

Bredgar Conservation Area Character Appraisal and Management Strategy

ADOPTED OCTOBER 2023



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FOREWORD

“Historic buildings and places add to the quality of people’s lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor-quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst for sustainable, sensitive regeneration and development, and for creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Bredgar Conservation Area and the Policy and Resources Committee has agreed to adopt this document that incorporates revisions arising from an actively participated Public Consultation.

This is one of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 - 2032.”



Councillor Mike Baldock, Cabinet Member for Planning and Swale Borough Council Deputy Leader and Heritage Champion

Mike Baldock

ADOPTION STATEMENT

Following public consultation between July 2023 and August 2023, the Borough Council's Committee considered the representations that were made in relation to the Bredgar Conservation Area review at its meeting on the 18th October 2023. The officer recommendation that the Bredgar Conservation Area should be formally re-designated as such and that the Character Appraisal and Management Strategy should be adopted for development management purposes was approved at the Borough Council's Committee Meeting on the 18th October 2023. This document is therefore now formally adopted for use by the Borough Council following the conclusion of the necessary 21-day notification period in the London Gazette and a local newspaper, and to Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, from the 20th November 2023, or shortly thereafter.

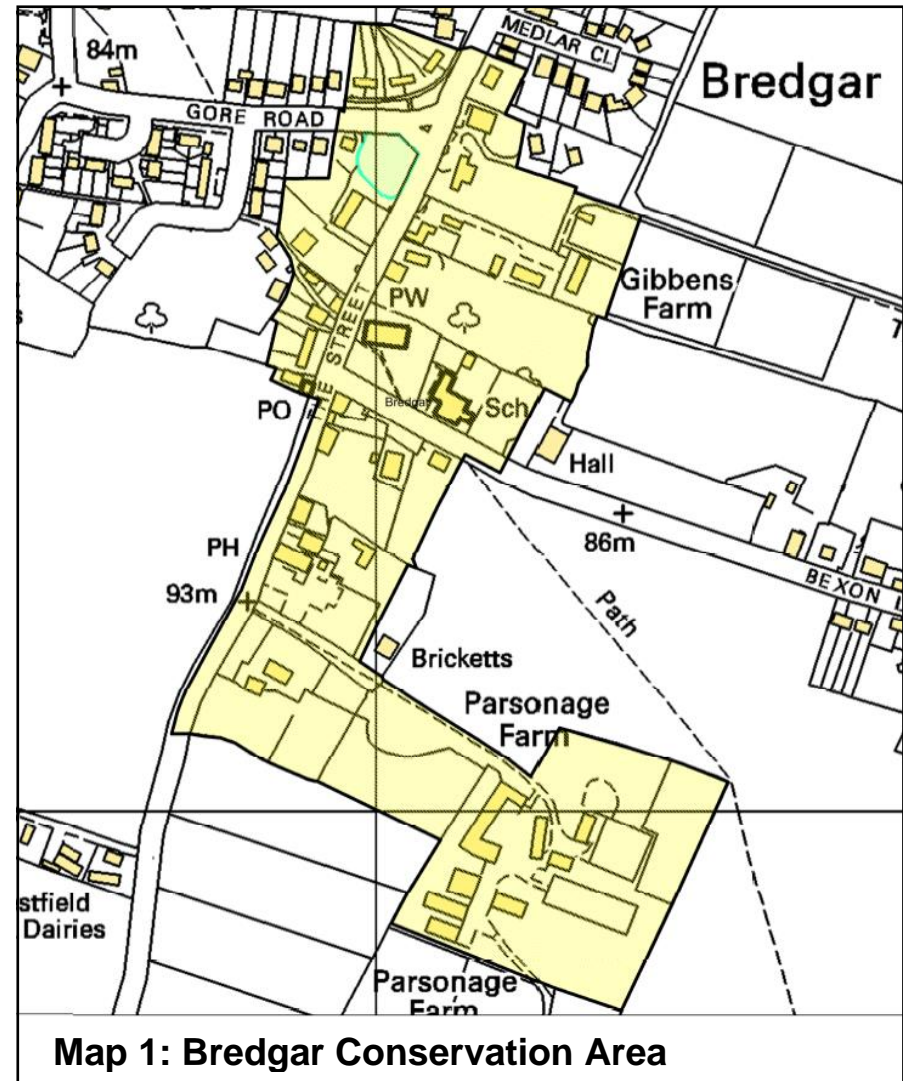


1.0 INTRODUCTION

1.1 Bredgar Conservation Area

Bredgar Conservation Area was originally designated by Kent County Council on 2 November 1973. It was reviewed by Swale Borough Council in 2000 as well as on the 2 February 2006 when it was extended and formally re-designated. A brief character appraisal accompanied the re-designation in 2006.

Map 1 opposite shows the current extent of the conservation area as it was designated in 2006.



1.2 The Purpose of conservation areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹.

It is the responsibility of individual local planning authorities to designate and review conservation areas from time to time using local criteria to determine and assess their special qualities and local distinctiveness².

The aim of conservation area designation is to protect historic places and to assist in positively managing change, so that their special character is safeguarded and sustained. Areas may be designated for their architecture, historic layout and use of characteristic or local materials, style or landscaping. In practice it is normally a combination of some or all of these special characteristics which merits designation.

Above all, conservation areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

Conservation area designation provides protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- All trees in conservation areas are protected.
- When assessing planning applications, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of conservation areas.

¹ Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

² Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

1.3 The purpose and status of this Character Appraisal and Management Strategy

The purpose of this Conservation Area Character Appraisal and Management Strategy is:

- To identify the significance of the heritage asset – i.e. the value that the conservation area has to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in the preservation and enhancement of the area.
- To provide a framework for making planning decisions, to guide positive change and regeneration.
- To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive change.

A Conservation Area Character Appraisal is an assessment and a record of the special architectural or historic interest which gives rise to the character and appearance of a place. The appraisal is a factual and objective analysis, which seeks to identify the distinctiveness of a place by defining the attributes that contribute to its special character. It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest. In some cases, significance may only be fully identified at such time as a

feature, a building or site is subject to the more rigorous assessment that an individual planning application necessitates.

An important part of this review of Bredgar Conservation Area is to assess whether the area still possesses the special architectural and historic interest which merits its continued designation. It also provides an opportunity to review the effectiveness of the designation over the last 50 years and whether the boundary of the conservation area should be either extended or reduced.

The appraisal includes a management strategy to help the Borough Council and other stakeholders positively manage the conservation area in the future. A management strategy may include action points, design guidance and site specific guidance where appropriate: It can identify potential threats to the character of the area and can, where appropriate, identify buildings at risk or the potential for Article 4 Directions or local heritage listing.

An appraisal may serve as the basis for the formulation and evaluation of policies in the Development Plan. It is a material consideration in development management decisions by the local planning authority and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in their design choices.

This Conservation Area Character Appraisal has been compiled in consultation with local organisations, elected representatives and council officials. It is to be the subject of public consultation and is prepared with a view to being formally adopted for development management purposes.

The author would like to thank all those who contributed to the production of this character appraisal.

2.0 CHARACTER APPRAISAL

2.1 The history and development of Bredgar

The origin of the name Bredgar is said to refer to a broad strip of land or a broad triangular piece of land.

There is archaeological evidence of pre-historic, Iron Age and Roman settlement in the area and in the village itself. However, it is unlikely that there was any continuity of settlement after the Roman occupation and population numbers are thought to have dropped throughout the North Downs area, allowing woodlands to re-establish.

No specific mention was made of Bredgar in the Domesday Book (1085) more than likely because it fell under the control of the Manor of Milton. The Parish Church, dedicated to John the Baptist, was certainly in existence by 1066. However, it was in 1392 that Richard II granted Robert de Bradegare a licence to found a chantry college in the village dedicated to the Holy Trinity. The college, one of several across Kent, resulted in considerable enlargement and rebuilding of the church and the construction of a chantry, now a dedicated building, to provide living quarters for a chaplain and two clerk scholars.

Bredgar sits astride the road from Sittingbourne to Hollingbourne which has early origins. It crosses the North Downs and is one of a series of sometimes sunken lanes that strike across the grain of the county to the south-west. These lanes were used as droeways for moving livestock back and forth from the pastures on the north side of the Downs to summer grazing in the Kentish Weald and Romney Marsh.



Edward Hasted, writing in 1798, commented on the significance then of the road through Bredgar “it has a tolerable thoroughfare and considerable traffic is carried on through it by carriages of various descriptions from below the hill to the keys of Milton and Sittingbourne loaded with corn, hops, wood etc. for London and other parts, and coals, ashes, coke and other material are conveyed back again in them to the different villages below Hollingbourne Hill”.

Historically, much of the wealth of Bredgar derived from prosperous agriculture in the surrounding countryside. During the 15th, 16th and 17th centuries the village was relatively small, compared to today. As it had in medieval times, it acted as a hub for an agglomeration of farmsteads or lesser manors spread throughout the parish, including Silver Street, Bexon, Swanton, Deans Hill and Manns Place.

Farming would have been mixed arable/pastoral, as evidenced by surviving farm buildings, although hop gardens and orchards became

increasingly prevalent during the 19th and 20th centuries. Until quite recently farming was still relatively mixed in character, with orchards predominating around the edges of Bredgar itself. In recent decades, however, land devoted to fruit and hops has been much reduced and larger fields required for modern intensive crop production have appeared in their place.

By the 18th century there was a marked concentration of brick and timber-framed houses in the vicinity of the parish church and a distinctly separate settlement to the west at Silver Street.

The village grew steadily during the 19th and 20th century to accommodate an expanding population. The census of 1801, shows a population of 401 in the civil parish of Bredgar, rising to 498 in 1901 and 682 in 2021.

Today, Bredgar comprises a small but vibrant community served by a public house, a primary school, a village hall, a village shop and the parish church.

