

South Whitstable Conservation Area Appraisal



Canterbury City Council

2 March 2010



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1. Introduction

This appraisal examines the key elements that contribute to the special architectural and historic character of South Whitstable. The character of any town/area is determined by its topography, location, the layout of its streets and open spaces and the age, material and style of its buildings. The combination of all these factors creates the character of an area and in the case of South Whitstable a special, 'sense of 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 South Whitstable conservation area was designated on the 5th March 1991.

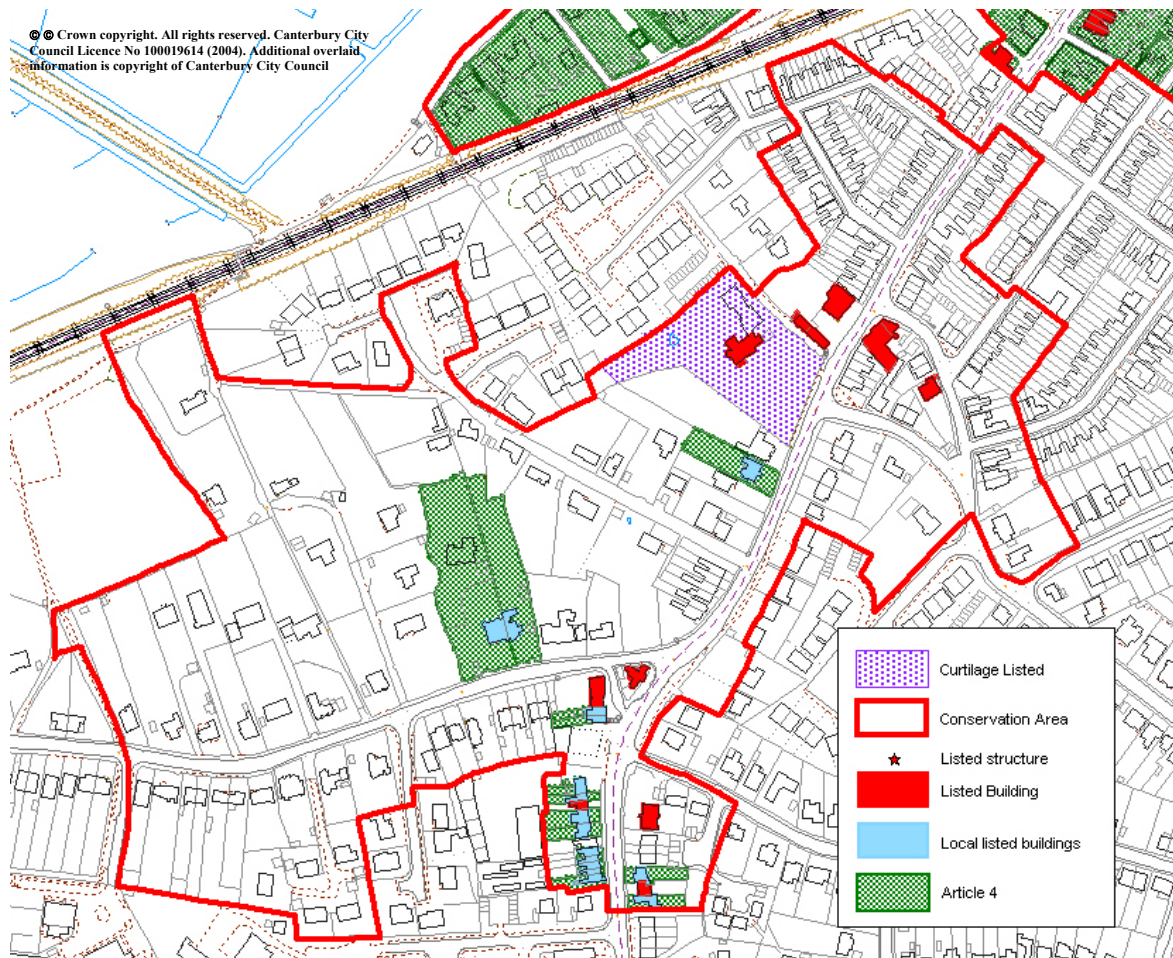


Figure 1: Whitstable South Conservation Area

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 South Whitstable 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 Characteristics

This appraisal concludes that the most significant features of the South Whitstable Conservation Area are:

- The mix of terraced and lower density suburban housing
- Encapsulation of an early 18th century settlement in later expansion
- Canterbury Road and its affect on the character and appearance of the area
- The importance of gardens and mature trees forming the backdrop to the built form
- Strongly defined front boundaries (stone and brick wall, fences, hedges and trees)

1.3 Planning Policy Framework

National Policy Guidance

Government advice on the control of conservation areas and historic buildings is set out in Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15 – Planning and the Historic Environment.

