

Ash Neighbourhood Development Plan Character Assessment — Draft

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Introduction

Lying between the City of Canterbury and the ancient ports of Richborough and Sandwich, Ash stands on a low sandy ridge with the marshes of the River Stour on one side and gently sloping downland on the other.¹

The Roman road from Richborough to London passed through Ash. Roman finds have been made near Each End and Overland. Excavations around one of the richest² Anglo-Saxon cemeteries in the area, at Gilton, have revealed weapons and ornaments. Ash thrived in the mediaeval period with twelve manors and was part of the Archbishop's Wingham Manor until 1282, when it became a separate parish.

St Nicholas Church³ dates from the 13th century. The tower built of huge slabs of stone with a needle spire was added in the 15th century. The spire served as an important navigational aid for shipping, helping to avoid the dangerous Goodwin Sands. It still forms an important landmark in the village centre. The church contains one of the most extensive collections of medieval stone effigies of any parish church in Kent. These show a number of knights and ladies from the 14th and 15th centuries and are notable for the details of their dress and armour.⁴ There is also a fine range of monumental brasses.



Many of Ash's historic houses are still in use. In 1286 Wingham Barton Manor, in the north of the parish, belonged to the College of Wingham. Paramour Grange, containing murals illustrating verse from the Elizabethan prayer book, dates back to c.1600. School Farm House with a strong Dutch influence in its gables and porch is from the late 17th century. Goss Hall, Molland, Chequer Court⁵, Chilton House and the Chequer Inn are just a few more of the village's many listed buildings.⁶ Ash Parish also includes the remains of Richborough Castle⁷ - one of the most extensive Roman remains in the country.



Ash has been a centre for local agriculture since its foundation being especially known for fruit and market gardening. In Victorian times, the Swing Riots in the parish centred on the poverty of the agricultural workers. The northern part of the Parish is part of the East Kent fruit belt. It is claimed that the best apples in England are found north of the Church Spire. A rich agricultural belt borders the Ash levels. The Ash Levels occupy the old Wantsum Sea Channel to the Parish boundary at the River Stour. This channel

separated Ash from the Isle of Thanet in Roman times. It is now the floodplain of the River Stour. In the 18th and 19th centuries the parish had at least 5 windmills, several forges and many inns. There was also Gardners Brewery which produced one of Britain's best known ginger beers.

¹ For pre-Roman finds and archaeological information to the current period, please see the Ash NDP Archaeological Review of Ash Parish

² Over 100 Anglo-Saxon inhumations, many in stone coffins and including grave goods, and several Romano-British cremation burials. Source: Historic England. Scheduled Monument Source ID: 1005141 English Heritage Legacy ID: KE 161

³ Historic England Grade I Listed Building – only 2.5% of listed buildings are Grade I

⁴ The Church of St Nicholas, Ash. A historical guide. First Edition 1928, by Sir Reginald John Tower, K.C.M.G., C.V.O., M.A., F.S.A. Revised & re-set 2005, 2010, 2011, 2015

⁵ Chequer Court. Scheduled Monument Source ID: 1013145. English Heritage Legacy ID: 12727

⁶ Ash listed buildings in Appendix 1 – there are two Grade I, four Grade II* and 99 Grade II listings in the Parish.

⁷ Richborough Scheduled Monument Source ID: 1014642 English Heritage Legacy ID: 27039

Ash has always been a thoroughfare. Medieval monarchs would have come through the village on their way to and from the continent via Sandwich. Richard the Lionheart, the Black Prince, Thomas a Becket and Queen Elizabeth the First, are all likely to have passed this way. In modern times the noise and fumes from traffic jams proved a major problem. After a prolonged campaign by local residents, a bypass (A257) was opened in 1993.



Ash Parish was established as a civil authority in 1894. Ash is a multi- functional village with new businesses and a commuter function overlaying the old agricultural base that continues to thrive in the surrounding farmland.

Sources: Ash, An East Kent Village by David Downes (2000); Dover Museum Historic Village Information (2018); Earth, Sea and Sky by SAWWES (2017) and Ash Heritage Centre archive.

Purpose of the character area assessment

Places continue to adapt and evolve, so development for Ash will continue to move forward. The Parish Council is looking to ensure that future development in Ash is suited to the local character. The locally distinctive features of an area that give it character should be given careful regard in considering development proposals. This character assessment sets out to define the features of distinctive local areas of the village's built form, the character of the immediate surrounding rural areas and the distinctive features of the character areas of the wider parish and the larger hamlets. The assessment includes but is not restricted to the Dover District designated settlement boundary or the three Conservation Areas within the Parish. It can be used by developers and their architects to help them understand the local character. This will help them to progress sensitively designed proposals, in keeping with the feel and appearance of the local area.⁸

Planning Policy

The National Planning Policy Framework (NPPF) states that good design is a key element of sustainable development. The whole Parish (including the built-up area) is located within a rural agricultural area and includes the Ash Levels, part of the Stour valley corridor. The centre of Ash has three designated Conservation Areas. These facts raise the expectation that any development design should fit well with the local settlement built form and respond well in terms of design to the local context.

A high-quality development, even if small, can enhance the sense of place and identity of an area while bringing significant benefits to the community. The Parish Council wish to ensure that the characteristics of the village, as a working community based on its original agricultural roots, is maintained and the old centre is not overwhelmed by modern development.

The NPPF states that planning policies and decisions should aim to ensure that developments respond to local character and history, reflecting the identity of local surroundings and materials. Each character assessment aims to define those local identities, to assist in such decisions and inspire a response to the distinctive character and heritage of Ash Parish.

⁸ Planning Aid England How to prepare a character Assessment. Para 3

The NPPF advises local authorities to prepare robust policies on design⁹. These should be based on an understanding and evaluation of the present, defining characteristics of an area and that is the purpose and function of this Character Area Assessment.

The evaluation of Ash Parish has involved:

- assessment of the character of the development of the area through the review of historic maps and existing studies.
- local engagement through public events on 8th April 2017 and 7th July 2018
- a survey and volunteer surveyors of character areas with the help of the Ash Heritage Group.
- support of planning and environmental consultants.

An initial appraisal was undertaken of the built form of Ash, and it was evident that there were a number of distinctive character areas. An appraisal of the rest of the Parish was also undertaken, including the area north of the A257 bypass and the more rural strips to the immediate north and south of the village.

The character areas have developed over a period of time using layouts, designs and materials which were based on the technology, legislation and planning and design philosophies of their time. Some before 'town planning' or planning legislation existed. These varied areas have resulted in a vibrant, living, village community.

The initial appraisal identified ten separate character areas within Ash village and four of the larger hamlets north of the bypass to be surveyed. It was also decided to appraise the rural northern area including all the hamlets, and the rural north strip and the rural south strip immediately adjacent to the village.

The character areas were surveyed using the following criteria:¹⁰

- topography
- land use
- layout
- roads, streets, routes
- spaces (such as parks, playing fields, allotments and car parks)
- buildings (this is a general description. A separate Design Style will be prepared as an adjunct to the Ash NDP)
- landmarks
- green and natural features (for more detail on these features see the Ash NDP Open Spaces Assessment)
- streetscape
- views (for detail on protected views see the Ash NDP Protected Views)

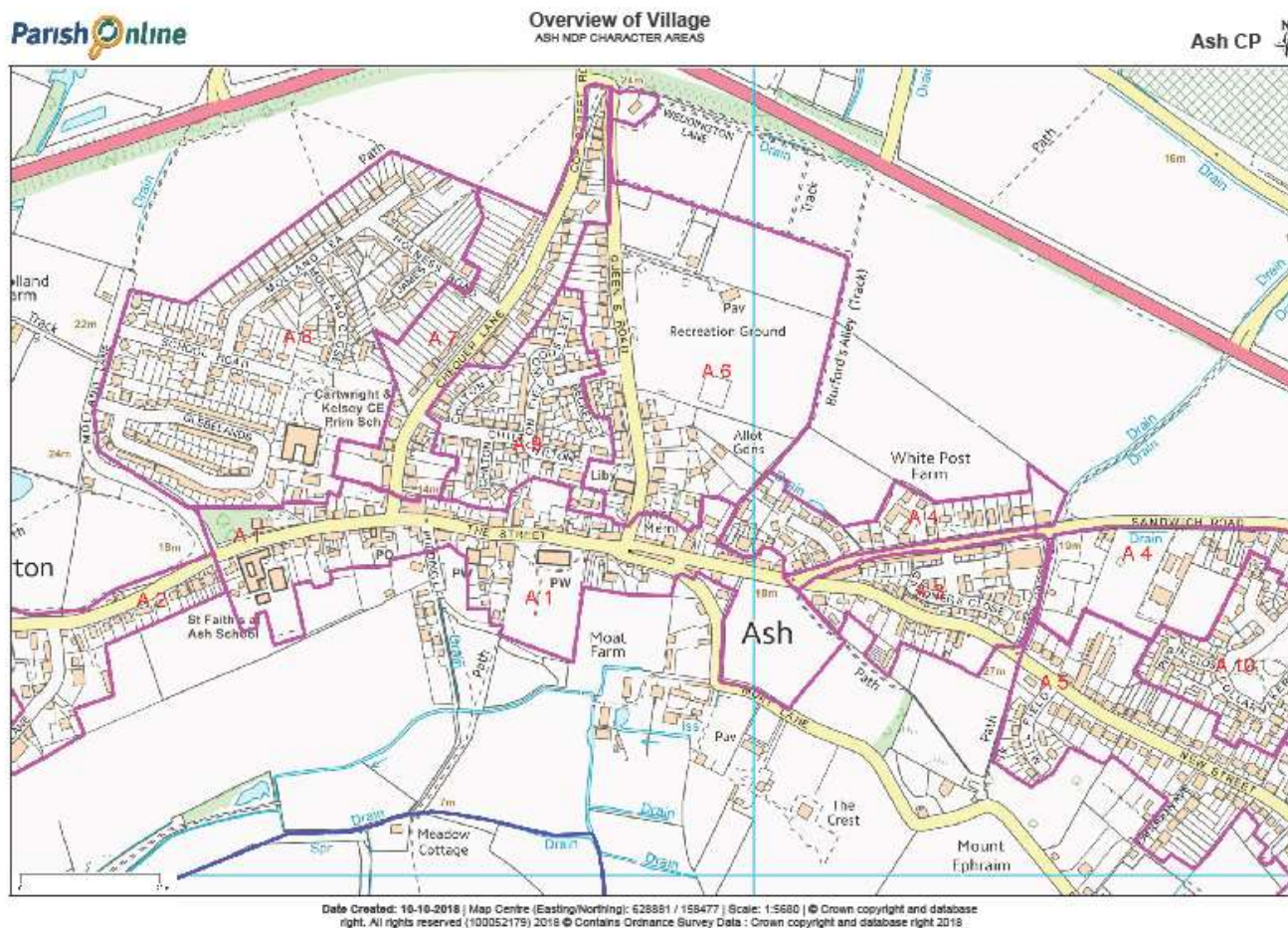
Thanks are due to Ann Foat, Alison Charles, Robert Hudson, Denise Lodge, Martin Porter, Nina Vallack, Kathy Mills, Sarah Miller, Val Smith, Jan Connor, Mary Evans, Andrew Harris-Rowley, David Shephard, Graham Foat, the Ash Heritage Group and villagers who responded at public events.

All photos were taken by Ann Foat, unless otherwise captioned. The view from St Nicholas Church Spire over the village, on the front cover, was taken by R. Palmer.

