

Kippington

Conservation Area Appraisal and Management Plan

PLANNING GUIDANCE



2009

Kippington

Conservation Area Appraisal and Management Plan

The historic environment is a social asset of immense value and one of the keys to the continuing prosperity of Sevenoaks District. Conservation Area Appraisals are part of the process of ensuring that we make the best use of our historic environment. They are tools for the positive management of change, not a means of preventing development. Conservation is focused on the entire historic environment, not just listed buildings. Trees, open spaces, buildings, uses and streets all contribute to the character and local distinctiveness of the District's conservation areas.

The built environment of our conservation areas has used energy and materials moulded by people both past and present. The District Council will creatively manage the fabric of these areas in a sustainable way as a legacy for future generations.

It is intended that this appraisal and management plan will inform the activities of the Council, the public and other bodies where these affect the conservation area. This Appraisal was approved by the District Council in October 2009 - and adopted as Informal Planning Guidance.

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Oakhill Road. Note new kerbs and abundance of greenery

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Oakhill Road

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Character Appraisal



Attractive historic lamppost, Oakhill Road

1.0 INTRODUCTION



Oakhill Road

This document replaces the Kippington Conservation Area Appraisal which was produced in July 2000 by Sevenoaks District Council in collaboration with Sevenoaks Town Council and local amenity groups. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is to regularly review their conservation areas and produce Conservation Area Appraisals and Management Plans. These explain what is important about the area and what improvements are needed.

This Appraisal and Management Plan follows the broad format suggested by English Heritage in its 2006 documents Guidance on Conservation Area Appraisals and Management Plans. The Appraisal draws heavily on the original document, but the Conservation Area has recently been completely re-surveyed and the boundary revised. During this process, photographs were taken and both positive and negative elements recorded. However, the omission of any particular feature or building does not imply that it is of no significance.

1.1 Conservation Area Boundary Review

In 2007, it was agreed that Oakhill Road should be added to the Kippington Conservation Area.

1.2 Definition and Purpose of Conservation Areas

Conservation Areas first came into being as a result of the Civic Amenities Act of 1967 and are intended to identify any valuable visual or historic characteristics in a locality that may warrant special measures in order to protect and preserve them.

The Planning (Listed Building and Conservation Areas) Act of 1990 recognises that there are particular areas of 'architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and charges planning authorities with a duty to designate any such locations within their jurisdiction as conservation areas. This designation then empowers the local authority to pay particular attention to planning considerations and development within them and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.

It has been recognised that designation, because of the responsibilities and obligations it places on both owners and the local authority should only be imposed on areas that



Attractive glimpse of trees and views, Oakhill Road

are demonstrably suitable. Where the criteria have been met, the area should then benefit from the additional control and protection that designation confers, and from official recognition of the special architectural and historic character of the locality.

The management of our national cultural and historic inheritance is of paramount importance and conservation areas are vital grass roots starting points from which to safeguard the continuing care of our environment.

1.3 The Benefits of Being in a Conservation Area

The historic environment is of particular importance. In addition, maintaining the appearance of a conservation area and the character of the groups of buildings and the public areas within it will sustain or enhance the value of individual properties. Conservation can also play a key part in promoting economic prosperity by ensuring that an area offers attractive living conditions which encourage further investment.

The principles of conservation management planning, that managing any historic place should be based on understanding it and assessing its significance and values, are now accepted as applying to historic areas as much as to historic buildings.



Historic railings Kippington Road

1.4 Purpose of Appraisals and Management Plans

As their number grows, it has become even more important for local authorities to include a well-defined and considered policy for designated conservation areas in their development plans. Development pressures are such that any designation is likely to be subjected to detailed scrutiny and must be readily and demonstrably defensible against adverse criticism. The criteria for designation should be kept as uniform as possible and the public should be kept fully aware of the reasons for any proposed changes in their area.

The 1990 Act charges local authorities with the responsibility of undertaking a review of their conservation areas from time to time, both to consider the possibility of revising their extent, and to identify any past changes or future pressures which may affect the original reasons for their designation.

English Heritage published an advisory leaflet on appraisals in 1997 and more detailed guidance on both appraisals and management plans in 2006. This guidance outlines the preferred approach to these plans and gives examples of the type of content that it would be useful to include.

The principal purpose of this Appraisal is to provide a firm basis upon which proposals for development within the Kippington Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved. It supplements and provides clarity to saved policies contained in the Local Plan and the emerging LDF Core Strategy, primarily those relating to demolition and development within conservation areas and should be read in conjunction with the Plan. It will therefore be a key document in maintaining character and promoting appropriate, sensitive proposals in the Conservation Area.

The appraisal and management plan define the key elements that together give the area its character and objectively analyse how they interact to enhance their individual impact. They can then provide management suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that highlight the area and give it its local distinctiveness. These plans can also be used to assess the impact of planning policies and the implementation of enhancement measures.

The plan will help the District Council, development professionals (planners, architects, landscape architects, highway engineers etc) and the local community engage in the conservation and enhancement of the local historic environment and help secure the long-term viability of the Conservation Area as an important heritage asset. This new Appraisal and Management Plan is based on the Kippington Conservation Area Appraisal 2001. The Plan sets objectives for the protection and enhancement of the conservation area, addresses areas identified in the first appraisal and brings forward opportunities to enhance the area.

1.5 The key purpose of this Plan is to:

- Define the key characteristics and features which contribute to its special character or appearance and should be preserved or enhanced.
- Provide a basis for making sustainable community based planning decisions about the future of the conservation area.
- Raise awareness of the importance and value of the local heritage.
- Record those principal elements that detract from the character or appearance of the conservation area.



Attractive historic lamppost in Oakhill Road

- Identify distinctive built form and character within the conservation area.
- Identify opportunities for enhancement to be delivered through accompanying management plans or other initiatives.
- Inform key agencies, societies and residents whose activities impact on the conservation area and maximise the investment in the preservation and enhancement of the conservation area to the benefit of the social and economic quality of life in the area.
- Provide guidance and set out objectives to preserve and enhance the buildings, structures and features. Identify distinctive character.

- within the conservation area, provide guidance, and establish key actions to preserve and enhance the public realm.
- Protect and maintain biodiversity.
- Outline the key statutory requirements in respect of development within the conservation area; provide guidance and set out actions to secure the proper and effective application of these requirements.
- Propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance works within the public realm.

As an adopted Conservation Area Appraisal, the plan will be a material consideration in the determination of development proposals.

2.0 GUIDANCE AND POLICIES

2.1 National and Regional Guidance

Government advice concerning conservation areas and historic buildings is set out in Planning Policy Guidance Note 15, Planning and the Historic Environment. Further advice about conservation areas including the production of management proposals, was produced by English Heritage in 2006.

2.2 The Development Plan

The government has introduced a new type of development plan known as the Local Development Framework (LDF). The LDF will set out the strategy, policies and proposals for the future shape of Sevenoaks and will be produced over the next 2-3 years. In the meantime the adopted Local Plan of March 2000 and the South East Plan, 2009 will retain development plan status until parts of the new system are adopted. As an adopted planning document the Appraisal and Management Plan will be a key material consideration in the determination of development proposals during this transitional period.