Planning Policy Guidance Notes 15 & 16, the South East Plan, Regional Spatial Strategy, and the Kent Design Guide provide the general strategic policy context under which the policies in the local plan function.

Regional and County Guidance

The Secretary of State published the South East Plan (regional Spatial Strategy) on 6th May 2009. The 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 BE6 requires local authorities to adopt policies and proposals, which support conservation and enhancement of the historic environment. Policy BE1: Management for an urban renaissance, is also relevant and states, inter alia, ‘*promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place, including the sensitive reuse of redundant or under-used historic buildings*’.

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

The primary means by which the City Council ensures the preservation and enhancement of the conservation area is through the development control process and by applying the policies of the Canterbury District Local Plan (2001 – 2011). The Local Plan, adopted in July 2006, sets out the spatial strategy for the Canterbury District. It includes policies on housing, the economy, town centres, the natural and built environment, community infrastructure and many others. A number of designations are particularly relevant to Whitstable, including those relating to conservation areas, open space and flood risk. Proposed allocations related to housing, mixed uses, leisure and open space are also in the 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 Local Development Framework (LDF) will supersede the Local Plan in 2012. The LDF Core Strategy Options Report was published in January 2010 and was subject to public consultation until March 2010. The Core Strategy when adopted will provide the overall spatial strategy for the district until 2026. The Local Plan remains an important part of the planning framework for the district. Most of its policies were saved by the Secretary of State in 2009 and continue to be relevant in determining planning applications. The LDF consists of a collection of Local Development Documents, including the Core Strategy, Proposals Maps, Area Action Plans, and other development plan documents, which may deal with conservation issues as well as 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.

Joy Lane Design Guide

In order to guide infill and residential intensification in the Joy Lane locality design guidance was prepared and adopted in May 2006. The guidance covers the whole length of Joy Lane not just the conservation area.

2. Location and Setting

2.1 Location

Whitstable stands at the mouth of the Swale opposite the Isle of Sheppey, and it is 10 kilometres north of Canterbury and 5 kilometres east of Herne Bay.

The South Whitstable conservation area is located to the south west of Whitstable town centre; to the south of the railway line linking Herne Bay and Whitstable to Faversham in the west. The conservation area straddles Borstal Hill, Canterbury Road and Joy Lane.

The conservation area is located in the Gorrell ward (population 5,883 in 2001) and is within the Census Neighbourhood Area 008E (population 1,502 in 2001). Approximately half of this Neighbourhood Area lies in the conservation area and the population of the conservation area can be estimated to be approximately 750 persons.

2.2 Topography

The conservation area lies at the foothills of the London Clay slopes that define the setting for Whitstable. At the north of the area the land is some 5 metres OD (at Canterbury Road/Suffolk Street), and at the Borstal Hill/Joy Lane junction the land has risen to 10 metres OD. The southern part of the conservation area lies on a bed of alluvial deposits with outcrops of blue-grey London Clay, much of which was once salt marsh. The London Clay to the north of the area is a marine sediment of Late Tertiary date that was subject to protracted fluvial erosion during the Quaternary period. The mix of the London Clay and alluvium enabled the soils within the conservation area to be utilised for arable cropping.

2.3 Biodiversity Assessment

The large gardens associated with the low-density housing, comprising the majority of the conservation area, are of importance for biodiversity. Large numbers of mature trees are present, some of which provide areas of dense cover where there are numerous specimens growing in close proximity. In addition to this, well-established hedgerows and dense boundary planting is prevalent throughout the conservation area allowing less mobile species movement. Numerous species will benefit from the presence of these features; they provide a valuable habitat for a wide range of insects and in turn a food source for animals such as bats and birds. The protection that the trees provide from both disturbance and predation sees them utilised for both roosting and the rearing of young plus the fruit that they produce generates an additional food source. A wide range of bird species are associated with this type of habitat, some of which have seen sharp declines in their population numbers, therefore it's importance should not be underestimated. Of note are the house sparrow and song thrush, both UK Biodiversity Action Plan species and on the red list of birds of conservation concern, as is the starling whereby a severe (at least 50%) decline in UK breeding population over last 25 years has occurred. Domestic gardens are important in that they can also offer a mosaic of different habitat types; an important requirement for reptiles, and it is therefore likely that both slow-worm and common lizard also occur within the conservation area.