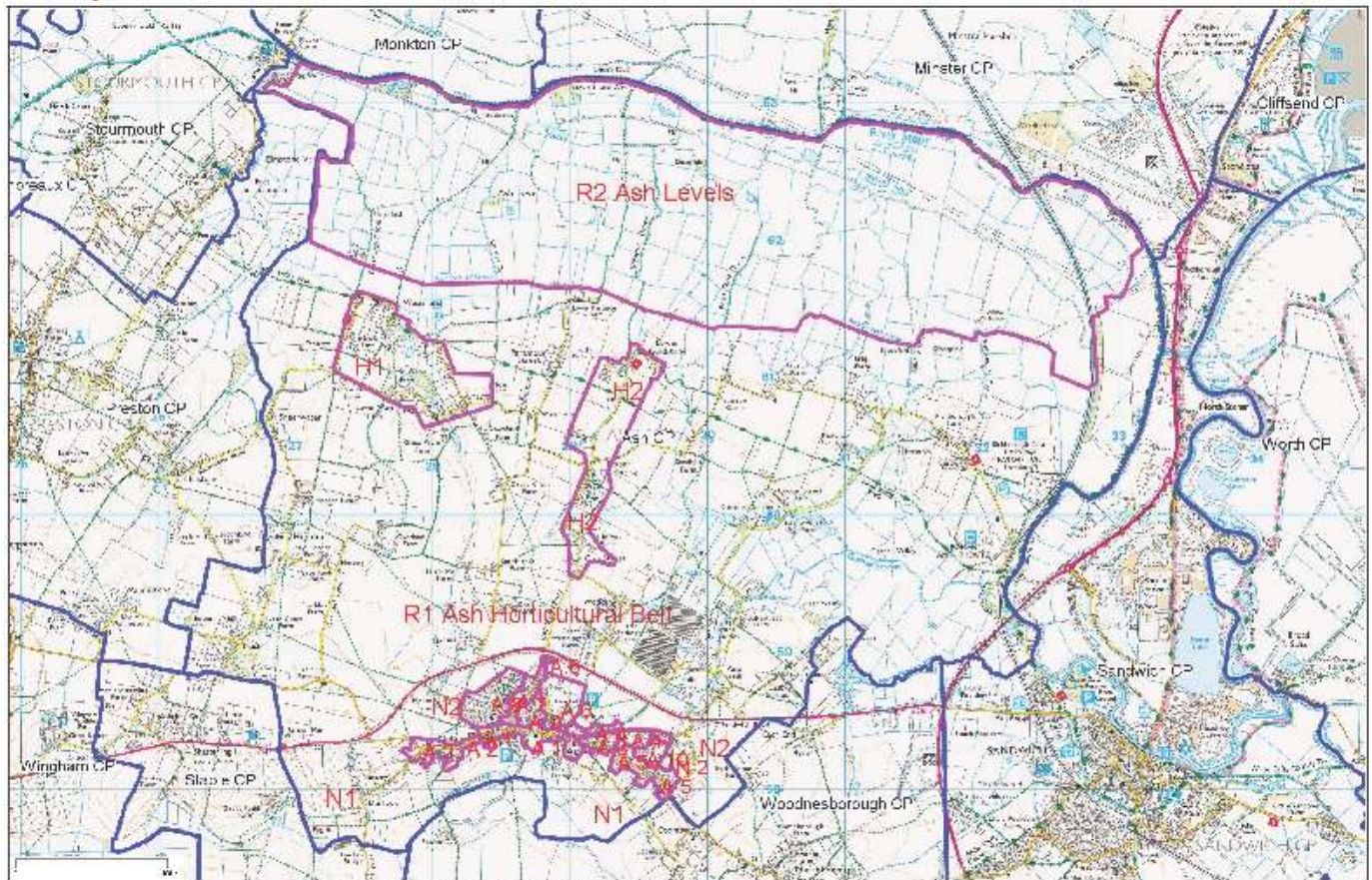
⁹ Ash NDP Design Style to be based on Ash NDP Character Assessment

¹⁰ Planning Aid England Character Assessment pro forma notes, templates

Character areas and maps



- A1 Character Area - The Street
- A2 Character Area - Guiton
- A3 Character Area - Brewery area
- A4 Character area - Sandwich Road
- A5 Character Area - New Street
- A6 Character Area – Queen's Road
- A7 Character Area - Chequer Lane
- A8 Character Area - Molland Estate and Glebelands
- A9 Character Area - Chilton Estate and Woods Ley
- A10 Character Area - Collar Makers Green



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Legend: Blue line – parish boundaries; pink line – character area boundaries; red line A routes

Note: R1 and N2 share the A257 as a boundary; N1 and N2 east, share Gilton (road) as a boundary.

N1 Character area - South rural strip

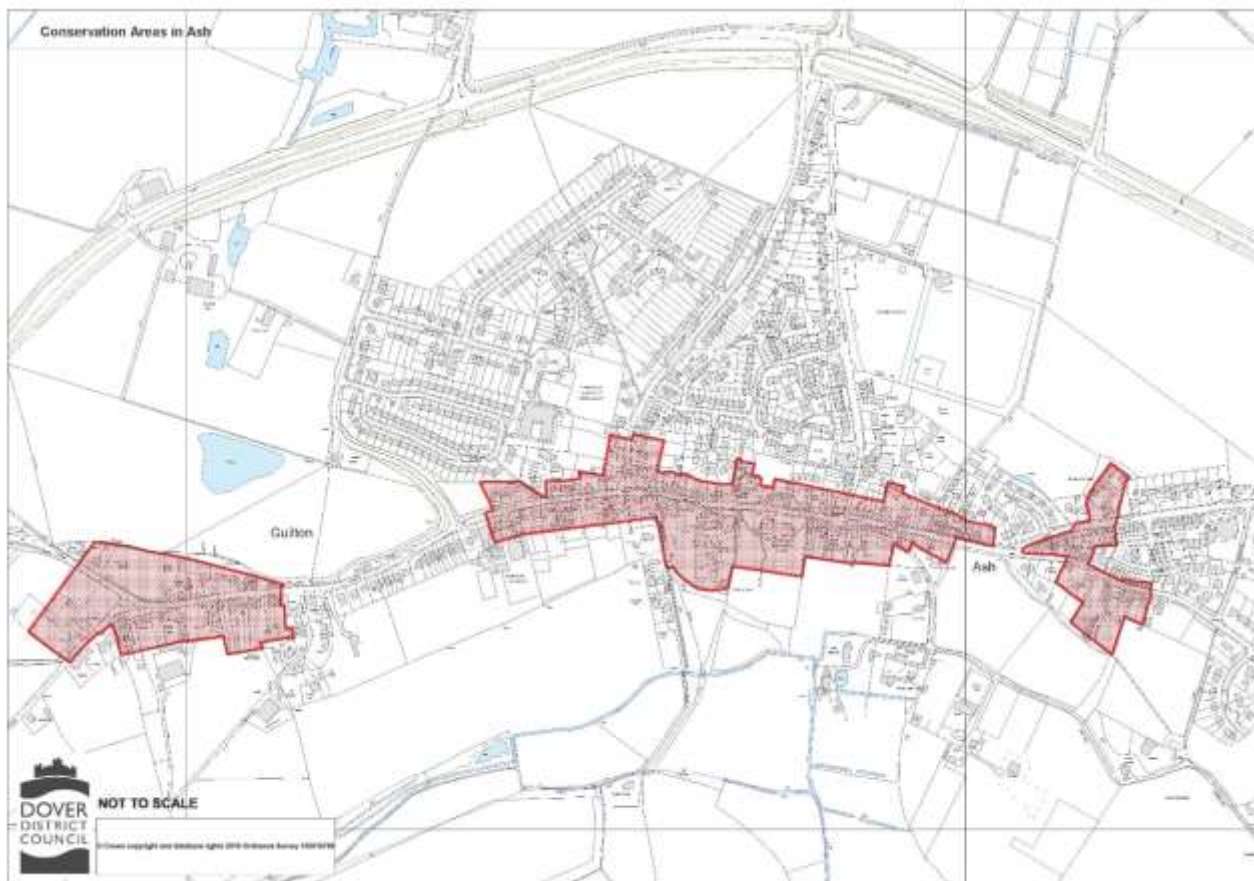
N2 Character Area - North rural strip

R1 Character Area - Ash Horticultural Belt

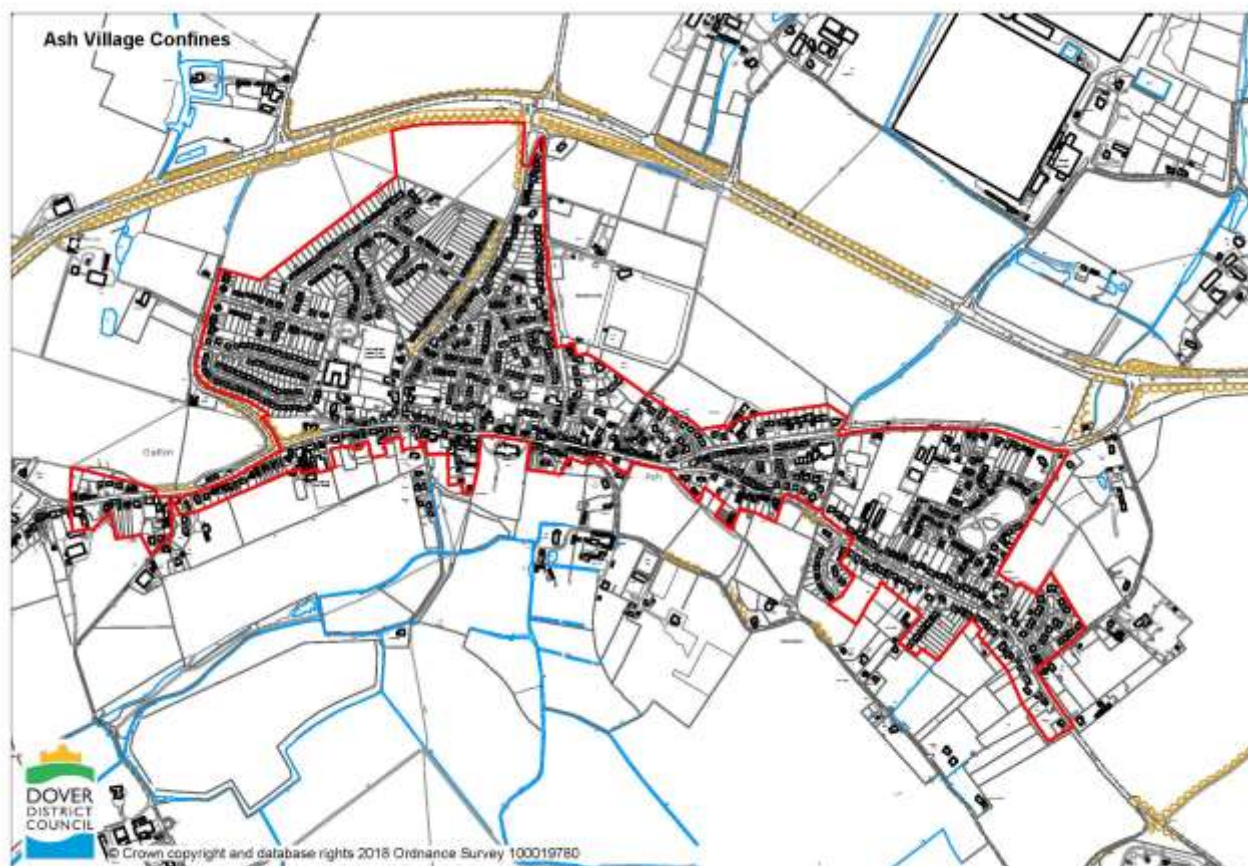
R2 Character Area - Ash Level

H1 Character Area - Westmarsh and Ware Hamlets

H2 Character Area - Cop Street; Upper and Lower Goldstone Hamlets



Ash Village Settlement Confines Local Plan 2015 – Dover District Council





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A1 The Street	
Location	From the junction at Molland Lane (A2) to the junction at Street End of New Street and Sandwich Road (A3). The Street forms the heart of the historic village of Ash and is in the first of three separate conservation areas in the village.
Topography	It runs west to east along the south side of a sandy ridge which divides the low-lying land of the Wingham Stream (N1) from the farmland to the north of the village (N2). The Street inclines gently towards the centre when approaching from either end of the village.
Land use	Mixed – residential, shops, religious, educational.  Looking east to War Memorial by Moat Lane The buildings are largely residential with a cluster of shops and businesses at the Chequer Lane junction. These form the busy hub of the village and its local services. Additional businesses are situated further along the street beyond St Nicholas Church (a place of worship and a notable landmark) and cover a wide range of goods and services. For example, Best One, Sally's hairdresser, Ash Pizza King, the Welcome store, Boots pharmacy, Art studio workshop, Physiotherapy clinic, the organ repair workshop, Estate Agent and Beauty Salon. At the Gilton end is a private school, St Faith's at Ash Prep School¹¹ with large playing fields behind it.

¹¹ Ash NDP Green Space Assessment site – St Faith's Prep School

Layout	It shows a ribbon, linear configuration. The houses are laid out in a patchwork of plots of varying sizes and dimensions, with frontages varying from narrow to broad. They are more widely spaced away from the central hub. Many houses abut the pavement while some larger ones are set back behind hedges or walls. East end of The Street 
Roads, Streets and routes	Several roads intersect The Street, Chequer Lane (A7) and Queen's Road (A6) from the north. Moat Lane and Pudding Lane run away to the south. Most of The Street is open to public parking except for zones at the four bus stops and at the central hub. Three buses an hour use the main road in each direction. In such a narrow, busy area the lack of parking causes problems. There is also a restrictive zone outside St Faith's school. Several signed footpaths lead both north and south from Ship Yard, Pudding Lane and Burford's Alley. The A257 bypass can be accessed from either end or the centre of the village. Pavements widen and narrow on both sides quite quickly, at times disappearing all together.
Spaces	St Nicholas Church and churchyard. A Grade I listed building which makes a historic and important contribution to the character of The Street, the village and the Parish. The spire can be seen from most parts of the parish and surrounding parishes. In the past, it served as navigational aid for shipping, helping to avoid the dangerous Goodwin Sands which are 6 miles off the coast of Deal. There is a small public space with benches and flowers at Pound Corner¹² owned by the Parish Council and a small Dover District Council carpark with public toilets. Street Field at the east end of The Street.
Buildings	Most of the oldest buildings are around St Nicholas Church, between the Ash War Memorial and the fifteenth century house, Cobwebs, and Chequer Lane junction. • There are attractive red brick buildings with Kent peg tile roofs. Chequer Inn, one of the oldest buildings in the village, lies at the central hub where most local services are found. • Most residential buildings in the centre are two storey red brick dwellings, some with dormer windows. These buildings are eighteenth, nineteenth century or earlier. There are a few three storey buildings. • To the west of the central hub are old thatched cottages, shops and a nineteenth century row of terraced cottages, Ceylon Cottages. Then a converted butchery and some detached houses ending at St Faith's private school. There is an area of trees and greenery, the garden of a detached house set well back from the street, ending at Molland Lane. • To the east of the Ash War Memorial is mainly nineteenth century housing and terraced cottages facing the green open space of Street Field. This section ends at the Old Toll Cottage. • Detached and semi-detached houses alternate with modest rows of cottages, such as Ceylon Cottages (1901) and short strings of terraces such as Victoria Terrace (1860's) of varying styles and periods. Broadly speaking, the mix of housing reflects the varied socio-economic strata of the population past and present. There is a patchwork of architectural styles and eras ranging from the sixteenth century to the twenty first century. Later brick frontages often rendered or painted frequently disguise earlier timber construction.