It is a linear village on a roughly north/south axis, comprised almost entirely of buildings which face onto both sides of The Street and the roads which radiate from it. Post-war infill development has extended Bredgar village to the north where it is now defined by the M2 motorway. The effect has been to extend and consolidate the village bringing a number of once isolated properties within the expanded village confines. The shape of the village has been further modified by other 20th century housing which has largely filled the gap between the western edge of Bredgar and the hamlet of Silver Street. Consequently the extent of C20 development now considerably exceeds that of the historic village.

³ Swale Local Landscape Designation LUC October 2018 and the Swale Landscape Character and Biodiversity Appraisal, Jacobs 2011

Houses are typically detached and for the most part, spaced well apart and set back from the road to varying degrees. Consequently, most of the village has a fairly loosely-knit character.

2.2 Topography, geology and landscape

Bredgar is a small rural settlement situated some six kilometers south west of Sittingbourne on the dip slope of the North Downs. It lies approximately 80m above sea level on land which rises gently towards the south.

The village sits astride the Sittingbourne-Hollingbourne road (here referred to as Primrose Lane and The Street) where Gore Road joins from the west and Bexon Lane from the east.

The village and its surroundings fall within the Kent Downs Area of Outstanding Natural Beauty. The area is identified in the Swale Local Landscape Designation as the Tunstall Farmlands³, part of the gently undulating chalk downs which extend across the southern part of the Borough. The underlying geology is upper chalk overlain by clay with flint and stone.

Agricultural land in the vicinity is of high quality, and includes orchards to the east of the village and pockets of ancient woodland throughout the parish.

2.3 Buildings

The historic area of Bredgar lies towards the southern end of the present-day settlement and embraces the village pond, the parish church, a couple of former farmsteads and an array of traditional houses. More than anything else, it is Bredgar's buildings which contribute to its special character. The mix of building styles, dates, materials and types combine to create a very distinct place which speaks of its locality and its history. A map indicating the location of significant buildings is included at page 14.

The village pond and the War Memorial mark the centre of the village where Gore Road meets The Street. They are a defining feature of the conservation area.

The war memorial dates from 1920 and consists of a Celtic cross on a square shaft. The island on which it sits is flanked by a number of concrete WW2 anti-tank buoys which may illustrate that the junction played a role in defensive arrangements in the event of German invasion.



War memorial

In the vicinity of the village pond, houses are well spaced, typically detached or semi-detached and set behind front gardens often contained by railings, walls or fences.

Bredgar House is prominently located to the east of the pond. It is the only fully three-storied building in the village, however, its curiously proportioned stuccoed elevations were originally constructed with only two storeys during the 18th century. The third storey was added by the renowned ironmonger Comyn Ching who lived in the house

during the late-19th century. The sturdy cast iron railings fronting the road are a noteworthy feature.



Bredgar House



Primrose House

Toward the north boundary of the conservation area is Primrose House with its symmetrical white-painted brick elevation. The steeply pitched peg tile roof and the exposed timber framing on its left flank provide clues to the earlier timber-framed building which lies behind the Georgian facade.

Semi-detached 'Airey houses' define the north edge of the Gore Road junction. Prefabricated concrete houses designed by Sir Edwin Airey to fulfill the post-war housing needs appear all over England. These examples have been over-clad in either brick or weatherboarding.



Airey Houses facing the pond

To the south of Bredgar House a driveway leads from The Street to Gibbens Farm, barn and other former farm buildings. The Farm Shop, Tea Room, Post Office, together with a barbers shop and hair salon now occupy some of the black painted weatherboarded farm buildings. They provide an important facility for the community whilst adding life and vitality to the centre of the village.

Before reaching the parish church there is a group of highly significant historic buildings. Chantry House dates from the founding of the college in 1392 and is, as such, the earliest residential building in the village. Visible across the pond it is built of local flint with brick and stone dressings under a Kent peg tile roof. The former dovecote (located to the west of the pond) is a rare survival of a particularly unusual building type.



Other buildings in the group include Burnham House, notable amongst other things for its use of mathematical tiles on its front elevation and fine 17th century brickwork on its south elevation, and Brewers House.



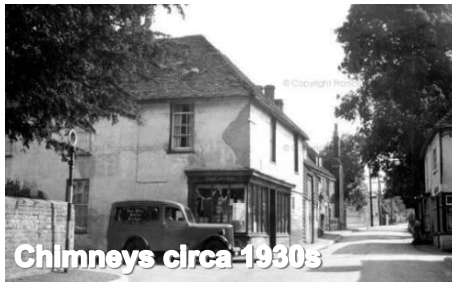
The tower of the parish church is visible from some distance on approach from all directions. The church was considerably rebuilt and enlarged after the establishment of the chantry and college in 1392 but parts of the earlier church survive, most notably the round-arched Norman west door with zig-zag voussoirs supported on colonettes.



The church is elevated a little above street level, further enhancing its scale and presence.

Opposite the church Channies is a pleasing vernacular cottage which sits at an angle creating a narrowing in The Street.

A second narrowing occurs between The Old Post House and Chimneys, both of which sit close to the highway. The Old Post House, once the village butchers, is notable for its distinctive timber framing and interesting architectural narrative, whereas Chimneys, once the village grocers, is simpler with rendered elevations and regularly placed sash windows.



South of The Old Post House, The Street becomes one-sided and views of the countryside open up to the west towards Silver Street and Deans Hill.

South of The Chimneys is Park House, a pleasing 19th century weatherboarded cottage set behind decorative cast iron railings. Early photographs of the house indicate that its elevations were originally rendered, rather than weatherboarded (see the postcard on page 4).

The next is Brickwall which, despite its name, (that refers to the old adjoining wall), has block-marked rendered walls which conceal a timber-framed building at the rear. It too has good cast iron railings. The rusticated Gibbs door surround is particularly fine. A 17th century garden wall provides visual continuity between Brickwall and two 20th century infill houses to its south.



The Sun Inn visually marks the southern edge of Bredgar; the first licence for premises on the site was granted in 1704 but the current building is early 19th century, with later extensions. Tile hanging on the upper section of the public house, red brick beneath, and a roof covering of peg tiles all contribute to its Kentish character. Like the village shop, the life and vitality generated by the public house make an important contribution to the character of Bredgar. The large macadam-surfaced parking area alongside is, however, a less welcome feature.



However, it is The Old Vicarage, hidden behind a line of conifer trees on the south side of Parsonage Lane, which actually defines the southern extremity of the settlement. The Old Vicarage is an appealing C17 timber-framed house clad in the C18 with local red and blue wood-fired brickwork. It is special, amongst other things for its uncluttered forecourt with an open grassy garden without fences and walls. This pleasing simplicity of setting has largely vanished from dwellings in the Kentish countryside as domestic garages, secure boundaries and hard paved driveways have become more commonplace.

Parsonage Lane leads to Parsonage Farm which was once owned by the Dering family of Pluckley, occupies a slightly detached position on the southern edge of Bredgar. The farmstead is visible from the footpath which crosses the field opposite the village hall. The farmhouse was built in the first half of the C19 (an earlier house having been destroyed by fire) the red bricks are said to have been

manufactured from clay dug from a nearby site. The cluster of farm buildings to the south-west is partly modern but close to the farmhouse is a 17th century red brick cart lodge. Its approach, along Parsonage Lane, continues to be quite distinctive in appearance being flanked by the remnants of a once-impressive avenue of lime trees; the lane now terminates at a modern security gate which marks the entrance to the farm complex.



The village school sits alongside the parish church on the north side of Bexon Lane. It was built as a National School in 1868 on part of the former Playstool (land given for the upkeep of the church). The Gothic revival design of the building makes it instantly recognisable as a village school, whilst the yellow brick with contrasting red brick detailing is entirely characteristic of its period. Extensions have been added to west and east.

