

Heritage Archaeology and Conservation



SUPPLEMENTARY **PLANNING DOCUMENT**

CANTERBURY
DISTRICT
LOCAL PLAN



CANTERBURY
CITY COUNCIL

October 2007

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Heritage, Archaeology and Conservation

1.0

INTRODUCTION

1.1

The policies set out in the Local Plan address the broad principles of Council policy and it is the purpose of this Supplementary Planning Document to amplify the Plan and provide detailed advice on heritage, archaeology, conservation, and design in the built environment.

1.2

The Document has been formulated in accordance with the latest relevant Planning Acts and advice from the Department of Communities and Local Government, the Department for Culture, Media and Sport, the Department for the Environment, Food and Rural Affairs and English Heritage. It also reflects the advice on best practice from organisations such as the Commission for Architecture and the Built Environment (CABE), English Historic Towns Forum, the Institute of Historic Building Conservation, the Civic Trust, the Victorian Society, the Society for the Protection of Ancient Buildings (SPAB) and the Georgian Group.

1.3

The guidance relates to policies BE5 to BE10, and BE14 to BE16 of the Canterbury Local Plan 2001-2011, but also includes discussion of policies BE1 to BE3. Further elaboration and explanation of the 'Urban Design' approach, particularly in relation to residential developments, which underlies policies BE1 to BE3, can be found in the Kent Design Guide(2005) Supplementary Planning Document (SPD) document. Guidance concerning shopfronts, advertisements and shopfront security (policies BE11 to BE13) can be found in the Shopfront Design SPG document.

1.4

The Canterbury World Heritage Site is discussed in policy BE4 of the Local Plan. The World Heritage Site has its own Management Plan that deals in detail with the proposals and policies for the Site from 2002 to 2007 and beyond.

Introduction

2.1

Canterbury possesses an extremely rich and varied archaeological heritage, created as a result of the impact of two millennia of human settlement on the natural environment, which in turn has determined the present character of the district's rural and urban landscape. This heritage comprises an internationally important legacy of buried deposits, artefacts and structures, as well as standing structures and buildings. The archaeological resource is a valuable, but fragile, part of the district's heritage and once destroyed, cannot be replaced. The resource includes not just physical artefacts but also the historic landscape as a whole. Preserving this resource is an important part of the City Council's commitment to conservation.

2.2

Three main principles of conservation and archaeology, underline the City Council's commitment:

- a) The value, variety and vulnerability of the district's archaeological heritage justifies a presumption in favour of the physical preservation in-situ of the most important elements of the resource.
- b) The archaeological heritage is part of the wider historic environment.
- c) Accurate expert information on the condition and significance of archaeological sites and remains is essential for decision making on planning and development proposals.

2.3

The national importance of archaeological sites and the need for their conservation is clearly stated in Planning Policy Guidance, Note 16, Archaeology and Planning (PPG16). PPG16 states that:

"Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism." (Paragraph 6)

“With the many demands of modern society, it is not always feasible to save all archaeological remains. The key question is where and how to strike the right balance. **Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.** Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for the proposed development” (Paragraph 8)

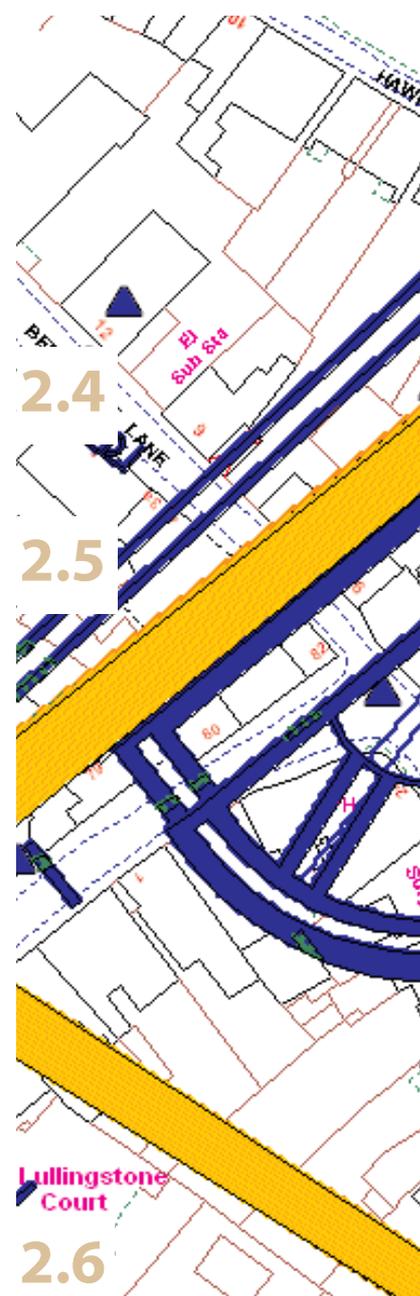
The Archaeological Resource

The archaeological resource should not be thought of as consisting of just individual sites and finds, nor as only below ground remains. The resource comprises all material remains relating to the history of man’s presence in the district.

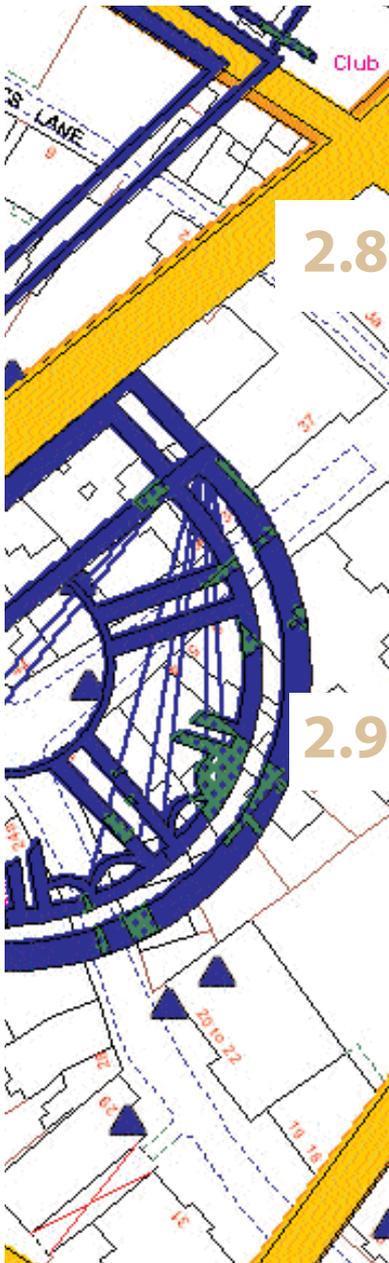
The resource comprises of:

- i) Scheduled Ancient Monuments. These are defined as sites of national importance that are protected under the Ancient Monuments and Archaeological Areas Act 1979. There are currently (January 2007) 53 Scheduled Ancient Monuments in the Canterbury District.
- ii) Archaeological remains defined as of national importance which although meriting preservation are not scheduled. (PPG16 states that “not all nationally important remains meriting preservation will necessarily be scheduled”)
- iii) Other Archaeological remains and sites defined as regional (county) or district importance.
- iv) Archaeological and historic landscapes consisting of one or more sites in association.

The Sites and Monuments Record (SMR), now also known as the Historic Environment record (HER) is a computerised database, which contains district wide information about the archaeological resource. Information within the database is arranged by site. At its simplest this may consist of a single artefact, but may also be a complex site such as a Roman villa, or cemetery. The SMR/HER has two components; the database and associated maps held on a GIS system. The GIS system also allows aerial photographic information to be overlaid on the SMR/HER maps, defining for example areas of archaeological importance.



2.7



Within Canterbury City, English Heritage and the City Council have commissioned the Canterbury Archaeological Trust to produce an Urban Archaeological Database (UAD). This database summarises all published and unpublished documentation about the archaeology of the City and its immediate environs. The UAD is linked to a GIS system and can display many different layers of information on a map base. The aims of the UAD, are to aid planning decisions and to provide an educational and research tool. The UAD is also used to assess the archaeological potential and importance of proposed development sites within the City.

Legislation and Guidance

The legal basis for giving protection to archaeological sites and monuments derives from the Ancient Monuments and Archaeological Areas Act 1979. Part I of the Act allows the Secretary of State to include a site or monument on the schedule of ancient monuments. Part II relates to the designation and operation of Areas of Archaeological Importance (AAI). An Area encompassing the historic centre of Canterbury was designated on AA1 on 30 September 1984, one of only five such designations in England and Wales. The City Council supports this designation. Government guidance for handling archaeological matters in the planning process is primarily contained in PPG16, together with further advice in PPG's 1 and 15.

Part II of the Ancient Monuments based on the assumption that development will often be acceptable, but there is archaeological data that should first be recorded. Designation means that anyone intending to flood, tip on, or disturb the ground has to give six weeks prior notice of the commencement of these works to the Canterbury Archaeological Trust (the designated investigating authority). This period of notice enables the investigating authority to consider whether it wishes to carry out archaeological investigations; and if it does wish to do so, it must be given access to the site once it has been cleared. It is an offence to carry out operations without first giving notice, although there are some exemptions. The investigating authority has the legal right to observe and record, or enter, survey and excavate sites for a period of up to four months and two weeks after the expiry of the six weeks notice period. The Act also prohibits the use of metal detectors within the AAI.

Planning Policies

The protection of the archaeological heritage in Canterbury district also relies on policies in the Kent Structure plan and the Canterbury District Local Plan. The relevant Structure Plan Policy is as follows:

ENV18:

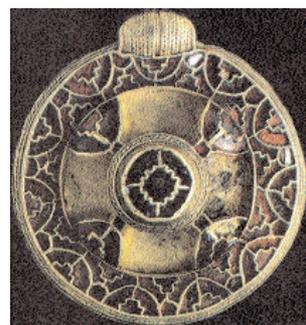
In the control of development and through policies and proposals in local plans:

- (i) **The archaeological and historic integrity of Scheduled Ancient Monuments and other important archaeological sites and historic landscapes, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will normally be refused.**
- (ii) **Prospective developers will be requested to arrange for an archaeological field evaluation to be carried out in advance of determination of planning applications where it is indicated that important or potentially important archaeological remains may exist.**
- (iii) **Development may be permitted where this would provide the best reasonable means of conserving the character, appearance, fabric, integrity and setting of the ancient monument, archaeological site or historic landscape.**
- (iv) **Where the case for development which would affect an archaeological site is accepted by the Local Planning Authority, preservation in situ of archaeological remains will normally be sought. Where this is not possible or not justified, appropriate provision for investigation and recording will be required.**

The relevant Canterbury District Local Plan (2001-2011) policies are BE14, BE15 and BE16.

Policy BE14: Development, which would adversely affect the site or setting of a Scheduled Ancient Monument or other nationally important archaeological sites, monuments or structures, will not be permitted.

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An up to date list of the scheduled Ancient Monuments is available from the City Council Strategic Planning Conservation Section, English Heritage, the Canterbury Archaeological Trust and Kent County Council. The list is published in Appendix 8 of the Canterbury District local plan, which is also available on line at www.canterbury.gov.uk

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The Scheduled Ancient Monuments are incorporated within the Historic Environment Record (HER) and the Canterbury UAD. These sources also contain information about the existence of archaeological remains that are not scheduled, but can be considered of national importance by virtue of their rarity or the contribution they make to the integrity of the historic environment.

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PPG16 recognises that not all nationally important archaeological sites will be scheduled, and that the preservation in-situ of such sites and their settings is required in all cases.

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Policy BE15:

Prior to the determination of applications for development that may affect a known or site of potential archaeological interest, prospective developers will be required to make provision for an archaeological field evaluation. This evaluation should define:

- (a) **The character, importance and condition of any archaeological deposits or structures within the application site;**
- (b) **The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on site);**
- (c) **The means of mitigating the effect of the proposed development including: a statement setting out the impact of the development;**
- (d) **The measures to be taken to allow for the preservation of *In-situ* remains. (If physical preservation *In-situ* is not feasible then 'preservation by record' may be an acceptable alternative but this is regarded as a second best option).**



Where it has been established that the disturbance of some archaeological remains is acceptable or unavoidable, appropriate recording works will be ensured through planning agreements and conditions. Such works can range from full archaeological excavation of the site prior to development commencing, including the recording of standing structures, to observations and recording during the development. As well as the site work, the preparation of an archive record and report will be included, together with a public display and academic publication if the quality of the remains merits it.

Policy BE16

Where the City Council considers that the preservation of archaeological remains or deposits is not feasible, the developer will be requested to undertake archaeological recording works in accordance with a specification prepared by a competent archaeological organisation and agreed by the City Council in advance.