¹² Ash NDP Green Space Assessment sites – Pound Corner

	- Common architectural treatments include pitched and parapet roofs, Kent peg tiles on roofs and walls, hooded and pedimented door surrounds and sash windows (often replacements). - Also found are thatched roofs, shaped gables and kneelered parapet gables visible on various buildings. These gables were replicated on Lion Walk, built around 2000 on the former Lion Hotel carpark. Some recent builds include Kentish vernacular features such as weather boarding and tile hanging. The photo shows the new housing replacing the fire damaged Lion Hotel, mixing well with the older housing adjacent and the fifteenth century timber framed hall house (on which is a Kent Historic Buildings plaque) on the opposite side. Looking west, old and new housing The Street  There are many Grade II listed buildings and many names record their previous history. The Old Ship Inn, the Old Bakery, the Old Forge, the Old Library, the Old Post Office, Bank House and Aslan House (the old Lion Hotel) are some examples.
Landmarks	The most recognisable landmark in Ash is St Nicholas Church¹³ (Grade I listed) dating back to the thirteenth century, whose spire is visible for miles around.¹⁴ The adjoining churchyard containing some ancient trees is also notable and is outside the settlement boundary of Ash village. The boundary wall along The Street is a major streetscape feature. Other landmarks of importance include the War Memorial¹⁵, a stone cross on a low plinth at the Queen's Road junction; the former Cartwright School dating back to the 1700's; the previous United Reformed Church; the Old Ship Inn next to the church gates; and the Chequer Inn (the second oldest building in the village).
Green and natural features	There is one large open space at Street End. Street Field¹⁶ which is owned and managed by the Jack Foat Trust for the benefit of the parish. It provides an open rural view, an important, open green space within the village for walking and relaxation. It is a significant contribution to the visual and physical amenity and rural feel of the village.
Streetscape	 The streetscape is varied, dominated in one section by the red stack brick church wall. Trees and shrubs in residential gardens, the churchyard and Street Field add colour and variety to the streetscape. The herb border edging Street Field is owned by Jack Foat Trust and run by village volunteers. - The Street is well lit and has clear road signs to village locations and surrounding villages. Public seating is found at Pound Corner and at the central bus stop provided by the Parish Council. There is a village notice board. DDC interpretation panels relating to Village History, St Augustine's Way and the Miners' Way explain the heritage of the area to locals, cyclists and other visitors who come to the village. The village is within an Alcohol Control Area.

¹³ Ash NDP Green Space Assessment sites – St Nicholas Church Yard

¹⁴ Source ID: 1363280. English Heritage Legacy ID: 178109

¹⁵ Ash NDP Green Space Assessment sites – Ash War Memorial

¹⁶ Ash NDP Green Space Assessment sites –Street Field

Views	There is a particularly good internal eastward view of St Nicholas Church looking from the central hub. There is also a splendid view out of the village, across Street Field where sheep sometimes graze, towards the south across Moat Farm.
Key Characteristics	• Ash is a historic village, which is the centre of the wider parish. St Nicholas Church is the focal point of the village and, it could be argued, of the wider area and community. • The ribbon configuration of predominately residential buildings contributes to an interesting and varied environment along the length of The Street. • Ash has an unusually high number of active businesses compared with many other East Kent villages. This provision is indicative of the thriving and active communities which exist in and beyond the village and make regular use of the local services. • Car parking is becoming a major problem in a narrow road with many old houses having no parking facilities. This becomes a problem at times for buses and other large delivery vehicles when access is obstructed by parked vehicles. • There are a large number of listed buildings and The Street is a conservation area. • Architectural features of importance include Kentish vernacular features, Flemish gables , pedimented doors and other features to be conserved. • The architecture along with a good supply of greenery form the many street side gardens to Pound Corner, the churchyard and the view of Street Field, create an interesting and stimulating streetscape, affording good views of St Nicholas Church.



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A2 Guilton	
Location	Historically a separate hamlet at the western entrance to the village variously known in the past as Gilden Town and Guildenton. The original hamlet is the second of three conservation areas in the village part of which is outside the village settlement boundary.
Topography	It is the highest part of the parish, sloping downhill towards the centre of the village. The north side of Guilton Hill is a steep bank of about 3m with agricultural land behind it.
Land use	Mixed – residential, business. There are four commercial premises, an agricultural engineering and contracting works, a car repair garage on the site of an old forge and a public house (The Volunteer). Highview Oast is a residential care home in a converted oast house on Poulton Lane. A reminder of the past importance of hop growing on this location.  Volunteer Inn and Guilton Garage
Layout	It is a ribbon, linear development of houses on good sized plots with the oldest at the western end.
Roads, Streets and routes	This main road is an old route into the village. A junction (known as Guilton Corner) with Durlock Road leads to Staple. Two small junctions, one with Poulton Lane, a no through road leads to the southern boundary of the Parish; and the

	other with Molland Lane, leads to two housing estates and the Cartwright & Kelsey (CoE) Primary School. On-street parking on Gilton Hill often limits the speed of traffic. There is a pavement from Poulton Lane on the south side into the village and a small stretch at Gilton Corner on the north side, otherwise pedestrians walk in the road. - PRow leading across nearby countryside are well signposted and well used. - Three buses an hour use the main road in each direction and there are four bus stops with a bus shelter at Gilton Corner.
Spaces	There is a small grassed triangular roundabout at Durlock junction, pleasant in spring with crocus planted by the W.I.
Buildings	• The western end of Gilton contains four listed buildings of the 1600's: Gilton Rectory, Gilton Farm, Gilton House and School Farmhouse. The latter has elaborate Flemish gables of particular interest. These buildings, with a row of Victorian cottages, some original farm cottages and a few older buildings mark the original settlement. • There are two enclaves where farm buildings have been redeveloped for residential use, reflecting the agricultural heritage of Ash. There are two small cottages built into the north bank at its western end. • A small group of newer houses line Poulton Lane, parts of which are outside the settlement boundary of Ash village. • The houses on the south side of Gilton Hill were mainly built in the early 1900's when plots of land were sold along the road, joining Gilton to the main village. They are red brick detached and semi-detached buildings with back gardens looking down to the Wingham stream valley to the south.  Gilton Hill from Molland Lane
Landmarks	The most important historic site which is protected from disturbance is the site of one of the richest Anglo-Saxon and Jutish cemeteries in the country. It is a Scheduled Monument.¹⁷ It is on either side of Poulton Lane and was discovered in 1760 while sand pits were being exploited. Artefacts from over a hundred graves on this site are held in museums in Liverpool and London. It is also the site of several old windmills; the remains of one of which is now a house.
Green and natural features	The housing backs onto agricultural land in all directions, giving a rural aspect. The green verges from the A257 junction with Gilton (road).¹⁸
Streetscape	There are pavements from Poulton Lane on the south side into the village and a small stretch at Gilton Corner on the north side, otherwise pedestrians walk in the road. On the south-east side of Gilton Hill there is a pavement in front of the houses built in the 1900's. The area is well lit.
Views	There are distant views of St Nicholas Church at the entry to Gilton, also a good view of the old Rectory. There are excellent views out of the village, to the south towards Staple across the Wingham stream valley, a view also shared by many houses along Gilton Hill.

¹⁷ <https://ancientmonuments.uk/103383-anglo-saxon-cemetery-at-ash-mill-ash#.W7t0ZPFw5s>

¹⁸ Ash NDP Green Space Assessment sites – Gilton verges

Key Characteristics	• Historic, early, small settlement is a conservation area. • It is joined to the main village by ribbon housing growth along Gilton Hill which is not included in the conservation area. • It is mainly a residential area with evidence of older agricultural uses, where modern commercial use has converted a forge into a garage and an oast into a residential care home. • It is a pleasant mix of listed houses of 1600's, some Victorian and late 1800's with early and later 1900's housing spilling down the hill towards the village. There are two small housing developments in redeveloped farmyards. • There is an important site of a pagan Jutish cemetery in Poulton lane which is now a protected site (Scheduled Monument). • It is an appealing rural entrance to the village offering a classic view of St Nicholas Church.
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A3 Brewery Area

Location	This triangular area is bordered to the north by Sandwich Road and to the south by Street Field (Jack Foat Trust land). Cherry Garden Lane, an old sunken village lane, forms the eastern boundary. Part of this area is within the third conservation area in the village.
Topography	The area is flat with a substantial incline which proceeds eastwards.
Land use	It is essentially a residential area. The Old Rectory is the only business in this area providing employment as a care home.
Layout	Building plots of varying sizes cover the entire area.
Roads, Streets and routes	Sandwich Road was built in the eighteenth century and was later a turnpike road. This area is bisected by New Street, the main route to Sandwich from the thirteenth century to the eighteenth century. Both roads are very busy and constricted by parking, especially around the junction in front of Street End House. Many of the older houses have no off-street parking. New Street is at its narrowest in this section and is potentially dangerous to both cyclists and pedestrians, as there is no easy footway.
Spaces	There are no open public spaces within the area. It is adjacent to Street Field which is an open, green field owned by the Jack Foat Trust for community use.

Buildings	This is a historic region with much heritage. Most of the area is associated with Gardners Brewery, which had an oast house at one time at the western end. The brewery in its turn was once Ash Workhouse converted to a brewery in 1837. The row of small nineteenth century cottages along the Sandwich Road were once part of a second brewery, eventually absorbed by Gardners along with the old public house the First and Last which is now a house.  Paradise Row – old brewery cottages The Brewery site became an industrial business in 1968 and was then redeveloped in 1990's as Gardners Close. This is a residential development with a variety of housing styles sympathetic to the area. It is accessed from Sandwich Road.  Gardners Close – new development on brewery site Most buildings are two storey houses of brick, with some wood faced. The buildings along New Street are of varying ages, modern infill and some bungalows between nineteenth housing and cottages.
Landmarks	Street End House at the junction of Sandwich Road and New Street is a landmark, built in the 1760's, probably to replace Hills Court Manor house. At the other end by Cherry Garden Lane junction, the nineteenth century Old Rectory is also a landmark.
Green and natural features	There is easy access to the rural strip (N1) south of the village. There is also a small green in Gardners Close.
Streetscape	There is only limited pavement on this section of New Street. There are pavements on this side of Sandwich Road.
Views	On the edge of the area, there are pleasant views out of the village, to the open countryside to the south through Street Field. There are clear views of St Nicholas Church from the junction with Sandwich Road, The Street and New Street.
Key Characteristics	- A pleasant area of well-kept housing with easy access to the north rural strip (N1). - There are good rural views of open countryside to the south from the southern edge. - This is an area with much industrial heritage mainly associated with the Ash Gardners Brewery which started in the mid 1800's in the converted workhouse. This part of the area is within a conservation area. - It is bordered on the north side by the busy Sandwich Road and forms a triangular area between this road and New Street with Street Field bordering the southern edge. - Parking is a problem in this area. - It is a residential area with plots of varying sizes much of it on the old brewery site. The newest houses were built in the twenty first century in Gardners Close, with nineteenth century cottages along the Sandwich road. A mix of ages and styles are found along the lower end of New Street. - Street End House (1760's) and the Old Rectory (1800's) are the two landmark buildings.



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A4 Sandwich Road	
Location	This is the north east entrance to Ash village.
Topography	It is fairly flat with a slight gradient sloping down towards the A257 bypass.
Land use	Mixed – residential, commercial.
Layout	This is divided into two zones facing Sandwich Road. Zone 1 is the area nearest the village consists of White Post Gardens, a cul-de sac. It is adjacent to the disused farm buildings of White Post Farm which are in the third conservation area. There is also a linear row of housing facing the old brewery Zone 2 is on the south side of Sandwich Road facing the open farm land of N2. This is a ribbon, linear strip of residential properties with short front and long back gardens, dominated by a partly, disused agricultural business site with some commercial premises still in use, adjacent to an old orchard which backs onto New Street area (A5).
Roads, Streets and routes	Sandwich Road links the area with the village, where it meets the junction with New Street and The Street and to the eastern exit onto the A257 bypass. Zone 1 is within the 30 mph speed limit, whereas Zone 2 is an open road speed limit (60 mph).
Spaces	The entrance to Hills Court Nature Trail (a Public Right of Way). There is a bus shelter owned by the Parish Council providing covered seating.