The presence of so many large gardens means there is the potential for infilling to occur, resulting in a loss of species rich habitat. Any development in these areas should ensure that the appropriate ecological surveys are conducted and that mitigation measures are implemented.

3. Archaeology and Historic Development.

Whitstable developed as a small market town from very humble origins formed by the amalgamation of three Saxon manors; Seasalter, Harwich and Nortone, (also known as Northwood). The town centre sits on generally flat coastal land. In the 19th century the town developed away from this coastal area to the higher land to the south, west and east. Archaeological evidence shows that the land on which Whitstable was eventually to develop was salt marsh that was subject to flooding. Indeed, most of the main town centre and a small eastern section of the existing South Whitstable conservation area are within the Environment Agency's flood risk zone.

The road from Whitstable to Canterbury was turnpiked in 1736 (abolished 1871) and a turnpike cottage was constructed at Borstal. The turnpiked road linked St Dunstan's cross in Canterbury to the 'waterside' in Whitstable.

The 1819 Ordnance Survey map shows a number of mills that existed in and around Whitstable indicating the presence of arable agriculture. However the majority of Whitstable's inhabitants at this time were involved with the seafaring, fishing and the carrying trades.

The railway link to Canterbury completed in 1830 saw Whitstable develop as a fashionable seaside resort. Between 1840 and 1914 there was a rapid growth in population. The turnpike road between Whitstable and Canterbury in the 1820's had 4,000 users a year but by 1835 26,000 people per year were travelling by train. The modernisation of the railway in 1844 saw a significant expansion of the town's urban area. The second railway line in 1860 linking the main line to London, Chatham and Faversham heralded the growth of the modern town. This growth included land within the South Whitstable conservation area.

