

Milton Regis Conservation Area Character Appraisal and Management Strategy

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FOREWORD

“Historic buildings and places add to the quality of people’s lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor-quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst for sustainable, sensitive regeneration and development, and for creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Milton Regis Conservation Area and the results of that review are set out in this document, which the Borough Council is now seeking constructive feedback on.

This is one of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 - 2032.”



Councillor Mike Baldock, Cabinet Member for Planning and Swale Borough Council Deputy Leader and Heritage Champion

Mike Baldock

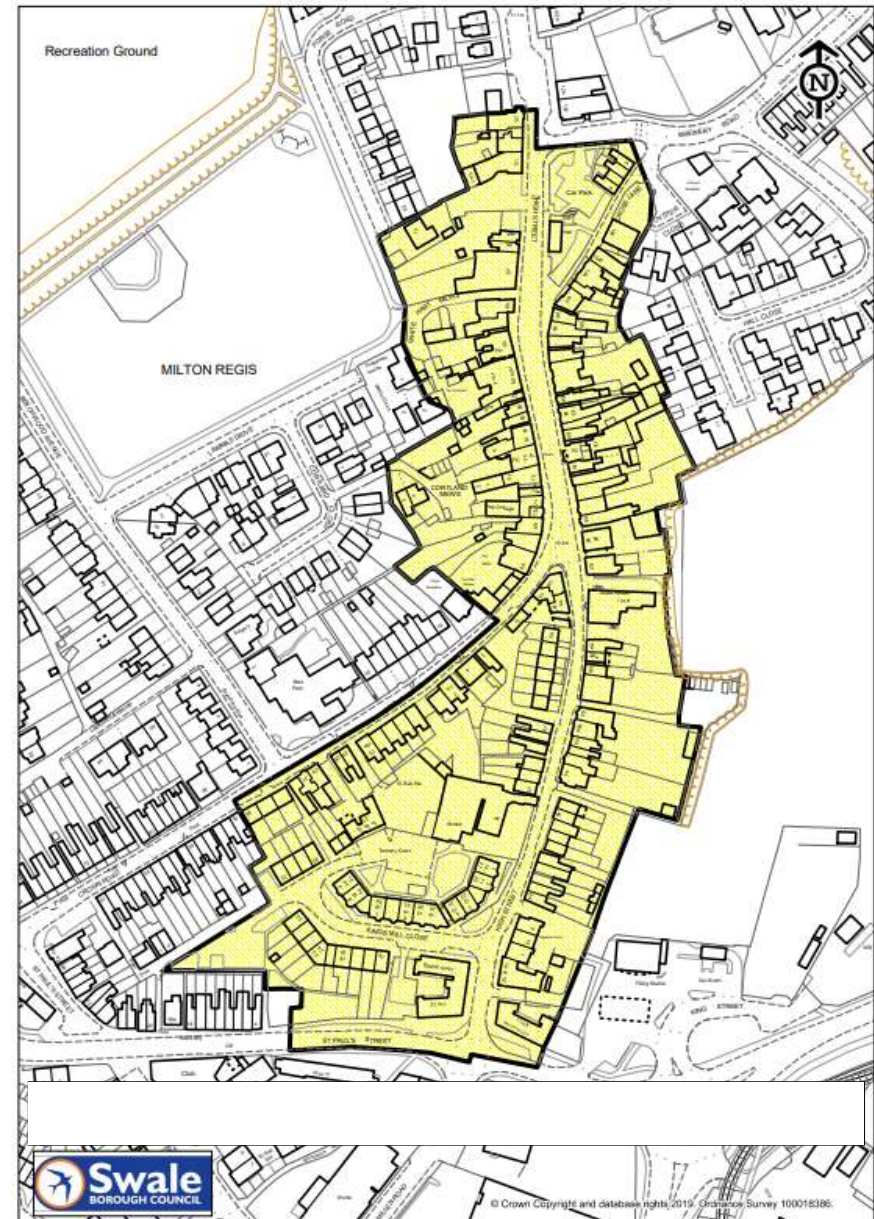
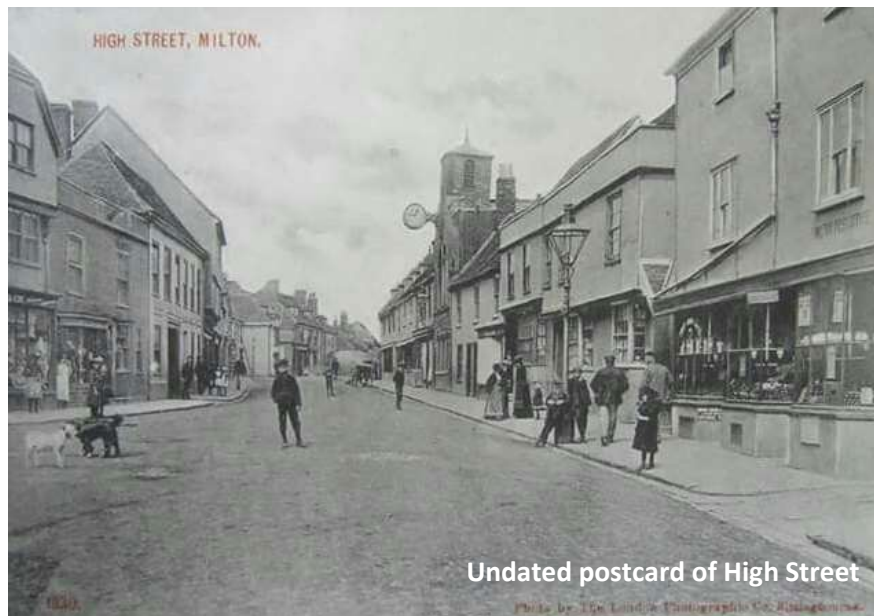
1.0 INTRODUCTION

1.1 Milton Regis Conservation Area

Milton Regis Conservation Area was originally designated by Kent County Council on the 19th July 1977. Map 1, opposite, shows the extent of the conservation area as it was designated in 1977. This is the first review of the conservation area since the conservation area was designated.

