.*



Haven Cottage is said to date from 1609. It is one storey of red brick with attics. An ornamental white picket fence is attached to the front of the building. To the right, lying back from the road is number 75, a Victorian detached house, sits a long distance back from the road and, at time of writing, is undergoing restoration and its grounds are being landscaped.

Vine Cottages (Nos. 61 and 63) are grade II listed and probably date from the 17th century. They are of red brick with hipped tiled roof with moulded brick eaves cornice and brick chimneystack. A terrace of four Victorian cottages with slate roof is built onto the northern end of Vine Cottages.

The Littlebourne conservation area boundary, which has been the south-eastern edge of the road up until this point, now follows the boundary between the small Garage and the garden of Devon Cottage until this reaches the river, and from here continues in a south-westerly direction along the riverbank.

Devon Cottage and Oast Cottage date back to the 17th century or earlier. They are a two storeyed timber framed building with red brick infilling under a hipped thatched roof with two 'eyebrows' to Oast Cottage. Oast Cottage was refaced with brick in 1725 and has a stone inscribed "MB 1725" and also an external brick chimneystack with tumbling-in and bread oven.

Riverbank is an L shaped 18th century single storey property of red brick construction. It has a hipped thatched roof and two casement windows with shutters to the front elevation. A narrow grass verge acts as front gardens to this picturesque row of cottages.

On the opposite side of Nargate Street is Whitegate Cottage. It is an 18th century painted brick building with tiled roof, hipped at the north-east end with gable end to the south-west. Nargate Cottages are a pair of 18th century red brick cottages with tiled roof and two hipped dormers.

Nargate Close leads to a group of modern properties surrounded by trees in a secluded setting. Twentieth century development also occupies the bend in Nargate Street as it follows a westerly direction.

On the corner of Church Road stands the former Basketmakers Public House and opposite Nargate Street's junction with Church Road is a cast iron fingerpost erected by Bridge Rural District Council. This is positioned in front of Old Waterway Cottage, a 17th century brick building with tiled roof and gable ends with kneelers.

A narrow public footpath at the front of this property leads past the secluded, timber framed Tudor Cottage with its flint chimney stack dated 1585, and onto one of Littlebourne's most tranquil places.

The footpath becomes a wooden walkway and the sound of cascading water can be heard. This is revealed to be flowing through the race and wheel mechanism where Ickham Mill, which was destroyed by fire in 1907, once stood.

The large mill pond is bordered by mature willow trees and the gardens of Old Waterway Cottage and No. 30 Nargate Street. It is an ideal habitat for the ducks and swans that have made this their home. The footpath continues across the front of the mill house to the other side of the river where it splits, one path heading south-easterly across farmland and the other, along the wooded riverbank towards the A257.



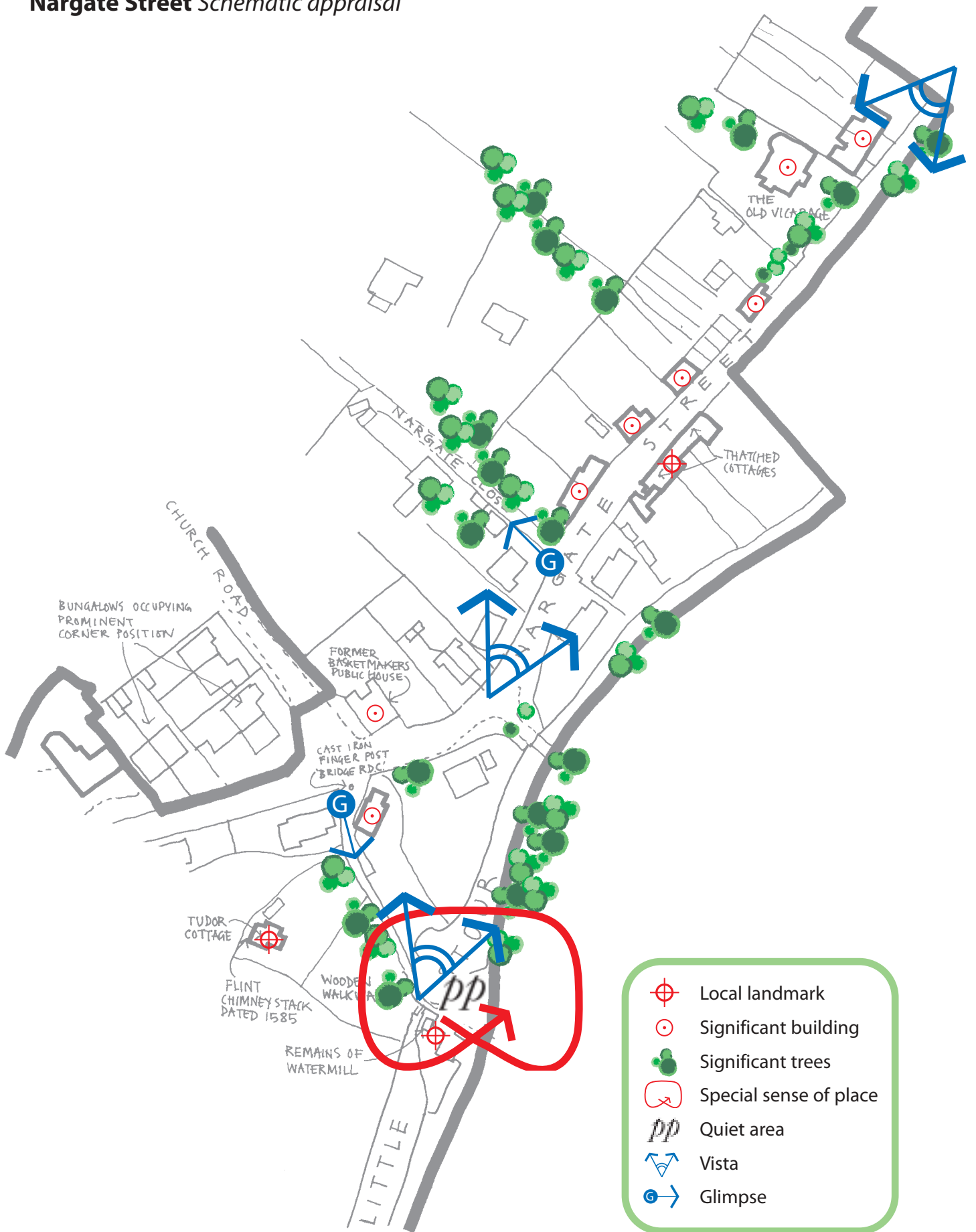
Above: View showing the meandering nature of Nargate Street.

