Folkestone & Hythe District Heritage Strategy

Appendix 1: Theme 12

Built Heritage

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12 Built Heritage

1 Summary

The built heritage of the district is an outstanding resource that stands as a visible reminder of the area's rich history. The district contains an exceptionally varied collection of built heritage assets, representing a wide range of periods and architectural styles. The built heritage of the district makes a major contribution to local character and distinctiveness through the varied use of materials and the way that buildings of different dates and types relate to each other as well as to the surrounding landscape and settlement. The district's built heritage has an important role to play in regeneration proposals, the promotion of sustainable development and for the future economic and social wellbeing of the district.

2 Overview

2.1 Introduction

The built heritage assets of the district stand as a varied and visible reminder of the rich history of the district. Its buildings and structures are a much loved component of the district's urban and rural landscapes that greatly contribute to the local character and distinctiveness of the district. These built heritage assets are also living 'documents' that help illuminate the changing history of the place and its people. The built heritage assets of the district have been shaped and influenced by a large range of factors; landscape, technological developments, changing fashions and fortunes, or local and national events have all left their mark on the built heritage assets of the district.

The National Planning Policy Framework notes that development proposals should seek to promote or reinforce local distinctiveness and that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Local character and distinctiveness is at the core of what makes places special to us. It is not the result of a single action or element but is the result of a combination of factors derived from the landscape, topography, geology, natural environment, history, buildings, local materials and traditions that make each place unique. The district's built heritage assets have an important role in fostering and reinforcing local character and distinctiveness.

This theme paper aims to describe what is special and distinctive about the district's built heritage assets and how they can contribute to the economic and social prosperity of the place. It also looks at the vulnerabilities, risks and threats to the district's built heritage assets, as well as suggesting how they can be protected, appropriately managed through positive change and highlights the resulting benefits that the built heritage assets bring through reinforcing local character and distinctiveness.

2.2 The character of the district's built heritage assets

The district contains an exceptionally varied collection of built heritage assets. Part of this variation derives from the way in which the built heritage assets

respond to their local landscape; the ‘typical Kentish village’ vernacular of Elham for instance, making use of locally sourced materials such as flint, brick, clay tile and timber framing is a world away from the chalets, bungalows and sheds of Dungeness whose character is strongly influenced by their sea-side location on the shingle ridges of the Dungeness peninsula. Elsewhere this variation has been driven by changing technology and fashions, such as at Folkestone where the coming of the railway combined with the emergence of leisure travel and ‘holidaying’ led to the construction of the grand hotels, villas and pleasure gardens that line the Leas.

Sometimes the district’s heritage assets might be a result of local circumstance (such as the looker’s huts on Romney Marsh), whereas other assets, for instance the string of Martello towers along the district’s coast, are a direct result of events being played out on the international stage. A building’s status might also inform its use of materials, with ‘exotic’ imported materials, labour intensive works and decorative elaboration marking buildings of prestige out from the local vernacular that is firmly grounded in solid, locally sourced material and practical design.

The way that the district’s built heritage assets can contribute to local distinctiveness is not however limited to the use of materials. It is about understanding the range distinctive features that define the special character of an individual area. Understanding the local settlement pattern (see for example Theme 7) and landscape context (Theme 1) is essential. Similarly, the density of buildings, their orientation, plot size and plot layout, enclosure treatments, arrangement and prevailing building line all contribute to an area’s character. Consideration of the form of buildings within the local area, their architectural style, scale, composition and layout is similarly vital.

The spaces between and around buildings can also make a strong contribution to the character of a place – be that through private gardens, public spaces and the streets, or lanes and paths that form a building’s immediate setting. Within that street-scene the boundary treatments, street furniture and signage all contribute to building up a sense of place. Together the settlement pattern, landscape context, and palette of distinctive local materials provide the identity that makes each place unique.

3 Materials

To understand the origins of the materials that have been used to build the district’s built heritage assets; knowledge of the building materials of that are distinctive of this part of East Kent is useful.

Kent’s geology belongs entirely to the Cretaceous system, with extensive Tertiary and Pleistocene clays and sands stretching across most of North Kent to Sandwich Bay. For Kent as a whole the predominant impression of its buildings is the rich, glowing reds of its bricks and tiles and for the district the variety of brick colours ranges from yellows to browns and reds. That is not to say that Kent and the district is lacking in the use of other building materials,

in fact within the district there is exceptional variation in architectural styles and building materials, perhaps more so than elsewhere in the county.

Buildings from earlier periods often made extensive use of locally won materials in the construction of load bearing masonry walls, including through the supply of native building stones, which add to the variety of colours and textures that is celebrated through its building vernacular and architecture. Churches, castles, civic and domestic buildings were constructed with flint and stone and combined with brick or tile. The use of locally sourced materials adds to the local distinctiveness of the district and grounds its buildings in the geology and geography of the area.

3.1 Brick

Kent is well known for the production of high-quality bricks and this is illustrated in the built heritage assets in the district. There is much variation both in the colour and texture of the district's brickwork. The distinctive brick colours used in Kent are drawn from three geological strata. The alluvial clays and brick-earths of North Kent, from Dartford to Faversham in particular, produce reds and yellow-brown stocks. The Gault overlaying the Lower Greensand of the Medway Valley produced an almost white to pale yellow brick, where the lime content of the clay takes over from the reddening influence of the clay's iron content. From the brown and blue clays of the Weald, worked from Hythe to Edenbridge, came the red bricks of Wealden Kent.

The soundest bricks depend on a combination of more than one kind of clay and this can be provided from around the district and Kent. The manufacturing process used also contributes significantly to a brick's character. Traditionally much of the brick-making process was carried out by hand resulting in a wide variety of finishes, with individual bricks having their own specific quirks, flaws and personality. Later large-scale mechanised production led to less variability, with bricks displaying sharper cleaner faces.

During the thirteenth century brick was imported from the Low Countries which reintroduced a building material to the county, which had not been used since the Roman period. The earliest documented brick works in Kent was at Sandwich in 1467, but trade links with the Low Countries ensured a supply of foreign brick until the establishment of local brick production. Acrise Court built in the sixteenth century, with additions circa 1677 and 1791-94, is a fine example of an early brick building from the district. Its north elevation is of sixteenth century date and is primarily of brick in English bond with stone or render dressings. Prior to industrialisation brick production would often be undertaken on a local, sometimes short-term scale with kilns perhaps formed as required and to respond to individual building projects and local need.

By the eighteenth century good quality brick was widely available and many of the country houses of the district were adopting it as their primary building material. Sibton Park with its eighteenth-century buff brick façade in Flemish bond and Westenhanger Manor whose front elevation was also rebuilt in brick

in the late eighteenth century, being two large houses that adopted the material. Red, purple and brown bricks were most common during this period.

Locally produced yellow stock brick came into popularity by the nineteenth century and can be seen in a number of places, particularly around Folkestone. As with elsewhere in Kent many of the district's towns and villages saw rapid expansion in the second half of the nineteenth century when construction in places like Folkestone was prolific. In the east of the town large numbers of brick terraced houses were erected, whilst the urban character to the west was noticeably different featuring much grander houses and villas set on tree lined streets, often detached or semi-detached or in grand terraces or crescents. This is a period of increased availability of building materials thanks to the railways, greater use of mechanised production and increased professionalism in the building trade, which has resulted in increasingly standardised architecture and house forms.

