



East Farleigh

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Maidstone Borough Council
Adopted March 2026

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1. Introduction

1.1. East Farleigh Conservation Area

The significance of the East Farleigh Conservation Areas is closely tied to its relationship with the Medway River and the village's development during the 18th century, particularly with the rise of hop farming.

At the core of the Lower Road Conservation Area, around the church, historic remnants of the medieval village layout are still visible, including deep plots. Additionally, there are small scale domestic dwellings, such as workers' cottages, which highlight the contrasting character between the medieval period and the 18th century growth.

In Dean Street, the main core of buildings are still preserved intact, with a progressive growth perceptible but still maintaining a strong hamlet character.

As a result of its architectural significance, there is a particularly high number of Listed Buildings located within the area.

1.2. The purpose of a Conservation Area

Conservation Areas were first introduced in the Civic Amenities Act of 1967.

A Conservation Area is defined as:

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The individual Local Planning Authority has the responsibility to designate and review Conservation Areas from ‘time to time’, assessing their special qualities and local distinctiveness.

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change, so that their special character is preserved and supported. Areas may be designated for their architecture, historic layout, and use of characteristic or local materials, style, or landscaping. However, many Conservation Areas will have a combination of some or all of these special characteristics which merit designation.

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

Conservation Area designation provides protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- Trees in Conservation Areas are protected.
- When assessing planning applications, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area and its setting.

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- Policies in the Local Plan positively encourage development, which preserves or enhances the character or appearance of Conservation Areas. (Refer to Appendix 2 for further information)

1.3. The purpose of this Conservation Area Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan is based on the Conservation Area appraisals for the two designated areas in East Farleigh. Dean Street East Farleigh, was designated by Maidstone Borough Council 28 Jul 1972 and Lower Road East Farleigh in 19 October 1977.

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

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

- To highlight issues and features which detract from the character or appearance of the Conservation Area which offer potential for enhancement or improvement through positive change.

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

An important part of this review of East Farleigh (Dean Street and Lower Road) Conservation Areas is to assess whether the area still possesses the special architectural and historic interest which merits its continued designation. It also provides an opportunity to review the effectiveness of the designation over the last 48 years and whether the boundary of the Conservation Area should be either extended or reduced.

The appraisal includes a **Management Strategy** to provide recommendations to help the Borough Council and other stakeholders positively manage the Conservation Area in the future.

A Management Strategy includes action points, design guidance and site specific guidance where appropriate: it can identify potential threats to the character of the area and can, where appropriate, identify buildings at risk or which are suitable for local heritage listing.

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An appraisal may serve as the basis for the formulation and evaluation of policies in the council's Local Plan. It is a material consideration in development management (planning application) decisions by the local planning authority, and by the Planning Inspectorate in determining planning appeals.

The appraisal can heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements, and individuals in their design choices.

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

2. Character Appraisal

2.1 The history and development of East Farleigh

The earliest known occupation of the area dates back to prehistoric times, with several finds, such as flint implements and stone axes discovered in Coxheath, which was once part of East Farleigh.

During the Roman period, a quarry on Dean Street produced ragstone for London's buildings and the shore forts of *Reculver* and *Richborough*.

Ragstone quarries were common in the area, and some of them are still active.

In the Domesday Book, the village is referred to as *Ferlega*, typically translated from Saxon as "the way of the passage" (over the river) or from Gaelic as "a clearing in the woods."

In 971, Queen Ediva, the mother of King Edmund, was granted the manor located in East Farleigh. This manor, which appears in the Domesday Book, was later owned by Bishop Odo of Bayeux, who was also the Archbishop of Canterbury and the half-brother of William the Conqueror. Records indicate that during that time, the village had 100 villagers and slaves.

There are no records from the Saxon period, and the only trace from that time is the church, which was built in that era. Nevertheless, in 1120, the Normans rebuilt the Saxon church and added the tower in the 12th century.

East Farleigh is mentioned again in the Book of the Church of Rochester in 1300, where it is referred to as *Fearnelga*.

The medieval bridge that still stands today, connecting the two banks of the River Medway, was first mentioned in 1324.

In the 14th century, Adelaide Cottages main building was erected. Gallants Manor, which is outside the Conservation Area but has a historical connection with the village, was also erected in the same century.

Most of the listed buildings in both Conservation Areas were built in the 17th and 18th century due to the growth of hop production. The workers cottages buildings evidence the history of workers accommodation in the hop farms.

Although the village had always depended on agriculture, hop production led to a population surge during the 19th century.

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Oast houses could be found throughout the village, with 25% of the area dedicated to hop growing.

Several humble tithe cottages were built during the 19th century to house farm workers, such as the Court Lodge cottages on Lower Road.

Originally, Court Lodge was located where Court Lodge Cottages now stand. The 14th century house fell into disrepair and was mostly demolished in 1874. One wing was preserved and is now part of the Long Gallery in Maidstone Museum, where it can still be seen today.



Figure 1 Court Lodge during the 19th century



Figure 2 The Long Gallery in Maidstone Museum, 2025

The village school, now known as the Old School Hall, was established in 1846 on Lower Road, thanks to a public subscription led by Reverend Henry Wilberforce. In 1930, the building was deemed too small and a new school was built in the same location as today's primary school.

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On the wall alongside Little Adelaide Cottages in Lower Road is a plaque commemorating the site of the national school (1820–1846), which preceded the Victorian school.



Figure 3 National School plaque

Coppings Cottage, a thatched building located next to the medieval bridge, was demolished in 1905.



Figure 4 Coppings Cottage in the 19th century

In 1940, a German Messerschmitt aircraft crashed on Lodge Farm.

The layout of the village has not significantly changed since the Norman period. Maps from the early 18th century show a similar distribution of buildings, and there was a notable growth at the end of the 18th century, particularly along Lower Road, where development is more apparent.

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Old Photos



Figure 5 (Above) Hop pickers in 19th century

Figure 6 (Below) The Old Inn before its demolition in 1899



2.1. Topology, Geology and Landscape

The East Farleigh Conservation Areas are situated on the south bank of the River Medway.

Lower Road, which is at the heart of the village, is positioned on a hill about a quarter of a mile from the River Medway to the north, facing vineyards and open landscapes to the south.

Dean Street can be found in the southeastern part of the town, connected by Forge Lane and surrounded by open countryside.

Topographically, the Conservation Areas are mostly flat because they are located at the top of the hill, although there is a noticeable slope on Station Road that leads down toward the bridge.

2.2. Urban Grain and Spatial Character

Urban grain describes the relationship between the street pattern, block sizes, and the pattern of buildings. The River Medway has influenced both the design and type of development in the area, resulting in a denser, more urban character located above the hill. Although the two Conservation Areas do not share boundaries, they are connected by Forge Lane.

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Lower Road

The Conservation Area along Lower Road is linear, with views of the Medway River.

A small section is located in Station Hill, between the junction of the village church and the public house. This road is accessed from East Farleigh Bridge, a 14th century structure that connects the two banks of the river.

The area has an established layout, with the development consistent around the ancient Parish Church of East Farleigh.

Detached and semi-detached houses are predominant in the area. The buildings generally do not reduce in scale, but due to their location set back from the road and large front gardens there is an impression of breaks in the streetscape.

The gently curved road offers changing views as one travels along it, with the Court Lodge Farm Oast being the main focus point.

Dean Street

The Conservation Area can be approached from East Farleigh village centre, Maidstone and Coxheath.

The buildings are predominantly set back from the main road. The plots are good in size, and reasonable front gardens and gaps between buildings create a sense of openness. This is further enhanced by the absence of development along the northern section of Forge Lane, which lies outside the boundaries of the Conservation Area.

Between Forge Lane and Dean Street is the main historic group of houses, with development spreading in all directions from that focus point.

2.3. Buildings in Lower Road

The layout of the Conservation Area, and thus its appearance and how it is experienced, is dominated by two routes: the curving course of the Medway, and the parallel road of Lower Road.

Lower Road serves as the central core of East Farleigh, with its layout and buildings reflecting the village's medieval origins. During the 19th century, as the village grew rapidly, new buildings were constructed extending from the church to the west.

The reasonably sized back gardens create a green backdrop from the road to the river bank, having been left empty of structures due to frequent flooding, adding a visual interest and preserving the connection with the River Medway.

There are eleven listed buildings along this road.

Station Hill Cottages, in Station Hill is located elevated to the main road. Due to the steep hill, it has a substantial ragstone wall of varying levels, and stone stairs that lead into the front garden. The building has a characteristic weatherboarding that contrasts strongly with the red brick of Hill House.



Figure 7 Hill House from the graveyard

Hill House is a unusual building, with a strong urban character. The building dominates the streetscape with its decorative elements, and provides variation in scale and visual interest.

