ASHFORD
BOROUGH
LOCAL PLAN

Conservation Area Assessment

Hamstreet

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.

HAMSTREET CONSERVATION AREA ASSESSMENT

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

The Conservation Area is based around the crossroads of Hamstreet, the historic core of the village. It is a fairly large Conservation Area. The village is now less busy since the by-pass opened.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The land to the east of the village rises and is thickly treed. Land to the north again rises underneath the railway line. Otherwise the Conservation Area is flatish. There is a stream that runs through the southern half of the Conservation Area known as Sperringbrook Sewer. The roads dissect it north-south and east-west. It has a high density of development. Development is close to the road edge. Many houses do not have front gardens. Lots of terrace properties.
archaeological significance and potential of the area	None

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	The houses around the crossroads are important although The Dukes Head Public House, and space around, tends to detract from the area. Also important is the development along The Street. There are no areas of open space within the Conservation Area although there are large areas of open space surrounding, particularly around Cotton Hill, bowling green, allotment gardens and the football ground.
the use of distinctive and traditional building materials	Redbrick, also red stretchers and grey headers. There are areas of distinctive brickwork on the pavements. Also the use of slate, tile hanging, white render etc.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	There are important trees and the hedge around Bunkley Meadow. The trees are subject to a Tree Preservation Order. There is also important hedge and trees along the south-east boundary adjacent to The Willows. Important trees along Ruckinge Road which are seen from the distance. The railway embankment is well wooded and can be seen from Warehorne Road. Going north out of the village the trees along the Ashford Road upon the west side adjacent Bankside are also important. They have tried to improve the verges along The Street with some planting to improve the approach into the village - but not much success.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	This is mainly a residential area although some of the properties used to be shops. There is also the garage which is currently vacant. The Old Bakery which is now a dwelling house.

AREA APPRAISAL	COMMENT
historical evolution	The village probably grew up around the crossroads. The village Church is some distance away towards Ashford. Bunkley Meadow is a 1970's development and Bankside 1990's.
the relationship of the built environment to landscape or open countryside.	Looking east there are important views - undulating countryside. Looking south is the playing field and car park which is a tatty area - the land is flat. Views of trees behind Cotton Hill contribute to the street scene.
the extent of loss, intrusion, or damage sustained by an area	The loss of traditional pavements - these have been tarmaced over and obviously the road has been raised over time which has caused a camber back to the dwelling houses along The Street. There are poor, old fashioned, tatty litter bins and notice boards in The Street. The village suffers from on-street parking even though the by-pass has now been built and there is also noise from this by-pass in the village. There is also noise from the joinery works, Barwicks, which is on the eastern side of The Street. It is not a very attractive approach into the village from the south.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	The car park and parking which takes place outside The Chocolate Box, Tippins Garage, the flat roof single storey shops in Warehorne Road, the VG Stores - the flat roof rear extension, the garage of the public house, the allotment gardens which have been left to become overgrown and the building plots adjacent Carnei.

AREA APPRAISAL	COMMENT
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	
the existence of any threats to the area	Potential development of the allotment gardens. These have been left ready for re-development. Re-development of Tippins Garage and on-street car parking.

OUTCOMES

Area boundary	The area boundary needs changing principally to be enlarged to include the bowling green up to Ruckinge Road and also the open space around Bourne Road and Cotton Hill. This is an extremely attractive open area of road with a pond and many trees. Also the area of the TPO's and houses around the Bankside. Although Bankside is a new development the first four houses are in an elevated position to the road. They are of attractive design and are an important entrance to the village; the deletion of Carnei which is a modern chalet bungalow. The Dukes Head is a focal point at the crossroads and this and its garden area which is very attrative should be included..
Potential Article 4 Directions	
Site Policies (proposals and protection)	
Potential improvement schemes	New street furniture, better car parking, improvement of Tippins Garage.