Attractive new railings based on historic designs in the Conservation Area

2.3 Local Policies

The South East Plan includes **Policy BE6** which says that:

- **When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.**

The Sevenoaks District Local Plan (adopted March 2000) lists the following policy relating to conservation areas. This policy has been saved:

- **EN23 Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area.**



Attractive open space in Conservation Area

2.4 Other Local Plan Policies

The Local Plan also identifies specific policies designed to protect the natural environment and historic buildings.

Policy EN6 places restrictions on development within the Kent Downs and High Weald Areas of Outstanding Natural Beauty and EN7 gives priority to the enhancement of natural beauty, landscape, open space, geographical features and wildlife over other planning considerations within the North Downs and Greensand Ridge Special Landscape Areas. Other Areas of Local Landscape Importance where development may be restricted are noted in policy EN8. Important areas of greenspace within the built confines are safeguarded under policy EN9.

2.5 Buildings Contributing to Character

Buildings which make a positive contribution to the character or appearance of the conservation area are identified on the character appraisal plan at the end of this document. This criteria can be viewed at the end of this report.

2.6 Conservation and Enhancement

The Planning (Listed Building and Conservation Areas) Act, 1990 and Planning Policy Guidance Note 15 state that the Local Planning Authority should undertake detailed assessments of conservation areas and prepare proposals for their preservation and enhancement. Development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in any plan which may have been prepared. This assessment and the detailed analysis of the area contained in the report are intended to fulfil this requirement and provide the background for development and enhancement schemes.

This area has a rich townscape and an environment of high quality. This appraisal aims to ensure that this rich context is respected so that only design solutions of a high standard are introduced, allowing the area to continue to maintain its quality and status as one of the most desirable places in the south east.

There is a richness, variety and quality within this area that is special and a need to maintain and enhance the best of this quality is crucial. Context and quality design is vitally important in reinforcing the character of this area and this character must not be lost through undue pressure for poorly designed infill development or redevelopment of an unacceptable nature.

2.7 Special Controls in the Conservation Area

Designation of a Conservation Area does not mean that changes cannot occur, but rather that any change should preserve or enhance the features which make up its special character. Controls are imposed which are additional to normal planning restrictions, in order to maintain the character and appearance of the area. The benefits of this and the maintenance of a high quality environment are perceived by most people who live in conservation areas as being worth the additional restrictions.



Good Victorian House

Additional controls within Conservation Areas are outlined here for information. However other planning controls may still apply and are not altered by conservation area status.

Houses and their alteration

The size of an extension that may be built without the need to apply for planning permission is more restricted within a conservation area. Any proposals should always be discussed with the Council at an early stage. Planning permission is likely to be required for the erection of any building or structure within the garden of the house, for example, a workshop, pavilion, greenhouse and so on (where these are larger than 10m³).

Cladding of the exterior of a residential property with stone, artificial stone, timber, plastic or tiles will require submission of a planning application. Any enlargement of a house by way of alteration or additions to the roof, e.g. a dormer window, will require a planning application to be made. A planning application is needed for a satellite antenna where it is to be installed on a chimney; or on a building over 15m in height; or on a wall or roof slope which fronts a highway.



Clenches Farm

Other commercial premises and flats

Additional restrictions on commercial premises is not relevant in this Conservation Area, however, any extension or alteration to residential flats, which materially affects the external appearance of the building, will require a planning application to be made. This is particularly important within conservation areas, where even small alterations can materially affect the character and appearance of the area. For instance, such alterations can include rendering brickwork, replacement of slates with concrete tiles, and replacement windows. The advice of the relevant development control team should be sought before carrying out any changes.

Demolition

Conservation Area Consent is required for the demolition of any building within a conservation area, except the following:

- any building with a total cubic content not exceeding 115m³ or any substantial part of such building.
- any wall of fence (or substantial part) less than 1m high fronting onto the street or less than 2m high elsewhere.
- any building subject to a formal order requiring demolition.

Planning officers are happy to give advice on whether planning permission is required for work within a Conservation Area. Please contact the Council's relevant development control area team.

Trees

Six weeks notice must be given to the Council of intent to carry out works to a tree within a conservation Area. The Council will then advise if it wishes to raise an objection. If a response is not received from the Council within 6 weeks of the notice being given, work may go ahead. This requirement does not apply to trees which have a diameter less than 75mm (3") when measured at a height of 1.5m (4'11") above the ground and trees already covered by a Tree Preservation Order, in which case any works will require consent.

Unauthorised Works and development

Sometimes, landowners and others carry out works without first obtaining any necessary consent from the District Council. The Council does have certain legal powers to deal with such situations, but can only take enforcement action once it is aware of any alleged unauthorised works and after detailed investigation.

Maintenance and Repairs

The Council has a duty to pay special attention to the character or appearance of conservation areas, in exercising its planning powers. However, these powers are limited. The principal guardians of the character and appearance of the area are the

residents and business people who live and work in the conservation area and who are responsible for maintaining their individual properties.

The character of conservation areas can be altered or lost through the use of inappropriate materials, not only on the buildings themselves but also on the ground, roads, and along boundaries. The introduction of features, such as street furniture, signs, lights, and hard surfacing, can change an area's character. In the conservation area few of the buildings are isolated. Even if they are detached they are part of a wider street scene, often of buildings of similar style and size. Altering the appearance, form or size of any one building can affect not only that building, but the whole street. Unsympathetic replacement windows (particularly where the size of the openings are changed or inappropriate materials used) can alter the appearance of a building considerably. Where a number of different designs are used along a street, the rhythm and unity of its original appearance can be spoilt.

Painting or rendering over original brickwork is another alteration which can dramatically change a property's appearance and irreparably damage the street scene. As well as covering up attractive brickwork, it can obscure original architectural and brick detailing and requires regular redecoration to maintain an attractive appearance. In older buildings paint or render can also trap moisture which may cause damage to walls. Many alterations to older properties using modern materials can upset the balance within these properties and can cause more costly problems, such as cracks, damp, or rot. Care should be taken with any alteration to an older building.

Boundary treatments

Boundary treatment, especially to the street, is an essential feature of any property. Original boundaries, railings, fencing or hedges, should be retained wherever possible and every effort made to reinstate missing boundary treatments with a sympathetic replacement. The particular design and the materials used should take account of the character of the property and the surrounding area. There are many mature hedges and attractive walls around the Conservation Area and these are an integral part of character.

Listed Buildings

Many historic buildings are listed by the Secretary of State for Culture, Media and Sport because of their architectural and historic interest. The main purpose of listing a building is to ensure that care will be taken over decisions affecting its future, that alterations respect the particular character and interest of the building, and that the case for its preservation is taken fully into account in considering the merits of any development proposals.