The ancient parish church of East Farleigh (GII*), also known as Church of Saint Mary, is located at the junction that connects the village to several roads. Lower Road can be accessed from the west, from the north by crossing the bridge, and from the east, where it connects with Maidstone.

The church, stepped back from the main road and surrounded by its cemetery to all elevations, is the core from which all the village developed. Due its location at the top of the hill, the village is visible from

any point of the valley. These long views contribute to the village character.

The graveyard is the only public open space and it is also acts as the only green space, offering views to the medieval bridge and the East Farleigh Waterworks.



Figure 8 Views from the church towards the medieval bridge

The Old School House (GII) and the Old School Hall (GII) are located on the west side of the church. The two buildings are also set back from the main road but unlike the church, the front gardens have been converted for car parking, which negatively affects the setting. The ragstone wall that acts as a front boundary, with its iron gates, is still in place but cut into the central section to allow the entrance of cars.



Figure 9 Court Lodges

The Court Lodges were constructed in the 19th century as part of the village's growth. This group consists of ten semi-detached houses. The design features a set of two houses that are set in front, each with small front gardens. The entrances are located at the corners and have porches. In contrast, there is another set of two houses that are set back and have larger front gardens. These houses display a front elevation parallel to the road, and are topped with gable roofs. The zig-zag position of the houses

creates visual interest. The ragstone wall, still present in some sections, is the former boundary treatment of the demolished Court Lodge.

Court Lodge Farm Oast is visible from any point of the Conservation Area due its characteristic eight kilns. The building was used to dry hops until 1977 and was converted to four houses in 1982. Oast buildings were very common in the area during the 19th century but these have been lost or converted into dwellings.

Further west, Adelaide Cottages (GII) is a row of houses added to a medieval house. Due to its corner location, built at a right-angle and set back from the road, only glimpses of its weatherboarding cladding can be appreciated from the road.



Figure 10 Adelaide Cottages from Lower Road

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Passing Adelaide Cottages, buildings on both sides of the road break the long views and create a more enclosed feeling.

The first group is two brick cottages, the left one rendered, with front gardens now used as for car parking. A timber clad building can be seen set back from the group.

A timber fence has been added above a short ragstone wall, which contrasts with the hedges and brick boundary treatments found in that section of the road.

Little Adelaide Farmhouse (Grade II listed), is a timber frame building with painted brick infilling which is set back from the road. The Farmhouse is partially visible from the Conservation Area, offering glimpses of the oast building and to a lesser degree, the main farmhouse, which is hidden behind greenery.

Ragstone and brick surrounds the Old Vicarage (Grade II listed), above the boundary wall, with a small gate entrance. The different extensions of the building can be easily appreciated from the road, having different roof tiles and brick colours. The slate tiles contrast with Keg Peg tiles to create visual interest.

Next to the Old Vicarage is East Farleigh House (Grade II listed), which features a brick and fence boundary treatment. Its distinctive Georgian façade highlights a Doric entrance and a balustrade parapet above a moulded cornice.

A pair of cottages, Hoplands Cottage and Colebrookdale, are constructed from yellow brick with timber cladding in the side elevation, representing

the later development of the village. These cottages are situated on the south side of the road, where farmland was previously located.



Figure 11 Hartridge Farm Cottage on the left, East Farleigh House on the right

Farleigh Forge Garage, likely a former agricultural ragstone building that has been repurposed, is found on the corner of the road leading to Thatchers (Grade II listed) and Oaklands Farmhouse (Grade II listed).

Thatchers is the only thatched building in the Conservation Area. Its characteristic timber frame, with rendered infilling, along with the preservation of the thatched roof, reflects the village's appearance before the 18th century.

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Oakland Farmhouse features an estate cast iron gate that contrasts with the rural character of the Conservation Area, allowing glimpses of the former farm.



Figure 12 Thatchers

On the corner of Gallans Lane, Hoplands is set back from the road, accompanied by a small ragstone wall and a large front garden. The buildings in this area are typically not aligned in parallel with the road, and they usually have large front gardens that create a sense of openness and maintain a strong connection with the surrounding landscape.

The Limes, situated at the edge of the Conservation Area, is a timber-framed building on the ground floor and weatherboarded on the first floor. Its leaded metal windows enhance the appearance of the Conservation Area. Historically, it was the site of an old village butchery that had its own abattoir. Evidence of this can still be seen, as the shopfront in the left corner, but the entrance has been filled in with brick.

Public Houses

The Bull Inn is situated on Station Road, next to Hill House. This red brick building is located on the corner, with its façade facing the church featuring Tudor-style mock gables. Originally, the Bull Inn was a timber-framed structure, but it was demolished in 1899.



Figure 13 The Bull Inn

Other Structures

The **war memorial** is situated within the graveyard and consists of a Latin cross atop a pedestal.

Nearby, there is a **mounting block** at the centre of the junction with Station Road. This free-standing mounting block, made of roughly coursed ragstone, dates back to the early 20th century or earlier. It features four stone steps and is located west of a drinking trough.

The drinking trough, installed in 1911, is made of pitted stone. It has a rectangular shape with a plinth under each end. At the west end, there is a rounded and shouldered headstone that includes a small drinking fountain. The south side of the trough is inscribed: "H.M. George V June 22nd 1911. Erected in commemoration by voluntary subscription. God Save the King."



Figure 14 Mounting block and drinking trough

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Figure 15 War Memorial

In the Church of St Mary graveyard are the following grade II listed tombs:

- Monument to Tolhurst about 2 metres south of Church of St Mary
- Monument About 3 Metres South East Of South Porch Of Church Of St Mary
- Monument To Sarah Brewer About 21 Metres East Of South Chapel Of Church Of St Mary

- Monument About 4 Metres East Of Chancel Of Church Of St Mary
- Monument To Mary Mercer About 4 Metres East Of Chancel To Church Of St Mary
- Monument About 1.5 Metres East Of Chancel Of Church Of St Mary
- Monument To Elizabeth Kennard Adjoining East End Of South Chapel Of Church Of St Mary



Figure 16 Church of St Mary graveyard with the Old School in the back

2.4. Buildings in Dean Street

Dean Street is a 17th century small settlement connected by Forge Lane to East Farleigh's main core village. The hamlet is set at a crossroad between East Farleigh, Maidstone, and Loose and it does not have any place of worship.

In the area are four listed buildings:

In its west extreme, in Forge Lane, the first building that can be appreciated is the North View Oast, a two storey ragstone building, of which the side elevation directly faces the road, visually acting as a boundary treatment. The building has been converted from agricultural use to a dwelling, maintaining its historic openings and rural character.

With a substantial front garden, two semi-detached modern houses have been added, dividing the North View Oast with the North View Cottages 1-4 (GII). This row of listed houses also features a front garden that has been divided with timber fences and is used for car parking, which has a negative impact on the group of listed buildings as well the Conservation Area.



Figure 17 North View Cottages 1-4

Greywalls is sited behind a modest front garden, bordered by a tall ragstone boundary wall. The building is single storey and represents a modern addition. At the rear, it features a modern extension that is not visible from the road.

The Forge Cottage, with its timber cladding on the upper floor and stonework on the ground floor, appears to be a barn conversion, characterised by its sloping roof and rectangular shape.

Brook Cottages and New Inn Cottages are located at the beginning of the junction with Dean Street. Due to the curvature of the road, these cottages form a cohesive group of former worker buildings, complete with small front gardens and a narrow pathway.



Figure 18 Brook Cottages

The building attached to the west of Brook Cottages appears to be older than the others in the group and likely served as a granary or storage structure. It still features its original stable door and hatch on the first floor. Although the front elevation has been refaced with brick to match the surrounding buildings, ragstone can still be seen on the side elevation.



Figure 19 Side elevation of storage building annexed to Brook Cottages

Wilberforce House is a rendered building with two bay windows on the ground floor, contrasting with the nearby cottage and farms. Located at the corner of Forge Lane and Dean Street, this house was formerly the William Wilberforce pub. The name changed from the New Inn when the property was purchased by the brewers, Whitbread. It is now a private dwelling.



Figure 20 Wilberforce House and New Inn Cottages

The Gate House Farmhouse (Grade II listed) sits at the end of Forge Lane. This timber framed building has weatherboarding on the first floor and rendering on the ground floor. It features a Kent Peg tiled roof and a small timber-framed gable, along with a ragstone boundary wall.

Foley House (Grade II listed) is located on the north side of Forge Lane, set back with a moderately--sized front garden.

Its weatherboarded first floor and brick ground floor visually dominate the junction, as there are no boundary treatments obstructing its visibility.



Figure 21 Foley House and Fennington Oast

Barkers Cottages (Grade II listed) consists of a row of houses with ground floors made of chequered red and grey brick, while the first floor is weatherboarded. The building features a plain tile roof.