Officer: Mrs C Ridings

Date: 8 November 1995

STRATEGIC PLANNING UNIT

Lois Jarrett BA (Hons) DMS MRTPI
JOINT DEVELOPMENT CONTROL MANAGER
(Strategic Sites and Design)

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DX 151140 Ashford (Kent) 7
Our Ref
Your Ref
Date 28 July, 2005

Ms E Neighbour
36 Lancaster Close
Hamstreet
Ashford
Kent TN26 2JG

Dear Ms Neighbour

Re: extension of Hamstreet Conservation Area

I write with reference to your letter dated 15 July 2005 regarding the above.

The Parish Councils request for extensions to the conservation area will be considered as part of a re-assessment, which is not due to be carried out this financial year. The details provided in your letter will be kept on file and reviewed at the relevant time.

My informal view at this time is that some of the areas marked on the map are not adjacent to the existing conservation area and as such cannot be considered to be extensions. However if individual buildings within these areas are of significant merit in themselves they may be candidates for listing. If this is the case I would be pleased to advise you how the parish council can put forward a building for listing to English Heritage.

If I can be of further assistance please do not hesitate to contact me.

Yours Sincerely

For Joint Development Control Manager
(Strategic Sites and Design)

Orlestone Parish Council
36 Lancaster Close, Hamstreet, Ashford, Kent, TN26 2JG, Telephone 01233 732975

15th July 2005

Alison Cummings
Conservation Officer
Ashford Borough Council
Tannery Lane
Ashford, Kent TN23 1PL

DEVELOPMENT SERVICE
21 JUL 2005
FILE REF .....
OFFICER .....

Dear Ms Cummings,

Extension of Conservation Area, Hamstreet

This matter was discussed at the last meeting of Orlestone Parish Council and it was agreed that myself and the Chairman would walk around the village and propose the obvious areas to be included.
I enclose a map of the areas currently not included which we believe should be:
Ashford Road (west side), The Old School House south to the railway bridge is predominantly Victorian houses. The Hall north of St Mary's Close on the East side is an original building. Also the Station which has now been listed.
Ashford Road (east side), south of the railway bridge: East Side and Forge Gardens- a garden owned by the Parish Council, on the site of the old forge.
Bourne Lane: Orchard House, on the corner of Dukes Meadow and Harts Cottages at the north end on the left hand side.
Cock Lane: Frith Bungalow, on the corner of Ruckinge Road
The Street (east side): Cherry Cottage on the corner of Cock Lane, and Greystacks further south.
The Street (west side) Quiet Haven is an ancient house surrounded by new ones, adjacent to The Coppers, The Street.
Warehorne Road: Viaduct Terrace and Prospect Place.
Quiet Haven, Viaduct Terrace and Prospect House are in Warehorne Parish. I have spoken to the Chair of Warehorne, Jenny Green, and she is happy for these to be incorporated into the Conservation Area.

