

HACKINGTON PARISH COUNCIL

Planning for our future

Parish Design Statement



Hackington Parish
In the Canterbury District
of the County of Kent

Hackington Parish Council

Planning for our future. Parish Design Statement

Introduction

The Parish Plan and the Parish Design Statement.

The Parish Council decided that it would publish separate documents for the two related aspects of planning for our future:

1. **Parish Plan:** how the interests of the community and our environment should be protected and developed.

2. **Parish Design Statement:** describing the parish and its buildings.

The Council decided to publish these documents separately in order that those aspects of our environment that are most susceptible to political and social change can be reviewed and reported on easily and separately, in a five year **Plan**, from those that are more permanent or long lasting which are here reported in the **Design Statement**.

In November 2007 the Hackington Parish Plan was published following consultation through a village appraisal conducted over the previous 15 months. The Plan is in operation until 2012 when it is expected a new appraisal will be undertaken and the Plan updated.

The Council is now publishing the second part of its planning for the future, the description of the built and natural environment of the parish. The **Parish Design Statement [PDS]** is in six parts:

Part 1: Background: Status, Setting, Principles and Relationships.

Part 2: A historical overview of the various locales that make up the conservation area. The overview describes the distinctive character of the conservation area, derived from its history and its geographic setting.

Part 3: A description of each property in each locale of the area describing the materials used in the construction, the general layout of the property and its boundaries and mentioning other salient features such as landscaping and car parking provision.

Part 4: A series of guidelines on important aspects of the area and how any development would be expected to meet the guidelines. These guidelines take into account our residents' views and their sense of community, which was obtained in the appraisal and by consultation. Anyone seeking to build or develop land within the Parish is asked to respect the wishes and interests of local residents by taking the guidelines into account at the design stage of their development plans.

Part 5: A description of our surrounding countryside and woods.

Part 6: Summary and cautionary observation.

Part 7: Consultations on the draft text of the Design Statement.

Change is inevitable, and the PDS is intended to guide and inform change in ways that will enhance the character and add to the quality of life in the village. The Statement has been prepared by close observation of each property in the area, by examination of the countryside and open aspects of the parish, and through the appraisal conducted in 2006/7.

Part 1. Background: Status, Setting, Principles and Relationships.

Background.

Conservation area status¹.

Part of the Parish was designated a conservation area in 1989. The area so designated was extended in 1995. See the map on the back cover which shows the parish boundary and the conservation areas within it.

The Canterbury City Plan of 2006 defines Conservation Areas, as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. It goes on to say 'Designation places a greater emphasis on design, materials and appearance in consideration of development proposals, involves public consultation, requires consent for the demolition of unlisted buildings and gives additional protection to trees'.

Landscape and setting.

The village of Tyler Hill has a clear and separate identity from the city and its neighbours. The identity is partly based on its location, - in the Forest of Blean, above the Sarre Penn valley. It is also based on the fact that it is at the junction of roads to the City, the neighbouring village of Blean and the coast at Whitstable. Its setting is wholly rural. It is surrounded by open fields or woodland. Whether viewed within the village or from across the Sarre Penn valley it is characterised by its tree cover. With the exception of a couple of recent controversial developments the built environment retains a sense of being a village in the woods or on the edge of the countryside.

Basic principles

- The historical perspective of the various locales of the Conservation Area will form an important reference for our consideration of proposed development. The history of development here forms an important aspect of the village's heritage. It will be taken into account as well as the more tangible features such as buildings and woodlands.
- Tyler Hill should be a pleasant and attractive place to live. Collectively we should seek to create opportunities for a balanced, harmonious and vibrant community. The village should provide a stable, safe place to live through all stages and changes in life.
- Those aspects that we identify as having positive characteristics should be preserved, - to be enjoyed by future generations. That which we identify as negative should be removed as each opportunity for change arises.
- The space around the locales of the village and the countryside and woods around the village are of great importance to their character. There is a very strong presumption against any development on green field sites.
- All new buildings or extensions should follow the traditions of the setting, reflecting the intrinsic characteristics, especially those of scale and massing, that make each locale special and distinct.

¹ It will perhaps be helpful to explain the naming of our **parish** and the boundary of the **village** within the parish.

St Stephen's Parish was originally part of Hackington Parish but gained separate status in 1934. Until 1987 the village of Tyler Hill was divided between Hackington and Blean Parishes but a boundary revision at that time placed the western boundary of our parish on the line of the former Crab & Winkle railway line. So the village of Tyler Hill is now wholly within Hackington Parish.

- Particular care must be taken in the Conservation Area to ensure that alterations and additions harmonise in architectural detail and scale with their surroundings and make a positive contribution to the ambiance of the Area.

Relationship with the District Plan

In developing this Design Statement the Parish Council has had particular regard of the City Council's overall Plan. Some elements of the Plan that pertain to our Parish are mentioned below.

In Chapter 1 of the District Council's Plan of 2006, Key Vision and Strategic Development Objectives, the Rural Areas of the district are covered.

Chapter 5 of the Plan is called Promoting our countryside. Many of the matters mentioned within it are of importance to us.

5.1 is worth quoting in full;

'Existing local communities appreciate and value the quality of their surroundings. The City Council encourages Parish Councils to prepare village design statements for their villages in consultation with the City Council. These statements should describe the distinctive character of a village and surrounding countryside and incorporate conservation and village appraisals. The village design statements should supplement and give more detail and background to the policies of this Plan, and may be adopted by the City Council as supplementary planning guidance to those policies.'

Under Protected countryside:

5.27 to 5.29 explain the City Council's objectives to protect and enhance the countryside, mention the various natural features (including of particular interest to us, extensive woodlands and river valleys) to be protected, and further expands on the protection to be provided for the several designations gained by areas of high landscape value within the district.

The District Plan contains references to Policies that have direct relevance to our Parish and Tyler Hill village and they are listed below for ease of reference when considering the operation of our Plan:

5.33 deals with Special Landscape Areas (SLAs). National guidance in PPS7, RPG9 and the Structure Plan all emphasise the role of development plans in protecting the landscape. Structure Plan policy EN5 defines three SLAs in the Canterbury District, one of which is Blean Woods. The Structure Plan requires Districts to review and define the detailed boundaries of the SLAs in local plans or local development documents. The City Council undertook a partial review of the Blean Woods SLA that resulted in additional areas being included and Daw's Wood, at the north end of Tyler Hill, was one of them.

5.46 lists the Green Gaps to be protected. 'Between Canterbury and Tyler Hill' is one of those areas to be protected and preserved.

5.52 and 5.54 cover Leisure, Recreation and Accessibility. It is stated that the City Council will work with Kent County Council to ensure that the existing public access to the countryside is protected and where possible enhanced in appropriate locations as part of its duties to fulfill the Government's commitments to give people greater freedom to explore open countryside in the Countryside and Rights of Way Act 2000.

The countryside is coming under increasing pressure from new forms of leisure and recreation and the intensification of existing uses. Proposals for leisure facilities will be supported provided they do not conflict with over-riding Policies. Care must be taken to conserve the landscape, wildlife and natural resources.

Part 2.

A synoptic history of buildings in the conservation area of the parish

For ease of consideration of the different characteristics of the various parts of the Conservation Area, the Area has been sub-divided into smaller locales as listed below:

1. Canterbury Hill
2. Around the junction of Calais Hill and Wood Hill
3. The west side of Calais Hill
4. The east side of Calais Hill up to the junction with Link Road
5. Tyler Hill Road
6. Sunnymead
7. Fleets Lane
8. St John's Crescent
9. Link Road
10. The Victorian 'core' either side of Hackington Road from Link Road north to the Baptist church.
11. Wood Hill
12. West side of Hackington Road south of Link Road
13. East side of Hackington Road south of Ivy Court
14. Ivy Court and Holly Cottage
15. West side of Hackington Road from No43 north to No73.
16. East side of Hackington Road from No32 north to No86
17. The northern part of the village
18. East side of Summer Lane: Tyler Hall, Park Farm Close, Barn Cottages and Tyler Hill Memorial Hall to ' St David's' and 'The Radfall'
West side of Summer Lane from 'The Patch' to 'Oakwood'
19. The Lodge, Little Hall Farm and Annex

Maps of groups of these locales are provided before the respective sections are described

Locales 1, 2, 3 & 4

Locales 5 & 6

Locale 7

Locales 8, 9, 10, 11, 12, 13 & 14

Locales 15,16 & 17

Locale 18

Locale 19

The evidence for this history is drawn from various sources:

Reference No 1. The 1769 Andrews, Drury & Herbert map

No 2. The 1840 Tithe map for Blean Parish

No 3. The 1840 Tithe map for Hackington Parish

No 4. The 1873 revision of the 1819 map drawn by Colonel Mudge

No 5. The 1877 Ordnance Survey 25", 1st edition.

No 6. The 1897 Ordnance Survey 2nd edition: 6" scale

No 7. The 1907 Ordnance Survey 25"; surveyed 1872

No 8. The 1908 Ordnance Survey 3rd edition: 6" scale

No 9. The 1938 Ordnance survey, 6" scale

No10. The 1971 Ordnance Survey: 6" scale

Where the details are known, information is also given about previous use of particular sites.

Summer Lane was formally known as Summer Road. In Part 1 it is referred to as Road, in part 2 as Lane.

Locale 1. Canterbury Hill from Giles Lane down to the Sarre Penn stream

The area from the brow of Canterbury Hill [BM 188.1] drops down 42' to the Sarre Penn [BM 146.1]. An extensive area at the top of the hill was the site of a large medieval tile industry. Two areas of woodland on either side of the Sarre Penn are Great Hall Wood (north of the Sarre Penn) and Little Hall Wood, abutting Canterbury Hill. It is not known where the two Halls referred to were. By 1790, when Hasted visited Hackington, he reported that the mansion had been pulled down.

Initially the Sarre Penn must have been forded, as a bridge does not appear on maps until the 1873 Ordnance Survey map.

Evidence of dwellings.

1769 Andrews, Drury & Herbert map: Three plots marked, each with one dwelling marked. This map would only show large residential dwellings, not agricultural or industrial buildings. The area is described as Hyde Park Corner; as yet there is no evidence of a park here.

Plot 1: dwelling on the east side, north of the original position of Giles Lane on the brow of the hill.

Plot 2 dwelling on west side, slightly lower down the hill than plot1.

Plot 3 dwelling on west side, adjoining plot 2, lower down the hill, ending at the Sarre Penn. This could be the plot on which The Orchard, [No14], stands, with its associated 20thc industrial buildings – the site of the building firm of Flanders & Sons. The Orchard reputedly contains within its core a small room suggested as a 14thc chapel of an anchorite's cell; The evidence being an east-facing window with two small niches on either side. In the 19thc it is shown as a small two-roomed cottage with a central front door, flanking rooms either side. It was formerly thatched. It is shown as Tearooms in the 1920's, [from a postcard collection].

1840 Hackington Tithe Map: no dwellings are listed on the eastern side of Canterbury Hill but five are recorded on the western side. They were all cottages with gardens. Descending the hill; Susannah Pout owned the first two; the next, owned by the Hales Estate, was behind a cottage, probably The Orchard of Edward Darrell Esq. – much as the houses now lie. Down by the stream, in what is now probably Bridge Cottage, lived Ambrose Holness in a cottage owned by William Knowler.

1873 Revision of 1819 map drawn by Colonel Mudge: shows the position of the Canterbury & Whitstable Railway line with its tunnel clearly marked. This conveniently gives us the exact position of three plots on Canterbury Hill down to the Sarre Penn. These dwellings could be proposed as The Orchard; Bridge Cottage [no 18] and Bridge House [Victorian construction circa 1844; demolished by the water board 1987]. (see Area 2).