The City Council's archaeological officer can recommend the following courses of action derived from the above policies.

- i) No response is required
- ii) That the archaeological remains are of national or international importance and Planning Permission for development should be refused on archaeological grounds.
- iii) That prior to reaching a decision a mitigation strategy should be prepared to show how the archaeological remains can be preserved in situ.
- iv) That following assessment and evaluation preservation in situ is not considered to be possible and preservation by excavation/record should be carried out.
- v) That a watching brief be undertaken during initial construction work.

These courses of action are discussed in more detail in the following section.

Procedures

Early Discussion

The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled. Archaeological considerations should have been

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recognised and considered in respect of any development proposals before a planning application is submitted. Whenever a site is being considered for development where archaeology may be an issue developers are advised to contact the local authority archaeological officer. This contact should be at the earliest possible stage prior to an application being made. The potential conflicting needs of development and archaeology can often be resolved if developers discuss their proposals at an early stage with the local planning authority. Where scheduled remains or other nationally important remains are known, or considered, likely to exist on a site, English Heritage should also be consulted.

Scheduled Monuments

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Where a Scheduled Monument or its setting may be affected by a proposed development, scheduled monument consent (SMC) is required. Such application should be referred to the department for Culture, Media and Sport (DCMS) using the applications form (AM112). There is no provision for outline or detailed scheduled monument consent (SMC). SMC applications therefore should describe the works in sufficient detail to enable their impact on the monument to be assessed. The possible need for planning permission is entirely separate from SMC. However if a building is both listed and scheduled, the SMC takes precedence. It is an offence to commence works of any description before SMC has been formally granted. SMC application forms and guidance notes are available from the Conservation Section, Canterbury City Council.

Impact Assessment

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Where discussions with the City Council Archaeological Officer indicate that there will be no archaeological implications caused by development then no further action is required. However, if it is possible that the site may contain archaeological deposits, or be of known archaeological importance, then it is normal for the developer to commission a desk-top impact assessment. This assessment will normally consist of a thorough review of all archaeological information relating to the area in order to identify the likely extent, character, date, state of preservation and importance of the archaeological resource and the likely impact of the proposed development. The assessment would not involve the collection of new data through field work.



Field Evaluation

An archaeological field investigation may be necessary following the impact assessment, if that assessment considers it necessary to provide detailed information about the character, date and state of preservation of the deposits or structures. A field evaluation is normally carried out by an archaeological contractor to a brief agreed by the City Council's archaeological officer. Field officer evaluations are usually small, rapid and inexpensive projects quite distinct from full archaeological excavation. The evaluation will produce a report that will address the questions set out in the brief

The archaeological advisor maintains a list of archaeological contractors that could carry out the evaluation. Contractors should be registered with The Institute of Field Archaeologists. The choice of archaeological contractor rests with the developer/applicant except within the Canterbury AAI where the Canterbury Archaeological Trust are the designated investigating authority. It is the responsibility of the developer or applicant to commission and pay for the assessment, field evaluation and any subsequent works.

A field evaluation may involve intrusive (boreholes and trenches) and non-intrusive methods. If a geophysical investigation has been commissioned for a site it is possible to combine this with the archaeological investigation. Non intrusive methods consist of geophysical surveys which are of limited use in urban areas.

The evaluation will produce a report that will address the issues set out in the brief and specification. This information will then be used to produce a mitigation strategy. A mitigation strategy should show how important remains can be preserved in situ; for example, by the careful design and layout of buildings and the sensitive design of foundations. The report on the results of the evaluation and the mitigation strategy should be submitted as part of the planning application.

If a developer is not prepared to provide evaluation information then the City Council may direct the applicant to provide such information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988. If a planning application is made without prior discussion, the City Council will make an assessment of the archaeological implications. If there is insufficient information to carry out this assessment the City Council may either direct the applicant to supply the information, withdraw the application until the information is made available, or where appropriate may refuse the application.

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Mitigation Strategy

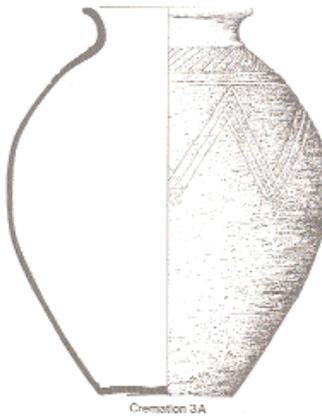
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An archaeological mitigation strategy will assess and evaluate the site and set out the impact that the proposed development will have on the archaeological resource. Following from this the archaeological or architectural/engineering measures proposed to mitigate the impact of the proposed development will be developed. The priority for the mitigation strategy is to preserve the archaeological remains in situ. Mitigation can be achieved by encouraging suitable designs, limiting depths of foundations and construction groundworks or modifying designs to increase physical preservation. It is normally preferable to avoid archaeological disturbance, and the City Council will seek mitigation by amendment to the scheme (resiting, redesign, alternative foundations) if not achieved in the applicants original proposal.

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Where it is not feasible to preserve remains in situ and an acceptable alternative, where the balance of factors is in favour of granting permission may be to arrange prior excavation and recording of evidence before its destruction.

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The mitigation strategy will contain archaeological information, architects or engineering drawings, and methods statements (on, for instance, foundation construction). Where the mitigation strategy requires archaeological excavation, the detailed scheme of investigation for the project must be included. Alternatively the archaeological response will be an archaeological watching brief. This allows an archaeologist to be on-site so that any deposits, which may be revealed during construction works, can be recorded. The costs of an archaeological excavation, watching brief, or building recording are the responsibility of the developer. The information will be reported to the Development Control Committee who can then make an informed decision about a proposal. A copy of the information will also be placed on file.

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“Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a project brief prepared by the planning authority and taking advice from

archaeological advisors. This can be achieved through Section 106 agreements reached between the developer, the archaeologist and the planning authority. Such agreements should also provide for the subsequent publication of the results of the excavation. In the absence of such agreements, planning authorities can secure excavation and recording by imposing conditions" PPG 16 Para 25.

Unexpected archaeological discoveries

The preceding guidance should minimise the occasions when totally unexpected problems arise while development is in progress. Para 31 of PPG16 gives guidance on what to do if the presence of archaeological remains only becomes apparent once development has commenced. If this situation does arise, the best approach is for all the parties involved to meet and discuss ways of dealing with the problem. Conflicts between developers and archaeologists may not be easy to solve although English Heritage are able to offer practical advice. If the archaeological discoveries are of national importance the Secretary of State for Culture, Media and Sport has the power to schedule the site. In that event developers would then need to seek scheduled monument consent before they continue work.

What happens then..?

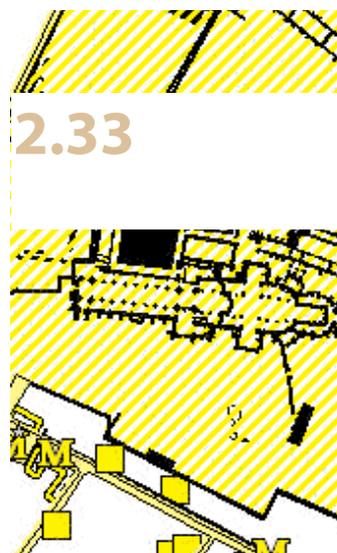
The procedures described above will produce archaeological information often including detailed reports, photographs, drawings and finds. Reports should be deposited with the City Council's archaeological officer for inclusion in the HER/UAD. All discussions with developers and applicants must include an agreement to deposit copies of reports and surveys etc. with the HER and /or the UAD. Copies of all written schemes of investigation, reports and any other relevant documents should also be submitted by the applicants or agents directly to the Development Control section as a 'Submission of Details' application where this is specified as a condition.

Archaeological investigations result in a written, drawn and photographic record together with the artefacts, all systematically recorded. Provision must be made for the effective communication of the results of the archaeological project to the general public. The excavation should be seen as a first step that subsequently generates post excavation analysis of these records and finds leading to publication and dissemination of the results of the fieldwork as well as the preservation of these records by deposition of the archive with an appropriate museum.

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3.1

Listed buildings

Historic buildings can be divided into two categories: those that are included in the Statutory List of buildings of special architectural or historic interest compiled by the Secretary of State for Culture, Media and Sport, and those that are considered to be of local interest either by the City Council or the former Department of the Environment. Many of the latter contribute towards the special character of conservation areas.

3.2



The term “listed building” can cover a wide variety of man-made structures, not just houses but also churches, industrial and agricultural buildings, bridges, walls, statues and lampposts. Listed buildings enjoy special protection under planning law. The list of statutory and locally ‘listed buildings’ is attached as an Appendix to the draft Local Plan Review document. A detailed list, which includes a short description of each building, can be inspected by contacting Regeneration & Economic Development, Conservation Section. A photograph and description of all statutory listed buildings in England is currently being developed and is available on the web; see, www.imagesofengland.org.uk.

3.3

The Canterbury district has 2888 listed buildings and 752 buildings of local interest. There is considerable variety in terms of age, appearance and type. Houses and cottages predominate but there are many examples of industrial and agricultural buildings such as windmills, watermills, workshops, water towers, sail lofts, barns, granaries and cart sheds. As might be expected there are many fine churches and remains of monastic houses. Nineteen ‘K6’ telephone boxes and two cannons are included as “other structures”.

3.4

When a building is listed, it is the whole of the building, both interior and exterior, which is protected. The local planning authority must also take into account the setting of a listed building when new development is being considered. A listed building must not be demolished, extended or altered in any way which affects its character without first having obtained listed building consent. This applies to internal and external works, anything fixed to buildings, outbuildings, walls, gates or other features or structures within the curtilage. Applications are made to the Development Services Department, and listed building consent may be required even if planning permission is not required. Most important of all, it should be remembered that it is a criminal offence to carry out works to a listed building without first obtaining listed building consent should it be required.

There is a presumption in favour of preserving listed buildings and consent will not normally be given for their total demolition. Where buildings are redundant every effort must be made to find a sustainable new use for them. Listed building consent will not normally be given for works of alteration or extension, which would detrimentally affect the character of the building. Useful policy background and advice can be found in Planning Policy Guidance 15 "Planning and the Historic Environment" (published in September 1994 by the Department of the Environment, and of National Heritage). A copy is available for inspection from the Conservation Section, or on the following web page, www.communities.gov.uk/index.asp?id=1144040

Listed Building Consent

Before making an application for listed building consent, it is advisable to contact the Development and Planning Department and discuss the matter with the conservation officer for the area. Drawings must be detailed, accurate, and drawn to metric scale (e.g. 1:200 or 1:500 for layout plans and 1:50 or larger for elevations, floorplans and sections). These need to show:

- a) The building as it is now, both internally and externally. If the proposals are confined to one part of the building it will usually be sufficient to show just that part.
- b) The changes proposed and how the building will look as a result. Changes should be highlighted by the use of colour or hatching.

An accurate site location plan at a scale of at least 1:2500 should be included with an application for listed building consent. The plans, elevations and other information (e.g. photographs, types of materials, details of finishes and colours) that are submitted should enable a person who does not know the building to clearly understand what works are proposed. An explanation of why the work proposed is desirable or necessary is also helpful. Poor quality drawings cause delay and may require resubmission of the plans.

Historic buildings are important both as products of human creativity and for what they can tell us about the past. The foremost principle that should guide works to historic buildings is to retain the original structure and fabric as far as is possible. Each type of historic building has its own characteristics, usually related to its original function, and these should be respected when proposals for alterations or change of use are put forward. Some buildings, particularly

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earlier timber frames, require a thorough understanding of the structure before contemplating any alterations. For important buildings, the City Council may require a specialist survey to be carried out.

3.9

During alterations, earlier features are sometimes revealed such as timber framing, brickwork, fireplaces, early windows and door openings, panelling and even wall paintings. In some cases the City Council may attach conditions to a listed building consent for the retention of certain features or for their proper recording.

3.10

Most buildings have been subject to some change or extension in their lifetime. Earlier extensions, conservatories, porches and balconies, may be of interest and do not necessarily detract from the quality of the building. Generally, good later features should not be removed in order to restore a building to an earlier form. Some later additions and alterations can, on the other hand, spoil a building's appearance, and there may be opportunities where remodelling can be carried out to the benefit of the owner and to the historic integrity or character of the building.