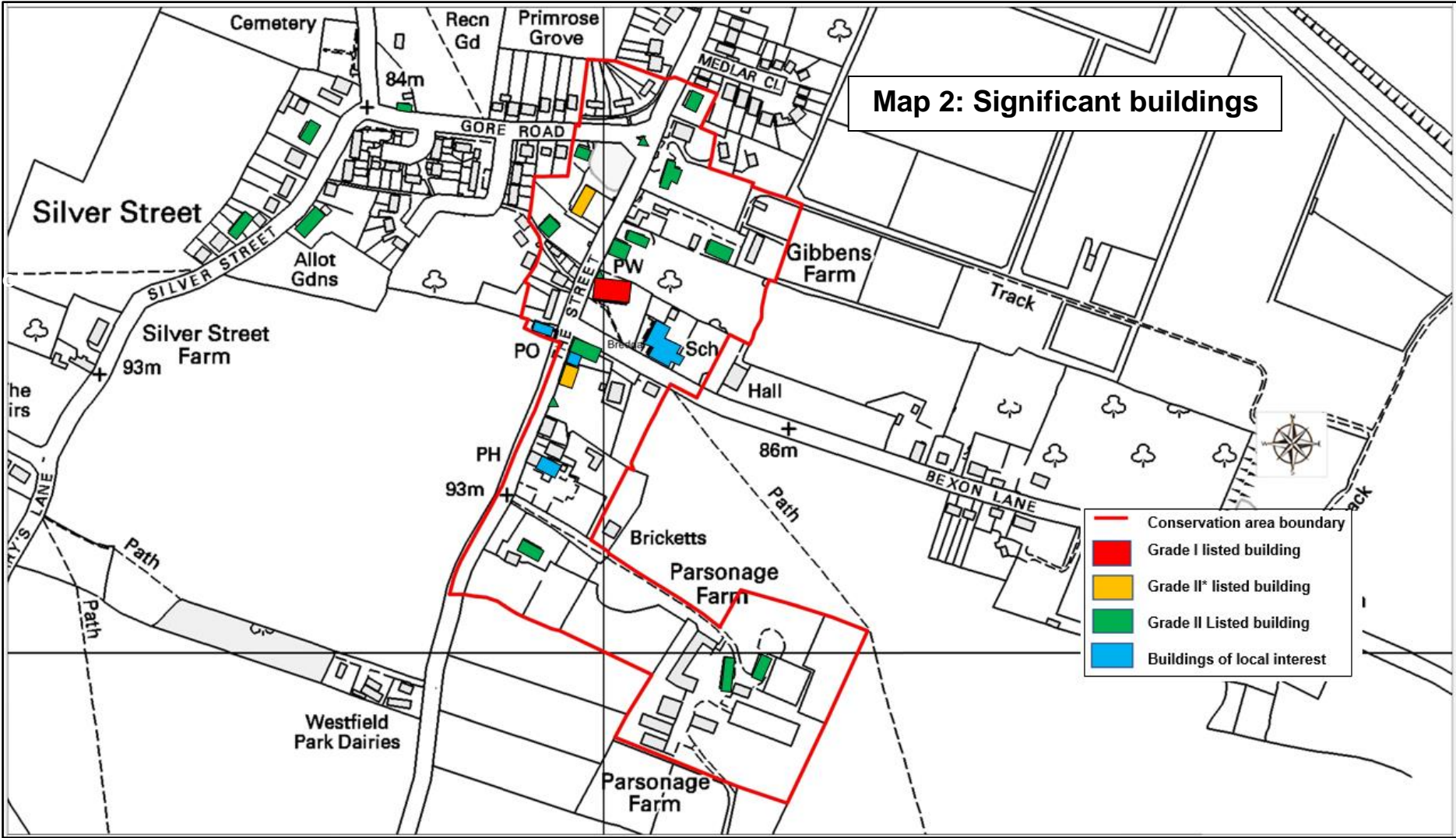


A small number of houses, mostly detached, have been built in the village during the last 60 years. Beech House, The Hollies, Wigmore House and Millstone House all contribute in their own way to the character of the village.

The four housing association bungalows facing the parish church relate less well to the vernacular architecture of the conservation area although their use of reclaimed Kent peg tiles on the roof helped to assimilate them into their historic context, the Kent peg tiles have now

been replaced with modern tiles. They replaced a row of artisans' cottages dating from the late 18th or early 19th century.





2.4 Building Materials

The distinct character of Bredgar owes much to its variety of architectural styles, often expressed through building materials. Typically, building materials were used because they were readily available from local sources. Until the transport revolution of the mid-19th century, virtually all building materials would have been locally sourced or made. Consequently, they are often a true expression of the locality and its natural resources. They were also used to express architectural aspirations and changing fashions. Even materials that were in common use at the time make a valuable contribution to local character and distinctiveness.

In the medieval period the parish was largely covered by ancient woodland so it is no surprise that many of the earlier domestic buildings were constructed of timber-frames. As good oak for building became harder to source during the 17th century, brick became universally fashionable. Brick was used extensively for new buildings and to over-clad older buildings to give them a more up-to-date appearance. With the exception of flint, good building stone had to be imported from afar so it was reserved for higher status buildings.

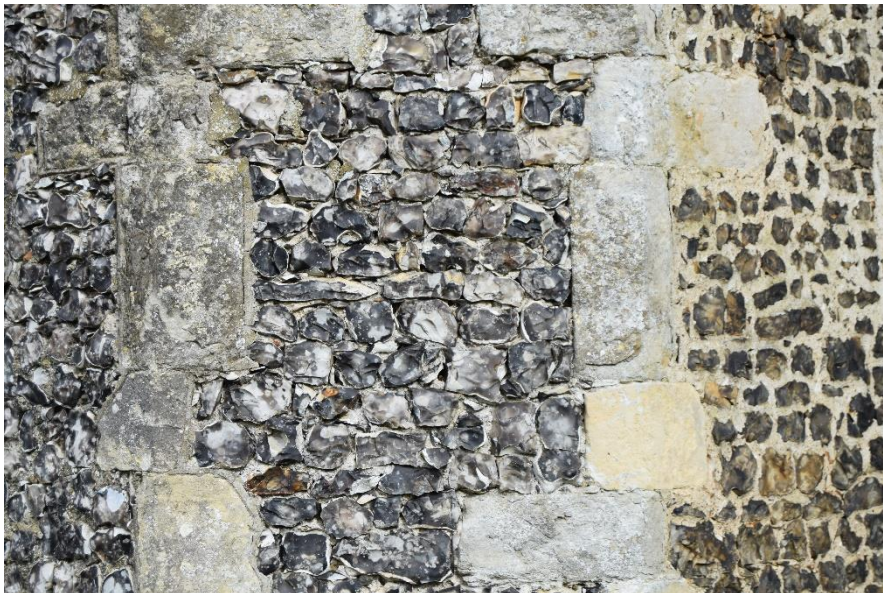
Kent peg tiles were the preferred choice for roofing but slate became an option during the early 19th century, particularly once the railway came to Sittingbourne in 1848. Thatch was used historically, particularly on farm buildings and cottages but no examples survive in the conservation area today.

Modern concrete roof tiles and uPVC windows are less sympathetic materials introduced during the mid to late 20th century.

Timber frame: Oak, elm and chestnut framing were commonly used in building construction during the medieval period when local woodlands offered an ample supply of durable timber for building. Several historic buildings in Bredgar are constructed of timber framing and others have had their frames concealed behind later facades or cladding such as brick, weatherboarding or mathematical tiling. The timber-framed tradition continued in softwood framing well into the Georgian period and even later in some farm and utility buildings.



Stone: Good building stone was not readily available in this part of Kent so it had to be imported from west Kent or further afield. Consequently, it was reserved for higher status buildings such as the parish church and Chantry House where Kentish rag and other types of imported stone are used as a dressing to flint walls. Flint was the only naturally available building stone within the parish. Flints occur in seams within the chalk bedrock and are brought to the surface naturally by farming, or uncovered as a by-product of lime quarrying which took place locally. Flints were either laid as field flints in lesser buildings or knapped (that is split and dressed with a hammer) in order to reveal the dark shiny inner surface in finer examples. Both types are widely used in buildings and boundary walls throughout Bredgar.



Brick: Brickearth was in plentiful supply in North Kent so, not surprisingly, brickwork is a familiar building material in Bredgar. There is a wide variety in the size, colour, bond and character of brickwork, depending on its age, style or function.

Earlier examples are irregular clamp-fired red bricks used during the 17th century, such as in the south elevation of Burnham House. 17th century bricks tend to be relatively narrow, with larger joints. In the centuries that followed, the shape, size and coursing of brickwork became more regularised and uniform. Yellow stock brickwork was commonly used from the Regency period onwards and the combination of yellow and red brick achieved the polychromatic effect that was associated with the High Victorian era and the Arts and Crafts Movement. The yellow and red bricks of Bredgar School were manufactured at the Smeed Dean works in Murston and provided by George Smeed for the sum of £25.



Mathematical tile: Mathematical tiles are flanged tiles made from fired clay. They are made so that when hung on a wall, their vertical face is almost indistinguishable from a brickwork. They were used in parts of the south-east to provide fashionable elevations to timber-framed buildings during the 18th and 19th centuries. The front elevation of Burnham House is a good example.



Kent peg tiles: The name 'peg tile' refers to a plain clay tile suspended from the top edge of a tiling lath by a peg. Traditionally peg tiles were held in place by a small wooden peg or latterly an aluminium 'drop', wedged into, or passed through one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles in warm orange/red terracotta colours. Imperfections in the raw clay, combined with the hand manufacturing process, resulted in a richness and variety in colour and shape. They are renowned for their warm and varied

colours and rich texture which cannot be replicated in modern machine-made tiles.

Until the 19th century, locally produced hand-made clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local clays well into the 20th century and there are still a handful of manufacturers today. They are a characteristic roofing material in the south-east of England and prominent in the roofs of Bredgar. Kent peg tile roofs are visually prominent because of their steep pitch (typically steeper than 35 degrees). Tiles are also used as vertical cladding to external walls, sometimes with decorative banding.



Slate: Slate roofs rarely appear before the turn of the 19th century and hardly at all in Bredgar Conservation Area. They became more common after rail transport made Welsh slate more easily accessible. Slate gave rise to shallower roof pitches of between 30 and 35 degrees. Sometimes, the shallow pitch of a roof gives a good indication of the original roof covering, such as at Park House, which is now roofed in concrete tiles.



Weatherboarding: Painted feather-edged weatherboarding is a traditional walling material in the south-east of England. When used on agricultural buildings weatherboarding was either left natural or tared black, whereas domestic examples tended to be painted white or off white.



Modern building materials: In recent decades mass produced building materials such as concrete roof tiles, machine made bricks and uPVC windows have been used within Bredgar but they do not typically enhance the character of the historic village.

2.5 Boundary fences, railings and walls

Boundary treatments are an important aspect of the character of Bredgar. Railings, picket fences, walls and hedges of differing types and dates all help to define boundaries and differentiate between private and public space. Some walls and railings are of special architectural or historic interest in their own right due to the quality of their craftsmanship, their age or their materials.



2.6 Archaeology

The North Downs landscape in which Bredgar lies is emerging from recent investigations and studies as being rich in prehistoric, Iron Age and Roman remains. In the past, the Kent Historic Environment Record has been influenced by the focus of previous archaeological activity being to the north, along the A2 corridor and around the larger towns. However, recent geophysical surveys, detectorist findings and cropmarks suggest that the picture for early settlement in the North Downs is equally rich as the areas to the north. Iron Age findings in the fields near Bredgar have been particularly prominent and suggest an important focus in the Iron Age.

There is a known site at the Primary School in Bexon Lane. Excavations during the extension of the school in 2004 identified a late Iron Age enclosure dating from the mid-to-late 1st century BC. There may also have been a very early Roman building on the site which was returned to agriculture by the end of the 1st century AD. In the 2nd century a rectangular building had been constructed. The flint foundations for this Roman building lie beneath the primary school site and potentially adjacent sites. The building was likely demolished in the 2nd century though later Roman materials suggest activity in the surrounding area continued.