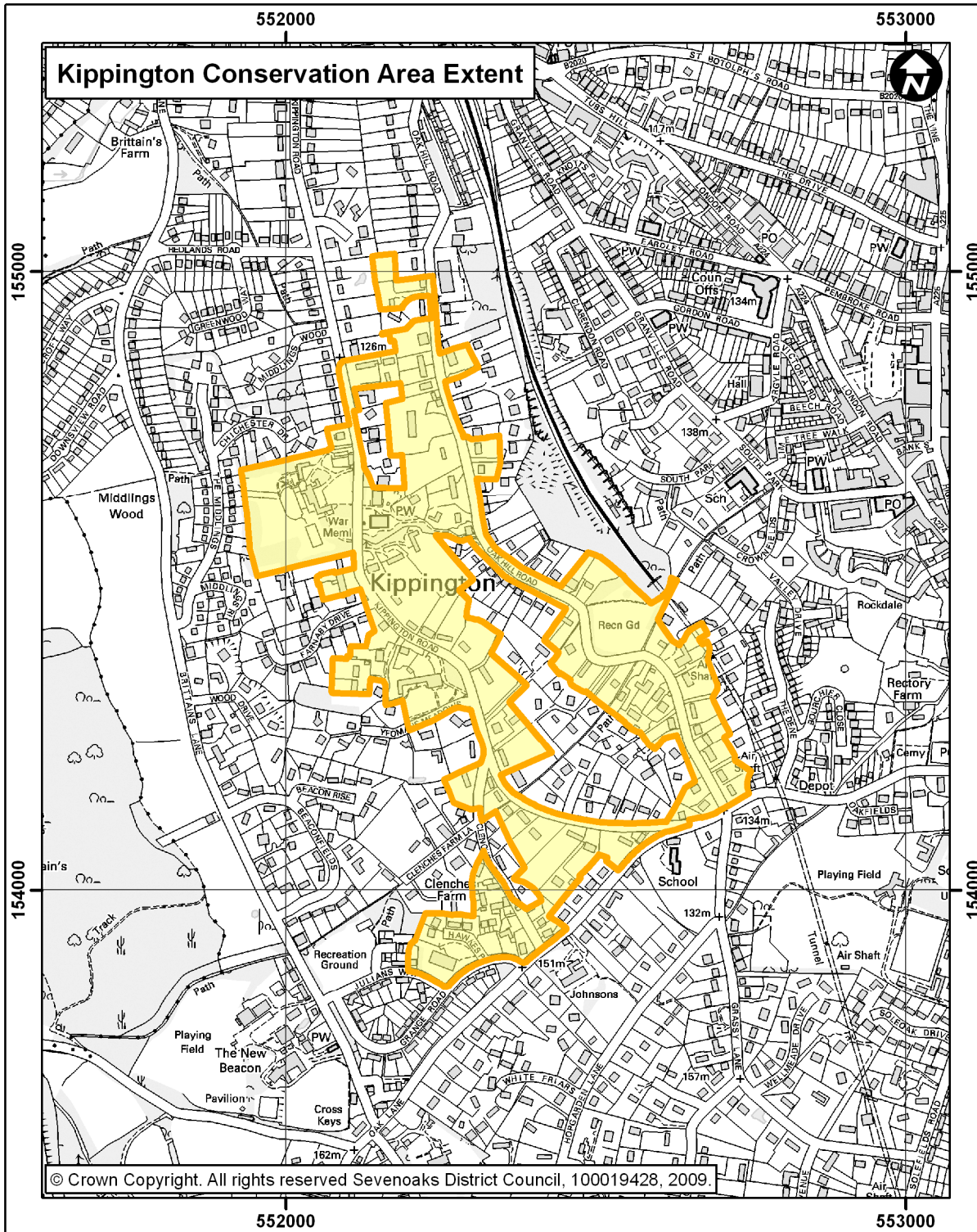
If you live in or occupy a listed building, further guidance on the controls that apply is available from the relevant development control team. When a building is listed, this covers the building both internally and externally and also any object or structure fixed to it. In addition any object or structure within the grounds or garden of the building which was there before 1948 is also listed. Listed Building Consent is required for the demolition, extension or alteration of listed buildings in any way that affects its character as a building of special architectural or historic interest, internally as well as externally.

You must get this consent from the District Council before any work is started. You may also require planning permission for the proposed works. The Development Control Area Team will be able to advise you on this.

New gates, fences, walls, railings or other means of enclosure surrounding a listed building will require planning permission. Similarly most sheds, garages and greenhouses and other outbuildings will also require planning permission. The design of these should harmonise with the existing building and its setting.



Good gates in Kippington Road



3.0 CONTEXT AND DEVELOPMENT

3.1 General Description

The Kippington Conservation Area was first designated in 1991 and enlarged to include much of Oakhill Road in 2006. It covers about 35 hectares on the west side of Sevenoaks. At its heart is Kippington House and the Kippington Meadow Recreation Ground.

Kippington House was once the focal point of a large estate, which stretched from Oak Lane in the south to London Road in the east. Kippington Road was the main drive to the house with lodge buildings at either end. The Conservation Area contains many important houses including Churchill Court and the South Lodge as well as some fine 20th Century country houses and St. Mary's Church with the war memorial in front.

Beyond the boundaries of the Conservation Area development since the war has been steady and although most properties stand in sizeable plots, there has been a tendency to sub-divide these where possible to provide 'back land' development.

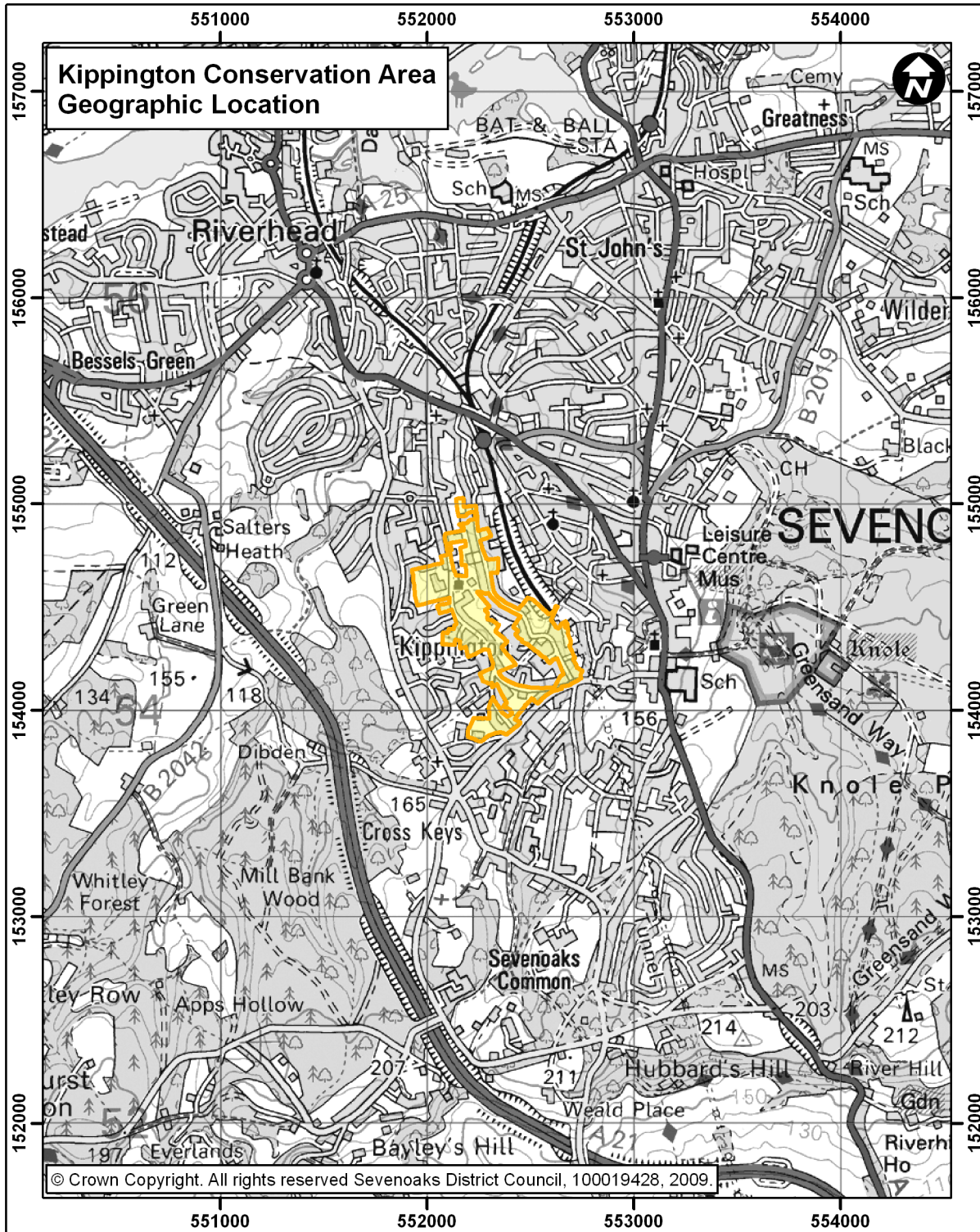
The Conservation Area includes some examples of this but in general the boundaries are drawn around only the older properties in the road and does not include newer development.