Below: Cast iron fingerpost.



Wooden walkway at the site of Ickham Mill.

Nargate Street Schematic appraisal



Church Road, Littlebourne Court and land behind St. Vincent's Church

Church Road follows a north-westerly direction from its junction with Nargate Street. The conservation area boundary runs along the back of the pavement on the north-east side. Willow Cottage was the first incarnation of the Basketmakers Arms Public House before it moved to the building on the corner (45 Nargate Street). Willow Cottage dates from 1642 and is of one storey with attics. The front elevation is rendered, with other elevations being of painted brick. The peg tile roof has gable ends with axial chimneystacks. Modern properties Holmbury and The Vicarage are set back from the road, screened by tall hedging and ornamental trees. A gravel drive leading to 'Conifers' runs between The Vicarage and Church Cottages. Church Cottages have a peg tile roof and white weatherboarding to the first floor.

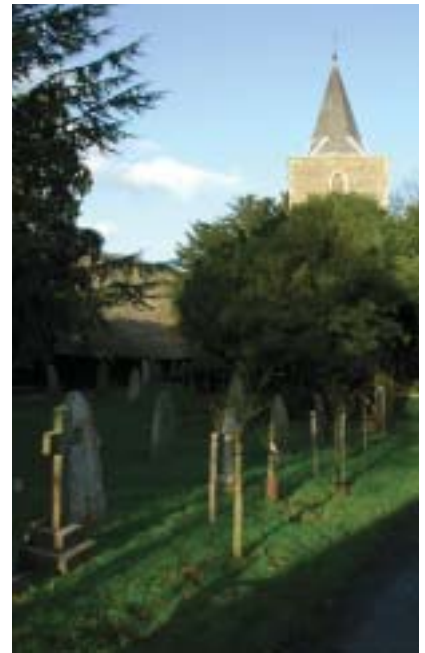
Church Road retains the character of a country lane despite having extensive 20th century development on the south-west side. This is due to the retention and addition of hedgerows. An unexpected phenomenon heard across this part of Littlebourne are the cries of wild animals at Howletts Zoo, about a mile away to the south-west.

A timber lychgate gives access to the long pathway to St. Vincent's Church. The approach to the church is through a churchyard containing 18th century headstones with skull, cherub or cherub and hourglass motifs and some 19th century oval bodystones. These are surrounded by many large mature trees that veil the enormous dark form of the Littlebourne Barn that borders the north-west boundary.

This is the back wall of the barn which is clad in tarred vertical oak boarding with a steeply pitched thatched roof. The barn, dating from around 1340, is one of the most historically important in this part of the country. It is listed Grade I. The interior is divided into 7½ structural bays. It is aisled on all four sides with crown-post roof construction.



Above: *The former Basketmakers PH in Church Road.*



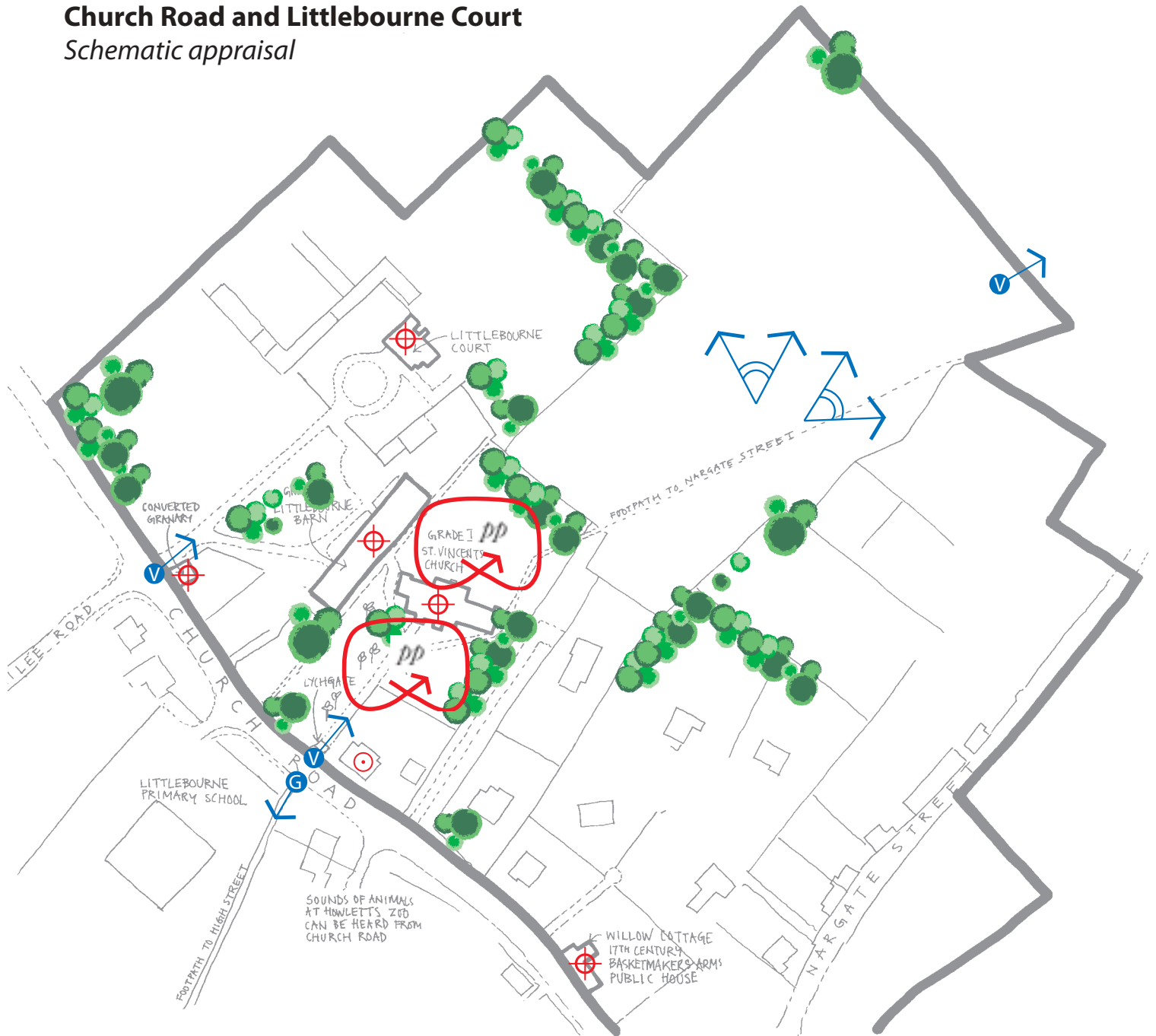
Views of St. Vincents Church



St Vincent's Church is also a Grade I listed building. Built of flint in the 13th century with a west tower with a broached shingled spire and a 19th century porch to the south. The nave is of four bays with a crown-post roof and there are traces of wall painting on the north side of the aisles.