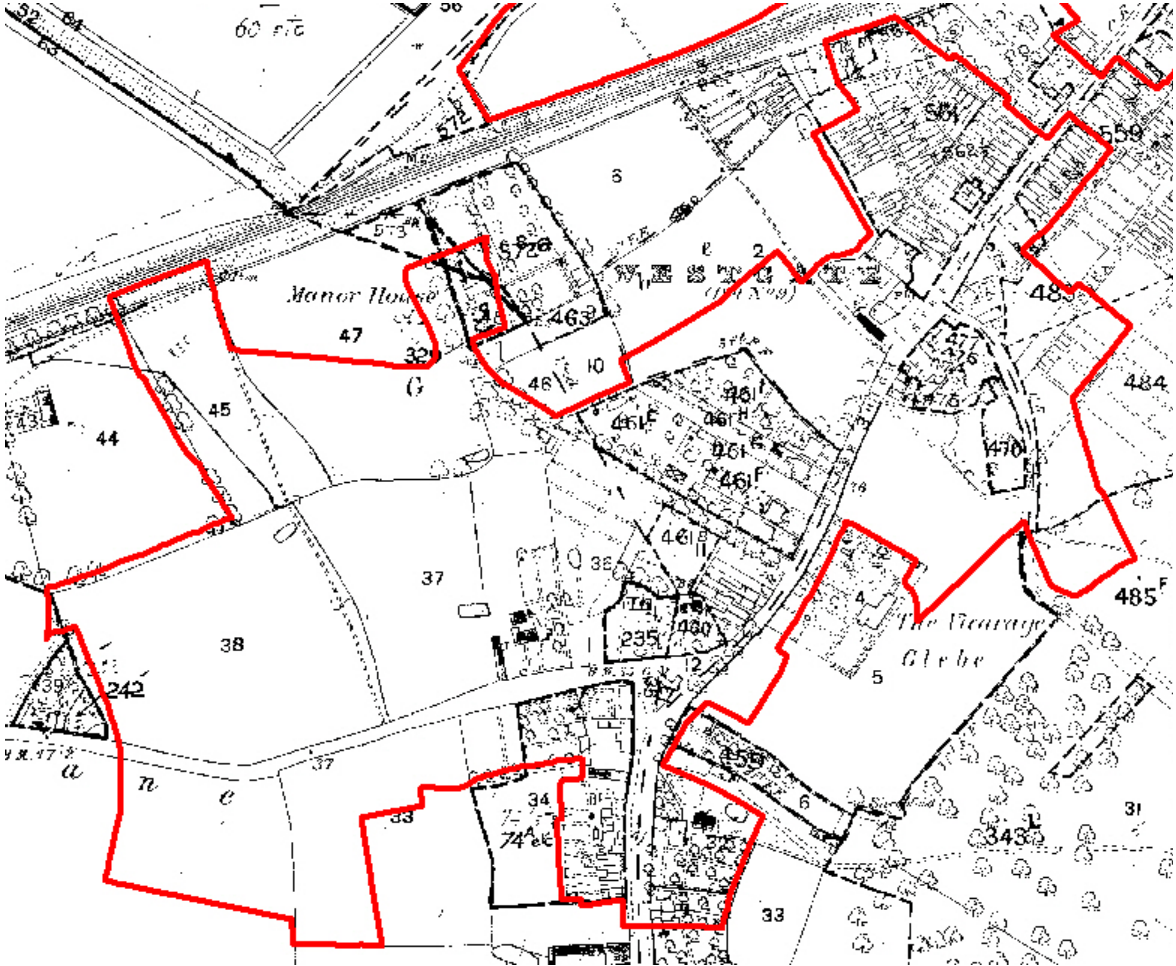


Figure 2: - Historic plan – 1872

There are two groups of listed buildings within the conservation area: one at the junction of Joy Lane, Borstal Hill and Canterbury Road; and the other at the junction of Canterbury Road with Forge Lane and Saddleton Road. The Canterbury Road buildings generally date from the 18th century and the Borstal Hill group from the early 19th century. However there is evidence that the Stone House (74 Borstal Hill) dates from the 17th century. The terraced housing at Norfolk Street and Suffolk Street dates from the late 19th century. This form of housing creates an interesting contrast with the lower density suburban developments on Canterbury Road, Alexandra Road and Joy Lane to the south. Joy Lane is an historic lane linking Borstal and Seasalter. The lane remained largely undeveloped, apart from Parsonage Farm, until the early 20th century.

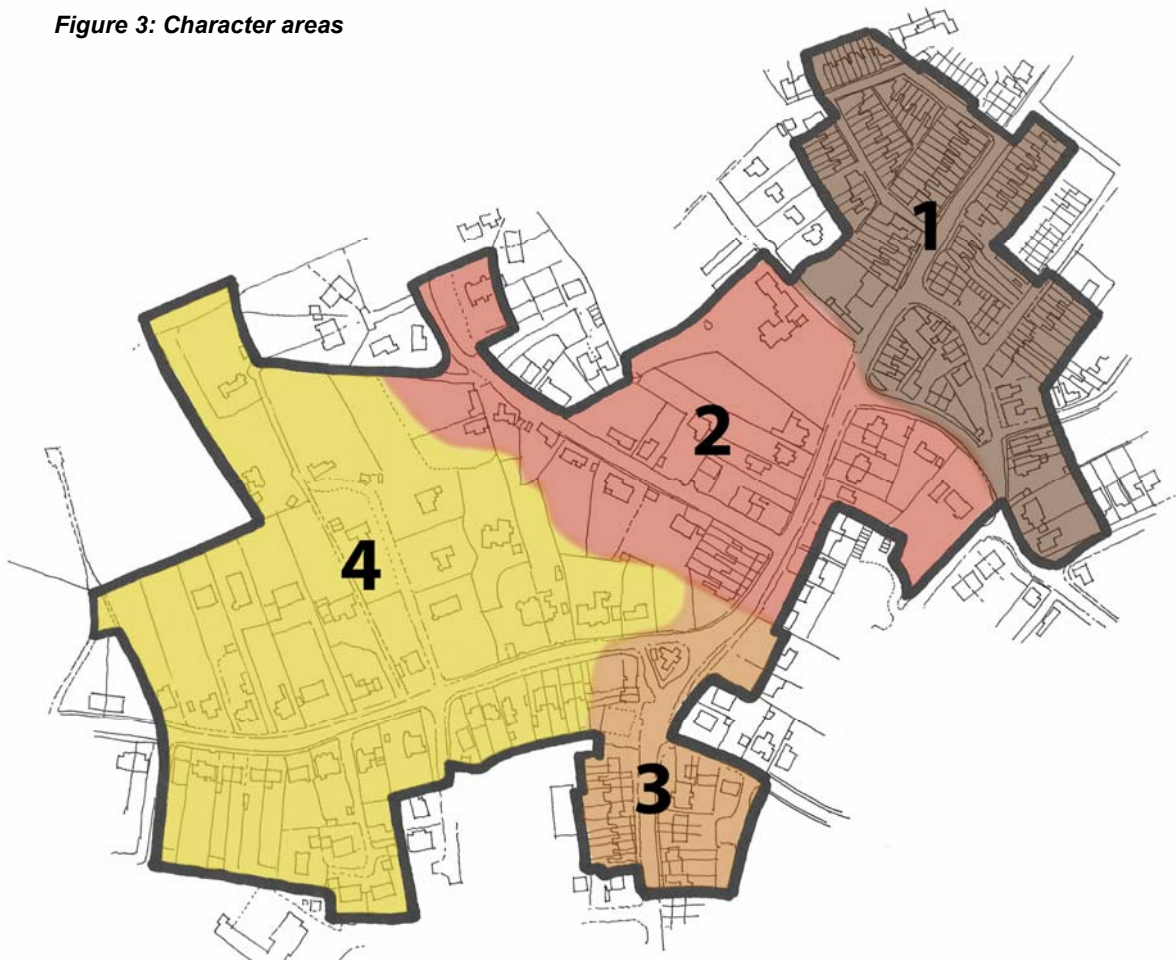
Development within the conservation area should have regard for the potential of archaeology. The two clusters of listed buildings described above are the areas of earliest settlement and have potential for archaeological finds.