Now that Churchill Court is back in private ownership, the only non-residential building is the Church.

Kippington Road is a quiet, private thoroughfare. It is relatively uncluttered with no footpaths, standard kerbs or standard lamp posts. It has many mature trees and shrubs, particularly around Kippington House. Informality is the key even to the inconsistency in the shapes of the speed ramps. Very little is standard, the character is of its own making. The vegetation has had decades to mature and dominate the landscape. Here one finds the greatest variety of pleasant scenery, buildings and spectacular topography. This is an environment where the pressures of change could cause the most damage.

It is a sought after residential area with high property values and the houses are well maintained. There is an active residents association who take a keen interest in any proposed development along the whole road and its smaller tributaries such as Clenches Farm Road and Yeomans Meadow.

Oakhill Road meanders up a gentle rise from north to south. Like Kippington Road, it is a long road, although with fewer roadside trees. It is pleasantly undulating with interesting curves and good hedgerows. The feeling of enclosure is strong despite its extra width.



3.2 Location and Geographical Context

The Kippington Conservation Area is part of and adjacent to Sevenoaks town. Kippington is to the west of the railway station. Overall, Sevenoaks is a prosperous market town of approximately 19,000 people, situated on the north slope of the Greensand ridge to the south of the North Downs from which it is separated by the Vale of Holmesdale. It is served by good road and rail links to London and the west, and has an easy connection to the A21, which bypasses the town and runs to the south coast. The town lies to the south of the M26 motorway and there is a single direction westbound interchange, which gives access to the M25.

It is the rail network however, with its frequent services to London, that has allowed the growth of this area and its surrounding villages as a commuter town and at present some 2 million passenger journeys per year use this link to the capital, and Tonbridge to the south. Sevenoaks Station at Tubs Hill is the fifth busiest in Kent.

Sevenoaks is a prosperous town, with 85% of its population classified as professional, managerial, technical or skilled. 16% of the working population travel to work by rail, compared to a 6% national average. Car ownership is high with 80% of householders owning one and 50% owning two or more vehicles; 75% of children are taken to school by car. Bus services in the area are generally considered poor. The high level of car ownership and use is contributing to congestion and poor air quality. Traffic congestion can be heavy at peak times, despite the relief provided by the A21 bypass.