3.11

Alterations and Repair

The following guidance deals with alterations and repair of listed buildings, though the general principles are applicable also to locally listed buildings and historic buildings in conservation areas. In particular the advice concerning front elevations (i.e. walls, windows, door, roofs, dormers and porches) is relevant to properties in conservation areas subject to an article 4.2 direction (see paras. 4.19 – 4.20)

Policy BE5

In considering proposals for external or internal alterations to a listed building, and external alterations to a locally listed building, the City Council will, if the alterations are required or desirable, ensure that the building is fit for its purpose whilst having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.

3.12

Walls

Alterations or repairs to external walls should respect the existing fabric in appropriate use of materials, texture, quality and colour. In general, alterations should not be made to principal facades unless it is to restore the original form of the building. For example it may be necessary to remove recently applied render if this is damaging the surface beneath. Sometimes they have been subjected to later alteration and the desire to restore the original facade should be weighed against

the importance of the later alterations and the practicality of dealing with the scars if they are removed.

Windows

Original windows should be retained and repaired. Particular care needs to be taken not to lose early glass or window furniture. Where replacements are necessary, they should be custom-made replicas with accurately copied joinery profiles. Original openings should not be enlarged or altered to suit standard window sizes. Replacement windows in aluminium or plastic 'copies' are unacceptable in listed buildings. Modern factory made timber windows with standard profiles are significantly different in appearance from traditional windows and are not appropriate as replacements in listed buildings.

Traditional sash and casement windows cannot easily accommodate sealed double glazing units, but improved insulation and noise reduction can be achieved by draught proofing and fitting secondary glazing behind the original windows. Shutters may be considered where there is good evidence for them historically. If they are fitted, they should be traditionally detailed, usually with flush panels, and sometimes with louvres on some 19th century properties.

Doors and Doorcases

Original doors and surrounds should be retained, including details such as knobs, hinges, letterboxes and bootscrapers. Replacement doors should accurately replicate the mouldings and proportions of the original: sometimes these can be determined by examining similar properties nearby. Modern ready-made doors, often in hardwood, are generally unacceptable for use in listed buildings, as are those made from uPVC or aluminium.

Roofs and Chimneys

Roofs are an integral part of the building and should not normally be altered. Older buildings were often refaced in the 18th and 19th centuries, and earlier structures can often be found in the roof, which provide valuable evidence of the age of the building. Utilitarian alterations such as roofing-in across ridges to enable the removal of a valley gutter are not acceptable: in most cases only minor improvements are required to enable them to provide an adequate and long service. Chimneys should generally be retained; even chimneys to later extensions are worth retaining, as they add to the roofscape and can often be put to good use for boiler flues and external ventilation ducts.

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Dormer Windows

Existing dormers should be carefully repaired to their original design. In some cases new dormers are acceptable, although there is a presumption against their insertion on the front slopes in order to retain the character and original appearance of the building. Dormers should not be constructed too close to hips, and they sometimes require a cill height that is lower than today's standards. Traditional dormers were usually lightweight and relatively small because the sash box, or casement frame, formed part of the structure. There was no requirement for the additional "structural" frame, which make modern dormers look heavy and poorly proportioned. Detailing should be appropriate to the age and style of the building, its facade and the design of existing windows. 18th and 19th century dormer cheeks were often clad in lead, whereas earlier dormers with pitched roofs were more typically rendered or tile hung.

3.18

Roof Lights

Roof lights should, where possible, be confined to unobtrusive roof slopes. Where roof lights are necessary on visually exposed roof slopes, small traditional 'conservation' roof lights may be acceptable. Cast iron roof lights are available and should be considered for use in industrial and agricultural settings.

3.19

Renewable energy generation

Canterbury City Council supports the installation of renewable energy (solar panels, photo-voltaic panels and micro-wind) to help meet the targets for reducing CO² production. However the historic environment of the district is significant and is sensitive to change. The roofscape of historic buildings in towns and villages is distinctive and characterful especially when viewed from a distance. Renewable energy installations on historic buildings should be considered carefully so that they do not stand out visually. Rear or non-publicly viewable roof slopes are therefore the preferred location for solar panels and photovoltaic panels. There is potential for placing the panels in a glazed frame, with 'glazing bars', so that they emulate traditional rooflights. Opportunities for solar hot water systems also exist on the inside face of a double pitched roof. The amount of reflection from a panel can be critical in making them acceptable.

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Listed building consent is required for the erection of a renewable energy installation on a listed building or on a building, or structure, in the curtilage of the listed building that

was constructed before 1948. Although installations should not be located on the principal elevation of a listed building it may be possible to find an alternative location i.e. attached to a modern outbuilding or a freestanding installation. (see the Renewable energy and water conservation guidance note)

Porches

18th and 19th century houses rarely had enclosed external porches on the principal facade. Where additional weather protection is required it should preferably be internal, subject of course to the effect on the character of the interior. There are occasions when open porches might be acceptable if designed in a traditional manner. There may be more scope for lobbies and enclosed porches to the rear or side of a property.

Existing Extensions

18th and 19th century extensions such as kitchens, workhouses and bake houses show how the building was altered to suit changes in social and economic circumstances. Although they were often built less substantially than the main building, they can usually be adapted with sensitive methods of damp proofing, strengthening and insulation to bring them closer to modern standards.

Brickwork and Pointing

Alterations should usually be carried out with matching bricks and matching mortar, pointed to match the existing. New work may need to incorporate the use of snap-headers to give the appearance of traditional bonding when cavity wall construction is used. Arches or lintels should be formed with the same appearance as the originals. Original uncovered brickwork should not be rendered or pebble dashed.

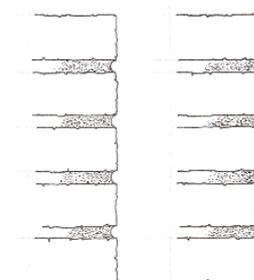
Buildings were traditionally built using lime mortar and this can appear 'softer' and rougher than modern mortars. Total repointing is seldom necessary unless:

- The mortar joints are truly soft, crumbling or loose.
- Mortar joints are open or have weathered back deeply
- An unsuitable hard cement based mortar has been introduced trapping moisture and thereby accelerating the deterioration of the bricks. However this type of mortar should only be removed if it can be done without causing even more damage to the wall.

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Examples of pointing

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Where repointing is necessary a lime-based mortar mix should be used. Traditionally made lime putty should be used wherever possible for work on historic buildings because of its superior plasticity and binding properties. If lime putty is not available hydrated lime should be soaked for at least 48 hours in clean water to produce a thick cream before use. Generally the mortar mix should match the existing material (unless it is a poor mortar in the first place). The mortar mix should be durable yet sacrificial to the building fabric in order that the mortar ages and decays before the masonry. Traditional mortars that are rich in lime are inherently permeable and therefore allow moisture to evaporate with ease. Cement based mortars are by contrast dense and impermeable and block the 'natural' breathing of walls causing moisture to be retained and thereby damaging historic brick and stone walls. In addition lime based mortars are relatively low in strength and are flexible, with a natural elasticity. This allows them to accommodate thermal movement and a degree of structural settlement. Hybrid mortar mixes combining non-hydraulic lime and hydraulic limes are poor practice and should be avoided for conservation work. Modern joint finishes such as weatherstruck, ribbon, strap or bucket handle should be avoided. A slightly recessed joint finish is generally recommended, this may be 'penny struck' if appropriate (ie given a thin, 1mm, central groove in the middle of the joint the thickness of a penny). Mortar should be kept away from the outer surface of the bricks and not spread onto the brick face.

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Exposing Timber Frames

There is often a desire to expose original timber framing by removing external cladding. In many cases the later cladding can be of equal interest and will certainly need listed building consent for removal. With most buildings that were altered in the 18th and 19th centuries it is usually neither practicable nor desirable to "improve" the building by putting it back to its earlier period. Occasionally it may be desirable to expose the old timber frame. The restoration works at 8 Sun Street give a glimpse of how Canterbury looked before the great refacing of the Georgian period. However, care needs to be exercised to ensure that such works do not destroy later finishes of quality or historic interest.

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Timber framing was not necessarily originally exposed, and in any case renewed exposure to the weather can result in rapid decay. In East Kent exposed timber framing should not be painted black, because this is a northern tradition that became popular in the Victorian era and is not vernacular to this area.

Architectural Detail

Historic buildings usually have some elaborate detail in their design. It might be a mediaeval moulded beam or bracket, an 18th century door case, a moulded brick cornice or perhaps some wrought iron. 19th century buildings often had elaborate porches and bargeboards. Timberwork is particularly vulnerable to mediocre repair. Small differences of shape, thickness and proportion can provide essential evidence in dating particular items. Only if nothing original remains should acceptable, historically correct, replicas be contemplated.

Painting and colour

Original brickwork, tilework and other previously unpainted surfaces should not normally be painted over. Traditional lime based renders need “breathable” paints or finishes otherwise moisture is trapped in the render and the surface erodes due to frost and damp. Similarly cement-based, gloss or other waterproof sealants or paints should not be used on historic walls as they again trap moisture and cause dampness. On historic, or very important buildings, the emphasis should be on using traditional painting techniques and materials, for example lime-wash on plastered mediaeval buildings. Barn tar is still available for use on black weatherboarded agricultural buildings.

Stuccoed terraces of the 19th century usually benefit from a co-ordinated colour scheme; pale tones such as creams and off-whites are usually appropriate, commonly with white painted joinery. Cornices (mouldings along the top of a building or wall), pilasters (shallow rectangular columns projecting slightly from a wall) and architraves (moulded frames surrounding a door or window) should not normally be picked out in highly contrasting colours. A variety of finishes were used on Victorian and Edwardian shopfronts, for example graining, marbling and varnish. Where painting the outside of a listed building would affect its special historical or architectural interest, Listed Building Consent will be required.

Generally the nature and colour of external joinery, cladding and rainwater goods should harmonise or successfully contrast with the colour of the walling materials. Bright, artificial, luminous colours should be avoided.

External Works

Steps, walls and railings are often a major part of the character of a building and should be retained. Drives, paths and garden

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layout can also be important. When carrying out hard landscape design works, it is important to retain the original materials and aim not to introduce inappropriate modern materials such as concrete block paving and tar macadam.

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Minor Additions

There are some standard external features that require listed building consent when they affect the character of a listed building. These include satellite dishes, meter boxes (including the British Gas semi-concealed box), burglar alarms, security and other flood lighting, CCTV cameras, and central heating and other flues, both standard and balanced. There are often ways in which these fixtures can be concealed or disguised, although occasionally it may be necessary to consider an alternative solution.

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Internal Alterations

The extent to which interiors can be altered varies considerably, depending on the construction and whether any original features of the building remain. The internal layout is as important as the detailed features it might contain. Even where walls are non-loadbearing, it should not be automatically assumed that they could be removed.

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Timber framed buildings: Interiors

Timber framed buildings need special consideration. Later finishes and alterations often cover up earlier structure, and it is important that, before any changes are considered, a more detailed understanding of the remaining timber structure is obtained. Just a small door opening could destroy an important part of the framing and affect structural stability, and therefore some exploratory work usually needs to be undertaken before the position of new openings can be agreed.

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Sometimes, later alterations have caused structural damage to the original frame and it may be necessary to correct them. Generally speaking, it is better to reinstate the original framing as these buildings were usually substantially built, and weaknesses are often caused by thoughtless alterations. Ideally, early plaster or brick infill should be kept. There are examples, particularly in public houses, where infill has been removed to expose the skeletal remains of the frame. This damages the historic integrity of the building and is not encouraged.

Fireplaces and Chimney Stacks

Opening up of fireplaces has sometimes resulted in the destruction of original fire surrounds and grates leaving a brick arch exposed which was never intended. Only earlier buildings (normally pre-18th century) had large open fires. A desire to create an “inglenook” fireplace is understandable, but caution is needed before removing later features. For example, the removal of a good 18th century fireplace to expose an earlier opening would require Listed Building Consent, and would not be encouraged.

Panelling

Surviving 17th and 18th century panelling is of considerable historic importance since so much has already been destroyed. Panelled interiors, where they survive in anything like their original form, are very sensitive to even the smallest change. Care should be taken when removing modern finishes as panelling was often covered with hessian for hanging wallpaper.

Cellars

Original features such as wine bins, larders and cellars should always be retained. Advice should be sought before contemplating any major damp proofing works since, if carried out in the wrong way, they can affect the building’s microenvironment and structure. A certain amount of dampness is natural in cellars and maintains a cool temperature in summer months. Conversely, cellars provide additional warmth in the winter and help stabilise the temperature in the house generally.