The group of cottages known as Forge Row 1-4 is oriented at a right angle to the road and features characteristic ragstone wall and Kent peg tiles. This group, which has undergone a few changes, appears on the 1876 Ordnance Survey maps, indicating its historical connection to the hop farms in the area.



Figure 22 Forge Row

Fennington Oast, the only oast house located in the Dean Street Conservation Area, contributes to the strong agricultural character of the surroundings. It preserves two kilns and features a hatch door on the elevation facing the road. The building, originally constructed from ragstone, has had brick added to the first floor. Fennington Oast was once part of Foley House, but its ownership was divided in the 20th century, likely coinciding with its conversion into a dwelling.

In terms of fenestration, casement windows are predominant in the area, with only a few exceptions of sash windows.

Public Houses

The Walnut Tree is a brick building which was established as a public house in 1796.



Figure 23 Walnut Tree side elevation

2.5. Building Materials

The primary building material in Lower Road and Dean Street is brick, although ragstone can be seen in former agricultural buildings and primarily in boundary treatments. Weatherboarding is present in a few structures, while rendered facades are rare, with only a limited number of examples found.

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Regarding roofing materials, Kent peg tiles are the most common in the area, but slate tiles are also present, along with a single example of a thatched roof.

2.5.1. Timber-framed

Timber-framed buildings are mainly located in the historic core of Lower Road but the majority of medieval buildings have been demolished or refaced during the 18th century.



Figure 24 Thatchers

2.5.2. Kentish Ragstone

Kentish Ragstone is the main boundary treatment material in the Conservation Areas and can also be found, to a lesser extent, in some dwellings.



Figure 25 Ragstone wall in Dean Street

2.5.3. Brick

The predominant material for dwellings is brick. Properties primarily comprised of yellow and red brick, brick is also often used in contrasting colours as a decorative embellishment.



Figure 26 Brick wall in Lower Road

2.5.4. Render

Rendering has been carried out in a few buildings on Dean Street, which has harmed the architectural coherence and created a visual disruption.



Figure 27 Wilberforce House with its rendered façade

2.5.5. Weatherboarding & Vertical Hanging Tiles

Weatherboarding is primarily found in side elevations, although it can also be seen on dwellings, either encompassing the entire building or just the first floor.



Figure 28 Forge Cottage

2.5.6. Roof materials

Roofs are most commonly finished in Kent Peg tiles or slate tiles. Roof extensions or alterations are uncommon, with few examples of dormers.

Kent Peg tiles are the predominant tiles in the area.



Figure 29 Kent peg tiles and slate tiles on the same building

2.6. Boundary fences, railings, and walls

Boundary treatments vary throughout the area, but there is a significant degree of consistency within groups. Ragstone walls are an important feature of both Conservation Areas, influencing both their appearance and how they are experienced. Brick walls and timber fences are less common but are more closely associated with the 18th-century development of the village.

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Additionally, hedges and front gardens create both physical and visual boundaries, and contribute to the rural character of the Conservation Area.



Figure 30 Boundary treatment in Lower Road

2.7. Archaeology

Recent archaeological investigations have been conducted within the Conservation Area and its surroundings, resulting in the discovery of several Roman houses and Palaeolithic tools.

The Medway Valley has been settled since ancient times, and numerous Paleolithic tools have been found in Coxheath. Quarry Wood Camp, once part of East Farleigh, functioned as a late Iron Age oppidum (proto-town) established around 40 BC. This settlement likely supported the typically dispersed villages and farmsteads of that period; however, no Iron Age roundhouses have yet been discovered within the parish.

During the Roman era, villas and temples were established along the banks of the Medway. Additionally, the quarry on Dean Street provided ragstone for the construction of buildings and walls in London, as well as for the coastal forts.

Roman pottery and coins have been identified at various locations throughout the village, and two cremation urns have been discovered along Gallants Lane.

Further information about the Roman finds in East Farleigh can be found here: <https://maag.chessck.co.uk/ExcavationsatEastFarleigh>

2.8. Trees and Landscape

Trees significantly contribute to the character of the East Farleigh Conservation Areas. They improve most views within and around the area and often help distinguish domestic spaces from the surrounding landscape.

East Farleigh landscape was assessed in: [Maidstone Landscape Capacity Study: Site Assessments January 2015](#)

In the assessment the following points were highlighted:

- Pasture and hedgerows with mature trees provide semi-natural habitat
- Hedgerow boundaries provide sense of enclosure and mature
- Hedgerow trees provide evidence of an historic field boundary pattern
- The site forms part of wider rural setting to the hamlet of Dean Street and part of the Medway Valley side
- Pastoral land use and hedgerows with mature trees provide aesthetic features that contribute towards the wider landscape character
- There is limited scope for mitigating potential visual impacts because of the number of visual receptors and prominent open nature of the site in views from the opposite valley side
- Strong rural character and sense of remoteness and tranquillity

2.9. The Public Realm

The public realm is mainly confined to the church graveyard. Both Conservation Areas lack sufficient public space that is inviting to pedestrians. In some parts of the Conservation Areas, there is no designated pedestrian walkway, making the experience difficult for those on foot.



Figure 31 Benches in the graveyard

2.10. Significant Views

Views contribute to the way in which the character or appearance of a place is experienced, enjoyed and appreciated. Identifying these views allows them to be protected by effective management of development in, and around these views. These views could be subject to change over time, by the loss of a historic tree or building, and therefore views will need to be continually assessed. A new Landscape Character Assessment is anticipated shortly which will provide an updated assessment of distinctive landscape features including visual receptors.

At the time of drafting this Appraisal, the following views were noted as being significant.

- Views from The Ancient Parish Church of East Farleigh



Figure 32 Views from the church

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- Lower Road approach



Figure 33 Lower Road approach from Station Hill

- Views from East Farleigh Bridge



Figure 34 East Farleigh from the bridge

- Views from Dean Street



Figure 35 Dean Street

3. Boundary Review

Part of the review process involves an assessment of the existing Conservation Area boundary, and whether this should be amended, either enlarged or reduced.

The review has identified areas where boundary changes/extensions would be suitable, to include buildings of some architectural and historic quality which have a shared character and appearance to the existing Conservation Area.

In East Farleigh's Lower Street, the extension will encompass the medieval East Farleigh Bridge (Grade I and Scheduled Monument), the East Farleigh Waterworks (Grade II), and the approach to the village from the station.

The bridge, recognised as one of the finest examples of medieval bridges preserved in southern England, along with the waterworks buildings, has strong ties to the village's history. These sites are associated with significant historical events, such as the Battle of Maidstone¹, as well as the village's growth during the 18th century.

There are no boundary changes proposed for East Farleigh Dean Street Conservation Area.

¹ The bridge was where Fairfax's army crossed the Medway during the early stages of the Battle of Maidstone on June 1, 1648.