The path through the churchyard continues around the south of the church and then north-westerly across meadow land behind Nargate Street properties. There are distant views across open farmland, punctuated by shelter belts of trees, to the north and views towards

Church Road and Littlebourne Court *Schematic appraisal*





Top: *Littlebourne Court*

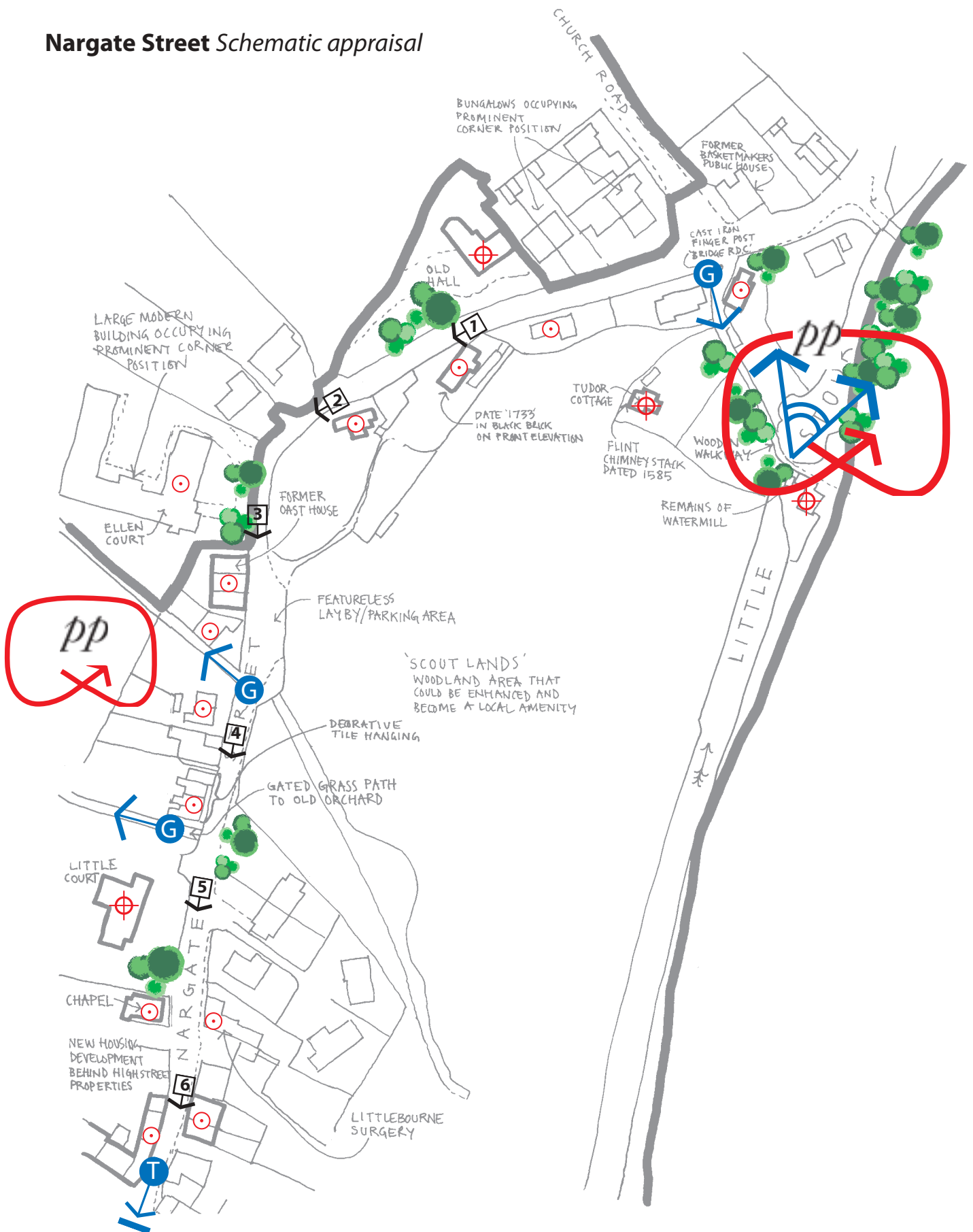
Left: *Littlebourne Barn north west elevation*

the neighbouring villages of Wickhambreaux and Ickham, with Littlebourne Mill in the foreground and the spire of Ickham church visible in the distance, to the north-east.

Returning to Church Road, after passing the church, the footpath ends with hedge and fencing bounding the road. The entrance drive to Littlebourne Court, with a converted brick built granary at the south-east corner, lies opposite Church Road's junction with Jubilee Road. The house sits at the end of a long concrete driveway which has a branch to the east giving access to the Littlebourne Barn. To the north-west of the drive is a field bounded on two sides by walls of workshop buildings and part of the garden wall of Littlebourne Court. The 18th century house is of two storeys with attics. The front elevation is painted render and the ground floor is grooved to imitate masonry. The tiled roof includes two dormers and is fronted by a cornice and parapet. The doorcase has engaged columns, pediment, rectangular fanlight and door of six fielded panels.

The conservation area boundary encompasses the workshop buildings to the north-west, the rear garden of the house and the meadow behind the church where it eventually adjoins the Ickham, Wickhambreaux and Seaton Conservation Area.

Nargate Street Schematic appraisal



Nargate Street from Church Road to High Street

Returning to Nargate Street, twentieth century development predominates around the junction with Church Road. An old red brick wall that runs along Nargate Street has been retained and encloses the gardens of bungalows and other modern properties at the south-east corner of Church Road. The wall continues until Old Hall which stands behind a boundary of mature trees and shrubs and then a tall close boarded fence.