Buildings	 New houses on Sandwich The housing in White Post Gardens and the row facing the old brewery is mid twentieth century. • They are bungalows and semi-detached housing, apart from the nineteenth century farmhouse and The Gables of a similar age opposite Cherry Garden Lane. The south facing row beyond the lane is mainly nineteenth century and early twentieth century. • They are of mixed age and styles. Sandwich Road - end of the village 
Landmarks	Open fields at the north east entrance onto Sandwich Road maintaining the rural feel of the village.
Green and natural features	These areas are dissected by Public Rights of Way and therefore country walks are within easy reach. The green and natural features dominate the area.¹⁹ The trees and vegetation in the gardens and surrounding land support a good population of birds, such as woodpeckers, thrush, sparrows and finches as well as pipistrelle and common bats. There are wild flowers and hedgerow fruit.
Streetscape	There are good pavements along the road which is in good repair. Street lighting is adequate for a country area. Property walls and hedges provide a pleasant streetscape.
Views	Two aspects dominate the views. Firstly, the views across open fields. This produces the opportunity to experience lovely sunsets and creates the feeling of open country life. Secondly, looking into the village, the St Nicholas Church spire is the dominant feature and an inspiring view.
Key Characteristics	• An area of ribbon growth along the main route to Sandwich which shows the organic growth of the village. • There is an inner zone on the north side of the road with a row of mainly twentieth century housing facing the old Brewery cottages of the (A3) zone. • An outer zone of housing on the south side of the road faces the open farmland of (N2). • It is mainly a residential area with an old commercial area in the outer zone. • It shares the heritage of the Brewery area (A3), as there was another brewery at White Post Farm which was eventually bought up by Gardners Brewery. This is within the conservation area. • Green and natural features dominate much of the area, as open farmland to the north (N2) gives an immediate connection to the surrounding countryside and wildlife. • A special interest is the Dot moth in possibly its only natural habitat. • The views across the open fields are an essential part of the rural character of the village. • The view along the approach to the village gives a historic view of the St Nicholas Church spire.

¹⁹ Ash NDP Green Space Assessment sites – Hills Court Nature Trail



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Blue line marks part of Ash Parish Boundary

A5 New Street

Location	This is the south east entrance to the Ash village from the road to Woodnesborough along to Cherry Garden Lane.
Topography	New Street follows a gentle gradient rising from the village centre then levelling out.
Land use	Residential along with the premises of a white goods business and a home based metal worker.
Layout	A ribbon, linear development of various housing styles along New Street. Mill Field has a regular form with a consistent building line. Orchard Way has a more irregular form. The unadopted road, Langdon Avenue, has a consistent building line with a variety of styles.
Roads, Streets and routes	This is an old road established in the fifteenth century to link up with the causeway road from Sandwich via Each End road (now a private road). It is the main route to Woodnesborough where the open road speed limits drops to 30 mph just before the first houses which are in the Parish of Woodnesborough. It has only two junctions at Cherry Garden Lane and Saunders Lane which both connect to Sandwich Road. There are two cul-de sacs (Mill Field and Orchard Way) and an unadopted road, Langdon Avenue, off New Street.

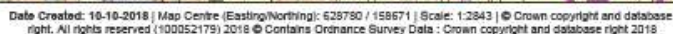
	A footpath east of 94 New Street also connects with Sandwich Road. Other Public Rights of Way connect to the open countryside to the south.
Spaces	A small area with a bench, grass and trees, is maintained by the Jack Foat Trust at the junction with Millfield.
Buildings	The houses are of Victorian, Edwardian and twentieth century in age. • A mixture of detached and semi-detached houses and bungalows. They all have long back gardens. • There are two older houses, Ivy Cottage dated 1696 and number 73, an early eighteenth century house. There are three small housing groups coming off New Street. • Millfield has a regular and consistent style. This development was built by Sanctuary Housing and provides social housing. Note: this is an exception site and outside the settlement boundary of Ash village. • Langdon Avenue has a consistent building line with front and rear gardens. • Orchard View is a small estate of twentieth century bungalows, set back from the road with front and rear gardens.
Landmarks	None
Green and natural features	Many of the houses have hedges and pleasant front garden planting.
Streetscape	There are pedestrian pavements on north side from number 120 to Cherry Garden Lane and on the south side from number 63 past Cherry Garden Lane. After this pedestrian access is more difficult through area A3. It is well lit for its entire length. Street scene and parking on New Street
Views	Many houses have excellent first floor views out of the village, towards Manston and the Thanet coast, and for those on the south side towards open country views of Staple and Chillenden.
Key Characteristics	• Ribbon development along the road to Woodnesborough and Eastry has formed a fairly quiet residential area although traffic can be fast enough to be a problem at times. • Housing of varying styles and ages from Victorian to twentieth century has slowly formed a linear layout on plots of varying sizes. There are also three small housing groups coming off New Street. • There is no large commercial development. • There is easy access to open countryside to the south (N1) with excellent views over this area. • It is a well-lit road with pavements other than the western end which has a difficult access to The Street especially for pedestrians.



New Street going east out of the village



Street scene and parking on New Street

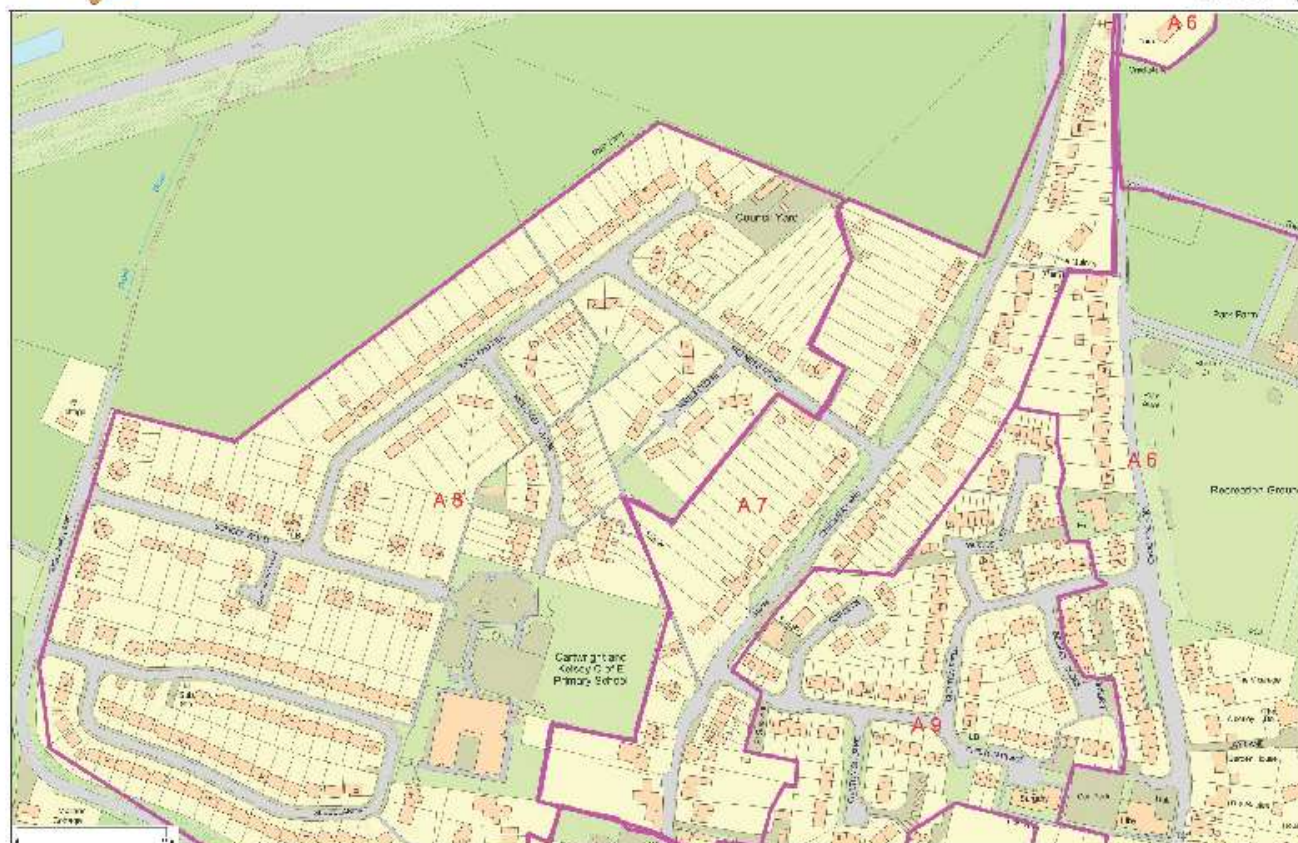


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Spaces	The Ash Recreation Ground is the main open public space in the village. The old Recreation Ground abutting the road the road was given by Mr Godfrey in 1925 in memory of his son killed in WW1, especially for use by the young. This has a children's play area, an aerial slide, a kickwall area, swings, an outdoor gym and a basketball net as well as a football pitch. The new Recreation Ground of 6 acres was bought by public subscription organised by the Parish Council and opened in 1953. It is used for cricket, rugby and tennis and has a sports pavilion. There are picnic tables and seating. The allotments which join the Recreation Ground are run by the Parish Council.  Ash Village Hall was built in 1912 by the village. It houses the KCC Library and the Ash Heritage Centre. The Hall is an important hub for many village activities for all age groups and is well used. There is a village hall carpark and a DDC carpark behind it which also serves the Ash Surgery.  Ash Village Hall – Photo by R Palmer The Public Rights of Way to the open land to the north are well used and can be accessed from the Recreation Ground and along the footpath of the old Weddington Lane.
Buildings	The houses facing the Recreation Ground are:  Housing in Queen's Road – Photo by R Palmer • Varied in style from large detached houses of early 1900's to some semi-detached and later bungalows. There is a large detached mid 1900's house at the north end. Towards the village there are the newer small developments, both are different but have pleasing styles with shrub and tree planting. • Ley Lane on the east backing onto the former gasworks and • The Lanes, the newest development, of The Lanes, replaced St Nicholas House wardened flats. The Resthaven Almshouses are bungalows built in 1903 by the Gardner family. The modern vicarage next door was purchased in 1990's, as it moved from the Victorian house in Chequer Lane. The houses on the approach to The Street are two stories and are: • Two 1800's terraces opposite and below the Village Hall. • There is one recent new house infilling behind the Lion development which matches the others in style. 
Landmarks	The Ash Village Hall and the Ash Recreation Ground.
Green and natural features	The Ash Recreation Ground²⁰ is rich in trees some of which are now nearly 90 years old. The Parish Council which manages the site, has planted several new trees and maintain the old hawthorn hedge on the western boundary.

²⁰ Ash NDP Green Space Assessment sites – Ash Recreation Ground and Allotments

	There are pleasant vistas along the road with shrubs, trees, a hawthorn hedge and colourful front gardens.
Streetscape	Street lighting is provided. Queen's Road one is partially paved on the west side, from the Ash Village Hall to the junction with Chilton Field.
Views	There are views from the northern end across the Recreation Ground to the open fields, and from the Public Rights of Way and Weddington Lane. There are short views of St Nicholas Church from the Village Hall car park.
Key Characteristics	• A quiet, well-kept residential area lining Queen's Road, on both sides at The Street end, and on the west side towards the bypass. This is an old lane. • The oldest houses are nearest The Street and housing has spread northwards through the years, the newest houses filling in the gaps. • The well-used Ash Recreation Ground is along the eastern side, with a small dedicated parking area next to the children's play area. • The Ash Village Hall, the main community meeting space, sits in the central area with its own car park. A DDC car park behind the Hall provides access to the Ash Surgery and the shopping centre via footpaths through A9. • There are much used walking routes to the open areas to the north (N2, R1 and R2).



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A7 Chequer Lane	
Location	Northern village entrance with the A257 bypass and the junction with The Street (A1) at the southern end.
Topography	Chequer Lane climbs up to the top of the ridge at Crackstake from The Street (A1) (which is along the south side of the ridge) where it meets the A257 bypass. Chequer Lane cuts into a high bank on the western side.
Land use	Mixed – residential, agricultural It is all residential along the road apart from the arable field on the western side abutting the bypass. Some commercial enterprises are operated from home.
Layout	Linear but with a mix of regular and irregular, residential dwellings.
Roads, Streets and routes	This is historic lane bearing the name of one of the mediaeval manors of Ash. It is a busy road with on street parking. It meets Queen's Road at the northern end and becomes the central village exit to the A257 bypass. It is a busy route to the Molland estate and the Cartwright & Kelsey (CoE) Primary School (A6) via Holness Road. It is also a route to Chilton Estate and Woods Ley (A9). There is a pavement on the east side and a Public Right of Way on the top of the bank on the west side. A major village pathway leads from Chilton Field across Chequer Lane to Molland Estate and the Cartwright & Kelsey (CoE) Primary School. A narrow alley, the Quicks (PRoW), leads through to Queen's Road and the Ash Recreation Ground at the northern end.

