ASHFORD
BOROUGH
LOCAL PLAN

Conservation Area Assessment

Aldington - Clap Hill

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 CLAP HILL CONSERVATION AREA ASSESSMENT

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

Aldington Clap Hill Conservation Area is T shaped based around the road junction of Roman Road with Frith Road.

It is residential in character apart from the village Post Office and shop. It is very small in size and lies within the very heart of the village of Aldington.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The Conservation Area is situated in a dip in Roman Road. The road itself slopes gently down from the junction with Calleywell Road and then rises again from the junction with Frith Road until it reaches a peak at Fairbank just beyond the north-western boundary of the Conservation Area.
archaeological significance and potential of the area	Roman Road is an area of archaeological potential.

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	The Conservation Area comprises a mix of residential types and density of development. Located on the northern and western side of the junction between Roman Road and Frith Road lies the older residential properties which are generally small terrace properties, located on small plots. To the south of Roman Road and Frith Road lie more modern properties set in larger plots being primarily detached properties.
the use of distinctive and traditional building materials	Many properties have low ragstone walls along these frontages. There is a mix of tiled roofs depending on the age of the property with the older properties all having plain clay tile some with possibly raditional Kent Peg Tiles.. White weather boarding, ragstone walling with brick quoins and soldier coursing, brick walls with tile hanging at first floor and white/cream rendered walling are all evident.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	An important hedge along the north-western boundary of The Cottage and along the north-eastern road frontage beyond the Conservation Area provides a natural break between residential development and open countryside. An important Horse Chestnut is located in the rear garden of The Post Office Stores. By The Way, Sheriton Cottage, Treforris all have large and attractive gardens screened by dense boundary treatment.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	The Conservation Area is predominantly residential in nature except for the Post Office Stores. The former Coachhouse in the grounds of the Linden has now been converted to annex accommodation in connection with the main house.

AREA APPRAISAL	COMMENT
historical evolution	Residential development grew up along Roman Road and is clustered around the junction with Frith Road. By The Way is the oldest residential property in the Conservation Area dating back to the seventeenth century or earlier. Other important buildings generally date back to the eighteenth century.
the relationship of the built environment to landscape or open countryside.	Basically an inward looking area.
the extent of loss, intrusion, or damage sustained by an area	1 Clap Hill Cottage, a Grade II Listed Building is in a poor state of repair and needs substantial repair work to the building itself and both the front and rear garden areas. Numerous sheds, green houses and other outbuildings have been erected in the rear gardens of 1-4 Priors Haven and 1 and 2 Clap Hill Cottages giving an unsightly view of the Conservation Area from the public footpath AE446 which cuts through an agricultural field to the north of the Conservation Area.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	Standard Velux roof lights have been fitted on the side elevation of The Coach House and The Post Office Store. These roof lights are not traditional in appearance and protrude above the roof slope and are visible when driving from Bank Road towards The Walnut Tree Public House. A modern door, out of keeping with the character of the Conservation Area, has also been fitted to No 2 Priors Haven.

AREA APPRAISAL	COMMENT
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	Maltings and Treforris are both modern properties which do not reflect the character of the rest of the Conservation Area. The garden areas to these properties however are attractive and both have well looked after front hedges which reduce the prominence of these buildings when driving along the road.
the existence of any threats to the area	The further decline of 1 Clap Hill Cottages would be a significant threat to the character of the Conservation Area.

OUTCOMES

Area boundary	The boundary of the Conservation Area needs some tidying up to include the residential curtilages of Hill Crest, By The Way, Treforris and Sheriton Cottage. The garden area of Withersden needs to be deleted.
Potential Article 4 Directions	
Site Policies (proposals and protection)	
Potential improvement schemes	The service of a Listed Building Repair Notice is currently being considered for 1 Clap Hill Cottages.

Officer: Miss T Tindale

Date: 27 October 1995