



# Chartham



# Parish Design Statement





View from Mystole House

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Horton Cottages

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## WHAT IS A PARISH DESIGN STATEMENT?

The Parish Design Statement describes Chartham as it is today and highlights the qualities valued by its residents.

The aim is to ensure that future development and change, based on a considered understanding of the parish's past and present, will contribute positively to the future of Chartham and protect and enhance its special nature.

This Design Statement has been approved by Canterbury City Council and will be adopted as Supplementary Planning Guidance. Its recommendations will be taken into consideration when planning applications are assessed. In this way it will support the Development Plan Documents as they affect Chartham.

The Parish Design Statement attempts to lay down Recommendations which will stand for ten to twenty years. It will be necessary for the document to be reviewed after five years, or at any time when it is considered that circumstances warrant it.

## WHO IS IT FOR?

Change is brought about not only by large developments, but also by the smaller day-to-day adjustments to homes, gardens, open spaces, paths and hedges, which alter the look and feel of the whole parish. The Parish Design Statement is therefore addressed to:

- Statutory bodies and public authorities
- Planners, developers, builders, architects, designers, engineers
- Local community groups
- Householders and businesses.

## PUBLIC CONSULTATION

The statutory consultation for planning applications and reviews of the Development Plan Documents are sometimes seen by the community as being both too late and ineffective. Local people have felt that their carefully considered and argued views, frequently resulting from public meetings, have been ignored. They would like to feel that their ideas are respected and seen to be taken into account in the decisions made by the City Council.

It would be desirable if those bringing forward proposals for any major development in Chartham hold preliminary discussions with the community before making a planning application. This would allow local knowledge and ideas to be considered at an early stage and would reduce the risk of local hostility leading to delays in the planning process. Participation of the community would also help to increase both awareness of the importance of Development Plan Documents as the basis for development decisions and understanding of the relative roles of the Planning Authority, developers and the Parish Council.

## INTRODUCTION

This document first outlines the nature of the Parish of Chartham as viewed in detail by residents in 2005. Arising from this detail a number of Principles and Recommendations for the future are recorded on pages 18 – 21.

Chartham is an extensive rural parish with a population of over 5000. It is framed by Dunkirk and Harbledown to the north, and nestles into the Kent Downs Area of Outstanding Natural Beauty to the south. Chartham Downs is part of the Kent Downs AONB, the border of which runs along Mystole Road and Pickelden Lane. In the valley below is the course of the intermittent Nailbourne Stream. The River Stour runs through the centre of the parish.

The character of the parish is that of a thriving community which still retains its rural atmosphere and setting. Although comprised of five scattered settlements, the Village area, Shalmsford Street, Mystole, St. Augustine's and Chartham Hatch, each with its individual characteristics, this does not detract from the overall community spirit. Together each settlement contributes to the local distinctiveness of an active, self-contained community, surrounded by open spaces and woodland.

# NATURAL ENVIRONMENT



Bluebells near Mystole

Chartham is a thriving parish within a rural setting, determined to keep its local distinctiveness of several settlements separated by open spaces. The wider view is of an agricultural scene surrounded by woodland. The parish includes parts of the Kent Downs Area of Outstanding Natural Beauty, designated as a nationally important landscape on a par with National Parks. At Chartham Hatch the woods extend to the great complex of Blean Woods of over 3000 hectares, and designated as a Site of Special Scientific Interest, and to the extensive woodland of Denstead. Parts of these woodlands now form Kent Wildlife Trust's South Blean Nature Reserve. The importance and qualities of these woodlands, set above the sweep of the Stour Valley, on the boundary of the Harbledown fruit belt, are described and appraised in the 'Blean Woods & Great & Little Stour Valleys Landscape Appraisal' Supplementary Planning Guidance.

The River Stour, from Shalmsford Bridge to Milton Bridge, and its adjoining meadows are a haven for wildlife, and provide much interest and enjoyment for naturalists, walkers, local residents and visitors.

The whole parish is linked by over sixty Public Rights of Way including the North Downs Way National Trail, the Stour Valley Recreational Walk, three Byways, six Bridleways and fifty-one Footpaths. There is also an 'Access For All' surfaced path beside the river. This network affords opportunities to appreciate the countryside and wildlife within the bounds of the parish, often taking in unspoilt views towards neighbouring parishes. It also gives the opportunity to explore the downland, wooded areas and ancient features. Kent County Council's Public Rights

of Way Unit, assisted by the Parish Council where feasible, is responsible for the upkeep of these paths.

Of great environmental interest is No Man's Orchard, a traditional orchard now in community ownership and situated beside the North Downs Way. It is an important site designated a Local Nature Reserve, and a Site of Nature Conservation Interest by Kent Wildlife Trust. The parish boundary between Chartham and Harbledown runs through the middle of the orchard and also bounds the northern edge. This ten acre site is the first orchard in the UK to receive the designation of Local Nature Reserve in recognition of its value for wildlife.

It is appreciated that some changes may be required, but development should be environmentally sensitive and on a small scale using infill or brownfield sites. It would be detrimental to the natural environment and overall character of the parish if development were to spread into the open countryside. Efforts should also be made to maintain and restore natural wooded corridors and hedgerows, important for a wide range of wildlife, including bats.



Riverside

## WOODLANDS AND ANCIENT FEATURES

All the woodlands surrounding the parish form part of our heritage and history, give focal points in the landscape, and are vital to our rich diversity of flora and fauna. These woodlands should all have en bloc protection and no development or activities, other than permitted pursuits, should be allowed within the woods or their environs.

**Larkey Valley Wood** is designated as an SSSI (Site of Special Scientific Interest). Only a small part of the wood falls within Chartham Parish. It is rich in wildlife including dormice, badgers and many species of birds. Orchids and other rare plants are also present. The areas around the wood should be kept free from development thus protecting the wood and maintaining the open spaces between Chartham and Thanington. Larkey Valley Wood contains pollarded trees marking the boundary between Chartham and the old parish of Milton. These should be monitored and replaced if and when necessary.

**Bakers Wood** is a Community Woodland providing a local amenity. It contains many mature trees and a variety of woodland plants. From the wood there are open views across fields to The Deanery, with the North Downs forming a backdrop. It is important that these fields are not developed as they provide an excellent buffer zone between several housing estates.



Pickelden Lane

**Denge Wood** In the woodland to the south of Mystole is an ancient earthwork with connecting ditch and bank systems. Most are covered with chestnut coppice. It is essential that woodland contractors are made aware of the importance of these features when using machinery and heavy vehicles. An earth and flint bank can be found in Denge Wood marking the old Chartham and Waltham boundary. This should be monitored and protected. Already tracks have been cut across this bank at several points.



Hornbeam on parish boundary near Broadham

**Hunstead Wood** contains ditch systems and an old sunken road. These should be monitored and protected.

**Broadham** There are ancient hornbeams marking the Chartham and Chilham boundary. These should be monitored and protected. In the event of their demise they should be replaced.

