

# Ash Neighbourhood Development Plan

## Design Styles

### November 2019

Achieving standards of design that respect the context, character and heritage of the village and provide the key elements of sustainable development.



## Contents

|     |                                                                                           |    |
|-----|-------------------------------------------------------------------------------------------|----|
| 1   | Introduction and purpose of this document.....                                            | 2  |
| 1.1 | To achieve this, the planning of development should be design-led .....                   | 2  |
| 1.2 | General principles/elements of acceptable design .....                                    | 2  |
| 2   | Design Style.....                                                                         | 3  |
| 3   | Building Materials .....                                                                  | 4  |
| 3.1 | Roofs .....                                                                               | 4  |
| 3.2 | Walls.....                                                                                | 4  |
| 3.3 | Windows and Doors.....                                                                    | 4  |
| 3.4 | Chimneys.....                                                                             | 5  |
| 3.5 | Garages .....                                                                             | 5  |
| 4   | Landscaping, Layout and Connectivity.....                                                 | 5  |
| 4.1 | Landscaping.....                                                                          | 5  |
| 4.2 | Layouts .....                                                                             | 5  |
| 4.3 | Connectivity .....                                                                        | 6  |
| 5   | Detailing.....                                                                            | 6  |
| 5.1 | Street Furniture.....                                                                     | 6  |
| 5.2 | Signs .....                                                                               | 6  |
| 5.3 | Lighting.....                                                                             | 6  |
| 5.4 | Rainwater Goods.....                                                                      | 6  |
| 5.5 | Services .....                                                                            | 6  |
| 6   | Alterations and Extensions to Historic Buildings .....                                    | 7  |
| 7   | Policies for design .....                                                                 | 7  |
| 8   | Sample pictures of brickwork patterns and gable end designs that may be seen in Ash ..... | 8  |
| 9   | Bibliography .....                                                                        | 9  |
| 10  | Appendix 1 – Ash Design Guide 2019 Note: added 2021 .....                                 | 10 |

# 1 Introduction and purpose of this document

1. Ash Parish Council is seeking high standards of design that respect the context, character and heritage of the village and provide the key elements of a sustainable development.
2. Ash has evolved as many other traditional Kent villages with development concentrated along a few streets. The historical landscape setting with panoramic views across to other settlements is all around. There is a diversity of style and age of buildings from the 14th and 15th centuries, through Georgian and Victorian eras to the present day, all of which provide homes for current residents. Innovative designs for development that reflect the scale, street patterns, landscapes and character of the area and can blend in seamlessly, without careless imitation, will be welcomed.

## 1.1 To achieve this, the planning of development should be design-led

3. Buildings are three dimensional and normally viewed in perspective. They are all too often designed in elevation only. Applications should include verifiable views rather than 'artist's impressions and be drawn within the overall context of the immediate vicinity.
4. This document provides guidance on design principles and details that promote preferred architectural treatments to achieve well designed developments. It should be read in conjunction with the Ash Neighbourhood Development Plan, the Ash NDP Character Assessment 2018, the current Kent Design Guide and National Design Guide 2019.
5. Developments that include the conversion, alteration or extension of or addition(s) to 'listed' and/or historic buildings will require additional factors to be considered when assessing the merits of a proposed development. (See Section 6 alterations and extensions to historic buildings).

## 1.2 General principles/elements of acceptable design

6. Key general elements which all proposed developments are expected to address are:
  - Design style - roofs, chimneys, walls, windows, doors, rainwater goods, space between buildings, gardens, boundaries and garages.
  - Materials and construction
  - Landscaping , Layout and Connectivity
  - Detailing: Street lighting, Signs and Services
  - Designs for places and buildings that follow the principles of the energy hierarchy according to The National Design Guide 2019 paras 135-144
  - Provision for maximising and enhancing opportunities in the environment for wildlife habitats and bio-diversity