Milton Regis is one of Kent's ancient settlements, the history of which is reflected in the composition and layout of its High Street. It includes one of the highest concentrations of listed buildings in the borough.

The conservation area was included in Historic England's Heritage at Risk Register in 2016. Its condition was noted as 'poor', its vulnerability as 'medium' and its trend as 'deteriorating'.



1.2 The purpose of conservation areas

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”¹.

It is the responsibility of individual local planning authorities to designate and review conservation areas from time to time using local criteria to determine and assess their special qualities and local distinctiveness².

The origins and development of a place are recorded in its buildings and spaces. In these days of rapid change, it is desirable and in the public interest to conserve the tangible evidence of a town’s history, to serve as a record of the past and to provide a framework for new development and sustainable growth.

The aim of conservation area designation is to protect historic places and to assist in positively managing change, so that their special character is safeguarded and sustained for the next generation. Areas may be designated for their architecture, historic layout and use of characteristic or local materials, style or landscaping. In practice, it is normally a combination of some or all of these special characteristics which merits 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 extra protection in the following ways:

- Local planning authorities have control over most demolition of buildings.
- Local planning authorities have extra control over householder development.
- All 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.
- Policies in the Local Development Plan and in the National Planning Policy Framework positively encourage development which preserves or enhances the character or appearance of conservation areas.

¹ Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

² Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

1.3 The purpose and status of this Character Appraisal and Management Strategy

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 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 particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive change.
- To identify any risks to the conservation area and provide management framework which will see it removed from the Heritage at Risk Register.

A Conservation Area Character Appraisal is an assessment and a record of the special architectural or historic interest which gives rise 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 aspect of this review of Milton Regis Conservation Area is to assess whether the area still possesses the special architectural and historic interest which merits its continued designation. It also affords an opportunity to review the effectiveness of the designation over the last 46 years and to consider whether the boundary of the conservation area should be either extended or reduced.

The appraisal includes a management strategy to help the Borough Council and other stakeholders positively manage the conservation area in the future. The management strategy includes positive steps that can be taken to preserve or enhance the conservation area. It identifies potential threats to the character of the area and can, where appropriate, identify buildings at risk or the potential for Article 4 Directions or local heritage listing. The recommendations in the management strategy will be the key to preserving or enhancing the character of Milton Regis Conservation Area and to having it removed from the Historic England Heritage at Risk Register.

An appraisal may serve as the basis for the formulation and evaluation of policies in the Development Plan. It is a material consideration in development management decisions by the local planning authority and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local interest groups 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 is to be the subject of public consultation and is prepared with a view to being formally adopted for development management purposes.

2.0 CHARACTER APPRAISAL

2.1 The history and development of Milton Regis

Today Milton Regis is a suburb of Sittingbourne but it was not always so. Sittingbourne as well as surrounding villages from Rainham in the west to Tonge in the east, Iwade and Milstead, as well as the Isle of Sheppey all fell under the control of the Manor of Milton which answered to the Crown.

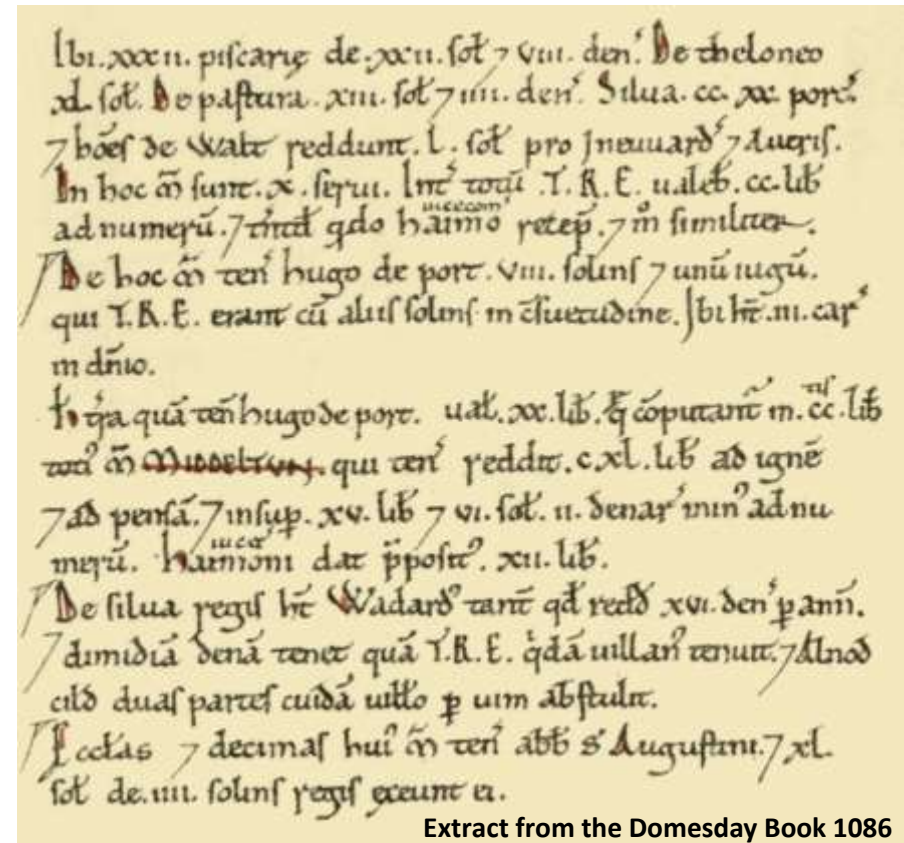
The earliest surviving building is the parish church, dedicated to the Holy Trinity, which lies to the north-east of the town. It is of Augustinian foundation but is believed to occupy what was originally a pagan site of worship. Much of the earlier fabric of the church dates from the Saxon and Norman periods but there is reused Roman brickwork throughout the building indicating Roman activity on the site or in the surrounding area.