4. Character analysis

To allow analysis of the townscape character of the South Whitstable conservation area it has been divided into four sub areas, each with its own characteristics. The 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, the contribution of landscape, trees and hedges. The three character areas are:

1. Norfolk Street, Suffolk Street, Forge Lane and Canterbury Road (part)
2. Alexandra Road and Canterbury Road (part)
3. Borstal Hill/Gordon Road
4. Joy Lane/Irish Village

Figure 3: Character areas



4.1 Norfolk Street/Suffolk Street/Canterbury Road

The sub area is divided by the Canterbury Road, the A290. On either side of the road are two storey terraced houses in red or yellow stock brick with slate roofs. Numbers 59 to 91 on the eastern side of the road have dormer windows. Numbers 93 to 97a are a small terrace with decorative cast iron verandas. The houses date from the mid to late 19th century and have bay windows to the ground floors and small front gardens. The road dominates the street-scene and has a detrimental effect on the character of the street.



Canterbury Road – looking north. Properties are generally 2 - 2½ storeys

Norfolk Street and Suffolk Street are by contrast quiet residential enclaves. The terraced houses in Norfolk Street are smaller than those on the main road and front directly onto the street. The houses have a semi circular arch over the door and have two window openings. This arrangement is common elsewhere in Whitstable and is an indication that the houses date from the early 19th century. The houses are a mix of yellow stock bricks and painted brickwork (in a mix of colours). The majority of the houses have been altered and have lost their original sash windows and panelled doors. Norfolk Street has a bend that means that a view along the whole length of the street is not possible. The road bends outside the Old Bakery (now a studio/gallery), a large two storey industrial building with a gable facing the street. This building acts as a visual hinge in the street. As one continues along the street the vista to the north is closed by a white weatherboarded cottage on Suffolk Street (number 18). Numbers 9 to 17 on the north side of Suffolk Street are two storey terraced house with ground floor bay windows that front onto the pavement. Opposite is a two storey workshop building. Suffolk Street turns 90 degrees outside number 8 and rejoins Canterbury Road. The conservation area includes the Victorian properties on the southern side of Suffolk Street. These are a group of painted (render or brickwork) two storey houses with small front gardens. The majority of these have retained their original features. Numbers 1 to 3 have ground floor bars, decorative door mouldings and arch topped first floor windows.