1873 Ordnance Survey map 25": there were changes at the top of the hill. The cottage on plot 192 has been divided into two and another cottage built behind (continuing still as number 6). Now there are seven dwellings.

A bridge is now shown over the stream.

1896 Ordnance Survey 2nd edition 25"; surveyed 1871-2: there are now eight plots, each with a dwelling shown on the west side of the hill for Susannah Pout's second, large plot [193] has been divided.

1908 Ordnance Survey 3rd edition: 6": The house behind The Orchard has now gone, leaving seven houses. Plot No16 is shown as woodland

1971 Ordnance Survey: 25": nine plots, but dwellings No 2-12 have all been replaced. Plot18 was probably the office to Flanders' Building firm.

Locale 2. Around the junction of Calais Hill and Wood Hill.

North of the Sarre Penn; the lowest part of Tyler Hill; O.S. Bench Mark 146.1'. This area was formerly bisected by the Parish Boundary – Hackington to the East and Blean to the West.

Evidence of dwellings.

1769 Andrews, Drury & Herbert map: a dwelling is shown at the road junction at the foot of the hill, north of the Sarre Penn.

c 1840 Hackington Tithe Map: four cottages and gardens are recorded here in Hackington Parish. John Andrew lived beside the Sarre Penn and James Waddington owned two cottages on the north side of Calais Hill. The fourth cottage was owned by St Stephen's Church and occupied a large plot facing on to Wood Hill.

The 1873 Ordnance Survey 1st Edition 25": Bridge House is shown as a Public House. Although demolished in 1987 the date stone survives in the Memorial Hall bearing the date 1844. This would suggest that the original house shown on the 1840 Tithe map had been replaced

In the 1871 Census Return, John Taylor of Bridge House is listed as licensed victualler and blacksmith, employing one man at the smithy. By 1889 J. Huggins, the village carpenter and coffin maker, held the licence.

Three cottages, Oakwell Cottages are shown at right angles to the Sarre Penn, lying behind Bridge House with a path leading to them. These were for the farm workers at Oakwell Farm and probably built soon after 1840 when the farmhouse was built. They were two-storey Victorian houses, probably similar to Bridge Cottage. They were demolished in the 1960 and replaced by the present bungalows.

Across the road there were two cottages shown on one plot with a path leading up to them and a pair of semidetached cottages on the second plot, facing Calais Hill. The house on the St Stephen's Church plot facing Wood Hill has gone. The smithy is marked across the road on the east side of Wood Hill

1873 Revision of 1819 map drawn by Colonel Mudge: Bridge House is shown, also a pair of cottages on the plot opposite the house.

1896 Ordnance Survey 2nd Edition 25"; surveyed 1871-2:

Bridge House has now gained a series of outbuildings. The cottages opposite on the first plot have gone; the pair of semi-detached cottages remains. The smithy is no longer marked.

Area 2 remained unchanged in this form until the mid 20th c.

1971 Ordnance Survey 6": Oakwell Cottages have been replaced by three bungalows (1957). The pair of semi detached houses and vacant plot opposite, have been replaced by four new houses (1962-4). The families of University teaching staff were the first to occupy all these four houses.

Locale 3. West side of Calais Hill

Evidence of dwellings:

1769 Andrews, Drury & Herbert Map: Tyler Hill House and the tile yard opposite can be identified on the map. It is not known when the house was built but there are two stones set into garden walls. The earlier, facing into the front garden, bears the date 1753 and the initials "N I M". This wall was rebuilt c2003 using the original bricks. The date stone was cleaned and re-cut before being re-inserted. Unusually, the second is outside the walled garden facing into the orchard. It is very eroded and the date unclear, it appears to be 1793. The initials are "J S C". Unfortunately there is no stone over the front door. The stables are shown, still in existence as the garage.

c 1840 Blean Tithe Map: Tyler Hill House is shown in detail with stabling marked. The house depicted appears to be the 2nd phase house when the back has been rebuilt. The coalhole, abutting the road, can be identified.

Behind the house is an orchard. Opposite is the tile yard with the kiln and associated buildings.

The house was built in several stages.

1st Phase: The earliest, facing south, comprised of two rooms [now a drawing room & dining room] and two bedrooms on the 1st floor, two attic rooms above and a cellar beneath the ground floor. The bricks are soft red brick, possibly locally made with a Kent peg tile roof – the tiles most probably made across the road in the tile-yard.

The utility area (kitchen, laundry etc) was probably a lean-to with a cats-slide roof; this would have been removed during the 2nd phase.

2nd Phase: The back utility area, facing north into the yard, with walled kitchen garden beyond, probably 1793, rebuilt as a two-storey brick extension. The brick is better quality than Phase 1 with fashionable burnt bricks randomly interspersed.

There was a kitchen, scullery and walk-in pantry, with two bedrooms and a bathroom above. This back half has no cellar or attic rooms.

There is a 2-storey extension facing onto the road and across to the tile-yard. The ground floor was used to store coal. There were steps down and the coal-blackened walls remained until replaced circa 1940 by a 2nd bathroom and utility room. At the back of the house there can be seen, what appears to be some infill, above the coalhole. The present owner suggests this might be a blocked doorway. There is also a slight trace of a structure leading up to it – suggesting an external staircase. Was this the office to the tile-yard across the road?

3rd Phase: The house was re-fronted as a Georgian gentry house with symmetrical windows and a central front door, plus a parapet. The bricks were plastered over and imitation stonework etched into the plaster. The front door has a typical Georgian porch.

4th Phase: Sometime in the late 19th century it was modernised again with the addition of two bow-fronted windows on the ground floor.

By the *1873 Ordnance map 1st edition 25"* the house is in its completed form with the exception of the small study at the corner of the house adjacent to the road. This had been built by 1896 when the 2nd edition of the 25" Ordnance Survey map was prepared. A pigsty has also been built in the orchard outside the walled garden. The Royal Mail set a post-box into the road-side wall.

c 1840 Blean Tithe map: Oakwell-in-the-Blean is shown with an impressive range of farm buildings – stables and barns – most of which still remain

Oakwell-in the -Blean began as a modest farmhouse, two-up and two-down, built about 1830 by the Rev Hamilton for his farm manager. In 1836 it was enlarged by the addition of a cross-wing with bay windows overlooking the park to the south. In 1838 his daughter, Penelope, married Charles Trueman and they were given the house. Possibly it was not grand enough for Charles so in 1839 the house was extended again with a parallel range with an impressive east facing front door, stairway and several large rooms. In 1890 the house was extended with an annex in the west. This annex is now a self-contained dwelling.

1873 Ordnance Survey 1st Edition 25": Oakwell Farmhouse is shown. This second farmhouse was also built by the Rev Hamilton to re-house his farm manager after his daughter moved into the original dwelling. It was built in two phases, - the front in about 1839-40 and the rear section in about 1873

In the later *1896 Ordnance Survey 2nd Edition 25"* the farmhouse appears in its completed form, as does the main house.

These three dwellings have remained unchanged externally since the 19th c.

Locale 4. The east side of Calais Hill up to the junction with Link Road.

Evidence of use of area.

1769 Andrews, Drury & Herbert Map: the tile yard opposite Tyler Hill House can be identified on the map as four large industrial buildings.

c 1840 Blean Tithe map :*Four plots are marked but only one has a dwelling, Oakwell Bungalow. Until 2007 it belonged to the Oakwell estate as a farm worker's tied cottage. It was probably built sometime in the late 1830's when Oakwell Farm and the three Oakwell Cottages were built. It can be seen as a small dwelling. There have been two additions to it. By 1873 [Ordnance Survey 1st edition 25"] two bedrooms were added to the north end and later a 2-storey extension was added to provide a bathroom and small upstairs bedroom. On the tithe map three agricultural buildings were marked. One must have been the black painted, thatched barn shown in a post card circa 1930's. The other two were probably farm buildings.*

The major part of the site was the tile yard operated by the Croasdill family who, according to the 1872 census employed between two to six labourers. Although the *1873 Ordnance Survey map 25"* refers to "The Brickfield" there is no evidence that bricks were ever produced here although there is plentiful evidence of roof tile production. The kiln is marked on the map.

On the site occupied by dwellings 32-44 was a tile yard with a kiln and an assortment of sheds. The site had two entrances, one from Calais Hill and the other directly on to Hackington Road. By the *1896 Ordnance Survey map 25"* tile production appears to have ceased. Two tile makers are listed in the 1891 census but none by 1901. The two entrances have been closed off and most of the sheds demolished although the kiln remained. Once tile making ceased the area was used for stabling and storage. The plot was sold in 1917.

The auctioneer's description is as follows

"Lot 10, a paddock and orchard of about 2 ½ acres, occupying a corner site with a long road frontage planted with ornamental, fruit and nut trees with a good pond and a well with a pump. Brick and tile stabling comprises a large loose box and 2 large store with a hay loft and pigeon loft over. A large brick, timber and tiles store, an implement lodge a cart lodge and a lean-to timber and iron lodge, situated opposite lot 1 (Tyler Hill House).

The lot was sold to Mr Giles, of Blean, for £310. Of the other two plots, one was mainly in Hackington Parish, so it does not appear on the Blean tithe map, and the other on the corner of Link Road. Both appear to be empty of dwellings.

1938 Ordnance Survey 6": in the 1920's the large plot was owned by Colonel Tulloch who sold it off to Mr Cooke as building plots. Between 1933-36 six bungalows were built [No 34 - 44].

1971 Ordnance Survey 6": in 1965 the orchard to Steyne Cottage [no 34] was sold off and Larch Rise [no 32] built. It was a three- bedroom chalet bungalow. In 1978 a further three bedrooms were added over the carport. When the house was sold in 1997 the new owners refaced it.

In 1974 the Honeypot [no 46] was built on the tennis court of no 1 Link Road.

In 2000 Steyne Cottage was demolished. It had been built in 1934 of timber frames with asbestos panels covered with pebbledash.

Locale 5: Tyler Hill Cottage; The Old Bakery [9 Link Road]; Damian Cottage; and The Halt [formerly Railway Cottage].

Evidence of dwellings:

1769 Andrews, Herbert & Drury: Two dwellings are shown for Area 5. Tyler Hill Cottage can be identified within a large plot. On the front of the house is a stone bearing the date 1750 and the letters "N I M". This appears to be the same builder as for Tyler Hill House. However the interior of the house is very different. This house is an older timber framed house re-fronted in the mid-18th c. It has been proposed by Swaine that the timber-framing suggests a date of mid-17th c. Originally there appears to have been a central door flanked by two rooms on each floor with an attic room above and a cellar beneath. Probably the kitchen area would have been a lean-to addition with a cat's-slide roof. The house was doubled in size by the addition of two extensions at the back; the first in 1958 (just small playroom) and a larger extension in 1970.

1840 Tithe Maps: the north side of Link Road is in Blean Parish. It was divided into two plots but there is no dwelling on the plot subsequently occupied by The Old Bakery. This plot is recorded as "gravel pit field", being used in 1840 as arable.

1873 Ordnance Survey map 1st edition 25": by this date the north side of Link Road has been divided into five plots with four in Blean Parish and the remaining one in Hackington Parish. The Old Bakery occupied a large corner plot facing on to Link Road. It was probably built between 1850 and 1870. Soon after it was built an extension was added to the end of the house. The old kitchen became a bake house with a large oven in the extension. In 1917, the plot was auctioned as part of the estate of Emma Slater. The estate had been left to the Beaney Institute in Canterbury who promptly sold it off by auction. The sale details are as follows:

"The Detached Brick, Cement and Tiled Bungalow-built Freehold Cottage, with large fertile Garden, Occupying a Corner Site, opposite Lot 2, (Tyler Hill Cottage).