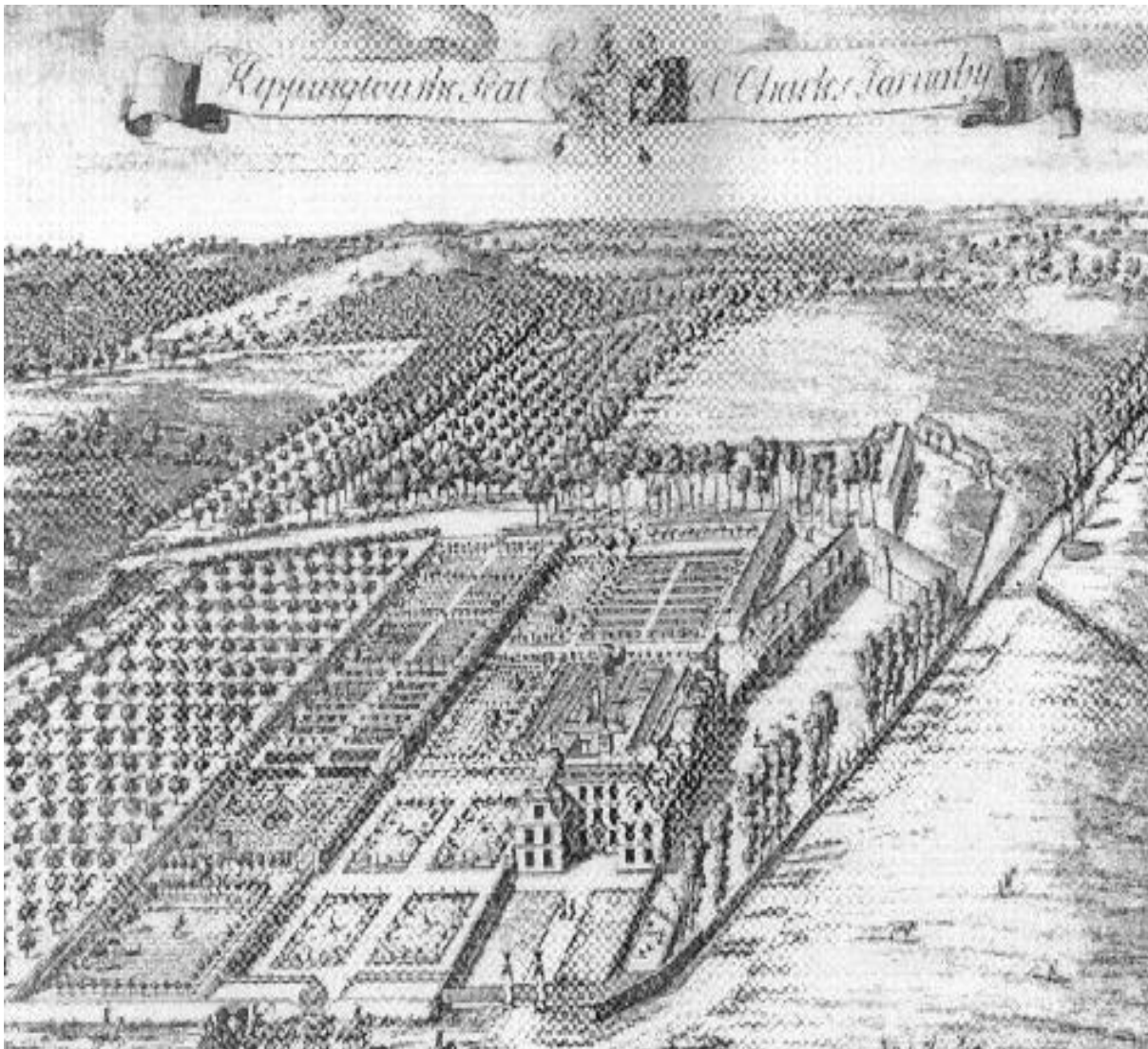


Majestic trees and open space in Kippington

3.3 Historical Development

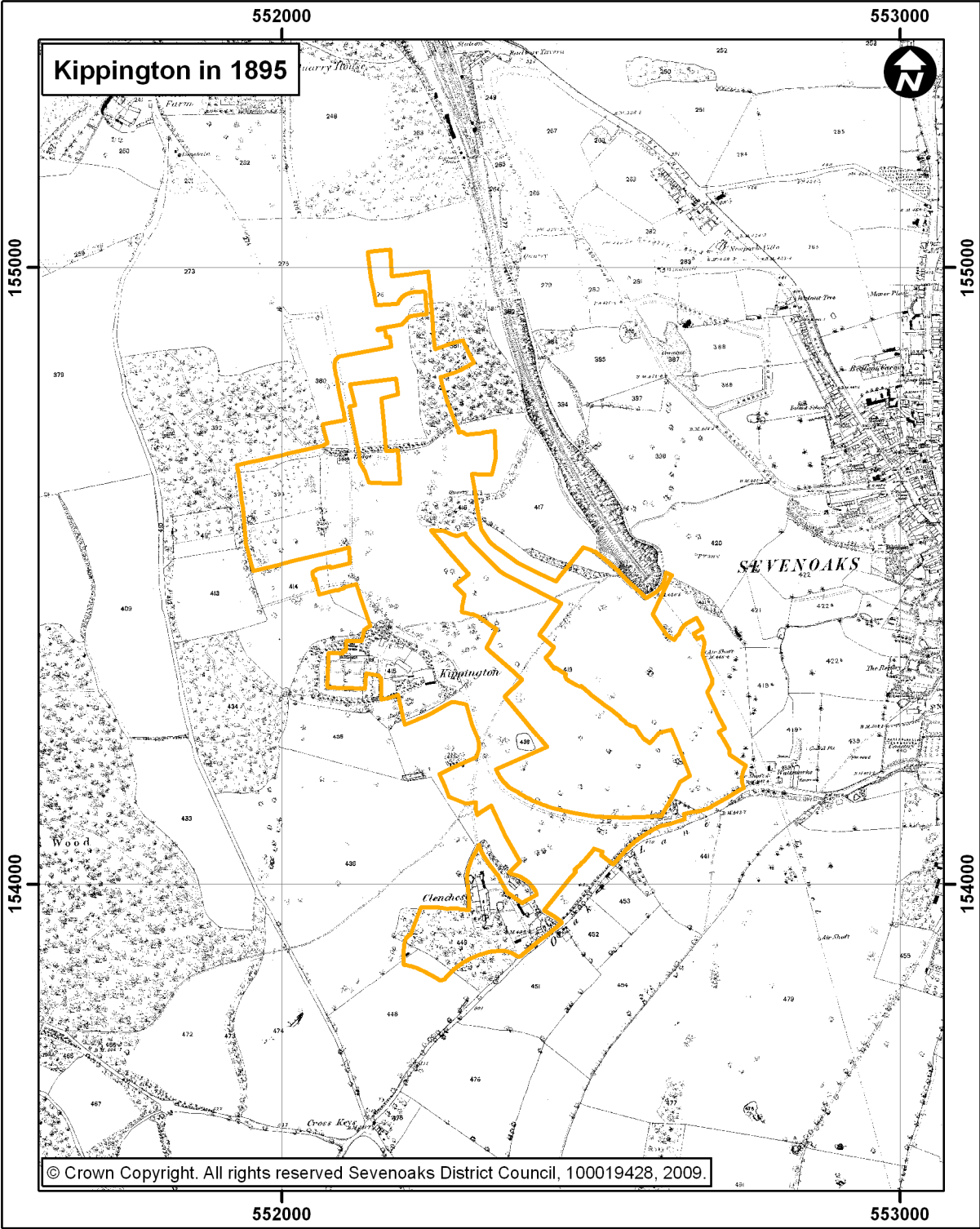
The Kippington estate, surrounding Kippington House, used to stretch eastwards to the London Road, encompassing the area to the east of the railway the building of which had the effect of separating the area from the main town.

After having had a series of owners from the clothworking industry in Elizabethan times, the estate was bought by a wealthy scholar and schoolmaster from London, Thomas Farnaby, in 1630. His family retained the property for many years until it was sold in 1796 to Francis Motley Austen, the son of Jane Austen's great uncle. It remained in the ownership of the Austen family until the house was leased to a Mr Fay, the contractor who was involved in the building of the new railway.



Kippington in 1716

When Mr Fay ran into financial difficulties, due to the flooding of the tunnel through the hill during its construction in 1864, he was forced to surrender the lease and the estate was sold to William Thompson in 1865.



Thompson instigated the development of the property during the remainder of the 19th Century and built Kippington Grange, St Mary's Church and Kippington Court (now Churchill Court).

The present Kippington House was built in the 18th Century but this replaced an earlier Jacobean house on the site and some of the coach buildings to the rear date from the 17th Century.



Kippington House As Rebuilt In The 18th Century

Three houses by the well known Arts and Crafts Architect WH Baillie Scott were built at the south end of Kippington Road in the early 1920's, and in 1915, St. Mary's Gatehouse with steps leading to a path to the Church, was built by Charles Bowles for Henry Thompson, William's son, as a memorial to his parents.

In the first quarter of the 20th Century Kippington Court was remodelled from the original 1900 design of Thomas Potter. It was presented to Winston Churchill after the war who in turned passed it to the British Legion who used it as a convalescent home and it was at this time that its name was changed to Churchill Court. It later became the headquarters for an insurance company, and is now again in private ownership.

3.4 Landscape

Landscape is crucially important in the Kippington Conservation Area. The entire area undulates spectacularly and distant views are often therefore crucial (see below).



3.5 Trees and Natural Features

Trees and open space contribute strongly to the special character of The Kippington Conservation Area. The trees and hedges throughout the Area are integral to the special interest.

Retaining mature trees and hedges is fundamental to preserving this character. Trees in conservation areas are protected and their removal will only be permitted where a clear case exists. New trees should be species that will add to the quality and local distinctiveness of the area. Contact the Council's Arboriculture officer for further advice.

3.6 Architectural Description

Kippington Conservation Area is characterised by large individually designed houses standing in substantial plots, surrounded by mature planting.