In 1957 a hoard of gold coins was found during excavations for a new bungalow 'Treasure Trove' in Gore Road. This is one of the earliest gold coin hoards found in Roman Britain. The Early Roman presence in the area of the village is significant.

Another hoard of gold coins was found in 1940 in the garden of no 1 Chantry Cottages, now part of Chantry House. 120 gold coins of Edward III and Richard II were deposited in a pot, most likely in the late 14th century. The pot has survived and is on show in the Milton Regis Court Hall Museum. In 2013 another find of significance made in the village was a copper coin punch known as "The Bredgar Die",

believed to be the earliest coin die found in Britain, dating to around 150BC.

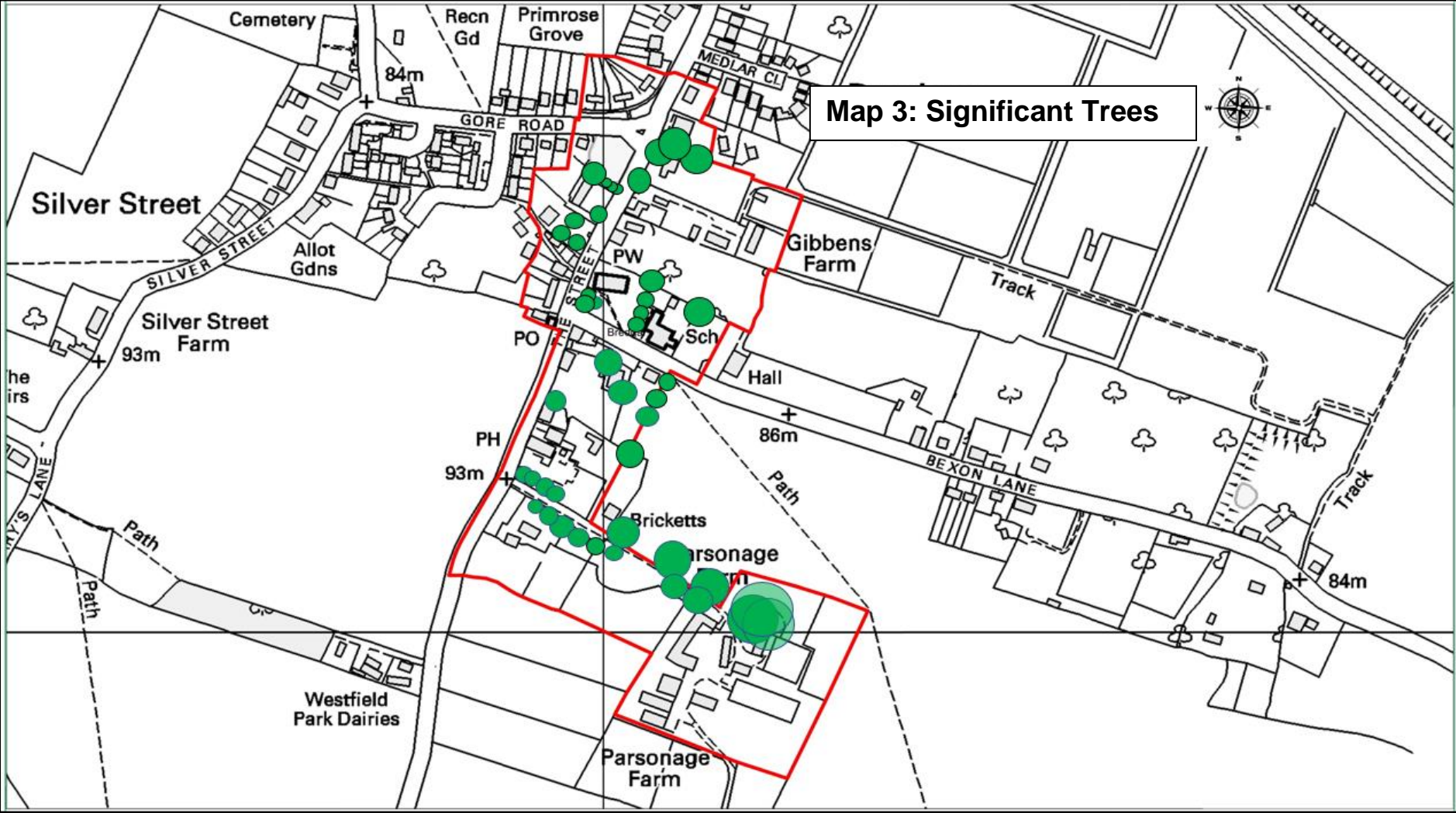
2.7 Trees

Trees make a valuable contribution to the character of Bredgar Conservation Area. They enhance most views within and from outside the conservation area and often create the backdrop or the foreground to significant buildings or spaces. They enhance biodiversity and wildlife opportunities as well as visual amenity within the village.

The predominance of native tree species brings a strong feeling of the surrounding countryside into the village.

Indigenous tree species, which feature significantly within the conservation area include yew, beech, sycamore, oak, holm oak, holly, ash, silver birch, field maple and chestnut. Significant trees are plotted on the map on page 21.





2.8 The public realm and the highway

The Street, Bexon Lane and Gore Road are important public spaces. They are where most people experience and enjoy the conservation area from.

The Street is essentially rural in character. There is no formality to its geometry, to the footway or to the buildings which front onto it. In places it is tightly confined by buildings, such as at Channies or the Old Post House. In contrast, other places are less confined, such as around the village pond or the graveyard around the parish church which provide opportunities for peace and tranquillity.

Slight changes in the alignment and geometry of The Street give rise to changing views and vistas as one passes through the village. Buildings or places of interest are constantly revealed.

Indigenous trees close to the carriageway edge are always visible and bring a distinct sense of the countryside into the heart of the village. The countryside always feels close at hand.

Footways are present in parts of the village and for the most part are narrow. The general absence of street lighting also contributes positively to the rural character of the village. Fortunately, highway signs are also few in number.

Telegraph poles and overhead cables are more prolific. Poles that appear in views of the church tower are particularly unfortunate and visually distracting.

On balance the public spaces are generally well maintained and have a relatively uncluttered appearance which contributes positively to the rural character of the place.



2.9 Significant views

Views contribute to the way in which the character or appearance of a place is experienced, enjoyed and appreciated. Identifying significant views allows the contribution they make to be protected and enables the effective management of development in and around those views. Significant views are annotated on the aerial photograph on page 25 and described below.

View 1: Views along and from the public highway

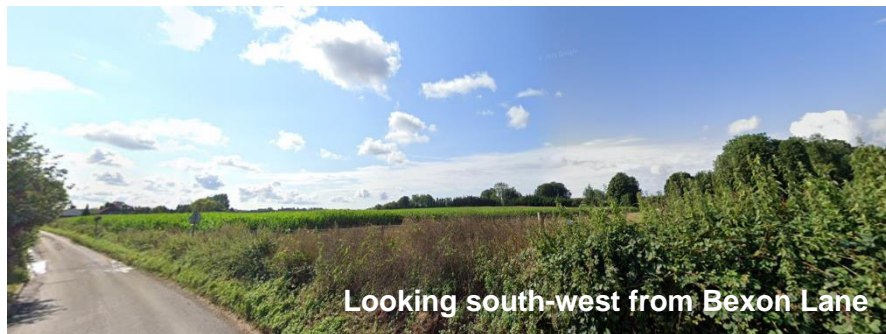
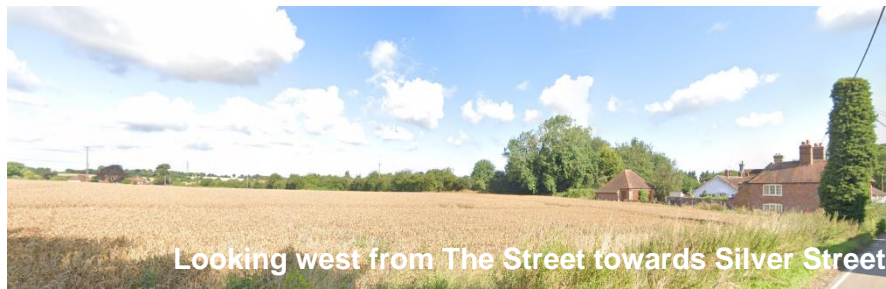
Most people experience Bredgar from the public highway. Views and vistas as one progresses through the village change with the seasons, with the time of day and with the prevailing weather conditions. They also change as a result of the geometry of the roads which gives rise to new and changing views.

Views and vistas from the public highways in Bredgar are important to the special character of the village.



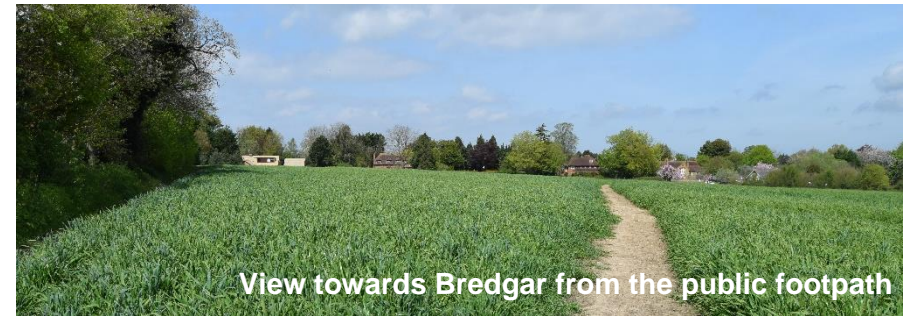
View 2: Views from the village to the surrounding countryside

Panoramic views towards the countryside are always pleasing. They reveal the topography of the surrounding landscape and help to reinforce the historical connection between the village and its surroundings. The contrast between the enclosed visual experience of The Street and the wide open landscape views adds to the experience. As such they contribute significantly to the special character of the village.