**North Downs Way** There is a boundary Oak Tree near No Man's Orchard. This should receive similar treatment.

**Denstead Wood** contains old oak trees marking the boundary between Dunkirk and Chartham. These trees are in poor condition. It would be beneficial if these could be replaced by more of the same species.

# CHARACTER & HERITAGE

## CHARACTER

Chartham lies in the valley of the Great Stour and has developed through farming spreading up the sides of the valley. This was mainly arable, orchards and hops, with woodland on the higher ground. There has been extensive gravel extraction for local flint, much in demand in the building industry, particularly for enhancement, as it changes to several different shades under a baking process. These gravel extractions have left lakes and reinstated meadows. The river was once used for powering water mills for grinding corn, softening cloth for the weaving industry and, since the 18th century, for papermaking. The paper mill is still a working feature of the parish.

## HERITAGE

**Chartham** – The heart of the parish developed near the river around the 13th century parish church of St Mary. This cruciform church contains many notable features including a continuous timber roof structure with long scissor beams. At the centre crossing is a carved boss. The church windows contain fine glass of the 13th century as well as good Victorian examples.



St Mary's Church



An outstanding architectural feature is the stone-work in the Chancel windows known as 'Kentish Tracery'. One of the most important brasses in the country is here, that of Sir Robert de Septvans who died in 1306. The tower contains a ring of six bells, the five largest, cast in 1605 by Joseph Hatch of Ulcombe, are recognised as the oldest complete ring by the same founder in Kent. It was Hatch,

who in 1635 cast Bell Harry for Canterbury Cathedral. The sixth bell, the treble, was cast by Samuel Knight in 1778.

To the east of Rattington Street, standing on the banks of the River Stour, is Horton Manor. The house is 15th century with 18th and 19th century refurbishment. It contains a central hall with a fine oak roof, two cruciform crown posts and exposed timber framing. Adjacent is the designated Ancient Monument Horton Chapel built in the 13th/14th century of flint with a double-arched bell gable. This chapel has not been used for worship for several centuries and is awaiting restoration. Important archaeological 'remains' have been discovered in nearby fields.

Just off Parish Road is The Deanery, built in the early 14th century by the Prior of Canterbury Cathedral, who presided over the Manorial Court. There is evidence to suggest that a Manor House stood here in 1085 and probably several hundred years earlier. The interior contains the roof and three walls of the Great Hall, built by Prior Henry of Eastry in 1303. The building was much augmented in the 14th and 15th centuries. Two crown posts of the solar (a small room for the enjoyment of sunlight), built by Prior Chillenden in 1304, remain.



The Deanery

After the Reformation, The Deanery became a country residence for the Deans of Canterbury Cathedral. In the 17th century it was sold into private ownership and has remained so ever since.

Standing close by is the Court Lodge. This Wealden house was built around 1495 at the far side of the enclosed courtyard of The Deanery site. In the 18th century it was divided into cottages. It has now been restored to one dwelling taking the character of the original Wealden house, with many early features and beams preserved including jettying and exposed timbers.



Mystole House

**Mystole** – This area comprises rolling landscape, orchards and natural woodland. Its principal buildings date from the 17th century and were mainly developed in the 17th/18th centuries to become the Mystole estate. Mystole House is the main building and there are a number of other buildings including the Coach House, all of which have been converted into residences, certain of which are Grade II\* or Grade II listed. The area also includes Thruxted Farm, other cottages in the Underdown area and an ‘earthwork’ in the wooded area to the south.

Mystole was once the big house of the district. The first recorded building there was by the Reverend John Bungay, Rector of the parish and a Prebendary of Christ Church Priory. He died in 1597 and a memorial to him is on the East wall of St Mary’s Church, Chartham. His house was built around 1570-1580. Little, if any, of this remains. The West Wing is late 17th century and is now a residence. For many years Mystole was occupied by the Fagg family whose memorials occupy the South transept of St Mary’s. The main house is a handsome Palladian block built by Charles Fagg in the early 18th century. There was a further addition in the 19th century. After World War II Mystole House was sympathetically converted to form several residences, ensuring that the Tudor and Georgian features were retained and that the external aspects were sensitively dealt with. Mystole now comprises some twenty separate freeholds.



The Coach House Mystole

**Chartham Hatch** – This settlement developed on the higher ground along the route of the Pilgrims Way and also from the way through the woods from Watling Street. The name Hatch means a hitch-gate at the edge of a forest, a way through, an opening. Today this small community is still surrounded by woods and tree-lined rural lanes.



Chartham Hatch Village Hall

There are several important buildings in Chartham Hatch, including the Victorian School, now converted to a Village Hall, managed and maintained by the Chartham Hatch Village Hall Committee. This Hall provides a popular focal point for local residents. Although separated from the village of Chartham by the A28, it is very much part of the parish of Chartham.



Rose Cottage

## LISTED BUILDINGS

There are numerous Listed Buildings throughout the parish as shown in the Appendix on Page 22.

# POPULATION, EMPLOYMENT & GROWTH

## BACKGROUND

Through the centuries, Chartham has developed from small settlements and clusters of dwellings and farmsteads, until in 2005, the population has reached approximately 5000. The vegetation of deciduous woodland has gradually been cleared to provide land for farming.

## TRADITIONAL AGRICULTURE

Woodland, predominantly chestnut coppice with standards, still provides some employment but this has declined in recent years as the local markets for fencing and wood pulp have declined. Agriculture has provided the major economic activity in the parish through much of its history, with significant areas of land being devoted to orchards. Hop production was also an important enterprise for many farmers in the parish, but is now in decline with few hop gardens under cultivation. Cereals and oilseed rape account for the greater proportion of arable land. Pasture land is mainly used for sheep grazing. A significant number of small paddocks have been created for horse grazing in the past two decades.



Chartham Orchard

## CHANGES IN AGRICULTURAL WORK

Land-based working was a major source of employment for parishioners in the past but provides a relatively small number of full-time jobs as increasing mechanisation, loss of labour intensive enterprises such as hops, and farm amalgamation have reduced the demand for labour. Significant numbers of seasonal workers are employed for harvesting and packing fruit but these jobs are increasingly being taken by casual workers rather than permanent residents of the parish.