The cottage contains Sitting Room with range and double cupboard, Kitchen with range, Paved Washhouse and copper and fireplace, two bedrooms with register stoves and Attic. Adjoining the Cottage is a Brick and Tiled Lodge and Earth closet (lavatory- no main drainage at this time so it was probably a pit with wooden seat over) and nearby a Brick and tiled store or workshop. Detached in the garden are two brick Pig Styes. There is a well of spring water".

"Let to Mr G. Petts at the low rental of 4/- per week. Landlord paying Rates.

N.B. This lot is sold with the benefit of the right to drain into the cesspool on Lot 4 as at present enjoyed.

The tenant claims the iron roofing to the pigsties.

The Tithe Rent Charge apportioned for the purpose of this sale is 7d. and the Quit Rents 5 1/2d.

The Land Tax paid for 1916 was 5/-"

The property was bought by Mr Edwin Colthup of London Road Canterbury for £140. In the 1980's the bottom half of the garden, facing into Link Road, was sold off and a bungalow, Silvadene, built there,

Damian Cottage was built circa 1820's on a small triangular plot facing onto Tyler Hill Road.

c 1840 Blean Tithe map: in the will of Thomas Anderson (born in the 1770's) dated 1847 the cottage is mentioned. Three previous owners or occupiers were listed – William Bedwell, Robert Chappell and Henry Holness. It remained as a simple two roomed cottage with a central front door, brick built with a Kent peg tile roof until the mid 20th c when various extensions were added.

The Halt, formerly Railway Cottage, is marked beside the Canterbury & Whitstable Railway Line (opened 1830) together with the pond.

c 1840 Blean Tithe Map: the large pond and two buildings are shown on the Tithe map and the plot is listed as "1st Engine Station", and occupied by Thomas Baylis and Nicholas Hatfield.

The cottage was built by the Railway Company to accommodate the man in charge of the static steam-driven Tyler Hill Winding Engine. Once a sturdier engine replaced the *Invicta* the winding engine was no longer required. However, when Tyler Hill Halt was built in 1908, the crossing keeper occupied the cottage. For many years Mr & Mrs Webb lived there.

In the 1990's it was modernised and extended so that it now boasts four bedrooms, two reception rooms, conservatory, study, kitchen/breakfast room with French windows opening out onto decking over-looking the pond.

Locales 6, 7 & 8: Sunnymead; Fleet's Lane; Well Court; St John's Crescent

Evidence of dwellings:

Originally Fleet's Lane led only to Well Court Farm, probably one of the oldest dwellings in the then Blean Parish. Here the lane ended but the route continued as what is now, footpath CB24, continuing to join Hackington Road north of the village. The parish boundary between Blean and Hackington bisects the farmyard.

Well Court is a 17thc. listed building. The well, now enclosed within the kitchen of the farm, was the meeting point of the two parishes, - Blean and Hackington. It must have been known and used as a valuable water source for many centuries although it does not appear to have been recorded in the Domesday record compiled in 1087-8. Blean parish was a 9th – 10thc. Anglo-Saxon ecclesiastical unit signifying the presence of a church. As Saxon lords founded parish churches, the parish boundaries correspond with their estate boundaries, so the boundaries probably pre-date the house but not the well.

Research into documents by Wallace Harvey has discovered several references to Well Court dating from 1314. He has traced the owners of Well Court dating from the 14thc. and has found references to the owners again in the 16thc. By 1610 the Fleet family, who gave their name to the lane, are in possession of Well Court and remained so until the late 19thc.

1873 Ordnance Survey 25" 1st Edition: This map shows the layout of Well Court and its associated farm buildings in detail.

Nearer to the village, adjacent to footpath CB15, a dwelling is shown with several small outbuildings. This is probably Sunnymead, facing south, overlooking a large meadow. The house with its well, fitted with a pump, appears. Across the footpath, to the north, is another dwelling – Well Court Bungalow – now a modern replacement.

In the 1950's Miss Fagg started up a boarding kennels. At her marriage to Sonny Squires in 1957 it became "Sunnymead". The business grew and at its peak seven hundred dogs a year were boarded on their three and a half acre site. On their retirement in 1977 the site was developed for housing. Initially application was put in for forty houses but this was rejected and finally twenty-one houses were built between 1980-1983.

1971 Ordnance Survey 6". Fleet's Lane remained unchanged until 1955 when Little Well Farm was built, surrounded by orchards.

In 1965 a large plot of land bordering Fleets Lane, Tyler Hill Road and footpath CB38, behind Link Road, was sold by the owners, The Hospital of St John, Canterbury, for the construction of council housing. There were no dwellings on this site prior to 1965. It had been a repair yard for Baldock's steam engines and allotments. It became St John's Crescent.

In the 1970's Windleaves was built as a replacement dwelling in the woods north of footpath CB43.

Locale 9: Link Road

1769 Andrews, Herbert & Drury: Link Road appears on this map as a wide lane curving round to the north and leading to (probably) Hackington Road. Another road runs north and also joins Hackington Road further to the north.

1840 Tithe Map Blean Parish: two thirds of Link Road was in Blean the remaining top northern section was in Hackington. The Parish boundary ran between Taylor's Cottages and the Chappell's House (see Area 12), across the road, between houses no 7 (Rose Cottage) and 9 (Wayfair).

A footpath is shown running behind the houses connecting Tyler Hill Road and Hackington Road.

Evidence of dwellings. South side No 2-16

The lower half of the road was part of the tile yard but the top end had a row of four cottages, Taylor's Cottages. There is a stone recording the date 1830. The cottages were owned by William Philpott and tenanted by (1) William Gammon (2) Eliza Curd (3) William Bosworth and (4) Stephen Taylor – after whom the cottages take their current name. He fathered twenty-three children – how they lived in such a tiny cottage is hard to imagine. Taylor was a thatcher in the summer and a wood-cutter in the winter – perhaps providing the fuel for John Croasdill's tile kilns. In the 1970's the cottages were derelict and the end cottage was removed, leaving three.

Evidence of dwellings. North side No 1-9

Blean Tithe map 1840: John Croasdill owned the whole of the area. An arable field was at the bottom corner (later occupied by The Bakery). It had been used for gravel extraction. The next plot, also owned by Croasdill, had a cottage, two sheds and a garden. His tenant was James Wanstall, a blacksmith.

1873 Ordnance Survey 25": The south side of Link Road remained unchanged but now the north side takes on its current appearance with four plots, varying in size, each containing one dwelling (in Blean Parish). These were known as Slater's Cottages, so were presumably built by Alfred Slater for his workers at the tile yard. They all began as two-roomed cottages with a central front door. They were built of brick with Kent peg tiles but in a variety of materials and styles. It has been suggested that the tile workers built them of reject materials, although there is no evidence that bricks were produced at the tile yard. There is plentiful evidence of tile production in the gardens of No 32-34 Calais Hill but no bricks. At the top of Link Road (in Hackington Parish) was a pair of semi-detached cottages subsequently converted into one large house (Wayfair) in the 20th century.

1971 Ordnance Survey 6": By the mid 20th century the south side of Link Road has filled up with a detached bungalow (c.1938) on the corner of the road with Calais Hill, and three pairs of semi-detached houses (c.1970's) rising up the road to Taylor's Cottages.

Locale 10: Hackington Road from Link Road north to the Baptist Chapel [but not including the Chapel] (see Area 15):

1769 Andrews, Drury & Herbert: Hackington Road is shown as a narrow lane running through woodland. The whole area is listed as Jerusalem Common. No dwellings are shown except Wild Court, which no longer exists. (This could be Well Court miss-spelled and in the wrong place).

c.1840 Hackington Tithe Map: Hackington Road, having divided at the top of Wood Hill, is shown in parallel with the more important Summer Road. The two roads merge at the north end of the village at Cheesecourt Gate with Britton Court Farm (now Frog Hall), beyond.

A dwelling now occupied by The Ivy House is shown as a house and yard (the only house recorded in the Hackington tithe – all the rest being cottages). It was owned by Thomas Westwood and occupied by John Smith, the licensed victualler. The two rows of cottages facing on either side of the road are not yet built although the footpath is marked. It is not known when the present Ivy House replaced the earlier building. A photograph of circa 1920's shows a two-storey cottage with a central door and an outbuilding attached. It is thought that the present building dates from the 1930's.

1873 Ordnance Survey map 25": By now the row of three cottages next to the Ivy House plot are shown plus another four dwellings, all facing east onto Hackington Road. These became known as Post Office Row, although they may also have had the title of 'Bedwell Cottages'. The largest dwelling, in the centre was the Village Post Office run originally by Tucker Lowe, then by his wife, Clara Lowe and subsequently her daughter. The Village laundry also was run from here providing a service for the 'Big Houses' of the village – Oakwell-in-the-Blean and Park Farm (later listed as Tyler Hall).

The Blean/Hackington parish boundary ran along the end of their gardens. There were still no dwellings on the east side of the road.

1896 Ordnance Survey Map 25": The row of four cottages have now been built on the east side of Hackington Road. Behind the cottages, facing on to Summer Road is a small dwelling divided into two.

1938 Ordnance Survey 6": The plot between the cottages and the Baptist Church has been in-filled, completing the row.

Locale 11. Wood Hill:

From the Sarre Penn [B.M. 146.1] rising up 63' via Wood Hill to the junction with Summer Road [B.M. 209]

Evidence of dwellings:

1769 Andrews, Drury & Herbert map: two buildings are shown within a large plot halfway up the west side of Wood Hill. A long dwelling is shown in the centre of a large plot running parallel to the road. This cannot be the present Sunnyside, which is definitely at right angles to the road.

Hackington Tithe map c.1840: there are only two plots marked, facing each other across the road, about half way up the hill. A wide track [footpath CB41] runs northeast from here along the southern fringe of Great Hall Wood. At the end of the wood it divides with the main path leading to Broad Oak whilst a second turns north towards Langton Lodge – reputedly the site of a hunting lodge built by Stephen Langton (Archbishop of Canterbury in the 13thc.). Sunnyside and Hillside Cottage both appear on the map. James Addley owned Sunnyside and Mary Morley rented her cottage and garden to James Wood. Sunnyside was extended at the west end in the 20thc. but both still remain basically as built.

Locale 12. West side of Hackington Road south of Link Road

Evidence for dwellings

Hackington Tithe map c 1840: on the corner of Link Road and Hackington Road, next to Taylor's Cottages was a house and garden. It was similar to other village cottages with a central door and 4 symmetrical windows. This dwelling, known locally as 'The Chappell's House' was demolished sometime in the 1960's after the roof collapsed.

1897 Ordnance Survey 25" to 1 mile: St Francis Mission church was built in 1884 for the Tyler Hill parishioners of the church of St Stephen's in Hackington for services and a Sunday school, saving them the long walks in bad weather. The church became the village meeting place with clubs and societies regularly using it up until 1954 when the Memorial Hall was erected in Summer Road.

1938 Ordnance Survey 6": There were few changes until the 20thc. In 1917 the estate of Emma Slater was bequeathed to the Beaney Institute who promptly sold it. This area, from Link Road south to St Francis' church was divided into smaller plots in the 1920's and 1930's. Individual builders developed the plots, so each property has its own character. Four properties faced onto Hackington Road, with three set back behind and there was one empty plot.

South of St Francis' two detached properties were built during the 1930's. In the 1960s the semi-derelict cottage on plot 15 was replaced.

