



ASHFORD BOROUGH LOCAL PLAN

Conservation Area Assessment

Kennington

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.

KENNINGTON CONSERVATION AREA ASSESSMENT

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

The Kennington Conservation Area is star shaped and covers four main streets - Faversham Road (northern part), The Street, Upper Vicarage Road and Ball Lane (western half). As all these streets are straight, this gives a linear feel to the Conservation Area with each individual street scene seen largely in isolation. The Conservation Area is large and not particularly cohesive, with some parts having more identifiable characteristics than others.

The Conservation Area is primarily urban in its character, although this does not apply to the Ball Lane part, which distinctly rural in nature. It is also primarily residential in character with few commercial properties included within it.

ASPECT UNDER CONSIDERATION	COMMENT
topography/physical structure and its relationship to the sites topography	<p>The land within the Conservation Area rises to the north up Faversham Road and has its highest point where the St Mary's Church stands. The Church is therefore the dominant building within the Conservation Area. Ball Lane drops sharply down from west to east.</p> <p>The building pattern is primarily along linear axes (Faversham Road, The Street, Ball Lane). Density is in the mid to low range.</p> <p>There is a large degree of uniformity regarding building lines along each of the axes within the Conservation Area.</p> <p>At the northern end of the Conservation Area, there are important views out to the north and east towards the North Downs with Wye Crown visible along Ball Lane.</p>
archaeological significance and potential of the area	Not applicable.

AREA APPRAISAL	COMMENT
<p>the character and hierarchy of spaces, and townscape quality.</p>	<p>There is much variety of architectural style and designs throughout the Conservation Area and the state of repair of buildings is generally good.</p> <p>There are a number of landmark buildings but particularly important are the Church as well as the group of Listed Buildings along the northern side of The Street.</p> <p>The main areas of historic interest are The Street and Ball Lane.</p> <p>The recreation ground and open area in front of the Church are important in providing a setting for the Church and in providing a link between the built up part of the Conservation Area along Faversham Road and the rural nature of Ball Lane.</p> <p>An important feature of this Conservation Area are the respective street scenes. Ball Lane and The Street have very distinctive historical and architecturally important street scenes whereas Faversham Road has a street scene of more variable quality.</p>
<p>the use of distinctive and traditional building materials</p>	<p>There is no one dominant building material or indeed architectural style within this Conservation Area. Faversham Road, in particular, has a variety of styles from the late 19th Century through to the 1930s, with some modern infill development also. Along this road, there is a tendency for the modern dwellings to be in a "mock Tudor" style which is rather out of character. The main interest focuses on the detailing on many of the dwellings, particularly at first floor level and around the eaves.</p> <p>The variety of architectural styles has resulted in variety in the materials used within the Conservation Area. There are examples of red brick buildings, tile hung buildings and rendered buildings and some with a mixture of finishes. On roofs, clay tiles are the most common form of material, but slate roofs can be found on the 20th Century buildings in Faversham Road and Upper Vicarage Road.</p> <p>Given the size of the Conservation Area there is little in the way of historic street furniture, with only the two shelters in Upper Vicarage Road and a Georgian post box at the north end of Faversham Road being of any great interest.</p>

AREA APPRAISAL	COMMENT
<p>the extent of loss, intrusion, or damage sustained by an area</p>	<p>The major impact on the character of this Conservation Area comes from the heavy traffic experienced on both Faversham Road and The Street. The general noise and smells generated by this traffic does not relate well to the historic character of the area and provides an obtrusive element.</p> <p>Even on Ball Lane, which is a No Through Road, traffic is a problem as a result of the operation of the Cricket and Hockey Club.</p> <p>Given the impact of vehicular traffic, there is surprisingly little street clutter or advertisements to exacerbate the problem.</p>
<p>identification of features that detract from the special character of the area and that may provide sites where change could be encouraged</p>	<p>With the exception of the traffic problem (see above), the untidy state of the triangle of land in front of the Church detracts from the character of the area. The state of this piece of land is particularly important given its importance in the setting of the Church and Conservation Area in general, and should be considered for environmental improvement status.</p> <p>There have been several modern developments which have infilled gaps along the frontages of Ball Lane and, in particular, Faversham Road. In Ball Lane, these have adversely affected the rural character of the Lane by increasing the density of development as well as their design being out of keeping with the older Listed Buildings in the area.</p> <p>In Faversham Road, on its western side, the modern dwellings which lie outside the Conservation Area have an adverse effect on the street scene much of which lies within the Conservation Area.</p> <p>There are few other areas which detract from the character of the Conservation Area, although there is a tarmacked parking area for the United Reform Church, which fronts Ulley Road.</p>
<p>the existence of any neutral areas - those that neither enhance nor detract from the character of the conservation area</p>	<p>None.</p>