The use of brick was of course not restricted just to domestic architecture but is also seen in many of the district's other buildings, including agricultural and industrial buildings, schools and of course in military works such as the string of Martello towers along the district's coastline.

Bricks are no longer produced locally in the district, although brickworks are still operational in other parts of the county. Thoughtful selection of materials, either through the use of reclaimed bricks or if not available most bricks can be either matched or reproduced. Some national manufacturers offer a brick matching service.

The character of brickwork is not defined solely by the type of brick stock used. The use of varying bonds (the way in which bricks are fitted together) can also be a distinctive characteristic of individual buildings, streets and places. The use of varying brick bonds might be a result of application or structural reasons, due to local tradition or be specifically selected for aesthetic or decorative reasons. The use of contrasting brick stock colours and/or mixed materials can add additional decorative interest to bonds. As well as the pattern of bond, the method, finish and type of mortar used for pointing can alter the appearance of brickwork.

Special ornamental effects can be achieved through decorative detailing using standard sized bricks, for example by adding relief, or decorative courses laid in dog or saw tooth arrangements or by using non-standard bricks known as 'specials'. Mass produced decorative specials are common in Georgian and later period architecture.

3.2 Stone

The geological strata of six parallel bands of stone vary in width and run from the Surrey border to the Straits of Dover. These bands, alternating with the Weald, Gault and Tertiary clays, are the strata that supply most of Kent with its building stone. The Wealden sandstones contribute significantly to the character of south west Kent around Sevenoaks, Tonbridge and Tunbridge

Wells, but are not commonly seen in the district. Kentish Ragstone and Flint are perhaps the most commonly used local building stone within the district, although other stone, either derived locally or imported can also be seen.

3.2.1 Stone of the Lower Greensand – Ragstone, Sandstone & 'Doggers'
North of the Wealden clays is the narrow and important band of Lower Greensands along which the towns of Sevenoaks, Maidstone, Ashford, and parts of Hythe and Folkestone are found.

The county's best known limestone, Kentish Rag or Ragstone, is a limestone that comes from the Hythe Formation. The stone was worked by the Romans and travelled far beyond the boundaries of Kent. Ragstone has played an important part in the building history of the county and can be found in many churches, castles, historic buildings and boundary walls. Ragstone is a dull medium grey stone generally coarse and brittle, not easy to work, however there is considerable variation in the stone's characteristics and some Ragstone can be used for higher quality dressed work and tracery. Ragstone masonry is often uncoursed, irregularly bonded and rubbly, but while difficult to dress it can often be founded shaped into more regular rectangular blocks. Because of its nature Ragstone is often used in combination with brick quoins, bands and stringer courses.

The Lower Greensand outcrops at Folkestone that played a significant role in the buildings of the district and large quantities of it were shipped around the coast to be used in across East Kent during the medieval period. Ragstone can be seen in a number of the district's churches, such as the Church of St Dunstan in Snargate which includes both roughly coursed and irregularly bonded Ragstone along with more regular courses of small blocks of roughly squared stone. Due to the irregular rough nature of Ragstone walls of this material often feature galleting, whereby small chips of stone are pushed into uneven gaps in the mortar, in some buildings, such as at St Leonard's Church in Hythe this galleting is used in a semi-decorative effect. Well-selected Ragstone can be used for the production of durable and tightly coursed ashlar work, such as in the impressive retaining wall at Shorncliffe Battery. The medieval barns at Westenhanger also make use of high quality coursed Ragstone.

The Greensand Group also includes the Folkestone Formation from which a medium to coarse grained sandstone is sourced. The stone is commonly found in the Ightham and Oldbury areas, but at the eastern end of the county in the district the formation provides coarser grained, grey, glauconitic, calcareous sandstone. Sometimes known as 'Folkestone Stone' it can be seen in the twelfth century Church of St Mary and St Eanswythe in Folkestone. In the Sandling area hard, carbonate-cemented sandstone concretions, known locally as 'doggers' were used for walling stone.

3.2.2 Flint
For building purposes, the principle importance of Kentish Chalk is its source of flint. The upper layers of the chalk formation are the main source of flints being generally sourced either from chalk quarries found inland or from the

beaches as flint pebbles. Being composed of silica and almost indestructible in wall construction only the joints are vulnerable. The Romans recognised its durability and made good use of it. Flint is regularly seen as a building material in the district and can be used in a variety of patterns and styles. It can be used in its as dug nodular form, it can be roughly knapped (fractured) so that the internal face is exposed which is then set in the walls as an exposed smooth surface, or in the extreme knapping can result in regular squared flints that are lain in regular courses with narrow refined joints (flush-work). Corners and opening reveals are difficult to produce in flint and so it is normally used in combination with brick or dressed dimension stone and is sometimes forming decorative panels.

Flint is perhaps most commonly seen in the district in garden and boundary walling (for example around the graveyard of St Mary's Church, Elham), but also features in a number of buildings. It is seldom seen as the primary building material. At Manor Cottage in Elham it is used in the ground floor rear elevation with brick dressings and is similarly used in combination with brick at the nearby Mill Cottage. On West Street in New Romney it is used decoratively in the form of bands of knapped flint set in a wall of stone rubble construction; elsewhere in the district it is used to form the plinths for timber framed-buildings.

3.2.3 Chalk

The Chalk of the North Downs stretching from Surrey to the cliffs of Dover and the South Foreland, with an outlier in the Isle of Thanet, culminating in the North Foreland, has been little worked as a building stone, although it can occasionally be found in cellar walls or as core construction material. Pugged or rammed chalk wall construction is also not a Kentish building practice as seen in parts of Wiltshire, Hampshire and Dorset. Chalk's main contribution to building in the district is its use as lime mortar, when burnt to produce slaked lime putty. Chalk can also be used in brickmaking, added to the clay as a slurry to produce paler bricks.

3.2.4 Tufa

Tufa is a light porous stone that has been used in building since the Roman period. There are a number of locations, including the springs at the margin of the Hythe Formation and some chalk valleys where deposits of tufa can be found. It is believed that the most easily accessible supplies of building tufa had largely been exhausted by the late Norman period. Tufa is not commonly seen in the district, but occasionally is used in mixed stone work; it can be seen in a number of the churches on Romney Marsh and also at Lympne, some of which may have been reused from the nearby Roman fort. It was also used in the walls at Folkestone Roman villa.

3.2.5 Caen Stone

An important building stone not of Kentish provenance, but found in the district, is Caen stone from Normandy. Used mainly in churches for finer portions, such as doorways, window tracery, columns, capitals, corbels and copings, the stone was introduced by the Normans as a substitute for Quarr stone from the Isle of Wight. Caen stone has a soft creamy yellow colour and

texture. Caen stone is easily worked and has been used to form quoins, tracery and dressings in a number of the district's churches, such as at the Church of St Nicholas in New Romney. Some of the churches of the Romney Marsh also feature occasional use of more exotic stones which are most likely derived from off loaded ships ballast.