Spaces	On the west side of Chequer Lane, the wide grass verge bank containing a number of mature trees, is owned and managed by Dover District Council. A grassed and shrubbed area is at the northern end.
Buildings	The older houses are at the southern end near the Street. • Memories is on the west side and is a large Georgian house that became the vicarage in 1818 until 1871. • On the east side is a Victorian house, once a schoolhouse, that became the vicarage after WW2 in 1945 and is now a private house. The houses on the bank on the western side were built in 1939 after Eastry Rural District Council bought seven acres of land from Emmanuel College. Subsidised houses were built, first privately and then by the Council. They are now mainly owner occupied. • These are semi-detached or terraced in red or yellow brick, with long back gardens.  New houses have been built as infill where the old Kelsey Infant School used to stand. On the east side there is twentieth century housing at the edge of Chilton Field estate. New houses - Looking toward the village centre The housing is of varying ages and styles along the road up to Crackstake. These include: • modern bungalows, • a terraced row built around 1908 • older houses near Crackstake culminating in an eighteenth-century cottage where Chequer Lane meets Queen's Road.
Landmarks	The main landmarks are the older houses especially at the village end. This includes Memories.
Green and natural features	The bank on the northern west side is grassed and has a variety of mature trees including silver birch and flowering cherries.²¹ At the A257 bypass junction, there is a small area of trees and bushes between the road and the houses.²² These areas with mature planted gardens create a green rural atmosphere.  Green verge to housing
Streetscape	Street lighting for the main part of the road. Pavements along the entire east side and on the west side to the open field.
Views	The green spaces create a pleasing vista looking along the road. The northern end has pleasing views over the open field and there are glimpses of the St Nicholas Church in places.
Key Characteristics	• A very busy road leading northwards from The Street. It is the main access to two estates (A8, A9). It is also the central exit from the village to the A257 bypass. • It is residential on both sides. The older houses are mainly at the village end, including an important listed Georgian house (Memories). This area was

²¹ Ash NDP Green Spaces Sites – Chequer Lane Green corridor

²² Ash NDP Green Spaces Sites – Chequer Lane Green corridor

	originally agricultural land up to the twentieth century between these and a cluster of older houses at Crackstake. • This area has an interesting variety of ages and styles of buildings, ranging from the eighteenth century to semi-detached, detached and modern bungalows • The grass bank and trees, in front of the twentieth century housing on the west, gives a pleasing vista and a pedestrian walkway. This green area is maintained by DDC, • This is a busy road often full of parked cars. It is well-lit with pedestrian access on both sides. It is within easy walking distance of the village centre.
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A8 MOLLAND ESTATE AND GLEBELANDS



A8 Molland Estate and Glebelands	
Location	This forms the north west edge of the Ash village confines.
Topography	Flat area elevated above the Ash village centre
Land use	Residential and educational.
Layout	There are two estates. Glebelands, built in the 1960's, is a cul-de-sac with square plots set around a large oval road pattern. Molland Estate is an estate with regular sized plots with long back gardens. Both have a consistent building line and are set back from the road.

	The Cartwright & Kelsey (CoE) Primary School is adjacent to the residential areas.
Roads, Streets and routes	Glebelands is accessed by road from Molland Lane. Molland Lea and the rest of Molland estate from Chequer Lane via Holness Road, or by Molland Lane via School Road. They are both within easy reach of the central services, St Nicholas Church and the Recreation Ground by Public Rights of Way into The Street from Glebelands or onto Chequer Lane from Molland Lea. The A257 bypass is reached from the central exit at the top of Chequer Lane. There is Public Right of Way linking Chequer Lane to the Cartwright & Kelsey School and providing walking access to the village centre for the Molland Estate. Public Rights of Way link the village and the open land of N2 to the north and to R1 on the north side of the A257 bypass. There is quick access to the recreation ground and open countryside.
Spaces	The Scout Hut situated on Dover District Council land is at the northern edge of Molland Lea. This area is also used for garages for the neighbouring properties. The Cartwright and Kelsey school was built on extensive grounds within the Molland Estate, opening in the 1960's, replacing the old village schools in The Street and Chequer Lane. It was then replaced on the same site in the 1990's. Open green space off James Close is owned and maintained by Dover District Council.
Buildings	Both estates were built as residential areas, Molland Lea in the 1940's and 50's after the war as a council estate, Glebelands in 1960's as a private estate. Glebelands - The 67 houses are all of a similar design of chalet bungalows, many of which have been extended by attic conversions and conservatories, three quite radically. All but twelve are detached, all have garages.  Molland Estate. In total there are about 130 residences set along the through roads of Molland Lea and School Road with three cul-de-sacs. - Apart from six pre-war houses in Holness Road, it was built after WW2 as a council estate and is now a mixture of private and council ownership. - School Road was the first build, originally Airey houses, a few of which remain but most were replaced in 1990's in School Road and Cartwright Close. - The majority of the rest of the estate stand on large long plots and are half hipped, brick semi-detached houses with large gardens and originally no garages. Many have created parking areas in front of the house. - There are three sets of maisonettes at the north east end of Molland Lea which is the central road. 
Landmarks	Cartwright & Kelsey (CoE) Primary School.

Green and natural features	Cartwright & Kelsey (CoE) Primary School Playing Fields. ²³ The trees and shrubs in the front gardens soften the impact of the built development.
Streetscape	Both estates are serviced with streetlighting and pavements.
Views	There are views onto the trees and fields to the north from many back gardens and from Glebelands backing onto Molland Lane. There are views of St Nicholas Church from various points.
Key Characteristics	• Two estates of different ages forming very distinct, pleasant residential areas. Both estates are near to village services. • Molland Estate originated as a council estate and is now mainly privately owned. It is a busy residential area, accessed primarily from Chequer Lane but also from Molland Lane, being situated between the two. • Glebelands Estate is a quiet estate of private houses accessed from Molland Lane. • The building styles of both estates are consistent throughout and typical of their era, with no variation in style. The exception being the rebuilding of the Airey houses in Cartwright Close and the many additions and attic conversions. • The Cartwright & Kelsey (CoE) Primary School plays a major role in the character of the area, as it is accessed through School Road and backs onto both estates.

²³ Ash NDP Green Spaces Sites – Cartwright & Kelsey (CoE)



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A9 Chilton Estate and Woods Ley

Location	This area is between Chequer Lane (A7) and Queen's Road (A6) and The Street (A1).
Topography	This is a flat area sloping gently towards the Ash village centre.
Land use	Residential and Doctors' Practice. (Several homeworkers).
Layout	It was market garden land that was developed as a council housing estate by Easry District Council in 1960's. Chilton Estate is built around a series of cul-de-sacs with relatively, regular sized plots with back gardens. It has a consistent building line and the houses are set back from the road. The private housing estate of Woods Ley built around a cul-de sac was added in 1980's. It has various sized plots. It has a consistent building line and the houses are set back from the road. The Ash Surgery is in the south east corner.
Roads, Streets and routes	The main access road runs from Queen's Road to Chequer Lane with several cul-de-sacs and no-through roads including that into Woods Ley. There is close walking access to the Ash village centre, the Ash Village Hall, the Ash Surgery and the Ash Recreation Ground.
Spaces	There are no open public spaces but there is easy and quick walking access to the Ash Recreation Ground.

Buildings	The housing in the Chilton estate, many of which are now privately owned is: • Brick built semi-detached, two and three bedroomed houses with gardens. • There are three areas of bungalows interspersed among the larger houses, intended for the elderly and retired.   Woods Ley has: • Closely packed 2/3 bed roomed houses with minimal gardens.
Landmarks	The Ash Surgery
Green and natural features	There are several groups of trees and shrubs in Chilton Estate which along with the front gardens provides a pleasant atmosphere and softens the impact of the built development. In Woods Ley there is an empty plot which was left as an open green space.
Streetscape	This area is well lit with pavements along all roads.
Views	There are views of St Nicholas Church, the Village Hall and towards the Cartwright & Kelsey (CoE) Primary School.
Key Characteristics	• A pleasant residential area of infill between the two old lanes of Chequer Lane and Queen's Road. • These are two, distinct estates built at different times in the twentieth century. They are accessed from both the roads on each side. • Chilton Estate was built as a council estate of semi-detached houses and some bungalows , with styles typical of the era consistent throughout. • Woods Ley is a private estate of a consistent style of smaller houses, more closely packed. • It has a very pleasing street scene and is within easy walking distance of the village shops and other services.



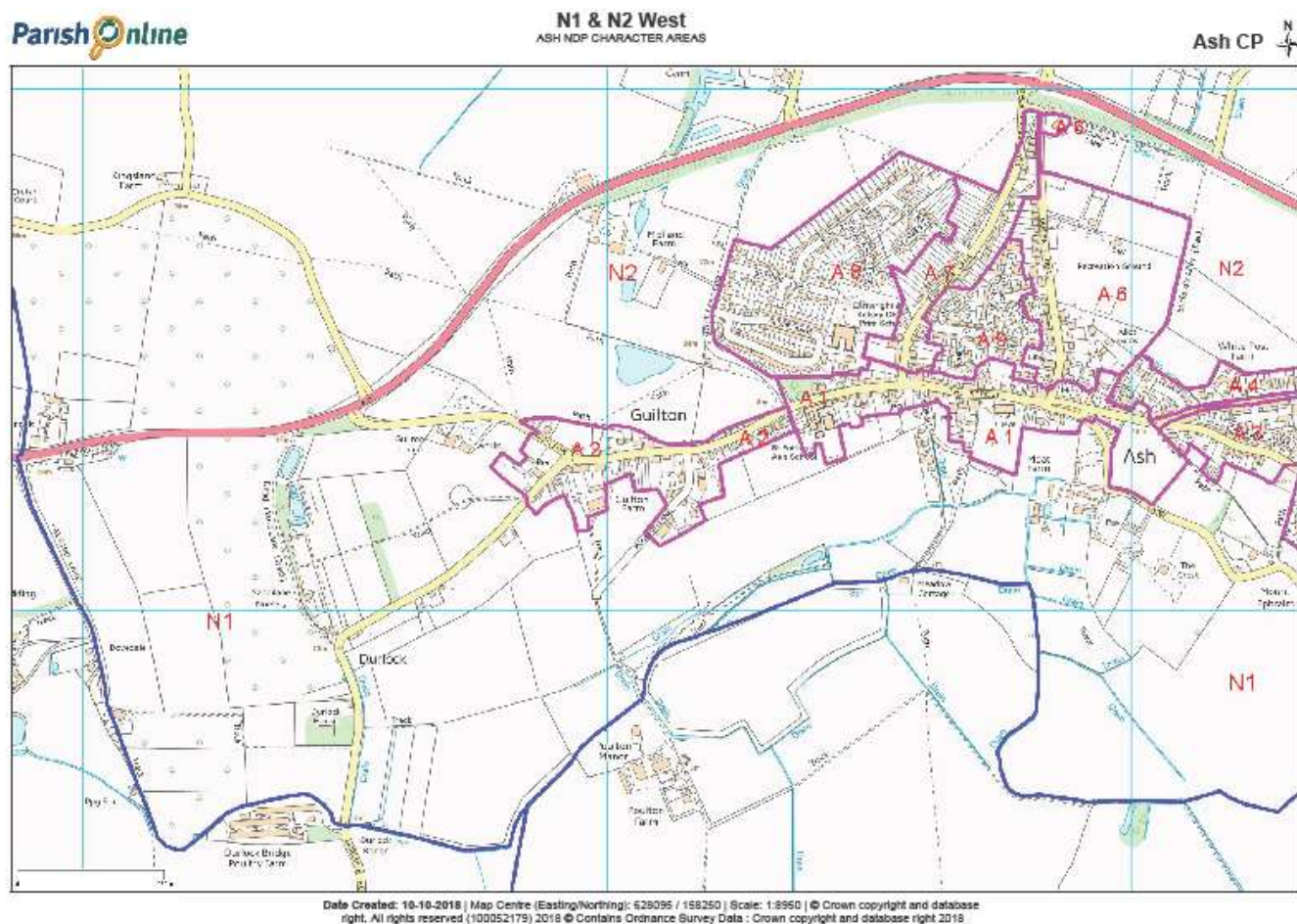
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A10 Collar Makers Green	
Location	Between the eastern end of New Street (A5) and Sandwich Road (A4) at the far eastern edge of the village. It is $\frac{3}{4}$ mile from the Ash village centre.
Topography	Flat site.
Land use	Residential - it was previously agricultural land.
Layout	A private estate built in 2000 and consists of approximately eighty houses on plots of various sizes. The majority of the houses are built close to the road.
Roads, Streets and routes	It is a large, residential mainly 'commuter' estate built around a central green, with several cul-de-sacs, named after apple varieties, running off it. The access road leads onto Sandwich Road and directly to the eastern A257 bypass. There is limited off-street parking. There are Public Rights of Way from the estate on to both Sandwich Road and New Street which give easy access to open countryside.
Spaces	The central green provides an estate amenity of greenery and a play area maintained by the estate residents.
Buildings	Houses of varying sizes and all of a modern, pleasant design. There are large detached houses, some semi-detached and some social housing. Many houses have no off-street parking.



	It is a twenty first century, pleasant, privately developed, estate owing little to village heritage or design apart from its name.
Landmarks	None
Green and natural features	The central green²⁴ creates an open green space and is a welcome contrast to the buildings. 
Streetscape	This area is well lit and pavements line all the roads
Views	There are no views out of the estate.
Key Characteristics	• A twenty first century estate at the east end of Sandwich Road with housing of pleasant modern styles, ranging from family homes and executive houses, to small, semi-detached and social housing. • The housing is built around a central green maintained by the estate, with cul-de-sacs coming off it. • There is quick access to the eastern end of the A257 Bypass. • It is not within easy walking distance from the village centre. There is easy access to the surrounding countryside.

²⁴ Ash NDP Green Spaces Assessment sites – Collar Makers Green



Note: Please view N1 and N2 West and East Maps together to view the extent of the respective areas.