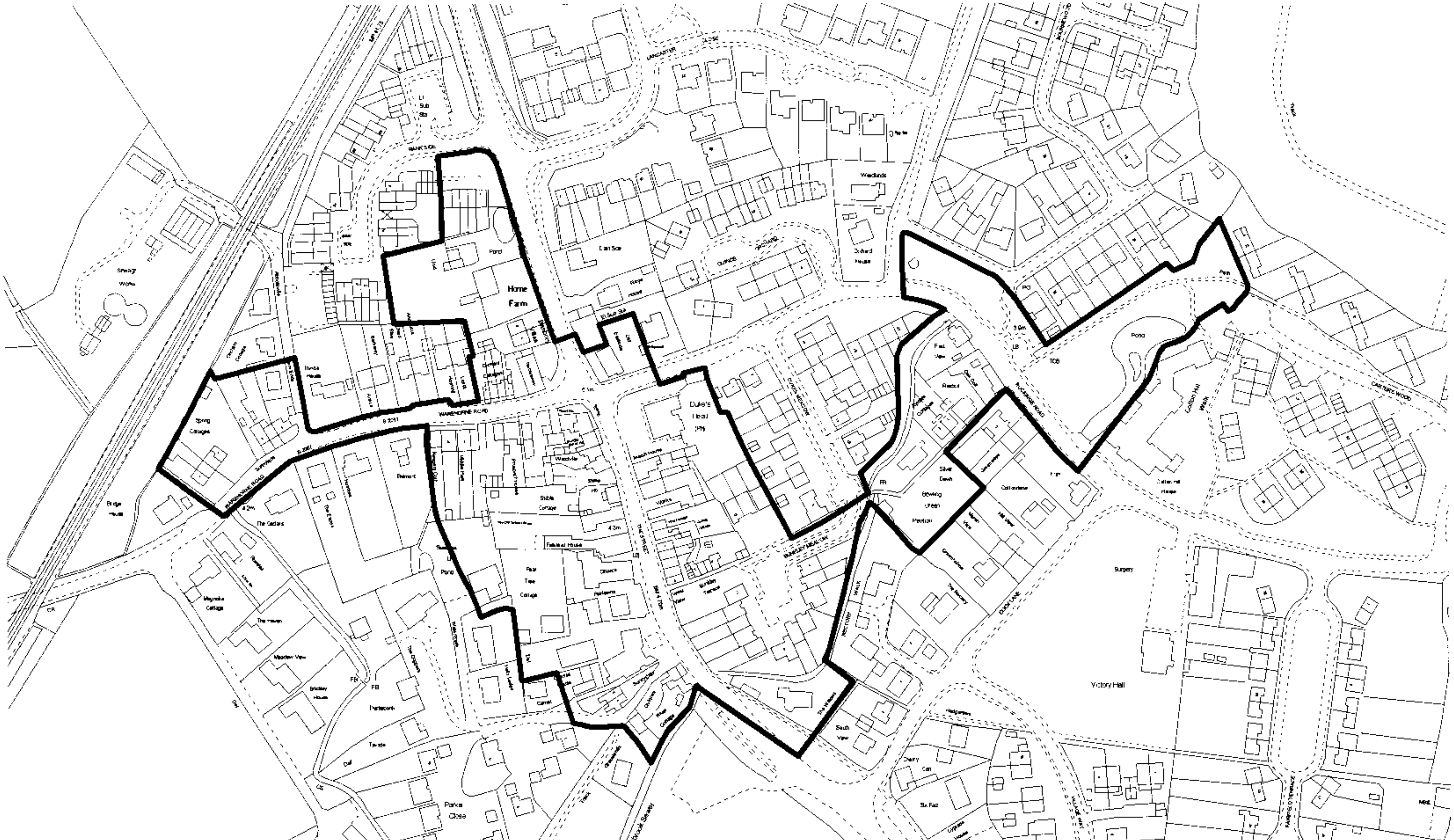
In addition to the older properties, there are areas eg along Warehorne Road, Dukes Meadow, Cock Lane, Romney Road which adjoin the existing Conservation area, which could benefit from protection, to enhance the appearance of the main roads through the village. Could these areas be included? I would be grateful for your feedback on this matter.