3.3 Clay Tiles

One of the district's most distinctive building materials is its tilework. It was produced across the whole county by the Romans, then the Benedictine monks at Wye and the Cistercian house at Boxley, north of Maidstone, as well as numerous other locations, becoming widely used from the fourteenth century onwards. Peg-tiles were traditionally hand-made, with variations in the tiles providing roofs characterised by varied orange-red hues and individual texture. In historic buildings the hand-made nature of the tiles and their resulting irregularities and distortions (along with the use of traditionally split battens) provide natural ventilation into roof spaces, alleviating issues of condensation and associated decay.

Tiled roofs and in particular the roof type known as the catslide, sweeping down to within a few feet of the ground, display the beauty of Kent peg tiles to their best. The early twentieth century Grade I Listed Mansion at Port Lympne makes fine use of decorative brick Gables in the Cape Dutch style combined with rusticated quoins suggested by recessed brick bands, decorative moulded stonework all topped off by a rich and warm plain tile roof.

Tile-hanging is a practice more widely adopted in the Weald of Kent (Sussex and Surrey) but is also visible throughout Kent and the district. The technique was first adopted in the seventeenth century to provide additional protection from the weather, usually on half-timbered houses, but also brick walls requiring additional weather-proofing. The variety of warm hues of orange, to vermillion and subtle irregularities of the handmade nature of the tile contribute to a well tile-hung wall and is a distinctive practise in the county and district. The characterful village of Elham features a number of buildings that make use of tile hanging on one of more of their elevations. For example, on The Row there are a number of cottages that feature tile-hanging on their left (south-west) facing side elevations, presumably to provide additional protection from the prevailing wind.

The qualities of tile are such that ornate shapes were usually avoided. Fishscale and other complicated tile shapes appear from time to time and usually belong to the Victorian period. Pantiles, characteristic of the Netherlands and east coast counties of England from Norfolk to Northumberland are very occasionally seen in the district. As with brickwork the increasing industrialising of manufacture, along with new means of transport and distribution meant that mass-produced non-local tiles are seen increasingly in the nineteenth and twentieth centuries. Roman and other interlocking tiles can for example be commonly seen adorning the roofs of many of the terraced houses in Folkestone.

3.4 Other roofing materials

Whilst tile is the predominant roofing material in the district other materials are also used to greater or lesser degree. Some materials such as thatch would likely have been historically more prevalent but has generally been replaced with more durable and fire-resistant roofing and is now rarely seen. More recently non-local imported material, especially slate has been used.

3.4.1 Slate Tiles

Slate became a popular natural roofing material during the nineteenth century with the advent of the steam rail improving its transportation around the country. The majority of slate within the district was generally sourced from Wales and there is surprising variation both in colour and texture of the finished product depending on the source quarry. In the early 1800's slate was transported by sea, primarily from the Welsh port of Penrhyn, and by 1831 (when slate duty was abolished) there was a rapid expansion in production. By 1843 Welsh slate was being transported by rail rather than sea. Within the district Welsh slate was used in buildings from the nineteenth century onwards. In Folkestone slate is seen on a number of buildings, including on the mansard roofs of the handsome Grade II Listed villas lining the sweeping Clifton Crescent. At the other end of the architectural scale slate is also used on much simpler, functional buildings, such as the brick-built huts at Shorncliffe's Napier Barracks.

3.4.2 Thatch

Mention should be made of thatch, which was once a common and familiar roofing material in the district. Agricultural practise has changed and long straw is now only available when specifically grown for the purpose of traditional Kentish thatching. More commonly one will see the use of Kent Peg tiles as the traditional substitute for thatch. Unconverted agricultural barns with steep corrugated covered roofs would have originally been dressed in long straw thatch. The seventeenth century Grade II Listed Grisbrook Cottage in Lydd is one of a very small number of buildings in the district to retain its thatched roof.

3.4 Timber

Timber is an important building material in the district, which includes areas of coppice, broadleaved and coniferous woodland to provide a range of materials. Oak has traditionally played an important part in the district's building materials, particularly in its use for wooden frame and roof construction, whilst split chestnut would have been commonly used to produce battens and laths.

3.4.1 Framing

The district includes a number of fine timber framed buildings, such as the Grade II* Listed Boyke Manor in Ottinge which dates back to the fifteenth or early sixteenth century. At Westenhanger Castle the Grade I Listed sixteenth century barn features an unusual and magnificent hammerbeam roof. Not all of the district's timber framed buildings are instantly recognisable as such.

Over the centuries many have been adapted with tile and brick façades to give the property a more modern appearance and obscuring its true origins. As an example, High House on New Romney High Street is Grade II Listed and was thought, on the basis of its external appearance, to be of nineteenth century date, however archaeological investigation has shown the building to have a much earlier timber framed core, that was extended and then brick-clad in the nineteenth century.

3.4.2 Cladding and boarding

Weatherboarding can be seen on a number of the district's historic buildings and tends to originate from the eighteenth or nineteenth centuries when it was imported from the Baltic as a cheaper cladding material for farm and domestic buildings. It can be seen in many locations across the district, including at Dungeness where the history of the settlements development, the transient semi-mobile nature of the homes and the underlying geology has led to the erection of a number of lightweight chalets and sea-side bungalows, usually timber framed and clad and sometimes based around redundant railway carriages. Black weatherboard has been used increasingly at Dungeness marking the arrival of a new class of fashionable 'designer hut'. Timber boarding is also commonly seen on agricultural and outbuildings, often protected by a tar or bituminous protective covering.

3.4.3 Joinery

Timber is also the material traditionally used for windows, doors, soffits, bargeboards and fascia in a mixture of hard and softwood. Timber is occasionally seen used in more unusual ways, such as on the late twelfth or early thirteenth century detached belfry at St Augustine's Church Brookland which is clad in wooden shingles. Shingles are similarly used on the spires of the churches at Old Romney and St Mary in the Marsh.

3.5 Stucco and render

Rendered and painted finishes can be seen on a number of the district's built heritage assets and makes an important contribution to the character of the district's built heritage assets. Sometimes such render is used to cover all external faces of a building, other times just the principal street elevation and sometimes in combination with brick, tile hanging, weatherboard or plaster infill. Rendered finishes can be seen applied to a number of older buildings in order to present a more uniform and 'modern' façade and/or to mask less fashionable or poorer quality walling. Various types of render can be seen on the district's historic buildings, generally based on mixes using lime. These simple lime renders allow the building to breath and their replacement with non-traditional finishes can result in issues around damp. Traditionally such renders were finished with a simple lime wash.

A number of the grandest residences in Folkestone feature impressive stuccoed façades, in a style which developed from the work of architects such as George Nash and became fashionable in the emerging Victorian coastal resorts. Examples can be seen lining Clifton Crescent and at Marine

Crescent, which use classical detailing such as porticos, pilasters and pediments to add interest.

3.6 Boundaries

The varying boundary treatments used to define public and private space also contribute to the distinctive character of many of the district's places. Materials used in boundaries commonly follow those used in the district's buildings, with locally sourced materials again dominating. Boundary treatments can vary from the simple to the elaborate, the decorative to the functional. In rural areas simple timber post and rail fencing, often in association with native planting is common. More decorative picket fencing is also common, often used in cottage settings.

