

Ospringe

Parish Design Statement



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Contents



1. *Introduction*
2. *What is the Parish Statement?*
3. *Chronology*
4. *Evolution of the Landscape and of the Parish*
5. *Settlements and their Individual Landscapes*
6. *Good Design*
7. *Materials*
8. *Doors and Windows*
9. *Boundaries*
10. *Highways and Traffic*
11. *Amenities*
12. *Trees and Landscaping*
13. *Further Information*
14. *Using this Statement*
15. *Conclusions*
16. *Consultees*
17. *Acknowledgments*

Introduction

1.1

Our Parish Design Statement has been written and compiled by the Ospringe Design Statement Group. This has enabled local views and ideas to assist in reaching planning decisions concerning design of development and change in the parish. Action with Communities in Rural Kent, Swale Borough Council, Ospringe Parish Council and the Kent Downs Area of Outstanding Natural Beauty support the preparation of this document.

1.2

The Ospringe Design Statement Group, initiated by Natural England, was formed by local residents following an open meeting, promoted by the Parish Council, as a way of improving and controlling design in a rural area.

1.3

The Group has enlisted the views of the parish by way of public meetings, exhibitions, parish events and a questionnaire, the results of which have been incorporated within this Design Statement.

1.4

We hope that any design will inspire and reflect the principles set out in this Document.

Ospringe



THE WAY THE PARISH DESIGN STATEMENT WAS PRODUCED

Preparing the Design Statement took five years and was produced within guidelines suggested by Natural England.

Many residents, both young and old alike, have taken an active role participating in workshops, discussion groups, photographic sessions and fundraising events and we were greatly encouraged with the response to our questionnaire.

Sixty people packed the Champion Hall in Painter's Forstal to listen to Dr Paul Wilkinson highlight the archaeological significance of Syndale Park, its history and national importance.

Over a quarter of the Parish residents took part in a Jubilee Scarecrow Trail, which raised £200 towards the production of this statement.

We have encouraged participation from within the parish and to this end we have delivered leaflets to every household promoting each event. We have also enlisted the help of the Church magazine and the local press to advertise and inform local people of our progress.

The Design Statement committee have met on a monthly basis, encouraging others to bring their skills to assist with its completion. They have shown flair, imagination and commitment, each one bringing fresh ideas, ensuring an attractive and informative document.

We have received great encouragement along the way from Action with Communities in Rural Kent, Kent Downs Area of Outstanding Natural Beauty, Swale Borough Council and Ospringe Parish Council. I would like to thank everyone who has helped with the production of this document but especially the committee for their dedication, good humour, tireless enthusiasm and hard work which has resulted in such an amazingly attractive and user-friendly guide.

A handwritten signature in black ink that reads "Joan Tovey".

Joan Tovey
Chairman

Ospringe Parish Design Statement Team 2007

Ospringe

What is the Parish Statement?



2.1

The Design Statement describes Ospringe Parish as it is today and highlights the qualities which the residents value. It is intended to be a practical tool capable of influencing the design and development of the Parish. It is a document linking local views with the Swale Borough Local Plan, adopted in July 2000, and control of development carried out by the Council. It will assist Ospringe Parish Council when commenting on planning applications, the Borough Council in its consideration and determination of planning applications as it has been adopted as a material planning consideration by the Planning Authority in its entirety.

2.2

The aim is to ensure that the design of the future development and change in the Parish is based on the understanding of the Parish's past and present, and contributes to its future in a positive manner with the opinions and aspirations of a wide variety of consultees, including parishioners, architects, developers and interested statutory authorities.

- open spaces
- trees and landscaping
- the treatment of boundaries
- the scale, height, proportion and location of new buildings
- the detailing of buildings and architectural features
- materials and finishes
- local highway conditions and traffic flow

2.3

Changes caused by developments of all types include the small extensions and alterations to homes and gardens, paths, hedges and fencing. The Statement therefore offers everyone considering a building project in the Parish simple design advice.

It will be of interest to:-

- architects, planners and engineers
- householders and community groups
- statutory bodies and authorities
- local businesses
- local councils

Chronology

3.1

The initial Public Meeting was held on 3rd April 2001 - to which 27 people attended.

First Questionnaire was delivered to every household in the Parish on 10th July 2001.

1st February 2002, Paul Wilkinson gave a talk on 'Roman Ospringe and the Secrets of Syndale', 33 people attended.

7th March 2002, the completed questionnaires were returned.

A Photographic Day was held on 13th April 2002 - 27 people attended and the results of the questionnaires were displayed.

An Audio/Visual Presentation was given at the Champion Hall on 29th September 2004 to which 40 people attended.

Autumn 2004 Consultation with professional bodies.

The draft document was on public view from 13th December until 24th January 2005.

After a series of consultations on the text with local people and Swale Borough Council, the draft document was considered by Members of the Faversham and Swale East Area Committee of Swale Borough Council on 10th October 2006. Members recommended that, subject to a number of amendments being made to the document, The Executive Committee of the Borough Council be asked to approve the document as a material planning consideration.

Members of The Executive of Swale Borough Council considered the draft document on 15th November 2006 where it was resolved that the Ospringe Parish Design Statement be adopted as a material planning consideration.