Left: Grove Cottage and Devon Cottage, Nargate Street.

Below: Bungalow development at the junction of Church Road and Nargate Street.



Above: Brookland Cottages

Below: Ellen Court. A large building adjacent to the conservation area.

Standing opposite, behind a tall hedge, is Duck Cottage a modern property of red brick and steeply sloping tiled roof echoing that of Brookland Cottages, next along the street, which are dated 1733 in a pattern of black bricks. These have a tiled roof with axial chimneystacks.

The meandering nature of Nargate Street offers a number of sequential views, most framed with mature trees and hedgerows that allow glimpses of the buildings that sit behind them. It is on the bends in the road that one is faced with views terminated by modern buildings that do not contribute greatly to the appearance of the conservation area although most are positioned behind mature planting that softens their impact. Ellen Court is one such building, but given its size (the largest building "footprint" in Littlebourne) it has been successfully accommodated close to the conservation area.

Numbers 25, 27 and 29 Cowdown Cottages are a former oast house dating from the mid 19th century. They were converted into dwellings in 1907 and are of white painted brick with slate roof.



Above: Cowdown Cottages



Opposite these cottages is a layby of loose tarmac and gravel, that fronts a large area of woodland (known locally as 'Scoutlands'), running behind the properties on the south-east side of Nargate Street and stretching down to the river. This layby has a rather untidy appearance and could be enhanced to improve this part of the conservation area.



A handful of neutral properties follow along the western side of the road. Of note are numbers 7-15 a terrace of early 20th century cottages with decorative tile hanging to the first floor and overhanging porches to the front doors. A white painted picket fence encloses their gardens and adds to their rural charm. A grass path leading to Turners Orchard, that lies behind these Nargate Street properties, runs beside no.7



Little Court stands behind wooden picket fencing replacing earlier railings. Wrought iron gates between two brick piers give access to a gravelled parking area to the north end of the property and mature trees mark its boundary with Nargate Street. The property dates from the 18th century. Built of red brick, it has a tiled roof with two hipped dormers to the front elevation, behind a low parapet with stone coping.

Opposite Little Court a group of bungalows sit back from the road. They have lawned front gardens and white painted post and rail fencing.

Top: Entrance to Turners Orchard

Centre: Brewery House and Brewery Cottages

Above: 4 Nargate Street

Below: The Anchor Inn terminates the view along Nargate Street



The Littlebourne Doctors' Surgery is an imaginative re-use of the stables and corn stores of the Sun Brewery that used to occupy this site during the late 19th century. Opposite the Surgery is a Victorian Congregational Chapel with its slender iron railings intact. A gravel driveway to the south of the chapel gives access to a recent housing development at the rear of the Old Post Office on the High Street.

The view towards the High Street from this vantage point is terminated by the gabled end wall of the Anchor Inn, which adds to the strong sense of enclosure at this narrow end of Nargate Street with its buildings right at the road's edge.

Next to the Surgery is the early to mid 19th century Brewery House. It is of red brick with stuccoed front elevation. Numbers 6 and 8 (Brewery Cottages) are a late 16th to early 17th century timber framed building of one storey with attics. They are of post and pan timber-framing with plain and herringbone red brick infilling under a tiled roof.

Number 4 Nargate Street is an 18th century stuccoed building with steeply pitched hipped tiled roof with two dormers. It has one 3 light bay window to the ground floor with a central doorcase. On the west side of the street are nos.1 and 3 which also date from the 18th century. They are of painted brick with tiled roof with one hipped dormer. The side elevation of number 12 High Street has two windows, 2 window spaces, 2 dormers, a door of 6 fielded panels and a stone inscribed "WR 1732".

Approach from the north-west via Littlebourne Hill

The boundary of the western most point of the conservation area traverses the bend in the road where Canterbury Road becomes The Hill. To the north of the road a segment of predominantly beech and hornbeam woodland, containing a footpath leading to Court Hill, is included within the conservation area. Each side of the road is lined with mature hedges and trees and the northern side has a pavement. All the built form on this part of The Hill is on the northern side of the road apart from Little Acres, which sits back from the road in the middle of its extensive grounds to the south. A white painted post and rail fence mark the entrance to the property's driveway.

Old Oast Cottages, the first property on the north side of the road, was formerly the Master's House of the village Poor House. It is 18th century, of red brick with a hipped tiled roof.

From this vantage point above the village, the roofscape of The Hill properties lead the eye down towards the village centre which is obscured by the curve in the road, while in the far distance, tree covered hills towards Bramling and beyond can be seen at eye level. The numerous telegraph poles that line the road intrude into this vista.

Stepped back from the road is No.72, The Old Oast. This 18th century house was originally the Poor House. It is of red brick under a tiled mansard roof with three dormers. The doorcase has pilasters and fanlight. A square shaped oast with pyramidal tiled roof and cowl is attached to the rear of the building. A circular oast, attached to the front of the building, was demolished after the second world war. The extensive grounds contain many important mature trees.

A gravel drive east of the property leads to Nos. 66 and 68 which are secluded within further mature planting. Woodside and Buona Vista are modern properties either side of Holly Lodge which is an 18th century, single storey property with white painted weatherboarding to the front elevation.

From the junction with Evenhill Road, buildings in the village centre can now be seen. The rural quality of this view is maintained by the tall hedgerow lining the south side of the road and by properties on the north standing behind or hidden by hedges that form their boundaries. Again, the lines of telegraph poles are a visual intrusion.