New services

The introduction of new services to historic interiors must be handled with care, and any false floors and ceilings for concealed services should be reversible and not entail damage to moulded features like cornices, doors or skirting. Long runs of surface wiring and piping should be avoided.

Extensions

The fundamental principle in designing a new extension is that it should not dominate the main house. It is not always possible to design a satisfactory extension on old buildings, and there are examples where extensions have dwarfed the original building. It is important that smaller houses, particularly

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cottages, retain their original form. Two storey extensions can often cause problems due to loss of light and overlooking. This is particularly the case with rear extensions to two-storey terraces, where ideally new additions should be kept to single storey.

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The position and form of an extension should take into account the size, proportion and form of the main building. Materials should generally match the existing, as should the general detailing, though there are occasions when a lighter construction may be more appropriate with a cladding such as weatherboarding. Occasionally a lightweight link with glazing can provide a useful solution to the problem of adding an extension without losing the character of the original building.

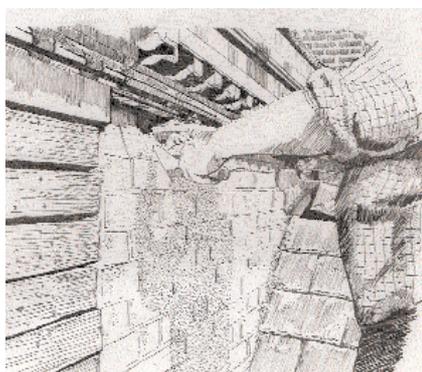
Conservatories

Conservatory extensions are widely used in urban and rural areas. Whether or not they are suitable for listed buildings will depend on the particular situation, but in general they should not obscure architectural detail or upset the balance of an elevation. The design of new conservatories should complement the architectural style and detailing of the main building. In many cases the most appropriate form is likely to be a lean-to or other simple form, with traditional joinery and glazing bars. The use of uPVC, aluminium and twin-walled plastic sheeting is unlikely to be approved. Modern conservatories with semi-octagonal bays and crested ridges, popular with some manufacturers, should be avoided on listed buildings.

Repairs

In the course of time, old buildings will need repair, whether to the structure, roof, cladding, joinery or architectural details. Repair and restoration of historic buildings often involves specialist work and not all builders, architects or surveyors have the necessary knowledge or expertise. Care has to be taken that repairs do not themselves damage the architectural and historic character of the building. It is particularly important that proper advice is obtained when dealing with structural matters. This is especially true in the case of timber framed buildings. External dilapidation may hide quite major structural defects and it is essential to have a proper understanding of the structure and its condition before carrying out repair works.

Repairs should always be carried out retaining as much of the



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original material and structure as possible. The advice in the English Heritage guidance note *“Principles of Repair”* is recommended. For more detailed advice on repair techniques, see *“The repair of historic buildings: advice on principles and methods”* by Christopher Brereton. It is often necessary to obtain second hand or ‘new’ matching materials. The Conservation Section provide a free advice service on repairs for all types of historic buildings and has a Conservation Store through which some specialist materials can be obtained. The City Council operates a limited grant scheme (25% toward eligible costs) for listed buildings in the district. The budget available for these grants is, however, very limited. Through these grants, the Council is able to help ensure high standards of repair and restoration.

Technical guidance notes and specifications are available from the Conservation Section on the following topics: Retiling in Kent Peg Tiles, Mathematical Tiling, Tile hanging, Repointing, External Rendering, Internal Plastering and Reslating.

Working models of timber repairs, for example fitch repair to beams, are also available, as are lists and advice on specialist suppliers; for example, brick and tile manufacturers, joinery specialists and thatchers.

Change of Use

The best use for an historic building will very often be the use for which it was originally designed. The continuation of that use should be the first option when the future of the building is considered. However not all original uses will be viable or even be necessarily appropriate. Sometimes buildings have become redundant and a new use must be found. Where conversion works are necessary, the general principle will be to retain the original structure, fabric and special features. New uses that require wholesale changes to the structure and character of an historic building are not likely to be approved. Some buildings are particularly sensitive to change, for example, timber-framed barns.

When changes of use are proposed, the implications for structural alterations will need to be considered at an early stage (for example office floor-loadings). When an application is made it will need to include details of the physical alterations that might be necessary to comply with building and fire regulations and other requirements. These requirements may have to be applied sensitively to give the building a new lease of life. The aim is to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic

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building. This may not be the most profitable use if that would entail more destructive alterations than other viable uses. Where both planning permission and listed building consent are needed, the City Council will deal with them at the same time and will not determine the planning application until it is satisfied on the listed building side.

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Buildings at Risk

Owners have a legal responsibility to look after listed buildings properly. Modest expenditure and repairs on a regular basis can prevent far more serious problems such as dry rot and timber decay from developing in the future. It is particularly important to check any down pipes and gutters on a regular basis to ensure they are not blocked or overflowing.

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There are always some buildings, which for a variety of reasons, are allowed to deteriorate or are left empty for long periods. When historic buildings are left to deteriorate for any length of time the cost of repairs escalates. Any building left empty is at great risk from vandalism and arson. Nationally there has been an increasing incidence of historic buildings being lost or seriously damaged in this way. Historic buildings should therefore not be left empty for long periods of time, but if this is unavoidable, very thorough security measures should be taken.

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The City Council maintains a register of buildings at risk. The register contains information about the building, and assesses its condition. The Conservation Section monitors these buildings and negotiates with owners to bring buildings back into use and good repair. Where negotiations fail, then legal action can be taken to preserve the building.

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If the owner of a listed building fails to maintain it, the Council may serve a Repairs Notice under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, specifying those works necessary to ensure the building's preservation. If those works are not carried out within a specified period, the Council may serve a Compulsory Purchase Order on the building. If the building has been subject to deliberate neglect for redevelopment purposes, the Council may be able to purchase it for minimum compensation.

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If a listed building or unlisted building in a conservation area is left vacant and is not properly secured or repaired, the Council can carry out emergency repairs after giving seven days notice to the owner and can subsequently recover the costs. The City Council is always reluctant to take action through the Courts, and relies on co-operation from building owners, but it will consider using these powers if it is necessary to ensure the long-term survival of any historic building in its area.

Conservation Areas

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Designation

Local planning authorities are required to carry out surveys to determine which parts of their areas are of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, and to designate them as conservation areas. There are currently 95 conservation areas in the Canterbury District as listed as an appendix to the Local Plan review document.

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The assessment and definition of the “*special architectural or historic interest*” is based on a detailed analysis of the area. “*Conservation areas vary greatly in their nature and character, ranging from historic town or village centres, through eighteenth and nineteenth century residential suburbs, model housing estates, and country houses set in their historic parks, to lengths of canal or other examples of a historic transport link*”. (English Heritage Guidance Note “*Conservation Area Practice*” 1993).

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Although some conservation areas have a large number of listed buildings, this is not a prerequisite for designation. Buildings of later periods can have considerable local interest and open spaces, trees; historic street patterns, a village green or feature of archaeological interest can all contribute to the special character of an area. It is the character of the area, rather than individual buildings that is the prime consideration.

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The following criteria will be taken into account when reviewing existing or proposing new conservation areas:

- The origins and the development of the topographic framework of the area
- The archaeological significance of the area
- The architectural and historic interest, character and quality of the built environment of the area
- The relationship between the built and natural environments, including landmarks, vistas, and views and the contribution of any open spaces
- The presence of any negative or neutral features in the area
- The prevailing (or former) uses within the area and their historic patronage and the influence of these on the plan form and building types.

Duties and Powers

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Designation of conservation areas carries with it a duty for local planning authorities to formulate and publish proposals for the



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preservation and enhancement of those areas and to submit them for public consultation. The City Council is intending to prepare a 'conservation area appraisal' for its existing conservation areas over the next 5-10 years. Priority will be given to those areas where the pressure for change is greatest or where a village design statement is being undertaken. Appraisals will be carried out for all new or extended conservation areas. The appraisal involves evaluating the special interest of a place and drawing out the management implications so that its significance can be protected. The conservation areas in the district vary greatly and appraisals will therefore differ widely, however they will include:

- Planning Policy Framework
- Location and population
- The origins and development of the settlement
- The prevailing and former uses of the area
- The archaeological significance of the area
- The architectural and historic qualities of the buildings within the area
- The character and relationship of spaces within the area
- Prevalent building materials, textures, colours and local details
- The contribution made by 'green' spaces, trees, hedges and other natural features
- The setting of the conservation area and its relationship with the landscape, including views, landmarks and panoramas.
- Management Strategy

Designation also imposes a specific duty on local planning authorities, in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It follows that the test which will be applied to all applications for planning permission or conservation area consent, within a conservation area or affecting its setting, will be as to whether a proposal will "preserve or enhance the character or appearance" of the area.

Enhancing the character and appearance of a conservation area means reinforcing the qualities and special interest that warranted designation. It can take three principal forms. First, through the development control process, by encouraging good design and the restoration of buildings and historic features, and the sympathetic redevelopment of unsightly buildings and sites. Second, by helping the private sector to contribute to enhancement works through grant aiding the repair, restoration and enhancement of historic buildings and others of importance to the area. Third, through the public sector including: the reinstatement of historic paving and street furniture, traffic management, rationalisation of street signs

and the removal of overhead wires and other clutter; and implementation of enhancement schemes to spaces and buildings.

New development can contribute to enhancement in a number of ways. For example:

- Removing eyesores or negative features
- Creating new wildlife habitats
- Enhancing the setting of archaeological features
- Restoring landscape features

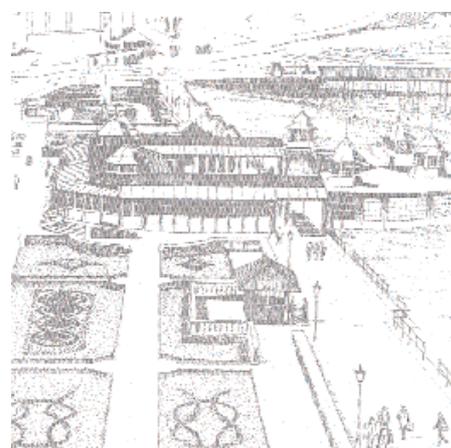
The City Council's funds for environmental enhancement are limited. The Council encourages partnership schemes with other bodies such as the highway authority and statutory undertakers: for example with Railtrack on the repainting of railway bridges in Whitstable and Canterbury, and with the Parish Council and British Telecom on undergrounding overhead wires in Westbere. The Council has been successful over the years in obtaining finance, for example, from the European Union towards major works to the Herne Bay seafront; the Heritage Lottery Fund for the Dane John, Central Bandstand restoration of railings in Canterbury, and the restoration of the Jewish and Wincheap Cemeteries. The Council will continue to look for every opportunity to attract funding from other parties towards conservation area enhancement.

Demolition of Unlisted Buildings

There are often buildings, which though not listed, contribute to the special character of a conservation area. Some of them may be recognised as being of local architectural or historic interest on their own, but it is the collective quality of these buildings that is important for the conservation area. When a conservation area is designated, all buildings and structures are protected from unauthorised demolition. This includes structures such as walls and gates. Before demolition, an application has to be made to the City Council for Conservation Area Consent. Consent is unlikely to be granted for the demolition of a building or structure that makes a positive contribution to the conservation area. Policy BE8 of the Local plan states that **"The demolition of buildings or other structures in a conservation area will not be permitted unless their removal and/or replacement will preserve or enhance the character or appearance of the conservation area"**

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The Development and Planning Department will be able to advise on which buildings and other structures come within conservation area controls, and also whether consent will be needed for the proposed works. Demolition of rear extensions, walls, chimneys and significant architectural features may also require consent. Routine works of repair, maintenance and restoration will not normally require consent.

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Where consent is given, the City Council will need to have full information of what is proposed for the site following demolition, including detailed and acceptable plans for any redevelopment. In order to avoid any unsightly gaps or vacant sites, the City Council will usually impose conditions that no demolition shall take place unless there are acceptable and detailed plans for any redevelopment as recommended in PPG 15, (para 4.27).