Properties adjacent to Kippington House

The traditional detailing and organic plan forms that characterise the Arts and Crafts movement are well presented and there are several examples of houses designed by the well known exponent of the style, WH Baillie Scott. These houses often have white painted or rendered elevations interspersed with areas of red brick, the roofs are tiled, asymmetrical and half hipped and there are usually dormer windows. The fenestration follows the dictates of the internal room arrangements and decorative detail is simple and robust.



One of the Baillie Scott Houses

Kippington House, by contrast, is constructed in the classical style with an external porch supported on square pillars and a pediment at roof level. The roof itself is hipped and slated with a surrounding parapet. The tall sash windows are geometrically arranged in seven bays.



Kippington House

The other major residential property in Kippington Road is Churchill Court, set in eight acres of land with a number of outbuildings. The house itself has been extensively modified since it was built in 1900 but retains its vernacular character with a steeply pitched tiled roof, part timber framed first floor with plaster infill and part tile hung, part red brick ground floor. There is an eclectic mix of Tudor and Jacobean detail to the fenestration.



Churchill Court

The outbuildings include a stable block, with clock turret, and entrance lodge, with part stone walls, ornate bargeboard detailing, timber framing, tile hanging and an extension dating from the 1920s with an apsidal single storey roof.



Churchill Court Stable Block

The Lodge at the south end of the road is similarly ornate with Tudor style detailing on a large porch with a projecting gable over. Once again the walls are ragstone with timber framing to the first floor.



South Lodge

The Tudor theme appears again at St Mary's Gatehouse in Oakhill Road. A public footpath runs below the left hand gable and the setting of house, steps, walls, seat and lamp post forms an attractive group leading up to St. Mary's Church.

The church itself is built of Kentish ragstone and has a square tower of typical Victorian solidity, although in the Early English style.

Ragstone is used for the elevations of Kippington Grange, once a large private house, now in use as an old people's home.

The Clenches Farm area also sees randomly coursed ragstone being used for the cottages and farmhouse, but later houses of the late Victorian and Edwardian eras are usually of red brick with details such as projecting quoins and deep timber eaves.



Clenches Farm Cottages

Despite the variety of materials, the consistent size and presence of the properties, and their landscape detail unify the differing elements into an area with its own distinct character.

4.0 CHARACTER APPRAISAL AND ASSESSMENT

It is relevant to consider The Kippington Conservation Area in 3 separate areas. **First, The Kippington Road, second, Clenches Farm Road and Hawkes Place and third, Oakhill Road** Each has a crucial character and detailed part to play in the overall character of The Kippington Conservation Area.

Kippington Road is distinguished from other areas of Sevenoaks by its park-like surroundings and the estate still centring around the original house. The road follows the path of the original drive to the house and the lack of pavements reinforce the feeling that one is on a private estate. Many of the houses are screened from view from the road by the trees and shrubs planted in the early years of the roads development. The area is set on a hill and there are glimpses between the trees to the Downs beyond which adds to the pastoral character of the setting.

As is to be expected in an area of large exclusive houses, the gardens are well kept and high hedges and screens of shrubbery providing privacy. There is a sense of space and order and glimpses of interesting and attractive properties are glimpsed through the greenery. The traffic flow is small and restricted by speed control humps.

Street lighting is provided by a series of listed lamp standards that carried the original gas lighting to the area.

Kippington House is still the focal point of this part of the Conservation Area and glimpses of the house through the trees are typical of the character of the area.

The open Area around Kippington House is very important. There are some important groupings of trees around a characteristic large open area. This open area is bounded by small granite setts and large stones laid on the grass.

The church also provides a central point at the heart of the area and at the highest point on the hill. It is surrounded by tall dark conifers that echo the vertical emphasis of the tower.

The lodge buildings at the north and south extremities of the Conservation Area act as visual markers and reminders of the historic association with Kippington House. The Baillie Scott houses are prime examples of buildings erected after the first division and development of the old estate.

Clenches Farm Road and Hawkes Place:

This distinct small area has an enclosed feel which is immediately apparent as one walks along Clenches Farm Road. The high hedges and narrow road enclose the view.



Clenches Farm Road

Clenches Farm itself is a pleasant enclave of historic buildings. Unfortunately the agricultural character has been severely compromised by a residential conversion. The tarmac finish to the yard and the standard highway regulation signs (see page 44) are regrettable.

There are attractive views through to historic groups of buildings from the southern end of Clenches Farm Road and from Hawkes Place

Oakhill Road

Oakhill Road meanders up a gentle rise from north to south. Like Kippington Road, it is a long road, although with fewer roadside trees. It is pleasantly undulating with interesting curves and good hedgerows. The feeling of enclosure is strong despite its extra width.

The area around the Recreation Ground (see below) is particularly noteworthy. This open area undulates in a very attractive way. As with all sub areas, Oakhill Road has an abundance of tree cover and many attractive long views.



Oakhill Road

4.1 Negative Features

Kippington Road is an attractive and popular residential area.

Although the three Bailey Scott houses at the southern end of the road are listed, Tylers on the northern extremity is not, and should perhaps be considered for inclusion on the statutory list.

There is some uncharacteristic signage throughout the Conservation Area.



Some of the existing signage (see left – note small speed restriction sign) is just standard and displays no special status for use in historic areas. This is poor. There are good examples from elsewhere of the use of special and individual street furniture, road signage, posts and yellow restricted parking lines in historic Conservation Areas.

This lack of uniqueness also applies to other street furniture and street lighting.

Poor and inappropriate yellow lines. In Conservation Areas special regulations apply to double yellow lines which allow them to be painted in narrow primrose lines. This should be done as budgets allow.



Unnecessary thick yellow lines in Oakhill Road. will be repainted as budgets allow.



Are five separate signs necessary?

The presence of some unattractive posts and shabby speedbumps adds clutter to the street scene.

4.2 Key Issues

This Appraisal concludes that the most important issues which affect the special architectural and historic interest of The Kippington Conservation Area are:

- attractive curved “green” roads;
- splendid views over adjacent hills;
- Maintenance and replacement of inappropriate standard highway features;
- Loss of characteristic houses on large plots and their replacement with smaller uncharacteristic smaller houses or flats;
- Loss of traditional details;



Oakhill Road entrance – compare with simplicity of entrance to Kippington Road



Entrance to Kippington Road – note simplicity

- presence of other clutter such as at the entrances to Oakhill Road. The entrance to Kippington Road is much simpler and more appropriate;
- A lack of maintenance in the public realm extends to the private arena. Houses must be regularly maintained and painted. The use of modern materials should be discouraged.

5.0 MANAGEMENT

5.1 Conservation Area Management

Historic buildings and places are a built environment resource in which everyone has an interest. Changes are inevitable but it is important to understand and then seek to sustain or enhance areas.

Clearly in an historic area possessing many important historical and architectural qualities, the overriding policy should be to preserve and enhance those qualities. However conservation area status is not intended to imply prohibition of development, and conservation area management is therefore largely the management of change, to ensure that local distinctiveness and the special character of place are respected and responded to in a positive manner. Change is inevitable in Kippington. The challenge is to manage change in ways that maintain and reinforce the area's special qualities.