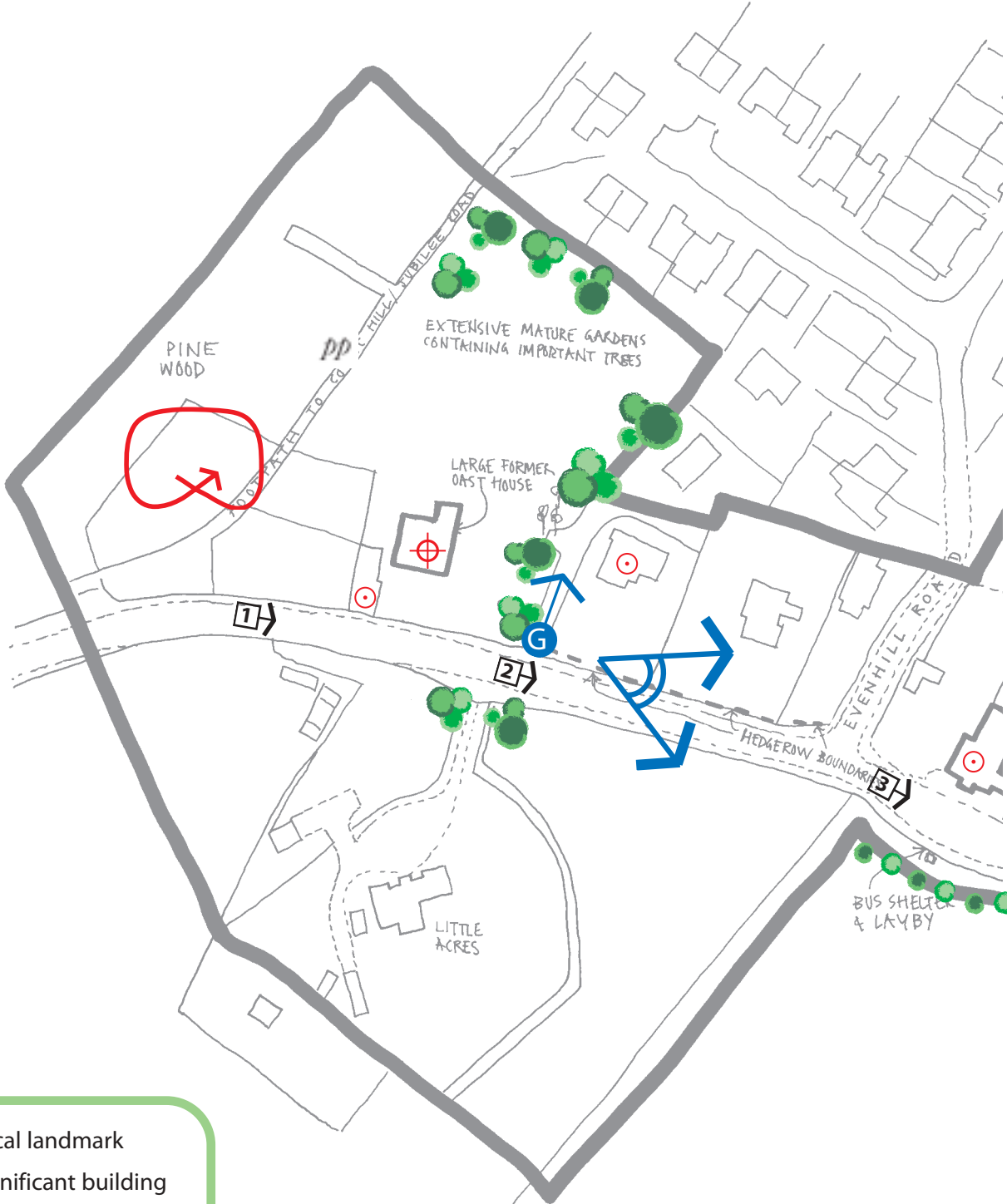
The Evenhill Public House is an L shaped building of which the front range dates from the early to mid 19th century. It is two storeys and stuccoed beneath a slate roof. The rear wing is late 17th to early 18th century with tiled roof with catslide at rear. At the time of writing, a 16 bedroom accommodation unit is being constructed to the rear of the property.










Opposite the Evenhill is a bus stop layby with a brick shelter with tiled roof. A line of trees act as a backdrop, through which views across a vast expanse of open farmland give a sense of space, in contrast to



Sequential views from The Hill

The Hill Schematic appraisal



-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Vista
-  View
-  Glimpse
-  Sequential views
-  Rhythm



LARGE HOUSING ESTATE
ACCESSED FROM
EVENHILL ROAD

AGRICULTURAL
LAND



MODERN 'UNDERSTATED' HOUSING
DEVELOPMENT USING BUILDING
MATERIALS SYMPATHETIC TO
THE CONSERVATION AREA

LARGE 16 ROOM
ACCOMMODATION UNIT
UNDER CONSTRUCTION

THE EVENHILL
PUBLIC HOUSE

NEWING CLOSE

MATURE
TREES

MATURE
TREES &
PLANTING

GRAVEL
ENTRANCE
DRIVE

HEDGEROW BOUNDARY

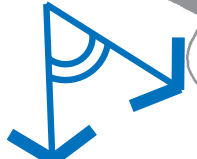
OPEN
POND/AES

UNBROKEN
TALL HEDGEROW
LINING THE ROAD

AGRICULTURAL
LAND

THE HILL

JUBILEE ROAD DP



G

R

G





Above: *Newing Close*

Below: *Properties on the north side of The Hill*



the 'walling' effect of the roadside hedgerow. This planting marks part of the southern boundary of this part of the conservation area.

Newing Close is a development of ten modern red brick properties with tiled roofs. The choice of materials used for both the buildings and carriageway are understated and unobtrusive and fit well within the conservation area.

Number 48 (Foresters Lodge) stands close to the road. It dates from the early 19th century and is stuccoed with tiled roof. Foresters Lodge was once an ale house, of which Littlebourne had several.

Continuing down The Hill past a number of neutral properties set back behind hedges and low brick walls, the open frontage, gravel driveway and array of garden ornaments at nos.28, 28A and 28B can be seen. Number 28 is an early 19th century two storey property with basement. It is of red brick with slate roof and eaves cornice. Number 28A is a two storey stable addition with slate roof and no.28B is also a two storey addition having a large bow window with pilasters on the ground floor.

Between this complex of buildings and the terrace of cottages that lead down to the junction with Jubilee Road is a narrow footpath, one of the network of interconnecting paths that are an important feature of the village. This particular path runs in a north-easterly direction behind the properties opposite the recreation ground on Jubilee Road.

High Street and Jubilee Road

The conservation area boundary follows the path behind the terraced houses on Jubilee Road that face the recreation ground. The path offers views across adjacent fields bordered with a tall shelter belt of trees, giving a sense of enclosure. Number 32 Jubilee Road, a large detached Victorian house, and the parcel of land that surrounds it are included within the conservation area, as is a portion of footpath on the north-east boundary of the house. The conservation area boundary follows this footpath as it crosses Jubilee Road and runs down the north-west edge of the recreation ground until it reaches the back of Cowdown Cottages in Nargate Street.