Brick and local stone are more often seen in urban situations. Rag stone boundary walls are a particular feature of the narrow streets stepping up the hillside in Hythe between the High Street and St Leonard's Church. Many of these walls in Hythe are listed and are thought to be of medieval origin. In Folkestone the villas and substantial terraced townhouses north of The Leas feature low brick walls, sometimes topped with decorative railings.

In some places it is the complete absence of any significant boundary treatments that characterise a place. This is particularly so at Dungeness where there is little or no delineation between public and private space. In such places the imposition of substantive boundaries to separate off private gardens can significantly alter the local character.

3.7 Surfaces

The built environment also takes in the streets, pavements and yard surfaces that frame the district's buildings and structures. Modern requirements for accessible and hardwearing street surfaces have seen many of the district's streets resurfaced and renewed. There are places however where historic street surfaces survive; whilst careful attention in the choice of new or replacement surfacing can enhance historic areas, streets or individual buildings. The proportions and size of streets and pavements also help to reinforce local character; in Folkestone for example the narrow pavements of the Old High Street are in complete contrast to the wide tree-lined avenues seen in the town's affluent nineteenth century expansions

The geology of Kent is generally characterised by softer rocks, generally unsuitable for is in paving. In rural areas gravel metalling, crushed ragstone and more traditionally 'hoggin' is used for tracks, paths and yard surfaces. Hoggin is a mixture made up of clay, sand and gravel that is compacted to form a stable, although not highly durable, surface. In urban areas imported granite has been used, particularly for kerbs, due to its hard wearing nature. Granite would have traditionally been sourced from Guernsey, Cornwall or Mount Sorrell in Leicestershire. Cobbles and stone setts are also typical in some urban areas, notably on the Old High Street and The Stade in Folkestone. Brick paviours and Yorkstone (or similar sandstone) flags are also occasionally seen.

3.8 Street Furniture

Surviving historic street furniture (along with sensitively chosen modern additions) help contribute to local character and distinctiveness. For example surviving features such as a nineteenth century Listed ornamental lamp bracket, Listed nineteenth century cast iron bollards and surviving Victorian pillar box (along with the use of heritage style modern equivalents) around St Mary & St Eanswythe's Church and the Bayle help add to the historic character of this part of Folkestone. Here the use of wrought and cast iron furniture responds to the areas historic urban character, whereas elsewhere in more rural areas similar furniture might appear out of place and simpler less elaborate designs, perhaps of timber construction would be more appropriate.

3.9 Palette

The range of materials that come together to form the historic built character of an area, settlement or street, provide these places with an overall tonal range. These colours and textures in combination create an overall 'palette' that helps characterise the place. Development that reacts to and draws upon the existing historic palette of a place, whether small scale extension or large-scale development, will respond better to the local character and distinctiveness of a place. One way to achieve this would, of course, be to use traditional materials that characterise an area. However, there may be reasons why alternative modern materials might be needed; this might be for reasons of availability, cost, or durability for example, or alternatively as a result of a deliberate design choice. In such circumstances modern materials that reflect and complement (or where appropriate make a positive contrast with) the palette of an area will be more successful than those that compete or jar with what already exists. Small details such as the level of greenery, choice of hard landscaping, use of boundary treatments and style of street furniture can all significantly contribute to character.

In essence new development should seek to blend in with the existing historic character of a place, not stand out like the proverbial "sore thumb" or create generic places that could be found anywhere in the south east. It is about building in context and ensuring that schemes are developed and based around a proper understanding of the local characteristics of an area. The 'standardised house types' that are often employed as part of volume housebuilder's portfolios can be especially harmful to local character and distinctiveness. Even where they have been adapted, this is generally limited to changes in external materials, perhaps drawing on a standardised 'Kentish vernacular', which ultimately results in homogenised design that fails to achieve the local character and distinctiveness that is sought through the NPPF.

New buildings and extensions do not have to be exact replicas of historic styles; they do not have to be limited to local materials, but they should respond to the local area – the existing shapes, proportions, layouts, density, palette and grain of a place should be used to inform new works.

4 Designation and Protection of Built Heritage Assets

4.1 Background

The interest in formally protecting the built heritage was first established with the Ancient Monuments Protection Act 1882 although initially the act only covered prehistoric monuments with Kits Coty the only site in Kent. Following the Ancient Monuments Consolidation and Amendment Act in 1913 the classification of Ancient Monuments broadened and by 1931 over 3,000 monuments had been Scheduled and 200 taken into public ownership. Even so many of the buildings protected as "Ancient Monuments" under the Act were limited to those as unoccupied to avoid the complexity of protection of a lived-in property.

It was the damage caused by bombing during World War II that prompted a need to develop a List of Buildings of Architectural Merit which should be rebuilt. Three hundred members of the Royal Institute of British Architects and the Society for the Protection of Ancient Buildings were dispatched under the supervision of the Inspectorate of Ancient Monuments and funded by the Treasury to establish the List of Buildings of Architectural Merit requiring bomb damage repair. The list, which became known as the 'salvage scheme' was issued in 1941 to local authorities who were meant to protect buildings on the list from casual or needless demolition following bombing raids. The scheme had limited success and there is anecdotal evidence of the needless loss of historic buildings in cities such as Exeter and Canterbury which were specifically bombed as cultural targets by the Luftwaffe in the 'Baedeker Blitz' of 1942. A positive outcome of the scheme however was that it provided a sound basis for post-war Listed Building legislation and it focused attention on the need to protect historic buildings from uncontrolled demolition and alteration.

Shortly after the war, the Town and Country Planning Act 1947 established the basis for a comprehensive compilation of the first List of Buildings of Special Historical or Architectural Importance. This has developed through various amendments to the Act and the authority for Listing is today granted to the Secretary of State by the Planning (Listed Buildings and Conservation Areas) Act 1990. In England the Department for Culture, Media and Sport oversees policy on the protection of the country's heritage assets including its historic buildings. The decision on whether or not to list a building is made by the Secretary of State although the process is administered by Historic England. Applications to alter or demolish a Listed Building are generally administered by the Local Planning Authority who normally retain the services of a specialist Conservation Officer and are required to consult with relevant statutory bodies such as English Heritage and the Society for the Protection of Ancient Buildings (SPAB). The National Planning Policy Framework sets out the Government's policy on how Listed Buildings should be treated in the planning process.

Today designated heritage assets have evolved in several individual categories: archaeological monuments (which can include buildings) are 'Scheduled'; historic buildings and structures are 'Listed'; historic parks and gardens and battlefields are 'Registered'; and military remains and wrecks are

'Protected' through various legislations. In 2007 the government, to streamline the processes involved in protecting the historic environment, published a White Paper '*Heritage Protection for the 21st Century*' and in 2008 a draft Heritage Protection Bill was consulted upon. The proposal included that the existing designation lists be merged into a single register of heritage assets which would explain the particular significance of each asset. Although there was strong support for the legislation, the Bill was abandoned.

4.2 The Listing of Buildings

The older a building is, the more likely it is to be Listed. Almost all buildings that were built before 1700 that survive in anything like their original condition are listed as are the majority of those up to 1840. The criteria is tighter for more recent buildings and any post war buildings have to be exceptionally important and normally at least 30 years old to be Listed. Surprisingly the total number of listed buildings in England is not known; there are approximately 377,094 Listed Building entries, but each entry may cover more than one building (for example where an entire terrace is listed. It is thought that in excess of 500,000 buildings and structures are listed in England. This represents around 2% of England's buildings.