Newmafruit International Ltd

## RECENT EMPLOYMENT TRENDS

The Paper Mill has been a major source of employment in the parish since 1738 and provided jobs for over 400-500 people as recently as the 1970s. Although the number of people currently employed has reduced to 140 the Mill remains the major employer in the parish. St. Augustine's Hospital was also a major employer for more than 100 years until it closed in the 1990s. Gravel extraction and associated activities have been an important economic activity for many years. Although currently employing relatively small numbers of people locally, gravel extraction in Chartham has been an important source of materials for the construction industry. The impact of quarrying whilst in progress has often been less than attractive, however the legacy of lakes that have resulted now enhance the landscape, provide habitat for wildlife, and have increased recreational opportunities. A major concrete pipe-works operated on the site of the Stour Valley Trading Estate until the 1980s. Crafts, trades and retail outlets servicing the local community continue to provide significant numbers of jobs in the parish although increased mobility of workers and customers has resulted in several small shops and public houses closing in the last thirty years. This has, to some extent, been balanced by new, much larger retail outlets being established along the A28 to serve customers travelling to the parish from a much wider geographical area. Increasing mobility, and access to public transport, also means that parishioners from Chartham travel outside the parish to work. As a result the five principal settlements are now predominantly residential, to the exclusion of premises providing employment



The Paper Mill



## THE IMPACT OF EMPLOYMENT

**Changes of Use** – The built environment of the parish is, in part, a product of the parish's economic history. As economic activities have been established, they have given rise to the need for associated buildings and, at the same time, created both employment opportunities and the need for additional dwellings. As the commercial viability of some of these activities has declined, the opportunities to adapt redundant buildings for new uses have arisen. This has predominately seen the conversion of farm buildings to other commercial uses or to dwellings. It has also included the change in use of shops, public houses, workshops, two schools and hospital buildings. Originally, many dwellings were associated with particular economic activities such as agricultural workers' cottages tied to particular farms, workers' housing tied to the paper mill, and housing provided for staff at St. Augustine's Hospital.

**Housing** – The early part of the twentieth century saw dwellings increasingly being divorced from employment. This gave rise to the provision of social housing, initially by the Local Authority and subsequently by Housing Associations. The majority of social housing in Chartham has been in the form of housing estates comprising housing of fairly uniform design within any particular development. The trend towards owner occupation began shortly afterwards and, again, was mainly satisfied through the provision of housing estates which comprise a number of properties of similar design. In addition, a number of architect-designed dwellings were erected. Since the introduction of planning controls, most development has taken place within the boundaries of existing settlements.

**Siting & Screening of Development** – The overall appearance of the parish is also a product of the way in which the built and natural environments intermesh. Chartham is particularly fortunate in that the various settlements are separated by green space – the greater part of which is under agricultural use. The presence of woods, spinneys and individual trees has a highly beneficial effect in screening individual buildings and softening the impact of the settlements within the landscape. Where there is an absence of trees, the built environment may have a strongly negative impact on the landscape. This is particularly objectionable with respect to certain sections of the retail and commercial development along the A28. Concentrations of buildings or very large wide-span single buildings are difficult to screen and remain conspicuous within the landscape particularly when clad in inappropriately coloured sheeting. However, there are examples of the effective use of wide verges with deciduous tree and shrub planting to soften the impact of buildings when viewed in the near landscape. One such is the wide verge between the road and the car parking for the Garden Centre on the A28. Equally, there are also examples where the adverse impact

of the built environment has been increased by the use of security fencing which is inappropriate in a predominantly rural location. Examples include the vehicle servicing centre on the A28 and the security fencing around the Mid Kent Water Company fishing lakes bordering Thruxted Lane. The siting of buildings is also important in an area designated as being of High Landscape Value. Care should be taken not to locate new buildings, whether dwellings or commercial, in locations where they are intrusive in the landscape and cannot be effectively screened e.g. on the skyline, or significantly higher than surrounding buildings.



Wyevale Garden Centre A28



Royal Mail A28



Car sales A28

## PARISH AMENITIES, LEISURE & RECREATION



A lake in the parish

**Amenities** – The parish is fortunate in having many amenities such as public transport (including rail connections to London, the coast, Ashford and the continent), shops, doctors' surgeries, places of worship and a cemetery, public houses (some with restaurants), and a hotel. There are two schools within the parish, Chartham Primary School in Shalmsford Street and the Rudolph Steiner School at Perry Court. Several meeting places provide venues for the many social activities available. There are open spaces for sport and leisure activities for all ages including the Memorial Playing Field, the Shalmsford Street Play Area, Chartham Hatch and St Augustine's Recreation Grounds. There is also a Community Orchard, a Community Woodland, a Fishing Lake and a network of over sixty Public Rights of Way.

These amenities are shared by all the parish, and it is important that they are retained, supported and increased to provide for the needs of existing and new residents including young people. The parish has grown in size with the addition of approximately 500 dwellings at St. Augustine's, and additional cultural and sporting facilities are required together with formal and informal meeting places for all age groups. The proposed new Village Hall will meet some of this demand, as will Chartham Sports Club with its Junior and Senior Football teams, and its Cricket team, but further thought needs to be given to the

provision of extra sporting facilities such as tennis, bowls and other leisure pursuits together with extra sporting and recreational activities for the younger generation. Land for these amenities should be given priority, and not sacrificed for other development.

A community's spirit and vitality grow from areas of activity where residents of all ages can meet, play and work together.



The Old School Surgery

**Leisure and Recreation** – One of the benefits of economic prosperity is that it provides increased opportunities for leisure and recreational activities. Thus, the parish benefits from the availability of areas for outdoor pursuits with its footpaths and bridleways, the river and lakes, playing and sports fields, and space for horse-riding, fishing, shooting, walking and other country pursuits. Such facilities are at a premium in many parts of the country, and the close proximity of Chartham to Canterbury means that there is likely to be increasing demand for tourist accommodation and for the change of use of woodland and agricultural land and buildings for recreational activities. There is a risk that, without careful management, such changes in use of agricultural land could result in the degradation of the countryside through poor land and building maintenance and anti-social behaviour such as industrial pollution and the dumping of rubbish. Similarly, the change of use of private dwellings to guest house accommodation can also lead to potential conflicts of interest with neighbours.



Memorial Field

# BUILT ENVIRONMENT

Within the five settlements of Chartham there are varied styles of buildings. These date from the early centuries through Georgian and Victorian to 20th/21st centuries, all contributing to Chartham's character.

Due to the many individual buildings of differing ages in the parish, it is difficult to identify any unifying features, forms or use of materials that suggest any dominant style defining the character of the area. It is, in fact, the diversity of forms and detail which characterise the parish. The two Conservation Areas of Chartham village and Mystole are the exceptions. As a result, it is vital that any new development should respond not only to its immediate surroundings, but also to the wider context, and should seek to reflect this diversity in form, style and layout whilst maintaining harmony with the area in general.



Bedford House

**The Green** – The area around The Green, within one of Chartham's two main Conservation Areas, has a strong sense of place, with houses of various ages and styles, facing onto the triangular-shaped green. Six are Listed Buildings. The showpieces are the half timbered Bedford House dated 1420, bearing the Historic Buildings of Kent plaque, and the imposing Flemish style De L'Angle House from the Restoration period.

There is a mixture of architectural styles and forms of construction, including red and brown brick, timber-framed, render, cladding in tiles, and weatherboard. Roofs take many forms. Pitches are generally steep in the older buildings and replicated on most of the modern additions. A number of properties have undergone renovations and alterations. Most have been carried out sensitively. The 1960s River Court development is a mixture of houses, bungalows and three-storeyed town houses.