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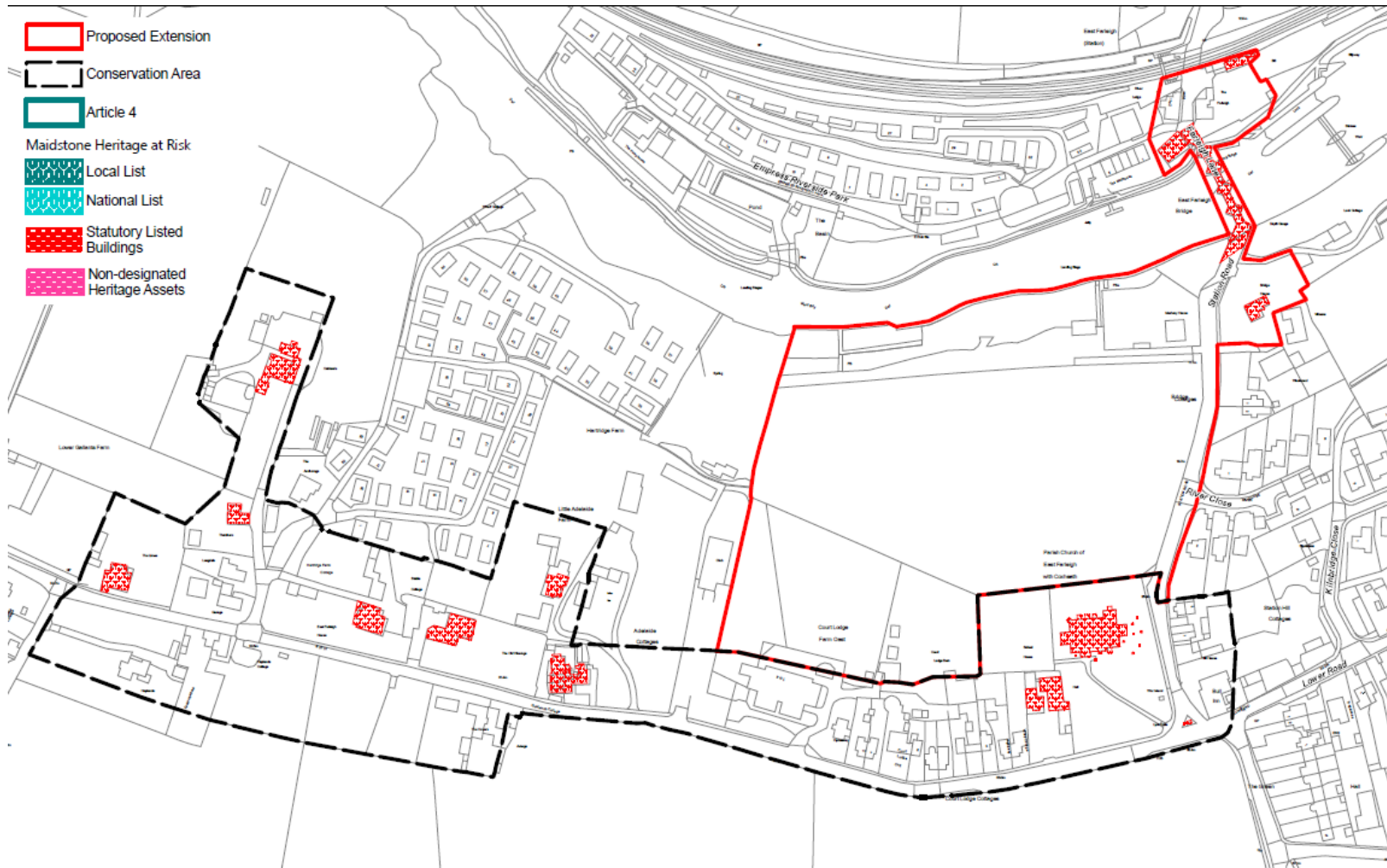


Figure 36 East Farleigh Lower Road – Proposed boundary extension

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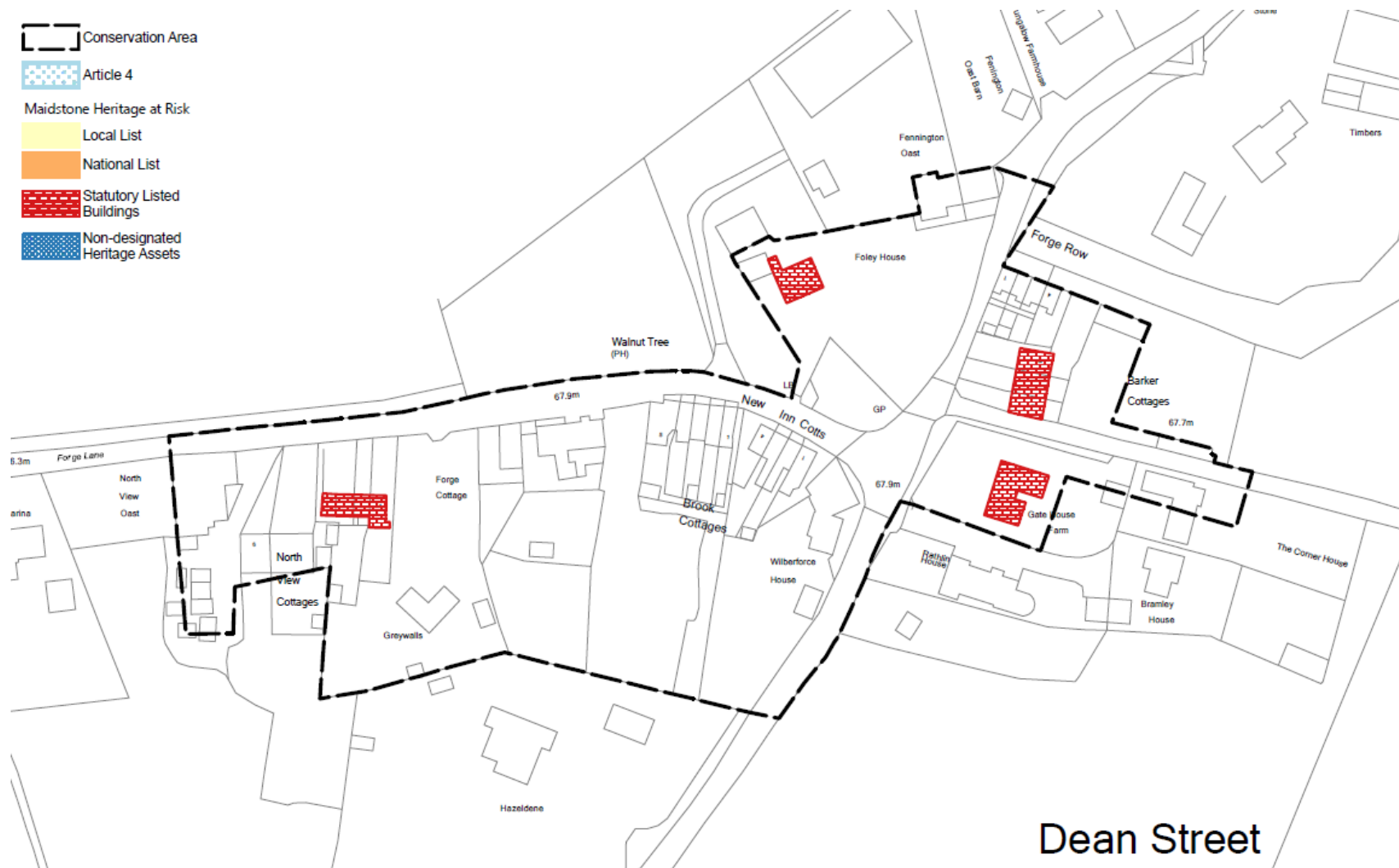


Figure 37 East Farleigh Dean Street Map

4. Summary and Conclusion

All Conservation Areas have positive and negative aspects, and a summary of both is provided as follows:

Key positive characteristics:

The special architectural or historic interest which forms the character or the appearance of the Conservation Area, can be summarised as follows:

- Strong rural character
- Unaltered village layout
- Good and well preserved boundary treatments incorporating ragstone
- The majority of buildings are well maintained and in good condition

Key negative characteristics:

Aspects that cause a neutral or negative benefits, can be summarised as follows:

- Replacement of traditional fenestration to less sensitive UPVC windows
- Front gardens given over to hardstanding for cars
- Difficulty of access for pedestrians and heavy traffic
- Placement of satellite dishes in prominent locations

East Farleigh Conservation Areas have remained largely unchanged, with only a few modern developments occurring between existing plots. The buildings along Lower Road have retained their historical features and strong architectural character, with most of them being statutorily listed. In contrast, Dean Street has a more rural ambiance while still preserving good quality historic features.

The overall conclusion of the Appraisal is that all areas of the Conservation Area are worthy of inclusion. There is an opportunity of enhancement with the preservation and enhancement of the historic character of the area and the encouragement of the retention of original features, and the use of traditional methods to preserve them.

5. East Farleigh Conservation Area Management Plan and Strategy

Conservation is not about preventing change, but recognising what is special and unique about the area and ensuring that any future works look to protect or enhance these features and characteristics. The Character Appraisal in Section 2 recognises this significance, with this section encouraging active involvement in the future management of the Conservation Area, and its setting.

This section provides an opportunity for the Borough Council, the Parish Councils, local amenity groups, Kent Highways, Kent County Council, and individuals, including householders and business owners to take part in positively managing the area.

5.1. Statutes and policies

When a Conservation Area is designated, there are statutes, planning policies and regulations that govern which types of development require planning permission and the way that the local planning authority undertakes plan making and decision taking. The statutes and policies that directly affect designated Conservation Areas are outlined in appendix 2 below.

It is these statutes and policies that provide the formal framework for managing change in Conservation Areas.

Most significantly, the local planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in the exercise of all its planning functions.

6.2 Design Guidance

Historic England recommends that the Appraisal is also a source of guidance for applicants seeking to make changes that require planning permission, helping enable well-informed and successful applications.

The guidance below will set out design guidance which encourages good quality of design, which will help to both preserve and enhance the Conservation Area.

6.3 New Development

The Maidstone Borough Local Plan 2024 states that the Conservation Area is appropriate for minor residential development but would normally be restricted to proposals for one or two houses. It will be necessary for any new housing development proposals to illustrate that any development is appropriate within the context of the Conservation Area and will not harm its special character. It is considered that the scope for new developments within the Conservation Area is very limited, but in dealing with any proposals the Council will have regard to the vernacular building materials that dominant that area.

The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused.