In 680 Queen Seaxburh of Kent passed the Kingdom of Kent to her eldest son Ecgberht at his coming of age, crowning him King of Kent at a grand ceremony held at the doors of Holy Trinity Church, Milton. Thereafter she became a nun and founded two abbeys, one at Minster on the Isle of Sheppey and the other at Milton.

Saxon 'Middeltune' was located in the vicinity of the church but was subject to raids by the Danes. In 893 the Danish chieftain Haestan sailed up the creek with eighty longships and occupied the town. The Anglo-Saxon Chronicle records Godwin, Earl of Wessex, a powerful nobleman at the time, burning the town of Milton to the ground in 1052. Milton was one of several Royal towns belonging to King Edward the Confessor that were destroyed by Earl Godwin's army as part of his challenge and claim to the throne of England.

In 1086 The Domesday Book records the town as Middleton Terra Regis (Royal lands) the King's town of Kent. It is noted as a town and

a port of some wealth, which William the Conqueror took into his personal possession and then gave to his half-brother Odo for safe keeping, also appointing a portreeve, Hugh de Port, to preside over the town. At that time, the town is recorded as having 309 villagers and 10 slaves, six mills, 32 fisheries and 27 salthouses.



Castle Rough, to the north-east of the current town, is perhaps the earliest surviving evidence for domestic settlement at Milton. Historic England describes it as the site of a high-status house dating from

between 1250 and 1350 with evidence of a moat and a gatehouse. The site would have been the residence of the Lords of the Manor of Milton. There is also evidence of early settlement in the area around the church.

However, during the medieval period, sometime after 1070 the early settlement migrated away from the lower lying marshy ground on the margins of Milton Creek to higher ground to the west, to its current location.

In 1320 King Edward II granted the town a weekly market and a three-day annual fair which were important aspects of Milton's life. The market took place along the wider section of the High Street which at that time would have been lined by timber-framed buildings. Buildings occupied burgage plots, a medieval form of land tenure in which houses and shops tenanted long thin plots paying rent to the Lord of the Manor or the king. A typical burgage plot was 4x 20 poles, each plot with a narrow frontage facing the street.

Much of the town's prosperity in the medieval period was derived from its proximity to the Milton Creek. The creek afforded easy access to London, the east coast and the continent for trade and commerce. In the 17th century, Milton was second only to Faversham in the hierarchy of Kent's ports. As well as sustaining the growth of the town it provided a livelihood for fishermen, boat builders and oyster dredgers. There was little industry recorded but craftsmen such as wheelwrights, weavers, tanners, blacksmiths, tailors and possibly glovers had premises in the town and records indicate that cloth making, weaving and dyeing also went on.

In 1798, Edward Hasted described Milton as having 230 houses and 1200 inhabitants. It had 5 corn mills and held a weekly market on Saturdays. He recorded that: "It has a very indifferent character for health, owing both to the badness of the water, and the gross unwholesome air to which it is subject from its watry situation; nor is it in any degree pleasant, the narrow streets, or rather lanes in it,

being badly paved, and for the most part inhabited by seafaring persons, fishermen, and oyster-dredgers."

Buildings which survive today are testament to Milton's prosperity in the fifteenth to the eighteenth centuries. Shipping and fishing declined during the 19th century as brick making and paper milling took their place. Barge building and cement works occupied sites along the creek well into the 20th century. 19th century buildings are typically modest terraced houses serving the working population.

The railway arrived in Sittingbourne in 1858. The rapid expansion that followed engulfed Milton to the extent that today it exists as a suburb of Sittingbourne.



2.2 Location, setting and geology

Milton Regis is located 1km north of Sittingbourne and south of The Swale in North Kent. Historically its position was influenced by its proximity to Milton Creek which provided wharfage and valuable trading connections. Sittingbourne, on the other hand, was more influenced by pilgrim travelers and coaching traffic on Watling Street. Access to Milton Creek today is limited and navigation is non-existent. However, Milton Creek Country Park provides a route from the town to the surrounding countryside and to the coast.