AREA APPRAISAL	COMMENT
<p>the contribution made by green spaces, trees, hedges, or other organic elements to the character of the area</p>	<p>The avenue of Lime trees at the northern end of Faversham Road is an important feature. These trees make the major contribution to the character of this part of the Conservation Area.</p> <p>The open triangle of land in front of the Church provides the setting for the focal point of the Conservation Area. The retention of this piece of land as open space is fundamental to the character of the Conservation Area.</p> <p>The trees, and particularly the hedges along the edge of Ball Lane are very important in contributing to the rural character of this Lane.</p> <p>The line of trees which cross the Recreation Ground reduce the openness of this area but add interest to the views from the west and south towards the Church.</p>
<p>the prevailing or former uses of buildings in the area, and the influence of this on plan form and building types</p>	<p>There is little evidence that this has had a great impact on the character of the Conservation Area, given that the historical and current prevailing use throughout the Conservation Area is residential.</p>
<p>historical evolution</p>	<p>The heart of the old village of Kennington was focused on St Mary's Church, The Street and Ball Lane with the 'village green' (now the Recreation Ground) next to the school which moved there from the Old School House in Ball Lane.</p> <p>The subsequent expansion of the village can be seen in the development of Church Road, Upper Vicarage Road and Faversham Road where the architecture indicates turn of the century and earlier 20th Century buildings. Both the triangle of land west of the Church and the piece of open space bordered by Church Road, Ulley Road and the line of Horse Chestnuts were allotment gardens.</p> <p>This area of Kennington has evolved to become incorporated within the built-up area of Ashford, as Ashford and Kennington have grown together, although Ball Lane has managed to retain some of its individuality despite new developments at Osier Field and north of Tritton Fields. Otherwise, the area has lost a little of its original character as modern estates have developed around it.</p>
<p>the relationship of the built environment to landscape or open countryside.</p>	<p>The views to the Downs are important. There is a particularly important view to Wye Crown along Ball Lane from the west.</p> <p>Generally the Conservation Area is fairly self-contained with the exception of the views to the north.</p>

OUTCOMES

<p>Area boundary</p>	<p>There are several alterations which I suggest could be made to this Conservation Area.</p> <ol style="list-style-type: none"> 1. The separation of Ball Lane into a separate Conservation Area. The essentially rural character of Ball Lane has little in common with the primarily urban nature of the rest of the Conservation Area. It therefore seems logical that it should be on its own. I also believe the Ball Lane Conservation Area should be extended eastwards to include the pond at the entrance to the Kennington Churchyard, as this is an important natural feature which relates well to the character of the Lane and which marks a change to the more open part of the Lane where the Cricket/Hockey Club is located. 2. The Street. There are several anomalies in the existing Conservation Area boundary at the rear of the properties on its northern side. The boundary should follow curtilage boundaries and include the land at the rear of Tutts Cottage with its views across to the rear of Barton House. The eastern boundary should move from one side of Tritton Fields to the other in order to avoid a modern BT phone box. 3. Two modern bungalows at the end of Tabret Close should be deleted from the Conservation Area. 4. At No. 2 Ulley Road, the boundary should be moved so that it runs along the new boundary of the property and not across its curtilage.
<p>Potential Article 4 Directions</p>	<p>The only potential Article 4 Direction that might serve any purpose would be on the triangle of open space in front of St Mary's Church.</p>
<p>Site Policies (proposals and protection)</p>	<p>The retention of the existing open space policy for the triangle of land in front of the Church is important, although this could be added to in the form of the need for environmental improvement.</p>
<p>Potential improvement schemes</p>	<p>The triangle of land in front of the Church should be subject to environmental improvement and ideally should continue to form open space but in a more formal, attractive landscaped way.</p> <p>The potential for traffic calming, particularly on The Street should be examined. Any way in which traffic volume and especially heavy goods vehicles could be reduced along this road would be of great benefit to the character of the Conservation Area.</p>

Officer: S COLE

Date: 8 November 1995

AREA APPRAISAL	COMMENT
<p>the existence of any threats to the area</p>	<p>As increase in traffic is the main threat to the area, particularly HGVs on The Street. These not only adversely affect the character of the area but the vibration caused by such vehicles may eventually damage the Listed Buildings, some of which are located close to the highway.</p> <p>A related problem is the issue of on-street parking. This is particularly bad in the vicinity of Ulley Road, Upper Vicarage Road and the western end of Ball Lane, because of the presence of two Junior Schools. Neither school has any provision for on site visitor parking which leads to traffic chaos at peak times of the day.</p> <p>The development of the triangle of land to the west of the Church would seriously affect the character of the area. The existing protection policy for this site needs to be maintained, but some future use for the site (preferably public open space which could be landscaped) needs to be found in order to remove the threat of development, and to improve its current untidy, overgrown appearance.</p> <p>The other main threat would be to the views in and around the recreation ground caused by tandem development to the properties in Faversham Road and Church Road.</p>

**KENNINGTON
AND BALL LANE
CONSERVATION AREA**

- Existing Boundary ———
- Deleted Boundary ✖
- Amended Boundary - - - -