View 3: Views from the public footpath towards the village

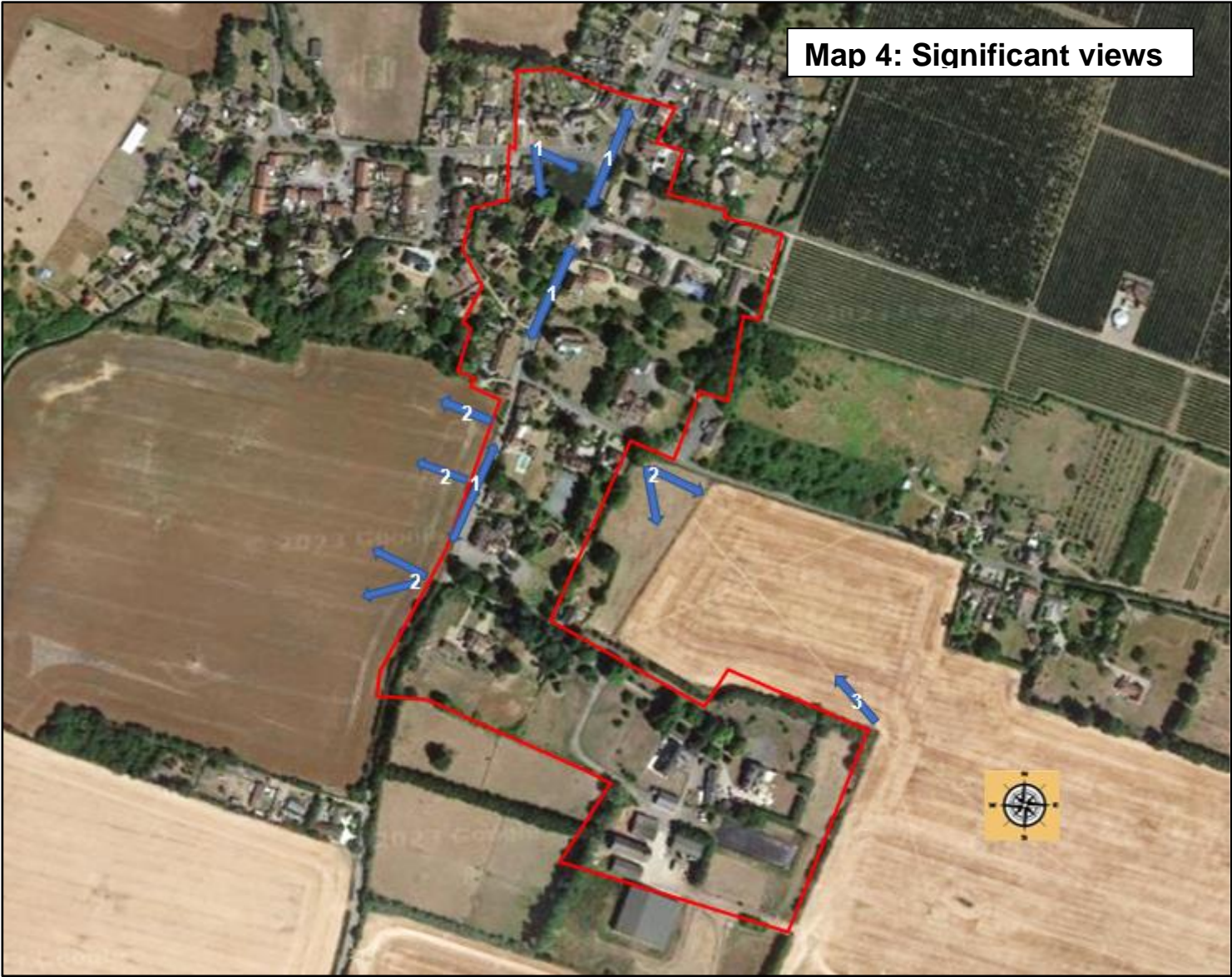
Views from the public footpath towards the village also help to reinforce the strong relationship between the landscape and the village. The church tower occasionally appears through trees as one progresses along the footpath.



View 4: Distant views from surrounding areas

Glimpsed distant views of the village rooftops and particularly the church tower, occur only occasionally from the surrounding landscape. The ancient church tower acts as a visual reference point and landmark. All such views are of high significance.





2.10 Setting

The setting of a conservation area frequently contributes to the way in which its significance is enjoyed and appreciated. Even areas that fall outside of the designated conservation area often contribute to its special character and significance.

Bredgar's agricultural landscape setting serves to reinforce the village's functional and historic connection to its surrounding landscape. In particular the field between The Street and Silver Street and the open fields to the south of Bexon Lane are important to the setting of the conservation area. They bring the countryside right into the village, they reinforce rural character and they provide the setting for several designated and non-designated heritage assets. Both are illustrated in photographs on page 24.

However, Bredgar also has a strong historical connection with several smaller hamlets which surround it and fall within the wider civil parish. Helen Allison⁴ describes that the manorial records for Milton refer to 'yolks' in the civil parish during the 13th century. 'Yolks' 'yolklands' or 'subsidiary manors' were landholdings, often remote from the manor, in which the occupiers paid rent to their lord but had a greater degree of autonomy. They were never manors in the historic sense of the term but they heavily influenced land tenure in the centuries that followed.

Historically significant but small hamlets at Bexon, Manns Place, Swanton and Deans Hill all developed from subsidiary manors which had their origins in early farmstead settlements. They are all located within a small radius of the village of Bredgar (approximately 2km) which would have provided the hub for much of their activity such as the wheelwrights, the forge, the church, and later the shops and school. Whilst there is little visual link between Bredgar and the small

hamlets, the significance of the historical connection is demonstrated by the extensive network of lanes and footpaths, formed long before the advent of motor transport. The footpath network reflects those connections which were made long before the advent of motor transport.

Whilst visual connections between Bredgar and the smaller hamlets are not significant, the strong historical connections are.

⁴ *Bredgar The History of a Kentish Parish*, 2013

3.0 SUMMARY AND CONCLUSIONS

Bredgar is a place with a strong and distinctive identity based on its long history and its development over many centuries. The rich variety in building styles and types and their strong visual and historic connection to the surrounding countryside are a defining feature of the village.

Local building materials are strongly in evidence, including timber framing, brickwork, flint, ragstone, feather-edged weatherboarding, slate and Kent peg tiles. The variety and juxtaposition of these locally distinct materials contributes to the special character and appearance of Bredgar.

The history of the village, its ecclesiastical connection to the chantry college, its rich mix of buildings and the quality of its public domain results in a special place which merits protection.

As such Bredgar continues to be an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. There is no doubt that it should continue to be a designated conservation area.

The conservation area has served its purpose well since it was first designated 50 years ago. The key characteristics that gave rise to its designation in 1973 appear to have been well managed by local owners, the Parish Council and the Local Planning Authority. That is not to say that there have not been changes, because there have, but most of them have been made with respect to the distinct character of the place and have integrated well into their context.

Key positive characteristics:

The special character of Bredgar Conservation Area may be summarised as follows:

- Bredgar is a small rural settlement which developed from a medieval manorial farming community.
- It has a strong visual identity centred around the pond, the war memorial, the parish church and The Street
- The medieval parish church, the Victorian village school and the farm shop provide a visual focus to the village contributing to its life and vitality.
- The architectural contribution made by several listed buildings and by many non-designated buildings and structures.
- The eclectic mix of traditional building styles, forms and vernacular building materials all expressing the history and development of the village.
- Trees make a significant contribution to character and help to reinforce the rural character of the village.
- Boundary walls, fences and railings make a distinct contribution to the special character of the place.
- The strong relationship between the village and the surrounding landscape, experienced through views and vistas to and from the village and through the public footpath network.
- Buildings and the public domain are generally well cared for and in good condition.

All conservation areas have some negative as well as positive characteristics. Identifying negative characteristics allows those responsible for managing change to focus on positive enhancement.

Key negative characteristics:

- The occasional use of mass-produced non-indigenous building materials such as uPVC windows or concrete roof tiles, which tend to dilute local character and distinctiveness.
- The number of telegraph poles and overhead cables, some of which are visually intrusive.
- The extensive use of concrete highway kerbs.
- A small number of significant buildings or structures are showing signs of poor maintenance.
- Increased light pollution from security and street lighting.

Part of the review process involved an assessment of whether the conservation area boundaries are correctly drawn and whether the area should be extended or reduced in size. In this regard particular consideration was given to extending the conservation area west to include parts of Silver Street, and north to include more of The Street. However, these areas are separated from the historic core of the village by modern development which means that there would be no spatial or visual continuity to the area of special architectural or historic interest. Consequently it is recommended that the boundary should not be extended or revised.



4.0 BREDGAR CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic character of an area so that appropriate steps can be taken to preserve or enhance it.

Conservation is not about preventing change: Bredgar Conservation Area is part of a living community and change is needed to sustain and meet its future needs. It is about positively managing change so that what the community cherishes today can be properly looked after and passed on to future generations in good condition.

This management strategy is intended to encourage active involvement in the future management of Bredgar Conservation Area. It provides an opportunity for the Borough Council, the Parish Council, local amenity groups, Kent Highways, Kent County Council, individual householders and local businesses to take part in positively managing the area.

4.1 Statutes and policies

When a conservation area is designated there are statutes, planning policies and regulations that govern which types of development require planning permission and the way that the local planning authority undertakes plan making and decision taking. The statutes and policies that directly affect designated conservation areas are outlined in appendix 3 below.

It is these statutes and policies that provide the formal framework for managing change in conservation areas. Most significantly, the local planning authority is required to pay special attention to the

desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of all its planning functions.