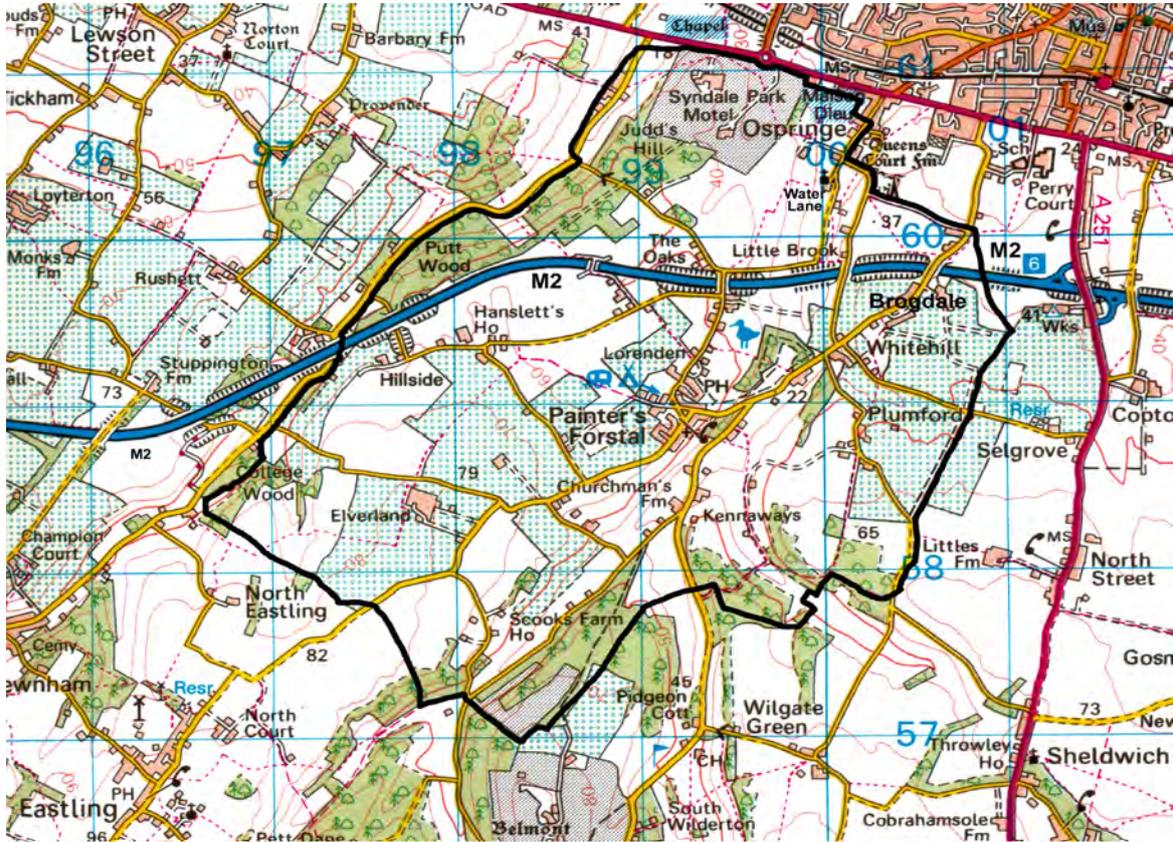
A Full Meeting of Swale Borough Council confirmed the adoption of the Parish Design Statement as a material consideration on 22nd November 2006.

A separate Statement of Consultation has been prepared alongside this statement and is available by request to Swale Borough Council.



Ospringe

Ospringe Parish Boundary



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Evolution of the Landscape and the Parish

4.1

Ospringe is very roughly oblong in shape extending from its boundary with Faversham in the North (the A2), Stone and Norton in the West (the Newnham Road), Eastling and Throwley in the South, and Sheldwich to the East. The erosion, which occurred during the later stages of the ice age, led to the formation of two distinct valleys. The Ospringe valley runs from the South West to North East bisecting the Parish with a substantial plateau rising gently on either side. The Syndale valley with the Newnham Road at its base forms its western boundary. Several distinct soil types have consequently evolved. Head brick earth at Bayfield and Cades, clay with Flint at Elverland, Brogdale and Whitehill, and Nailbourne deposit and Thanet beds in the more northerly part of the parish as it reaches Faversham. Two main roads enter the parish from the North.

Water Lane, which initially follows the Ospringe Valley and then climbs westward to Painter's Forstal, and Brogdale Road which enters on the eastern plateau, drops into the valley and divides at Whitehill. One section climbs rapidly to Painter's Forstal, the other stays in the valley bottom leading to Kennaways and Stalisfield. It is thought that these roads were carved out by the Anglo-Saxon farmers as they annually drove their animals southwards for the summer grazing, returning in the winter months for shelter - a process known as transhumance. As a consequence of this it is along these roads, usually as ribbon developments, that the nine settlements of the Parish evolved. In the valley bottom, Ospringe Village, Whitehill and Kennaways; on the western plateau Painter's Forstal and Elverland; and on the eastern plateau Brogdale and Plumford.

Syndale is built around the northern part of the Newnham Road and surmounts Judd's Folly Hill, the northernmost section of the western plateau. The valley sides and bottoms show more covering with trees and rich undergrowth. The fields tend to be smaller with lush boundary hedging, whilst the plateau tends to exhibit larger fields with much more expansive views and shorter, less dense hedges. Narrow tree-lined lanes climbing the valley sides join the hamlets together resulting in a patchwork of orchards, rich arable fields, woodland and ancient hedges, with grass verges bordering the most important roads. This creates an ideal wildlife habitat for many creatures including rabbits, foxes and squirrels as well as protected species such as badgers, dormice and bats. A plethora of wild plants exists together with an abundance of birdlife.

Ospringe

The Parish



Until 1960 and the building of pumping stations to provide domestic water, a stream ran from the southern extremity of the parish along the Ospringe valley bottom. This ran through Lorenden Park (where the pack bridge still exists) into Water Lane, Stonebridge Pond and ultimately Faversham Creek.

4.2

The character of the countryside within the Parish has changed over the years with the decline of hop growing. The oast houses or drying kilns still exist, several of which have been sympathetically converted to residential use.

Although hops are still grown in the Parish, mixed agriculture and orchards are the main commercial activity in the area. Conversion of redundant buildings should include sympathetic restoration in keeping with the subsequent guidelines.