Above: *Footpath from The Hill to Jubilee Road.*

Following Jubilee Road back towards The Hill, the built form is on the north-west side. The recreation ground, bounded by a high weld mesh fence, slopes gently down to the south-east. The fence, obviously installed to stop young children running into the road, is detrimental to the appearance of the conservation area when viewed close up, but becomes less visually intrusive, due to its lightweight construction, when viewed from afar.

The properties along Jubilee Road are early 20th century with later bungalow infilling.

St. Vincent is a notable example of an Edwardian style house, retaining most of its elegant period features although part of the front garden wall and railings have been removed to provide a parking area. Standing next to this property is 'The Hall' dating from a similar period. This building once served as a dance hall and later as the village dairy. Modern properties occupy the corner at the junction with The Hill.

Rejoining The Hill, a track runs along the north-western side of no.17 (Halkerstone House). The south-western boundary of the conservation area encompasses the track, this property and no.15 and excludes the bungalows to the south-east.

Standing directly opposite Jubilee Road is the old village school. Now converted to a house, it sits back from the road. A Victorian building, it retains architectural details such as stone feramenta, decorative wooden gables and diaper tiling to the roof. A brick wall borders School Path that runs alongside the former school. This path forms a link between The Hill and Bekesbourne Lane.

Dial Cottages face directly onto the road. They are of red brick with tiled roof with a paired central doorcase set within a segmental arch, and date from the 18th century. The parking area to the north-west and in front of the old school present a 'broken' street frontage, especially when approached from Jubilee Road.

Rose Cottage dates from the early 19th century. Built of brown brick with slate roof, it stands behind tall hedging and the conservation area shares its boundary with that of the garden.

The High Street properties between Rose Cottage and Orchard Close are excluded from the conservation area. The recreation ground borders the north-east side of the High Street with a slightly elevated grassy bank. An unobtrusive parking area has been created along this side of the recreation ground. This area has a real feeling of space following the sense of enclosure encountered on The Hill. The recreation ground (approx 2.2 hectares) has a backdrop of trees lining paths along its north-east and south-east boundaries. Behind this border, further mature trees can be seen in the near and far distance.

The Village Hall in the south-east corner of the recreation ground was built in 1955. Over the years it has been extended and recently adapted to include a Post Office and village stores following the



Top: Mesh fencing along perimeter of recreation ground.

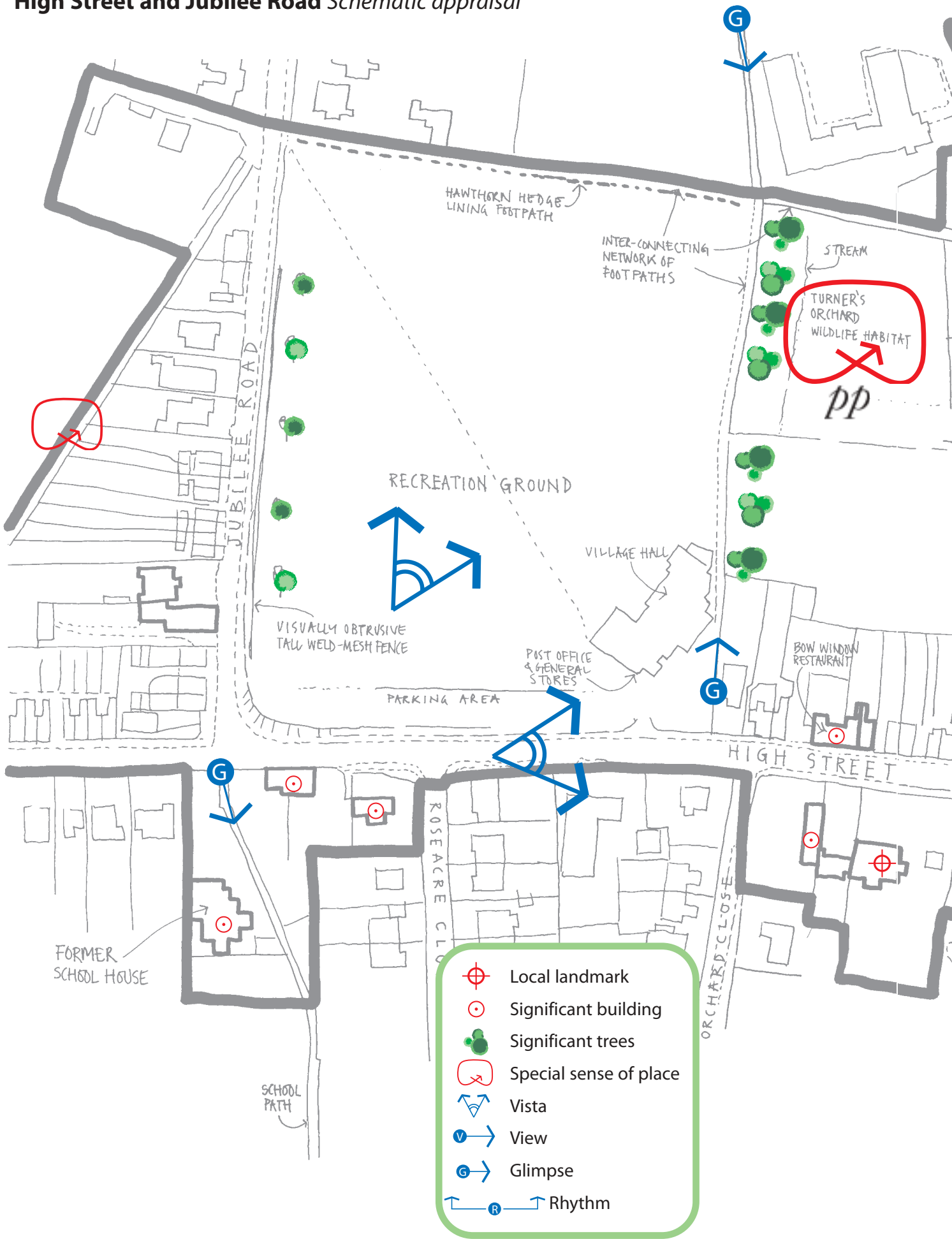
Centre: St. Vincent.