1971 Ordnance Survey 6": Two houses, No 1 [Long Acre] & 3 [Croft] were built post war. The cottage on plot 17 was very much enlarged in 2003-4.

Locale13. East side of Hackington Road south of Ivy Court

Locale14. Ivy Court and Holly Cottage

**Locale18 East side of Summer Road from Tyler Hall, Park Farm Close, Barn Cottages and Tyler Hill Memorial Hall to ' St David's' and 'The Radfall'
West side of Summer Road from 'The Patch' to 'Oakwood'**

Map evidence suggests that Summer Road (now re-styled Summer Lane) was originally the main highway leading north from the village. It could be suggested that Summer Road serviced the many pottery and tile kilns during the medieval period. Kilns only operate during the summer months. So the road would only be in use then, thereby giving it its name. Being an area of heavy clay surrounded by woodland, it was probably impassable in winter. Hackington Road appears as a later development serving Brittoncourt Farm (now Frog Hall). This road appears to become a farm track north of the farm.

Evidence of dwellings.

c.1840 Hackington Tithe Map: The forge owned by Thomas Balding and operated by George Pilcher fills the central section of this area. The forge is on plot 208 and is of considerable size, centrally placed between Hackington Road and Summer Road.

There is also an 'L-shaped' building [plot 209] above it, facing on to Summer Road.

Three dwellings forming a courtyard development, possibly cottages, occupy plot 212, owned by heirs of Jane Potts. John Curd tenanted one of the dwellings. The footpath runs along the back of the top row.

Plot 211, a large cottage facing on to Summer Road, with the footpath forming the northern boundary of the property was owned and occupied by Ann Smith.

1873 Ordnance Survey 25": Highland House has replaced the forge on plot 208 and now faces onto the more important Hackington Road. The dwelling was built before 1860, for by 1865 Stephen Gammon and his wife Lucy occupied it running the village grocery store here. Until the Baptist Church was built in 1885 Stephen held church services for the village in his home.

Holly Cottage, previously 'Stodaway' replaced the earlier dwelling on plot 212 although two long buildings still run parallel with footpath CB38. Several other buildings are shown – possibly sheds. This was a large plot with an orchard south of the house.

There appear to be two dwellings with a smaller building behind them on the site of Ann Smith's cottage.

1897 Ordnance Survey map 25" to 1 mile: Small alterations were made to the buildings with sheds being built behind Highland House – possibly to contain supplies for the shop. There was also a slaughterhouse for village pigs, which were brought here to be butchered by Stephen Gammon.

The central part of the area became an orchard and the south end arable and a vegetable garden.

The site remained mainly unaltered until the 1960's when four detached houses [No 2-8] were built facing Hackington Road.

In 1966 The Patch was built at the southern junction, facing onto Summer Road and in 2007 it was extended.

Also in the 1960's a pair of bungalows replaced Park Farm Bungalows, farm workers' cottages, beside footpath CB38 and facing onto Summer Road.

In 1990 Solly's Orchard was sold and in 1994 Ivy Court built; A courtyard development of four houses.

Locale 15: Hackington Road: West side, numbers 43 north to 73.

Evidence of dwellings

Tithe Map: c.1840 Hackington Parish; One property is recorded [plot 219] a cottage and garden, owned by Mary Morley and occupied by Henry Cheeseman. A footpath runs north of the cottage linking Hackington Road with Fleet's Lane.

Ordnance Survey 1898: 6" to 1 mile. The Red House and the Baptist Chapel [1885] had also been built. Mary Cage owned the land from Post Office Row northwards to the footpath. She lived in The Red House. Stephen Gammon bought a plot of land from her sometime before 1885. He presented the site to the village and the Baptist Church was built on it, monies raised by donations. Sunday School teas were held in the meadow beside The Red House. There were allotments north of the Red House by 1908.

Cluster of 4 detached cottages, set back from road; a footpath running through Daw's Wood from Hackington Road to Fleet's Lane. 2 wells.

North: a "Pheasamry" is shown with pheasant runs in Daw's Wood. A pump is marked beside the dwelling.

Ordnance Survey 1907: 25" to 1 mile. Allotments: land from the Red House to the cottages is being used for allotments.

The 4 Cottages: 3 of the cottages appeared to have been enlarged; a new footpath has appeared south of the cottages into Daw's Wood where it joins the earlier northern footpath, onto Fleet's Lane

Ordnance Survey 1938: 6" to 1 mile. By now The Gate House has been built next to The Red House. There is one plot undeveloped between it and the group of 4 cottages. The footpath to Fleet's lane has disappeared. At the north end the Pheasamry is still there with some pens in the woods.

Locale 16: Hackington Road: East side, numbers 32 – 86

Evidence of dwellings

Hackington Parish Tithe map c.1840: Two dwellings on plots 220, 224. These plots extend the full width between Summer Road and Hackington Road. Plot 220 is a cottage and garden, owned and occupied by Robert Ewell. Plot 224 is also a cottage and garden, owned

by Robert Sankey but occupied by Thomas Bean. Robert Sankey also owned an orchard leased by Bean [plot 223] and arable land [plot 226].

Ordnance Survey 1898: 6" to 1 mile. No further development along Hackington Road. The two earlier dwellings are shown although the house on Plot 224 has been very much reduced.

Ordnance Survey 1907: 25" to 1 mile. A dwelling has been built just north and opposite to The Red House. It appears to have a small greenhouse behind. This is possibly the earliest record of No 40 occupied by Stephen Gammon. Eventually the Gammon family owned all the ground south to the row of cottages beside the footpath and had four large greenhouses. Aubrey Gammon ran a horticultural nursery and his hobby was growing orchids.

Ordnance Survey 1938: 6" to 1 mile. A new dwelling has been built between the row of cottages and Rose Villa [no 40] for the Romney family.

North of Rose Villa a bungalow had been built on a large plot. Next to it is a terrace of ten semi-detached cottages and another detached house.

Locale 17: Northern end of village: Anderida: Daweswood: Dawes' Court: Britton Court Farm: [now Frog Hall, Frog Hall Oast, Frog Hall Stables]: Cheesecourt Lodge.

The Manwood family, later the Hales family, owned most of this land. The farm has been known as Frogs Hall, Britton Court farm and now Frog Hall. At this point the ancient Summer Road merges with Hackington Road. It is an area of mixed woodland, orchard and arable. Several medieval tile and pottery kilns dating from the 10th c have been identified in the area.

Evidence of dwellings

1769: Andrews, Drury & Herbert: the scale of the map makes it difficult to pinpoint some actual dwellings. Frog Hall, Wild Court [Well Court ?] and Jerusalem Common are shown in this area but it would appear that Frogs Hall and Wild Court have been transposed. Wild Court is shown beside a wide, well-defined road on open land facing a wood. Frogs Hall is shown beside a track with woodland to the north.

Tithe Map 1840 Hackington Parish: there is more precise information of this area recorded on the tithe map.

Ordnance Survey 1898: 6" to 1 mile Britton Court Farm complex is shown in detail, farmhouse, oasts, stables.

Ordnance Survey 1907: 25" to 1 mile 1911: Some of the woodland formerly belonged to the Sir Roger Manwood Estate, then Hales Place Estate. E.J.Pout bought Britton Court Farm, Daws' Wood and Honey Wood. He paid £3,050 for 329 acres.

Cheesecourt Lodge: in 1925 Edward Pout sold 2 ½ acres of woodland, 40' frontage x 275' depth; facing onto Hackington Road. A fee farm rent of £25 was due to be paid annually to the Sir Roger Manwood School in Sandwich. E.Pout agreed to continue the payment. Charles Harvey, licensed Victualler of The Ivy House, Tyler Hill, who bought it, sold the plot of land with a newly erected bungalow in 1927 to W.U.Minter of Deal [Town Sergeant of Deal].

Ordnance Survey 1938: 6" to 1 mile. Cheesecourt Lodge shown as small bungalow with 2 wells (one remains, the other is under the drive).

In 1939 & 1930 Pout sold more land to Mr Minter.

1944: Rose Minter (his widow) sold the three plots of land to the Misses Mitchell

1971: Kathleen Mitchell sold to Peter & Jean Anderson .The bungalow was demolished.
1972-3 present house built.

Locale 19. The Lodge, Little Hall Farm and Annex

The area along and beside the present road to Alcroft Grange is not covered by the maps that are presently available.

The Parish Council is very grateful to Irene Pellett for the research and production of this part, Part 2 of the document.

Part 3.

A description of the appearance of properties at July 2009.

Locale 1

Nos. 2- 20. Canterbury Hill

Nos2.–16., the newer houses on the west side of Canterbury Hill are not in the Conservation Area. When the Conservation Area was drawn up in 1995, the wood at the corner of Canterbury Hill and Giles Lane and all the houses down to The Orchard were excluded from the Conservation Area. They are in Hackington Parish but not in the Conservation Area. It is recommended that the Conservation Area boundary be reviewed and consideration given to the inclusion of this land.

These houses are similar in form and materials. They form a cohesive group using warm-toned red coloured brick. They are all built with some weatherboard facing and under modern tile roofs. Descending the hill they are progressively set further back from the road. Their gardens and mature trees are a feature of their frontage.

No 14. 'The Orchard' is in part, 14th century, and is a low, white-painted bungalow under a Kent peg tile roof. The building is set well back from the road with a crescent shaped entrance and exit drive. There are two small garages on the south side.

No16. is set well to the rear of its neighbours, approached by an unmade drive. It is a small, originally light-coloured, bungalow under a tile roof.

No20. is a simple red brick house with tile roof. It is situated close to the road, somewhat lower than the road and with minimal frontage. It has a drive and hard standing on the north side.

Nos18a and 18b to the rear of No20 are former industrial buildings.

Beside No20. and undelimited from Nos18a and 18b is a vacant plot, currently untidy and littered with fallen timber and sundry building rubble.

Locale 2

Bridge House plot, Nos. 3 - 7 Calais Hill and Nos. 2 - 6 Calais Hill

Bridge House was built in 1844 and demolished in 1987. There was an approved outline application for the erection of a replacement dwelling on the Bridge House plot that is now out of time.

Nos3 and 5. are attached red brick bungalows under tile roofs. They are set well back from the road behind a low, red brick wall and lawns with garages and hard standing for vehicles.

Nos2, 4. and 6. are substantial houses in ochred red brick and dark red hung tiles under tiled roofs. Constructed in 1962-4 they are set well back from and above the road with tarmaced drives and garages and are partially screened by mature trees.

No. 7. is a detached, ochred brick bungalow under a tiled roof and set at right angles to the road. There is lawn between it and the road and hard standing for vehicles.

No8. is a prefabricated single storey building, possibly constructed of an asbestos based material set on the same line as nos. 4. and 6. It has a drive and hard standing. The appearance of this building is out of keeping with all its surrounding buildings and should not be used as a precedent.

Between No8, Calais Hill and Oakwell Bungalow, No30 Calais Hill, the fields, which are part of Oakwell Bungalow property, have been recently cleared of thorn thickets and small self-seeded trees and were originally medieval clay-pits. They are now protected as Kent Wildlife sites as part of Kent Wildlife Trust's inclusion of them in the Tyler Hill Pasture designation. [See Part 5, Open spaces within the conservation area.]

Locale 3

Oakwell in the Blean; Oakwell Farmhouse; Tyler Hill House;

Oakwell in the Blean is a locally listed, large house built in the 1840s and set on the western side of a small tributary to the Sarre Penn and in its own spacious grounds, flower beds, lawns, vegetable garden and tennis court.

Built in 1829/30, Oakwell Farmhouse is a mature red brick double-ridged slate roofed building, with hard standing beside it, in lawned gardens.