The town is located on a small hill, approximately 14m above Ordnance Datum. Approach from any direction, but particularly from the south on Crown Road and High Street, involves a small ascent.

The town is surrounded by suburban residential and commercial development, beyond which the landscape is agricultural but for the marshes, which follow the line of Milton Creek. Agriculture in the surrounding areas consists of mixed cereal crops, hops, orchards, market gardens, pasture and woodland.



The town is effectively by-passed by the B2006 (St Paul's Way) to Bobbing and the B2005 (Mill Way) to Kemsley resulting in a High Street with pleasingly little through traffic.

Milton Regis lies within a belt of rich loamy soil (the Thanet beds) which runs from Rainham in the west to Thanet in the east. There are alluvial clay deposits in the marshes to the north and a belt of head brickearth to the south and west.

2.3 Urban grain and spatial analysis

Urban grain describes the relationship between the street pattern, the pattern of building and block sizes. In built up areas it is helpful in distilling the essential character of a place. Fine grained areas have a large number of different buildings and closely spaced streets.

The fine grain of Milton Regis arises directly from the system of land tenure when it was developed in the medieval period. The land was divided into long thin burgage plots, each having a narrow frontage onto the street. Plots were divided and combined resulting in narrower and wider frontages but the evidence for the original burgage plots survives throughout the town and is highly significant.

Buildings line the streets almost continuously with just a few narrow passageways providing access to the rear. It is the unbroken building frontages following the gentle curve of the road that is the essence of development in Milton Regis Conservation Area. It gives rise to inward looking linear spaces confined by two and three-storey buildings.

The slight widening in the High Street between the Court Hall and its junction with Crown Road is evidence for the location of the weekly market which took place from the 14th Century.

2.4 Buildings

Above all, it is the buildings that define the character of Milton Regis. and the town retains a good number of buildings constructed over the last 550 years. Below, they are described chronologically.

Most of these buildings are of high heritage significance because of their age and because of the evidence they provide of early building types, developments in methods of construction, architectural history and how people lived.

Medieval and 16th Century

The earliest surviving building is the Court Hall, a two-storey timber-framed building of 15th century date. It was the place where the Court Leet as well as the Court Baron carried out their business. It also served as the administrative centre for the Hundred of Milton, the gaol cells and the school for 9 or 10 boys. Today it is prominently located having benefited from demolition of adjoining buildings to the south in the 1950s.

Facing the Court Hall is another significant timber-framed building at 100-102 High Street. It has projecting crosswings at first floor level, a characteristic of a Wealden hall house. The crosswings have been underbuilt and the original hall has been floored over as was often the case in the 16th century with the advent of the enclosed fireplace which replaced the open hearth.

Number 88 High Street has a jettied frontage (i.e., the first floor overhangs the ground floor) and is said to date from the 16th century. It has a particularly good moulded oak door surround with a four-centred arch and fanlight above and is unusual for its use of decorative pargetting in the first-floor infill panels.



Numbers 82-86 High Street do not look to be timber-framed at first glance but they are a continuation of number 88 High Street so are almost certainly of a similar date. The first-floor jetty is continuous with that of number 88 but it was rendered and given sash windows in the 18th century and new shopfronts in the 19th century.

72 High Street is a timber-framed building clad in render and with Victorian sash windows. Its date could be either 16th or 17th century.

Numbers 68 and 70 both have elaborately carved names and dates above the doors. The inscription above the door of number 70 reads 'Thomas Bradburi 1586', the one above 68 reads 'Rev John Lough 1601'. As both buildings appear to be of the same date of construction the dates are difficult to interpret and may simply refer to the owner at that particular date, rather than the original date of construction.

Like many buildings in Milton Regis, the original timber-framed construction was concealed in the Georgian period when more fashionable sash windows were installed. The arched doors, moulded door surrounds and the dated inscriptions are particularly noteworthy. The use of colour on the elevations is a pleasant relief from the ubiquitous black and white which is a relatively modern fashion. 52 and 52A (Backs House) High Street is said to be named after Humphrey Back who owned it in 1688. This late-medieval building is particularly significant for the survival of an original oak arcaded feature on the ground floor of 51A, a rare early survival of a shopfront.

44 and 46 High Street are timber-framed but re-fronted in the 18th century with 12-pane sash windows and render. The elegant 18th century shopfront with central door and small-paned bow windows is particularly fine.



86 82 High Street



72, 70 and 68 High Street



52 and 52A High Street Backs House



46 and 44 High Street

17th century

The smaller number of 17th century buildings suggests that Milton was less prosperous and grew more slowly during the period.

By far the most decorative timber-framed elevation in Milton Regis is the early 17th century front elevation of 75 and 77 High Street. The 10 light mullion and transom window on the first floor is almost as eye-catching as the decorative timber panelling and the heavily carved brackets supporting the first-floor jetty and the oriel bay window on the second floor. Sadly, the left half of the elevation was re-faced by the Georgians in an attempt to modernise the elevation.

The brick and timber-framed building attached to 65 High Street and including the Olde Shoppe is a good example of post-medieval timber framing. The timbers are smaller, as good oak for building was becoming scarce, the panels are square (rather than vertical), and the infill panels are red brick nogging rather than plaster. The building originally provided stabling for the Crown Inn so there is a carriage opening towards the north of the elevation.