**Rattington Street** – This area is dominated by the obviously industrial building of the Paper Mill. Two redeeming features are the Victorian former Manager's house,



The Grange

The Grange, rarely seen by the public, and the Art Deco style frontage of the Mill facing up Rattington Street. The road leads on to another historically rich area with the timber-framed Artichoke Inn (14th century or earlier) and its neighbouring red-brick and rendered houses dating back several centuries.



The Artichoke Inn

continued on page 14

# PARISH MAP

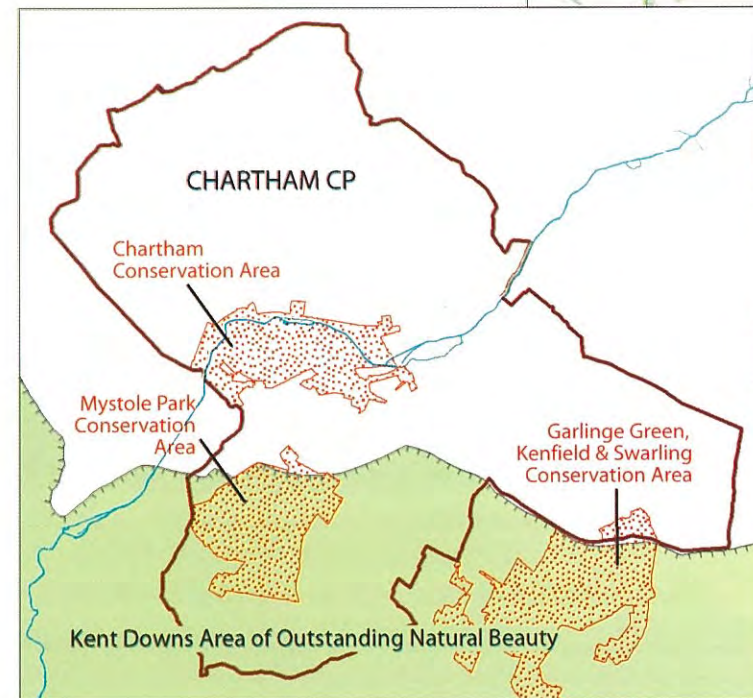
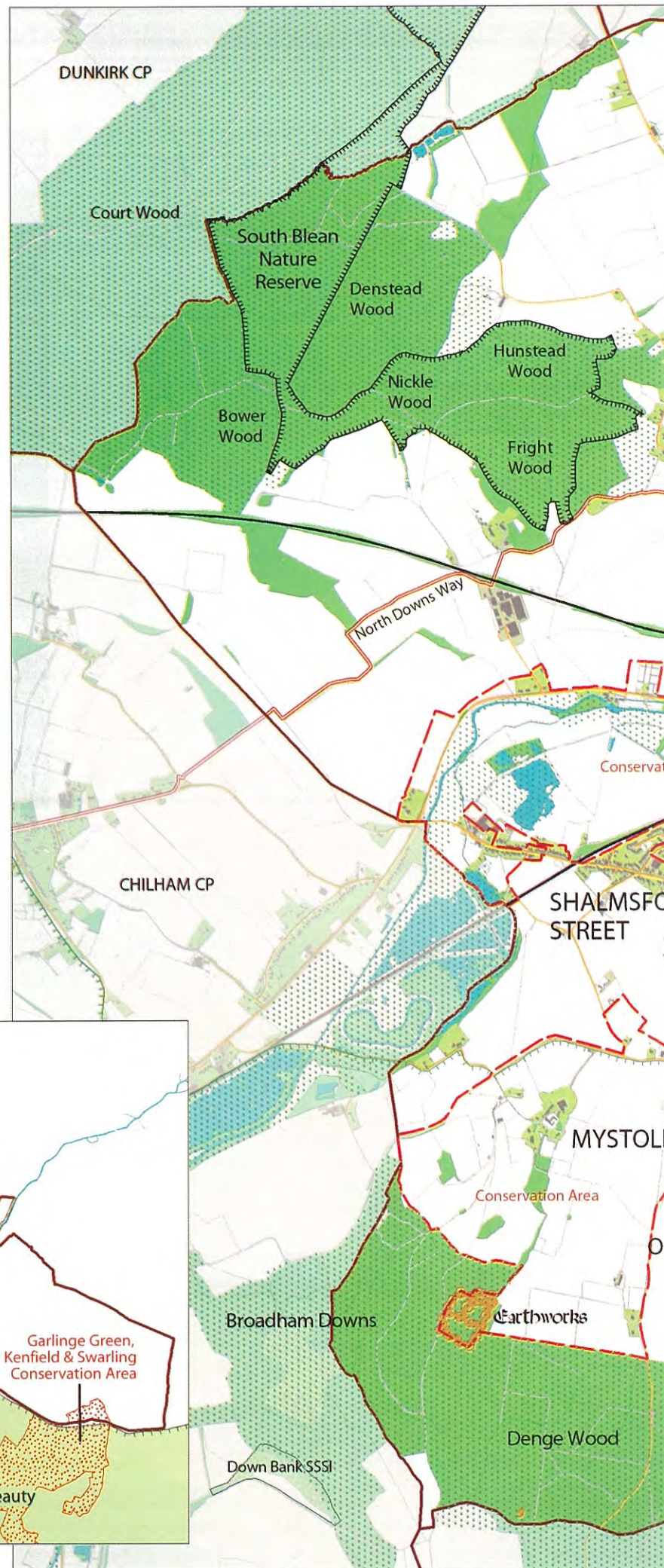
This map illustrates the five settlements, the three conservation areas, surrounding woodlands, and the six parishes adjacent to the Parish of Chartham.

-  Woodland
  -  Site of Nature Conservation Interest
  -  Conservation Area
  -  Kent Wildlife Trust Nature Reserve
  -  Kent Downs Area of Outstanding Natural Beauty
  -  Scheduled Ancient Monuments
- 1 Dovecote at Burnt House Farm
  - 2 Horton Chapel, Chartham
  - 3 Bowl barrow
  - 4 Bowl barrow
  - 5 Deserted medieval manorial settlement

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The Paper Mill stands both to the east and to the west of Station Road, and to the north and to the south of the River Stour. It is built on a meadow liable to flood and the structures on the western side of Station Road were built to be just above the flood level. In times of very high water levels the Mill is susceptible to water ingress. Alarms are installed warning of the height of the river. There are two sets of control gates for the river level both within and under the Mill operated by Mill personnel working in conjunction with the Environment Agency. These gates are the only control on the River Stour between Wye and Canterbury. Should there be any thought of development on this site in the distant future a detailed plan on river management for the area would be required. Very great care would need to be taken as flooding could result both upstream and downstream adversely affecting surrounding areas of the village, particularly River Court and The Green. Development would also have an adverse effect on the abundant wildlife in this area, some of which is extremely rare.