## 2 Design Style

7. Development proposals that are in or near a conservation area or involve work to historic or listed buildings must demonstrate accurate reference to traditional, local building designs, layouts and vernacular features.
8. A large variety of local building decoration and ornament that can be seen in Ash includes:
  - brick bonds and pointing types
  - diaperwork
  - herringbone patterns
  - brick nogging and infilling
  - kneelered, shaped and Dutch gables
  - raised decorations such as stringcourses, platbands, plinths and dentillation.
  - Tile hanging and weatherboarding, both traditional Kentish construction methods have been widely deployed in Ash.
9. Designs should also be in keeping with surrounding buildings and their key features, respecting the established character of each and any of the ten Character Areas defined in the Ash Character Assessment 2018. This is particularly important where larger developments constructed using modern building techniques are to link with existing built areas and layouts.
10. Reinforcing features of scale, street patterns, green spaces that encourage community engagement and being innovative to integrate new homes and buildings to blend with differing eaves heights, frontage width, fenestration, materials and local traditional colours is all part of a well-designed proposal.
11. 'House extensions' should always 'use similar materials and fenestration' as those of the host house The preservation of existing historic views, landmarks and landscape features is essential.
12. Attempts to replicate a 'village street' must carefully consider the proportions of buildings. Over history, ceiling heights in traditional building types varied usually as the storeys went up. Many designs trying to look "Georgian" or "Victorian" fail due to the provision of a standard 2.4 metre ground floor ceiling height and this in turn leads to too much consistency through equal cill levels.
13. Equally the spacing between houses is important in achieving a traditional village appearance. Too many detached houses with very small gaps between or pairs of semis with large gaps do not give a rural appearance whereas the varied Victorian and Georgian homes in The Street, Ash that have a 'terrace' format with vehicle accesses through them have always proved highly desirable.

### 3 Building Materials

14. The choice of good quality, locally sourced, traditionally produced materials of appropriate colour will help new buildings/constructions blend more successfully into the context of their surrounds. These are essential considerations when dealing with listed buildings and conservation areas. There are three conservation areas in Ash and 105 Listed Buildings.
15. Locally sourced materials, re-cycled and re-used bricks, tiles, timber etc and up to date construction techniques can generate greater sustainability in a project and increase energy efficiency whilst lessening demand on natural resources. Development proposals should pay particular attention to the Energy Hierarchy. (See National Design Guide Pg 43 R1 + R2. NPPF chapters 12+14 also apply)

#### 3.1 Roofs

16. There is a finite supply of traditional Kent peg tiles and local authorities often resist their use on new projects even including extensions to Listed Buildings. If modern clay plain tiles are used, they need careful selection and laying as they cannot replicate the polychromatic look of old peg tiles and can result in an intrusive piebald effect. The appearance of machine made clay plain tiles can be improved if laid with some on pegs and some nibs. Pan tiles have been used quite extensively in Ash and could be used to add variety to a development.
17. The durability of materials is essential to ensure ease and cost-effectiveness of maintenance and a high standard of appearance over time. Construction techniques and carefully chosen materials should prevent a rapid deterioration that can lead to buildings with an unsightly or neglected appearance.

#### 3.2 Walls

18. Bricks remain one of the best traditional building materials and perform well over time. There are many different bonds and patterns of laying bricks and a selection of several material colours and varied bonds and pointing give a development the impression of a scheme of being constructed over time.
19. Weatherboarding or tile hanging is frequently seen locally but when traditionally fixed to timber frame doors and windows would not be set back. Such details are important to create authenticity.

#### 3.3 Windows and Doors

20. Vertically sliding sashes and casement windows are preferred. Designs imitating sash windows but where the top sash is hinged at the top look very inappropriate when open. Side hinged casements are preferable. White coloured frames are preferred but traditionally coloured frames (e.g. brown) are acceptable if in keeping with the colour palette of the building. The design and colour of doors should also follow the traditional pattern with careful choosing of any architraves, mouldings, porches or canopies.
21. Glazing: Triple glazing preferred although double glazing acceptable. Single glazing is acceptable in conservation areas but with secondary glazing for occupant comfort.