Listed Buildings are graded into three categories[1]:

- **Grade 1** - Buildings of exceptional interest, sometimes considered to be internationally important;
- **Grade II*** -: Buildings are particularly important buildings of more than special interest;
- **Grade II** - Buildings are of special interest;

There was formerly a non-statutory Grade III which was abandoned in 1970 and Grades A, B and C (approximately equivalent to I, II* and II) at one time were used for Anglican churches in use (though a few buildings remain graded such).

4.3 Criteria for Listing

Anyone can nominate a building to be listed, but in order to be Listed a historic building or structure must meet certain criteria. In March 2010 the Department for Culture Media and Sport published their paper[2] '*Principles of Selection for Listing Buildings*' which sets out the principles that the Secretary of State applies when deciding whether to add a building to the list. As well as setting out statutory criteria the Secretary of State will refer to a series of selection guides published by Historic England[3] who also have their own strategic listing priorities.

[1] Source https://historicengland.org.uk/listing/what-is-designation/listed-buildings/

[2] https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings

[3] https://historicengland.org.uk/listing/selection-criteria/listing-selection/

The Secretary of State will consider whether a building or structure has:

Architectural Interest – important in terms of architectural design, decoration or craftsmanship, it may be a nationally important example of a particular building type or application of techniques or plan form.

Historic Interest – must illustrate important aspects of the nation's social, economic cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building as well to justify designation.

Group Value – A building that may not be worthy in itself may contribute through its exterior appearance to the architectural or historic interest of a group of buildings which it forms a part of. If a building is Listed due to its group value the protection applies to it in its entirety.

Fixtures of Special Interest – Account can be taken of a man made feature or object fixed to a building which has particular interest in its own right. Examples could be a particular ceiling, panelling or fireplace. Items that are not fixtures such as furniture or paintings cannot be taken into account.

The Secretary of State will assess the special interest or significance of a building for the purposes of Listing against the following criteria:

Age and Rarity – The older a building is, and the fewer surviving examples of its kind, the more likely it is to have a special interest and be Listed.

Aesthetic Merits - The appearance of a building, both for its intrinsic architectural merit and any group value it may have, is a key consideration but buildings with little visual merit may qualify on other criteria.

Selectivity – A building may be Listed primarily because it is selected as representing a particular historical type in order to ensure that examples are preserved for posterity. These normally apply to selection from building types were a substantial number of similar types survive and policy is to select only the most representative or most significant examples of that type.

National interest – As well as buildings that have their own special interest on national terms, the most significant or distinctive regional buildings that together make a major contribution to the national historic stock may also be selected. For instance, the best examples of local vernacular buildings will normally be Listed because together they illustrate the importance of distinctive local and regional

traditions. Similarly, for example, some buildings will be Listed because they represent a nationally important but localised industry.

State of repair: this is **not** deemed to be a relevant consideration for listing. A building can be Listed irrespective of its state of repair.

Although decisions to List a building can be made on the interest of a small part of a building, the protection applies to the whole of that building, its interior as well as exterior fabric, fixtures and fittings and objects within the curtilage of the building even if they are not fixed. Any buildings or structures constructed before 1st July 1948 which fall within the cartilage of a Listed Building are treated as also Listed. Policy also seeks to preserve the setting of a Listed Building that is the surroundings within which the Listed Building is experienced.

De-listing of historic buildings which have lost their special interest is possible but is relatively rare. In an emergency a local planning authority can serve a temporary '*Building Preservation Notice*', if a building is in danger of demolition or alteration in such a way that its historic character may be affected. This can remain in force for up to six months allowing the Secretary of State to reach a decision on formal Listing. Developers can also apply to the Secretary of State for a '*Certificate of Immunity*' that helps to provide certainty for their proposals on buildings that may be eligible for Listing.

In England the local planning authority is responsible for management of Listed Building works. There is a general principle that Listed Buildings are put to appropriate and viable use and that this may involve re-use and modification of the building. Listed Building Consent from the local planning authority is required for any alterations or demolition. Carrying out any unauthorised works is a criminal offence and owners can be prosecuted and ordered to reverse the works at their own expense. The District Council's guidance on Listed Building applications can be found on the following link to their website:

http://www.folkestone-hythe.gov.uk/planning/listed-buildings

4.4 Protection of Undesignated Built Heritage Assets

Heritage assets with a statutory designation are given the most protection, to reflect their relative significance. The majority of historic buildings and structures, however, have no statutory protection. In some cases the appearances of buildings and structures, for example street furniture can be protected through their falling within designated Conservation Areas. In these Conservation Areas controls can be put in place to protect the historic character and special interest of the area. Such controls may take the form of Article 4 and 4.2 directions. Conservation Areas are covered in a separate theme paper (Theme 13 Conservation Areas).

A number of local authorities maintain a list of Locally Listed Buildings. These are buildings within their area which are generally considered by the council to have local historic and architectural value. Canterbury City Council is an

example of a local authority in Kent which maintains a list[4] of Local Listed Buildings. The Local List was prepared by Government Listed Building Inspectors in the 1970s and 1980s and around twenty more buildings have been added since to reach the present list of 788 properties. Although not protected through statutory designation, some protection is afforded through the support of local plan policies that give regard to the special historic or architectural interest of the buildings in determining planning and other proposals.

Folkestone and Hythe District Council utilises the following draft criteria for Locally Listed Buildings as set out in the Places and Policies Local Plan. The Council's local list of heritage assets will include buildings, structures, landscape and archaeological features which are of local interest, and have no statutory designation. For inclusion on the local list, the heritage asset must comply with at least one of the criteria listed below:

Historic Interest. This can include:

- *Association with a figure or event of significant local or national importance;*
- *Buildings relating to traditional or historic 'industrial' processes;*
- *Age and use of distinctive local characteristics; or*
- *Archaeological importance.*

Architectural and Artistic Interest. This can include:

- *Buildings of high quality design, displaying good use of materials, architectural features and styles and distinctive local characteristics, which retain much of their original character;*
- *Designed by an architect or engineer of local or national importance;*
- *Demonstrating good technological innovation; or*
- *Good quality modern architecture.*

Social, Communal and Economic Value. This can include:

- *Reflecting important aspects of the development of a settlement;*
- *Demonstrating an important cultural role within the community;*
- *Places which are perceived to be a source of local identity, distinctiveness, social interaction and coherence; or*
- *Demonstrating links to a significant local industry or trade.*

[4] http://www.canterbury.gov.uk/main.cfm?objectid=1930

Townscape Character. This can include:

- *Providing a key local or national landmark;*
- *Of significant townscape or aesthetic value;*
- *Playing an integral role within a significant local vista or skyline;*
- *Groupings of assets with a clear visual, design or historic relationship;*
- *Part of a locally important designed landscape, park or garden; or*
- *Providing a good example of early local town planning.*

Landscape Character. This can include:

- *Historic hedgerows;*
- *Paths or lanes;*
- *Historic landscape features of particular memory such as named features; or*
- *Locally designated landscape features, such as veteran trees.*

The National Planning Policy Framework provides the Government's policy support for the use of Local Lists and recognises that their use will strengthen the role of local heritage assets as a material consideration in deciding the outcome of planning decisions. Historic England has developed non-statutory best practice guidance for local authorities, community representatives and other interested stakeholders for the identification and management of significant local heritage assets using a Local List. The production of guidance will fulfil a commitment made in the 2007 white paper *'Heritage Protection for the 21st Century*'. A copy of the advice note can be found at:

https://historicengland.org.uk/listing/what-is-designation/local/local-designations/

It is envisaged that the guidance will give local authorities and their communities confidence in introducing a list and preparing selection criteria, encourage a consistent approach to the identification and management of local heritage assets across the country, and that it will move away from just listing of buildings to a wider range of heritage assets[5].

