ASHFORD
BOROUGH
LOCAL PLAN

Conservation Area Assessment

Bethersden

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.

BETHERSDEN CONSERVATION AREA ASSESSMENT

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

The core of the Conservation Area lies along The Street which runs approximately in an east/west direction between St Margarets Church and Beacon House. To the south of this lies an important green area which links through to open countryside to the east. A significant group of buildings lie on the northern side of the A28 by Forge Hill/A28 junction.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	The area of The Street lies on slightly higher ground and this has particular importance with regard to the setting of the Church and the green area lying to the rear of the George Inn which slopes down towards the more recent development of the 1960s to the south.
archaeological significance and potential of the area	The archaeological significance and potential of the area is limited.

AREA APPRAISAL	COMMENT
the character and hierarchy of spaces, and townscape quality.	A number of distinct areas can be identified within the Conservation Area. The Street has a particular character which has its focus by the shop and The George Inn. The Church forms a prominent landmark when approached from the west. There is a distinct group of buildings around the Forge Hill/A28 junction.
the use of distinctive and traditional building materials	The predominant building materials within the Conservation Area are red brick and Kent Peg tiles.
the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area	The green area lying to the rear of The George Public House and flowing through to the east is an important and distinctive feature of the Conservation Area. Trees and hedges have an important role in the area of The Street and in particular at Thorne Farm where the trees round the buildings at that point form an important visual stop to that part of the Conservation Area as does the hedging along the east side of the road leading down to the A28. The open area to the north-west and south-west of the Church forms an important part of its setting. This is framed by a backdrop of trees along the boundaries of the fields concerned.
the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types	The predominant use of buildings within the Conservation Area is for residential purposes. However, there is a Church, two Chapels, three shops, together with a garage and public house.

AREA APPRAISAL	COMMENT
historical evolution	The core of the conservation area lies along The Street with a concentration of earlier buildings at the western end of The Street. A looser scatter of buildings towards the east has been subsequently infilled, mainly during the Victorian period. The group around the Forge Hill junction were lying to the south of the green area were distinct but are now integrated more into the physical fabric of the village through the later estate development of mainly 1950s and 1960s origins which lies to the west of the green area.
the relationship of the built environment to landscape or open countryside	The green area has an important visual link through to the fields lying to the east of the village. The fields lying to the east of Church Hill from the school through to the Church have an important relationship to the Conservation Area as presently constituted.
the extent of loss, intrusion, or damage sustained by an area	The area has suffered no significant loss or intrusion or damage.
identification of features that detract from the special character of the area and that may provide sites where change could be encouraged	While there is a coalyard within the village this has little visual impact. The petrol filling station and motor repair garage by The George Inn could be seen as an incongruous feature. However, this together with the public house and the shop and Post Office opposite does introduce life into the core of the Conservation Area while some elements of the premises may be visually jarring but these do not outweigh the importance of maintaining the economic benefits that are provided.

AREA APPRAISAL	COMMENT
the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area	There are no significant neutral areas.
the existence of any threats to the area	The principal threat to the area was the possibility of development within the green area lying to the rear of The George Public House and development to the north-western side of Church Hill between the Church and Court Lodge.