### 3.4 Chimneys

22. Due to the wide range of design and age of properties in Ash, chimney construction regarding stacks, brickwork patterns, flues, caps and cowls should reflect the traditions of the vicinity.

### 3.5 Garages

23. If provided it is important that garage doors should not dominate the elevation through poor choice of colour or material and that garage size can accommodate modern vehicles.

## 4 Landscaping, Layout and Connectivity

### 4.1 Landscaping

24. Existing healthy trees and hedgerows and long-established landscape features should be retained to provide a sense of place and enhance the scheme in terms of amenity and biodiversity. Trees protected by Tree Preservation Orders should be incorporated in the scheme's design. Wherever possible, hedgerows and walls should be retained, particularly on road frontages, in order to enclose private gardens and screen roads.
25. A full audit of trees should be carried out before the planning and designing of buildings.
26. The design of new developments should be based on a network of linked spaces rather than on a standardised highway layout with buildings arranged around it. A rigid geometrical highway layout would not be appropriate in rural Ash.

### 4.2 Layouts

27. Strong historic layouts that may be reflected by varied widths of road, footways or verges must be retained and continued into development sites. Open plan designs would not be appropriate and treatments for boundaries should include low-level hedges and the use of natural barriers including shrubs, flower beds and trees. Fences, railings and gates are acceptable but 'well-maintained hedges and low-level barriers between garden perimeters and pavements are far more suited to Ash's green setting.



Type of 'desktop' design not appropriate in Ash due to lack of detail, too open plan, no verges or footways etc



Spacing out of keeping with traditional street scene

## **4.3 Connectivity**

28. **Connectivity affects the degree to which networks of streets, footpaths and cycling paths provide easy, safe access to key destinations for pedestrians and takes account of the diverse needs of all users. Excellent connectivity actively seeks to discourage car use by making local trips easier and more pleasant by foot than by car. The layout will promote activity and social interaction and incorporate green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity by providing safe green corridors for wildlife to move safely to and from the site to their habitats.**

## **5 Detailing**

### **5.1 Street Furniture**

29. **Good quality street furniture including seating can play an important part in creating the character and enhancing the function of a place. Designs should always avoid street clutter.**

### **5.2 Signs**

30. **These should only be provided where they are absolutely necessary. They should be in a legible place and be of a suitable size, colour and design particularly if they are to be located in or near one of the Ash Conservation Areas. Street name plates should be in keeping with the locality and, where possible, should be mounted on buildings or walls.**

### **5.3 Lighting**

31. **High quality lighting is essential to safety. Lighting should generally be provided by overhead street-lamps. To minimise clutter, these should be attached to buildings wherever possible. However, illumination from lamps that are lower in height can meet the needs of pedestrians and minimise light pollution. Lighting should only be directed where necessary so as to avoid light pollution that has become a prominent environmental concern. It should not result in the loss of night-time Dark Skies or night-time landscape**

### **5.4 Rainwater Goods**

32. **In the Ash conservation areas guttering, hopper and pipe material should be made in cast iron and when being replaced attention must be given to the original architectural design. Substitute materials such as uPVC are not acceptable.**

### **5.5 Services**

33. **Where possible, service and drainage runs should share below ground, common trenches to minimise disturbance to the site around the buildings, and be sited under verges and service strips rather than roads or footways.**
34. **Services and drainage runs should be located in such a manner as to prevent damage to the root system of any retained tree including those along highways and in paved areas.**

35. The use of rainwater harvesting systems and devices including water butts is encouraged for water conservation.

## **6 Alterations and Extensions to Historic Buildings**

36. Work to historic buildings should always retain the characteristic features and ornamental details which give buildings their identity and show their past use. New features necessary for a conversion must blend unobtrusively with the character and the scale of the building in design and use of traditional materials and construction methods. This applies whether or not a building is 'listed' as a 'building of architectural or historic importance', or is located within a conservation area.
37. In Ash this may include keeping the cowls on oasts and oast kiln roofs intact and kiln brickwork only punctured by narrow openings to allow for light.
38. Original barn hoists and loading doors should be carefully restored and retained and the sweep of an original barn roof should not be broken by dormers or inappropriate roof-lights.
39. Bell cupolas and clocks on chapels and schools are also traditional local features that must be retained in any conversion.
40. Proposals that have designs that sustain and enhance local significant heritage assets and yet can include sustainable economic and viable community uses will be encouraged.