Tyler Hill House is a locally listed, large rendered and white painted south-facing building with red brick northern elements, under a Kent peg tile roof. It has a 20m square yard immediately to the north of the buildings and substantial grounds of lawn and walled vegetable garden sloping down to the Sarre Penn tributary, which is the western boundary. On the east the house and walled garden abut the road.

Locale 4

East side of Calais Hill up to junction with Link Road Oakwell Cottage – No. 46 Calais Hill.

No30, 'Oakwell Bungalow', is original in its format, (though with planning permission granted for major re-development), built at right angles to the road in warm red brick under a Kent peg roof. It is set well away from the road with ample vehicle parking space.

No32, Is a large modern house, with integral garage, under a modern dark tile roof. It is set up and back from the road behind a roadside 1m. high wall.

No34. 'Nightingales' it is the newest building in this area built in warm red brick under a modern tile roof. It is set back and up from the road with paved hard standing beside and in front of the house. The front garden slopes down to a lattice fence separating it from the road.

Built in 1934, Nos36 and 38 are semi detached single storey houses in yellow stock brick under a slate roof. No36 is painted white. They have hard standing for two vehicles each, beside modest sized front gardens. No36 has a hedge of lilac and beech bushes whilst No38 has an open aspect.

No40. is a single storey house with a red brick frontage and yellow stock side elevations under a tile roof. There is hard standing beside the lawn

No42 is a rendered, white painted bungalow under a modern tile roof. It is set well back and up from the road behind a spacious lawn and with a separate garage, drive and hard standing.

No44, 'Fuchsia Cottage, is a modest redbrick bungalow under a tile roof set back from the road and with conventional lawn and flowerbed garden. It has hard standing.

No46. 'Honey pot', Is a red brick bungalow under a tile roof and with a conservatory to its northern side. Set at right angles, up and back from the road it has a drive and hard standing beside a garden of lawn and flowerbeds.

Locale 5.

Tyler Hill Road.

Tyler Hill Cottage; Silvadene; The Old Bakery, Flats 1 – 9; Damian Cottage; The Halt.

'Tyler Hill Cottage' is a listed, mature red brick house built before 1750, with later editions, under a Kent peg tile roof. Its substantial grounds of lawn, flower beds and vegetable garden slope down to the tributary to the Sarre Penn which is its western boundary. There is a tennis court to the north of the plot screened from footpath CB14 by mature *Leylandii* trees. It is the only building in this area on the west side of the road and is situated close to the road and with hard standing for two vehicles.

Beside it to the north is a rough patch of ground in front of two red brick garages that have sloping roofs.

'Silvadene' was built in the 1980s in what had been the garden of 'The Old Bakery'. It is a red brick bungalow under modern red tile roof surrounded by a 2m high, mixed evergreen hedge. It has an adjacent garage in brick and with hard standing, accessed from Link Road.

'The Old Bakery' is a recently modernised black-painted lapboard bungalow with warm red brick under a Kent peg roof. It has 3m high hedge surround to the west, on Tyler Hill Road and a *leylandii* hedge bordering footpath CB38 to the rear. There is hard standing for at least two vehicles.

Flats 1-8 are a double story block of two sets of four flats in red brick under a modern red tile roof. Access is by two entrances behind modest gardens with a 1m hedge. There is car parking in a lay-by in front of the flats on Tyler Hill Road and in an adjacent car park immediately to the south and next to footpath CB38.

Flat No9 is two storeys, part of the block containing Nos1-8, and is north-facing at the northern end of the block.

'Damian Cottage' is some 100m north west of the junction of Tyler Hill Road with Fleets Lane and is a rendered, white painted, triple ridged bungalow under a tile roof with a small flower bed between it and the road. It has a double garage and ample hard standing in a garden set to fruit trees and lawn.

'The Halt' *was formerly a building associated with and beside the Crab and Winkle railway line which ran between Canterbury and Whitstable.* It has been substantially enlarged of late and is a red brick bungalow under a modern tile roof and with a large conservatory to the east elevation. It is approached by a 120m, gated drive on the north side of the road. The drive crosses footpath CB15.

Locale 6.

Sunnymead. *The area was formerly the site of a dog kennelling business*

Nos. 1.– 21. Sunnymead.

Following a protracted planning process in the 1980s, these detached three and four bed-roomed houses were approved. Though the houses are each distinctive and individual they have coherence provided by the similarity of materials used and the general proportions, scale and mass of the buildings. The buildings are of warm red brick and/or similar coloured hung tiles under modern red tile roofs. Some have white weatherboarding.

All properties enjoy incorporated double garages and hard standings; the road is therefore generally free of parked vehicles. All have medium-sized front gardens treated in a variety of harmonious ways.

Locale 7.

Fleets Lane.

1 – 14 Fleets Lane; Woodlands; Windleaves; Wellcourt bungalow; Coppins; Little Well Farm; Well Court Farm;

1 –14 are the western-facing side of the buildings on St John's Crescent and constructed of the same materials and in the same style. The buildings are two storied of warm red brick and with modern dark brown tile roofs. They are all separated from the footpath by hedges of various types. Some have hard standing on their drives.

'Woodlands' is a large red brick bungalow under a modern tile roof. It is screened from the road by a mature mixed thorn hedge and set in a bosky garden of lawn, bordering ancient forest to the east and footpath CB43 to the north. It has a separate garage and hard standing.

'Windleaves' is a large gated property. The house is south facing and set well back from the road and constructed of red brick under a modern tile roof. It has substantial grounds which include mixed mature woods of oak, chestnut etc. It borders footpath CB43 to the south.

'Wellcourt bungalow' is a white painted brick bungalow under a Kent peg tile roof on the west side of the road. It is gabled to the south side and is surrounded by a low walled garden and bordering footpath CB43 to the south, and arable fields to the west. It has a brick built double garage with pitched tiled roof to the north side

'Rough Cottage' is a red brick, part gabled house, under a modern tile roof and with integrated single garage to the north end accessed by a gravelled drive. The plot is on the west side of the road and the unkempt garden is unfenced to the road.

'Coppins' is a white painted brick house under a dark modern tile roof in an unfenced unkempt garden that borders the road to the east and fields to the north and west. It has a single garage to the south side in front of which there is hard standing.

Built in 1955, 'Little Well Farm' is a modern farmhouse approached by private road. It is a dark red and grey hand-made-brick bungalow under a red tile roof and with separate garage. Built in a low profile to blend into the landscape. Mature apple orchards surround it.

Well Court Farm' is a locally listed C17 farmhouse. It is of brick and oak framed construction under a Kent peg tile roof. It is approached by private road and the building and farmyard are surrounded by fields used for arable and fruit farming.

Locale 8.

St John's Crescent. *The area was formerly waste ground, allotments, a storage area owned by the St John's Almshouse Trust in Canterbury and a repair yard for Baldock's steam engines.*

Nos 1.- 32. St John's Crescent.

With one exception all the houses on St John's Crescent were constructed in the early 1960s for the then local authority, Bridge Blean District Council. The first tenants moved in 1965.

There are semi detached and four-block, two-story buildings, some of them occupied as single level apartments or flats. They are all constructed of warm red or ochre-coloured brick and with modern dark brown tile roofs. Some have white painted weatherboarding.

The exception is a recent infill addition, No6A; which apart from its brick colour is in keeping with the pre-existing buildings and the adjoining No6.

The gardens to the front of the properties are modest in size. The frontages vary from the original gardens of lawns and flowerbeds to hard standings for vehicles etc.

The road is rather narrow (against modern, new-build standards) and is often crowded with parked cars. The area has coherence, provided by the similarity of size, mass and proportion and by the materials used.

Locale 9.

Link Road.

Nos2.-16.; and Nos3.- 9. Link Road. [*'Silvadene' and 'The Old Bakery' though part of the Link Road area are described under Area 5, Tyler Hill Road.*]

No.2 is a soft red-coloured brick, partly white painted, rendered bungalow with modern red tile roof, set back from the corner of Link Road and Tyler Hill Road, behind a hedged, rough brick wall, and with ample drive and garage.

Nos4. and 6 are houses constructed in the 1960s of warm ochred brick and white weatherboarding and with modern tiled roofs. Their frontages are some 8m. from the road. They have adjacent single brick garages between them and hard standing in front of the garages.

They have modest sized front gardens; No4 having an open aspect, whilst No6 is behind a 2m high deciduous hedge and verge.

Nos8. and 10. are semi-detached, 1960s, soft red-coloured brick houses with some gable weatherboarding, under modern, red tiled roofs. Raised above road level, they have 10m. length drives to single garages incorporated into the buildings. These houses have recently installed prominent white upvc windows.

Nos12, 14 and 16, originally a row of four dwellings, now known as 'Taylor's Cottages' is a locally listed building, dating from 1830.

The two-storied building is constructed of white painted brick under a Kent peg tile roof.

Nos12. and 14. each have hard standing for one vehicle, whilst No 16., which is next to the village green, has a separate white painted garage and hard standing.

All the houses on the north side of Link Road apart from 'Silvadene' back onto the public footpath CB 38. They are either developments of, or on the sites of, simple cottages dating from pre 1877.

No. 3. is a white painted rendered bungalow with modern red tile roof, set well back from the road behind a thorn hedge, close to the rear of the site. There is a comparatively large front garden, drive and an attached, sloping-roofed garage. There is a mature beech edge screening the rear of the property.

No. 5. 'The Nest', is mainly a long red brick bungalow but with a 1990s double storey, cream coloured, weatherboard extension at the western end. It is all under a Kent peg tile roof. It is set well back from the road and bordering the path to the rear of the site. There is a separate,

grey, sloping-roofed garage close to the road and hard standing for two vehicles. There is a relatively large front garden screened behind a 2m. mixed-conifer hedge, on a red brick wall which maintains its height against the angle of the road surface. There is a 1.5m. beech hedge and a laurel hedge screening the rear of the property.

No 7, 'Rosedale' is a statutory listed building, cream painted, brick bungalow under a modern red tile roof. It is well back from the road, close to the rear of the site. There is a relatively large garden with a hard standing for two vehicles and red brick sloping-roofed garage close to the road. The rear is screened by slatted wooden panels.

No 9, 'Wayfair' was built circa 1850 and was originally two semi-detached houses. It is a statutory listed, large, two-storey, white-painted brick house under a Kent peg tile roof. It is set well back from the road behind a mature privet hedge. There is a drive and separate, double, white-painted brick garage to the western side of the house. Following the re-routing of the footpath that runs to the rear, there is a relatively large garden to the rear of the property screened by a 3m mixed, evergreen hedge.

Locale 10.

The Victorian 'core' either side of Hackington Road from Link Road north to the Baptist church.

'The Ivy House'; Nos29 - 41 Hackington Road; Nos24 - 30 Hackington Road.

'The Ivy House' public house is a large, rendered and white painted building under a tile roof and separated from the road by a narrow footway. It has parking for up to eight vehicles to the south and beside the road.

Nos29, 31, and 35 are three terraced, two-storey, red brick houses under a tile roof. They are each separated from the footway by small 2m deep gardens and low wall. There is currently no vehicle parking facility for these properties.

Nos37, 'Calico Cottage', 39, 'Pond Cottage' and 41 were built in 1848 and are now three terraced, white painted, two storey houses under tile roof. There is currently no parking facility for these properties.

Nos24 – 30 Hackington Road. Are four two-storey dark brown brick houses under a tile roof. They have each been extended to the rear, the eastern side of the properties. They front onto the footway, which is believed to be part of each property. There is no vehicle parking for these properties.

Locale 11.

Wood Hill.