**Bakers Lane** leads to Rentain Road which was built post World War II as social housing. Now most houses are owner occupied. The whole estate is pleasantly planned and well kept. Adjacent to Rentain Road is Woodside Avenue with more social housing including bungalows and flats. This complex leads to the roads off Shalmsford Street – Highland Road, Cremer Close, Arnold Road and Brice Avenue – mentioned under Shalmsford Street.



The Old Bakery Nos 1 & 2, Rattington Street

**Parish Road and Bolts Hill** – These two roads lead away from The Green between meadows and the railway line, passing over the river bridge with attractive views of Riverside. The scene changes with the modern buildings of The Chartham Surgery and a light industrial unit. (The starkness of these buildings could be softened with screening). The road passes a low bridge under the railway line which leads to The Deanery and Court Lodge. As Parish Road leads into Bolts Hill, more development is evident, with 18th century farm cottages and an attractively converted oast house. Old School Mews, set back from the road, illustrates pleasing attention to detailing and use of materials in keeping with the adjacent former 19th century village school, now a Doctors’

Surgery. Situated unobtrusively is the 16th century Box Tree House, surrounded by modern bungalows and the bland building of the Royal British Legion. The Hyde Housing Association complex is set back off the road but

boarded fencing. An attractive pair of 19th century houses is imposingly elevated on the rising ground to the left. A notable residential development is the conversion of the former Cross Keys Public House, with parking facilities to the rear. Opposite are modern bungalows, blending in well with the street scene. An industrial building appears well screened when viewed from Bolts Hill, but is intrusive when viewed from distant, higher ground.

**Shalmsford Street** – This extensive road is a busy route from the A28 through to Chartham Downs. It is also a distinctive area of the parish, served by many amenities including shops, public house, school and play area. Shalmsford Street can be considered in two sections with two distinct characters. The lower end, once embracing the ancient manor of Shalmsford Bridge, crosses the River Stour with attractive views across the meadows. It developed in the 18th century and is characterised by a tight mix of traditional 18th and 19th century cottages. These traditional buildings have been interspersed with piecemeal, small scale 20th century infill. Most of the cottages have shallow front gardens and low boundary walls with little or no off-street parking,



Barn Cottages, Shalmsford Street

The upper portion of Shalmsford Street may be considered to commence from the junction with Bolts Hill. Here there are a few attractive Victorian villas, leading to fairly modern semi-detached houses, with the building line set well back with much well-tended landscaping



Victorian Terrace, Shalmsford Street

The Primary School built in the 1960s as a Secondary Modern School benefits from landscaped frontage and playing fields to the rear, giving extensive views across to Mystole. The adjacent Shalmsford Court sheltered housing accommodation was built in the 1950s and has recently been internally modernised.



The Primary School

Further up Shalmsford Street there are several side roads containing houses built between the first and second world wars. The houses were originally built as social housing, but now are largely privately owned. The impression is of well-maintained houses and landscaped front gardens, many with hedging. The building line in this section of Shalmsford Street is well back, with the houses built on an inner road facing a wide grassed verge, planted with trees, and separating them from the traffic of the busy Shalmsford Street. There is room for limited off-street parking here, which is also used by cars collecting children from the school. There are more privately owned semi-detached houses at the top end of Shalmsford Street where it joins The Crescent. Houses here were built to accommodate workers at the former St. Augustine's Hospital and have now been privately purchased with many attractively enlarged.

**Chartham Hatch** – The older buildings of Chartham Hatch are clustered around an area once known as Hatch Green. The Royal Oak, former public house, is known to have medieval features which are now bricked in, and nearby is the Chapter Arms once a farmstead in the possession of the Deans of Canterbury Cathedral. Still remaining in the area are cottages from the 16th century, notably Rose Cottage, a timber-framed thatched dwelling. The varying ages and architectural features illustrate how this settlement gradually developed at the crossroads of ancient trackways, and near to the windmill which once stood opposite Orchard Mount which is dated 1727. In the late 17th century, a farmhouse (now known as Sayes Court) was built beside The Royal Oak public house. In 1830, the part now called Hatch House, was added.

In the mid 19th century, villas were built, extending along New Town Street. Many have been altered and enlarged. At the crossroads at the top of Howfield Lane, a village



Hatch House

school was built in the late 1800s, now converted to a Village Hall. It is an attractive building of red brick, with decorative tiling, enhanced by the retention of the ornate ventilation shaft. In the 20th century, the focal point of the settlement was centred around the school with semi-detached and terraced houses being built of a design of little character, some with flat roofs. Over the years, alterations have been made to enhance these premises by the building of extensions and porches. Bungalows were built later with attractive landscaped frontages. The overall impression is that of an attractive area, but with no particular design pattern or period.

At the northern extremity of Chartham Hatch is the timber-framed 16th century Denstead Farmhouse built on the site of the much earlier Denstead Manor. Of note are the tall chimneys reminiscent of the Tudor period. Within the former outbuildings of Denstead Manor farmhouse there exists the Granary, a World War I barracks converted in 1919 to a barn. Nearby is Denstead Oast, built in the mid 19th century of yellow brick and white weatherboarding. Its six white cowls are a local landmark, hence its local name of Six Cowl Oast.

At the southern end of Howfield Lane is Howfield Manor, which was built in the 13th century, being part of the monastery of St. Gregory, Canterbury. There have been many alterations and additions to the building. What is evident

today is a building of unequal proportions with three Dutch gables. Set well back from the road it is surrounded by tall trees which screen the landscaped frontage. Howfield Manor is now a prestigious hotel and restaurant.

**Mystole** – Mystole House, set in its own parkland, was built early in the 18th century on the site of a 16th century house. It is Listed Grade II\*. In 1996 Mystole House, its outbuildings, and surrounding parkland, farms and woodland were designated a Conservation Area and defined as an area of ‘Special Architectural Interest, the character and appearance of which it is desirable to preserve and enhance’. It also forms part of the Kent Downs Area of Outstanding Natural Beauty (AONB) and consequently is a nationally protected landscape area.

All the former outbuildings have been sensitively converted into private residences, the most prominent being the Coach House, built of red brick with three storeys. In the centre of the roof is a square turret with clock face, an outstanding landmark.

Mystole House, the West Wing, and the Coach House are all Grade II\* Listed Buildings dating from 1680. The Orangery, and its Garden Wall, Tetherings, the Old Barn, Stable House and Archway Lodge are Grade II. They are thus protected as Listed Buildings.



Mystole House West Wing

Thruxted Farm was once the farm belonging to the Mystole estate and falls within the Mystole Conservation Area. It is Listed Grade II with Group Value. The two storeyed farmhouse, dated 1727, is built of red brick. A gabled porch was added in 1862. In the farmyard is a barn, probably of the 18th century. Originally it was built of timber but clad in brick in the 19th century leaving ventilation/light slits. The half-hipped roof has been covered in corrugated iron. Also in the farm yard is the 18th century Well House, a red brick building with a projecting gable with clock and a 19th century porch.

A little way along the valley, within the Kent Downs AONB, is Perry Court Organic Farm and the Rudolph Steiner School.