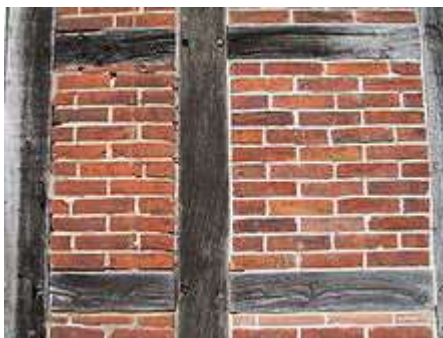
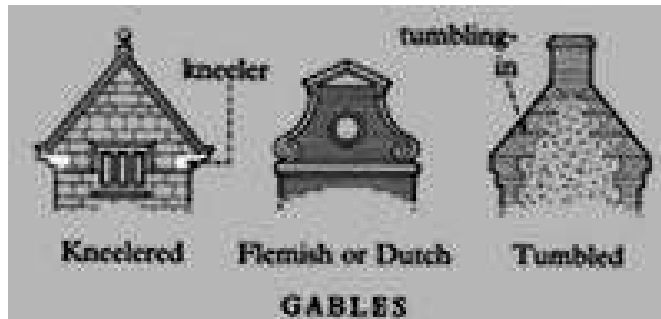
## **7 Policies for design**

41. In order to be supported any application seeking development permission must:
1. Respond positively to the area's character, scale and identity whilst reinforcing local distinctiveness particularly in the Ash Conservation Areas and specific features identified in the 10 Character Areas of the Ash NDP Character Assessment 2018.
  2. Conserve or enhance important built and archaeological heritage assets and their settings by reference to existing layout, landscape, density, mix, heights and traditional local materials.
  3. Promote accessibility through networks of streets, footpaths and cycling paths that provide easy, safe access to key destinations for pedestrians and takes account of the diverse needs of all users and where appropriate, provide public space to encourage social interaction
  4. Developments should take a proactive approach to mitigating and adapting to climate change. Developments should be designed and constructed to follow the energy hierarchy with buildings and places adapted to reduce energy needs through utilising natural resources and renewable energy infrastructures.
  5. Developments should maintain or enhance the connectivity of all green corridors wherever possible to create safe movement for species on or through the site and preserve areas that form essential habitats for wildlife.

## 8 Sample pictures of brickwork patterns and gable end designs that may be seen in Ash



Tudor diaper work



Brick noggin



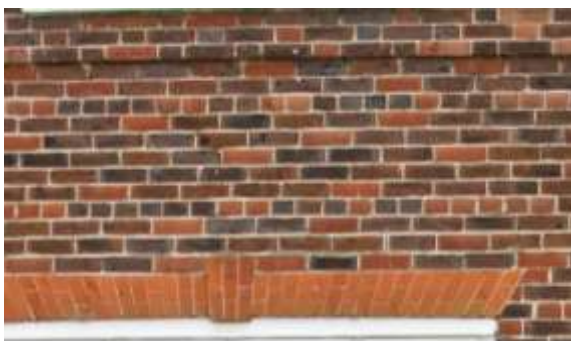
Brick noggin, herringbone brick



String course Canterbury



String course brickwork



English Garden wall bonding where 5 brick courses are laid as stretchers between one of headers



English bond

## 9 Bibliography

### **Ash Parish Council**

Ann Foat, *Ash Neighbourhood Development Plan Character Assessment* 2018

Kelly Lott, *Ash Neighbourhood Development Plan Local Green Spaces Assessment* 2018