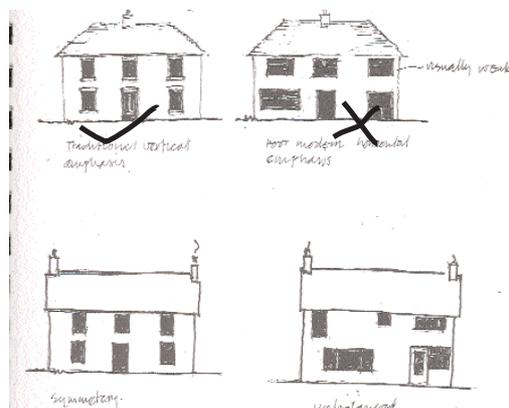
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Alterations

The vogue for home improvements has had an increasingly damaging effect on our conservation areas. Remodelling of exteriors, such as installing inappropriate windows and doors, can have a damaging effect in a conservation area especially where one house is changed in an otherwise uniform terrace. Even minor alterations to doors and windows, though less dramatic, can cumulatively result in substantial loss of character.

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One of the most common changes is the replacement of original hand made clay tiles or natural slates with concrete tiles or mineral fibre slates. These modern materials do not have the same weathering characteristics as natural ones and the multiplicity of colours and profiles is particularly damaging. Replacing clay tiles, or slates, with heavier concrete can also create structural problems. With the introduction of central heating there has been a tendency to remove chimney pots and stacks, particularly where re-roofing works are carried out. Cast-iron gutters and downpipes have often been replaced with plastic. The loss of these details contributes to an erosion of the character of the Conservation Area.



After roofs, the most common alterations are to windows and doors. The replacement of original casements or vertical sliding sash windows with aluminium or plastic is widespread, particularly through double-glazed replacement windows. Modern windows do not have the same proportions or details as the old, and it is easy to ruin the appearance of a building by putting in the wrong windows. Replacement of traditional doors with standard modern timber, aluminium or plastic ones, is also damaging.

Care is needed to ensure that original architectural features like porches, balconies and bargeboards are not lost and that good brickwork is not covered with render or paint.

Except on listed buildings, and on dwellinghouses subject to article 4 directions (see 4.19 below) the kind of alterations above are generally “permitted”; that is they do not need Planning Permission from the City Council, so long as they are minor works of alteration or improvement. The term “dwellinghouse” includes terrace, semi-detached and detached houses, but not flats. Commercial buildings do not benefit from the majority of these permitted development rights.

Extensions above a certain size, cladding the exterior with stone, artificial stone, timber, plastic or tiles or the alteration to roofs to enlarge a dwellinghouse, are not “permitted development”, and planning permission is necessary. In addition the erection of satellite dishes on the front elevations of buildings in a conservation area needs permission from the local planning authority.

Article 4 Directions

The local planning authority can bring permitted development rights under control by making an “Article 4 Direction”, so that planning permission has to be obtained for minor extensions and alterations to frontages (doors, windows, roofs etc). In 1985, the City Council, with approval of the Secretary of State, made an Article 4 (1) Direction on the Canterbury City Conservation Area. A total of 1200 non-listed buildings are included in the order. The Council has also designated Article 4 (2) Directions in Whitstable, Herne Bay and for all locally listed houses within ‘rural’ conservation areas (a total of 42 directions). Additionally there are further Article 4 (1) Directions in rural locations. Article 4 (1) directions can only be made with the approval of the Secretary of State, whereas article 4 (2) directions can be made by the local planning authority. Both forms of direction control the alteration to the frontage of the house. Policy BE9 of the Local Plan states that **“when considering planning applications resulting from Article 4.1 or 4.2 Directions, planning permission will only be permitted when there is no harmful impact on the character or appearance of the property itself and the wider area”**.

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The City Council's policy is to encourage householders to repair original features when they can be repaired and, where repair is impractical, to replace with matching period windows, doors and roofing materials, and to keep old walls, railings and gates or replace with original designs. Where the works are repair or replacement, like with like, then planning permission is not needed. The Conservation Section can give advice, and grant aid might, in exceptional circumstances, be available to help defray any extra cost in carrying out repairs and using traditional materials. Experience shows that carrying out traditional repairs, and maintaining the original architectural character of a building, generally enhances its value, whilst ill considered alterations can detract from its value. In 2001 the following criteria for assessing applications for window alterations subject to an article 4 direction were reviewed and confirmed:

1. Use of purpose made, or high quality factory made timber sash windows. Planning permission not required if windows are an exact copy or replica.
2. Use of factory made 'economy' timber sash windows or uPVC vertical sliding sash windows as replacements for Victorian/Edwardian one over one or two over two sash windows (i.e. windows with one or two sash windows, not Georgian styles which are divided into six or eight small panes). Approve subject to choice of manufacturer and detailing, ensure that vertically sliding sashes are proposed.
3. Use of uPVC replacement windows in suburban houses (post 1920). Approve subject to choice of window style. In many cases the uPVC replacements can match the appearance of original joinery.
4. Applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes). Approve subject to choice of style of replacement unit. The replacement should match the appearance of traditional sashes as far as possible.
5. Applications to replace traditional vertical sliding timber sash windows with standard uPVC units (i.e. side hung, top hung, bottom hung, horizontal pivot, vertical pivot or louvre). Refuse

Renewable energy installations

- 4.21 Canterbury City Council supports the installation of renewable energy (solar panels, photo-voltaic panels and micro-wind) to help meet the targets for reducing CO² production. However the historic environment of the district is significant and is sensitive to change. Visually solar hot water (SWH) and photovoltaic panels (PV) reflect light (and look similar to a giant rooflight). In many locations this is not a problem but in a conservation area, (or in the AONB) it can be significant. The

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roofscape in town and village conservation areas is often very distinctive and characterful especially when viewed from a distance. The character and appearance of the roofscape in the district is 'special' and has been considered worthy of protection by conservation area designations. SWH and PV installations in these areas should be considered carefully so that they do not 'stand out' visually. Rear or non-publicly viewable roof slopes are preferred locations for such installations. There is potential for placing the SWH and PV panels in a glazed frame, with 'glazing bars', so that they emulate traditional rooflights. Opportunities for SWH systems also exist on the inside face of a double pitched roof. The amount of reflection from a panel can be critical in making them acceptable.

4.22 Planning permission will be required for an installation that exceeds the highest part of the roof, breaks the ridge line or projects above the plane of the existing roof. If the property has an article 4 direction in place (see 4.19 above) the installation of SWH or PV panels to a roof slope or wall fronting the street will require planning permission.

4.23 Wind energy within urban areas is feasible, but villages and towns tend not to be located in the most exposed (windy) locations. In urban areas the turbine will also be visible to a large number of people and this may prove to be problematic. The 'micro-wind' installations that are used to charge batteries can be treated similar to TV aerial installations, and there should be no need to seek permission. Large turbines fixed to free standing towers in residential areas will almost always require planning permission. In locations where the turbine is going to be set against the backdrop of a traditional village or town centre a large turbine would not be acceptable. In windier rural locations a turbine may be more appropriate. In situations where a farm is remote and possibly not grid connected a turbine is environmentally sensible. A visual assessment of the site should accompany any planning application for a turbine.

Views and vistas

Local character can be very dependent on views of landmarks, the coast or landscape. Ever present views out to surrounding countryside or sea, or glimpses of landscape from urban or village streets can contribute significantly to the atmosphere of a place. Opportunities to enhance or create views in new developments should be taken where possible.

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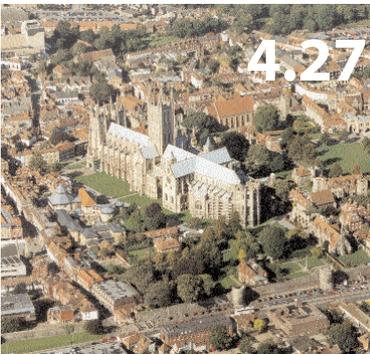
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Landmark buildings provide features of orientation within a locality and are important at both a strategic and local level. Strategic landmark buildings include the Cathedral, St Edmunds School, Reculver Towers, Herne Bay Clocktower, and Whitstable castle. In addition there are several strategic landscape vistas which include: Seasalter Levels from Wraik Hill, The Nailbourne valley, The Stour Valley including the University Slopes.

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Attention must be given to the impact of public views into, over and out of development sites. Buildings should be located to sit comfortably in the landscape. Buildings on the skyline should be avoided.



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Canterbury

The Cathedral still dominates the city. Visible from most of the main roads into the city, it signifies arrival at Canterbury and is of great symbolic importance. Within the old streets glimpses are obtained, particularly of Bell Harry Tower. The nearer one gets to the centre, the more hidden is the Cathedral until, passing through Christ Church gate, it is revealed in all its glory. Glimpses of the Cathedral need to be maintained, and although some redevelopment opportunities may allow for the creation of a new view, it would be mistaken to deliberately open up new, larger views of the Cathedral.

The historic roofscape is fundamental to the quality and character of the city. Steep pitched small scale roofs in red Kent peg tiles predominate, though slate occurs in areas of 19th century development. Historically there were few buildings above three storeys and the classic views of Canterbury show the Cathedral still dominating above the red and grey roofs of the old town. The post war redevelopment areas, with their large expanses of flat roofs, have not added to the character of the roofscape of a significant part of Canterbury. However, in recent years the City Council has insisted on new buildings having pitched roofs and new development, like the Longmarket, demonstrate the wisdom of this policy. Mansards, false mansards and flat roofs are not generally acceptable and traditionally scaled and pitched roofs should be used.

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Gardens, Yards and Open Spaces

The character of an area does not just depend on streets and buildings. In suburbs and villages, gardens can be important, and in town centres, back gardens and yards not only separate buildings but also provide essential amenity space for occupiers. Gardens and yards, particularly in town centres, are

often at risk from pressures for redevelopment, extensions or hardstanding for car parking.

The City Council's planning policies encourage living accommodation in the town centres but the Council will normally look to retaining gardens for both their visual and amenity value. Old walls, fences and gates often mark ancient boundaries, and should be retained, even when ownerships change.

Infill and Backland Development

Some Conservation Areas, characterized by large 19th and early 20th century homes, sitting in substantial gardens, are coming under re-development pressure due to the generous size of their plots. Redevelopment, particularly that which is accompanied with additional development in the garden area, together with loss of walls and mature gardens for parking, is unlikely to preserve their character and appearance. Any proposal would be considered on a case by case basis, but new housing development, redevelopment or extensions need to conserve and enhance the character of the area. This will often demand the following types of response:

- retain the historic building line,
- incorporate architectural details that contribute to the character of the area,
- maintain the scale and massing of the adjoining buildings
- maintain large visual spaces between buildings
- retain landscaping to front gardens and boundary treatments
- avoid large hard surfaced areas.

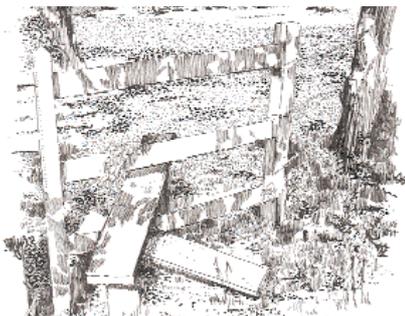
To date, three design guides that respond to these issues have been prepared for Joy Lane in Whitstable, Marine Parade in Tankerton and New Dover Road in Canterbury.

The desirability of infill development will depend on the nature of the proposed site. In a terrace or built up street frontage, where a building is missing, infill will be desirable. On the other hand, gardens, yards or other gaps in built up frontages can be very important to retain. This is particularly the case in villages, where farmland can reach right into the centre, and open areas often provide important views and vistas. Gardens, orchards, yards and other open areas can be an essential part of the character of the conservation area. The presence of trees and historic walls and fences, will limit opportunities for

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development. There are many cases of “temporary” roofing-in of back yards and gardens or the erection of sheds and other outbuildings. Often these structures have been there for many years. Where the opportunity arises the City Council will encourage their removal to enable the restoration of historic spaces.

Rural historic environment Setting

The beauty, diversity and historic importance of the countryside in the Canterbury district are easy to appreciate. Kent County Council and English Heritage have carried out a Historic Landscape Character Assessment (HLCA) of Kent which identifies 87 Historic Landscape Types and 34 HLCA. The study has revealed a deep and complex time-depth to the Kentish landscape. The study recognises the ways in which the present landscape reflects how people have exploited and adapted the environment over time. The Rural White Paper; *Our Countryside* published in November 2000 recognised that the quality of landscape and its historic and cultural heritage are equally important in promoting rural regeneration.

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The area around settlements where the built-up area merges into the open countryside is very important but often vulnerable. Hedgerows, trees, meadowland, orchards, hopgardens and downland can be vital in providing the setting for villages. Many hamlets and villages are small enough to be seen as a unit sitting within their rural surroundings. The conservation area review (1990-98) examined the desirability of including historic landscape settings within conservation areas and designations were made as appropriate.