The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high-quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should also be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail, and materials of local tradition. A mix of architectural styles and ethos within the area should not be used to create a single dwelling or building as this creates a poor quality, confusing design.

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Buildings should respect the predominant scale. Buildings should not generally exceed 2 storeys in height. The social hierarchy of the buildings should be respected, responding to the scale and appearance of the building, together with the prominence or position within the street scene.

6.3.1 Layout

The proposed layout of a scheme should recognise the existing, historical development pattern of the settlement. Where more modern development has introduced new patterns, this will not generally be accepted for future development.

Developments should preserve trees and hedges which are healthy and make a positive contribution to the character of the Conservation Area. Trees within the Conservation Area are protected and a notice must be served prior to any works to a tree of the prescribed size.

You can find more information about trees in Conservation Areas and TPO Orders in Maidstone Borough here:
https://maidstone.gov.uk/home/primary-services/planning-and-building/heritage-and-landscape/tree-preservation-orders#conservation_areas_160661

The Council will seek to protect the attractive peaceful environment of the Conservation Area. Special areas, such as churchyards and protected gardens shall have extra consideration for impacts of harm to ensure that these spaces can continued to be enjoyed.

6.4 Existing Buildings

Except in the most exceptional circumstances, planning consent will not be granted for the demolition of buildings identified as being 'essential' to the character of the Conservation Area and is unlikely to be granted for those rated as 'positive'.

Buildings cited as 'neutral' may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstance.

The redevelopment of sites and buildings judged to be 'negative' will usually be encouraged so long as any scheme is appropriate to its context.

Where a building has been recognised as having 'neutral' or 'positive' contribution to the character of the Conservation Area, there will need to be justification to clarify the reason for the loss of the building or structure.

In dealing with applications for the re-development of existing buildings, the Council will have regard to the detailed building assessments provided within a Heritage Statement.

In dealing with proposals for extensions and other alterations to existing buildings, the Council will also have regard to the following considerations:

- Extensions must be of sympathetic materials, design and detailing to the host building, and should be subservient in scale.
- Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.

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- Shop fronts and signage will respect the character of the Conservation Area and materials and typefaces should be appropriate to its historic nature. (Refer to [Shop Front Design Guidance](#)).

6.4.1 Window and Door Replacement

Replacement Windows can have a detrimental impact on the character and appearance of a Conservation Area. It will be encouraged that traditional and historic windows and doors are retained, and where there is a need to replace, these will be undertaken with timber, and of a design responding to the dwelling.

Dormer windows may be acceptable, depending on their position, number, scale, and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall height of the roof. Large 'box' dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.

Roof lights may be considered acceptable and will be subject to the same considerations as dormers in relation to numbers, position, and scale. 'Conservation' roof lights which sit close to the roof slope should be used. Rooflights should not be placed on principle elevations unless screened by a parapet or similar.

6.4.2 Extensions

Extensions are expected to be formed of sympathetic materials, and their design and detailing must be subservient in scale to the host building.

Any extensions should respect the spacing and character of the street scene, and not look to overcrowd or dominate their setting.

Further information can be found in our [SPD Residential Extensions](#).

6.4.3 Boundary Treatments

Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedging, ragstone walls, low brick walls or wooden open fencing. The preferred choice of boundary treatment will depend on the location, type of dwelling, and common style used in that area.

The demolition of boundary walls to allow for off-road parking will be refused where the loss of the boundary treatment will have a negative impact on the character of the Conservation Area.

Further details can be found in the [Boundary Treatments Guidance](#)

6.4.4 Parking

The creation of parking for both domestic dwellings and for commercial/ retail/ business use can have a detrimental impact on the character of the Conservation Area. It is acknowledged that for many businesses to survive, especially retail, then ease of parking is important.

A balanced judgement will be undertaken to ensure that the parking for business purposes does not have a negative impact on the Conservation Area.

Parking for private dwellings will be considered on a case by case basis.

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Where conversion of a building is proposed, parking will be taken into consideration for the impact on the harm to the significance and setting of the heritage asset. This will include incremental impact from previous development within the area.

Creating a parking space by installing hardstanding to a front garden is generally not permitted in Conservation Areas, as it can negatively impact the appearance and character of the area. Where parking can be justified, , options like loose gravel and permeable or porous surfaces might be acceptable, depending on the specific case and setting.

6.4.5 Traffic Management

The impact of traffic within most Conservation Areas has a critical impact on the area.

The Management Plan alone cannot reduce traffic concerns, but additional consideration for the proposed conversion of buildings into HMOs or flats, and the associated car parking and traffic should be undertaken as part of the consideration for conversion.

The position of car parking in a proposed scheme will be considered as parked cars (or the open hardstanding) can have a negative impact on the character of the area. It will usually be inappropriate to locate parking to the front of a building.

The formation of crossing points and other Highway interventions are expected to consider the character of the Conservation Area.

6.4.6 Public Realm Improvements

The public realm is often managed by different organisations, including Kent County Council, Maidstone Borough Council, and the parish council. Where opportunities arise, consideration for improvements must be undertaken. This includes items such as:

- Resurface High Streets and key/ main road within the Conservation Area
- Avoid urban road schemes in rural areas, or where required, ensure that they are minimal or designed to respond to the character
- Parking controls within more sensitive areas
- Reverse process of inappropriate modifications to buildings
- Measures to ensure that property owners outside the Conservation Area are encouraged to maintain and plant new hedges
- Improve quality and consistency of shop fronts, signage, and lighting
- Improve green and communal spaces
- Reduce clutter in some areas to improve the Highway such as thinner yellow lines, reduction in signage
- Restore front boundary treatments
- Improve pathways and connectivity

6.4.7 Carbon Reduction Incentives and Schemes

In some cases, it will be possible to install carbon neutral or 'Green' initiatives within the Conservation Area. A holistic, whole building approach will be undertaken to the building, rather than a presumption of a single solution, such as double-glazed windows.

Where a planning or listed building consent application is submitted, it will be expected that the holistic consideration for the buildings has been undertaken by providing a simple statement, either within the Design & Access Statement or within the Heritage Statement.

There are numerous options available, many will be Conservation Area and site specific, but the general considerations are:

Solar panels should not be installed on buildings where visible from the public realm, or if the building is listed. Consideration for any associated plant, including the batteries should be considered, and should not be within the public realm.

Double glazing is generally not permitted within listed buildings. With other buildings within Conservation Areas, double glazing should not be installed to primary routes or buildings of local or national interest. The installation of double glazing creates a strange reflection, and the additional weight of the glass requires a larger or chunkier frame, both of which can alter the appearance of the building negatively.

The manufacture of double glazing has a high carbon contribution due to the use of glass and UPVc, and therefore it is recommended that existing windows are overhauled, repaired and secondary glazing installed.

Secondary glazing can be installed to improve the thermal efficiency of buildings. This often provides a better solution than installing double glazing. The use of shutters on buildings can improve the heat-loss of the building and could be found in many older buildings.

Awnings to windows are generally associated with shops, but they have been traditionally used on domestic houses to provide sun screening and to protect the glass from weather. The use of awnings where appropriate, may assist against solar warming.

Ground and Air Source Heat Pumps can be installed for buildings within the Conservation Area. External fixtures should not be visible from the public realm.

External insulation will not be considered acceptable to a majority of buildings within the Conservation Area due to the visual impact on the appearance of the property.

External Electric Car Charging points could be formed via a pole or connected to the wall, depending on the building and its setting. Where a pole or freestanding system is not practical, the unit should not be placed on the principle and/or front façade of the building and be positioned as discreetly as possible.

The point should be a socket system and not tethered (ie, with fixed cable). The cable connecting the socket to the main supply should not be run where it is visible and the nature of its fixture must consider the fabric and details of the building.

Electric Vehicle Charge Arms are not permitted, as they negatively impact the streetscape.

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As these often require dedicated off-street parking, works to create the off-street parking should be considered. The demolition of front boundary walls will not generally be allowed within a Conservation Area due to the impact on the character.

6.4.8 Ecology Measures

Integrated biodiversity enhancements, such as bird/bat bricks/tiles/tubes, and bee bricks, should be included with any new builds or extensions.

With listed buildings, some consideration for these should be undertaken to enhance biodiversity. Alternative positions may be a more sympathetic solution, such as the grounds, existing boundary walls (if brick or stone), or associated outbuildings.

Where replacement roof coverings or alterations are proposed, then integrated biodiversity enhancements should be included.

6.4.9 Services

There is a growing demand for services and associated equipment to domestic houses. Consideration for the character of the area, and the setting of listed buildings must be undertaken.