**Kent County Council**, Kent Design Guide. Creating the Design. Step 4 Pgs 150-78

**NPPF 2019** Section 16 Conserving and enhancing the historic environment

### **National Design Guide 2019**

Section C2 Value Heritage, local history and culture Para 45, Pg 12

Section R1/R2 Energy Hierachy Pg 43 Paras 138-145

Section I1 Respond to existing local character and identity Paras 51-56, Pg 14-16

And in recognition of local volunteers who spent much time in producing this section.

**Nicholas Blake** - 'designing buildings as Architecture in Context'

**Alison Charles**

**Ken Collingwood**

**Ian Howard**, 'East Kent Photography', Ash, Kent

## 10 Appendix 1 – Ash Design Guide 2019 Note: added 2022

The photos show the many architectural features, styles, designs, layouts, colour palettes, roof treatments, materials, conversions, new builds and shows the variety in the traditional Ash village areas. The most successful buildings and places are the result of careful attention to detail, including the choice of materials, colour of materials and applied colour. Buildings in Ash span several centuries giving the village a sense of its history and demonstrating the necessity of not confusing architectural styles. New development should place emphasis on complementing a site's context by the quality of the design whether it reflects a historic style or a contemporary approach.

The Street, Ash. This is a designated Conservation Area. (East to west).



*Photo 1 Street End House*



*Photo 2 Chimney detail*

Street End House is a fine example of a formal, symmetrical early 19<sup>th</sup> century house with high ceilings to the rooms



*Photo 3 Mid-19<sup>th</sup> century terrace cottages looking to Street End house*



*Photo 4 Chimney style on the terrace*

The two rows of terraces (one shown in Photo 3) are mid-19th century with slate roofs giving a shallower pitch. It shows that to fit in, it is not essential to use small, Kent peg/plain tiles. Slates were used from the early 19th century, probably imported through Sandwich before they came by the newly built railways from the mid-century. The terraces are separated by the entrance to Havelock Place.



*Photo 5 Griffin Cottage*



*Photo 6 Detail on Griffin Cottage*

Late 18<sup>th</sup> century. Brown brick with plain tiled roof of variegated colours, hipped dormer and traditional sashes (Photo 6).



Photo 7 Vine House



Photo 8 Detail Tudor style gabling

Old English Composition. Two barge boarded gables with applied half-timbering and terracotta pinnacles. Lies next to Griffin Cottage.(Photo 5).



Photo 9 Converted barn (2019) behind Vine House.



Photo 10 Shop converted to domestic use (opposite Vine House Photo 7)



Photo 11 The Old School (82-86 The Street)



Photo 12 Detail (Old School)

The Old School fronting The Street was built in 1871. When the school moved, it had various commercial uses and was last used for many years by organ makers. It is next to Vine House(Photo 7).



Photo 13 Tudor cottage junction Moat Lane / The Street



Photo 14 Detail Tudor Cottage in Fig 14

Timber framed house with timbers exposed with plaster infill. Bilt circa 1500 and previously known as The Lion Cottage, it is sited opposite the old Lion Hotel.(Photo 16 below). Both houses have a random asymmetrical appearance that can adapt more easily to modern uses if this design concept is followed and it allows houses to vary to obtain solar gain.



*Photo 15 Chimney style Tudor Cottage (Photo 13)*



*Photo 16 Terrace cottages beside St Nicholas Church*



*Photo 17 The Street corner with Queens Road*



*Photo 18 Chimney detail (Photo 17)*

Arts and Crafts style terrace circa 1900 next to The Lion Hotel. The original features have been carefully retained.



*Photo 19 The Lion Hotel*



*Photo 0 Barn converted to commercial use*

The Lion Hotel (16<sup>th</sup> century) was rebuilt in 2009 after being destroyed by fire. It is opposite the Tudor cottage (Photo 13). Beside the Lion Hotel is a sympathetic conversion and re-use of an out-building / barn with its character retained.