Pack Bridge in Lorenden Park

4.3

Our residents specifically like the rural feel of the Parish, the diversity of the types of dwelling e.g. affordable bungalows, cottages, terraces and detached houses together with the local types of building materials used. The magnificent parkland at Lorenden and Syndale and several wooded areas of mature trees are also of great importance.

Guideline 1 THE PARISH

Any development in the settlements should:-

- Maintain spaces, which provide views of the surrounding land. See Guidelines 2 to 10.
- Maintain the traditional pattern of roofscapes, tree cover and land-form when viewed from external vantage points. See Guidelines 12, 14 20 & 21.
- Respect its scale, massing, size and setting. See Guideline 11.
- Use traditional materials to reflect the form, character and composition of its surroundings. See Guideline 12



Ribbon Development along Brogdale Road

Ospringe



Settlements and their Individual Landscapes

5.1 BROGDALE

This area has evolved since Domesday as a ribbon development along the old Drover's road from Faversham. The oldest property, Brogdale Farmhouse, has been altered in Georgian times to incorporate a painted brick façade and plain tiled roof with dormer windows; a large bay window complements the appearance. The property is set back from the road on a gravel drive.



Brogdale Farmhouse

There are 220 acres of surrounding farmland, which now houses The National Fruit Collection, set up in the 1990's as The Brogdale Trust. As well as the preservation of fruit trees there is now a visitor centre and with the partnership of Hadlow College the site is being used as an education source. The farm buildings are now being utilised as small industrial units for businesses such as cheese and jam making and a small plant nursery. To the north of the M2, on the west side of Brogdale Road, are varying individual detached properties of different styles. They are all set in large plots with driveways secluded by hedges and shrubs. To the south, along the side of the road, are houses and bungalows of brick construction primarily built in the early twentieth century. The bungalow facades are of painted brick, pebbledash or weatherboarding and some roof spaces have been converted.

Bay windows are a common feature. Cedar Terrace is built in three blocks of four dwellings. They are three storeys in height built from yellow stock bricks. Brogdale Farm Cottages are set back from the thoroughfare on their own private road. They are semi-detached properties on good sized plots with driveways. The Oast House with four kilns at the top of Whitehill has been converted into four dwellings. A footpath runs along one side of the road and a grass verge on the other from Dormers, on the boundary of the parish, to the top of Whitehill.

Guideline 2 BROGDALE

Any development or extensions should be in harmony with the setting, enhance the local environment and integrate with and enrich the existing area. Good examples of this are the conservation of the Brogdale Oast and the garage at No.2 Brogdale Farm Cottages. Any development should respect and reinforce the linear nature of Brogdale Road.



Cedar Tree at Brogdale

Common features of this area are conifer and beech hedging. There is a wide expanse of farmland and orchards with windbreaks that enhance the rural locality.

5.2 WHITEHILL

Is situated in the valley that runs along the route of the stream that flowed into Water Lane until the mid twentieth century. The houses are on one side of the road only, on the other side lies Lorenden Park. The park consists of 45 acres of grassland with over 4000 trees many planted since the destruction caused by the 1987 hurricane. This magnificent parkland borders the Area of Outstanding Natural Beauty and has been put in trust for the use of the general public, being maintained by a Trust. The valley is approached from the north via an area of high banks and trees, which reveals the outstanding beauty of the valley ahead. The properties are predominately pre 19th century built alongside Whitehill House, originally medieval with 19th century alterations. The façade has mathematical tiling and bay windows with a porticoed entrance. The roof is of slate with original brick chimney stacks. Set back from the road behind high walls and an ancient yew hedge the house is reached by a gravel driveway. A wide grass verge abuts the carriageway. Whitehill Cottage, Orchard End, Brook Farmhouse and Forge Cottage all have painted exteriors while Little Brook and Coldstream Cottage are white weatherboarded.

Ospringe



A common feature of this area is the Victorian iron fencing still used to form boundaries. All these properties have off road parking facilities and the majority are listed buildings.



Whitehill House

road. These are painted brick under Kent peg tiled roofs.



Weather Vane at Plumford

industry. In the immediate vicinity there is pastureland.



Churchmans Farm

Guideline 3 WHITEHILL

The integrity of Lorenden Park, its open spaces and natural landscape should be retained and the setting strictly guarded. The Victorian iron fencing along the valley should be restored, maintained and continue to be used to form boundaries.

Guideline 4 PLUMFORD

Only small sympathetic alterations should be considered and these characterised in the local vernacular by copying existing examples of good, local design within the Parish. Gravel driveways and hedging being suitable.

Guideline 5 KENNAWAYS

The open undeveloped valley sides are used for grazing and the woodland should be retained and enhanced. The agricultural aspect of the area is predominantly rural in character with a network of fields, lanes and hedgerows. This should be respected and maintained.

5.3 PLUMFORD

This is a small hamlet surrounding Plumford Farm. It is an agricultural area and has grown up around the buildings used for the farm business over the years. It is characterised by well kept hedgerows and orchards. There are several footpaths and bridleways leading from the lane into the surrounding countryside. Plumford Farm is reached by a gravel drive behind a beech hedge. The property is set in walled gardens, has a painted façade with Georgian sash windows under a tiled roof. The oast house is now divided into two properties with the original kilns and a feature balcony of stained timber construction. Again, gravel driveways with detached garages complete this property. Further along Plumford Lane there is a pair of Victorian cottages, laid back from the

5.4 KENNAWAYS

The northern approach to this area is characterised by predominately semi-detached dwellings ranging from 19th century to the present day. The southern part of Kennaways, extending along the Ospringe valley, consists of fields and hedgerows with a network of tree lined narrow country lanes leading up to Elverland in the west and Belmont to the east. Agricultural cottages, mostly rendered and painted under tiled roofs with small gardens occur spasmodically along these lanes. The rural nature of this part of the AONB is highly prized by local opinion and contributes significantly to the overall pastoral nature of the Parish. Churchman's Farm originates from the 16th century and is timber framed and rendered with a tiled roof. The two-storey frontage has a battlemented parapet with Gothic pointed windows. Surrounding the farm are various agricultural buildings, some used for rural

5.5 ELVERLAND

Elverland is dominated by the dilapidated agricultural storage facilities erected on land adjacent to the 16th century timber framed Manor House. Other properties in the farm complex include brick built bungalows and tenanted cottages. The surrounding land on the Western plateau consists of large fields and orchards. As it descends into the Syndale Valley the fields become smaller and several groups of trees provide a less windswept character.