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Trees are usually very important features in the landscape whether individual specimens, hedgerows, tree belts, shaves or woodland. They are particularly important when they form a backdrop to a rural settlement and when situated on the skyline. Protection is given to all trees when they are included within a conservation area.

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Old prints show Canterbury as a compact settlement, a huddle of tiled roofs clustered around the great Cathedral and punctuated only by church towers, gates and other land mark features. Despite the expansion of the last two hundred years, the city remains a compact settlement in the Stour valley contained on the north and south by largely undeveloped valley slopes. This landscape setting is important and acts as a visual backdrop to views from the city. Conversely there are excellent views to be had over the whole city from the

University of Kent, Harbledown and Nunnery Fields. This relationship of the city to its landscape setting is an important part of its character. The water meadows towards Wincheap and open riverside land at St Radigund's clearly define the limits of the ancient walled city and the mediaeval suburbs. The river Stour penetrates the city at the Tannery, Greyfriars, Westgate Gardens, Blackfriars, Solly's Orchard and Miller's Field. Open areas like these are priceless assets.

Tree Preservation

Trees are often important features in a conservation area. In the past indigenous species of trees were usually grown. Where formal avenues were planted, they were usually limited to one type of tree. Many older trees have long reached maturity, and although certain types such as plane and common lime can have an extended life through pollarding, there comes a time when they need replacing. In order to retain the special character of an area, trees should normally be replaced with the same species. The location of tree planting and the species chosen are important in preserving the character of conservation areas and consideration should be given to important views, both within and beyond the locality. It is important to choose tree species suited to the immediate environment, but also with the ability to withstand climatic changes that might occur in the future.

The life of a tree can be extended by careful surgery and maintenance. Unlike buildings, however, trees cannot be comprehensively repaired and may have to be replaced. Six weeks notice of an intention to lop, top or fell a tree in a conservation area must be given to the local planning authority. This gives the opportunity for the Council to agree the proposed work, with or without replacement trees, or to serve a Tree Preservation Order. Arboricultural advice can be obtained from the Countryside Section of the Strategic Planning Division (telephone 01227 862191).

Parks and Gardens

The area south and east of Canterbury is particularly rich in historic parks and gardens. The most impressive is Broome Park, with its 17th century mansion in an 18th century 'Capability Brown' landscape. Along the Nailbourne valley there are the parklands of Barham Court, Charlton Park, Highland Court, Bourne Park, and Bifrons. Several of these parks have been designated as conservation areas.

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The parks are a unique feature of our countryside heritage, and the fashioning of landscape was an art form on the grand scale. Most were conceived to provide a fitting setting to country mansions, many of which are now listed. The most important element was the large amount of tree planting, mainly native species, with the occasional exotic tree chosen for its size or appearance. Other features might include ornamental lakes, temples, follies, lodges and gates and walls.

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Parks are gradually disappearing; indeed some can now only be located by reference to earlier maps although there are still clues in the landscape. Where parks do exist every effort should be made to encourage landowners to restore them and keep them in good repair. The City Council will offer advice on planting and attempt to co-ordinate grant aid towards the cost.

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There are a number of interesting parks, gardens and other amenity spaces within the historic city of Canterbury. The Cathedral Precinct, St Augustine's Abbey and St Martin's churchyard, the three parts of the World Heritage Site, all are important historic spaces. The Dane John Gardens were laid out in the present form at the end of the 18th century. The City Council has published an illustrated booklet on the history of the Dane John and has restored the gardens with the benefit of a Heritage Lottery Fund grant. The Westgate Gardens started as a private garden to Tower House and were generously given to the city by the Williamson family in 1936. A number of the open spaces along the riverside, such as the Greyfriars Garden and Solly's Orchard, are of great antiquity. Disused burial grounds, such as those in Castle Street, King Street, and behind St Margaret's Church, form charming, sometimes hidden, spaces within the city walls. **Policy BE10 of the Local Plan states that "the historic landscape, including ancient woodlands, hedgerows and field boundaries, and parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced. Within historic landscapes:**

- (a) **Development which would adversely affect their historic character or appearance will not be permitted;**
- (b) **The conservation of their landscape and architectural elements will be encouraged;**
- (c) **The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and it is based on thorough historical research; and development that would detract from settings would not be permitted".**

Railway Lines and Other Features

Between Bishopsbourne and Barham, the former Elham Valley railway line is now a conservation area. The tree-covered embankments form an attractive backdrop to the nearby settlements, and bridges and railway buildings such as Bishopbourne railway station, are interesting and attractive. The Canterbury and Whitstable Railway line is also a conservation area due to its historic interest and its contribution to the landscape. It is the City Council's policy to maintain and enhance natural and man made features along the course of historic lines and, where possible, to improve public access on foot or cycle.

There are many other features which contribute to the historic interest of our villages and countryside, for example memorials, lych gates, horse troughs, mileposts, bridges, walls, wellheads, seats and pavilions. They should, wherever possible, be retained and their settings preserved.

Highways and Street Furniture

All too often utilitarian highway works carried out in the 1960's and 1970's has destroyed much of the historic character of a town or village. In many areas original paving materials were destroyed and over time additional traffic and safety requirements have meant more signs, painted lines, lights, and guardrails have created visual clutter.

Highway works are now often carried out as part of traffic calming or pedestrianisation schemes. English Heritage has drawn attention to the erosion of local character through misguided environmental and highway improvements, particularly "wall to wall" surfacing in artificial materials and inappropriate colours. English Heritage advises that the distinction between footway and carriageway should usually be retained, and proposals should be informed by historical research to determine traditional materials and details (English Heritage Guidance Note "Street Improvements in Historic Areas" 1993).

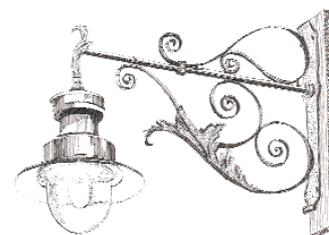
The City Council places great emphasis on the use of high quality materials and designs for paving and street furniture in historic areas. The preservation of an historic street pattern is now recognised as being important. Footpaths and alleyways also create character and the City Council will look to retain and reinstate historic kerbs and building lines in appropriate circumstances.

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Historic street furniture such as lampposts, brackets, bollards, telephone boxes and post boxes can make a major contribution to the local scene and should be retained in their original locations wherever possible. The City Council will seek to ensure that necessary street furniture in conservation areas is of good unobtrusive design, integrated into the overall appearance of the street, and allows clear and safe passage for people with sensory and mobility difficulties. Although a modern design may be acceptable in appropriate locations, the City Council will seek to ensure that street furniture is of a design compatible with the character of the area, exploiting the opportunities for integration, wall mounting and the elimination of visual clutter. Where new street furniture is required it should be carefully chosen and situated. Siting and design of street furniture and signage may be subject to existing highway design standards. These should be adhered to when siting and designing street furniture, although negotiation for relaxation in standards may be possible where these are onerous and detract from the area, subject to safety interests. The Kent Design Guide 2005 gives further guidance on street furniture. Environmental improvements can also be achieved through the removal of unsightly features such as hoardings, poles, overhead wires, junction boxes.

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The treatment of roads and footways in rural conservation areas is very important. Whilst due regard must be paid to the safety of pedestrians, the use of hard concrete kerbs is inappropriate, and where footways are necessary or already exist, the use of natural materials is essential. Rural footways are usually surfaced with bitmac and this is normally the most suitable material but, where they exist, traditional materials should always be preserved. Caution is needed in introducing new signs and road markings.

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In Canterbury the width, length and alignment of the mediaeval street plan and the pattern of burgage plots and property boundaries have created a townscape of great variety and interest. In post war years planners and highway engineers ignored the historic pattern. When vacant sites or buildings are redeveloped, the historic plan, building lines and plot boundaries should, where possible, be adhered to. New buildings will normally be expected to respond to the existing street layout and building line. Few historic streets were ever straight and the subtle pattern produced by individual buildings along a street frontage is one of the delights of historic towns. Rear extensions will also need to take account of historic building lines and plot boundaries and the particular problems of loss of light and overlooking which can arise.

Access points need to be designed in such a way as not to look out of place in the conservation area. Traditional carriage entrances were usually narrow by modern standards and had small radii on the corners. With care and imagination, using Kent Design highway standards, it is normally possible to achieve a traditional appearance in new works. The designer will, of course, have to take into account arrangements for fire escape and the needs of the disabled.

The duty placed on local planning authorities in the protection and enhancement of conservation areas is also reflected in the general duty of statutory undertakers and local authorities acting under other powers, in caring for the environment.

New highways works and traffic schemes are generally the responsibility of Kent County Council as the Highway Authority (together with their agents), although the Highways Management Unit at the City Council may undertake them. The County Council has adopted a set of principles and guidelines for highways works in conservation areas that require prior consultation with a conservation officer. In designing new works, the County Council is committed to achieving safety and maintenance standards without adversely affecting the character of conservation areas or the setting of historic buildings and ancient monuments. This often means adopting non-standard solutions to meet engineering needs. The guidelines include examples of good and bad practice (KCC Conservation Guidance Note "Highway Works affecting Conservation-Sensitive Areas and Structures" November 1993).

The New Roads and Street Works Act 1991 requires statutory undertakers to be responsible for carrying out the permanent reinstatement of the highway when they disturb it. Statutory undertakers are now required to reinstate the same materials as existed previously, or the closest possible match if the existing materials cannot be reused. The City Council will encourage statutory undertakers to use the proper materials and craftsmanship when carrying out reinstatement, and to carry them out as early as possible, in order to avoid leaving ugly scars.

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Over the last five-six years there has been a growing Government commitment to the promotion of good design that enhances its context. The importance of high standards in design is increased when development takes place in historically sensitive contexts. The Government wants the planning system to encourage new development that responds creatively to its context. The guidance below discusses the principles of good urban design, as outlined in the Local Plan Review Policies BE 1 and BE 7, and, in particular emphasises the need for new development in conservation areas to respond sensitively to the site, its setting and its context.

Policy BE7

Development within, affecting the setting, or views into and out of a conservation area, as shown on the Proposals Map and all Insets, should preserve or enhance all features that contribute positively to the area's character or appearance. Particular consideration will be given to the following:

- (a) **The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces;**
- (b) **Retention of architectural details that contribute to the character or appearance of the area;**
- (c) **The impact of the proposal on the townscape, roofscape, skyline and the relative scale and importance of buildings in the area;**
- (d) **The need to protect trees and landscape;**
- (e) **The removal of unsightly and negative features; and**
- (f) **The need for the development.**

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The positive features of a place and its people contribute to its special character and sense of identity. They include landscape, building traditions and materials, patterns of local life, and other factors that make one place different from another. The best places are memorable, with a character that people can easily appreciate. Many of the places, which we now think of as being pleasantly distinctive, grew naturally in response to local circumstances. Where such distinctiveness is ignored, new development may reflect the identities of national companies, the standard products of the building industry, or the latest fashions and styles among designers. Development that responds sensitively to the site, its setting and its heritage, by contrast, is likely to create a place that is both valued and attractive. Designing in context is not the easy option; it is easier to ignore the locality and design in isolation; however this is not acceptable, particularly in small-scale historic towns and villages. Good design results from consideration being given to a wide range of concerns and the creative resolution of conflicts.

Context and local distinctiveness

Designing for local distinctiveness involves the creative reconciliation of local practices and materials with the latest technologies, building types and needs. Where there are no significant or dominant local traditions, the challenge is to create a distinctive place. There is no reason why character and innovation should not go together. New and old buildings can coexist happily and create an attractive synergy. The Department of Culture, Media and Sport recognise that what is now clear is that far from obstructing change the remains of the past can act as a powerful catalyst for renewal and a stimulus to high quality new design and development.

In seeking to define local character, it must be recognised that this can vary considerably within an area. Canterbury District comprises a wide variety of both urban and rural conservation areas, of different size and age, and, within each conservation area, places of different character. In reality each conservation area is made up of a number of different places and spaces, which have their own local distinctiveness. Development should therefore be assessed in terms of its impact on the local place, its surroundings and on the wider area. Characterisation studies, village design statements and conservation area appraisals all assist in identifying the key features of a conservation area that should be reflected in the design of new development.

New development cannot be viewed in isolation from its surroundings. In the past, the unimaginative use of standard layouts, plot sizes and building designs have led to 'anonymous places', which related poorly to their surroundings and could be 'anywhere' in the country. The context of a site is crucial and a clear appreciation of this in the design of new development is the starting point for creating distinctive and attractive places. This is central to all design guidance and good practice and is a key design principle of the Local Plan.