The built and natural heritage should be conserved and any new development should protect and enhance cherished assets of local architectural, cultural, and conservation importance and the character of the surrounding landscape. Local distinctiveness is an important part of character to be assessed both in the context of the whole conservation area, and the site and its immediate surroundings, when putting together any development proposal.



Kippington Road

5.2 Current and Future Pressures on the Area

Significant development pressure from developers and house owners/builders could lead to very detrimental changes (which appear at times very minor). Given the high degree of historic assets surviving within the conservation area any development is

likely to impact on the character and appearance of the area. Very careful consideration of the fine grain and scale of the area is needed in any interventions. A thorough understanding of even small areas of potential development is essential in order to maintain the overall quality and authenticity of the historic core.

Increasing and highlighting the strength of the linkages between Kippington Conservation Area and the adjoining town and countryside would be positive. The footpath from Oakhill Road into Sevenoaks is notable.

Any new development should encourage high quality and innovative design that reflects local identity and distinctiveness and promotes healthy, safe and secure living and working environments. The design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the whole area. The pattern and pedestrian scale of existing local streets and spaces should help determine the character and identity of the new development. Pedestrian linkage and flow should be carefully considered in relation to existing patterns. This is especially important in these private roads as the pedestrian has priority.

5.3 The need for contextual design.

All development in the conservation area, must respond to its immediate environment and context, in terms of scale, density, form, materials and detailing. Applicants for planning permission must provide a "Design and Access Statement", to justify the design decisions that have been made as the scheme was developed and to show how proposed alterations relate to their context. Where appropriate long views of and from the site must be taken into account. In the Kippington Conservation Area this is crucial as there are always characteristic views. Proposals which fail to respect the local contextual framework or the scale, height, proportion and materials of the local area will not normally be permitted.

The following are general principles that should be adopted for all development within the conservation area.

Scale.

Scale is the combination of a building's design, height and bulk when related to its surroundings. Most of the buildings in Kippington Conservation Area are two storeys and are of an attractive early twentieth century character. Proposals for new or replacement buildings must show how the new structure will relate to its context. Good quality materials are crucial.

Extensions to existing buildings.

Proposed extensions must take into account the scale of the existing building and must not dominate or overwhelm the original. Extensions should respect the form and character of the original building and its locality and use high quality materials and detailing. For listed buildings this is particularly important. Design should be of high quality, whether modern or traditional. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Wherever

possible extensions should not dominate neighbouring properties, lead to an unacceptable loss of open space or result in the loss of historic plot boundaries.

Repairs

Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of their fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs in particular in a good state of repair.

Windows

The commonest window types within the conservation area are single glazed white painted timber windows.

Listed Building Consent is always required to alter the form of fenestration in listed buildings. Windows of traditional design, which are in keeping with the building they belong to and respect the historic nature of The Kippington Conservation Area, make a very important contribution to the character and appearance of the conservation area. Windows should normally be white painted.



Characteristic green area around Kippington House

5.4 General Improvements

Improvements to the streetscape have already been mentioned.

5.5 Traffic and Streetscape

A regular liaison meeting between traffic engineers and conservation could be scheduled. This would inform Highways of any conservation issues and provide a useful forum.

Streetscape and Public Realm

The relationship between buildings and public realm in The Kippington Conservation Area is very important. There is a clear hierarchy of spaces informed by pedestrian routes, the character of the street, that is to say the width of the road, its surfacing material, positions of buildings relative to the carriageway and footway where these exist, and the functions and uses of the buildings in the town centre.



Utilitarian and standard signage at Clenches Farm

5.6 Streetscape Design Principles

Best practice principals to be adopted as part of the design process for streetscape works within Kippington conservation area include the following:

Surface Materials

Surface materials form the foreground of the street scene. Quality in the design and construction of footways and street surfaces is vital to the character of the area.

- Relate ground surfaces to the local context.
- Keep paving simple and avoid discordant colours.
- Maintain and restore historic paving and detail such as kerbs and gulleys.

Street furniture

The finest historic streetscapes often have the minimum amount of street furniture sited carefully to reinforce an underlying sense of visual order.

Therefore:

- Retain historic street furniture which reinforces local character; identify and remove superfluous or redundant items.



Historic setts in Oakhill Road

- Minimise signage and locate signs on existing bollards, lamp posts or walls and buildings at the back edge of the pavement.
- Use a unifying dark colour such for all street furniture items.
- Avoid standardised lighting and choose the design and light source most appropriate for the area.

Traffic management

- If traffic calming measures are required, they should be fitted sensitively into the street-scene as though they were part of the original character of the area.
- Adopt a minimalist approach. Any works should involve minimal visual interference with the established streetscape and respect the historic street layout.
- Limit road markings to those essential for highway safety.

5.7 Paving Treatments and historic kerbs

Particularly unusual and distinctive features of the streetscape are the small areas of historic paving that survive. The historic, archaeological and aesthetic importance of much of this paving should be valued for its contribution to the character and appearance of the conservation area.



Leafy Oakhill Road

5.8 Sustainable design

To encourage sustainable development, all new buildings should use products with a low environmental impact, including the use of locally sourced materials from sustainable resources. Where appropriate in a conservation area, new buildings should also include provisions for waste reduction, the re-use of materials and should be energy efficient, including the use of renewable energy systems.

Energy efficiency for the existing buildings within the conservation area could be improved by such measures as loft insulation and the provision of secondary double glazing, subject to the views of the Council's conservation and building control officers.

The Council will seek to ensure that existing local facilities are retained and their viability maintained by facilitating further environmental improvements and high quality new development.

5.9 Pride and Identity

The suburban area is a quintessential part of the traditional image of rural England and a vital part of the English rural economy. The Kippington Conservation Area faces a wide range of challenges including the economic, social and physical impact, the adverse effects of traffic on the area and erosion of environmental quality. In common with surrounding countryside, The Kippington Conservation Area will always change. This area's long history and rich historic fabric are assets which, if wisely used, can help to produce an agreeable and interesting built environment, economic prosperity and a sense of pride and identity.



Prominent listed building in Kippington Road

Acknowledgements:

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This Appraisal and Management Plan was prepared by Quatrefoil Consulting Ltd.