N1 South Rural Strip		
Location	This is the area between the ridge top of the village and New Street and the Parish boundary (blue line) to the south and is outside the village settlement boundary. Gilton (road) from the A257 to the edge of A2 Gilton has been used as the dividing line in the west.	Maps Pgs 34 and 36
Topography	South facing slope of the Wingham Stream flowing towards Wingham.	
Land use	Agricultural, recreational Much of this land is quite wet and drained by dykes. The eastern higher end is mainly arable. Central area is flat and drained by the Wingham Stream, much of it is the Ten Acre Field owned by the Jack Foat Trust for the use and amenity of the community. Discovery Field is also owned by the Trust and is situated by Moat Lane. Orchards from Pudding Lane to Durlock occupy land that was once devoted to hops. The only hop garden left in the parish is at Pedding on the western boundary.	
Layout	Open fields with sporadic housing. There are five new houses built on the unadopted road leading off Pudding Lane.	
Roads, Streets and routes	It is cut by Coombe Lane to the east and Poulton Lane and Durlock Road to the west. To the east of the field (Street Field) fronting onto The Street, (Jack Foat Trust land), the land rises to the site of the old Mount Ephraim windmill.	

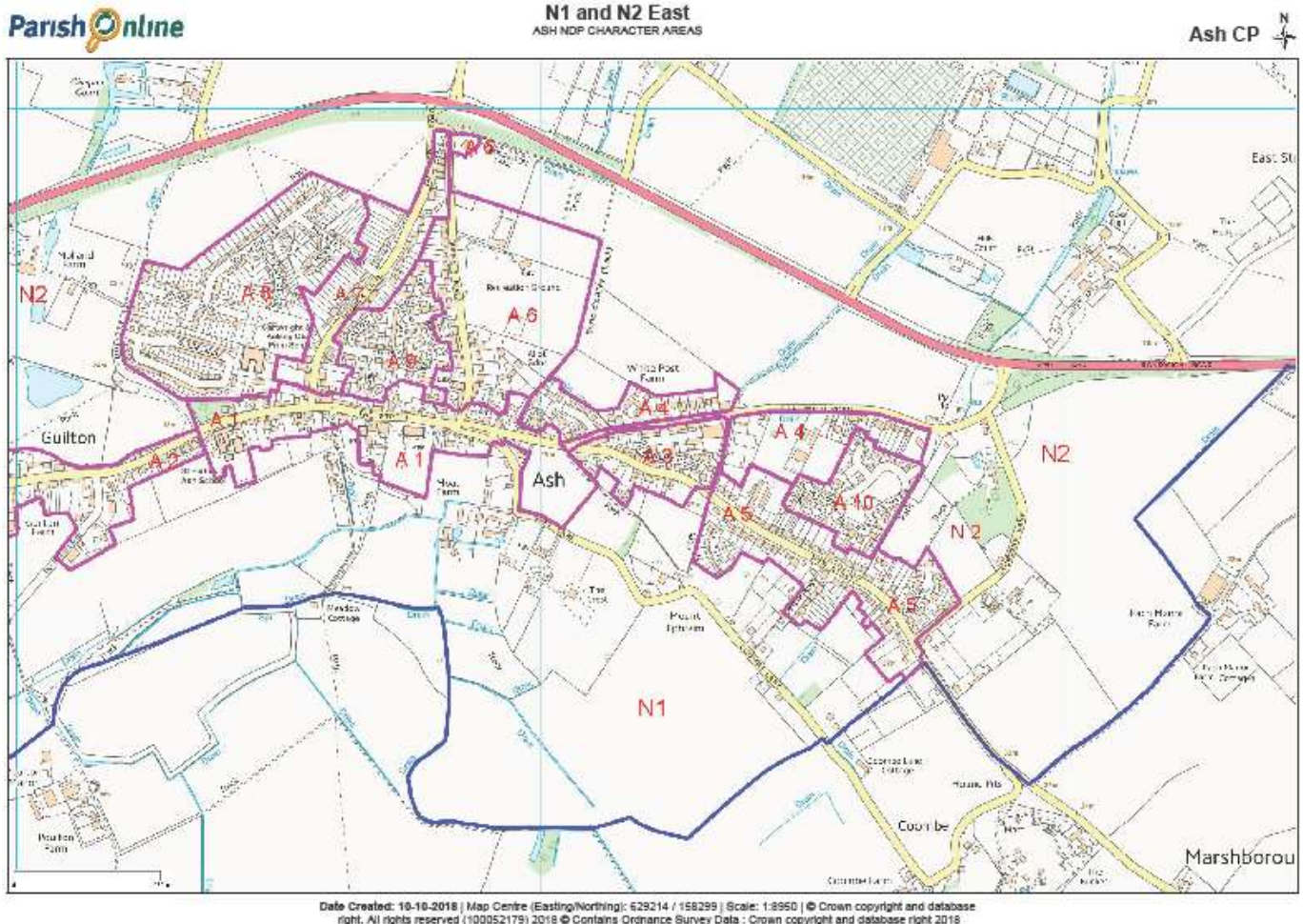
	Moat Lane leads down from the village, now a narrow sunken lane but the road to Sandwich in mediaeval times. and then becomes Coombe Lane cutting through south facing arable land. Below St Faith's school playing field is Jack Foat Trust land, dedicated to providing the village with green space. It follows the line of the old East Kent Light Railway (closed in 1951) from the bottom of Pudding Lane where Ash Halt was situated to Poulton Lane. Major east west Public Rights of Way from the village of Ash to the east (EE114, EE119A, EE118 and EE124). Public Rights of Way from the village access the area via Pudding Lane or Ship Yard
Spaces	The Ash Bowls Club is on the south side of Moat Lane. The Jack Foat Trust Land (10 Acre Field) is open green space for the use of the community. This and the numerous PROWs crossing this area are heavily used.
Buildings	There are few buildings. Scattered housing follows the line of Coombe Lane, some more recent, some nineteenth century cottages. Moat Farm is below the St Nicolas Church Yard. Durlock Road has some detached, scattered housing.
Landmarks	10 Acre Field – see Spaces (above) and Green and Natural Features (below)
Green and natural features	Jack Foat Trust land: - Discovery Field²⁵ abutting Street Field which borders The Street - Ten Acre Field²⁶ south of Pudding Lane This whole strip is favoured by walkers and offers wide views to St Nicholas Church and out of the village to the Staple road to the south. Due to the varied habitats of streams, trees, orchard land and wetter streamside, it attracts much birdlife and other wildlife. 
Streetscape	There are no pavements or street lighting on Moat Lane or Coombe Lane.
Views	Wide open rural views from all directions. To the north, looking into Ash village there are clear views of St Nicholas Church. View from Moat Lane looking south out of the village 
Key Characteristics	• It is part of the east to west valley of the Wingham Stream, sloping to the south from the ridge top of Ash village. • There is open arable land to the eastern end and orchards and hops at the western end. • Jack Foat Trust land provides green, open accessible space for local residents. There is also land used for sports. • Wildlife habitats occupy much of the central area, supporting a diversity of plant and wild-life. • There is scattered housing along the minor roads cutting through the area.

²⁵ Ash NDP Green Spaces Assessment Site – Discovery Field (Street Field)

²⁶ Ash NDP Green Spaces Assessment Site – 10 Acre Field

- The line of the old East Kent Light Railway follows the line of the valley cutting east to west across this rural strip.
- It is a popular with local walkers and has with wide views.

N2 NORTH RURAL STRIP



Note: Please view N1 and N2 West and East Maps together to view the extent of the respective areas.

N2 North Rural Strip		
Location	This is the flat area between the village and the noise protective bank and treeline of the A257 bypass. Gilton (road) from the A257 to the edge of A2 Gilton has been used as the dividing line in the west. The Ash Parish Boundary (blue line) in the south.	Maps Pgs 34 and 36
Topography	It rises from the Sandwich Road end westwards and eastwards. To the west are the higher points of Chequer Lane and Gilton, where it looks down slightly towards the village of Ash on the south side of the ridge. To the east it rises to the higher ground cut by Saunders Lane which runs through to New Street (A5). This land then slopes to the north east towards the marshland which the A257 bypass crosses as it goes towards Each End.	
Land use	Agricultural, recreational	
Layout	It is all Grade 1 agricultural land, primarily used for arable and vegetable crops. Much of it, forms part of the farms on the north side of the bypass.	

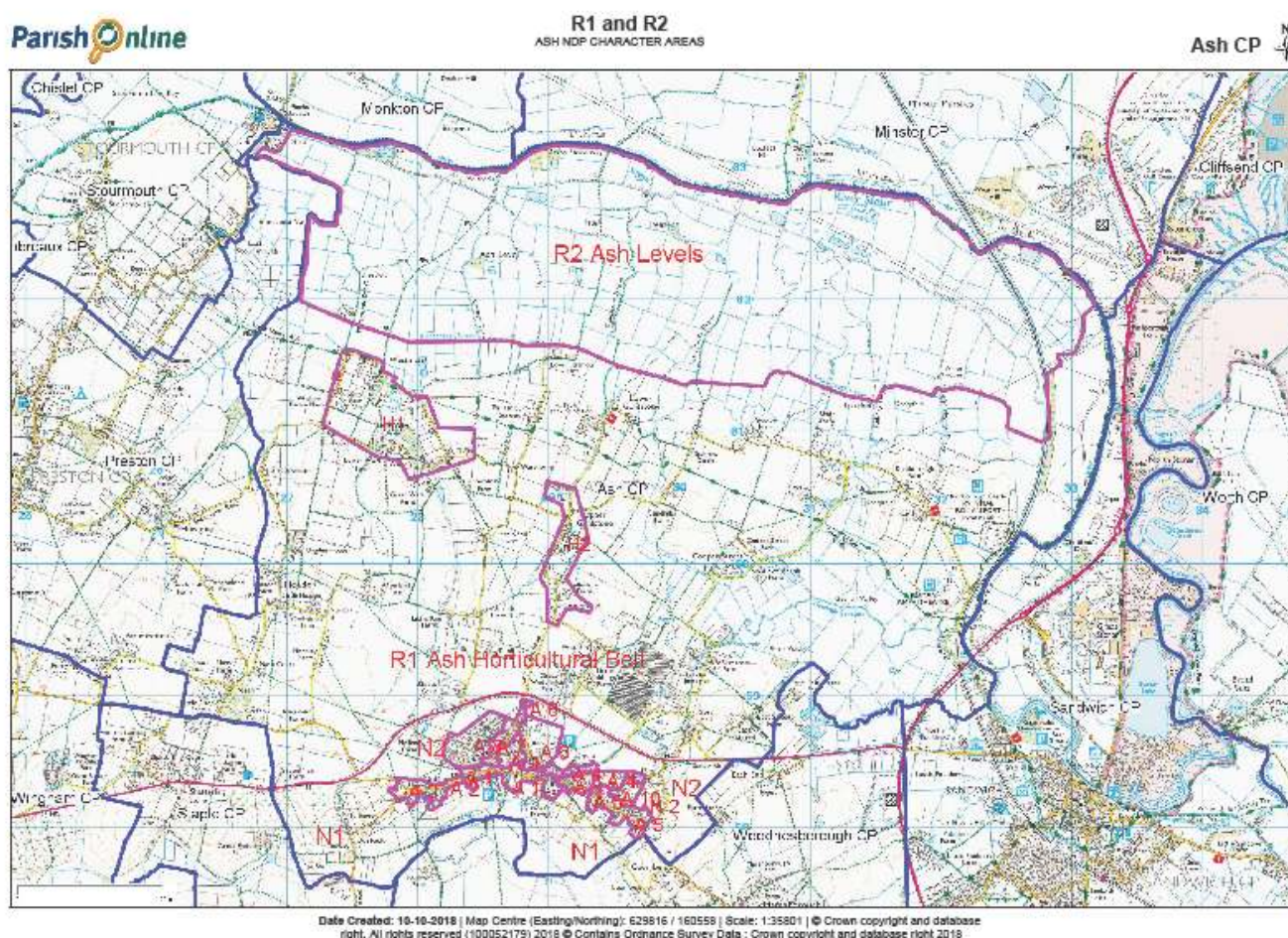
	This strip allows the village of Ash to meld well into the surrounding countryside. To the east is Saunders Wood.	
Roads, Streets and routes	This strip is cut by Chequer Lane and Sandwich Road as they join the A257 bypass. Public Rights of Way link the village to the rural land to the north of the bypass (N2). These footpaths are Burfords Alley and the continuation of the old lanes, Molland Lane and Hills Court Road, cut off by the building of the A257 bypass in 1993. The roads are heavily used exits from the village, and the public footpaths are very popular giving immediate access to green space.	 View looking back towards Sandwich Road. The line of trees in the foreground mark the old Hills Court Road now a PRow (bridleway).
Spaces	Saunders Wood, owned by Kent County Council, marks the old road between Ash and Sandwich before the A257 bypass and is a small woodland habitat rich in tree species, birds and other wildlife.	
Buildings	There are few buildings in this area. They are the old farm buildings at Molland Farm and one historic building, Molland House is on the site of one of the mediaeval manors of Ash.	
Landmarks	The eastern end beyond Saunders Wood is likely to be underlain by a Roman settlement, which was partly exposed during the building of the Each End section of the bypass.	
Green and natural features	Saunders Wood ²⁷ (see Spaces and Landmarks above) Hills Court Nature Trail ²⁸	
Streetscape	See Chequer Lane (A7) and Sandwich Road (4) for the description of these two roads that cut the area. There are no other roads in this area.	
Views	 From the boundary with the Ash Recreation Ground there are open field views back to Sandwich Road. From the eastern end beyond Saunders Wood there are wide views towards Richborough and Pegwell Bay. From the Gilton end, there are long views across to the north Kent coast at Reculver, and views to the south towards Staple, as the bypass goes along the ridgetop towards old Sandy lane, the end of this section.	
Key Characteristics	• This is open agricultural land of Grade A quality, forming a buffer between the A257 bypass and the Ash village. • Trees and wildlife habitat are found along the old Hills Court Road (EE466) and in Saunders wood. • There are few buildings other than old farm buildings and Molland House, a listed building on the site of one of the twelve mediaeval manors of Ash. • There is an ancient Roman settlement site beneath the eastern end of the A257 bypass and adjacent fields.	