-Satellite dishes (one per building) will only be considered acceptable when they cannot be readily seen from the streets or other public spaces

-Air conditioning units (and associated plant) will not be placed where they can be seen from the public realm

-Meter Boxes will not be placed on the front façade of the building but located within the grounds

-Alarm boxes will be positioned with consideration to ensure that they do not form the main focus of an elevation or cover architectural details

-Security Cameras will not usually be supported unless a strong business case is provided. Where they are needed, they will be sensitively positioned, with the minimum number of cameras required

-Security measures, such as grills and shutters will not be permitted where visible from the public realm as these often provide a negative impact on the appearance of the street scene. Where there is a strong business requirement for shutters, these should be internal and open to allow for passive security protection

6.5 Trees and planting

Trees and hedgerows play a vital role in the special character of East Farleigh Conservation Area and also contribute significantly to wildlife habitat and biodiversity. The retention and active management of trees and hedgerows should be encouraged and opportunities for new native planting should be considered.

Planting which contributes to the rural character of East Farleigh should normally be comprised of native species.

Trees within the Conservation Area are protected. Six weeks' notice must be given to the Borough Council in writing before any works are undertaken to trees within Conservation Areas.

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Trees and planting: Opportunities for enhancement

- An audit of trees and hedgerows may be undertaken to establish whether there is any scope for better management, additional protection through [Tree Preservation Orders\(TPO\)](#), or for further planting.
- Planting and tree management should be carefully considered to enhance, preserve, restore or open up significant views or vistas.

6.6 Local heritage list – Non-designated Heritage Assets

Maidstone Borough Council has compiled a Non-designated Heritage List.

The Local Heritage List:

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

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

The following buildings are locally listed:

- Hartridge Farm Cottage
- Hill House
- Court Lodge Farm Oast
- Court Lodge Farm Cottages
- Forge Row
- Fennington Oast
- Station Hill Cottages
- The Farleigh
- Hop Pickers' Huts next to Medway House

6.7 Heritage at risk

There are currently no heritage assets in East Farleigh Conservation Areas on Historic England's Heritage at Risk Register or on Maidstone Borough Council's Heritage at Risk Register.

East Farleigh Conservation Area

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7. Bibliography

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DSG

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Maidstone Area Archaeological Group – Excavation at East Farleigh.
Available at: <https://maag.chessck.co.uk/ExcavationsatEastFarleigh>

Exploring Kent's Past –East Farleigh. Available at :
<https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/SingleResult.aspx?uid=MKE2183>

Appendix 1 – Building Gazette

ASSET	STATUTS	DESCRIPTION	VALUE
The Limes	Grade II 1249667	House dating from the 17th century with 20th-century alterations. It is timber-framed, featuring exposed framing with raised rendered infill on the ground floor and weatherboarding on the first floor.	Positive
Garage, Lower Street		Group of two single storey buildings. One modern brick building and one ragstone outbuilding.	Neutral
Hoplands		Former farm. Timber frame first floor and gable roof. Brick ground floor.	Neutral

East Farleigh House	Grade II 1249661	House from the mid-18th century. The ground floor is red brick in Flemish bond, while the first floor has channelled render.	Positive
Coalbrookdale		Cottage yellow brick building. Stone inscription on second floor "S MERCER 1813" likely linked with the listed tomb of Mary Mercer in the church.	Positive
Hoplands Cottage		Cottage yellow brick, forms group with Coalbrookdale. Weatherboarding in first floor, bow with Bull's-eye window on ground floor.	Positive
Langdale		Modern development	Neutral
Thatchers	Grade II 1249662	Formerly two cottages, now a	Positive

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		single house. Built in the early 16th century or earlier. Timber-framed with rendered infilling and a thatched roof.	
Oaklands	Grade II 1249664	Farmhouse, now house. Late C18 or early C19. Chequered red and grey brick with slate roof.	Positive
Cottage about 1.5 metres north of Oaklands	Grade II 1249665	Cottage, possibly a fragment of a larger building that has been demolished. Mid-18th century. Chequered red and grey brick with a Kent Peg tile roof.	Positive
Hartridge Farm Cottage	NDHA	Red brick cottage, wooden reinforce structure attached to East Farleigh House. Dates from same period, likely for	Positive

		part of the same ownership.	
Stable Cottage		Two storey red brick building. Same period as East Farleigh House and likely outbuilding from the main house. Now dwelling.	Positive
The Old Vicarage	Grade II 1263636	Former Vicarage, now a house. Later 17th-century with mid-18th-century additions on both sides. The 17th-century section is timber-framed and the 18 th century section is brick built.	Positive
Arnage		Red brick cottage	Neutral
Little Adelaide Farm	Grade II 1263634	Farmhouse, formerly public house, now house. Early-to-mid C17. Timber framed, with painted brick infilling.	Positive

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Adelaide Cottages 1-6	Grade II 1249637	On a corner site. House, with house row added. House C14, with C16 and C17 additions and alterations. House row mid C19. House and wing timber framed, clad with weatherboarding.	Positive
The Covers		Red brick cottage	Neutral
Court Lodge Farm Oast	NDHA	Former oast group, now divided in residential apartments. Still preserves 8 kilns.	Positive
Court Lodge Cottages	NDHA	Group of worker cottages built in the 18 th century. Red brick buildings, some of them still preserves the ragstone boundary treatment from the demolished	Positive

		medieval Court Lodge.	
School House	Grade II 1263669	Schoolmaster's house, now house. 1855 by J. Clarke. Uncoursed ragstone.	Positive
Old School Hall	Grade II 1249627	National school, now Old School Hall. Uncoursed ragstone with ashlar dressings. Built at right-angles to road. Front gable end with short, slightly recessed wing to right.	Positive
Church of Saint Mary (also known as The Ancient Parish Church of East Farleigh)	Grade II*	Parish church. Late CII or C12, C13, C14 and C15, restored 1891 by J.L. Pearson. Ragstone.	Positive
Bull Inn		Public House. Red brick with exposed timber frame gables.	Neutral

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Hill House	NDHA	Victorian red brick row buildings.	Positive
Station Hill Cottages	NDHA	Two storeys weatherboarding building.	Positive
North View Oast	NDHA	Oast building reconverted into dwelling	Positive
North View Cottages 5-6		Modern development	Neutral
Forge Cottage		Agricultural building reconverted	Neutral
North View Cottages 1-4	Grade II 1263691	House row. Earlier C18. Timber framed, rendered. Projecting gable end stacks and central brick ridge stack.	Positive
Greywalls		Modern development	Neutral
Walnut Tree		Public house	Neutral
Brook Cottages		Houses row. Brick built.	Neutral
New Inn Cottages		Houses row. Brick built.	Neutral
Wilberforce House		Former public house. Rendered building.	Neutral

Foley House	Grade II 1060779	House. C17. Timber framed. Ground floor red brick in Flemish bond, first floor weatherboarded.	Positive
Barkers Cottage	Grade II 1249477	House row. C18. Ground floor chequered red and grey brick, first floor pebbledashed.. Half-hipped roof.	Positive
Gate House	Grade II 1263716	Farmhouse, now house. C17 or earlier. Timber framed. First floor weatherboarded. Ground floor of left end rendered, and of right end painted brick. Plain tile roof.	Positive
Forge Row	NDHA	Ragstone 18 th century house row.	Positive
Fennington Oast	NDHA	Oast building reconverted. 2 kilns. Formerly	Positive

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		associated with Forley House.	
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Buildings in the proposed extension (Lower Road Conservation Area)

ASSET	STATUTS	DESCRIPTION	VALUE
Bridge House	Grade II 1249677	A 17th-century house with later alterations. Timber framed construction featuring applied 20th-century close studding and channelled render infill to the front elevation. The right gable end displays exposed close-studding with decorative arch braces.	Positive
East Farleigh Bridge	Grade I and Scheduled Monument 1249674	Likely dating from the 14th century, the structure is built of roughly coursed ragstone with stone coping.	Positive

Medway House		A modern, single-storey building constructed in brick.	Neutral
Hop Pickers' Huts next to Medway House	NDHA	A long, single-storey group of brick buildings, likely dating from the 18th century. These structures appear to have served as ancillary buildings associated with the principal dwelling that predated Medway House.	Positive
The Farleigh	NDHA	Likely dating from the 18th century, this two-storey building is constructed of rendered brick and features a symmetrical façade with a	Positive

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		central gable porch.	
Former East Farleigh Waterworks	Grade II 1263788	Built in 1860 by James Pilbrow in the Egyptian style, this two-storey rectangular building is constructed of gault brick laid in English bond. A modern floor extension, clad in zinc, has been added in 2024.	Positive
East Farleigh Station	Grade II 1393962	A single-storey, rectangular building positioned parallel to the railway line. It is timber framed and clad in Kentish clapboard set on a brick plinth.	Positive
1-2 Farleigh Lane		A pair of brick cottages, likely dating from the 18th century. The buildings are	Positive

		two storeys in height and form a cohesive group.	
Court Lodge Barn		Originally a barn, it was converted into a dwelling in the 1980s. It features a combination of weatherboarding and brick construction.	Neutral

Appendix 2 – Policy

Legislation, national policy, and local policy

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

Section 69 Designation of Conservation Areas:

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

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

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

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

The designation of any area as a Conservation Area shall be a local land charge.