'Sunnyside'; 'C K Manor'; 'Hillside Cottage'

'Sunnyside' is a C17 rendered and white painted single story building under a Kent peg tile roof. Its eastern end is set close to the road with a south facing main aspect at right angles to the road. It has lawns to the south and west and they are screened from the road by high hedge. There is a lay-by/pull-in and hard standing to the north of the building for two vehicles.

'C K Manor' is a new large house sited immediately to the west of 'Sunnyside' on a plot that was formerly grounds of that house. It was constructed in 2005/6 in a harsh red coloured brick and under a black slate roof. A wall at the entrance to the property, close to and immediately north of 'Sunnyside', with leylandii trees behind it, is constructed of the same harsh red brick, capped by a dark industrial brick. The bricks and the slate roof are unsympathetic to any materials used on near-by buildings.

There is an integrated double garage and ample parking for several vehicles behind a gated entrance. A replacement hedge has been planted outside the wall in the 2m deep verge.

'Hillside Cottage' is a detached house of white painted brick under a double pitch tiled roof situated on the east side of Wood Hill opposite to 'Sunnyside'. It has a sunny south facing aspect and has an off-road hard standing area in front of its mixed evergreen-hedged garden. It is screened from the road to the west by a high, mature, tree and shrub hedge.

Locale 12.

The west side of Hackington Road south of Link Road Nos1-25 Hackington Road

No1, 'Long Acre' is a large cream painted brick house under a modern tile roof. It is set in substantial grounds and with lawns and flowerbeds. It is at an oblique angle to the road and with a crescent in/out drive providing ample parking space. It is behind a beech hedge, fence and verge.

No3. 'Croft' is a white painted brick bungalow under a modern tile roof. It has a garage and ample parking space on paved hard standing in front of the building and behind a low stone wall.

No5, 'Liercester' is a black painted timbered house with white painted rendered panels under a modern tile roof and set back from the road. It has an attached garage and ample parking behind a 1m. high stone wall and mature leylandii hedge.

No7 is approached down a drive and some 40m from the road. It is a red brick house under a modern tile roof in substantial grounds and with ample parking space. The eastern boundary is marked by a 3m. high leylandii hedge in front of which is:

St Francis Mission church was constructed in 1884 The simple building is set parallel and close to the road and is of a timber framed, green painted, lap board construction under a tile roof. There is a 1m. verge between it and the footway.

No11. 'Upper Oakwell House', is a white painted rendered house under a tile roof with double garage, drive and hard standing. It is set well back from the road and slightly below it.

No13. has elevations of warm red brick under a tile roof. Its south elevation is rendered and painted white. It has a wooden garage and carport, both stained black, and shingled hard standing behind a wood panelled fence and with mature trees and shrubs shielding it from the road.

No15. 'Tyle House' is accessed by a drive and set well back from the road west of No13. It is south facing and has yellow tile cladding under a tile roof.

No17. 'Highfield House', is a long, white painted rendered house with hung red tiles under a matching tile roof. It is approached by a drive and set well back from the road with shingled hard standing.

No19. a yellow brick bungalow with red brick corners under a tile roof. It has an integral garage and shingle hard standing behind a low, pillared red brick wall and with shrub screening.

No21. of red brick construction below a white painted rendered face under a tile roof with single garage. It has a crescent shaped shingled in/out drive with shrubs and low wall.

No23. a yellow brick bungalow with red brick corners under a slate roof and with single garage to the side. It has lawns and flowerbeds behind a 1m. high wall and with a 2m. deep verge.

No25. a white painted brick bungalow under a modern tile roof set back from the road. It has a drive, hard standing for two vehicles and with lawns and a lattice wall with shrubs and a 3m verge.

Locale 13.

The east side of Hackington Road south of 'Ivy Court'.

Nos2 –12 Hackington Road

No2. a red brick house with dark red tile hangings to the upper floor, under a modern tile roof. It has a modest sized paved forecourt with hard standing for two vehicles behind a low brick wall. There is access to the rear, from Summer Lane, to hard standing beside a garden.

No4. has dark brown brick side walls and yellow/ochred brick frontage, with a wooden gable end, under a modern tile roof. The front garden with lawns and flowerbeds is behind a low red brick wall and shrubs. There is access from Summer Lane to hard standing.

No6. has dark brown brick side walls and yellow/ochred brick frontage, with a wooden gable end, under a modern tile roof. There is hard standing for 2/3 vehicles. There is access from Summer Lane to a brown brick, flat-roofed garage and hard standing.

No8. has brown brick sides and ochred brick frontage under a modern tile roof. There is a red brick two-storey extension to the north. There is lawn behind a low brick wall. Vehicle access is from Summer Lane.

No10 and No12, 'Highland House'. A pair of two-storey, semi-detached houses in red brick, under a double pitch Kent peg tile roof. There is a 1m deep, paved area with posts and chains separating the property from the road. There is access from Summer Lane with concrete drive providing hard standing for 3 vehicles.

Locale 14.

Nos1– 4 Ivy Court and No 20. Hackington Road, 'Holly Cottage'.

This locale was developed in the 1990s on land that was formally part of Holly Cottage property, then known as 'Stodeaway'.

The development has successfully introduced four new large houses that have a collective identity that enhances the centre of the village. They are constructed of warm red brick and substantial upper level of white painted weather-boarding under modern tile roofs.

They are approached by a broad gravel road, bordered by hedges, off Hackington Road and next to footpath CB38, and which turns through 90 degrees to entrances and garages off a small gravelled area in the centre of the development. The separate garages are in the same brick as the houses and with flint wall infill under tiled roofs.

No1. and 2. have hedges to the east bordering Summer Lane, whilst No3. and 4. have fences and 2m. high beech hedges between them and the footway on Hackington Road.

No20 Hackington Road, 'Holly Cottage', the renovated former property on the site, is a south-facing, white painted house with white weatherboarding under a double-ridged Kent peg tile roof. It has a yew hedge between it and the footway and the garden to the south is screened by a fence and 2m high privet and laurel hedge. There is paved hard standing in addition to the garage.

Locale 15.

The west side of Hackington Road from No43 north to No73.

Nos43 – 73 Hackington Road.

No43 a yellow brick gable-ended house under a slate roof, with a two-storey, flat roofed extension set back and to the north side and with integral garage.

It is set behind a red brick wall that has decorative banding and it has a concrete drive and hardstanding.

The colour of the brickwork on this property is out of keeping with all the other buildings in the vicinity and should not be used as a precedent for future development applications.

No45, The Baptist Church was constructed in 1885 in red brick with yellow decorative bandings under a black slate roof. It is in its own modest shrubbed grounds and at right angles to the road behind a low gate, black iron railings and evergreen hedge.

All the properties from this point northwards have mature woodlands to the rear, which makes for a distinctive rural backdrop to the properties.

No49, 'The Red House' is a large gable-ended house with double dormers in red brick. It has a two-storey extension to the north side in the same colour brick and with a flat roof. It is set close to the road behind holly and thorn hedge. There is a gravel drive and hardstanding leading to a separate small garage.

No51, 'Gate House', set well back from the road, is a cream painted rendered house on a red brick base. It is double gabled, linked by a central section, all under a dark brown tile roof. To the south of the drive there is a double garage with rooms over built in the same style and rendered as the main building, all behind a mixed holly and thorn hedge and with gated and paved entrance.

No53 set well back from the road is a red brick gable ended house with transverse porch under a modern tile roof. It has a gravel drive with hardstanding and mixed hedges that blend into mature side beds of bushes and shrubs.

No55 is a white painted brick bungalow under a dark brown tile roof. It is set back and has a paved entrance, beside mixed mature shrub and holly borders, leading to gravel hardstanding.

No57, 'York Cottage', a white painted brick bungalow with pale brown hung tiles around a gabled dormer and dark tile roof. It is set back and has a concrete entrance and drive with hardstanding beside lawns with shrubs on the south side and distinctive mature tall leylandii to the north side and behind is a thorn hedge.

No59 a red brick house with front porch entrance all under a tile roof. It is set back and there is a gravelled forecourt with central roundel and hardstanding behind a modest privet hedge.

No61, 'Highwood', a red brick house with dark red hung tile gable under a modern tile roof. There is a flat-roofed two-storey addition to the north side in the same red brick. There is a stone drive and forecourt with decorative pond all behind distinctive evergreen trees that screen the property. A hardstanding is separated from the footway by a low decorative wall.

Nos63 and 65 are a pair of semi detached red brick houses with dark red, hung-tile frontages under a paler tile roof.

No63 has a red brick garage set well back and approached by a tarmac drive. There is paved, hardstanding and lawn with mature trees, behind a low red brick wall.

No65 has a side carport approached by a concrete drive, beside which are lawns with mature trees. There is no fence or hedge to the property.

No67 is a soft brown brick bungalow under a steep-pitched, double-ridge, ribbed-tile roof. It has a low, stained wood fence in front of shrubs and with paved hardstanding off the drive that leads to a small garage to the south side rear of the property.

No69 is a cream painted rendered bungalow with tile hung gabled side all under a double-pitched tile roof. There is picket wood fencing and five bar gate in front of paved hardstanding leading to a side garage and beside lawn with mature trees.

No71 and 73 are joined and both built of white painted brick under tile roofs.

No 71, 'Dawswood Cottage', is dated 1864 and is close to the road, with posts and chain separating the property from the footway.

No73, though joined to, is set back from No71 and has an integral garage behind a concrete entrance and hardstanding. On the north side, No73 has a boundary, with wood panelling, to footpath CB43.

To the north, across footpath CB43, is a pair of white painted brick sloping roofed garages.

Locale 16.

The east side of Hackington Road from No32 north to No 86.

Nos32 – 86 Hackington Road.

Only No40. is close to the road, the others being set well back and with front gardens. There are a variety of gardens fronting the properties but all have distinctive separating hedges. Where there are front hedges they are predominantly privet or thorn. Many properties have created paved or gravel entrances with hard standing for vehicles.

The properties from No32 - 66 all have access onto Summer Lane at the rear.

No32. is a red brick house under a modern tile pitched roof set well back from the road and separated from it by lawn and chain link fence. There is a drive with hard standing.

No32a. is a red brick house with integral side garage under a modern tile, pitched roof, set well back from the road and separated by a low hedge and with a drive, turning bay and hard standing.

No34, 'The Homestead', a 'half semi-detached' warm red brick house incorporating a gabled elevation with pitched tile roof. Well back from the road and screened from it by various trees and shrubs behind a privet and thorn hedge. No vehicular access from Hackington Road.

No36. a warm red, bay-windowed house with modern tile roof pitched at right angles to the road. There is lawn and mature trees and shrubs screening from the road and red brick gate posts with a privet hedge. Drive with hard standing.

An application to develop the rear garden of No 36, with access from Summer Lane, was recently approved. The new house is a two –storey, red brick house with integral garage under a modern, red coloured tile roof. It has hard standing for two cars in front of the property facing Summer Lane.

No40. was originally a two-storey red brick house and plant nursery without vehicular access from Hackington Road. The house was under a slate roof. It was screened from the road by a mature privet hedge and camellia trees. Recently planning approval was given for the enlargement of the existing house whilst retaining its existing characteristics.

In addition approval was given for two three-storey houses in red brick under slate roofs to be constructed facing Hackington Road and for two even larger three-storey houses, clad in cedar timber weatherboarding, under slate roofs, to be constructed facing Summer Lane. All the new builds have visually obtrusive solar panels on their roofs. There is no garaging for any of the properties and all vehicular access is from Summer Lane.

The new buildings are not considered to be successful in terms of integrating with the surrounding part of the conservation area. They detract from the visual amenity of the conservation area. The cedar panelling on the two properties facing Summer Lane is out of character with their surroundings.