69 High Street is a late 17th century 3-storey timber-framed house. In this instance, the timber frame was never designed to be seen as it was concealed behind plaster from day one. The jettied top floor and twin half-hipped roofs are characteristic of the date.



69 High Street



75 and 77 High Street



65 High Street and the Olde Shoppe

18th century

The number of fine Georgian buildings is testament to the prosperity of Milton Regis during the 18th century. Many timber-framed buildings were simply refaced with more fashionable Georgian elevations whilst others were totally rebuilt, sweeping away any evidence of earlier buildings. New elevations were frequently added with such conviction that it is hard to discern whether there is an earlier building behind the Georgian frontage. Consequently, it is likely that some of the Georgian buildings described below conceal much earlier buildings behind their façade.

Georgian buildings are typically recognisable by the symmetry and proportion of their elevations, by the regular spacing of the windows and by their characteristic use of sash windows and classical architectural details, cornices and doorcases.

Earlier 18th century examples at 64-66 High Street and The Three Hats share some characteristics with 17th century buildings but the elevations are flat, doing away with the jetties and oriel windows of the previous century (such as 66 High Street above). However, the architectural symmetry, order and rhythm normally associated with Georgian architecture had yet to be achieved. The rooms in the roof and the use of paired half hips gave rise to a distinct and familiar building form.

By the second quarter of the century classical pattern books, by authors such as Batty Langley and James Gibbs, were becoming much more widespread so more classically derived elevations were beginning to appear in Milton Regis and across the country.

Brick, or painted brick, had taken over universally from timber framing or render. Elevations were typically of 3 or 5 bays with a central door approached by a couple of steps. 65 High Street, originally the Crown Inn, is one of many good examples in the conservation area. It consists of a central 6-panel door with a triangular pediment above. Vertically proportioned 4-pane sash windows (originally 12-pane) are



regularly spaced across the elevation. A peg tile roof sits behind a bold eaves cornice.

Early Georgian characteristics which are common to most of the examples illustrated on this page include sash windows which are fitted flush with, or close to the face of the building; steep peg tile roofs; deep eaves cornices with modillions or dentils; and centrally placed panelled doors with a triangular pediment supported on console brackets.

Flush box sash windows are often a good indication that a building pre-dates 1750 because after that date building byelaws generally required sash boxes to be set back and concealed behind the brickwork to reduce the spread of fire.

Two examples of particularly high quality brickwork deserve mention. Header bond brickwork can be seen at 65 and 99 High Street. In these examples grey headers (the header is the short face of the brick) make up the bulk of the elevation but window dressings, arches and first floor bands are executed in contrasting red brickwork. The effect is particularly refined and pleasing to the eye.



115 and 117 High Street



99 High Street



90 and 92 High Street



73 and 73A High Street



80 High Street



104 High Street

As the century progressed fashions changed. Houses still adhered to classical principles of proportion, symmetry and order with a central entrance approached by steps. However, steep roofs, which were not part of the classical tradition in Renaissance classical architecture, were hidden behind tall brick parapets so that they could no longer be seen from street level.

Sash windows were universally recessed behind the brickwork of the elevation and the ratio of window to wall was reduced.

Two late Georgian examples are of particular note. The tall three-storey elevation of Hinde House shows late Georgian restraint but with a fine Ionic doorcase and pediment with attached columns. The other is 5 Crown Road which has a particularly good Tuscan doorcase with attached columns and a pleasing cusped head to the central first floor window.

Number 71 High Street may be early 19th century rather than the 18th but architecturally it falls well within the Georgian/Regency tradition. It deserves mention not just because of its elegant doorcase and bow window but as an example of mathematical tiling. Mathematical tiling is described in more detail under the heading of building materials below.



19th Century

Milton grew rapidly during the Victorian period to the north on Union Road and to the south on Crown Road, High Street and St Pauls Street. Terraced housing surrounded the town to serve the local brickworks. There are only a small number of Victorian buildings within the conservation area, some of which are illustrated opposite.

Some of the Victorian buildings have suffered in the past from the removal of historic features such as sash windows, panelled doors, and chimney stacks. Others have had their original roof coverings removed and replaced by concrete tiles, or brickwork has been rendered or pebble-dashed. These changes have detracted from the special architectural interest of the conservation area.



20th and 21st Century

A number of buildings have been added to Milton Regis during the 20th Century, some making a positive contribution to its special character and others less so.