Section 71 Formulation and publication of proposals for preservation and enhancement of Conservation Areas.

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

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

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

Section 72 General duty as respects Conservation Areas in exercise of planning functions:

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

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

National Planning Policy Framework (NPPF)

National policy and advice regarding Conservation Area matters is given in National Planning Policy Framework (NPPF) which is available to at the

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link given below (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

Paragraph 203 outlines a positive strategy for the conservation and enjoyment of the historic environment and it emphasizes that enhancing and sustaining the significance of heritage assets should be taken into account.

Paragraph 204 states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Local Plan (2021-2038)

Maidstone Borough Council published its Local Plan Review in 2024 and this can be found online - <https://localplan.maidstone.gov.uk/home/local-plan-review>

The Management Plan outlines the application of national and local policies in the ongoing management of the Conservation Area.

Local Plan policy LPRENV1 - Development Affecting Heritage Assets- references Conservation Area Appraisals and Management Plans as supporting documents. Therefore, these documents are of material relevance to planning considerations.

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Appendix 3 – Old Maps



Figure 38 1596 Map



Figure 40 1797 -Dane Street Map



Figure 39 1647 Map



Figure 41 1797- Lower Road Map

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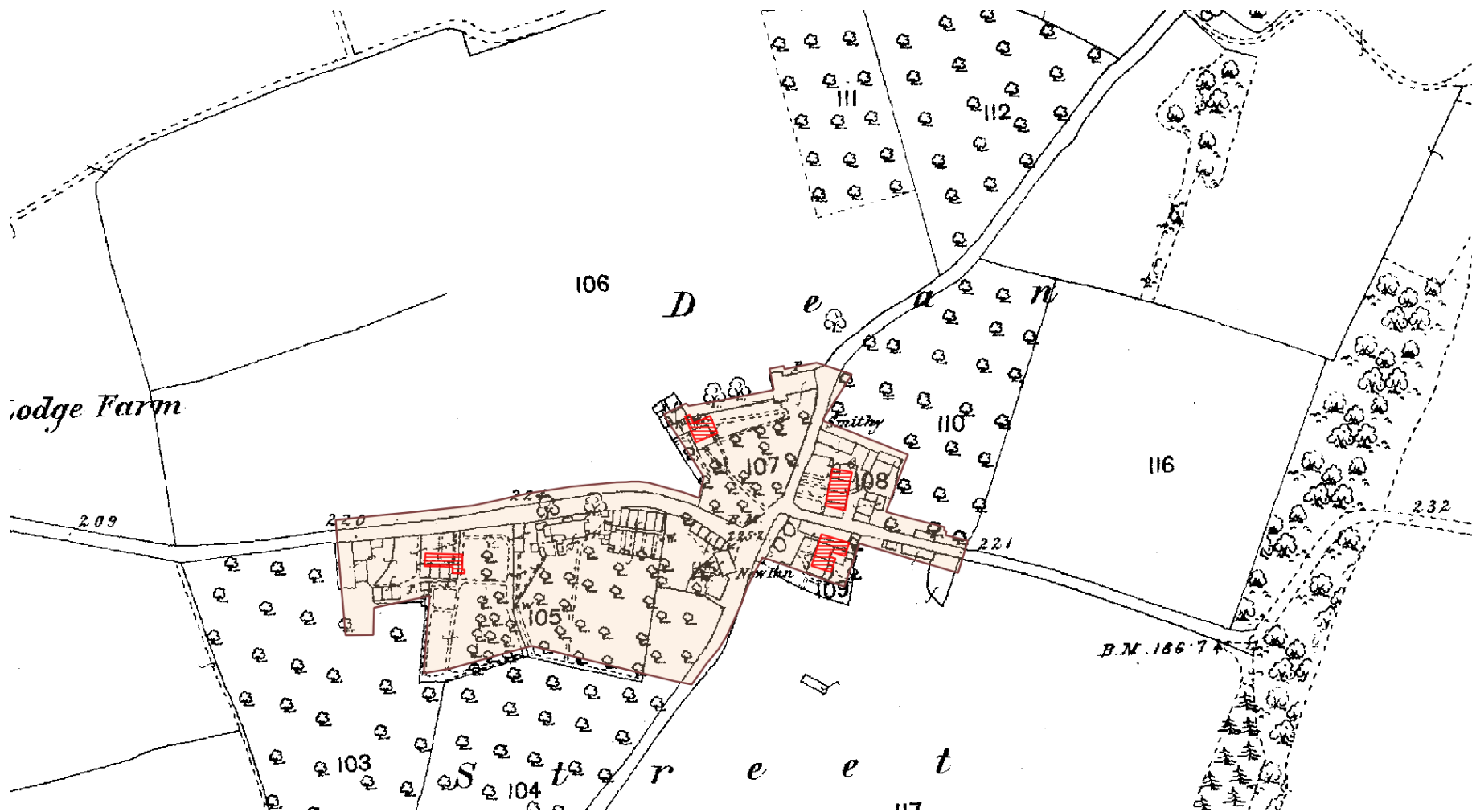


Figure 42 1876 – Dean Street Map

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Figure 43 1879 – Lower Road Map

East Farleigh Conservation Area
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Figure 44 1906 – Dean Street Map

East Farleigh Conservation Area
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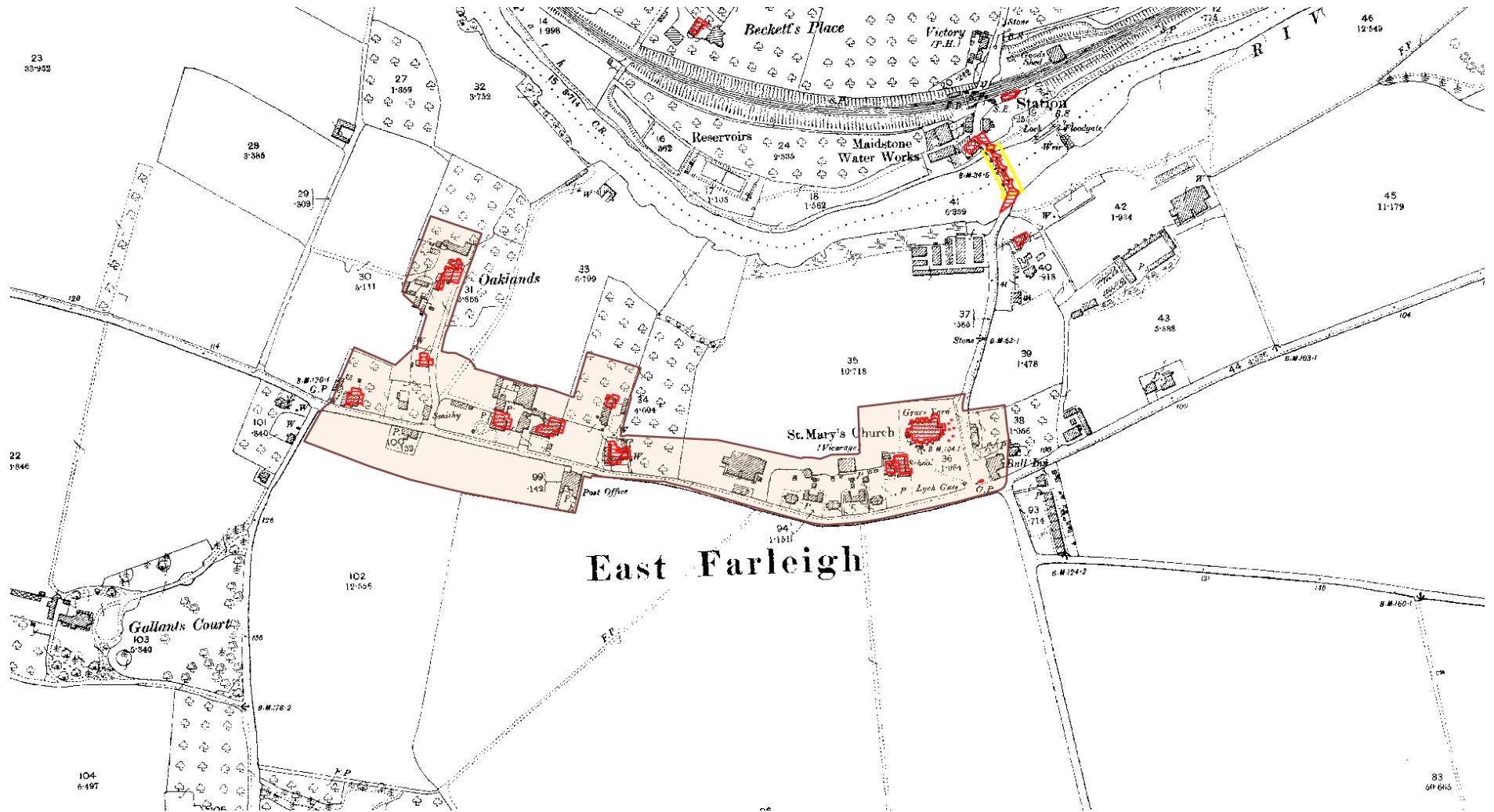