St. Augustine Church

**St. Augustine’s** – This new development was built in the late 1990s on the site of the former Victorian hospital and contains 2 - 5 bedroom houses, apartments, flats and a small section of social housing. Several of the original buildings have been retained and converted into dwellings. The old Entrance Hall, with clock tower, has been converted into luxury apartments. The church, a splendid example of Victorian architecture, has been transformed into 21 flats, partly retaining the original marble columns and the stained glass windows. The water tower, with interesting brickwork, still stands as a landmark for miles around. Every effort should be made to preserve this historical feature by designating it a Locally Listed building. Trees, open spaces, and the cricket ground, have been kept, breaking up the impact of some 500 dwellings. There is a general store and the development is served by a bus service to Canterbury and Ashford which is very limited at weekends and in the evenings.



Beech Avenue

# HIGHWAYS

**Present Pattern** – With the exception of the A28 Ashford Road, which bisects the parish, the road system comprises minor roads around 6m wide and country lanes, some only one vehicle wide. Some are restricted to 30 mph, some unrestricted. Residents are not satisfied with the present speed restrictions in the parish, and are concerned for the safety of both pedestrians and drivers. The roads are all single carriageway, generally having either a single pavement or none at all. In several cases, notably Shalmsford Street, residents' parking impedes traffic flow. There is a weight restriction on heavy goods vehicles passing through Shalmsford Street.

Traffic has increased considerably over recent years. This is particularly true of the A28 with 1500 vehicles observed passing in both directions over a one hour period between 6 p.m. and 7 p.m. Within the parish, an increase in traffic is mainly due to the development at St. Augustine's; the through traffic between Canterbury and Ashford; drivers, often of heavy goods vehicles, taking short cuts from the A2 London Road via Chartham Hatch; and from Shalmsford Street via Chartham Downs to the B2068 Stone Street.

Around the side of the Paper Mill in Station Road the increase in traffic is proving dangerous to pedestrians as there is no footway. Consideration needs to be given to finding a solution to this problem.

The country lanes which form most of the highways network in Chartham are not suitable for heavy or long vehicles and those travelling at speed. Restrictions and warning signs are not considered adequate, and, as they are not enforced, often contribute to accidents. Many roads and lanes have no footways, but this is the nature of a rural settlement, therefore more care on the part of drivers is necessary. Roadside parking is a problem, as is the build-up of traffic at the manned level crossing by the railway station.

**Speeding Problems** – The ending of the 40 mph speed limit to the west of Howfield Lane junction results in vehicles accelerating from there past the difficult junctions of Station Road/Hatch Lane, Riverside and Shalmsford Street. There is also fast traffic from the Ashford direction posing similar problems. Nickle Bend on the A28 is dangerous for both vehicles and pedestrians, and accidents are regrettably common. The River Stour, which floods during some winter months, runs close to the road at this bend, and it is possible for vehicles to slide into the river, as the barriers are often left in a state of disrepair after previous accidents.

**Street Furniture** – There are many seats, benches and litter bins throughout the parish. All are needed, but due

to the danger of misuse and theft, the design of this furniture is not as attractive as it might be. The red K6 telephone kiosk enhances The Green. A few other kiosks are in a poor state of repair. There are also a number of bus shelters.

**Street Lighting** – Lighting is limited mainly to built-up areas. There are very few areas where the design of the standards, or density of light, is considered appropriate to the area it serves.

**Cycling** – Many of the country lanes offer scope for cycling that is both safe and enjoyable. Some are designated as part of 'through' routes. e.g. The National Cycling Route 18 Tunbridge Wells to Chartham. Unfortunately, there is no cycle route to Canterbury that avoids the unpleasant and dangerous experience of cycling on the A28, except by using the route along Cockering Road. Chartham is well provided with facilities for parking bicycles.



Howfield Lane



Heavy Goods Vehicle entering Howfield Lane



New Town Street



# CHARTHAM PARISH DESIGN STATEMENT

## PRINCIPLES & RECOMMENDATIONS

The background to these recommendations is set out on pages 4 to 17 of this Parish Design Statement.

### KEY PRINCIPLES

It is important to ensure that the living, evolving and diverse nature of the community is maintained. Our aim should not be to stifle change. However, all development should be sympathetic to the character of the parish. Hence three Key Principles have been established as the aims for the future:

- To facilitate new dwellings provided they are in such locations, numbers and design as not to detract from the rural character of the parish.
- To assist new employment creating development provided that this does not result in ribbon development (particularly along the A28) and that the development is appropriately designed and screened. Particular care must be taken to avoid the creation of an urban or industrial landscape.
- To encourage opportunities for leisure and tourism provided these are not detrimental to the existing green space nor the residential areas of the parish.

### GENERAL PRINCIPLES

- The rural character of the parish, and the green spaces between its settlements and those which separate Chartham from the adjoining parishes and suburbs of Canterbury, should not be compromised.
- The site layout of any development and the arrangement of buildings should be sympathetic to the existing layout and scale of existing spaces and the rural character of the parish.
- Each development proposal should include a Design Statement and illustrations, where applicable, demonstrating how these principles and the following recommendations have been addressed.
- Each development needs to take account of the form and scale of buildings in the vicinity.
- Each development needs to take account of the need for greater energy efficiency, e.g. higher standards of insulation in new builds, low energy lighting, solar panels etc.
- The building materials used on new premises, alterations or extensions should be sympathetic to adjacent or former buildings. They should not follow alien examples but perpetuate the street scene and historic features e.g:
  - The colour of bricks and tiles to be darker red as seen on local older buildings.
  - Hung tiles and slate roofing should be used where appropriate.
  - Details such as finials, barge boards, weather boarding, quoins, string coursing should be encouraged.
  - Features and materials that are not sympathetic to the period, or Kentish theme, should be discouraged, e.g. cladding, concrete walls (fancy or plain), mock Georgian fanlights.
- Care should be taken over architectural detail including window and door design, the arrangement of openings, and eaves detail.
- Adequate provision should be made for parking of vehicles and access to the highway, without a negative impact on the surroundings.
- Development should not impose extra demands on the existing infrastructure.
- There should be no detrimental effect on existing landscape features, including woodland, vegetation, lakes, watercourses and landforms.
- Plans for alterations to properties adjacent to any Listed Buildings should be strictly in keeping with their sensitive surroundings.
- Development should take proper account of existing wildlife.

## RECOMMENDATIONS

### RESIDENTIAL DEVELOPMENT

#### would be acceptable where:

- Use is made of suitable brownfield sites or existing buildings within the built-up areas, which are otherwise redundant.
- It is the provision of new dwellings for key-workers or agricultural workers – provided, in the latter case, the dwellings have an agricultural restriction placed on them and on all other existing dwellings on the same holding.
- The design of the housing is in keeping with the form, materials and construction methods of existing dwellings, especially those in close proximity.