Guideline 6 ELVERLAND

The rural landscape of hills, valleys, woods, orchards and fields should be nurtured maintained and managed. Encouragement should be given to those wishing to re-establish the essential natural environment of this area. Measures will be encouraged to reduce the impact of existing agricultural buildings.

Ospringe



Hansletts House

5.6 HANSLETTTS

Formerly known as Hansletts Forstal this settlement is set along narrow country lanes converging on a T-junction with properties on all sides. The houses at Hansletts date from the 16th century to modern day, each with their own gardens and off road parking. The converted oast houses that dominate this area, have both square and round kilns, and vary considerably in external appearance ranging from half to full weatherboarding with tiled porches. The listed building known as Hansletts House is timber framed and under built with red brick, the upper storey is tile hung with a plain tile roof and wooden casements which dominate the façade, mullioned windows complement at ground floor level. The barns and stables at Hansletts Farm have been converted into dwellings with individual gardens. These barns are brick with Kent peg tile roofs. The old barns which once constituted the farmyard of Scotts Farm have been developed around a courtyard with thatched roofs and weatherboarded exteriors. At the eastern end of the settlement is Willow Farm, a modern equestrian centre with an internal manège and tack shop, surrounded by paddocks for grazing and a camping/caravan site.



Example of Knapped Flint at Scotts Farm

Guideline 7 HANSLETTTS

This rural area has distant views across the fields and orchards to Faversham and Sheppey which should not be compromised. Any further development should copy existing examples of good, local design within the Parish, which will then reflect the style and materials of this small hamlet and accentuate the sense of place. Oast houses, Barns and associated outbuildings should be conserved and restored as a testament to the agricultural heritage of our parish.

5.7 SYNDALE

Syndale was the site of an important Roman settlement. Judd House, built in the 17th century was an impressive mansion destroyed by fire in 1961. The site now houses a development comprising a motel and leisure centre, modern holiday cottages and

a day nursery. The main motel building is of various heights and construction, with the overall façade having no uniformity in appearance. To the rear of the complex are holiday cottages, 20th century in origin, breeze block construction under tiled roofs. The leisure complex is housed around a cobbled courtyard and to the rear the large sports hall of white brick construction under a tiled roof is quite incongruous with the historical and ecological environment. Other dwellings separate from the main development are Syndale Park Lodge, a detached bungalow built on the hillside with its own ground, and Dairy Cottage, an 18th century dairy set in the parkland. Due to the many different owners of the site, there is no common style or continuity of design. The surrounding area of undulating parkland is studded with many specimen trees which gives the site precious vistas and views. To the southwest, on the Newnham Road, lies the old Syndale Farmhouse which has stood here since the 17th century with rendered walls under a tiled roof. Its front façade has five traditional sash windows to the first floor, four to the ground floor and a porticoed door. On the other side there is a walled courtyard encompassing barns and outbuildings in traditional style. Alongside the farmhouse are Syndale Cottages, two pairs of semi-detached dwellings, part tile hung with open porches.

Guideline 8 SYNDALE

Protection should be given to the beautiful undulating parkland which contains many specimen trees as well as to the nationally important Roman burial site. If any further development is considered, it should reflect the nature and design of the older buildings and include such details as red bricks, tiled roofs, ornate chimney stacks and sash windows.

Ospringe



Each has vehicular access to the side and a garden frontage. Opposite Syndale Farm is a large detached dwelling, converted from the original oast houses. It has been rendered and painted.

5.8 WATER LANE

The settlement of Water Lane is in the more Southern area of Ospringe Village, the sides of the valley to the East and West forming a unique visual background. However, this unusual feature did not deter a succession of building styles from developing. There are a range of styles including two 16th century thatched cottages, a converted barn and a 15th century vicarage. A row of redbrick terraced cottages known as Dawsons Row add a special uniformity and should be protected.



Thatched Cottage in Water Lane

The Parish church of St Peter & St Paul lies at the southern end of Water Lane. This Norman building has a Victorian saddleback tower and an unusual rebuilt 'candle snuffer' tower of ragstone and flint as is the rest of the church. The churchyard contains the Parish war Memorial. Water Lane also houses the Parish Junior and Infant School.



Ospringe C.P. School in Water Lane

To the rear of the school are the parish allotments, which are managed by the Parish Council. Overlooking Water Lane on the hill to the east lies Vicarage Lane boasting two cottages, one with flint walls and the other a converted oast house and finally the 1862 brick built Littlebrook Manor.

Guideline 9 WATER LANE

A strong lead must be taken by the setting of the area along a 'village' lane leading to the church, a focal point of the area. The flint and ragstone St Peter and St Paul's church is a landmark building. Largely surrounded by fields, the church appears to stand just a little apart from the community it serves. Any new construction should consider the historically important buildings in Water Lane and should incorporate features present in the existing buildings, such as knapped flint, thatch, peg tiles, weatherboarding and sash windows.

5.9 PAINTER'S FORSTAL

The village has its origins in the 16th century based around Painter's Farm, a fine example of a Tudor style country farmhouse, and is one of many listed buildings in the Parish. The village today is made up of mixed housing stock, the majority of which were built during the 20th century, being constructed of a variety of building materials and styles. In common with other rural villages, post war community housing was provided using a standard production line house, many of which have now been modernised. Bayfield was constructed on the southwest side of the village, and now forms one side of the village green. The Alma public house is in the centre of the village alongside the village green and dates from the 18th century.