The context of a development is the character and setting of the area in which it is located. This can include the overall townscape of the conservation area and its wider landscape, the particular pattern of streets, buildings and spaces in the area, and the specific scale, massing and design of buildings adjoining the site and in the street. Integrating new development into its landscape setting reduces its impact on nature and reinforces local distinctiveness. The layout, massing and landscape design of development can be integrated successfully into the wider landscape through using structure

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planting, shelter belts, green wedges, and (along natural features, roads, rivers and canals) green corridors. Local building traditions and materials can be important, as can the history and use or functions of the area. The Council will expect all new development to reflect and relate to its context and the character of the conservation area in which it is proposed.

Building design

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Today there is no limit to the variety of shape and appearance of new buildings. Size is usually determined by the proposed use, but with the availability of so many different materials and modern building techniques, there has tended to be a general loss of regional style and character.

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In the past, the design of buildings was dictated by the availability of materials and craftsmanship. Even with large buildings, structural limitations helped to ensure that they harmonised with their surroundings. Before the arrival of the canals and railways, the difficulty and prohibitive cost of transporting heavy building materials meant that all but the most expensive buildings were constructed from materials readily available nearby. The availability of land and materials and the effects of topography and climate, traditionally answered the questions of where to build and what kind of building.

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Many post war buildings had little local character, were of poor quality and could literally be seen anywhere in the country. The 1960,s and 1970's saw an increasing standardisation in layout and design, which lead to the creation of what has been termed 'anywhere places'. Inevitably there was been a strong public reaction to this loss of character and this has been reflected in the desire to preserve what remains of our heritage, and to see new buildings which have a local distinctiveness.

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Canterbury district has a strong vernacular tradition of buildings constructed from local materials to suit local conditions. Village streets are usually composed of buildings of several different periods, but nevertheless retain a harmonious appearance that can easily be ruined by the construction of an out-of-scale building. For example a formal terrace of three/four storey brick or stucco houses might be in keeping with Herne Bay, but would not be right in a rural village like Ickham.

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The wider character and setting of an area is also very important. The historic street pattern of Whitstable is based on successive sea-defence walls. The street pattern of Herne Bay

was a formal grid of streets and squares 'planned' in the 19th Century. The historic structure of a village, the relation of church, village green and countryside, is also important. Traditional industries or activities may be reflected in local building types - for example fishermen's huts at Whitstable or weavers' houses in Canterbury.

Since it is the Council's duty to ensure that new development preserves or enhances the character or appearance of a conservation area, it will expect any new building to be designed in harmony with its neighbours and to fit into the grain of the historic area. The City Council commends the principles set out by English Heritage for the design of new buildings in historic areas: -

"In considering proposals for new buildings in conservation areas the principal concerns should be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), and its relationship with its context - whether it sits comfortably. The new building should be in harmony with, or complementary to, its neighbours, having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape or street scene. It should also, as far as possible, fit into the 'grain' of an historic area, for example by respecting surviving mediaeval street patterns. All these aspects can be assessed to a large degree without reference to the architectural style adopted for the design, whether contemporary or historicist. The few exceptions will include new development forming part of, or adjoining, an important architectural set piece of recognised quality, which must be taken into account."

(English Heritage Guidance Note "Conservation Area Practice" 1993).

It is vital that planning applications for new buildings show the context of the proposals. Accurate site surveys and drawings that show surrounding buildings and spaces are essential. Designs should generally start with the broad principles of layout and massing and it is important to develop a scheme in three dimensions at the earliest stage.

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The nature of the presentation drawing work required for submission with a planning application will vary depending on the size and the complexity of the development. On major developments the initial design work should be presented with small scale elevations which show adjacent buildings, as well as three dimensional sketches which illustrate the bulk, scale, massing and spatial relationships both inside and outside the development. On major schemes simple block models may also be asked for.

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Historical research is advisable, in order to establish the context of the proposal and to get a feel for the continuity of development which will guide the new building. The Canterbury Archaeological Trust may be able to offer help on the archaeological and historic background, and the City Council has map and photographic collections that can be consulted. Developers, architects and surveyors should contact the Development and Planning Department for preliminary discussions, so that basic principles of design can be agreed at an early stage and abortive work avoided.

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Building form and proportion

Getting the right building form appropriate to the conservation area is essential. The designer should draw inspiration from the area's indigenous character and identity. Larger developments may need to be broken down into separate buildings that reflect the scale of adjacent buildings, although in some circumstances, where a larger internal floor space is desired, a careful externally worked up design, which reflects the historic plot subdivisions may be possible. Where a site is being redeveloped, the historic plot widths should be used as a guide, particularly to indicate whether a building should be narrow or broad-fronted. Small, regularly shaped and narrow subdivisions of plots accommodate a range of buildings and make the most efficient use of land. Plot widths are reflected in the traditional roof forms, which were usually small by modern standards. Unless care is taken to respond to local building forms and patterns of development, there will be a tendency for buildings to become out of proportion. Traditional roofs were often double pitched with valley gutters and hips, giving small roof profiles. Buildings that are too square can produce roofs that look totally out of place in an historic street.

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Besides the obvious difference in density of development, village houses were often more vernacular in design than their urban counterparts. In their plan form they would normally be wide fronted, whilst town houses were often narrow fronted. These differences tend to be less marked with more modern buildings. In fact there is often very little difference between a

modern village house and a modern suburban estate house. Until the 17th century traditional houses were generally one room deep (single-pile). The square plan (double-pile) house became more widespread in the 18th and 19th centuries. Today houses tend to have a square plan, often with single span roofs and over-wide gables. This modern form can look out of place in conservation areas and in the AONB. All too often designs are worked up from the inside out, and this can result in clumsily proportioned roofs and buildings. Particularly when dealing with street frontages, it is essential that the designer responds to the existing layout of buildings, in order to achieve a scheme which ensures that adjacent buildings relate to one another and streets and spaces complement one another.

The most effective way of preserving the architectural character of a conservation area is for new buildings to positively respond to traditional building styles and materials. This does not mean that there has to be a slavish copying of old houses but the scale, form, materials and details should harmonise with the rural or village setting. Traditional buildings usually have steep roof pitches (47.5 degrees plus), narrow gables (maximum 6m wide), wide frontages to the street and comparatively low floor to ceiling and eaves heights. Small dormer windows usually provide light to attic rooms. Any extensions are generally single storey lean-to or pitched roof continuations of the main building. If these traditional forms are followed, new buildings should respond sensitively to historic areas.

Massing and scale

The massing, overall shape and size of a building, should be kept as simple as possible. The technical difficulty of weatherproofing hips and valleys was largely responsible for adopting simple forms. Flat roofs do not form part of the vernacular building tradition, and have an inherent maintenance problem. They can look 'out of place' in conservation areas because the silhouette of a flat roof is abrupt and the building can look unfinished unless carefully designed. Flat roofs are often used to cover an unresolved floor plan and the resulting building form is often complicated and contrived.

The overall shape of traditional buildings was horizontal with low eaves heights resulting in a 'ground hugging' appearance. The vertical proportions of windows and doors balanced this horizontal appearance. Traditional elevations have well balanced proportions between the solid 'wall' and the voids or

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openings they contain. This results in a high solid-to-void relationship (with the solid wall dominating), and, a simple arrangement of openings. Traditional constructional techniques limited the size of openings, and led to relatively narrow vertically proportioned windows. Modern construction methods can ignore these structural limitations and large horizontal picture windows are possible. The traditional solid-to-void relationship can be lost and the result is a building that is very weak visually which lacks the strong appearance of a historic building.

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Present day expectations of housing (room sizes, ceiling heights) can easily produce a design out of scale with its context. Care must be taken to ensure that the scale of new buildings is in keeping with their surroundings. Eaves heights are critical and should be similar to adjoining buildings. Chimneys are an important feature and should be integral with the structure of a house, not built onto it.

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Many rural properties are set further back from the roadway than their urban counterparts and walls, railings, fences and hedges are very important to the character of the area. Where new development is permitted, traditional types of boundary treatment should be used (such as picket fences or simple iron 'Park' style railings).

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Large buildings in the countryside

Large buildings, such as barns, workshops, silos and industrial units located in rural conservation areas or the Area of Outstanding Natural Beauty, (AONB) can have a major impact. They should be carefully designed to a high standard, particularly where they are located next to open countryside or are visible from nearby roads. Standard industrial sheds in bland materials and garish colours will not be acceptable in such locations. High quality contemporary architecture of an extremely high standard that harmonises with the landscape will be encouraged.

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Modern farm buildings are generally constructed from steel or concrete portal frames and clad with profiled sheets. This form of construction is economic, but may not be aesthetically pleasing. The pressure to increase efficiency has led to traditional barns and livestock buildings being abandoned. Historic farm buildings should be kept in agricultural use if at all possible.

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Where new agricultural buildings are necessary, their visual impact can be reduced by the following means:



- Dividing broad roof spans into a number of bays each bay having a pitched roof, or adopting a double-pitched roof,
- Utilising timber cladding and/or dark coloured profiled sheeting to reduce the scale of large buildings. Dark brown, blue or grey are recommended for roofs, with lighter tones for walls. Green is to be avoided (unless a very dark shade is chosen) as it clashes with natural greens. Timber cladding is especially effective if used in conjunction with a brick plinth; cement sheeting should be avoided;
- Setting new agricultural buildings into the landscape. Existing vegetation can help screen buildings and use should be made of the natural landform, for example by avoiding prominent ridges. Ideally new buildings should not be sited close to historic farm buildings because of the inevitable clash of scale, but siting new development to the rear of existing buildings can help in lessening impact;
- Screening with low maintenance native plants. Quick growing conifers look suburban and should not normally be used in a rural setting.

Conversions

Where historic buildings are converted to a new use, the essential historic character and structure must be retained. The guidance below generally applies to agricultural buildings, but is also relevant to proposals to convert other buildings such as industrial buildings and chapels.

The general principles in conversion are to retain the historic structure and fabric and repair what exists rather than renew unnecessarily. Traditional materials and methods should be employed and it should be remembered that the setting of buildings is sometimes just as important as the building itself.

Applications for change of use must be accompanied by:

- (a) A detailed and accurate measured survey including full details of any structural timber framing (a scale drawing with large-scale details of joints will be required for timber-framed listed buildings).
- (b) Detailed plans clearly explaining the principles of the conversion, showing:



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- How the alterations affect the external appearance of the building.

- How the alterations affect the structure of the building. The detailed plans must show the effect that repairs and inserted floors would have on the existing structure. Any inserted structure should be reversible.

- How the proposed internal layout respects the original character of the building.

(c) Details of the treatment of landscaping, open spaces and boundaries to respect the character of the building and its setting.

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The onus lies upon the applicant to prove where necessary that the building is structurally sound and is capable of being converted to the proposed use without the need for major structural works. Existing features that contribute to the architectural character of the building, for example cowls, wagon entrances, hoist doors, ladders, stairs and old machinery, should be retained or reinstated.

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Oast houses mostly became redundant years ago and many have already been converted to houses. In recent years barns have increasingly become redundant. However, one of the principal features of traditional barns is the unpartitioned interior, often of impressive proportions. Their character is less likely to be lost if they are converted to uses such as workshops or meeting halls, which require large open plan spaces.

Residential conversions can often destroy too much of the original fabric by making new openings, partitioning interior spaces, creating enclosed gardens with garages, greenhouses and hedges that affect the agricultural setting. Residential conversions need to be handled with great care to avoid loss of character.

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Landscape design

New development should relate correctly to its landscape setting. Landscape design should be used to help create or maintain the character of an area. Existing landscape features should be surveyed and assessed and used to provide a structure for site planning.

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A detailed tree survey and evaluation should be carried out before design work begins. The survey should include a plan showing location of trees, shrubs and hedges and give details

of species, trunk circumference, spread of canopy, height, condition, age, ultimate size and existing levels. Changes to site levels or soil compaction will affect the functioning of tree and shrub roots and any changes, therefore, be kept outside the spread of roots.

A landscape scheme accompanying a planning application should include the following information:

- Survey and evaluation;
- Details of surface treatments, hardstandings, paths and edges;
- Details of proposed means of enclosure such as fencing, walls, bollards, etc
- Proposed open spaces, play areas and structural planting (including mounding);
- Planting schedule of species, varieties and numbers of plants to be used.

If existing vegetation is to be retained the standards set out in B.S.5837; *Trees in relation to construction 1995* should be referred to.

