

Neighbourhood Development Plan Design Group

2018 Review of Benenden and Iden Green Conservation Area 2005 Appraisal Document

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Benenden

As part of the Neighbourhood Development Plan for Benenden, we have carried out a review of the Conservation Appraisal document contents.

Various buildings have changed over the last 13 years both in use, improvement and name and we use the notation previously set out in the original document to identify the changes.

Clause 5.18 – The clause refers to ‘recent’ new housing in St George’s Place. The references to ‘recent’ should be omitted.

Clause 5.20 – The clause should be replaced with the following wording: There is then the Benenden Community Shop, including Post Office facility, fronting Poplars, with sash windows, various shaped tile hanging and again large chimney stacks. Opened in early 2017 after an extensive refit, this is a busy little shop with café serving drinks and snacks now provides a real community hub for both locals and passers-by. The forecourt outside affords an additional seating area beneath a protective canopy. The Poplars site back from the road and consists of white weatherboarding. The gap between it and the newly opened manicure salon, Westfield House, allows glimpses further northwards to roofscapes beyond of a small development of bungalows and the trees in the background, primarily oak and Scots Pine. This is one of the few important gaps in the otherwise complete frontage to The Street. Wilt trees behind, and others on the northern edge, are outside the conservation area, they are nevertheless important to the setting.

Clause 5.21 – The hairdressing shop has been replaced by a manicure salon.

Clause 5.27 – The clause should be replaced with the following wording: On the south side is the former public house, TheKitty Fisher, formerly the King William IV, which has been converted to a private residence. A new timber and chainlink fence, with laurel hedge intertwined, now bounds the former pub car park. The building itself is a 17th-century origin; re-fronted in the mid-19th century. It is tile-hung at first floor and rough-rendered at ground floor. There is a series of muted-grey painted casement windows. (The photograph shown below this clause should be replaced with a current one and the reference to the King William IV removed)

Clause 5.28 – The reference to the public house in the clause should be changed to ‘the former public house’.

Clause 5.34 – The reference to Baldwin’s General Store should be changed to ‘the former Baldwin’s General Store’.

Clauses 5.39 and 5.42 – The reference to Collingwood Grange and Collingwood House should be changed to ‘The Grange’.

Clause 5.46 – The reference to ‘a new development’ should be replaced by ‘two bungalows’.

Clause 5.51 – The reference to the planting to the edge of the recreation ground requiring much needed containment should be changed to include the following text: ‘The trees planted on the northern edge of the recreation ground provide much needed containment to the ground although consideration should be given to low hedge planting in order to prevent balls being kicked on to the main road from the recreation ground. With the construction of the new Primary School currently commenced, the containment of the area will become more significant when parents will make use of the area after school hours. A low hedge could also be considered for the edge of the car park in front of the village hall as it is rather open and ill-defined. The views, though, across the recreation ground to the white boarding to the flank of the vicarage, the old vicarage and church tower, are an important aspect of the conservation area. This is punctuated by the significant oak tree on the south side of the road which is a major component of the townscape.

Clause 6.1 – The reference to Collingwood House should be changed to ‘The Grange’

Clause 7.1 – The reference to ‘fairly recent’ installation of kerbs should be replaced by ‘previous installation’ and the reference to the placing of white bollards removed altogether.

Clause 7.2 – The clause should be replaced with the following wording: The Bull car park remains an open feature on to The Street but the front paved garden is now bounded by a picket fence within is more in keeping with the general street scene than the previous openness of the pub frontage which was at odds with the containment elsewhere in the area.

Clause 7.3 – The clause should be replaced by the following wording: There has been an improvement in the appearance of this building over the last few years although the characteristic forge building behind appears to be an under-utilised building offering an opportunity for re-use and therefore enhancement of the conservation area.

Clause 7.4 – The garages to the rear of the Poplars have been renovated from their previously reported semi-derelict appearance.

Clause 7.7 – The reference to the King William IV public house should refer to the ‘former’ King William IV public house.

Clause 7.12 – The reference to the large white wheelie bins being a particularly obtrusive feature should be removed from the clause.

Clause 7.13 – The reference to ‘one or two’ plastic windows should now be replaced by ‘many’ plastic windows.

Iden Green

Iden Green Road/Mill Street

Clause 8.9 – There are three mature oak trees, not one as previously stated

Clause 8.12 – The following information should be added – Within the front garden of The Cottage, a small wooden structure has been erected. It has white weatherboarding cladding and has a pitched roof with clay tiles. It has long narrow windows and is believed to be for future use as an office. Efforts have been made to help it blend in design with The Cottage.

Clause 8.15 – It should be noted that 1 and 2 Coveney Cottages are listed buildings.

Clause 8.19 – The white-painted garage now has stained timber doors and facility for storage above.

Clause 8.20 – The Old Stores and Post Office building has undergone an extensive renovation in 2017-18 and there is now a close-boarded low fence containing the garden which sits adjacent to the Old Post Office.

Clause 8.23 – The boundary treatments in Oakfield Cottages should be changed to ' The wide entrance to Oakfield Cottages is bounded on the left by hedging, covering chain-linked fencing, containing the garden of the bungalow. Because of this, the garden is not visible from the road. The entrance on the right is bounded by low, close-boarded fencing.'

Clause 8.27 – The following should be included in the text: Sunny view now has a modest rear extension, built of brick with hung tiles on the upper elevation and with a slate-tiled roof. The side of the house, extension and garden to the rear are all now bounded by closed panel fencing, bordering the recreation green.

Clause 8.29 – The following text should be added: 'Beaumont cottage now has a large brick-surfaced forecourt, open to the road.'

Clause 8.32 – The following text should be added: 'although, the fencing has been softened in appearance by the growth of climbing roses and honeysuckle tumbling over the fence.'

Coldharbour Road/Chapel Lane

Clause 8.47 – The first sentence should be replaced by: 'Where the recreation ground borders Chapel Lane, there is a line of tall conifer trees which are not unusual in the area. From Chapel Lane, they are not visible because of intermingling deciduous trees.'

Clause 8.53 – The last two sentences should be omitted.

Clause 8.54 – This clause should be replaced by the wording: 'On the north side is the garage to Ryecroft. The hedges then close in again, opening out on the south side to Chapel Cottage which has a balcony on the first floor and which is quite visible. It has brown windows and a gate facing onto the lane. At the end of the garden there is a double garage with accommodation above under a tiled, pitched roof. Directly adjacent is a single garage with a flat roof. A short, wide drive serves both garages' access to the lane. Looking back, there are views of Claremont Place with a stand of trees beyond, and the Culpeppers timbered house.'