Norfolk Street

The main group of Listed Buildings in this sub-area are located at the Forge Lane and Canterbury Road junction; Forge Lane aptly named because the 'Old Forge' building opposite the 'Two Brewers' Public House dates back to the late 1700's and was used as a blacksmith up to 1903. This particular building with the late 18th century public house opposite would have been an important staging post with an inn, stables and forge. An early photograph of the two-storey Old Forge shows its original detailing with two large access doors. The old forge building has been converted to an office and two bow windows installed. Adjoining this building is number 99a a late 18th century two storey house in red brick. This building shares a fascia with the neighbouring property 1 Forge Lane. Number 1 Forge lane is a small, two-storey, brick built cottage, now pebbledashed, with a zig-zag brick dentil course at eaves level. The building has a clay peg tiled roof and the first floor window box sashes are intact. The shop window and door with pilasters and glazing bars also survive.

The two-storey public house, the Two Brewers (No. 72 Canterbury Road) on the northwest side was originally built as a cottage in 1671. It is a brick building with a dentil eaves course under an old clay tile hipped roof. An early photograph shows the front eaves line of the roof hidden by a full width advertisement. At ground level the central entrance doorway is under a segmental brick arch. To the east on either side of a large window are two further doors. The original brickwork and eaves dentil course is still intact and acts as an attractive contrast to the light painted façade. The stables comprise two linked buildings with a small extension at the northern end. This building also has two original windows and a stable door with ventilating bars. The stables to the northwest of the public house are a late 18th century building (listed grade II) and form the boundary with Glebe Way. Willowdene on Forge Lane is also of note, and is a two-storey listed building (grade II). This is an early 18th century red brick building has a clay peg tile roof. The remaining properties in Forge Lane are two storeyed late 19th century/early 20th century semi detached houses in red or yellow stock bricks.

The conservation area also includes numbers 51 to 73 Essex Street. The Essex Street properties are two storey terraced houses in red and yellow stock bricks together with a rendered property. Opposite is a development of two storeyed houses (2a,2b and 2c Forge lane) in yellow bricks with a concrete tile roof dating from the 1980's. The western part of Whitbourne Court is within the conservation area and is a two storeyed housing development dating from 2000. The gable ended property fronting onto Essex Street is included in the conservation area but the row of houses (numbers 1 to 6 Whitbourne Court) are not included.

4.2 Alexandra Road/Canterbury Road

The section of Canterbury Road south from Saddleton Road to the start of Borstal Hill has a different character to that to the north in sub-area one. The density is noticeably lower and detached villas are the predominant form as opposed to terraced housing. Number 78 is a good example of a mid Victorian villa. It is two storeys constructed in yellow stock bricks with a rendered flat roofed porch. The villa is set in a large garden with mature trees fronting the street. Number 86, Sara's Court is a large two storey rendered property now divided into flats.

The largest property in the sub-area is Granary House. This building supposedly dates back to the 17th century. However it appears that the building was constructed in the early 20th century using salvaged 17th century building components. Nevertheless the building is listed grade II. It has been subject to much alteration and extension. To the rear on the northeast side is a large extension that is aligned onto Glebe Way. The Granary House is currently (2009) vacant and is undergoing redevelopment. The grounds are well treed and these trees form an important backdrop to the buildings on Canterbury Road.

Alexandra Road is a cul-de-sac leading off from Canterbury Road to the northwest and is terminated by the Manor House. The Manor House is not listed but is an imposing building in yellow brick with red brick details. The house has two full height flat roofed canted bays with a central porch, a number of tall chimneys adding to the skyline value under a slate roof behind a parapet with stone capping. The main façade faced north towards the sea, now beyond the railway. The house has been converted to flats. The grounds of the Manor House were developed with houses and bungalows in the 1960's/70's. These properties are not included in the conservation area. There is a mix of properties in Alexandra Road, mainly single storey and set in large gardens. The road is well treed and has an almost rural character. Number 7 is an interesting cottage that may have been an out building associated with the Manor House.



Alexandra Road – showing its semi rural character

The sub-area ends with numbers 88 to 98 Canterbury Road, on the western side of the road. This is a group of two and three storeyed villas that have been extended and infilled. They front the road and are set back behind a hedge. The mix of gables, parapets and eaves facing the road is of interest.

4.3 Borstal Hill/Gordon Road

The third sub area is formed by a group of listed, locally listed buildings at the junction of Joy Lane, Borstal Hill and Gordon Road.