Figure 45 1906 – Lower Road Map

East Farleigh Conservation Area
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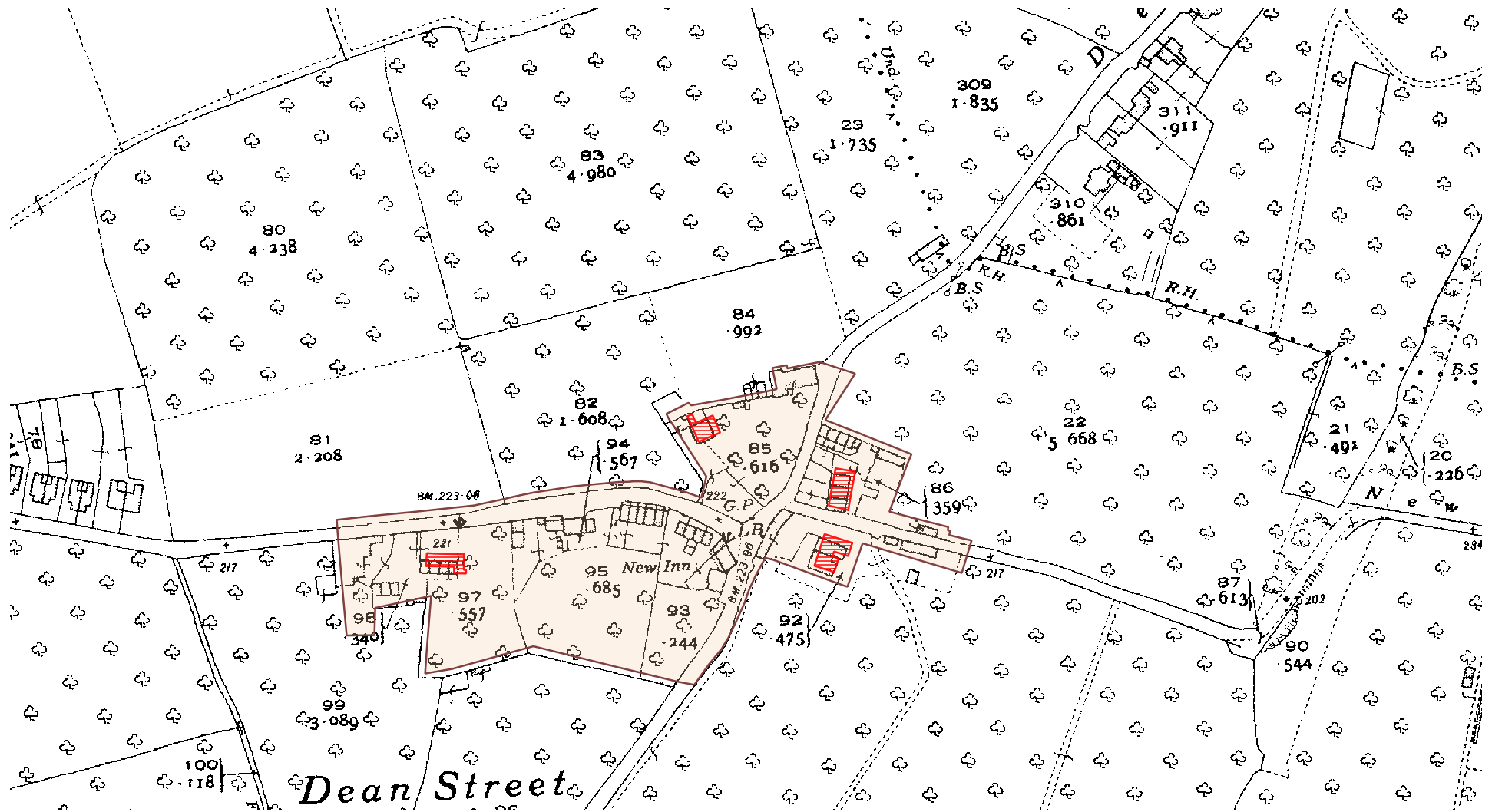


Figure 46 1936 – Dean Street Map

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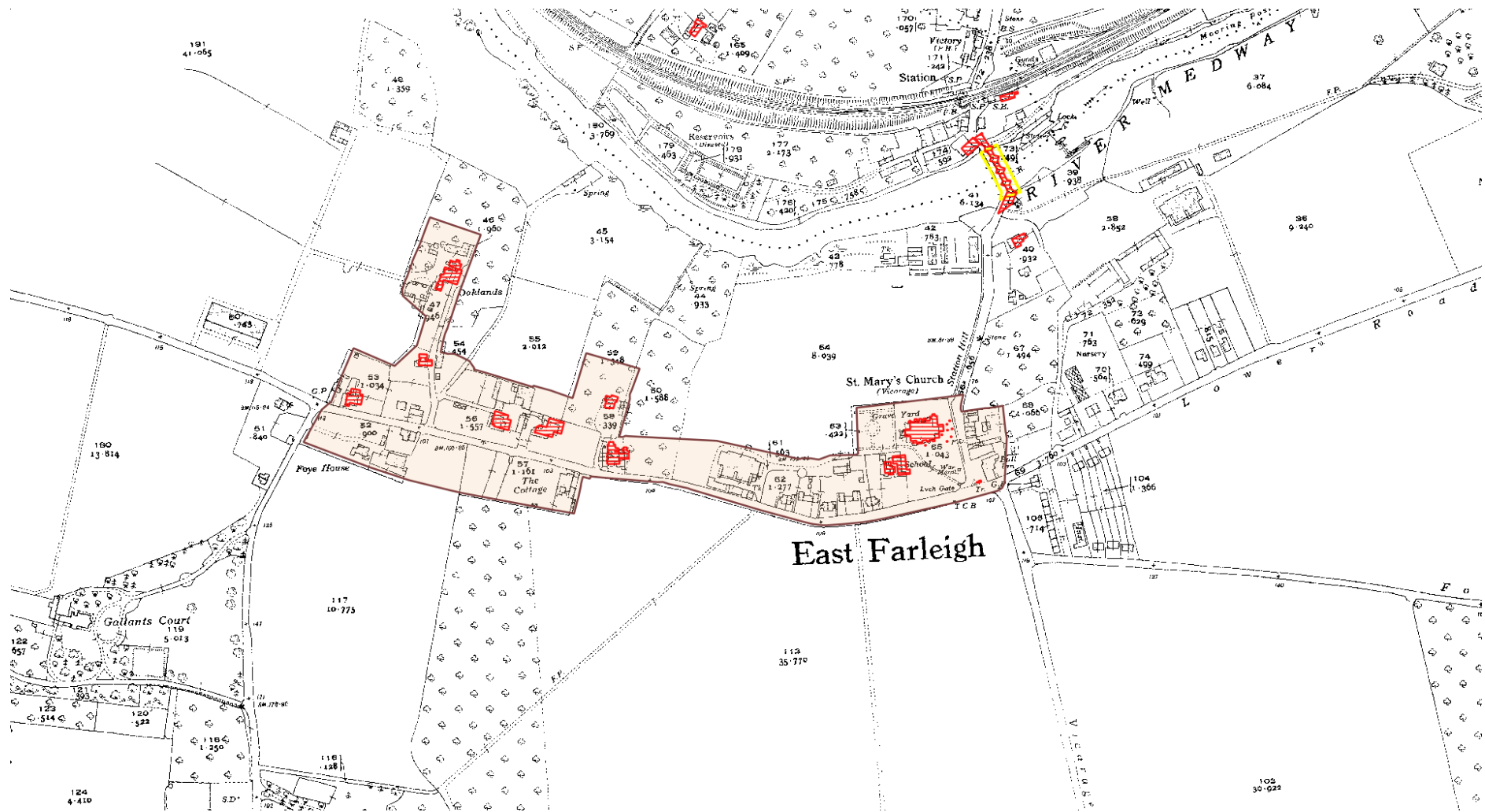


Figure 47 1936 – Lower Road Map