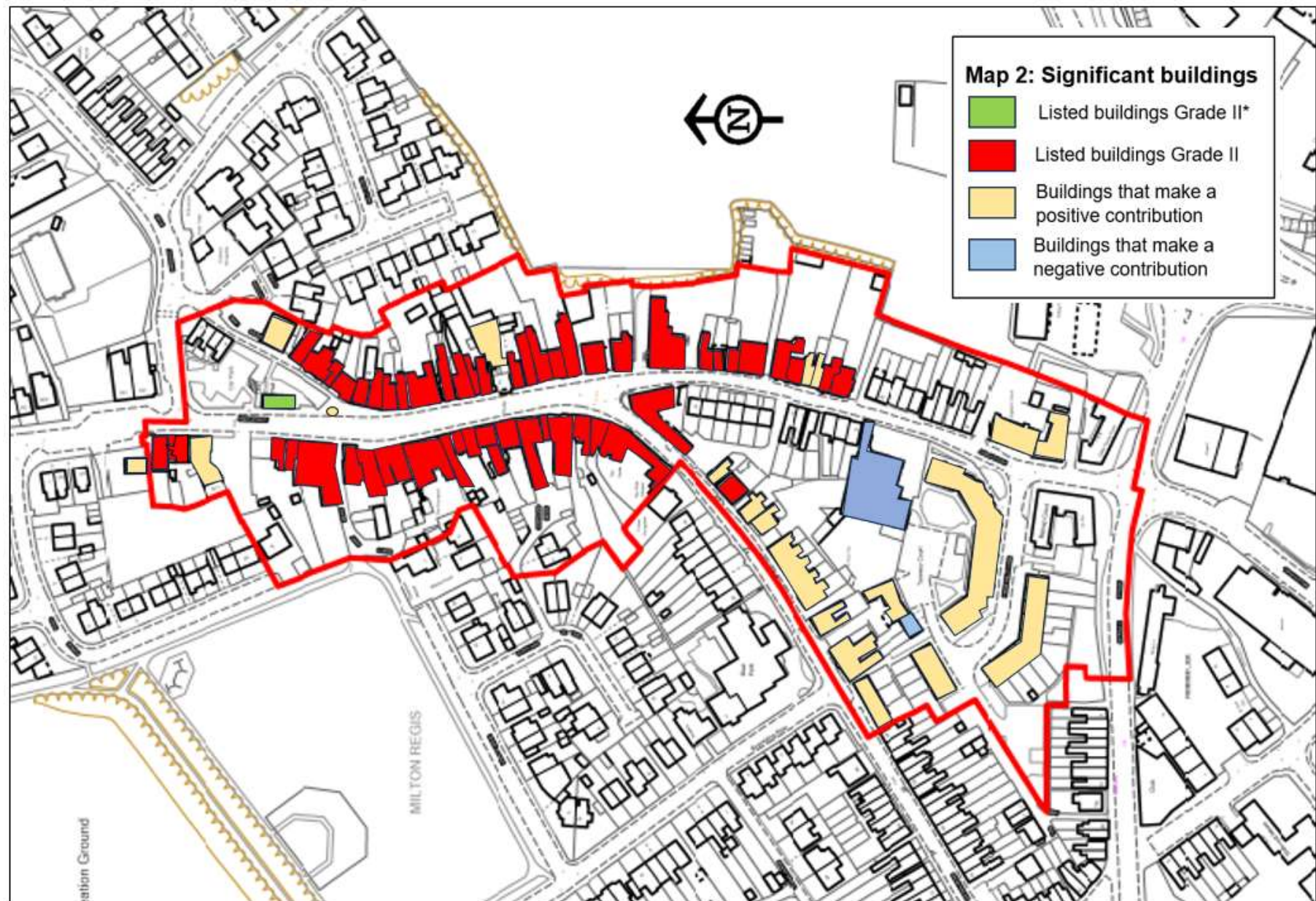
The former public library punctuates the High Street with its bell tower, forged weather vane and public clock. Built in 1939 to replace the former town hall, it employs classical detailing but in an architectural composition that is unmistakably of the 20th century. A plaque at the base of the tower commemorates the casting of the bell in 1631 and the demolition of Milton Town Hall on the site in 1938.1 Cross Street (also known as Court Mews or 106 High Street) is of a similar date but in a more conventional Georgian revival style.



More recent buildings include Tannery Court, Kings Mill Close and 9 to 19 (odd) Crown Road which replaced a petrol filling station. All are successful developments because of the way in which they positively respond to the local vernacular in their form, materials and design.

Where modern developments have used non-indigenous building forms and materials, like pebble dash, uPVC or concrete tiles, they have integrated less well into the character of the town. Developments that are set back from the historic building line at the back of the pavement also appear out of place.





2.5 Shopfronts

Milton Regis has some particularly fine examples of period shopfronts, not all of which are currently used as such. They make a marked contribution to the special character of the town.

The earliest example is the rare survival of a medieval shopfront at 52A High Street (Backs House). The oak arcade with carved spandrels was used to display wares and serve directly onto the street.

Later examples of Georgian and Regency shopfronts have small-paned windows. The example at 42 High Street has small-pane bow windows either side of central doors with elegant pilasters and a decorative fanlight.

Victorian examples, such as that at 72 High Street have much larger panes of glass, framed by pilasters with a fascia and cornice with a recessed entrance and an 'ingo' entrance.

The Edwardian example, at 95 High Street, also has bold pilasters with fluted console brackets at either

end of the fascia sign. Its brown-glazed-tile stall riser, is a good period feature.

All Milton's period shopfronts, whether in use or not, provide an important record of the town's retail history. They are architecturally as well as historically significant.



2.6 Signage

There are some good examples of traditional signage in the conservation area such as the wrought iron pub sign at 91 High Street. However, there are also many poorly designed or executed signs using inappropriate materials or oversized fascia boards which detract from the buildings and the conservation area. Advertising boards placed on the footway and banner signs attached to pedestrian railings do not do the area justice.



2.7 Building Materials

The distinct character of Milton Regis owes much to its variety of architectural styles, often expressed through the choice of building materials and the way in which they are crafted. Typically, building materials were used because they were readily available from local sources. Until the transport revolution of the mid-19th century, virtually all building materials would have been locally sourced or made. Consequently, they are often a true expression of the locality and its natural resources. They were also used to express architectural aspirations and changing fashions. Even materials that were in common use at the time, make a valuable contribution to local character and distinctiveness.