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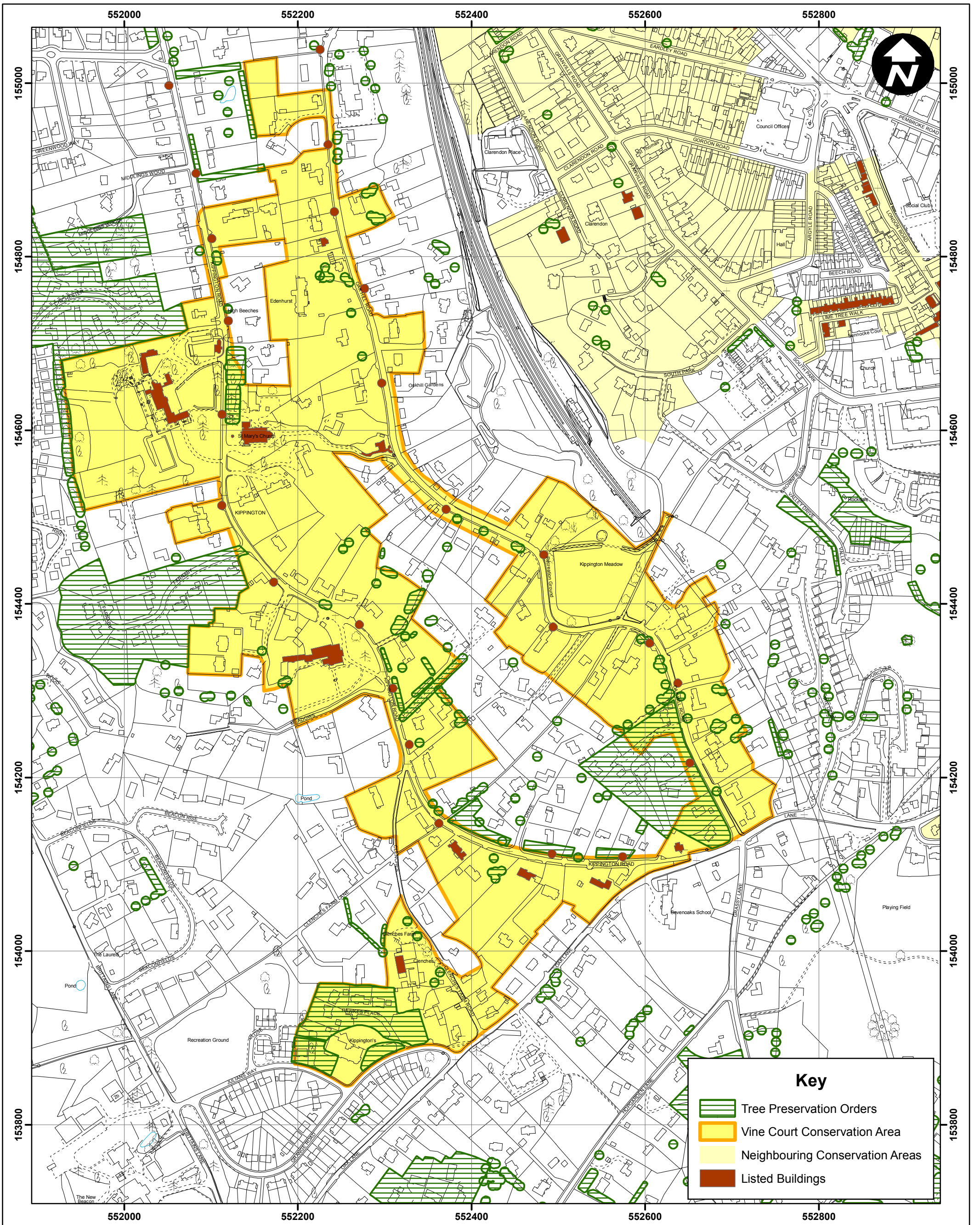
English Heritage guidance - Unlisted buildings in a conservation area

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:





- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Guidance on conservation area appraisals – August 2005



Key

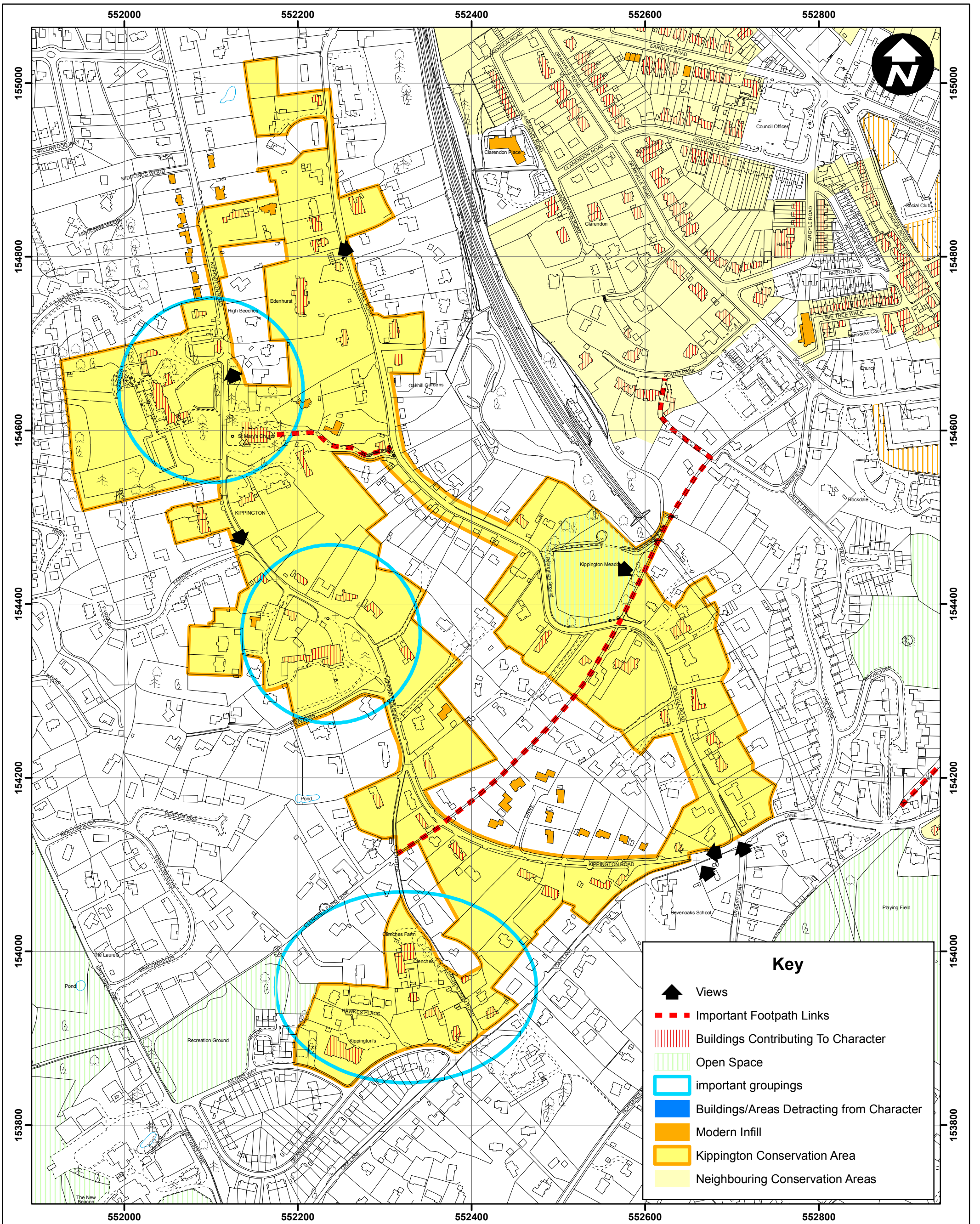
-  Tree Preservation Orders
-  Vine Court Conservation Area
-  Neighbouring Conservation Areas
-  Listed Buildings



Map 4
Kippington
Conservation Area
Designations

Scale 1:4,000
Date 29/01/2009
Drawn By FMcG

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Map 5
 Kippington
 Conservation Area
 Character Appraisal

Scale 1:4,000
 Date 29/01/2009
 Drawn By FMcG

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