### DESIGN

- Encouragement will be given to well-designed buildings in appropriate infill sites.
- Roof lines (height of building), eaves and number of storeys, should reflect those in the immediate vicinity
- Flat roofs should not generally be permitted on new buildings, or extensions to existing buildings which already have a pitched roof unless well-designed and constructed of materials sympathetic to the building.

### DEVELOPMENT

#### Any proposed development in the future should be on a *small-scale only*, and should take the form of:

- Infilling (filling of a narrow gap in an otherwise built-up frontage) and groups of no more than 6 houses.
- Re-use, or conversion, of existing properties.
- Use of brownfield sites.
- Restricting severely any new development beyond the existing built-up areas of the parish.
- Careful siting of buildings in locations where they may intrude into the landscape, and cannot be effectively screened, e.g. on the skyline or when significantly higher than surrounding buildings.
- Ensuring that thorough research with the Environment Agency, and appropriate authorities, is made into plans in order that any proposed development will not add to the risk of flooding, particularly in areas close to the River Stour and the course of the Chartham Nailbourne.

### SCREENING

- Developers should be required, as a planning condition, to plant native trees, hedges or shrubs.
- Open-plan frontage should be softened with small trees and/or attractive low maintenance shrubs to give a rural feel.
- Where there are communal gardens or landscaping, in a new development, clear conditions as to who is responsible for 'after-care' should be laid down and enforced.
- Hedging, rather than fencing, should be used wherever possible.
- Where fencing is necessary, it should be made of natural materials, and of a sympathetic design and colour.
- Businesses should be required to screen new development with native trees and/or shrubs taking into consideration the view from all aspects.
- Materials should be of a colour to blend in with the surrounding countryside.
- Landowners should be encouraged to plant native trees and hedges and, where possible, to fill in the gaps in existing hedges. Where it is necessary to remove substantial lengths of hedgerows compensatory planting elsewhere should be encouraged.
- Where screening is a condition of the planning consent a time-limit for completion should be set and enforced.

### CONSERVATION AREAS

- The whole of Mystole and the centre of Chartham village, together with a small area on the Downs, are Conservation Areas. Any proposed development or change of use which might detract from the character or appearance of these areas would be contrary to the Kent Structure Plan (KSP) and the Canterbury District Plan (CDLP). This should be strictly enforced.
- Consideration should be given to creating a Conservation Area in Chartham Hatch to protect historic buildings and their wider surroundings.

- In view of the historical and archaeological significance of the area surrounding Horton Chapel consideration should be given to designating this area along the River Stour a Conservation Area.

## EXISTING PROPERTIES

### **where owners may:**

- Choose to adapt existing grounds to provide additional parking, the emphasis should be on retaining the original boundary; providing hard and soft landscaping to minimise the impact of the parking; and preserving, where possible, original boundary features e.g. railings, walls or hedges. Ideally, parking should be created to the side or rear of the property, and paving or gravel used rather than expanses of tarmac or concrete.
- Wish to make additions to their property, e.g. porches, canopies, garages, these should be designed to reflect the existing character of the dwelling and not detract from the general character of adjacent properties.
- Wish to adapt a garage to form an extra living area, this should be permitted only if there is sufficient parking space available within the boundary of the property.
- Decide to convert a building of character, replacement windows and doors should match the originals in style and materials, and attention should be paid to the use of original materials wherever possible.

## EMPLOYMENT OPPORTUNITIES

### **should be encouraged, subject to the following requirements:**

- Employment would be generated in light clean industry, leisure and tourism and the service sector (including home-working) or other appropriate local businesses.
- It makes use of existing buildings or brownfield sites, for example, the potential change in use of the service industry buildings on the A28 Trading Estate consistent with the Key Principles.
- Traffic to and from the site can be accommodated without detriment to neighbouring properties and existing roads, and there is sufficient parking and storage areas within the site boundaries.
- Use is made of wide verges and screening with deciduous trees and shrubs, especially for larger buildings.
- There are tight controls on the appearance of security measures, including fencing and lighting.
- Modest additional buildings are erected on agricultural premises only if related to the packing, processing and storage of produce grown on the holding.
- Site layout and landscaping are designed to minimise the impact on the rural character of the parish and are sympathetic to the layout and scale of existing spaces.

## NATURAL ENVIRONMENT

- It is important that Chartham keeps its own identity as a rural parish surrounded by open countryside, and should not be absorbed by peripheral development from neighbouring parishes.
- Green buffer zones should be retained within the built-up areas and between the several settlements within the parish. These give a feeling of space and provide wildlife habitats.
- Landowners, residents, businesses and developers should be made aware of the importance to the natural environment of all existing belts of trees, individual trees and hedges.
- The Public Rights of Way network is an important asset providing recreation and a chance to view and explore the surrounding countryside. For ease of access, where practicable, stiles should be supplemented by gates, provided that they are of a design and material sympathetic to their surroundings.
- The River Stour and its adjoining meadows support an abundance of wildlife. It should be disturbed as little as possible. Some form of protective designation would help to achieve this.
- Applications for masts and service poles should be carefully considered to assess their impact on the open countryside and to ensure that they are not erected in sensitive areas. The Parish Council should be consulted in all cases. This should also apply to Service installations such as Pumping Stations, the colour of which should be appropriate, with screening as necessary.
- Restrictions and conditions should be laid down, and enforced, to reduce noise pollution which detracts from the quality of life of residents and disturbs wildlife. This can arise from frequent motor vehicle track events, movement of heavy goods vehicles on unacceptable roads and at unsociable hours, and over-loud warning hooters from trains.

## DEVELOPMENT FOR PARISH AMENITIES, LEISURE AND RECREATION

- Land for amenities should be given priority, and not sacrificed for other development.
- The creation of further sporting activities such as tennis, bowls and other leisure pursuits, should be encouraged together with extra sporting and recreational activities for the young.
- Consideration should be given to the provision of informal meeting places for the younger generation.
- Horton Chapel should be protected from falling into further disrepair, and possibly made available for small scale public use.

## AMENITIES FOR LEISURE AND RECREATION

### **may be beneficial provided that:**

- It does not detract from the rural character, other recreational activities and residential areas within the parish.
- Constraints are imposed e.g. tight controls on fencing and lighting.
- Public access is given, where practicable, to areas of natural beauty. This would include water courses and lakes with specially designated areas for quiet recreational enjoyment.
- Where appropriate any change of use from agricultural to equine (or similar) activities makes use of existing agricultural buildings for stabling, without encroaching on green space. There should be strict planning restrictions on positioning of stabling, materials to be used including fencing which should be in keeping with the surrounding landscape, and the amount of traffic movements such a change of use would attract. Permission for such activities could be for a restricted, but renewable period of 10 years.
- Any sports facilities should be sustainable and made available for use by the local community.
- Appropriate and discreet directional and location signs be provided.