Ribbon development has grown along Painter's Forstal Road and Eastling Road with modern infill.



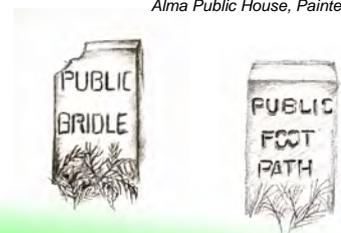
Painter's Farm

Guideline 10 PAINTER'S FORSTAL

Any new construction should be confined to the village boundary with the existing open spaces maintained. It should reflect the character of the village and its sense of place. Using constraints and opportunities will help to integrate both modern and traditional forms of building within the village environment. Mummery Court and its picket fencing, reflects a traditional boundary form. The bell tower roof decoration in Cades Orchard, reflects the Victorian school and School house on the village green.



Alma Public House, Painter's Forstal



Ospringe

Good Design



6.1

Buildings and the environments they create affect our daily lives. They are major contributors to defining a sense of place, and to our feeling of belonging. It is not only the finer buildings like a Georgian country house or the parish church which contribute to our local identity. Very often functional buildings, the barn or terrace of cottages, are just as much part of the cherished scene. Good design inevitably responds to its context, to important views, to its neighbours on either side, to the surrounding landscape or to the nature of development close by. However it is the way in which the elements of building come together that result in good architecture. Good architecture involves an understanding of scale, proportion and massing. It involves the careful selection of materials used in a way which reinforces what is special about a place. Good examples of this are the stable block at Whitehill House and the thatched barns at Hansletts Lane. Most importantly it involves the coming together of individual elements (the doors, windows, roofs and other features) in a way which is pleasing to the eye. There is no one formula for what makes architecture work well, but when it does, it contributes in a lasting way to the quality of our lives. Conversely, when it doesn't, it detracts from our quality of life. The following examples of recently completed developments work well for different reasons.

Example A: Scotts Farm Cottages - because the extension positively responds to the distinct characteristics and materials of the existing cottage.

Example B: Garage at Scotts Farm Barn - because the shape and materials of the building are designed to look like traditional agricultural buildings.

Example C: Conversion of Scotts Farm Barn - because the character of the farm buildings have been preserved even down to the use of long straw thatch on the roof.



Scotts Farm Barn



Mummery Court

Example D: Mummery Court a recent Painter's Forstal development - because views through the site to the countryside are maintained.

Example E: Lorenden Cottages - because the extensions reflect the existing cottage design.
 Example F: Brogdale Farm Cottages - because the detached garage at No.2 compliments the design of the entire development. In contrast other garages in the area pay little respect to its uniformity.
 Other less successful examples are:-
 Example G: Overly large houses on small plots, or buildings that overwhelm the adjacent properties.
 Example H: Structures with incongruous roof pitch or flat roofs.
 Example I: The use of standardised, anonymous house types which do not reflect the local vernacular.
 The purpose of this statement is to encourage good design in the Parish in the future. It is not intended to stifle innovative or imaginative proposals by dictating solutions in advance.

The community does however expect all development proposals to be considered, relative to the quality of materials and standard of design. For all but the most modest of developments professional advice should be sought from a designer or architect with proven experience.

Guideline 11 DESIGN

The design of new buildings should respond positively to the indigenous character of the parish, to their immediate context and to neighbouring buildings. Anonymous "pattern book" or standardised house designs should be avoided. The arbitrary or confused use of architectural styles should be avoided.

Ospringe Materials



7.1 Materials

Building materials play an important role in determining local character. In Ospringe various materials have been used in the construction of walls and roofs. Generally roofs are finished with plain or interlocking clay or slate. However many of the older buildings display delightful roofs constructed in the now famous Kent Peg tiles. Extensions using flat roofs are to be avoided.



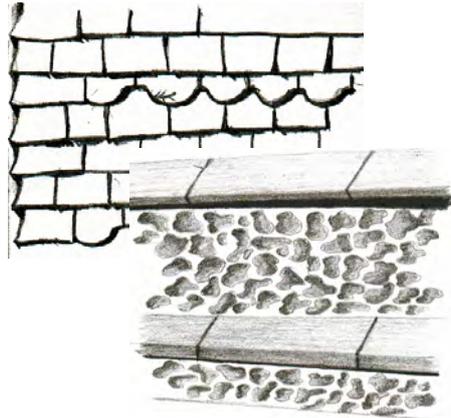
Roof Materials

There is a variety of gables, half gables and hips, the pitches varying with the materials. A few gables have decorative bargeboards. A minority of roofs are furnished with exposed rafter feet while the majority are clad with fascia and soffit boards. Dormer windows in various styles can be seen. Rooflights should be confined to the rear face of any roof and so should any solar panels employed. Thatch is also used on some of the traditionally built properties. The roof styles and pitches affect the appearance of the settlement and in most cases contribute to the local vernacular.

7.2 House Walls

Throughout East Kent various building materials have been used in wall construction, finishes and decorative features. Locally made stock bricks are featured on the older properties. Several of the local brickworks are no longer in existence but indigenous yellow and red bricks are still available from local specialist

brick makers and are suited for use in the parish for new and renovation work on walls where applicable. Various other materials can be seen such as knapped flint, timber featheredge weatherboarding both white painted and black tarred, and smooth render with colourwash.



Tile Hanging and Knapped Flint Walls

Gaudy colours should be avoided. The natural brick finish is the preferred appearance of any wall that is to be built unless it jars with the existing structure. Mathematical tiles are used on some of the older buildings and tile hanging on walls can be seen on many of the houses.

Guideline 12 MATERIALS

All materials should be of the highest quality and should harmonise with their surroundings. Use appropriate roof details such as its shape, pitch, eaves, verge and ridge to achieve a convincing effect.