Above: Dial Cottages, built directly on the road edge.

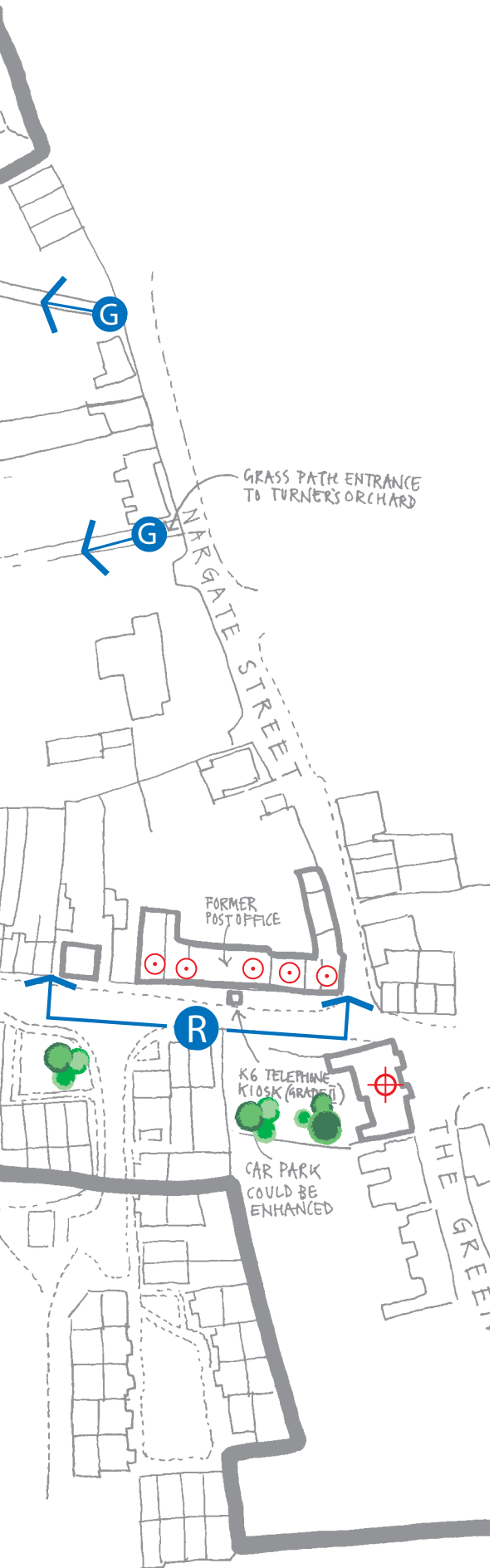
Below: Rose Cottage.



High Street and Jubilee Road Schematic appraisal



-  Local landmark
-  Significant building
-  Significant trees
-  Special sense of place
-  Vista
-  View
-  Glimpse
-  Rhythm



Above: View across the recreation ground and the new village store

closure of the old Post Office at 22 High Street and the loss of all other shops. For that reason it has become something of a 'hub' within the village and there is a steady flow of vehicular traffic bringing people to use the facilities and the recycling banks located in the car park.

Numbers 52 and 54 (Pear Tree Cottages), opposite Orchard Close, have front elevations of yellow stock brick and date from the early to mid 19th century. The entrance to the Bow Window Restaurant car park runs along the side of no.52. The Bow Window Restaurant is a late 15th to early 16th century timber-framed building with a hipped tiled roof. A bressumer and diagonal braces are visible on the side elevation, as is a blocked-in original window opening. Numbers 46 and 48 are of painted brick beneath a peg tile roof and are 18th century or earlier. The end elevation is tile hung.

Little Howletts, on the south west side of the High Street, is of two parallel ranges, the rear being 18th century and the front range a 19th century addition. It is stuccoed and of two storeys with attics and has two early 19th century bays on the ground floor. A Tuscan porch between these contains a doorcase with narrow side lights and a segmental fanlight at the top. The house is situated behind a high brick wall with gated entrances. The conservation area boundary includes nos. 15 and 17 which are of some architectural merit.

Right: *Little Howletts*

Below: *The Bow Window Restaurant*



Above: *The Maltings*

The Maltings housing development occupies the site, as the name suggests, of the Old Malthouse which dominated Littlebourne High Street for more than 200 years. A grass area, edged with trees faces the High Street. A brick bus shelter stands on the north-west corner. The development dates from the mid 1970's and is predominantly of red brick and tiled roofs. The houses facing the High Street were built as a terrace to echo older terraced properties within the village. The rear part of the development is excluded from the conservation area.

The car park at the rear of the Anchor Public House is bounded by a white painted picket fence that encloses a large tarmac area. This area could be enhanced with judicious planting forming a screen.

Returning to the north-east side of the High Street, Nos.42 and 44 are early 19th century semi-detached cottages of two storeys. They are of painted render under a hipped tiled roof with central chimney stack. Numbers 32, 34, 36 and 40 are a red brick terrace (although No. 40 has been painted) dating from the 1860's. The terrace has a tiled roof with one gabled dormer.

Number 30 High Street is an 18th century building refronted in stucco in the early 19th century. The other elevations remain as red brick. The property is constructed as two parallel ranges with tiled roofs. A mid 19th century shop front is installed on the right hand side of the ground floor. The doorcase has a flat hood and brackets.

A low brick wall with railings and brick gate piers with wrought iron gates enclose the yard where the slaughter house for the former butchers shop at number 28a High Street stood.

Number 28a is a building circa 1830 of painted brick to the front elevation. It is two storeys with hipped tiled roof and has a simple doorcase and a three light canted bay window to the ground floor that still retains its blind box from its days as a retail premises with a

decorative wrought iron balcony above. The side elevation is also two storeys and of red brick beneath a tiled roof. This elevation also has a three light canted bay and cross shaped iron ties.

Number 26 High Street is stuccoed with a central canted bay window on the ground floor with doorcases on either side with flat hoods over. Number 24 is of red brick with a square bay on the ground floor. Both properties have a peg tile roof and date from the 18th century.

Until recently number 22 was the village Post Office. A cast iron post box is built into the wall on the front elevation. It is an 18th century building of brown brick with red brick dressings. It has a tiled roof and moulded brick eaves cornice. Shaped Dutch gable ends are partially concealed by the party walls of the adjoining properties.

