

APPROACH PRINCIPLES COLLABORATION DEVELOPMENT



# the Kent design guide

making it happen - conservation

# Overview

This part of making it happen includes advice, guidance and information about conservation sensitive areas.



conservation

## Typical Local Construction Materials in Kent

Most parts of Kent contain a variety of differing building materials, with some creating a particular local identity, for example, ragstone is prevalent around Maidstone, the red-brick of the Weald and Purbeck slabs, and Sandstone kerbs dominate in South West Kent.

The main part of the guide provides further information on defining local character and materials. Local District Planning Authority conservation officers will know the materials appropriate for their area and will be pleased to advise you further.

There are some materials which are common across the County and these are likely to be generally acceptable within most conservation sensitive areas for highway work.

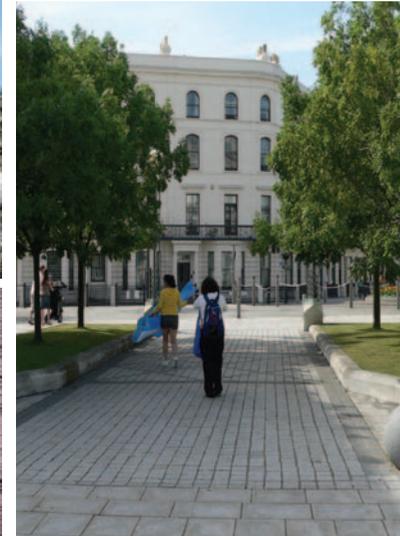
These include:

- Cast-Iron Street Furniture (bollards, signs, bins);
- York-stone (flags, kerbs);
- Ragstone (spalls, cobbles, walls);
- Granite (setts, kerbs and flags);
- Flint (walls);
- Red-Brick (paths, walls); and
- Ceramics (kerbs, tiles)

Sometimes modern alternatives (e.g., artificial granite) may be acceptable, however, in such cases selection should be made with care.

If any doubt exists about the acceptability of using these materials, you must contact the local District Planning Authority conservation officer.

Specialist materials may not be easily available and should be ordered well in advance. Maintenance costs must be taken into account when considering appropriate materials.



*A traditional palette of materials found in Kent's historic places.*

*Knapped flint wall (top left), modern granite paving (top right), Granite kerb and patterned setts (middle left), red brick paving (above), York stone and small setts (far left) and cast iron street furniture (left).*

## Legislation and Guidance for Conservation and Sensitive Areas

Some street furniture and road or footpath surfacing, e.g., post boxes, seats, signs, mile posts, parish markers, telephone kiosks, cattle troughs, walls and paths, cast iron coal-holes and other inspection covers may be individually listed or listed when connected to a Listed Building.

Under S.9 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Building Consent would be required for alterations that affect the character or appearance of buildings and their curtilages.

Generally, planning approval is not required from us for work to the highway.

Some sensitive areas will not have a statutory designation but may still be sensitive to change. An example would be a site within the Rural Lanes and Quiet Rural Roads programme - areas where it is intended to retain the scale and character of narrow country roads whilst carrying out any essential improvements. If you are in doubt, informal contact with the local District Planning Authority conservation officer is advisable.

Works may potentially lie within an Area of Archaeological Potential (AAP), or it is possible that Scheduled Monument Consent may be needed where a structure (normally a bridge) is within the highway or affected by a proposal.

Responsibility for agreeing Scheduled Monument work lies with English Heritage. You must contact them when appropriate or where asked to do so by the local District Planning Authority.

In addition, specific trees may be protected by Tree Preservation Orders. All trees within Conservation Areas have special protection.

'Article 4' Directions, (GDO 1988), may remove Permitted Development rights within specific areas. This may affect development by us. Article 4's are used within Conservation Areas and occasionally for specific listed buildings.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) - provides guidance on how best to maintain and improve the heritage generally and in particular the built environment.

Of particular relevance is the section on Transport and Traffic Management; Annex C, which contains detailed advice on methods of sensitive repair, and Annex B which covers listed building procedures.

The sensitive use of materials and the importance of high standards of craft skills are also emphasised.

PPG 1 also contains an Annex encouraging sensitive design that notes the important contribution of streetscape to the character of a conservation area and the importance of retaining traditional materials.

DoE Circular 7/75 'size, design and mounting of traffic signs' stresses the need for flexibility in the form and mounting of signs in sensitive areas.



## Planning statements and background documents

Local District Planning Authorities have produced guidance and policy statements which should be consulted. These may include design guides, conservation area appraisals or village statements.

All Local District Planning Authorities are represented at the Kent Conservation Officers Group. You should contact the relevant authority to speak to the local representative.

There are a number of other background documents that may be of use in relation to conservation. These include:

- The Power of Place. 2000 (DCMS/DETR) - particularly section 2.2;
- Building in Context: New development in Historic Areas. 2001. (EH/CABE) -particularly case study 1 Corfe Castle (Poundbury is another example of sensitive road network design );
- The Historic Environment – A Force for Our Future. 2002. (DCMS) - particularly page 50;
- Living Places – cleaner, safer, greener. 2003. (ODPM) -particularly page 24 Kent Rural Partnership and Transport;
- Housing Audit: Assessing the Design Quality of New Homes. 2004. (CABE) -particularly pages 42/-49;
- Streets for All – SE Region: A guide to best practice. 2005. (EH);
- Conservation Area Practice 1995, English Heritage. Sections 8.5 and 8.7 relate to Street Furniture and Traffic;
- Street Improvements in Historic Areas. English Heritage, 1993; and
- Traffic Measures in Historic Towns. The Civic Trust and English Historic Towns Forum.