Where possible materials should be sourced locally for reasons of sustainability.

Good local stock bricks are available from :-

The Brick Business, Smeed Dean Works, Sittingbourne.

Ibstock Bricks, Funton Factory, Lower Halstow.

Cremer Whiting, Sumpter Way, Faversham.



Weatherboarded Cottage

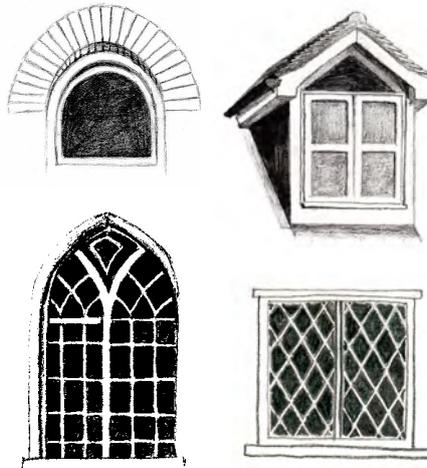
Ospringe

Doors and Windows



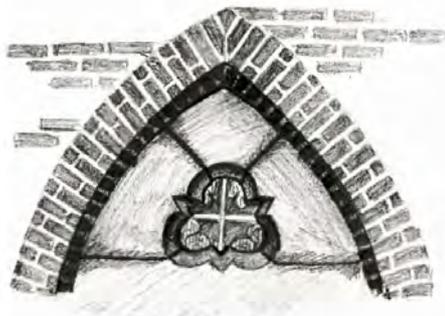
8.1 Doors

The older domestic buildings usually have doors and porches typical of the period in which they were constructed. Doors range from the braced and battened types in early dwellings to the panelled and part glazed doors of the Victorian and Edwardian houses. There are a wide variety of doors on more modern houses, ranging from fully glazed to solid flush, particularly those built during the latter half of the 20th century.



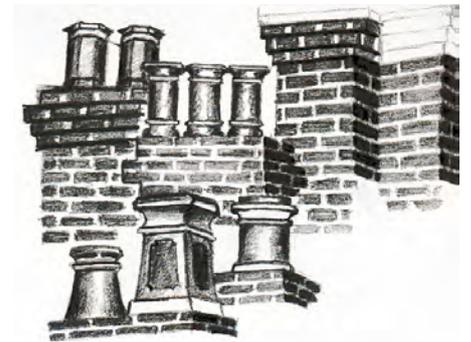
8.3 Chimney Stacks

Chimney stacks should be repaired and renovated, as an alternative to being shortened or removed. While this is clearly important in the Victorian terraces, where the symmetry of the building depends on identical chimney stacks, the removal of the tall stacks on larger residences can also imbalance the appearance of the structure.



Doorway Arch

Householders and developers are urged to consider carefully the effects of window and door placements on their own and adjoining properties. Replacement windows should retain the scale and detail of original openings and it is important that the relationship of solid to void is not destroyed.



Chimney Stack Styles

8.2 Windows

One or two of the older houses within the parish of Ospringe have casement windows fitted with leaded lights. There are also examples of Georgian and Victorian sashes. Casement windows are most common in the 20th century buildings. Windows and their glazing patterns and types of finish are an essential part of the character of the building together with the treatment of the head of the window openings and windowsills.



Diamond Glazed Windows



Guideline 13 DOORS & WINDOWS

Doors and windows are normally the principle features which give an elevation its character. Consider their style and disposition carefully. UPVC replacement windows and doors are not appropriate in the conservation area or on historic buildings. All windows should fully match the colour, form and proportion of the original. Rooflights or solar panels should not be installed on the street side of any building.

Guideline 14 CHIMNEY STACKS

Chimney stacks should be retained and incorporated into any new building to provide the architectural appearance and integrity.



Sash Window

Ospringe Boundaries



9.1

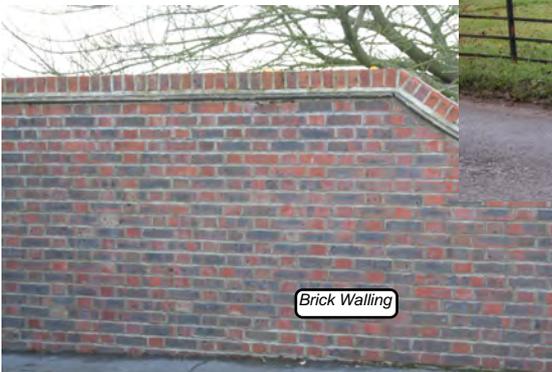
Throughout the parish hedgerows abound, some of which are up to 900 years old. These include a mixture of Hawthorn, Blackthorn, Hazel, Beech and Yew, and are occasionally tall enough to obscure the view of nearby properties. The planting of Leyandii should be discouraged. Front boundary hedges and fences should not obscure the property from the road and should be kept below 1.5 metres in height.



Knapped Flint Wall



Iron Railings



Brick Walling



Palisade Fencing



Chestnut Paling



Natural Hedging

Guideline 15 BOUNDARIES

All materials used should reflect the range already found in the settlement. (see pictorial examples.) Traditional hedgerows, walls and fences should be retained. We recommend, subject to relevant planning permission, that any new boundary structures will not exceed 1.5 metres in height.

9.2

There are examples of high brick walls, post and rail, and post and wire fencing as well as unfenced agricultural land. Stonewalls and traditional iron fencing can also be seen.



Post and Rail Fencing

Ospringe

Highways and Traffic



10.1

The parish is served by two main 'C' class roads namely Brogdale Road and Water Lane. There are smaller, additional feeder lanes e.g. Elverland, Porters and Plumford Lanes, Coxett Hill, Stalisfield and Eastling Roads and several interconnecting lanes joining the various hamlets.