The Swale Borough Local Plan aims to ensure that the significance of Bredgar Conservation Area is sustained and enhanced through:

- Preserving or enhancing the area's special character or appearance.
- Preserving or enhancing the setting of the conservation area and of other designated heritage assets.
- Safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks and significant views or vistas within and without the conservation area.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding significant spaces.
- Safeguarding significant trees.
- Promoting high quality design in new development which responds positively to context and to the distinct character of the conservation area.
- Continued sensitive management of the public realm.
- Requiring new development to respond positively to the Conservation Area Character Appraisal,

4.2 Published guidance

There is a wealth of published guidance on positively managing change in conservation areas. Swale Borough Council has adopted supplementary planning documents (SPDs) which are listed in

appendix 3. Historic England has also published a range of guidance and advice notes which are listed in the bibliography at appendix 4.

4.3 Householder alterations

Where householder alterations are proposed that require planning permission, the Council will typically seek to ensure that those alterations enhance the special character and appearance of the conservation area.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or original roof coverings) and traditional boundary treatments will be encouraged by the Council and, where appropriate, may be requested in relation to planning applications for extensions and/or alterations,.

Even in conservation areas, some householder alterations to unlisted buildings may be undertaken without the need for planning permission. The Conservation Area Character Appraisal has identified some householder alterations which have in the past involved the removal of historic features such as period windows, doors, roof coverings and chimney stacks. The cumulative impact of ill-considered alterations to traditional properties can have a harmful effect on their significance and on the character and appearance of a conservation area. Such alterations have, and could continue to erode the character of Bredgar Conservation Area over time.

In light of the above, Swale Borough Council may consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently classed as permitted development) under planning control, to ensure that alterations are positively managed through the planning system.

Householder alterations which could be brought under control by an Article 4 Direction at Bredgar Conservation Area include the following:

- Replacement windows and doors.
- Changes to roof coverings.
- Removal of traditional chimney stacks.
- The installation of solar photovoltaic panels on the front wall or roof slope of buildings.
- Installing rooflights in the front roof slope.
- Alterations to or demolition of fences, railings and boundary walls.
- Adding a front porch.
- Replacing a front garden with a hard surface.

4.4 Swale local heritage list

Arising from Swale's adopted Heritage Strategy 2020-2032, the Borough Council is compiling a Local Heritage List in order to identify heritage assets which are not formally designated.

The Local Heritage List:

- raises awareness of an area's local heritage assets and their importance to local distinctiveness;
- informs developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect;
- provides guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes;
- helps the council in its decision making when discussing proposals and determining planning applications; and

- records the nature of the local historic environment more accurately.

The impact of any development on a building or site included within the Local Heritage List will be a material consideration when the council considers an application for planning permission.

Several buildings in Bredgar Conservation Area would be eligible for inclusion within the Swale Local Heritage List. They are listed below and indicated on Map 2 on page 15.

Bredgar Church of England Primary School, Bexon Lane
The Sun Inn, The Street
The Old Post House, The Street
Park House, The Street
The Farm Shop and Tea Rooms
Three WW2 concrete anti-tank buoys around Bredgar War Memorial

Buildings which are already protected because they fall within the curtilage of a listed building are excluded from the list.

4.5 Public realm

The public realm (that is those areas which fall between the buildings and are accessible to and enjoyed by the public) makes a significant positive contribution to the special character of Bredgar Conservation Area. The highway, public footpaths, the village pond and the churchyard all fall within the public realm.

In rural conservation areas, it is especially necessary to guard against standard highway 'improvements' which do not necessarily respect the special character of the place. The injudicious use of concrete

kerbs, street lighting, off-the-shelf road signs and traffic calming measures frequently detract from the special character of rural village conservation areas.



The retention of soft verges (without concrete kerbs) and roadside banks and hedges is fundamental to the future sensitive management of parts of Bexon Lane and The Street. Restrained use of highway signing and road markings is also critically important. Where signs, road markings, street furniture, salt bins, rubbish bins or utility boxes are deemed necessary, they should be located and designed sensitively and in consultation with the local community.

Future highway maintenance, improvements and alterations should be carried out in accordance with *Streets for All*, Historic England (2018) and *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets*, KCC and KCOG (2011). Both provide advice on good practice for highway and public realm works in historic places. Early consultation with all stakeholders (including Swale Borough Council's Conservation and Design Team and Bredgar Parish Council) will be fundamental to achieving appropriate standards in any future proposed changes.

Bredgar has a good number of overhead cables and telegraph poles. Where possible, opportunities should be taken to investigate removal

of redundant overhead cables, reducing the number of poles and potential undergrounding of services. The two telegraph poles next to the telephone kiosk, one of which appears to be redundant, are particularly obtrusive.



The village pond provides valuable visual amenity as well as obvious wildlife and biodiversity benefits. The pond appears to be well managed and has a good amount of edge vegetation. Future management is likely to involve a light touch but may require occasional removal of leaf litter (during the winter to avoid hibernation times). It would also be good to reduce/limit water runoff from the highway into the pond if possible.

The Parish Council, Swale Borough Council and Kent County Council will seek to ensure that the public realm continues to be sensitively managed.

Public realm: Opportunities for enhancement

- An audit of public signage (including highway signage) to establish whether all current signage and road markings are necessary, well designed and appropriately located.
- An audit of street furniture (bollards, benches, bins, salt bins, bus stops etc.) to establish whether street furniture is necessary, well designed and appropriately located.

(continued)

- An audit of overhead supply lines and poles with the statutory undertakers to establish whether there is scope to remove any overhead cables or poles or to relocate services underground.
- The replacement of concrete highway kerbs with more traditional kerbs.
- Ongoing 'light touch' management of the village pond.

4.6 Trees and planting

Trees and hedgerows play a vital role in the special character of Bredgar and also contribute significantly to wildlife habitat and biodiversity.

The retention and active management of trees and hedgerows should be encouraged and opportunities for new planting should be



considered when appropriate. Planting which contributes to the rural character of Bredgar should normally be comprised of native species, although other species now assimilated into the Kentish rural scene may also be appropriate.

All trees within the conservation area are protected. Six weeks' notice must be given to the Borough Council in writing before any works are undertaken to trees within conservation areas.

Trees and planting: Opportunities for enhancement

- An audit of trees and hedgerows may be undertaken to establish whether there is any scope for better management, additional protection through tree preservation orders, or for further planting.
- Positive management may occasionally involve the removal of trees to preserve, restore or open up significant views or vistas.

4.7 New development opportunities

Potential for new development within Bredgar Conservation Area is extremely limited. If proposals for development come forward they will be considered against local and national planning policies which attach great weight to the conservation of designated heritage assets.

Development affecting the setting of the conservation area or other heritage asset may also affect their heritage significance. The local planning authority is required to pay special attention to preserving the setting of the conservation area (or the setting of any listed buildings) in any plan making or decision taking.

4.8 Heritage at risk

There are currently no designated heritage assets in Bredgar on Historic England's Heritage at Risk Register or on Swale Borough Council's Heritage at Risk Register. This appraisal has identified three buildings/structures which appear to be in poor condition as follows:

Boundary wall between churchyard and the village school
Bredgar House
Gibben's Farm Barn



These buildings may be eligible for inclusion in the Swale Heritage at Risk Register.

In such circumstances the Council will notify respective owners and, where appropriate work with them and other stakeholders to investigate opportunities for removing the risk and securing the asset's future.

APPENDIX 1 Map regression



Saxton's map of Kent 1575



Captain William Mudge's map of Kent c.1801



Andrews, Dury and Herbert
topographical map of the county
of Kent 1796



Tithe Commissioners' map 1838



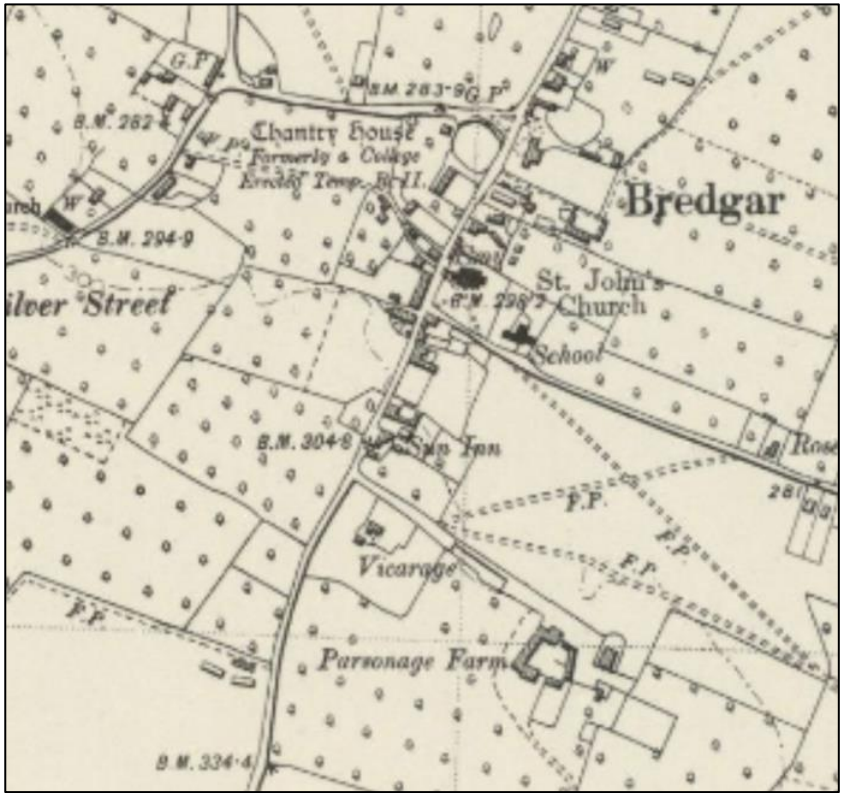
1871 Ordnance Survey Extract



1896 Ordnance Survey Extract



1906 Ordnance Survey Extract



1946 Ordnance Survey Extract

APPENDIX 2

Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list for Bredgar is compiled by the Secretary of State for Digital, Culture, Media and Sport and is altered and amended from time to time as buildings are added or removed from the list. The list descriptions below are taken from the statutory list and were current in May 2023. For more detailed and up to date information please refer to the National Heritage List for England at www.historicengland.org.uk/listing/the-list.