## HIGHWAYS

- Speed restrictions and safety measures should comply with National Guidelines, should be strictly enforced, and action taken to slow down the heavy traffic on the dangerous A28 Ashford Road, The Downs, and Cockering Road.
- The Hatch Lane, Riverside, and Shalmsford Street junctions with the A28 should be improved for safety reasons.
- Measures should be taken to deter drivers, particularly of heavy goods vehicles, from taking the short-cuts from the A2 London Road through Chartham Hatch, and from Shalmsford Street via The Downs to the B2068 Stone Street.
- Road signage and markings should be adequate, and kept in good repair and condition.
- Only residential development attracting the minimum of road usage, and allowing for adequate off-street parking, should be permitted.
- Adequate car-parking should be provided at Chartham Primary School, together with consideration for 'Walking Bus' schemes.

## STREET FURNITURE

- Salt/grit bins should be in place at vulnerable points throughout the parish.
- Service Poles and other utility installations do not require Planning Permission, but the overall visual aspect should be considered, in conjunction with the Parish Council, before erection. These services should be installed underground wherever possible.
- Adequate bins for recycling/household refuse/litter should be provided on any new housing scheme.
- Bus shelters should be of a design sympathetic to the rural nature of the parish.
- The red K6 telephone kiosk should remain and be kept in good condition as an important feature of the village street scene.

## LIGHTING

- The type and design of the street lighting and security lighting should be part of the Planning Application for any development requiring extra lights, and consideration should be given to providing environmentally friendly lighting.
- Strict measures should be in force regarding the placing of street furniture and lighting within a Conservation Area, or in close vicinity to a Listed Building.

## Appendix

### PARISH OF CHARTHAM LISTED BUILDINGS

Grade I	= Of exceptional interest		
Grade II*	= Of more than special interest		
Grade II	= Of special interest		
Locally Listed	= Valued for their contribution to the local scene or historical association		
GV	= Group Value		
Ashford Road	Shalmsford Bridge Manor	16th century or earlier	Grade II
	Chartham Corn Mill	Mid 19th century	Grade II
	Park House	Early 19th century	Grade II GV
	Burnt House Farm	Farmhouse 17th century	Grade II GV
	Barn, north of farmhouse	18th century or earlier	Grade II GV
	Dovecote	18th century, Ancient Monument	Grade II GV
The Green	Church of St. Mary	13th century	Grade I
	De L'Angle House	17th century	Grade II
	Bedford House	15th century or earlier	Grade II GV
	The Forge	18th century	Grade II GV
	The Kings Head	16th century or earlier	Grade II GV
	Tanthorn Cottage	18th century	Grade II GV
	Telephone Kiosk	1935	Grade II GV
Riverside	Gatehouse	Mid 19th century	Locally listed
	Oast Cottage	Early 17th century	Grade II
Stour Road	Willow Cottage	18th century	Grade II
Station Road	Mill Terrace	Mid 19th century	Locally listed
Rattington Street, The Square	No 4	Datestone T.S. Gill 1746	Grade II GV
	Rattington House	16th century	Grade II GV
Rattington Street	Riverview Cottage	18th century	Grade II GV
	The Old Bakery Nos 1 & 2	Stone inscribed June Ye 13th 1733	Grade II GV
	Hope Cottage	18th century	Grade II GV
	Rentain Farmhouse	18th century	Grade II GV
	Rentain Cottage	17th century or earlier	Grade II GV
	Evita, Middleton & cottage adjoining	Stone inscribed 1722	Grade II GV
	The Artichoke Inn	15th century or earlier	Grade II GV
Horton	Horton Manor	15th to 16th century	Grade II GV
	Horton Chapel	14th century, Ancient Monument	Grade II
Bolts Hill	The Deanery	Early 14th century	Grade II GV
	Court Lodge	15th century	Grade II
	Outbuildings at Deanery Farm	Late 19th century	Locally Listed
	3 and 4 Deanery Farm Cottages	18th century	Locally Listed
	1 and 2 Box Tree Cottages	18th century	Locally Listed
	Box Tree House	15th century or earlier	Grade II
	Cross Keys (converted)	18th century	Grade II
Shalmsford Street	Shalmsford Farmhouse	18th century	Grade II
	1,2,3, Barn Cottages	18th century	Grade II GV
	Box Tree Cottages	Early 19th century	Locally Listed
	No 40	Early 18th century	Locally Listed
	No 78	circa 17th century	Locally Listed
Mystole	Mystole House	Early 18th century	Grade II* GV
	Mystole Coach House	Early 18th century	Grade II* GV
	Stable House, Archway Lodge	Early 18th century	Grade II GV
	The Old Barn	Dated 1729	Grade II GV
	The Orangery	Early 18th century	Grade II GV
	The Garden Wall to the Orangery	18th century	Grade II GV
	The Tetherings	Early 18th century	Grade II GV

Mystole Lane	Underdown Cottages	Probably late medieval	Grade II GV
	Dane Cottage	Probably timber framed refaced in brick in the 18th century	Grade II GV
Penny Pot Lane	Thruxted Oast	18th century	Grade II GV
	Thruxted Farmhouse	Dated 1727	Grade II GV
Garlinge Green	Barn at Thruxted Farm	Probably 18th century	Grade II GV
	Well House, Thruxted Farm	18th century	Grade II GV
Chartham Hatch	Perry Court House	18th century	Grade II
Chartham Hatch	Hatch Farmhouse	18th century or earlier	Grade II
	Royal Oak, formerly Public House	Late medieval	Grade II
	Hatch House and Sayes Court	Rear 18th century, front from 1830	Grade II GV
	Rose Cottage	17th century or earlier	Grade II GV
	1 & 2 Mount Cottages	18th century	Grade II
	Orchard Mount	Date stone 1727	Locally Listed
	Denstead Farmhouse	16th century or earlier	Grade II
	Denstead Oast	Mid 19th century	Grade II
Howfield Manor	13th/17th century	Grade II	



Rentain Farmhouse



De L'Angle House



St Mary's Church

This Parish Design Statement was initiated by the Chartham Society and Chartham Parish Council, and produced for the people of Chartham by residents under the guidance of the Design Statement Committee with help from volunteers from all sections of the community.

The Design Statement has been endorsed by the people of Chartham through a process of consultation, an exhibition and questionnaires. All residents were invited to complete questionnaires including the children at Chartham Primary School, the members of the Salvation Army Youth Club, and a group of 18-30 year olds. The information given by all age groups was invaluable, and much has been included in this document. What was not relevant for use here has been forwarded to Chartham Parish Council for their attention and action. The Draft of the document has been circulated to all residents and local businesses in the parish, and was adopted as Supplementary Planning Guidance by Canterbury City Council on 10th March 2005. The Statement is intended to be a practical tool capable of influencing decisions affecting design and development in the parish.

The Committee would like to thank the many residents who contributed to the PDS by giving of their time, talent and enthusiasm. Without their help the production of this Design Statement would not have been possible.

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VOLVO-LIPSCOMB

Single copies of the Parish Design Statement are available from  
The Clerk to Chartham Parish Council