*Photo 21 St Nicholas Church*



*Photo 22 Street view of frontage of St Nicholas Church*

St. Nicholas Church, Ash was probably built around 1190 AD on the site of an early Saxon building. It was altered in the 14th century, and the central tower was added in the 15th century. It is the dominate feature in the centre of Ash village both architecturally and socially.



*Photo 5 Ship Yard off The Street*



*Photo 6 Ship Yard, leading south*



*Photo 7 Ship Yard*



*Photo 26 Detail*

The conversion of Ship Yard to domestic use. When the village bakery closed, the conversion retained the bakery loading door (Photo 26)



*Photo 27 Middle Cottage (1885)*



*Photo 28 The Street, south side (looking east)*



*Photo 29 The Street, north side (looking west)*



*Photo 30 Pudding Lane, off The Street (opp Photo 29)*

Terraced homes dating from 16<sup>th</sup> to 18<sup>th</sup> centuries, in the village centre. East to St Nicholas Church, west to Chequer Lane.

The centre of the village on The Street around the junction with Chequer Lane is included in the designated Conservation area. There is a mix of commercial premises amongst the residential. The Chequer Inn circa 1500 (Photo 32) is one of the many listed buildings in this area. It is important to support the retention of village services while also keeping the character of the area with sensitive conversions and adaptations including commercial signage and shop frontages.



*Photo 31 South side of The Street*



*Photo 32 Looking east on The Street*



*Photo 33 Looking west on The Street*



*Photo 34 Junction of Chequer Lane and The Street*



*Photo 35 Pump Cottage and Yeoman Thatch  
They can be seen in Photo 33 beside the buildings used as commercial premises.*



*Photo 36 Detail of these circa 17<sup>th</sup> century cottages*



*Photo 37 Victorian terrace, looking back to the centre*



*Photo 38 7 The Street (Yeoman Cottage) Grade II 1624*



*Photo 39 = 5 The Street – now a school*



*Photo 40 – chimney detail (of 5 The Street)*

From the centre of Ash there are several other roads where development over the years has resulted in a blend of many other architectural features.

#### Chequer Lane



*Photo 41 Chequer Lane looking north*



*Photo 42 Chequer Lane East side*

*Photo 43 Bungalows  
On Chequer Lane*



#### Queens Road



*Photo 44 & 45 The Lanes built in 2017 as part of a development of 14 houses on the site of a former warden assisted home.*

*Photo 46 Resthaven Almshouses  
built in 1903 and extended in the  
same style in March 2020*



## New Street

This was the main route to Sandwich from the 13th century to the 18th century. The houses reflect a variety of styles with a number of listed buildings mixed with development over time.



*Photo 47 8 &10 New Street Lavender Place*



*Photo 48 36 New Street*



*Photo 49 50 New Street circa 17<sup>th</sup> century*



*Photo 50 52 New Street*



*Photo 51 New Street approx. half way along headed east*



*Photo 52 Orchard View access off New Street*

### Sandwich Road and Gardners Close

The south west end is in the designated Street End conservation area. This part of Sandwich Road is associated with Gardners Brewer and the site of new residential development with a variety of housing styles sympathetic to the area.



*Photo 53 First and Last Pub now residential*



*Photo 54 Paradise Row 19<sup>th</sup> century brewery cottages*



*Photo 55 Terrace fronting Sandwich Road part of Gardners Close*



*Photo 56 Gardners Close development of 21 homes built on the site of the old brewery*

### Collar Makers Green off Sandwich Road

Built in 2000 with 80 houses on plots of various sizes with a central green. It is a mix of large, detached houses and some semi-detached with a number of small Closes off the central area. The houses do not reflect village heritage or design.



*Photo 57 central green at Collar Makers Green*



*Photo 58 house styles around the central green*



*Photo 59 house styles around the central green*



*Photo 60 house styles around the central green*