Features and structures which are not specifically mentioned in the statutory list are not necessarily excluded from statutory protection which extends to the listed building as well as to any object or structure fixed to the building and to any object or structure within the curtilage of the building which predates July 1948.

The omission of a building from this list should not necessarily be taken to indicate that it is not listed, without first referring to the National Heritage List.

PRIMROSE HOUSE, PRIMROSE LANE Grade II

House. C17 and clad C18. Timber framed, clad with painted brick with plain tiled roof. Two storeys on plinth with plat band, box eaves and projecting stacks left and right. Five C19 glazing bar sash windows on first floor, 4 on ground floor with gauged heads, the inner 2 windows with rubbed brickwork. Central door of 6 fielded panels with flat hood on brackets.



BREDGAR HOUSE, THE STREET Grade II

House. C18, altered C19. Channelled render and plain tiled roof. Three storeys flanked with giant pilasters, with hipped roof and stacks left and right. Two C19 oriel windows on brackets separated by a niche on second floor, 3 glazing bar sashes with iron balconies to left and right on first floor, and 2 wood casements on ground floor. Central half glazed door in porch with Doric columns supporting entablature.

BARN 20 YARDS SOUTH WEST OF GIBBEN'S FARM BUNGALOW, THE STREET Grade II

Barn. C16. Timber framed on red brick plinth and clad with weather board and asbestos, hipped roof with flat roofed mid-stray, and 2 wood casement windows to left. Interior: 5½ bays with aisles. Passing shores to arcade posts, heavy arch-braced tie beams, solid spandrels to collar beams, clasped purlins with diminished principles and wind bracing.



BURNHAM HOUSE, THE STREET Grade II

House. C16 - C17 and clad C18. Timber framed and clad with mathematical tiles with plain tiled roof. Two storeys and attic with half-hipped roof, 1 hipped dormer and projecting end stack to right. Five C20 wood casements on first floor, 4 on ground floor and central C20 panelled and glazed door with pediment.

Right return front: C17 red brick with brick mullioned window and offset projecting chimney stack with moulded bands and 3 arched niches at top. (See B.O.E. Kent II 1983, 198).

CHURCH OF ST JOHN THE BAPTIST, THE STREET Grade I

Parish Church. C14 with C12 west door. South porch and restoration 1894. Flint with stone dressings and plain tiled roof. West tower, nave and south aisle and chancel with continuous north aisle, south porch and external vice. Exterior: 3 stage west tower on plinth with string courses, battlements, large quoins and octagonal stair turret. West doorway Romanesque in 4 orders of nail head, zig zag, roll mould, zig zag, and attached columns. Over it, C19 decorated style 2 light window, with C15 Perpendicular belfry lights, and C20 clock. South aisle with 4 C15 Perp. 2 light windows with quatrefoils over and roll and hollow chamfered drip-moulds. South door C19 in C15 doorway of 3 roll-moulded orders. External octagonal vice, and diagonal buttress at east end of south aisle, with C15 Perp. 3 light and 6 over south east window. Chancel with C19 Perp. style windows. North aisle with C15 Perp. 3 light and 6 over east window, 1 diagonal and 4 offset buttresses, and 3 C15 late Curvilinear traceried windows, of 2 lights with quatrefoils or sexfoils over. Interior: heavy tower arch with triple hollow chamfer, nave arcade of 3 octagonal moulded piers with double hollow chamfered arches, and double hollow chamfered chancel arch. Roof of 4 crown posts. South aisle with doors to external vice for rood stair. Lean to and cross-beamed roof. North aisle has roof of 4 crown posts. North and south aisles each with 1 arch to chancel, with double hollow chamfered arches. Chancel of 2 bays with crown post roof. Fittings: restored cusped piscina in chancel, and south east window responds brought down to form sedillia. Finely moulded piscina on north east aisle wall. C17 screen to tower of 2 tiers of turned balusters and low single

central door. C14 octagonal font on restored base. Monuments: In the chancel north wall to Terrey Aldersey d. 1670 oval plaque with Latin inscription with bolection moulded surround on shrouded death's head, and broken swan-neck pediment with achievement. In the north aisle, wall plaque to Humphrey Clarke, also Woodchurch d. 1608. Black and white marble, with base on demi-angel with side scrolls, semi-circular headed plaque and corinthian columns supporting frieze and broken pediment with cartouche, and obelisks over. To west of this, wall plaque to Thomas Brenchley, d. 1818. Black and white plaque with cornice and obelisk over, with large urn flanked by burning torches, by Patten and Brisley of Rochester. On west wall, brass to Thomas Coly d. 1518, a clergy man holding a chalice, 19½" inches long, with Latin inscription. Fragments of C14 and C15 glass in north aisle east window, includes Man of Sorrows. Two coats of Arms on lozenge panels in north aisle, and Royal Arms of George III over south door. (See B.O.E. Kent II. 1983 pp 157-8).

K6 TELEPHONE KIOSK TO NORTH WEST OF PARISH CHURCH, THE STREET Grade II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.



CHIMNEYS, THE STREET Grade II

House. Circa 1700. (dated: c. 1666 on C20 plaque by door). Front to Bexon Lane: Channelled render and plain tiled roof. Two storeys and hipped roof with stack to rear centre. Four glazing bar sash windows to first floor, 3 to ground floor, and C20 panelled and glazed door to left with sloping hood on brackets.

BRICKWALL AND RAILINGS TO FORECOURT, THE STREET Grade II*

House. C17. Timber framed and clad with channelled render, with plain tiled roof. Two storeys and basement, with plinth, plat band and modillion eaves cornice to hipped roof with 2 hipped dormers and stacks with coupled diagonal stacks projecting at end left, to centre left, and projecting to front right. Three tripartite wood casements on first floor with single light right of projecting stack, and 2 tripartite sash windows on ground floor with semi-circular headed light right of stack, and opening to basement bottom left. Garage doors at end left, and central door of 6 raised and fielded panels with rusticated and keyed surround and pediment over. Enclosing court in front of houses, iron railings projecting 2 yards and 15 yards long, 2 tiers of fleur-de-lys rails. The rear elevations with exposed close-studded framing. Interior: staircase c. 1725. 2 flight with turned balusters and square knobs.

WALL RUNNING SOUTH OF BRICKWALL, THE STREET Grade II

Garden wall. C17 and later C18. Red and blue brick in various bands with some diaper patterning. Seven foot high on 2 foot 6 inch plinth extends 35 yards to south of BrickWall on road frontage.

THE OLD VICARAGE, PARSONAGE LANE Grade II

House. C17 clad C18. Timber framed and clad with chequered red and blue brick, with plain tiled roof. Lobby entry plan of 4 bays. Two storeys on plinth with hipped roof and stacks to centre right and projecting at end left and end right. Four metal casement windows on first floor and blank panel centre right over door, with 3 segment-head wood casements on ground floor with gauged Venetian window to left. Door centre right of 6 raised and fielded panels with flat hood over.



PARSONAGE FARMHOUSE, PARSONAGE LANE Grade II

Farmhouse. Early C19. Red brick and slate roof. Two storeys and paired modillion eaves cornice to hipped roof with stacks left and right and projecting end right. Three sash windows on first floor, 2 on ground floor, all with gauged heads, and central door of raised panels and recessed niche with semi-circular fanlight in gauged semi-circular surround, at head of flight of 3 steps with iron railings, all within large porch on Doric columns supporting an open pediment. Included for group value only.

CARTHOUSE 20 YARDS WEST OF PARSONAGE FARM, PARSONAGE LANE Grade II

Carthouse. C17. Red brick in English bond, rendered, with slate roof. One storey and loft on plinth, with plat band. Three lights in loft and board loft door to right and 4 cambered arched cart entries on ground floor with board door to left. Left and right fronts with Plinth, plat band, cornice and niche in gable.



CHANTRY HOUSE, THE STREET Grade II*

Chantry college, now house. Circa 1392 altered C19. Flint with red brick dressings stone quoins and plain tiled roof. Two storeys and moulded eaves cornice, with 4 stacks from left to right. Regular fenestration of 4 C19 tripartite sash and central sash on first floor and 4 tripartite sash on ground floor. Original openings since revealed, mullioned light to left on first floor, single openings with stone surrounds on ground floor. Central

door of 6 panels with rectangular fan, moulded surrounds and cornice hood, with exposed brick and wood from earlier door opening exposed around it. Right return front: first floor has C14 2 light cusped opening. Interior: much of C14 remaining. 2 vaulted and half-sunk rooms; roof of 5 large moulded crown posts with 2 round flint chimneys; moulded stone doorways originally at either end of passage from central hall to kitchen. Later features include C17 moulded brick fireplace, and panelling, carving and staircase of various dates, C17 - C18 imported from various London buildings in the 1950's. Internal plan reconstructed as having been vaulted storerooms with chaplain's room over; open hall; pantry, buttery and passage with scholars' room over; kitchen open to roof. College was founded 1397 by Robert de Bradegare, the north aisle of the church used as its chapel (the whole church rebuilt at-Same time). (See B.O.E. Kent II 1983 p. 158; Arch. Cant. 1975, E.W. Parkin).

DOVECOT 25 YARDS NORTH WEST OF CHANTRY HOUSE, THE STREET Grade II

Dovecot. C17. Timber framed on brick plinth and clad with weather board with plain tiled roof. Square plan. One storey, with hipped roof and lantern. Interior: queen strut roof.