10.2

The proliferation of the motor car and the need for parking facilities has resulted in substantial 'on street' parking, which reduces the 'sense of place' and in some cases has resulted in the destruction of grass verges. At Dawsons Row in Water Lane, there are no front gardens. The approach to the church is confined to one-way traffic because of the persistent 'on street' parking.



Dawsons Row parking problems



M2 Motorway

10.3

Pavements are present for some of the lengths of the two main feeder routes and in Painter's Forstal and its approaches. Outside the main residential areas the roads are narrower and sometimes bordered by grassy verges, banks and hedges of varying sizes and composition. These roads are inadequate for any vehicles other than cars and bicycles due to their narrowness and the size and number of adequate passing places. Many residents are concerned about the disproportionately large size of commercial lorries and the number of cars which travel at excessive speeds.

10.7

The increasing number of Telecom masts which now pollute the countryside especially in relation to the M2 are increasingly intrusive and are distracting from the rural nature of the parish.

10.4

Footpaths and bridleways that cross the orchards, fields and woods are adequately signposted by the authorities. There are no cycleways.

10.5

The road signs that exist are generally compatible with their surroundings and inform or warn in an acceptable manner. Refuse bins, telephone kiosks and post boxes are sensitively placed and do not overly impose themselves upon the local environment.

10.6

The M2 motorway bisects the parish west to east and is a source of considerable noise pollution. There are no lights on the M2; the bridges are adequate although the maintenance of the road surface leaves much to be desired.

Guideline 16 HIGHWAYS & TRAFFIC

Off road parking should be provided in new designs and landscaped to make it as unobtrusive as possible. Grass verges should be maintained and not used for either parking or passing. Continue to site road furniture unobtrusively. Any means of reducing noise on the M2, such as tree planting, should be investigated.

Highway design should endeavour to reduce the speed of all motor vehicles and reduce the inflow of large lorries. In new properties, encourage innovative solutions to garaging. One possibility could be the use of basements in order to retain the important spacing between properties and the rural ambience.

Ospringe

Amenities



11.1 Electricity & Telephone

An overhead network of electricity and telephone wires festoon many of the roads and spoil the visual attractiveness of the parish. Overhead electricity lines are particularly noticeable and should be buried, rerouted or screened by electricity companies as part of an improvement programme, or at least when the lines are due for renewal. Seek, during the planning process, greater effective consultation between residents and 'amenity providers' (e.g. BT, Mobile phone companies). Every effort should be made to identify funds to put in hand improvements as recommended by The Countryside Agency. Erection of new, or re-siting of old telegraph poles should be the subject of consultation within the neighbourhood. Frequency of electricity failures, often of considerable length, is due to the inherent vulnerability of overhead supply.



Visual Eyesore

Guideline 17 AMENITIES

Electricity and telegraph poles are visually intrusive. These services should be laid under ground with other services wherever possible. Encourage provision of underground power cables where possible. Site TV aerial and dishes unobtrusively and recommend that such equipment should be as small as possible. Positioning of mobile phone masts needs consideration, should avoid AONB and should not infringe any existing views so valued by the parish residents.

11.3 Recycling

Recycling is to be encouraged throughout the parish, the use of recycling bins is recommended for as much waste material as possible. Currently glass and paper are collected by use of conveniently located bins.

Guideline 18 RECYCLING

The siting of these collection points will need to be considered so that the areas can be sympathetically screened with materials that blend in with the local surroundings, preferably natural hedging.

11.2 Drainage

When putting forward proposals for new development, developers must demonstrate through Drainage Impact Assessment that adequate foul and surface water drainage capacity exists, or can be provided in time to serve the proposed development. If new development cannot be connected to the public sewerage system, private drainage facilities must be provided to meet consents issued by the Environment Agency. This will prevent overloading of sewerage and drainage systems.



Guideline 19 STREET FURNITURE

Street signs and furniture should be kept to a minimum and complement the surroundings. The design of all light fittings and columns should reduce the upward spill of light.

11.4 Street Furniture

Street furniture should be as unobtrusive as possible, consistent with good function. Currently there is a random mix of styles and types. Any future furniture to be provided should all be of the same family design. Siting of individual pieces must be given careful consideration so that the purpose of the equipment is met, whilst not creating an eyesore in the environment. Street and security lighting where installed should not be intrusive.



Ospringe

Trees and Landscaping



12.1 Landscaping around buildings is an important element of design for old and new dwellings, and should include trees and plants that enrich the surroundings. Local identity should be maintained and embellished using local native trees.

Trees are an important element in their own right and contribute greatly to the parish environment. The Field Maple and the Alder Tree are examples of indigenous species to the area. The use of Leylandii, are not indigenous and should be discouraged. Established trees also provide a windbreak that should be preserved and new ones planted whenever possible. See Appendix B. Planning and Development Guidelines No. 6, published by Swale Borough Council.

Guideline 20 TREES & LANDSCAPING

Use locally indigenous trees to the maximum level possible. Landscaping around buildings is an important element of design that should include trees and plants that

enhance the surroundings such as, Alder, Ash, Beech, Birch, Box, Sweet Chestnut, Field Maple, Hawthorn, Hazel, Holly Walnut and Yew. Leylandii should not be used.

Local identity should be maintained and enhanced. Every opportunity to encourage tree planting in an effort to mask noise emanating from the M2 motorway should be considered.

Biodiversity

Biodiversity encompasses the whole variety of life on Earth. It includes all species of plants and animals, but also their genetic variation, and the complex ecosystems of which they are part. It is not restricted to rare or threatened species but includes the whole of the natural world from the commonplace to the critically endangered.

The world is losing biodiversity at an ever-increasing rate as a result of human activity. In the UK we have lost over 100 species during the last century, with many more species and habitats in danger of disappearing, especially at the local level. On a world scale the rate of loss is now recognised to be a cause for serious concern, requiring concerted international action to prevent continued loss of biodiversity.