In the medieval period, the north of Kent was well served by ancient woodland so it is no surprise that timber-framed construction was used for most of the earlier buildings in Milton Regis. It was only in the 17th century that good oak for building became harder to source, so brick became the fashionable alternative. Milton Regis was surrounded by some of the best brick earth deposits in the south-east, so brick was used extensively for new buildings and to over-clad older buildings to give them a more up-to-date appearance.

Local clay deposits also provided the raw material for the manufacture of Kent peg tiles which were the preferred choice for roofing until Welsh slate became an option during the 19th century, particularly after the railway came to Sittingbourne in 1858. Historically, thatch would almost certainly have appeared on roofs within Milton Regis, but no examples survive today.

With the exception of flint, good building stone had to be imported from afar so it was reserved for higher status buildings like Milton Church (which falls outside the conservation area).

Modern materials, such as concrete roof tiles, pebble dash, machine made bricks and uPVC windows, are less sympathetic materials introduced during the mid to late-20th century.

Timber frame: Oak, elm and chestnut framing were all commonly used in building construction during the medieval period and up until the 17th century. Many historic buildings in Milton Regis are constructed of timber framing and many others have had their timber frames concealed behind later facades or cladding such as brick, weatherboarding or mathematical tiling. The timber-framed tradition continued in softwood framing well into the Georgian period.



Brick: Brick earth was in plentiful supply in North Kent. The 1897 Ordnance Survey map shows brickworks to the north, west and east of Milton Regis so, not surprisingly, brickwork is a familiar building

material in the town. There is a wide variety in the size, colour, bond and character of brickwork, depending on its age, style or function.

17th century bricks are relatively narrow and of irregular shape because of the inconsistency of the firing method. An example can be seen at The Stables on Crown Road.

In the centuries that followed, the shape, size and coursing of brickwork became more regularised and uniform. Yellow stock brickwork was commonly used from the Regency period onwards and the combination of yellow and red brick was sometimes used for polychromatic effect.

There are a couple of examples of burr brickwork (over-fired bricks which fused together in the kiln).



Mathematical tile: Mathematical tiles are flanged tiles made from fired clay. They are made so that when hung on a wall, their vertical face is almost indistinguishable from brickwork. They were used in parts of the south-east to provide fashionable elevations to timber-framed buildings during the 18th and 19th centuries. The front elevation of 71 High Street is a good example.



Kent peg tiles: The name 'peg tile' refers to a plain clay tile that is suspended from the top edge of a tiling lath by a peg. Traditionally peg tiles were held in place by a small wooden peg or latterly an aluminium 'drop', wedged into, or passed through one of two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles in warm orange/red terracotta colours. Imperfections in the raw clay, combined with the hand manufacturing process, resulted in a richness and variety in colour and shape. They are renowned for their warm, varied colours and rich texture which cannot be replicated in modern machine-made tiles.

Until the 19th century, locally produced hand-made clay peg tiles were the preferred roof covering for buildings throughout Kent. Tiles continued to be handmade from local clays well into the 20th century and there are still a handful of manufacturers today. They are a characteristic roofing material in the south-east of England and prominent in the roofs of Milton Regis. Kent peg tile roofs are visually prominent because of their steep pitch (typically steeper than 35 degrees). Tiles are also used as 'tile hanging' on external walls, sometimes with decorative shapes, as seen on the front elevation of 62A High Street.



Slate: Slate roofs rarely appear before the turn of the 19th century and there are few examples in Milton Regis Conservation Area. The historic examples of slate that survive tend to be on backland structures or rear extensions. They also appear on modern housing developments at Bishop Court and Giles Young Court.

Weatherboarding: Painted feather-edged weatherboarding is a traditional walling material in the south-east of England. When used on domestic buildings, weatherboarding tended to be painted white or off-white.



Render and pargetting: Painted rendering is a familiar feature of buildings in Milton Regis. Some are scribed with block marks to imitate the effect of ashlar stonework. Render was made from a mix of lime and aggregate. When used decoratively, such as the example at 88 High Street, it is referred to as pargetting.

Modern building materials: In recent decades mass-produced building materials such as concrete roof tiles, machine made bricks and uPVC windows have been used within Milton Regis. Almost without exception, the result has been to dilute the special character of the conservation area.

2.8 Boundary walls

Boundary walls are an important aspect of the character of Milton Regis Conservation Area. Party boundary walls between rear gardens provide evidence of medieval burgage plot lines. In other locations, such as to the right of Hinde House, garden walls are used to provide continuity to the street frontage as well as privacy to the garden. Some boundary walls are of architectural or historic significance in their own right and some are protected by listing.

2.9 Archaeology

Milton Regis has a rich archaeological heritage that extends back into prehistoric times, a heritage that has been influenced by its location at the head of Milton Creek. Early peoples would have been attracted to the Creek and its marshlands to exploit the natural resources available and the sheltered harbour that it provided. There have been a number of prehistoric discoveries around Milton Regis, mostly in the form of worked flints and metal artefacts, but also prehistoric occupation, such as a Mesolithic flint-working site at Hawthorne Road, that lay beneath a Neolithic or Bronze Age enclosure ditch, and an occupation site of the same period from the site of the former Sittingbourne Paper Mill.