BREWER'S HOUSE, THE STREET Grade II

House. C17. Timber framed and exposed with plaster infill and underbuilt with painted brick, with plain tiled roof. Lobby entry of 4 bays. Two storeys on plinth with hipped roof and stack to centre right. Irregular fenestration of 4 wood casements to each floor and plank and stud door to centre right.



CHANTRIES, THE STREET Grade II

House. C16. Timber framed and exposed with plaster infill and underbuilt with painted brick with plain tile roof. Two framed bays. Two storeys and hipped roof with stack to rear left. Irregular fenestrations of 4 wood casements to first floor and 2 to ground floor and C20 plank and stud door centre right and 2 brick buttresses to left.



lettering on its east face: TO THE GLORY OF GOD AND IN MEMORY OF THE MEN FROM THIS PARISH WHO LAID DOWN THEIR LIVES FOR THEIR COUNTRY IN THE GREAT WAR 1914-1918. The four faces of the lower part of the plinth bear the names of the fallen of World War I and their regiments or Service. The south face of the memorial bears the inscription '1939-1945' followed by the two names of the fallen of World War II with another on the chamfer of the top step of the base.
History: Unveiled on 1st December 1920.

BREDGAR WAR MEMORIAL, THE STREET Grade II

Reasons for Designation: The War Memorial at Bredgar is designated at Grade II for the following principal reasons: An eloquent witness to the impact of tragic world events on this community. Although of a standard design, it shows care in its detailing and carving. Occupies a prominent position in this conservation area.

Details: II War Memorial. Portland stone. 1920 to commemorate the fallen of World War I with additional dedications to the fallen of World War II.

Description: The memorial is in the form of a wheel-head (or Celtic) cross atop a tall chamfered shaft. This is mounted on a three-tier square plinth atop a two-step square base. The top tier of the plinth bears the following inscription in flush lead

APPENDIX 3

Legislation, national policy and local policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 General duty as respects listed buildings in exercise of planning functions:

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 69 Designation of conservation areas:

(1) Every local planning authority— (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and (b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural

or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4) The designation of any area as a conservation area shall be a local land charge.

Section 71 Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

Section 72 General duty as respects conservation areas in exercise of planning functions:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection

(2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies and how they should be applied. It provides the national framework for conserving and enhancing the historic environment, including conservation areas.

National Planning Practice Guidance (NPPG)

The NPPG sets out government's guidance on how the act and national planning policy should be applied.

Adopted Local Plan- Bearing Fruits 2031: The Swale Borough Local Plan (2017)

Relevant objectives and policies within the local plan include:

Policy ST 1 Delivering sustainable development in Swale.

To deliver sustainable development in Swale, all development proposals will, as appropriate:..... 8. Achieve good design through reflecting the best of an area's defining characteristics; 9. Promote healthy communities through:..... maintaining the individual character, integrity, identities and settings of settlements; 12. Conserve and enhance the historic environment by applying national and local planning policy through the identification, assessment and integration of development with the importance, form and character of heritage assets (including historic landscape

Policy CP 4 Requiring good design.

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:... 2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place; 5. Retain and enhance features which contribute to

local character and distinctiveness;... 8. Be appropriate to the context in respect of materials, scale, height and massing; 9. Make best use of texture, colour, pattern, and durability of materials; 10. Use densities determined by the context and the defining characteristics of the area; 11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure.

Policy DM 32 Development involving listed buildings.

Development proposals, including any change of use, affecting a listed building, and/ or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that: a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed; b. Preservation in charitable or community ownership is not possible or suitable; and c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.

3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.

Policy DM 33 Development affecting a conservation area.

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its conservation area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

Policy DM 34 Scheduled Monuments and archaeological sites

1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, as shown on the Proposals Map, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
2. Whether they are currently known, or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.
3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation

study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

Swale Borough Council Key Supplementary Planning Guidance

Swale Borough Council Planning and Development Guidelines No 2: Listed Buildings – A Guide for Owners and Occupiers.

Swale Borough Council No 3: The Conservation of Traditional Farm Buildings.

Swale Borough Council Planning and Development Guidelines No 8: Conservation Areas.

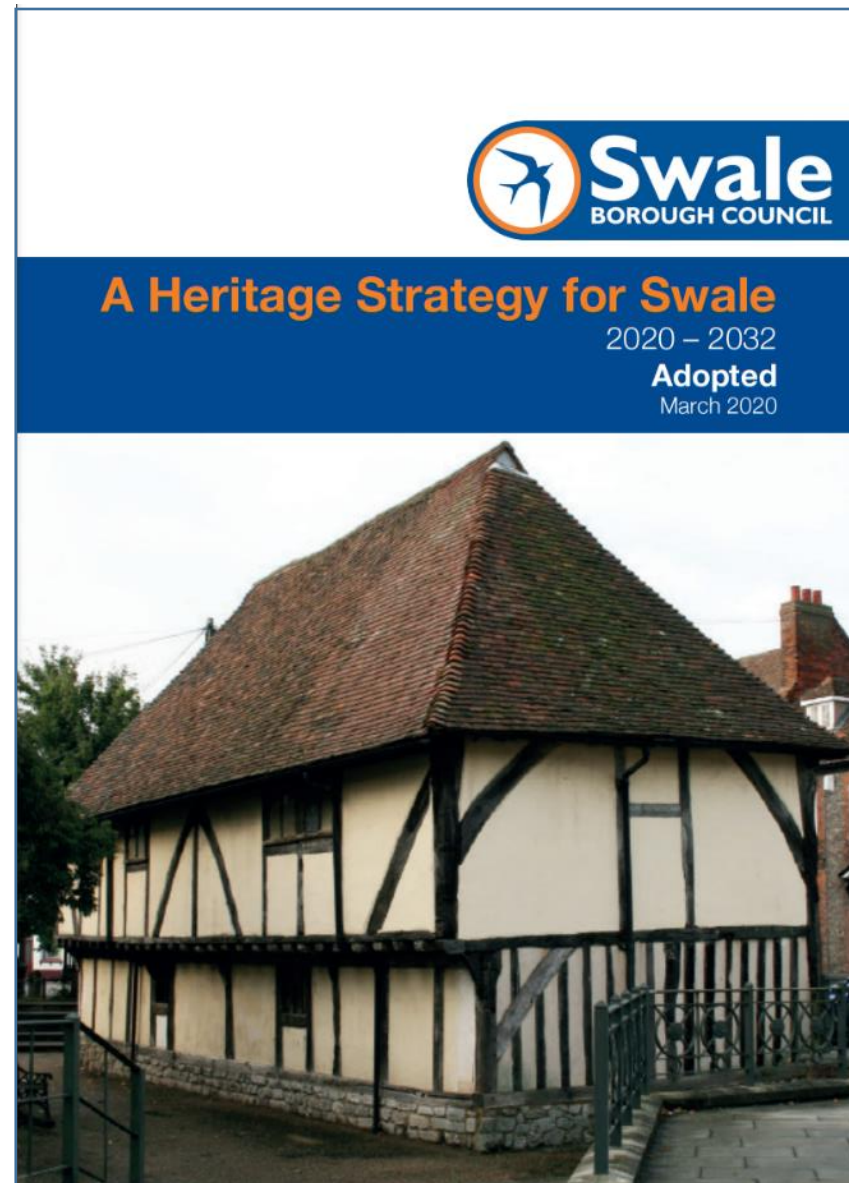
Swale Borough Council Heritage Strategy 2020-2032

The Council has developed a borough-wide heritage strategy to help it, along with key stakeholders and other interested parties, to protect and manage the historic environment in Swale in a positive and sustainable way, on a suitably informed basis.

A key element of the strategy is setting out the Council's overall vision and priorities, which it is hoped will align with the vision and priorities of local communities and local amenity societies as far as possible, in order that the strategy can be widely supported.

The strategy sets out a series of proposals in the associated initial 3-year action plan which are aimed at enabling the positive and sustainable management of different elements of the borough's historic environment for the foreseeable future. Priority is given to those parts of the borough's historic environment which are already suffering from, and at risk from negative change, and/or which face significant development pressure, threatening their special character. The proposed set of actions will involve joint project working with

amenity societies and/or volunteers from the community wherever this is possible.



APPENDIX 4

Bibliography

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R. Muir, *The New Reading the Landscape. Fieldwork in Landscape History* (2000)

E. Ekwall, *Concise Oxford Dictionary of English Place Names*, (1964)
John Newman *The Buildings of England North East and East Kent* (2013)

Kent County Council *South east Archaeological Research Framework* www.kent.gov.uk

Kent County Council *Historic Environment Record* www.kent.gov.uk

Kent County Council and Kent Conservation Officers Group, *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets* (2011)

LUC Swale *Local Landscape Designation* (October 2018)

Jacobs Swale *Landscape Character and Biodiversity Appraisal* (2011)

Swale Borough Council and Kent County Council *Rural Lanes Study 1996-97*

Historic England Publications

Historic England Good Practice Advice Notes (GPAs) provide advice on good practice and how national policy and guidance should be applied.

GPA1: *The Historic Environment in Local Plan Making* (March 2015)

GPA2 - *Managing Significance in Decision-Taking in the Historic Environment* (March 2015)

GPA3 – *The Setting of Heritage Assets* (December 2017)

Historic England Advice Notes (HEANs) include detailed, practical advice on how to implement national planning policy and guidance.

HEAN 1: *Conservation Areas: Designation, Appraisal and Management* (Feb 2019)

HEAN 2: *Making Changes to Heritage Assets* (February 2016)

HEAN 9: *The Adaptive Reuse of Traditional Farm Buildings* (October 2017)

HEAN 10: *Listed Buildings and Curtilage* (February 2018)

HEAN 12: *Statements of Heritage Significance* (October 2019)

HEAN 16: *Listed Building Consent* (June 2021)

Streets For All (May 2018)

www.historicengland.org.uk/listing/the-list

For further information contact:

Swale Borough Council Planning Services 01795 417850

www.Swale.gov.uk

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