Tollgate Stores (number 2 Borstal Hill) is a single-storey tollgate cottage and has a slate roof with a projecting bay window. The original brickwork is painted cream. The building sits on a triangular shaped island site. The building dates from circa 1860 and replaces the 18th century tollgate that was demolished when the railway embankment was constructed across Canterbury Road. The turnpike continued to operate until its closure following national legislation in 1871. The famous playwright Arthur Pinero donated a horse trough and pump in 1896. The horse trough was replaced in 1936 by one donated by the Metropolitan Drinking Fountain and Cattle Trough Association.

The early 18th century two-storey Waypost House is located to the west of the Tollgate Stores. The house has a peg tiled roof with an attic and is constructed in red brick with a modillion eaves course. There is a mixture of original and modern windows. Attached to this building are numbers 6 and 8 Borstal Hill a pair of locally listed 19th century painted brick cottages. The petrol filling station interrupts the streetscape at this point and is a negative feature in the conservation area. Numbers 12 to 22 Borstal Hill are another group of early 19th century buildings. Number 18 is a listed building and the remainder are locally listed. There is then another group of locally listed mid 19th century terraced houses (numbers 26 to 34). The buildings have a good group value and are important both historically and in townscape terms.

Across Borstal Hill on its east side are numbers 3 to 7 Borstal Hill. Number 5 is listed, grade II, and dates from the 17th century. This building has a brick ground floor and a weatherboarded first floor above. Numbers 3 and 7 are both locally listed. Number 3 dates



from the 17th century but has been altered and number 7 dates from 1878. Grimshill, number 1 Borstal Hill is an 18th century house with an earlier core. A small housing development took place on land adjoining and to the rear of Grimshill. The development known as Granary Place dates from 1993 and included the construction of eight town houses and the conversion of the former granary. The development is good example of a contemporary design that retains a vernacular quality.

Borstal Hill – showing the petrol filling station and associated signage

4.4 Joy Lane

The fourth sub-area, and the largest, is Joy Lane. The buildings along Joy Lane are a mix of Edwardian and 20th century housing. The area remained in use as farmland until circa 1900 when two residential developments took place. A development of six houses took place adjacent to Parsonage Farm and a further group of properties were constructed adjacent to the Canterbury Road junction. The majority of the development on Joy lane dates from 1918 to 1939. The properties have an appealing mix of suburban styles including Tudor revival and Arts and Crafts influences. A further period of mainly infill development occurred in the 1960's and 1970's. In the last five to six years pressure for demolishing existing properties and replacing them with more intense forms of development has increased. In order to control this type of development and recognising the qualities that the area possesses the City Council, in 2006, adopted design guidance for the Joy Lane area.

On the south side there a number of detached villas (some with red, some with yellow brick facades, many with slate roofs with protruding bay windows) and semi-detached houses. On the north side a more open distribution of houses has evolved set amongst a wide variety of mature trees, hedges, shrubs and boundary walls. This mature setting, in several instances, hides the buildings from public view. The houses have pitched roofed porches, corner octagonal bays, gables with Tudor style timbering details and outbuildings with thatched roofs.

Number 3 is a yellow stock brick Victorian villa that has been sensitively extended to form the St Martin's Residential Home. To the west is Barn Cottage and Barn House (numbers 7 and 7a) a pair of locally listed buildings. Barn Cottage dates from the early 19th century and is constructed in red bricks with blue headers as decoration. Barn House is a good example of the Tudor revival (or Mock Tudor) style that was fashionable in the early 20th century. The thatched outbuilding fronting onto Joy Lane in the grounds of Barn House is a charming feature. Number 9 is another example of the Tudor revival style and is a large detached house set in large grounds.



Barn House

The road is characterised by mature trees and shrubs and has in parts the verdant character of a rural lane. The Irish Village, so called because the houses are named after Irish counties, is a good example of 'urbs in rure' (town in country). Large detached houses are set into large, well treed gardens. The overall density is very low and the result has an almost rural quality.

4.5 Materials

The conservation area contains a varied mix of materials. Walling materials are: red or yellow stock bricks, frequently painted; render (often with half timbering); and weatherboarding (usually to the first floors). Roofs are a mix of peg tile, slate or concrete tile. Boundaries are a mix of hedges and low walls, or full height boundary walls of brick, brick and flint, flint or stone.

5. Pressures

The appraisal looked at the strengths, weaknesses, opportunities and threats to the area. This analysis is known as a "SWOT" (Strengths, Weaknesses, Opportunities, Threats) analysis and is outlined below.