²⁷ Ash NDP Green Spaces Assessment sites – Saunders Wood

²⁸ Ash NDP Green Spaces Assessment sites – Hills Court

- There are much used walking routes from the Ash village giving access to R1 and R2
- There are good views in all directions especially at the Gilton end.

R1 ASH HORTICULTURAL BELT



R1 Ash Horticultural Belt

Location	This area lies north of the Ash village, between the Ash A257 bypass and the Ash Levels (R2).
Topography	The topography is relatively flat, the land sloping gently from 30m at Gilton and Shatterling, towards the marshland of the Ash Levels at 4m above sea level. The area is drained by streams and dykes to the Ash Levels and eventually the River Stour. - The geology is predominately head brickearth overlying and Thanet sands Woolwich beds of mixed clays and sands. Soils are mainly deep, well, drained, fine and silty. They are mainly Agricultural Grade 1 soils which is the basis of this agricultural region.²⁹

²⁹ Dover-District-Landscape-Character-Assessment 2006 Horticultural Belt Pg 15

Land use	Commercial: Agriculture - This area is one of predominant agricultural use, with orchards, greenhouses, vegetables and arable land. Other- some home based businesses varying from physiotherapy to builders and a cattery, all rely heavily on good broadband connections. - a number of holiday cottages. 
Layout	The fields vary in shape and size according to the land use. - Top fruit orchards tend to be within smaller fields, enclosed by poplar or alder windbreaks and low mesh fencing. Apple and pear trees and blackcurrants are planted in a linear formation providing a sense of pattern and order in the countryside. - Arable fields are larger and more open, crops include cereals, potatoes, root crops, brassicas and rapeseed. - There is a large area of glasshouses at Weddington, generally well hidden in the landscape and using eco-friendly methods. - Small enclosed pasture paddocks are situated near settlements and are mostly horse paddocks. Note: Within this area, there are two larger hamlets, Westmarsh and Ware (H1) and Cop Street, Upper Goldstone and Lower Goldstone (H2) covered in separate assessments. - There are other smaller hamlets of linear settlement such as Hoaden, Paramour Street and Guston. 
Roads, Streets and routes	Winding narrow lanes dissect the countryside along field boundaries, often enclosed by hedgerows. A comprehensive network of Public Rights of Way (footpaths and some bridleways) cross the region. It is an area much used by walkers and cyclists who like the lanes and the gentle gradients. There is also a National Cycle Route 1.
Spaces	There are no public open spaces.
Buildings	There are many houses and farmsteads scattered along the lanes. • Most of these date from 1700's and 1800's showing a variety of styles often incorporating Kentish vernacular architecture with Kent peg tiles. • The most notable listed buildings derive from the mediaeval manors scattered across this area and show a range of ages within one building, especially Wingham Barton Manor at Westmarsh, Paramour Grange at Paramour Street, Uphousden, Chequer Court (a Scheduled Monument) and Gosshall.
Landmarks	Wingham Barton Manor; Paramour Grange.
Green and natural features	There is a small green, public space by Westmarsh Village Hall. Hedgerows of native species and windbreaks give a strong sense of enclosure in many places. Tree cover is apparent with hedgerow trees, small copses such as Thorntree Wood and an area of planted woodland at Nash. Species include hawthorn, ash, oak, hazel and elm. These areas, along with the roadside verges, create a diversity of habitats and plant life attracting a wide range of wildlife.

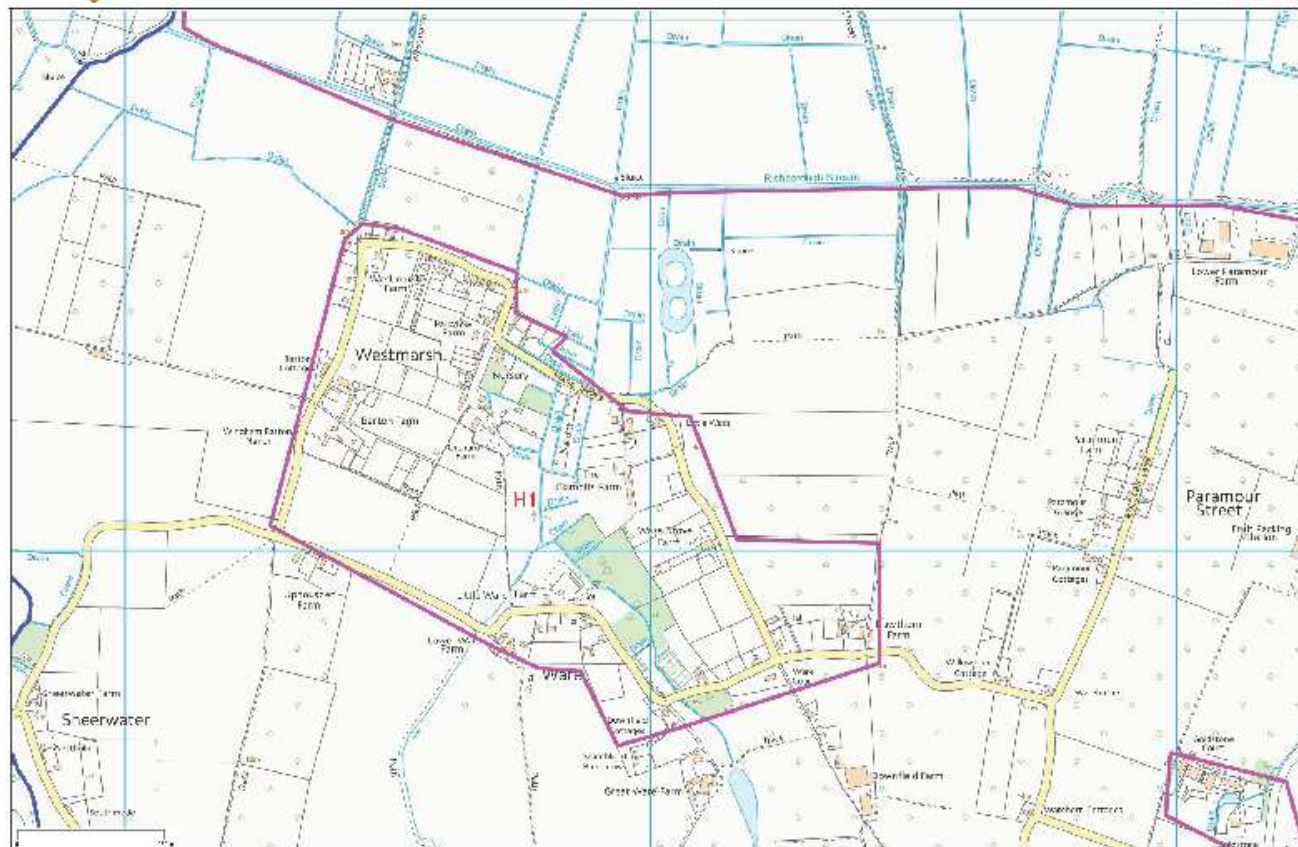
Streetscape	There are no pavements or street lighting on the narrow rural lanes.
Views	Good long-distance views are found from the higher land by the A256. Reculver and the sea can be seen from the Gilton / Shatterling end. Pegwell and the sea from the top of Cop Street Road near the bypass.
Key Characteristics	• This is a large part of the Parish between the A257 bypass and Ash Levels. It has relatively flat topography, sloping northwards from the ridge top of the Ash village towards Ash Levels. • It is a rich agricultural area used especially for horticulture and fruit orchards. • There are many hamlets large and small (H1, H2) and scattered housing along the winding narrow lanes. • There are many old buildings reflecting styles back to the manorial age from the 1600's to 1900's. These include including Manors at Westmarsh, Paramour Grange at Paramour Street, Uphousden, Chequer Court and Gosshall. • There are few new builds. • The narrow winding lanes are often bordered by native hedgerows and trees and these along with an excellent public rights of way network are much used by walkers and cyclists. • There are varied habitats supporting a diverse variety of wildlife.

R2 THE ASH LEVELS

R2 Ash Levels		
Location	Ash Levels is the marshland of the former Wantsum Sea Channel which forms the northern end of the Parish, lying between the Ash horticultural belt and the River Stour.	Map Pg 38
Topography	The area is characterised by topography and geology. It is low lying floodplain, just above sea level and flat. This provides a strong visual element. The geology is marine(estuarine) alluvium, producing a seasonally wet deep clayey soil. ³⁰	
Land use	Commercial – Agriculture Farmland is used as permanent and improved pasture near the river for sheep and cattle. The better drained land is used for combinable crops. Groundwater is controlled by ditches and pumps.	

³⁰ Dover-District-Landscape-Character-Assessment 2006 Ash Level Pg 16, Pg 28

Layout	The drainage ditches run along the field boundaries providing a strong pattern to the landscape, along with the Richborough stream on the southern boundary. There are very few buildings creating a horizontal landscape with little to interrupt the view.	 Richborough Stream
Roads, Streets and routes	There are no roads other than the small stretch of the Richborough Road connecting up to Richborough Castle on its isolated higher land. The main access being straight ancient drove roads created for herding animals. The few footpaths generally lead from drove roads following field edges. The exception is the Saxon Shore Way a long-distance Public Right of Way following the River Stour popular with walkers and members of the boating club situated on the river bank. The railway from Minster to Sandwich cuts across the eastern end of the area. The small hamlet of Richborough on the higher ground is most easily accessed via Sandwich.	
Spaces	There are no public open spaces.	
Buildings	There is little development other than the odd shed.	
Landmarks	The landmark of the Roman fort of Richborough Castle, a Scheduled Monument which is owned and maintained by English Heritage is situated on an island rising out of the marsh and separating the Goshall valley from the main marsh. It is a major tourist attraction but accessed more easily from Sandwich. The drained marshes are a key feature of the area.	
Green and natural features	This is an important area for wildlife as it is a corridor and SSSI impact zone for SSSI sites at Pegwell Bay to the Stodmarsh Nature Reserve. Marsh harriers, swans, waders and wildfowl are often seen, and sea birds fly overhead. The hawthorns, willows, elder, blackthorn and bramble of the hedgerows and dyke edges along with the sedges and reedmace attract many small birds. Many dykes are quite live with water plants and water life.	
Streetscape	There are no roads (apart from a short stretch of Richborough Road which has no pavements or street lighting).	
Views	This is a landscape with views over two miles or more in distance northwards to the Isle of Thanet and wide attractive views in all directions.	
Key Characteristics	• This is the flat alluvial marshland of the old Wantsum Channel now crossed by the River Stour which forms part of the Ash Parish boundary. • The wetland of this floodplain has been artificially drained and is now farmland with pasture and wide, open arable fields. • There are no through roads only old drove roads leading into the marsh and public rights of way. • There are no buildings or settlements in this wet area. • It is an area rich in wildlife, forming part of the Stour Valley corridor. • The eastern end is dominated by the Richborough Castle on its former island, an English Heritage site, accessed mainly from Sandwich. • This has considerable leisure value e.g. the long distance path, boats, wildlife and the Richborough Roman Fort. • There are wide, far-reaching views in all directions.	



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H1 Hamlets of Westmarsh and Ware	
Location	Westmarsh and Ware are somewhat isolated hamlets in the parish of Ash, approximately 2.5 miles from the village centre at the northern extremity of R1 Ash Horticultural belt. Both hamlets are outside the settlement boundary of Ash village.
Topography	The topography is gently sloping undulating land, sloping towards the very flat, now drained, ancient marshland of the former Wantsum Channel. The hamlets sit on what was the coastline of the channel before it silted up after Anglo Saxon times and was drained with a series of dykes, ditches and streams. This has created very flat farmland stretching to the Parish boundary along the River Stour. A stream and its valley cut through Ware at Downfield Farm. Most of the area is only a few feet above sea level and is therefore prone to being very wet in the winter months.
Land use	Agricultural, residential, limited commercial. The area is very much turned over to farming mainly orchards and some horse paddocks and other livestock such as sheep and chickens. The hamlets are now almost entirely residential, with a mix of older and retired residents and several younger families. Historically there was a local pub, this became a tea room and has subsequently ceased trading. It is now operated as a crafts centre. There is a riding centre at the entrance to Westmarsh Drove and a caravan site below the village hall used for seasonal farm workers for several years. There are holiday cottages on New farm Drove.