Yours sincerely,

Emily Neighbour

Emily Neighbour, Orlestone Parish Clerk

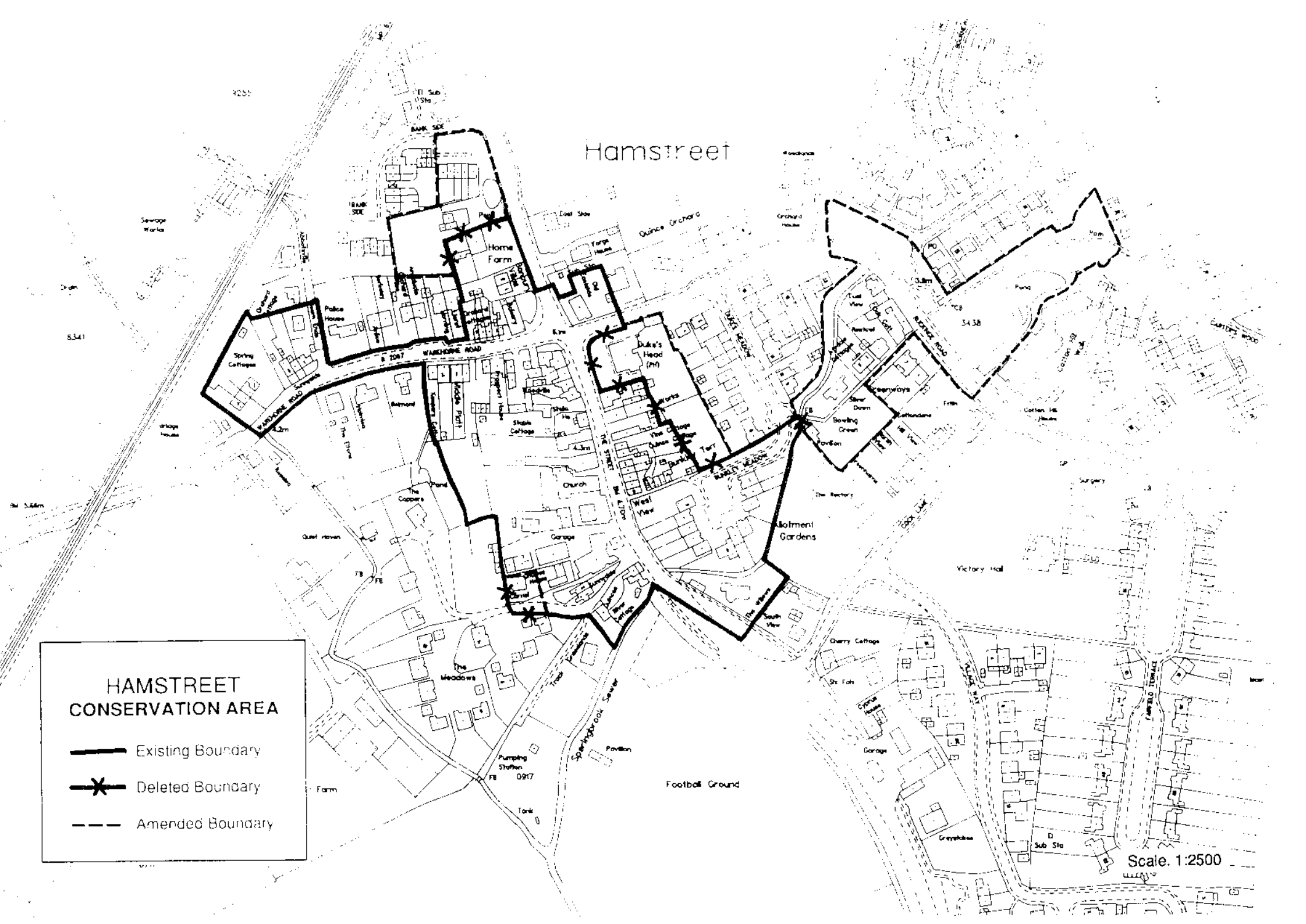

H G F E A C B
Hamstreet
POUND LEAS
Football Ground
Prospect Place
Shrubberies Wood
Bourne Lane
Victory Walk
Orchard Hill Wood
DEVELOPMENT SERVICES
21 JUL 2005
REF



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Hamstreet Conservation Area

Scale 1:2500


Hamstreet
HAMSTREET
CONSERVATION AREA
Existing Boundary
Deleted Boundary
Amended Boundary
Scale. 1:2500
Home Farm
Duke's Head (PH)
Police Houses
Spring Cottages
Middle Part
Shiels Cottage
Church
The Coppers
Garage
The Meadows
Allotment Gardens
Victory Hall
Bowling Green
Pavilion
The Rectory
Cherry Cottage
Greystokes
Football Ground
Springbrook Sewer
Pumping Station
Tank
Sewage Works
Quince Orchard
Warehorse Road
Bank Side
Bankside
Barley Meadow
Church Lane
Church Hill
Cotton Hill
Cotton Hill Wood
Victoria Terrace
Sub Sta
Pond
Tennis Court
Surgery