5.1 SWOT

Strengths

- Important historical background to the area's evolution.
- Key buildings and groups of buildings on main roads of historic importance.
- The high quality of landscaped space amongst the low-density residential areas.
- Key notable buildings designated as of statutory listed and local listed value.

Weaknesses

- The A290 traffic and appearance has a negative effect on the character of the area.
- Numbers of properties within Victorian terraces have suffered from alterations where original details have been lost or badly repaired.
- The elaborate and decorative details that add character to the area are in need of attention such as bargeboards, original doors, bay windows and roof finishes.
- Modern additions and alterations have diluted the integrity of the original building.

Opportunities

- The area around the tollgate building is one that could be enhanced by hard and soft landscaping.
- The petrol filling station is a negative feature in the streetscene.
- Restore sash windows, bay windows, shop fronts and frontages of buildings of architectural and historic character where there is historical evidence to enable this to be pursued.
- To restore the stables at the Two Brewers public house

Threats

- Further loss of architectural detail in non-listed properties. The collective architectural interest of 19th century terraced houses in the 'classically' inspired style (two sash windows to the first floor with a door and window to the ground floor with recessed entrances or doorways with shell motif fanlights) are vulnerable to unsympathetic alterations that can spoil the appearance of the individual property and of the street
- Over intensification of residential areas

5.2 Boundary assessment

The existing boundary set in 1991 carefully used surrounding land uses, building character, natural features, roads and the former railway line to define its boundary. The boundary has been re-assessed and it is considered that it does not need to be altered.

6. Management

There is a need to ensure that all future developments in the conservation area respect the local distinctiveness of South Whitstable. The key issue is maintenance and improvement of those aspects that contribute to the character and quality of the street scene.

- Any new development should understand the history and context of the conservation area.
- Ensuring that the lower density housing areas (Alexandra Road and Joy lane) are not subject to inappropriate residential intensification.
- Original doors and windows should be protected and repaired rather than replaced
- Ensuring the scale of extensions and new buildings respect their context.
- Changes or extensions should not swamp existing buildings and does not make presently unsympathetic buildings more visible.
- Boundary treatments should be brick or stone (including flint) walls or low walls with hedges.
- Use of traditional materials especially brick, weatherboarding, render, peg tiles and slates
- Replacement of street furniture, in particular pedestrian guardrails, with items more appropriate to the historic setting

When considering new development this need not necessarily mean exact copying of earlier styles in new work though on occasion this may be the only way. But it does require developer and designer to come to an understanding of, and a respect for, the character of the area when drawing up their proposals. The 'Joy Lane Design Guide' and the advice on 'Residential Intensification' should be referred to in addition this appraisal. Every 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

An article explaining the conservation area appraisal was published in the 2009 Winter edition City Council's magazine 'District Life'. The document was available to view at City Council Offices, the local libraries and on the City Council web site. The formal period for consultation was 16th November 2009 to 22 January 2010. The draft appraisal was reported to the Canterbury City Council's Whitstable Area Members Panel on 4 January 2010. The appraisal was then amended in light of the consultation and will be presented to the Development Control Committee along with a summary of any responses received on 2 March 2010. The Development Control Committee formally adopted the document as a 'material consideration' on 2 March 2010.

Appendix 1

Listed and locally listed buildings

Listed buildings. (Note; all the listed buildings are listed grade II, several buildings also have 'group value', and this is shown as GV).

Borstal Hill, East Side

No 1, Grimshill (Grade II)

No. 5 (Grade II, GV)

Borstal Hill, West side

No.2 Tollgate Stores (Grade II, GV)

No.4 Waypost House (Grade II, GV)

No.18 (Grade II also group value, GV)

Canterbury Road, South-East side

No.99a, together with No 1 Forge lane (Grade II)

Canterbury Road, North-West side

The Two Brewers Public House (Grade II)

The Stables of the Two Brewers Public House (Grade II)

Granary House (Grade II)

Forge Lane, South-West side

No. 1, together with No 99A (Grade II)

Willowdene (Grade II)

Locally listed buildings

Borstal Hill North side

Nos. 6 and 8

Nos. 12 to16 even

Nos. 20 to 22 even

Nos. 26 to 34 even

Borstall Hill, South side

Nos. 3 and 7

Canterbury Road, North-East side

No.78

Joy Lane

Nos. 7 and 7A, Barn House and Barn Cottage