4.5 Local capacity and understanding

The District Council presently does not have its own in-house Conservation Officer to manage its built heritage of over 900 Listed Buildings and various Conservation Areas. Presently it out-sources advice on built heritage matters on a case by case basis. Some additional support and advice is provided by

[5] https://historicengland.org.uk/listing/what-is-designation/local/

Kent County Council's Heritage Conservation Group, whilst Historic England manage the district's Scheduled Monuments and provide advice on proposals concerning Grade I and II* Listed Buildings. With present funds and resources, it is a considerable challenge to even monitor and manage change on the designated assets in the district. To maintain a district 'Buildings at Risk' register and identify and monitor key assets on a local list the assistance of local communities, individuals and groups would be essential, but would also require a level of in-house capacity. At stakeholder consultation events for the Heritage Strategy in June and October 2016 there was clear feedback that there is a significant role and motivation for local societies, communities and groups, with an abundance of their own local knowledge and specialism, to assist in management of the district's heritage.

There are numerous stakeholders with a part to play and an interest in the built heritage of the district. These include parish and town councils, neighbourhood groups, historic property owners, civic amenity and conservation societies, regeneration partnerships, national bodies such as Historic England, specialist historic building groups such as the SPAB, landscape partnerships such as the White Cliffs Countryside Partnership, heritage and archaeological groups, museums, visitor sites etc. Many other individuals and groups in the district are also passionate about their heritage and would welcome opportunities to learn more and become involved.

5 Quantifying the district's built heritage assets

The approach taken for this paper has been to first consider those assets which are formally recognised as being of national importance and therefore designated as Listed Buildings and then to consider the wider undesignated built heritage. These undesignated built heritage assets include some key buildings that may be considered for national designation; the vast majority however would not meet the criteria for designation, but nevertheless are of historic value and help contribute to the district's character.

5.1 Listed Buildings

At the time of writing (December 2018), the Ddistrict has 913 Listed Buildings (a further 11 properties have been de-Listed). The following provides some analysis of the district's Listed Buildings based upon readily available information in the Kent Historic Environment Record.

5.1.1 Date of Designation of Built Heritage Assets

The first building to be designated within the district was Enbrook Manor, which was listed on the 4th December 1949. A further 11 properties had been added to the list by the end of the 1940s and since then over 900 buildings and structures have been added to the list. Below illustrates by decade the number of Listed Buildings designated in the District.

1940 – 1949: 12
1950 – 1959: 116
1960 – 1969: 100
1970 – 1979: 366

1980 – 1989: 281
1990 – 1999: 13
2000 – 2009: 19
2010 – present: 17

From the above it is clear that the bulk of Listed Buildings were designated in the 1970s and 1980s.

The first tranche of Listed Buildings in the district were all in and around Folkestone (including Cheriton and Sandgate). Of these one was listed at Grade I (Sandgate Castle), two at Grade II* (the parish Church of St Mary & St Eanswythe and nearby 18 and 20 Church Street) and the rest were listed at Grade II. The following year saw a concentration in the Listing of Buildings in Hythe and Lydd. Next came New Romney in 1951, whilst 1952 saw the Listing of buildings in more rural areas and villages to the north of Folkestone. By the end of the 1950s listed buildings could be found spread across most of the district.

There followed a hiatus in listing in the district until 1966 when 99 properties became Listed Buildings all of which were located to the north of the district in the rural villages of the north downs and greensand vale. Among the buildings listed at this time were Davidson's Windmill at Stelling Minnis, Lympne Castle and Monks Horton Priory which (along with a number of the district's parish churches) were all designated at Grade I. The 1970s saw a big increase in the number of listed buildings, particularly in 1973 & 1975. The designations in 1973 being largely focused on the towns of Folkestone (including Sandgate), Hythe, New Romney and Lydd; whilst those of 1975 were largely restricted to Folkestone & Sandgate only. 1974 saw a much smaller number of listings, but included the Church of St Martin on Horn Street in Cheriton which was the last building in the district to be designated at Grade I.

The 1980s saw the last substantial additions to the district's listed buildings, with the majority added between 1985 and 1988. Of the 330 buildings added to the list since 1980 the vast majority (over 98%) have been at Grade II. Notable buildings designated in this period include the new Dungeness Lighthouse (added March 2003 at Grade II*), the Leas Lift (originally added at Grade II in April 1989, but subsequently upgraded to Grade II* in June 2016) and St John's Commandery (October 19988, Grade II*). The most recent buildings added to the list in the district have largely been the result of specific designation assessment exercises undertaken by Historic England, either a places where major change is proposed (such as Shorncliffe Garrison) or as a result of national thematic listing programmes (such as the recent listing of a number of war memorials).

5.1.2 Quantification of Listed Buildings by Grade

Across England there are approximately 377,094 Listed Building entries of which 2.5% are Grade I buildings of exceptional interest, sometimes considered to be of international importance. Grade II* buildings are of particular importance and more than special interest, forming 5.5% of the list entries. The largest number of entries is made up of Grade II Listed Buildings

of national importance and of special interest, making up 92% of the Listed entries. It is important to remember that a listing entry can sometimes include more than one building – such as a terrace. As of December 2018, there are 913 Listed Buildings in the District (excluding 11 which have had their listing revoked) of which 30 (3.3%) are Grade I Listed, 39 (4.3%) are Grade II* Listed, and the remaining 844 (92.4%) are Grade II Listed. The proportions of District's listing entries by grade are therefore comparable with the national averages, albeit with a slightly greater percentage of Grade I entries and slightly fewer at Grade II* than the overall national average.

Grade	District Count	District %	National %
I	30	3.3	2.5
II*	39	4.3	5.5
II	844	92.4	92
Total	913	-	-

5.1.3 The age range of Listed Buildings

As stated earlier, the older a building is, the more likely it is to be Listed. Almost all buildings that were built before 1700 that survive in anything like their original condition are Listed as are the majority of those up to 1840. The criteria is tighter for more recent buildings and any post war buildings have to be exceptionally important and normally at least 30 years old to be Listed. The table and bar chart below sets out the date range for the Listed Buildings in the district. Some caution has to be exercised in allocating the date of buildings without more detailed study as the descriptions relied upon are not always clear and many of the buildings fall through several periods, for example buildings of eighteenth or nineteenth century date that are thought to have an earlier medieval core will have been assigned a wide date range. The date used is the date of the likely original/earliest construction of the building.