No42. 'Lincoln Cottage', a dark red brick bungalow with modern tile roof well back from the road. It has a red brick walled and gated entrance to gravel drive and hard standing, Lawn and shrubs and a large privet hedge screen it from the road.

Nos44./ 46 ; Nos48 / 50; Nos52 / 54; Nos56 / 58 and Nos60 /62 are all pairs of similar, semi-detached, warm red brick houses under grey slated pitched roofs. They are all set back from the road.

No44. has no access for vehicles from Hackington Road and has mature decorative trees behind a low thorn hedge.

No46. has a gravel drive with hard standing

No48. has no vehicular access from Hackington Road and a 2m high evergreen hedge in front of a garden with decorative trees.

No50. has a low red brick wall screening the lawned garden and with gravel drive and hard standing.

No52. has no vehicular access from Hackington Road and is without fence or hedge.

No54. has a paved drive and hard standing and is well screened by large conifers.

No56. has gravelled entrance and hard standing and is without fence or hedge.

No58. has a drive and hard standing and has a 2m high thorn hedge.

No60. has no vehicular access from Hackington Road. It has lawns with shrubs and a picket fence.

No62. has a paved entrance and hard standing drive and is screened by a wood panelled fence.

No64. 'St Andrews', is a white painted brick bungalow with west facing gable under a modern tile roof. It has a paved drive and shingle hard standing, a garden with low shrubs and is screened by a wood panelled fence.

No66. 'The cottage', a rendered, white painted west-gabled, hipped bungalow, with dormer set in the south upper elevation. It has a curved, paved drive and hard standing and is protected by a low picket fence.

Nos68 / 70. are brick semi-detached, cream painted rendered bungalows, under a modern tile roof.

No68. has an added porch and with paved drive and hard standing.

No70. is fronted by a low red brick walled and entrance. There are mature leylandii trees beside the lawns and a gravel drive providing hard standing in front of a side garage.

No72. is an 'L' shaped dark red brick bungalow under a modern tile roof. It has a curved red brick walled entrance leading to a gravel drive and hard standing, beside a shrubbed garden.

No74. a white painted brick bungalow under a modern tile roof. It has a gravel forecourt providing hard standing and with flowerbeds and mature trees behind a wood panelled fence.

Nos76 and 78 have mirror image front elevations.

No76. 'Springwood', a red brick house with west facing gable under modern slate roof and with a separate garage and drive with hard standing. The attractive garden is set to lawn, shrubs and mature trees behind a wood panelled fence.

No78. 'Woodlands', a red brick house with west facing gable under modern slate roof and has a drive with hard standing beside lawns and an attractive garden and in front of a separate garage.

No80 is a warm red brick house with weather-boarded west facing gable and with integral garage under a modern tile roof. There is a low red brick walled frontage with shrubs behind and a paved drive beside lawns.

No82 is a red brick house with a red tiled, west-facing gable, under a modern tile roof. There is a double storey addition to the north side. There is a gravel drive with hard standing in front of a carport to the north side. There is lawn and mature trees behind a low white chain-link fence.

No84. 'Whiston', an 'L' shaped pale brown brick bungalow under a modern tile roof. There is a tarmac drive with hard standing and lawns behind a low, pale-brown brick wall.

No86. a white painted, rendered house under a pitched tiled roof and with a single-storey flat roof extension to the north side. There is a separate garage approached by gravel drive with adequate hard standing. A 2m high panelled fence screens the garden with mature trees from the road.

Locale 17.

The northern part of the village.

'Anderida', 'Daweswood', 'Dawes Court', 'Frog Hall', 'Frog Hall Oast', 'Frog Hall Stables', 'Cheesecourt Lodge', 'Honeywood House', 'Tyler Court'.

All these properties are relatively large buildings.

'Anderida' replaced the former 'Keeper's Cottage' in the 1970s. It is a warm brown coloured brick building under a modern tile roof and set well back and at angle to the road. It has a circular drive to a single entrance/exit and is screened by high privet and thorn hedges.

'Daweswood' is a white painted, rendered building under a tile roof. It is approached by a drive and separated from the road by substantial lawns with flowerbeds.

'Dawes Court' is almost screened from view from the road. It is a very large white painted, east-facing, 'colonial'-style building set in its own wooded grounds and approached by a curving drive,

'Frog Hall' is the original farmhouse building of Frog Hall Farm and is a statutory listed building. It is of red brick construction under a Kent peg tile roof. This building and its near neighbours are now approached by a custom built drive, the junction of which is to the north of the locale.

'Frog Hall Oast' is, as its name suggests, a dwelling that was recently created by the conversion of the former oast house associated with the farm. It is a locally listed building in the same red brick as the former farmhouse and has Kent peg tile roof.

'Frog Hall Stables' is locally listed, lies close to the road and is separated from it by an area which has a pond in it. The property, as its name suggests, was converted from the stable block associated with the farm and is of the same brick construction as the farmhouse and under a Kent peg tile roof.

'Cheesecourt Lodge' was constructed in the late 1960s and replaced a former smaller dwelling situated closer to the road. It is built of warm brown coloured brick under a modern dark tile roof. It is set well back from the road with drive and spacious lawns and woodland adjacent to bridleway CB36. It has a separate, pitched-roofed garage in the same brick as the house.

'Honeywood House' and 'Tyler Court' were constructed in the 1990s as dwellings associated with those parts of Frog Hall Farm which were on the eastern side of Hackington Road and that had, at that time, been separated from the farm. Both dwellings have an agricultural use

designation attached to them. They are each of a bright red coloured brick under a modern tile roof. They are situated approx 70m from the road and approached by a private drive.

Locale 18.

Tyler Hall, Park Farm and Close Barn Cottages. Tyler Hill Memorial Hall.

'The Radfall' and 'St David's' [Summer Lane]

Tyler Hall was formerly a farmhouse associated with the oast houses and former hop fields to the east and above the Sarre Penn stream. It is a large pale yellow painted brick building under a Kent peg tile roof, in substantial grounds to the east and south. The property is screened from the south and west by mature oak trees and evergreen high hedge. There is a separate double garage with accommodation above and painted similarly to the house, under a modern tile roof and accessed from Summer Lane.

1 Park Farm Close. Is a large weathered-orange-and-red coloured brick house and with integral double garage under a modern tile roof. There is paved hard standing for two vehicles and raised brick flower beds all screened to the west by evergreen trees and shrubs.

Nos 2.-6. Park Farm Close were formerly the Tyler Hill Oast House and following the failure to obtain planning permission by those intending to construct the proposed Broad Oak reservoir in the mid 1970s, was sold and developed into apartments in the 1980s. They form a large coherent property of red brick under a slate four-ridged roof. They have separate brick garaging to the west and with gardens to the south, behind a low brick wall. There is with a wide shingle drive to the garages and in front of the properties.

'Woodgrove', is on the site of the former thatched barn in which farm machinery and implements were stored. It is a large red brick house with double garage under a modern tile roof. There is paved drive/hard standing with access from Summer Lane. The property has a lattice fence and 1m high hedge.

Nos1 and 2. Barn Cottages were formerly associated with the Park Farm when hops were a substantial part of its activities . They are now a pair of two-storey, semi-detached, black, weather-boarded cottages under a modern tile roof.

No1. has shingle hard standing for 2 vehicles and has a fence boundary.

No2. has a laurel hedge and high privet hedge between it and the Village Hall car park.

Tyler Hill Memorial Hall replaced the former Memorial Hall, which was a redundant Presbyterian/Free Church building, carried up from the city shortly after WWII when the playing field was given to the village by George Mount Esq. The Hall had brick additions into the 1970s but was replaced by the present building in 1985. The present building was designed, built, decorated and furnished by members of the village community. The substantial building is constructed of warm red coloured brick under a slate roof. There is parking for about 20 cars beside the hall and there has been recent provision on gravel hard standing for 20 more vehicles at the north side of the playing field.

'St David's' and 'The Radfall' are recent constructions that replaced small, prefabricated dwellings that were originally approved as dwellings with an agricultural condition attachment.

The new houses are substantial, west-facing buildings incorporating an upper storey in gabled roofs. 'St David's' is of pale brown brick under a black slate roof. 'The Radfall' is in mid brown brick and under a modern tile roof. They are set back and separated from the lane by wooden picket fences and shrub beds with separate double brick garages and gravel drives. The properties have woodlands to the rear, (the east), which are protected as being part of the larger area of Special Scientific Interest which includes Honey Wood.

Locale 18. continued.

West side of Summer Lane from 'The Patch' to 'Oakwood'.

'The Patch' is on the north side of the junction of Summer Lane and Hackington Road and has a triangle of grassed area outside its wall that is treated as an amenity area and planted

with flowers. It is a white painted brick house under a modern tile roof. It is screened by hedge on top a warm red brick wall to the west and south, whilst a 2m high privet hedge screens the east side. There is a brick garage and hard standing.

'Rosas' and No2 Park Farm Bungalows are east facing, semi-detached, red brick bungalows under modern tile roofs. 'Rosas' has an attached garage with hard standing drive and is screened by 2m. high leylandii hedge. Its neighbor has shingle hard standing for two vehicles and is screened to the east and to the north, beside footpath CB38, by a laurel and other evergreens hedge.

'Juniper'; 'Honeywood House' and 'Oakfield' are three large east-facing houses, all built in the mid 1980s of similar warm brown colour brick with hung, dark tile fascias and each under a modern tile roof. They have integral garages and hard standing paved drives behind mature hedges and fences.

'Juniper' is screened from footpath CB38 by a 2m high privet hedge.

**Locale 19,
The Lodge, Little Hall Farm and Annex.**

It may seem somewhat strange, but these properties are in Tyler Hill conservation area and not in the adjacent Alcroft Grange conservation area.

'The Lodge' was formerly a farmhouse associated with the surrounding fields and known as Easingdown. It is a two story white coloured weather-boarded house under a modern dark brown tile roof. There are dormer windows to the east, north and south elevations. The property has a large garden on the south and west sides containing lawns and mature and young trees. There is ample parking with access from Alcroft Grange access road and there is a single garage to the west side.

Little Hall Farm and Annex are relatively new buildings, originally constructed in the 1990s with agricultural conditions attached to them. The conditions were removed, on application, as farming activity in the surrounding fields was discontinued.

The two properties are on two sides of a circular forecourt at the end of a brick paved drive. Little Hall Farm is a large, red brick, two-story property, aligned east/west on the south side of the circular forecourt. The upper story on the north side has dormer windows into a modern dark brown tile roof.

The Annex is a single story brick building with dark brown modern tile roof, aligned north/south and on the east side of the circular forecourt. There is ample parking space for both properties.

The properties are set in large gardens bounded by simple wood pole fencing and containing large lawns and mature and young trees.

Former farm buildings. To the west of The Lodge there remain several substantial buildings previously associated with the farm. They include a hay barn with a corrugated iron roof on eight metal columns; a large 50m x 30 m barn constructed on breezeblock and asbestos panelled walls under a corrugated asbestos roof; a small building of similar construction; and a wooden building. The whole area is overgrown and unkempt, with brambles covering all areas not covered by buildings or the concrete access road.

Part 4:

Guidelines.

Design Principles

- Planning applications should, where appropriate, include within the Design and access Statement, statements detailing how the principles and recommendations contained in this Parish Design Statement have been addressed.

- The design of any new buildings or additions to existing buildings should harmonise with existing buildings, adopting local characteristics where possible. Designs based on a confused mix of architectural styles, designs that lack architectural integrity, will be resisted.