Guidelines 21 BIODIVERSITY

Opportunities should be taken to preserve and enhance the biodiversity of the Parish through the design, layout and landscaping of new developments and alterations.

Biodiversity can be incorporated into small-scale developments through habitat creation and wildlife-friendly landscaping, installation of sustainable drainage schemes, and features such as nesting and roosting spaces.

At a simple level, nest and roosting boxes can be easily incorporated in or onto existing and new buildings. A wide range of boxes to benefit birds, bats and some invertebrates are now available.

Further guidance can be found in 'Building Biodiversity in Kent', a Supplement to Kent Design Guide 2006.



Ospringe

Using this Design Statement



If you are considering altering the exterior of your property, changing any external detail of the building or its paintwork, front garden or boundary treatments, please make use of the suggestions below.

14.1

Look at your property as others see it. Take a look from the front and any other view from which your alterations will be seen.

14.2

Make a note of what makes your property either distinctive or blend in with its neighbours. Look at the rooflines, roofing materials and colour, chimney patterns, overall window pattern, boundary walls, etc.

14.3

Take a closer look at details such as special brickwork, window design, doorways, door design and porches.

14.4

Imagine the changes you propose to make and consider the effect on the appearance of your property and how the changes will reflect on neighbouring properties, especially where your property is joined to or grouped with others of the same or very similar style.

14.5

Will your alterations sit well with the original design and the surrounding area? If the answer is not a clear "yes" then imagine other ways of achieving the functional changes whilst conserving the scene.

14.6

Talk to your neighbours and consider their views before carrying out any extension or submitting your planning application. The Council will consult your neighbours when it receives your application. Prior discussion may enable your application to be dealt with more swiftly. A simple rule is to imagine that you are your own neighbour and ask yourself if you would like what you propose being built next door?

14.7

Employ the appropriate level of architectural expertise. For anything other than small extensions this will normally be a registered architect.

14.8

If you have any doubts about the design of your project, contact the planning division of the Swale Borough Council.

Further Information

13.1

Conservation areas have been designated by Swale Borough Council in:-

Painter's Forstal incorporating the village green, play area, Public house and Village Hall together with a varied mix of houses.

Water Lane including the Norman Church, the Victorian School and other unique properties.

Whitehill a rural area dominated by Whitehill House and Lorenden parkland with its varied flora and fauna.

Kent Downs Area of Outstanding Natural Beauty extends from the Motorway south to cover the parish excluding the area around Brogdale, which is a Special Landscape Area.

Reference should be made to the Swale Borough Council leaflet 'Conservation Areas Planning, Development Guidelines' No 8.

Advisory boards which developers and householders may find useful.

Natural England
The Countryside Management Centre
Coldharbour Farm
Wye, Ashford
Kent, TN25 5DB
Tel: 01233 81525

Faversham Development Control
Team
Swale Borough Council
Swale House
East Street
Sittingbourne
Kent, ME10 3HT
Tel: 01795 417108

Kent Wildlife Trust
Tyland Barn
Sandling
Maidstone
Kent, ME10 3BD
Tel: 01622 662012

Kent Downs AONB Unit
West Barn
Penstock Hall Farm
Canterbury Road
East Brabourne
Ashford
Kent, TN25 5LL
Tel: 01303 815170

Conservation Officer
Swale Borough Council
Swale House
East Street
Sittingbourne
Kent, ME10 3HT
Tel: 01795 417375

Ospringe



Conclusions

15.1

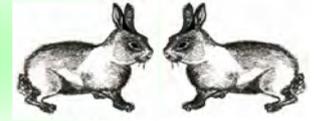
The Parish Design Statement will play a major part in retaining the essential character of our parish as we advance into the 21st century.

Developers should adopt a sensitive and co-ordinated approach to the design and layout of any new building project. This requires a thorough appraisal of the site and surroundings. Planning submissions should include perspective drawings or artistic impressions of how new developments should appear in relation to their overall surroundings. Discrete use of modern building methods and materials should be considered on their individual merit and design, but with consideration for the immediate vicinity.



Ospringe Parish Church of St Peter & St Paul

Ospringe



Consultees

16.1

- * The Residents of Ospringe Parish
Cllr Richard Barnicott - Chairman of Planning S.B.C.
Cllr Colin Prescott - Borough Councillor Ospringe
Cllr Jean Newman - K.C.C. Councillor Ospringe
- * Cllr Cindy Davis - Faversham Town Council
- * Andrew Osborne - Architect
- * Southern Water Services
Transco
British Gas
British Telecom

The Parish Councils of:-

- * Lynstead
- * Eastling
- * Newnham
Sheldwich
Doddington
- * Ospringe

- * Chairman K.A.P.C. (Swale)

- * Action with Communities in Rural Kent
- * Kent Downs A.O.N.B.
- * The Faversham Society - Dr. Arthur Percival
The Lorenden Trust
The Brogdale Trust
- * The Planning Departments of S.B.C. & K.C.C.

The draft documents were on view at the locations listed below from 13th December 2004 until 24th January 2005.

The Alma Public House
Cllr Derek Macey - Pawley Farm
Cllr Rosemary Simmons - Whitehill House
The Alexander Centre
Faversham Library
www.faversham.org

We acknowledge the help of:-

The Faversham Times
The Faversham News
Margaret Whytehead
(HM) Ordnance Survey

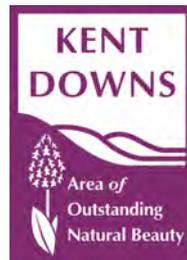
- * Written response received from these contacts

Ospringe



17.1

Action *with* Communities in Rural Kent



Ospringe Parish Design Statement Team

*Joan Tovey [Chairman]
Dick Thornhill [Secretary]
Colin Hudson [Treasurer]
Brian Harris
[Photographs & Production]
Grace Hann [Illustrations]
Rosemary Simmons
Sharon Hann
Don Hann
John Griffin
Mark Goodrum*