Date Range	No. Listed	% Listed	No. De-Listed
AD 43-410	0		
411-1065	5	<1%	
1066-1599	216	24%	1
1600-1699	127	14%	1
1700-1799	274	30%	4
1800-1899	249	27%	3
1900-1944	39	4%	1
Post-1945	3	<1%	1
	913	100	11

Five buildings are identified as being constructed, or thought to originate, in the early medieval period. Four are parish churches of Anglo-Saxon origin, these include All Saints Church, Lydd; Church of St Martin, Cheriton; and the Church of St Mary & St Ethelburga, Lyminge and the Church of St Oswald, Paddlesworth. Saltwood Castle has also been assigned a pre-conquest date, with the manor of Saltwood being in existence from at least 1026. The present work however probably dates to the 1160s. A number of buildings in the district are identified as having medieval or early post-medieval cores behind more recent facades, these include buildings within the historic settlements of New Romney, Lydd, Hythe and Elham. A number of the district's listed farmhouses are also noted to have historic cores that are much earlier than their external appearance suggests.

Twentieth century buildings number only 42, of which three post-date the Second World War. Prominent amongst the early twentieth century Listed Buildings are Port Lymne mansion, the Leas Club and Leas Cliffe Hall in Folkestone, and the Garrison Church along with the Sir John Moore Memorial Hall and Library at Shorncliffe. A number of 1930s K6 Telephone Kiosks and war memorials are also listed. The three post-war buildings comprise the new Dungeness Lighthouse, the Roman Catholic military chapel at Shorncliffe and a K8 telephone kiosk at New Beach Holiday Park, Dymchurch.

The charts below illustrate how the district's date range of Listed Buildings compares with the national picture. These illustrate a greater percentage of pre-1600 buildings in the district than nationally with resulting reduced percentages in the seventeenth, eighteenth and nineteenth centuries. It is worth noting however that many of the pre-1600 buildings are often primarily eighteenth and nineteenth century buildings, but which have been identified as potentially having an earlier core or incorporate parts of an earlier building. The proportions of twentieth century buildings are almost identical.

Date	% National	% Local
Pre-1600	15	24
17th C	19	14
18th C	31	30
19th C	32	27
1900-1944	3	4
Post-1945	0.2	0.3

4.1.4 Types of Listed Buildings

12.47 Many of the building types have been covered in some detail throughout the Thematic Papers of this Heritage Strategy. As with archaeology, built heritage is a cross cutting theme within this document, which has referenced the primary historic asset types that give Folkestone and Hythe District its distinctive character and identity. There are however other types of building that should be acknowledged as contributing to the general heritage of the District.

12.48 Civic functions, schools, leisure facilities and transportation all offer buildings of historic interest. Civic amenities, with parks and gardens containing bandstands, or fountains, and across the District the numerous historic wall structures and bridges, street furniture, such as, telephone kiosks/boxes, street lighting columns, cast iron bollards, signs and milestones all make small but not insignificant contributions to the character of the areas where they can be found. Memorials are a specific type of heritage asset that can take on many forms, either sculptural such as statues, tombs, and war memorials or functional in the form of lych gates, normally as entrances to church yards.

5.1.5 Written Guidance & Management

There is some local information and guidance for Listed Buildings on the District Council's website (https://www.folkestone-hythe.gov.uk/planning/heritage?cur=2), this provides information on how to find out if a building is listed and guidance on what information should be included within a Design, Access and Heritage Statement as part of any listed building application. The information available through the district council's website could be enhanced however so as to provide more detailed guidance for owners of listed buildings. At the time of writing the district does not have its own in house conservation specialist, but rather 'buys in' advice as required.

5.2 Quantifying the Condition of the Built Heritage

Understanding the condition of the district's heritage assets is vital to managing resources and guidance for those responsible for the care and maintenance of these finite historic resources. Gauging the health of the district's heritage requires the compilation of a register to record known assets that are under threat from being lost forever. Such loss is usually attributed to neglect, decay or inappropriate change. The need to carefully target ever diminishing resources towards those assets most at risk is important in order to secure our heritage for future generations, for once they are lost they are lost forever. A register for heritage at risk is therefore an important management tool.

5.2.1 Heritage at risk registers

In 1998 Historic England (formerly English Heritage) published the first national *Buildings at Risk Register* for England's most important Grade I and II* Listed Buildings as well as 'structural' Scheduled Monuments. The register was produced annually between 1998 and 2007. In 2008 the register was expanded to include all Grade I & II* buildings or structures (in London Grade II listed buildings are also included), all listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas. The register continues to be published yearly and provides a dynamic picture of the sites most at risk and most in need of safeguarding for the future.

The *Heritage at Risk 2018 Register* notes that finding economic solutions for buildings and structural monuments is becoming increasingly difficult. In

particular the report notes a significant increase in the estimated conservation deficit for repairs to buildings and structures. In 2018 there were 242 new entries countrywide to the register made up of 75 buildings and structures, 96 places of worship, 58 archaeological sites, 4 parks and gardens and 9 conservation areas.

The *Heritage at Risk 2018 South East Register* identifies that there are nine Scheduled Monuments (three of which are also designated as Listed Buildings), three Listed Buildings and two Listed Places of Worship within the district that are identified as being 'at risk'. The condition of two of the district's built heritage assets are assessed as being in 'very bad' condition (the most severe category). These are Martello Tower No. 4 and Martello Tower No. 9. Two of the district's three archaeological sites, both bowl barrows, on the register are identified as facing extensive significant problems. This is the highest severity of adverse effect and it is noted that they are continuing to decline.

There is no current register for any other heritage assets at risk, including Grade II Listed Buildings and other on-designated heritage assets within the district. Whilst there was once a co-ordinated county compilation of Listed Buildings at risk, this was discontinued a few years ago. Some districts in Kent have continued to maintain a building at risk register, which enables a proactive and targeted approach to ensuring these assets are not forgotten and lost forever.

It is generally recognised that unoccupied buildings are more vulnerable and should be prioritised when undertaking condition survey work. Unoccupied designated buildings could form the start of a "Buildings at Risk Survey" for the district to be undertaken by local amenity groups using survey methodology developed by Historic England.

5.3 Non Designated Built Heritage Assets

The sense of place and quality of life within the district benefits in many ways and one important contributing factor is its historic environment. The towns and villages that we live and work in, the places we visit all draw their identity and distinctiveness from the heritage buildings, sites, spaces and places within the district.

The number of Listed Buildings within the district represents a relatively small proportion of the historic built environment. These, along with buildings protected through other designations such as Scheduled Monuments or Registered Parks & Gardens or Conservation Areas are mostly offered protection, which with appropriate monitoring and management, should ensure their survival into the future. There are far more Built Heritage assets that are not designated in such a way and are vulnerable to change. These assets range from those which are significant at a local and regional level and therefore not eligible for statutory protection through Listing or Scheduling to assets that may be eligible following review of their significance.

It is beyond the scope of this paper to identify the quantity and range of non-designated built heritage assets in the district. As illustration the studies carried out for many of the theme papers has identified examples of significant Built Heritage assets that make a substantial contribution to the significance and special interest of each theme. The following section provides examples from the Theme papers.

