ASHFORD
BOROUGH
LOCAL PLAN

Conservation Area Assessment

Aldington - Church

Conservation Areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve all aspects of character or appearance that define an area's special interest.

There are 43 Conservation Areas in Ashford Borough.

ALDINGTON CHURCH CONSERVATION AREA ASSESSMENT

AREA APPRAISAL [Brief, objective description of Conservation Area - scale, location, other special characteristics]

Aldington Church Conservation Area is based around St Martins Church and the adjacent Farm, 'Court Lodge'. It is rural in character surrounded by open countryside. It is a spacious Conservation Area with the majority of houses, detached and well separated from each other.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	Church Road gently slopes down from the junction with Roman Road towards Court Lodge Farm entrance, after this point the road is considerably more undulating and winds round before levelling out at Trecott. St Martins Church and Court Lodge Farmhouse stand on a fairly prominent position with the adjacent agricultural land to the south-east sloping away in an easterly direction towards Grove Cottage.
archaeological significance and potential of the area	St Martins Church, Court Lodge, Parsonage Farm and the agricultural land to the south-east and south of this cluster of buildings consist of an area of archaeological potential.

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	The Conservation Area comprises a loosely mixed cluster of residential development with the Parish Church and adjacent farm complex acting as a focal point. The residential properties are primarily detached set in spacious plots and well separated from each other.
the use of distinctive and traditional building materials	A number of ragstone walls, of which one in particular is listed, are located around the Churchyard, Court Lodge Farm and Church Farm. The predominant roof type is Kent Peg tiles. Decorative tile hanging on the first floor of buildings with orange brick and white washed walls
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	An important row of Horse Chestnuts along the rear boundary of the graveyard obscure view of the graveyard from the adjacent agricultural land. A line of Birches close to Grove Cottage also act as an effective wind break and a mass of Acorn trees are located on the far boundary of the Conservation Area close to Grove Cottage.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	The Conservation Area comprises predominantly residential properties apart from the Parish Church and the adjacent working farm.

AREA APPRAISAL	COMMENT
historical evolution	The hamlet grew up around the Parish Church and the adjacent farm complex. St Martins Church dates back to the 11th Century (Saxon/Norman) with later additions. The adjacent farmhouse, a Grade II Listed Building dates back to the 14th Century and incorporates remains of an Archiepiscopal hunting lodge. Some of the later outbuildings in the Court Lodge Farm complex have been erected re-using Medieval material from the adjacent Archiepiscopal hunting lodge. Church Farm is an example of a Wealden Hall House originally built in the 15th Century although one end has now been rebuilt. Tickner Cottage, Grove Farmhouse, Hogben House were all originally built in the 16th Century. Kent Rag is the only modern residential property located within the Conservation Area.
the relationship of the built environment to landscape or open countryside.	
the extent of loss, intrusion, or damage sustained by an area	A new agricultural building located on the north-western side of Church Road just outside the boundary of the Conservation Area, opposite to the entrance of Court Lodge Farm obscures the view of Ashford and likewise hides the view of the Church and farm complex from the centre of the village of Aldington. A number of large corrugated iron structures located within Court Lodge Farm complex, close to the Listed Building, Listed outbuilding and Parish Church itself do not contribute anything to the character of the Conservation Area and mask the view of the Church and Listed Buildings from the roadside.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	The grassed area around the triangular crossroad is in an overgrown state and in need of sensitive landscaping. The group of farm buildings adjacent to Tickner Cottage are a bit of an eyesore, the site needs tidying up, possibly by a S.215 Notice.

AREA APPRAISAL	COMMENT
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	The informal parking areas on the roadside close to the entrance to the Church and adjacent to Trecott do not enhance the setting of the Conservation Area but provide important areas of off-street parking. These areas could be improved by the removal of various pieces of debris and possibly landscaping.
the existence of any threats to the area	Kent Peg tiles on a long barn, which is listed for group value, immediately adjacent to the Parish Church have recently been stolen exposing the roof of this outbuilding.

OUTCOMES

Area boundary	Two pieces of agricultural land, used for grazing located between Trecott and Hogben House and also immediately to the rear of Church Farm and Tickner Cottage extending down to Grove Cottage should be included within the boundary of the Conservation Area, both of these fields act as an attractive backdrop to the adjacent residential properties and provide an excellent view of the adjacent countryside. A fairly large pond is located to the south-east of the field adjacent to St Martin's Church. This pond is surrounded by a mass of trees and is visually very attractive and should therefore be included in the Conservation Area.
Potential Article 4 Directions	
Site Policies (proposals and protection)	
Potential improvement schemes	Landscaping around the grassed triangular crossroad to provide a more attractive focal point for the hamlet. Possibility of the service of a S.215 Notice on the owner of the Farm complex adjacent to Tickner Cottage to require him/her to tidy up the site/remove these items which detract from the visual amenity of the land.

Officer: TANIA TINDALE

Date: 14 November 1995

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