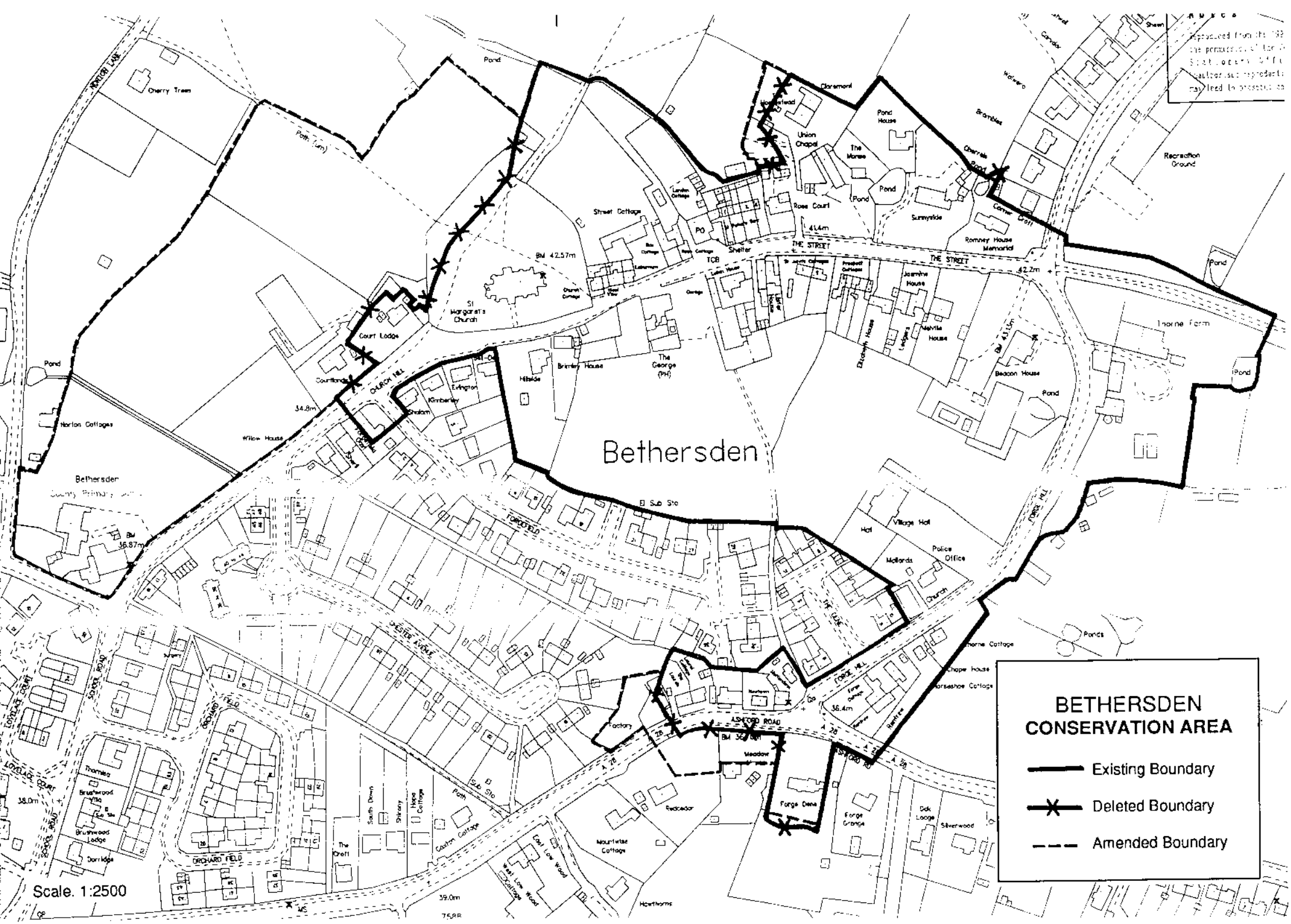
OUTCOMES

Area boundary	The open area to the north-western side of Church Hill forms an important part of the setting and ambience of the Church and this approach into the existing Conservation Area and it is proposed that the Conservation Area be extended to include an area running from the school to the north-west of the Church. While the development on the southern side of the A28 to the south of the existing Conservation Area is modern in character it is proposed that the Conservation Area be extended to include the trees on the southern side of the road and to include the Rocking Horse factory as this forms an important part of the group of buildings on the northern side of the road.
Potential Article 4 Directions	None.
Site Policies (proposals and protection)	None.
Potential improvement schemes	None.

Officer:

Date: 7 November 1995

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Bethersden
BETHERSDEN
CONSERVATION AREA
Existing Boundary
Deleted Boundary
Amended Boundary
Scale. 1:2500
THE STREET
ASHFORD ROAD
FORGE HILL
COURT HILL
ORCHARD FIELD
SCHOOL ROAD
CHESTER AVENUE
Norton Lane
Path (um)
Cherry Trees
Pond
Claremont
Union Chapel
The Manse
Pond House
Brambles
Recreation Ground
Rose Court
Sunnyside
Romney House Memorial
Corner Croft
Street Cottage
PO
Shelter
TCB
St Margaret's Church
Court Lodge
Courtlands
Hillside
Brimley House
The George (PH)
Jasmine House
Melvile House
Beacon House
Inorne Farm
Norton Cottages
Willow House
Evington
Kimberley
Shalom
Village Hall
Mallards
Police Office
Church
Inorne Cottage
Chapel House
Horseshoe Cottage
Ponds
Factory
Meadow
Forge Dene
Forge Grange
Redcedar
Mountwise Cottage
Hawthorns
Silverwood
Oak Lodge
Brushwood Villa
Brushwood Lodge
Dorridge
Thornlea
The Croft
South Down
Shirley
Hova Cottage
Coxton Cottage
East Low Wood
West Low Wood Cottage
Path
El Sub Sta
Gas Governor
Ramp
Bm 42.57m
Bm 36.87m
Bm 43.15m
Bm 36.4m
41.4m
42.2m
34.8m
38.0m
39.0m
75.88