A K6 type telephone kiosk stands immediately in front of the southern end of the old Post Office. The kiosk was designed in 1935 by Sir Giles Gilbert Scott and is constructed from cast iron and glass. It is one of a number within the Canterbury District that have been statutory listed grade II.

Numbers 14 to 20 (even) are a row of 17th century or earlier timber framed cottages. They have been refaced with stucco although No.14 retains the overhang of its first floor. They have a tiled roof with four dormers. Numbers 18 and 20 have an 18th century cornice and parapet. And No.14 retains one original mullioned window opening on the ground floor.

Dated 1732 but refronted in cement, this corner building of two storeys with attic has a hipped tiled roof and moulded wooden eaves cornice. There is a modern bow window to the ground floor of the High Street elevation.



Top: 28a, 26 and 24 High Street.

Above: Grade II listed telephone kiosk outside the former Post Office.

Physical Fabric

Handmade red bricks are the predominant building material within the conservation area with the majority of historic buildings dating from the 18th and 19th centuries. There are, however, a significant number of earlier properties of timber frame construction. Kent peg tiles provide the roofing material for the majority of these buildings, with slate being used from the 19th century. Thatched roofs are also evident on a collection of cottages in Nargate Street and notably on the Littlebourne Barn.

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 Littlebourne Conservation Area.
- Varied but harmonised townscape, notably at The Green and Nargate Street.
- Sympathetic conversion and redevelopment of buildings such as the old school and doctors' surgery.
- Historic street furniture such as the K6 telephone box in the High Street and cast iron finger post in Nargate Street.
- 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.
- Use of traditional building materials for more recent housing developments respect their historic setting.

Weaknesses

- Large 1960's and 70's housing developments adjoining the conservation area ignore their rural and village setting.
- No protection afforded to the landscape setting by statutory or local designations.
- Speeding traffic along the A257 leads to noise and safety issues.
- Few safe places for pedestrians to cross the High Street.
- Visual intrusion of telegraph wires throughout the conservation area.
- Unsympathetic treatment of boundaries, entrances and off road parking areas.
- High weld mesh fence along the Jubilee Road boundary of the recreation ground has a temporary and unsightly appearance.
- Whilst a much needed amenity for the community, the Post Office and General Stores and recycling banks (and also a visiting fish and chip van), have led to a 'hot spot' of vehicular activity in a fairly confined space.

Opportunities

- Layby and woodland in Nargate Street could be enhanced to become an attractive local amenity.
- Enhancement of the riverside footpath along the river, respecting its tranquil, rural nature.
- Developing the 'permiability' of the extensive network of footpaths throughout the village for greater pedestrian access.

Threats

- Flooding along Nargate Street and The Green.
- One of the rural characteristics of Littlebourne is that in many places there are no pavements. The needs of pedestrians and Vehicular traffic often conflict and, at the present time, vehicles have the upper hand.
- No Village Design Statement to influence any development adjoining the conservation area.

Recommendations

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

- The Parish Council have begun the process of producing a Village Design Statement which will cover areas both within and without 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 Littlebourne.
- Improve or replace fencing along the Jubilee Road boundary of the recreation ground.
- Undergrounding of telegraph cables would visually enhance all parts of the conservation area.
- Reinstate walls, railings and other boundaries where these have been lost or removed to accommodate vehicle parking.

Appendices

Policies & Legislation Applicable to the Conservation Area

- Planning (Listed Buildings and Conservation Areas) Act 1990
- PPG 15
- PPG 16
- 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 Littlebourne Conservation Area (where a building is listed the grade of its listing is shown in brackets).

Bekesborne Lane (The Green)

Malvern Cottages (Locally listed)
Nos. 12 - 20 (even) (Grade II)
No. 22 (Locally listed)
Nos. 24 -28 (even) (Grade II)
Albion House (Grade II)
Albion Cottages (Grade II)
No. 36 (Leigh) (Grade II)
No. 38 (Leigh Cottage) (Grade II)

The Green

No.1 (Grade II)
Garden wall and two storey outbuilding to No. 1
Nos. 5, 7 and 9 (Grade II)
The Manor House (Grade II)
Manor Oast Flats (15 - 23 odd) adjoining
The Manor House to the southwest (Grade II)

Church Road

Littlebourne Court House (Grade II)
Littlebourne Barn (Grade I)
The Granary at entrance to Littlebourne Court
Church of St. Vincent (Grade I)
Church Cottage
Willow Cottage (Grade II)

High Street

Littlebourne House (including outbuildings to the rear)(Grade II)
Garden wall to Littlebourne House (Grade II)
K6 Telephone Kiosk (721236) (Grade II)
4 (King William IV Public House (Grade II)
Rear wall of car park to King William Public House
Nos. 6, 8 and No. 2 (Corner Cottage) (Grade II)
No. 12 (Grade II)
Nos. 14 - 20 (even) (Grade II)
22 (former Post Office) (Grade II)
24 -30(even) (Grade II)
46 and 48 (Grade II)
50 (The Bow Window Restaurant) (Grade II)
The Anchor Inn (Grade II)
Little Howletts (Grade II)
Nos. 15 and 17
No. 21 (Rose Cottage) (Grade II)
Nos. 23 and 25 (Dial Cottages) (Grade II)

The Hill

No. 1 (old school house)
Nos. 28, 28a and 28b (Coachman's Cottage)
Holly Lodge (Grade II)
The Evenhill public house (Locally listed)
Old Oast (Grade II)
Old Oast Cottages (Locally listed)

Nargate Street

Corner Cottage (Grade II)
Brewery Cottages (Grade II)
Brewery House (Grade II)
Doctors' Surgery
Cowdown Cottages (Locally listed)
White Cottage (Grade II)
Brookland Cottages (Grade II)
Tudor Cottage (Grade II)
Old Waterway Cottage (Grade II)
Brick wall surrounding bungalows at the junction with Church Road.
Cast iron finger post opposite Church Road.
Riverbank (Grade II)
Oast Cottage (Grade II)
Devon Cottage (Grade II)
1, 3, 5 (Little Court) (Grade II)
37 and 39 (Old Hall) (Grade II)
Nargate Cottages (Grade II)
Whitegate Cottage (Grade II)
Vine Cottages (Grade II)
Haven Cottage (Locally listed)
The Old Vicarage (Grade II)
79 - 85 (odd) (Grade II)