- High quality contemporary architecture and designs which compliment their surroundings and which incorporate an excellent sense of proportion, form, colour and textural details will be encouraged.

- 'Green' solutions to design issues that conserve natural resources are encouraged where appropriate. Such solutions will not be acceptable if they do not harmonise with the existing architecture of the locale.

- Designs for garden edges and surrounds to buildings should be in keeping with local treatments of boundaries. Hedges, walls, fences, gates and open frontages should be in keeping with others in the locale.

- Within the Conservation Area any building must respond to the form, scale and architectural style of its surroundings. Roof heights, spans, pitches, numbers of storeys, chimneys, roofing materials, brick colour and window treatments should be in keeping with neighbouring dwellings.

- Maintenance of the Conservation Area and of listed buildings: original details should be retained and repaired where feasible. As far as possible traditional techniques and sympathetic materials should be used. Particular care should be taken with designs and materials used for extensions and for alterations such as replacement doors and windows.

Materials

Building materials play a significant part in determining local character.

- All materials, whether modern or traditional should be appropriate to their context.

- Materials that harmonise with neighbouring buildings should be used for both new developments and alterations. For older buildings materials should be strictly limited to those that closely match the traditional fabric of other nearby buildings in colour and texture. These materials include dark red and red/brown brick, Kent peg tiles,(or similar), hanging tiles, and weatherboarding coloured in keeping with nearby properties.

- Principles of sustainability are encouraged in the choice of sourcing of materials.

- In just a few cases within the Conservation Area designs have been allowed before the adoption of this Design Statement which would not meet the criteria set out above. We invite potential developers to note where such buildings have been identified by the phrase 'not to be used as a precedent for future applications'.

Layout

- The scale and density of any planned development should be in keeping with neighbouring buildings and plot sizes.
- Particular care should be taken to design the layout and density of new developments so as to ensure privacy and freedom from excessive noise for residents in surrounding gardens and dwellings, especially in back-land infill sites,
- The design of materials for boundaries should be selected with care to reflect the present rural character of the village.
- Adequate off-street parking should be provided for all new buildings.
- Development proposals should include provision for enhancing the character of the location with soft landscaping.

Public Utilities

Water and drainage

In recent years there have been incidents of flooding in the village. Any proposals must ensure that adequate drainage is provided. Any significant development which includes increased roof or paved areas will have to demonstrate how the displaced rain water will be managed.

Electricity supply

Overhead cables of varying capacity dominate the street scene of the village. In any new development it will be expected that dominance to be reduced and services to be carried underground if at all possible.

The Village ambience

- Entrances to the village on Wood Hill from the south, on Hackington Road from the north and on Tyler Hill Road from the west should be visually welcoming and maintained clean and clear of vegetation.
- Existing open spaces on the village green and at the junction of Summer Lane and Hackington Road, together with hedgerows and mature roadside trees should be preserved.
- Existing fields and paddocks beside Tyler Hill Road should be preserved, as should the wooded aspects of the northern end of the village.
- The existing network of footpaths and tracks that cross the village and criss-cross the surrounding fields and woods should be maintained to provide recreational opportunities and easy access to all parts of the village on foot.
- Existing traditional boundary hedging, privet along Hackington Road, hawthorn and bullace on other roads, should be incorporated into any changes. Hedging with native species (not fast growing conifers) rather than fences should normally be utilized. Design details for new developments should provide details of hard and soft landscaping.
- Opportunities should be taken, whenever possible, to route new and existing utilities underground.
- Potential developers should note the 'Blean Woods and Great & Little Stour Landscape Appraisal' document concerning the landscape setting of Tyler Hill.

Part 5:

Our surrounding countryside and woods

Open spaces within the conservation area.

There are five family farms within the parish. All farmland Graded 1, 2 or 3 will be deemed to be protected for agricultural use.

1. Land to the west of Canterbury Hill and the houses situated thereon, and land to the west of Calais Hill up to the line of the former Crab & winkle railway line.

The north portal of the former railway line is overgrown and in a poor condition. The embankment and cuttings are owned by the University of Kent and the line of the former track has been opened up as a footway.

Those fields close to the former railway line are used for arable or dairy farming

The fields close to Calais Hill, used on an occasional basis for the grazing of horses, are part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby have an additional protection.

To the west of Tyler Hill Road and having a southern boundary with footpath CB14 there is a field with storage on it associated with horse stabling and training.

All the other fields between the road and the small stream feeding into the Sarre Penn are not cultivated. They provide a valuable habitat for wildlife.

2. Land between Wood Hill and Calais Hill.

The land close to Wood Hill, north of properties at the foot of Calais Hill and south of Sunnyside, is owned by St Stephen's P C Council and is densely overgrown with thorn thickets. It provides a valuable habitat for wildlife, including nesting nightingales.

The land close to Calais Hill is part of the property of 30 Calais Hill. It has been recently cleared of scrub vegetation and thickets. It is part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby has an additional protection.

3. Land to the north of and bounded by Tyler Hill Road, the line of the former railway line and Fleets Lane up to Well Court Farm house and footpath CB24.

The Tyler Hill Meadow Local Nature Reserve and the fields immediately around The Halt are part of the land designated as Tyler Hill Pasture by Kent Wildlife Trust and thereby have an additional protection. The field between the Nature Reserve and Sunnymead is used for dairy farming.

The other fields north of The Halt are arable and used for grain or root crops.

4. Land between Fleets Lane and Hackington Road north of Windleaves on Fleets Lane and Daw's Wood Cottage on Hackington Road.

Fields to the south of Little Well Farm are used as horse pasture and there are farm yard storage buildings associated with the farm. To the north of the farm there are apple orchards and to the east is Daw's Wood, which has protection as an area of Special Scientific Interest. Further north the fields beside Hackington Road, formerly associated with Frog Hall Farm are arable and grassed.

5. Land east of Canterbury Hill and St Stephen's Hill between the Parish Boundary above Downs Road to the south and the Sarre Penn stream.

These fields are thought to be in the ownership of one of the Water Companies, having been purchased prior to the application for a reservoir in the valley in the 1970s. South of the road to Alcroft Grange root crops and grain is grown, with the slopes nearest to Downs Road used for cattle grazing.

The field immediately north of the road to Alcroft Grange is used for sheep grazing and below that, beside the Sarre Penn stream, the field has been left fallow and unkempt for many years.

6. Land to the north of the Sarre Penn stream, east of Wood Hill, Summer Lane and Hackington Road.

The fields immediately to the north of the stream are used mainly for grain crops.

Great Hall Wood, Honey Wood, Timber Wood, Paddock Wood, all to the north of the stream, and Little Hall Wood, to the south, are all privately owned and are protected as Sites of Special Scientific Interest. They contain an abundance of wildlife, most notably the Heath Fritillary butterfly. The woods are ancient and contain mature oaks, many several hundred years old and chestnut stools that have a similar or older vintage. The woods are not cropped at present but are irregularly coppiced.

The fields to the east of Paddock Wood are farmed from Mayton and are used for grain crops.

The fields to the north of Timber Wood, associated with Brittoncourt Farm, contain a privately owned fishing reservoir and are in the main arable.

Part 6:

Summary and Cautionary Observation

Summary

There are pockets of development within the conservation area which, whilst different to each other, have an attractive consistency in the use of materials, proportions of buildings and treatment of their surroundings; such locales as Sunnymede, Ivy Court, St John's Crescent and around Frog Hall. Any development in these locales would be expected to be consonant with the existing characteristics.

Mainly on the edges of the village there are older properties which have their own distinctive characteristics; such properties as Oakwell in the Blean, Tyler Hill House, Tyler Hill Cottage and Sunnyside. Any development at these properties would be expected to be sympathetic and complementary to the existing building.

Throughout the other locales of the village there are no particular styles or common characteristics although many of the materials used have a similar feel to them; Such materials as warm red brick, Kent peg tiles, modern red tiles, weatherboarding treated in black, white or pale coloured paint.

Around the central core of the village there is some use of slates for roofing, as on the Baptist church, Nos24-30 Hackington Road and the Tyler Hill Memorial Hall. In the few other locations where it is used it does not sit so happily in the visual environment.

Other than in the central core of the village, properties are set well back from the road and gardens are well maintained, copiously planted to provide good screening and in the main are well maintained, with some outstandingly attractive ones.

Nearly all properties have off-road parking, either in garages or on hard standing, the exceptions being in the central core of the village and on St John's Crescent. There are a variety of treatments to drives and entrances, but they are chiefly of gravel or concrete. The recent development of red-bricked drives and forecourts does not always accord with the rural setting of the village.

In the main, in each of the locales not already mentioned, the size of the buildings, their proportions and external characteristics, do tend to be in general keeping with their neighbours. This gives a cohesive feel to the locale.

In only a few instances are neighbouring properties disproportionate to each other and usually because one has been recently developed and the other not.

Whilst the Parish Council would not wish to be prescriptive in the design of any new developments or modifications to existing properties within the conservation area, it recommends to prospective developers that they note the predominant incidence of the use of the following materials in the existing properties;

Warm red and orange/brown brick

Kent peg roof tiles

Dark red or brown modern roof tiles

Weatherboarding coloured white, black or a pale ochre colour.

The Parish Council also asks potential developers to note the respective scale, proportions and ambience of the several locales within the conservation area and the fact that almost all properties, no matter their size, have generously proportioned gardens, many having examples of fine mature trees.

The Council also reminds potential developers that the village is rural in character and that its residents have indicated that they wish it to remain in that condition, that it has a distinct and clearly delineated boundary, separate from other developed areas, [the village of Blean, the University of Kent], and that for the most part is located in the ancient Forrest of Blean, which has protection as a Site of Special Scientific Interest.

Cautionary Observation.

There have been some developments that have been allowed which in hindsight do not now seem to be in keeping with the general aesthetic feel of their locale within the conservation area. They are mentioned in the texts above so as to indicate what would not be supported in future applications.

Part 7.

Consultation on the draft Design Statement.

In the Introduction it was mentioned that following the publication of the Hackington Parish Plan in 2007 the Parish Council decided to prepare a Design Statement and to invite public commentary on the draft document.

During 2007 and 2008 the draft document was prepared and was considered by the Parish Council in a specially convened meeting in summer 2008. Following that review the text was substantially modified and maps indicating the locales being described were obtained using the good offices of the City Council's Planning Dept. The Council is grateful to Simon Hopkins for his expert assistance in preparing and providing the mapping within the document.

In March 2009 the Parish Council approved the revised document. The Council placed the text of the document on its web-site and invited commentary from the general public on its content and presentation. There were but a few responses and they were to do with minor amendments to descriptions of properties from property owners. There were no critical comments received on the purpose of the document or its presentation. There were several complimentary comments on the document.

Prior to the Parish Annual Assembly in May 2008 the public were invited through the web-site and an article in the Community Magazine to raise any issues at the Assembly concerning the content and presentation of the document. No commentary on the document was received before or at the meeting though several attentive electors wished the Council well in its endeavours to have the document accepted.

In the autumn of 2008 the Chairman of the Parish Council addressed a public meeting organised by the Blean Hackington and Tyler Hill Society during which he presented the Design Statement document and answered questions about its purpose and content. The meeting endorsed the aspirations of the Council in seeking to have the Design Statement accepted as a relevant background guide to planning matters in the parish.

In September 2008 the Parish Council submitted the document in draft to the Head of Development Services for the City Council for commentary. In December a helpful response was received proposing various changes to the presentation and text. In Spring 2009 the Parish Council considered the revised document and endorsed the changes.

The text has had one subsequent revision and is presented in October 2010 for consideration by the Development Control Committee for adoption as a material consideration in determining planning applications.