6 Statement of Significance

Evidential

The evidential value contained within the district's built heritage assets is outstanding. Analysis of the fabric of the buildings, the use of space, the fixtures and fittings can provide considerable knowledge on how the buildings were constructed, the way in which they were used and developed. Information on building and construction technology can be gained through the traces left in the fabric. The use of and sources of building materials can help to understand the economy of a building and the movement of materials and contacts in the region. Evidence of the age of construction of a building and its original appearance can be gained through application of techniques such as dendrochronology (tree ring dating) on the district's timber buildings, through close analysis of the buildings structure and archaeological examination of concealed and buried elements.

The Built Heritage of the district has potential to contribute towards further understanding many of the Themes outlined in the Heritage Strategy. For example in it has been recognised that many of the eighteenth and nineteenth century buildings in places such as Hythe, Lydd and New Romney may have much earlier cores, potentially with medieval origins. Recent studies in other similar small towns, such as Sandwich, have demonstrated the value of examining in detail the fabric of historic buildings. Within the fabric of Sandwich's buildings has been found important information that not only reflects the changing role of the individual properties but also the wealth of the town and changing influences. It is likely that similar information will be present in many of the district's buildings, which could transform our understanding of these important coastal towns. This evidential potential is strengthened through the available documentary and illustrative resources that are available to be examined. The district also has many built heritage assets connected with the defence themes; these are an enormously important resource in providing evidence on the development and advances made in defences, fortifications and military technology in response to changes in the nature and form of threat and warfare. Further study of these assets could improve understanding on how the defences functioned, the technology used and the day to day life of the soldiers who manned them. The Theme papers provide further description of the evidential value of the Built Heritage for their individual topics.

Aesthetic

The district's built heritage has outstanding aesthetic value. This value arises from the intrinsic design, architectural and artistic qualities of the buildings

themselves, their scale and form, their contribution as part of a group of assets to an area's historic character and to their siting and relationship to the landscape.

Many of the District's churches are artistic and architectural treasures in their own right, designed to stand out and impress. Often they survive as isolated foci of historic character in areas that have seen considerable change. The aesthetic qualities of the country houses have often been carefully considered in their architectural and artistic design. Their qualities are enhanced by their association with designed parklands and gardens that complement and make use of the surrounding landscapes. Rural historic buildings often provide an important aesthetic quality to the landscape that they are an integral part of and in harmony with. Many are repositories of and illustrate local crafts, skills and techniques and make use of local materials.

Many of the buildings in the historic town of Hythe are of a high aesthetic value in their own right. As a collection the value is greatly enhanced, the variety of building styles and materials together with the narrow street patterns contributes to the charm of the town and its historic character. The historic cores of places such as Lydd, Elham and New Romney have similar qualities. Across the district groups of historic buildings provide an important contribution to the historic character of settlements, whether they are in Conservation Areas or are entirely undesignated.

7 Vulnerabilities

7.1 Alteration

Adverse change and ultimately complete loss are the primary vulnerabilities for all heritage assets. In most cases this is the result of an ignorance of the significance of the asset, and/or lack of knowledge and guidance before undertaking alterations. This can be compounded by a lack of appropriate skill and knowledge on the part of the agent, craftsman, builder, and contractor undertaking work on behalf of the heritage asset's owner. When combined with the use of inappropriate materials to repair or replace components of the building the special interest of the asset can be diminished or even lost. Wall surfaces, windows, doors, roof coverings, internal and external replacement of features such as cornices or fireplaces, are all vulnerable to alteration and loss and will ultimately diminish the identity and quality of the building as a historic asset. The loss of fixtures and fittings and the alteration of space can also diminish the evidential value of a historic building.

7.2 Demolition

Internal or external, partial or complete demolition will impact on the significance and special interest of built heritage assets. Demolition of extensions and outbuildings or subsidiary buildings, which all contribute to the special interest and significance of built heritage, will ultimately diminish the district's character and local distinctiveness.

7.3 Neglect

Neglect is the plague of the forgotten, and uncared for asset. It is such buildings that benefit most from regular monitoring and the use of management tools such as a Heritage or Buildings at Risk registers. Only the most challenging assets will remain at risk once they are acknowledged as such.

7.4 Setting

Indirectly the setting of a heritage asset is vulnerable to adverse change which can ultimately lead to its demise through blight and neglect. Heavily trafficked roads or inappropriate developments adjacent to heritage assets will result in this form of vulnerability.

7.5 Materials

Historically materials were produced locally to build our settlements and this led to the local distinctiveness that we appreciate when travelling the country. With the advent of transportation, materials could be produced and transported greater distances, which has resulted in a loss of local identity and distinctiveness in the built environment. The lack of appropriate or use of inappropriate materials for the repair and replacement of the fabric of built heritage assets is a vulnerability that will result in a loss of the heritage asset's identity. The challenges of ensuring a supply of appropriate replacement materials, such as locally sourced bricks and tiles, requires support and encouragement from all stakeholders, from the County through to the District Planning Authorities and communities that will benefit from ensuring that materials are available from small local suppliers, rather than large remote producers. The concept of re-inventing "micro producers" of local bricks, and tiles in the same way that micro-breweries have found favour will benefit local identity and distinctiveness.

7.6 Skills

A diminishing craft skills and knowledge base is a recognised vulnerability to the care and maintenance of built heritage. Ignorance and lack of knowledge needs to be addressed through appropriate training and guidance at a local level in order to ensure a sustainable supply of the relevant craft skills and knowledge for the care and maintenance of the built heritage.

8 Opportunities

8.1 Promotion and celebration of the district's built heritage assets

Through education we understand and appreciate our heritage. By engaging at a community level, through co-ordinated tasks such as research, surveying and cataloguing, there will be opportunities to promote and celebrate the district's built heritage. The production of Buildings at Risk Registers and Local Lists of historic buildings could and should be undertaken through the local communities that would benefit from them. This form of engagement would ensure that the heritage of the district is sustained into the future while also helping to ensure that there is support for the limited authority resources available to manage the district's Built Heritage.

Information can then be shared through the Kent Historic Environment Record and the District Council's web sites to be utilised for education and further research opportunities.

8.2 Local Listing and Protection of Local Assets

This is an essential component of ensuring that the district's local distinctiveness is sustained into the future. Proper community involvement in the Local List, including development of the selection criteria and scope of the List should be a priority. The theme papers are potentially a sound starting point for developing a Local List. Heritage assets on a Local List should not be confined to historic buildings but should encompass the full range heritage assets that make a significant contribution to the district's historic environment.

8.3 Local Buildings at Risk Register

As referred to the only buildings recorded by English Heritage on the national Heritage at Risk Register are of high status, Grade I and II* Listed Buildings, structural Scheduled Monuments and ecclesiastical sites. The management of local heritage resources through prioritising requires a record of the state of all historic buildings in the district. As with Local Listing the co-ordination of community involvement through the surveying and production of a Local Buildings at Risk Register should be a priority to ensure that management of the built heritage is properly informed. Given that the unoccupied buildings in the district are most at risk, the buildings that are in such categories could form the initial basis of a Local Buildings at Risk Register.

9 Current Activities

- Friends of the Leas Pavilion
- Creative Foundation
- Fifth Continent Landscape Partnership Scheme
- Folkestone Townscape Heritage Initiative
- Shepway HEART Forum
- Roger de Haan Charitable Trust

10 Sources Used and Further Information

A strategic stone study – a building stone atlas of Kent (English Heritage) 2011