Landscape design should enhance the visual amenity of a locality. It can also create valuable wildlife habitats. Where possible planting should utilise native species to safeguard existing habitats, and help create wildlife corridors. The future maintenance must also be considered. Large forest or parkland trees and existing trees must be given adequate space. The shadowing effect of large trees near a dwelling can lead to demands for its removal. The local planning authority will expect new development to provide adequate space for existing or new trees to mature and prosper.

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There are a considerable variety of historic building materials used in the district. Stone is found in churches and other ecclesiastical buildings. Examples of flintwork and fine brickwork are plentiful in the district. English oak predominates for timber-framed buildings and many timber-framed buildings received later cladding in plaster or tile hanging. Weatherboarding is also a local material and was commonly utilised for cottages, barns and industrial buildings. Up to the end of the 18th century buildings were usually roofed in Kent peg clay tiles or long straw thatch, particularly in rural areas. Welsh slate came into use in the 19th century. “Mathematical tiles” (hanging tiles that give the appearance of brickwork) were used in Canterbury during the late 18th and early 19th centuries. Many mediaeval buildings were “Georgianised”, with mathematical tiles applied to give the appearance of brickwork.

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The quality of materials and detailing is crucial. Natural and hand made materials, such as English oak, stock bricks, clay tiles and Welsh slates, will usually be required for historic buildings. Chimneys, gables, parapets, cornices, and other roofing details are important in creating character and interest. The use of ornamental ridges, hips and finials can help to give a roof a “finished” appearance. There is a wealth of local traditional detailing which designers could study and adapt, rather than importing details from pattern books. Many local building materials – flint, ragstone, peg tiles, mathematical tiles, long straw thatch, and certain bricks can be sourced locally. Some materials, such as slates, joinery quality softwood and glass, however, are not produced locally. Particular efforts should be made in this case to ensure that they are responsibly sourced, and benefiting from certification through a compliant scheme.

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Materials and details are often the subject of conditions attached to a planning permission and may not be finalised until some time after the scheme has been approved. It is essential that standards are maintained and the quality of the approved scheme carried through in the building. Difficulties have been encountered when requests have been made for changes in materials, to a reduced specification, due to orders being placed too late. To avoid any problems, the City Council may request that certain materials are agreed before planning permission is granted rather than submitted as a result of a condition.

Brick

Brick has been used extensively in the Canterbury area since the 16th century. The rich variety of colours and textures was produced by a number of small local brickworks producing clamp-fired bricks. For example the Canterbury Brick Company

was producing bricks in Sturry Road well into the 20th century. The source of clay, method of firing and intensity of heat all affected the qualities of the bricks produced.

Earlier bricks were narrower (2" deep) and tended to be a bright red-orange colour, whereas 19th century bricks have a deeper and darker red hue. The ends of the bricks, which were exposed to direct heat in the kiln, were grey/blue in colour. Their use as 'headers' in a wall produces distinctive patterns. Yellow stock bricks from the Thames and Medway Estuary brickfields became available in the early 19th century. They are usually combined with slate roofs, and are more commonly found in the coastal towns. Bricks were normally laid in either English or Flemish bond.

Brick selection is important since many modern mass-produced bricks fall far short of the richness and texture of traditional types. For alterations to listed buildings matching second hand bricks, or occasionally new clamp fired bricks (for example the Pitsham Margate mixture), should generally be used. For new work in conservation areas a range of suitable new bricks are available but care will be needed to select a range to fit with the locality. The use of locally produced bricks (for example Hammill's at Eastry and Cremer Whiting's at Faversham) is encouraged. Bricks should normally be laid with a lime-based mortar and given a slightly recessed joint.

Weatherboarding

Weatherboarding consists of lengths of boarding fixed horizontally, or occasionally vertically, to create a durable and attractive facing that protects and enhances a building. In the Middle Ages the early forms of weatherboarding involved elm, or oak, boards pegged (or nailed) to timber frames or supports. Where this early type of boarding exists it should be retained and repaired. The square-edged style of weatherboarding (commonly 9 inches wide and $\frac{3}{4}$ inch thick chamfering down to 5/16inch), the traditional style in the district, dates from the 17th century and became popular in the Georgian period. Weatherboarding was applied to barns, farm buildings and cottages and was often formed from deal or elm. In the 19th century it was often applied to lightweight timber framed cottages and huts.

There are three basic types of weatherboarding: square edged; beaded edge and chamfered edge. There are also examples of boarding that has been planed and painted to represent ashlar stonework or rusticated stone. In Whitstable many of the weatherboarded seafront cottages and stores were covered

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with black tar as a protection against the salt air. Agricultural buildings and workshops were also treated with black 'barn tar'.

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Mathematical tiles and tile hanging

Mathematical tiles, or brick tiles, are a form of tile cladding that when hung on a vertical face of a building have the appearance of brickwork. Mathematical tiling is a locally distinctive material with over 150 examples in Canterbury, and individual examples in Whitstable and Herne Bay. It is estimated that there are only 1,000 properties with mathematical tiles in England. The origin of mathematical tiles is not known, but the earliest precisely dated example is 1724. Their uses dates predominantly from the Georgian period but continued in use in the Victorian period and are still used occasionally today. The principal reason for their use was to bring an older looking timber framed house up to date, although some buildings were constructed with their use in mind.

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The district also has several examples of plain tile hanging. This is a speciality of Kent, Surrey and Sussex and has a very distinctive appearance. Most of the older tile hung houses are timber framed and the tiles were traditionally fitted to laths or boarding fixed to the timber frame of the building. Early examples of Kent peg tiles used as a wall covering were fixed at a gauge of 6" (150mm) and were bedded on a lime (and hair) mortar to ensure that rain penetration was avoided. More recent practice reduces the gauge to 4" to 4.5" (100-112mm) that avoids the need for the mortar bed.

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Render, stucco and plaster

Render generally means a durable plaster that protects the wall from the weather, acts as a decorative coating or is used to simply hide coarsely executed masonry. External render is a simple combination of lime and sand and has been used for centuries. During the Georgian period the most common form of render was Stucco. This was utilised to imitate the appearance of expensive dressed ashlar stone, and was created by a series of coats of lime render being applied to a building.

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If repairs are required the same mix and strength of render should be used as the render already on the wall. Hard, brittle cement based mixes should be avoided as they create a waterproof barrier that prevents any moisture in the wall from evaporating, and incoming rain water (via hairline cracks) is trapped. Over time this can lead to damage to both the underlying structure and the render itself. Moisture

also seeps back into the structures behind trying to find a route for evaporation, which causes the decay of internal plasterwork.

Flint and stone

The Canterbury district is not blessed with a wealth of natural building stones. Ragstone and flint are the two local stones which have been most used. Ragstone is a generic term for a hard, rough and brittle stone that is not a 'freestone, and is difficult to work'. Rag can include sandy patches but is typically a young Cretaceous limestone. The stone does not lend itself to fine dressing but was used widely in the construction of churches and defences. The Westgate in Canterbury is a fine example of the use of Ragstone to construct a complete building, however in many cases the stone was used as quoins with flint walling

Flint is a pure form of silica that is intensely hard and found in the upper layers of chalk. Flint is extremely durable and in a wall only the mortar is vulnerable. Flints are usually knapped, or split, and used with the split face showing. Flint walls are often mixed with stone or brick courses and quoins to provide a key between the flint outer face and the core of a wall.

Openings

Door and window openings establish the character of a building and should not normally be altered in their proportion or details. The depth to which the window is recessed in the wall is an historic feature that affects the appearance of an elevation. Rubbed brick or stone voussoir arches should be retained wherever possible or copied and the original design repeated in any new work or repairs.

Windows

Windows are one of the most important features of an elevation. Changing the windows can ruin the appearance of a house. Windows should be appropriate for the proposed style and form of building. Generally speaking, a vernacular building in a village requires less formally proportioned windows than more classical style 'set piece' buildings in towns. There are, of course, classical buildings in the country and vernacular buildings in the town, but it is getting the right window design for the building that is important. In the 18th and 19th Centuries vertical sliding sash windows with glazing bars became established in both town and country houses. More humble buildings usually had side-hung casements or

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horizontally sliding (Yorkshire) sashes. Industrial buildings, in town and country, often utilised cast iron windows with a Georgian pattern. Iron-framed or oak-framed leaded lights are also found historically and could be used in new buildings.

Designers should normally look for traditionally proportioned windows with a vernacular emphasis.

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Doors

Doors should have a traditional design. For simple cottages a vertically boarded ledged door would be appropriate. The vertical boards can be given a bead and random widths. For more formally designed properties a framed and panelled door with a flush bead, bead butt arrangement would be acceptable. In the urban areas traditional door patterns, such as, framed and panelled with bead, flush or raised panels (usually two, four or six panels) would be acceptable.



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Tiles

Kent peg tiles have been widely used in Canterbury since the 14th century. Tyler Hill was a major tile producer in the Mediaeval period. Tiles were widely used, together with thatch, for roofing until the introduction of slate in the 19th century. They were also extensively used for tile hanging. Their pre-eminence only declined in the 20th century, when alternative roof coverings became widely available and local tile producers began to close. The local manufacture of peg tiles had all but ceased when the disastrous gales of 1987 highlighted the need to revive the industry in order to repair and preserve Kent's wealth of traditional buildings.

The traditional Kent peg tile is commonly 6"x 10 1/2" x 3/8" (254 x 152mm) with two peg holes unevenly spaced from the top edge, a distinctive camber from top to bottom and creasing towards the bottom edge. They are characterised by their warm orange-red hues and varied texture that they lend to a roof. Kent peg tiles should generally be used for repairing or re-roofing listed buildings. Their use is also encouraged generally in conservation areas.

Traditional tiles are now available from a number of manufacturers and lists of producers are available from the Conservation Section. The use of new Kent peg tiles for repair and extensions to listed buildings and for new buildings is recommended. Second hand Kent peg tiles are a valuable commodity and existing peg tiled roofs are subject to theft and re-sale. The use of new tiles reduces the demand for second hand tiles and introduces a new supply into the equation.

Handmade plain clay tiles can be used for new work in conservation areas. A number of manufacturers produce plain tiles in the appropriate colour range for this district and lists of producers are available. In many cases a mix of colour shades will be needed to suit the particular locality.

Slates

Welsh slate became available in the 19th century with the arrival of cheap rail transport, but did not wholly replace the use of traditional Kent peg tiles. For historic buildings work natural slate should be used and Welsh slates are still available. Imported slates (for example from Spain and Canada) need to be checked for colour and quality but may sometimes be an acceptable alternative for new buildings in conservation areas, depending on the sensitivity of the area.

Thatch

Thatch is one of the oldest methods of roofing a building. In Kent, long-straw thatch was traditionally used. Long-straw thatch has a distinctive appearance; the eaves and barge are invariably decorated with a pattern of liggers and the roof covering looks as if it has 'poured' onto the roof. The ridges of long-straw roofs are usually flush and block ridges are inappropriate to the local scene. There has been a tendency since 1945 to replace long-straw thatch with water reed or combed wheat reed. Long-straw thatch should be used for re-thatching of existing thatched buildings. Where thatch has been lost to other materials, the reinstatement of long-straw thatch will be encouraged. The barns at Little Grays Farm at Marshside are an example where thatching with long straw has restored the traditional appearance.

Thatched roofs should be preserved and listed building consent will not be given for their replacement with different roof materials. If mediaeval thatch survives with its characteristic smoke blackening it should be retained in-situ and overlaid. Roofs should normally be thatched in long straw, (which is the thatch traditional to Kent) using local ways of detailing eaves, ridges and verges. Listed building consent will be required for the following works on listed thatched buildings:

- i) A proposed removal of material which is of historic or archaeological importance,
- ii) A proposed change of material between long straw and water reed and any other botanically distinct species,
- iii) A proposed change of material between long straw and combed wheat reed, which may be botanically the same but have been prepared differently,
- iv) A proposed change of thatching method between the main styles; and
- v) A proposed change of external appearance or surface configuration, such as the formation of a different ridge.

Where thatch is being considered for new buildings a 'contemporary' thatching material, such as water reed or combed wheat reed, may be appropriate and this would maintain a variety of thatching styles.

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Walls and Fences

Boundary enclosures should be of a traditional simple design. White painted timber picket fences, iron park-type four-bar railings, chestnut paling, hurdles, post and wire fences and traditional species hedge planting are all appropriate to the rural area. Brick or flint boundary walls and more formal railings may be suitable for village and parkland settings. Open plan layouts are seldom appropriate in historic contexts.

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