	A number of people work from home.
Layout	The layout reflects the historical context of the respective hamlets. Westmarsh was a separate ecclesiastical parish extending as far as Paramour Street, for approximately 100 years. See section on Buildings.
Roads, Streets and routes	These hamlets are accessed by narrow rural lanes which due to the typography are prone to flooding in winter in their lowest parts. Ware lies along the lane to Preston. Westmarsh is accessed by Wass Drove, a narrow lane that exits at each end on to the Preston Lane forming a rough U-shape. There are two old drove roads. Westmarsh Drove leading into the marsh at the western end of the hamlet, and another, Corner Drove, at Ware. There is no public transport. Wass Drove is part of the National Cycle Route 1 and it is part of the Stour Valley Walk. Many footpaths lead off from the hamlets. The area is well used by walkers and cyclists.
Spaces	A village hall is at the midpoint between Ware and Westmarsh, which has a small car park and a grassy area used for outdoor activities.
Buildings	Ware - There is a variety of housing, that follows Preston Lane. - At the start of Preston Lane is a large imposing building, the old vicarage (Westmarsh used to be a separate ecclesiastical parish). - There are two farms, Downfield and Great Ware Farm and two converted buildings, the old school and the church, as well as detached houses of varying ages. - A significant listed building on the land of one of the mediaeval manors, Uphousden, dating from 1500's, is found at the western end of the hamlet. Westmarsh – There is a variety of housing along the Wass Drove, often interspersed with small fields. Plot sizes vary greatly from several acre plots to small gardens. The housing is around the centre which once had a post office and shop as well as a pub. - House types vary from a converted farm house, oast and free church chapel to nineteenth century cottages, bungalows and a small number of mid- twentieth century houses. - Some are timber framed and have thatched or Kent peg tiled roofs, older houses have wooden windows. - On the western exit from the hamlet is a magnificent listed building dating from the 1400's, Wingham Barton Manor, which is the remains of one the mediaeval manors of the parish. It was originally in the hands of the Archbishop of Canterbury along with a large estate.
Landmarks	The listed buildings are the main landmarks, in particular Wingham Barton Manor (shown in photo). 



The Old Post Office now a house

Green and natural features	There are old hedgerows and trees in many properties. There is a small lake originally created for irrigation along the stream in Ware which supports willow and wildfowl.
Streetscape	There are no pavements or street lighting.
Views	The low-lying nature of the land presents wide open vistas, particularly on and across the marsh levels with few trees to block the extensive views towards the River Stour.
Key Characteristics	• These are two adjoining hamlets set on the edge of flat marshland overlooking the Ash Levels. Westmarsh was for approximately 100 years a separate ecclesiastical parish extending as far as Paramour Street. • There are a number of significant listed buildings including Wingham Barton Manor (one of the original manors of the area), Uphousden and the converted Westmarsh Church. • There are houses of varying ages, many showing Kentish vernacular architectural features. Some are converted from earlier uses when the hamlets were mainly self-sufficient e.g. an old oast house, the old post office, the old vicarage. • The hamlets are surrounded by agricultural land with many trees and hedges. The marshland to the north is very flat giving wide views towards the River Stour over the Ash Levels which is all artificially drained wet marshland (R2). • It is an area much favoured by walkers and cyclists.

H2 HAMLETS OF COP STREET, UPPER AND LOWER GOLDSTONE



H2 Hamlets of Cop Street; Upper and Lower Goldstone		
Location	These three linked hamlets lie one and a quarter miles to the north of Ash village in the Horticultural Belt (R1) of the Parish, north of the A257 bypass. They are outside the settlement boundary of Ash village.	Map Pg 44
Topography	The land slopes from 18m above sea level at Cop Street to just below 5m above sea level at Lower Goldstone. Surface drainage is by ditches and a stream flowing behind the row of cottages to Ash Levels (R2) and thence to the River Stour.	
Land use	Residential, commercial (agriculture), recreational The land behind and between the houses is agricultural land, mainly used for horticulture in Cop Street. There is some pasture on either side used for sheep and horses, below the double bends. Below this it is fruit orchards, part of the Chandler and Dunn Goldstone Farms Enterprise of livestock, fruit and arable. They provide the main employment within the area especially at fruit harvest time and in their fruit packing station. - The only retail business is Chandler and Dunn's butchery, housed in converted farm buildings at Lower Goldstone. - The area is well used by walkers, runners, horse riders and cyclists who enjoy this gentle gradient, the green landscape and the access to the Stour Valley walk and Richborough Castle.	
Layout	The hamlets form a ribbon of settlement along a narrow rural lane, Cop Street Road, bordered by native hedging with fields beyond. The layout shows an ancient mix of residential and agricultural activities with a relaxed organic relationship between the two. This results in varied plot sizes and shapes.	
Roads, Streets and routes	The road from Ash village is narrow and difficult when cars meet articulated lorries or farm traffic, especially on the double bends at Cop Street. There is a crossroads where the lane meets the east west route from Richborough to Preston. The lane then becomes a single track bordered by the stream, to Lower Goldstone and finally accesses the Richborough Road via a private track. (This is part of National Cycle Route 1). A drove road leads further down onto the Ash Levels. There are no pavements. The road is crossed by several Public Rights of Way.	
Spaces	There are no public open spaces.	
Buildings	There are 51 residences in all. Most are: • Detached with generous gardens and border the road. Some have long driveways and are not visible from the road. There are none above two storeys. There are several bungalows and small detached houses and two rows of terraced farm cottages just above the crossroads and at Lower Goldstone. About 40% are rented and the rest owner occupied. • There are a number of converted buildings, some former farm buildings and an old forge in Cop Street. Also, a converted public house the Wheatsheaf (the present one, replacing an old one, built when a local coal mine was proposed). The former uses are often identified by their	

	names e.g. The Old Forge, The Old Barn and Hadaways (builders of several local houses in early 1900's). - The oldest buildings, dating back to the 1700's, are in lower Cop Street and Lower Goldstone, apart from Belle Vue cottages. This area was part of the mediaeval Goldstone Manor lands and has several listed buildings, Goldstone Court, The Poplars and Upper Goldstone Farmhouse. - There are four farmyards no longer functioning two of which, Belle Vue and Upper Goldstone Farm, go back to 1700's. - There is no house numbering other than to identify houses grouped together. - There is no main drainage or gas supply. - Most properties are red brick built; some are London stocks. - Roofs are Victorian slates or Kent peg tiles. - There are sash windows and Flemish gables. All properties reflect the era and fashions of the time they were built, and conversions show sympathy for the age of the original. 
Landmarks	There are no significant landmarks other than the older houses.
Green and natural features	The lane is bordered by native hedges of hawthorn, hazel, blackberry and honeysuckle among other shrubs. There are many mature ash trees and some willow along the stream. It is home to much wildlife both in the hedges, trees, orchards, arable fields and stream. The main features of the lane are the green vegetation and natural features.
Streetscape	It is a hedged, rural, lane with no street furniture other than road signs. The old yard wall of Upper Goldstone Farm forms a significant feature along the lineside with a VR (Victoria Regina) post-box set into it.
Views	There are very few views from the lane except where it passes through fields in Lower Goldstone. However, most residences have distant views from the rear and first floor windows of their properties.
Key Characteristics	- A long ribbon of mainly detached housing along Cop Street Road stretching continuously to Lower Goldstone. It crosses the Horticultural belt (R1) northwards to the edge of the Ash Levels (R2). - Pleasant homes in a rural location ranging in age from 1700's to early 1900's. Many are detached with Kentish vernacular, architectural features. Some buildings have changed their functions over the years e.g. converted farm buildings and a converted forge. - There is steady traffic use from farms and traffic to and from Westmarsh and other hamlets, as it is the main route to the A257 bypass. It is just within walking distance of Ash. - The housing is surrounded by farmed, agricultural land. - There are many mature trees and hedgerows along the road which are rich in plant and wildlife.

APPENDIX 1 - LISTED BUILDINGS in the PARISH OF ASH

Listings highlighted in yellow are noted in the Character Assessment under sections Buildings and / or Landmarks. There are two Grade I, four Grade II* and 99 Grade II listings. Some of the listings, particularly for the buildings in The Street, may cover a linked pair of cottages, or more than one address in linked properties or terraces.

If viewed electronically, each name / description is linked to the listing text. The electronic source is from [BritishListedBuildings.Co.UK](https://www.dover.gov.uk/Planning/Conservation/Listed-Buildings/Listed-Buildings.aspx). See Dover District Council web-site for mapping of each listing - <https://www.dover.gov.uk/Planning/Conservation/Listed-Buildings/Listed-Buildings.aspx>

1. I **Church of St Nicholas**
2. II **Churchyard Wall and Gate Piers About 20 Metres North of Church of St Nicholas**
3. I **Richborough Castle**
4. II* **Chilton House**
5. II **Wall to Chilton House, About 5 Metres South of Chilton Cottage**
6. II **Garden Wall and Gate About 5 Metres North of Chilton House**
7. II* **Paramour Grange**
8. II* **School Farm House**
9. II **Granary About 5 Metres North East of School Farmhouse**
10. II* **Wingham Barton Manor**
11. II **Barn About 75 Metres North of Wingham Barton Manor**
12. II **1 and 2 Goldstone Court**
13. II **1 and 2, Goodban Square**
14. II **30 and 32, the Street**
15. II **34, the Street**
16. II **36, the Street**
17. II **41, the Street**
18. II **43, New Street**
19. II **50, New Street**
20. II **57a and 57b, the Street**
21. II **61 and 63, the Street**
22. II **87 and 89, the Street**
23. II **Brewery Cottage brewery House first and Last Cottages**
24. II **Cairn**
25. II **Cape House**
26. II **Castle Farm**
27. II **Chequer Court**
28. II **Chequer Lodge**
29. II **Cherry Thatch**
30. II **Chilton Cottage**

31. II [Cook's Farmhouse](#)
32. II [Collar Maker's Hole](#)
33. II [Cottage to Rear of the Beauty Shop \(10/72\)](#)
34. II [Diamond Cottage](#)
35. II [East Street Farmhouse](#)
36. II [Fairview Farmhouse](#)
37. II [Flint House flint House Cottage](#)
38. II [Forge Cottage Pearl Cottage](#)
39. II [Franklyn Cottage](#)
40. II [Good Fortune Take Away](#)
41. II [Goss Hall](#)
42. II [Barn About 40 Metres South of Goss Hall](#)
43. II [Barn and Cowhouses About 50 Metres South East of Goss Hall](#)
44. II [Great Weddington](#)
45. II [Griffin Cottage](#)
46. II [Guilton Farmhouse and Garden Wall](#)
47. II [Guilton House](#)
48. II [Guilton Rectory](#)
49. II [Guston Court](#)
50. II [Stables About 5 Metres South West of Guston Court](#)
51. II [Hills Downe](#)
52. II [Hoaden Farmhouse](#)
53. II [Holly Tree Cottage and Numbers 1-3 Guilton Cottages](#)
54. II [Idle Dyke Cottage](#)
55. II [King's End Farmhouse](#)
56. II [Little Nash Farmhouse](#)
57. II [Lovekey Cottage](#)
58. II [Meadow View](#)
59. II [Moat Farmhouse](#)
60. II [Molland](#)
61. II [Mulberry House](#)
62. II [Nash Court](#)

- 63. || Barn About 60 Metres North of Nash Court
- 64. || Nash Farm House
- 65. || Nat West Bank
- 66. || Norfolk House
- 67. || Padbrook
- 68. || Paramour Farm
- 69. || Prospect Farm House
- 70. || Pump Cottage / Yeoman Thatch
- 71. || Richborough Farm Richborough Farm Cottage
- 72. || Sandhills Farmhouse
- 73. || Sedge's
- 74. || Sheerwater Farmhouse
- 75. || Ship House
- 76. || Shipyard Cottages
- 77. || Spencer House
- 78. || Garden Wall About 10 Metres North of and Returned to Spencer House
- 79. || Streetend House and Garden Walls
- 80. || The Beauty Shop
- 81. || The Chequer Inn
- 82. || The Lion Cottage
- 83. || The Lion Hotel (60 and 60a The Street)
- 84. || The Manor House
- 85. || The Mascot
- 86. || The Pharmacy
- 87. || The Poplars
- 88. || The Post Office
- 89. || The Russet House
- 90. || The Shrubby
- 91. || Turner House
- 92. || Uphousden Farm House
- 93. || Granary About 30 Metres East of Uphousden Farmhouse
- 94. || Outhouse 5 Metres North of Uphousden Farmhouse
- 95. || Upper Goldstone Farmhouse

96. II **Vine Cottage vine House**

97. II **Yeoman Cottage**

98. II **Young's Cottage**

Grade II listings at the Church of St Nicholas

99. II **Chest Tomb About 2 Metres North East of Church of St Nicholas**

100. II **Chest Tomb for Tomlin Family, About 3 Metres East of North Porch of Church of St Nicholas**

101. II **Chest Tomb for Wood Family, About 3 Metres South East of Chancel of Church of St Nicholas**

102. II **Pair of Tomb Chests About 30 Metres South of South Transept of Church of St Nicholas**

103. II **Group of Chest Tomb and 5 Headstones, About 30 Metres North West of Church of St Nicholas**

104. II **Pair of Headstones, About 1 Metre North of North Chancel of Church of St Nicholas**

105. II **Monument About 1 Metre South of Church of St Nicholas**