As elsewhere on the north Swale coastline, the opportunities offered by a creek that extended towards the main Roman road provided for the transport of goods to, from and through the county and has resulted in a rich Roman landscape. A possible villa lies within the grounds of Holy Trinity Church on the edge of the marshlands. Modelling of sediments under Church Marshes suggests that a channel from the creek extended towards the villa and a possible wharf. Numerous Roman burial sites have been found on the land flanking both sides of the Creek and there is scattered evidence for Romano-British occupation around the town of Milton Regis. These include several small cremation cemeteries including at what is now Tribune Drive, behind the White Hart Inn and at Eurolink Way. Within

the Conservation Area, an Iron Age or Romano-British cremation and possible inhumation burials were found in 1957 at the north-east corner of the Court Hall.

By Saxon times a royal estate centre, *villa regalis*, was established at Milton probably focused around the villa at Holy Trinity Church. Anglo-Saxon burial is well evidenced around the town. Within the conservation area a 4th century glass bowl within an Anglo-Saxon grave was found behind The Three Hats in 1905. Several Anglo-Saxon burials have been found in the vicinity at Brickfields, along London Road, on Eurolink Way, at Cook's Lane and on the High Street. The Saxon town probably developed as an important trading harbour extending from the Creek at the southern end of the High Street towards Holy Trinity Church in the north. Although no evidence has yet been found of the Saxon town, the royal connections, the presence of a minster church, its probable market suggested by the Domesday Book and its harbour on the Creek through which continental objects found on archaeological sites in the town may have been imported suggest a settlement of importance. This was underlined with its sacking by the Danish Vikings in AD 893 and again by Earl Godwin in 1052, events recorded in the Anglo-Saxon Chronicles.

The town was an important trading centre throughout medieval times with its harbour on the Creek and a market developing within the town. The conservation area reflects the core of the historic town with tenement plots either side of the High Street. Medieval buildings survive within the conservation area and it is possible that archaeological remains relating to the development of the medieval town survive throughout the town both as buried deposits and as fabric within the historic buildings.

The town continued to flourish as a coastal trading port until the early 19th century. Exports of grain, fruit and timber were added to by the brick industry that grew around the towns and Sittingbourne and Milton Regis. The coming of the railway eventually resulted in the pre-

eminence of Sittingbourne with Milton Regis being subsumed into its suburbs. The present High Street includes many buildings of 17th and 18th century date including several that are listed. Some of these are significant in their own right but there is also potential for later structures to hide earlier cores, or for earlier archaeological remains to be present beneath the ground.

Very few archaeological investigations have so far been undertaken within Milton Regis and its immediate surroundings. Consequently, little is known about the extent of surviving archaeological sub-surface deposits. The rebuilding and growth of the town in the nineteenth and twentieth centuries and its absorption by Sittingbourne, may well have led to widespread destruction of sub-surface archaeological deposits, but some may have survived under domestic buildings and in those areas that have not been cellared.

Should medieval stratigraphy survive, it may be comparatively thin and not far below present ground surface but if areas of intact medieval and earlier stratigraphy can be located they would help to establish the evolution and development of the town. Recording and analysis of the historic buildings within the town could also provide new understanding of the development and character of the early town. Many of the archaeological findings in the surroundings were made as chance discoveries in the extensive brickfield excavations though formal investigations are adding more detail to the early picture.

2.10 Trees and landscaping

Trees are not historic features in the Milton Regis townscape. However, those that exist today around the Court Hall and at the junction of Crown Road and High Street provide important visual amenity as well as obvious biodiversity benefits. They enhance views along the High Street and they soften the effect of the continuous built-up urban frontages.

Trees that have significant amenity value in Milton Regis Conservation Area are indicated on Map 3 below.

There are a number of public trees within the conservation area which are in need management and maintenance. Those outside 69 High Street, currently obscure the building and could damage it if not cut back. There are also empty tree pits and a dead tree stump in the vicinity of the Court Hall which give the impression of neglect. Grass landscaped areas around the Court Hall car park are poorly maintained.



2.11 The public realm and the highway

Crown Road, High Street and Cross Lane are important public spaces. They are where most people experience and enjoy the conservation area from.

The road layout was set out several hundred years ago so it is of historic significance in its own right. The footways and kerb-lines were not set out until the Victorian period but they too have historic significance, particularly where they provide evidence of pavement crossings or coaching accesses which are no longer in use.

Street furniture, including the post box, street lights, benches, bollards, cycle storage and railings are generally well designed and sensitively located. The floral hanging baskets also look good, they show a high level of pride in the town and are a credit to those who promote them. Where original boot-scrapers or coal hole covers survive on the footway, they are historic features which should be preserved.

However, commercial and domestic waste bins are an overly obtrusive feature in the conservation area, particularly when left on the footway.

Overhead telephone cables and poles are still present in parts of the conservation area but fortunately they are not overly obtrusive.

Repaving works carried out by Swale Borough Council in 1998 using York stone with granite kerbs and channels have stood the test of time well. They illustrate the value of using high quality traditional paving materials. At the same time, the cast iron water fountain was restored and returned to its original location outside the Court Hall. The soft landscaped areas around the Court Hall and the surfacing to the car park have fared less well and have been poorly maintained in recent years.



With some exceptions public spaces in Milton Regis have a durable and uncluttered appearance which contributes positively to the character of the place.

2.12 Significant views

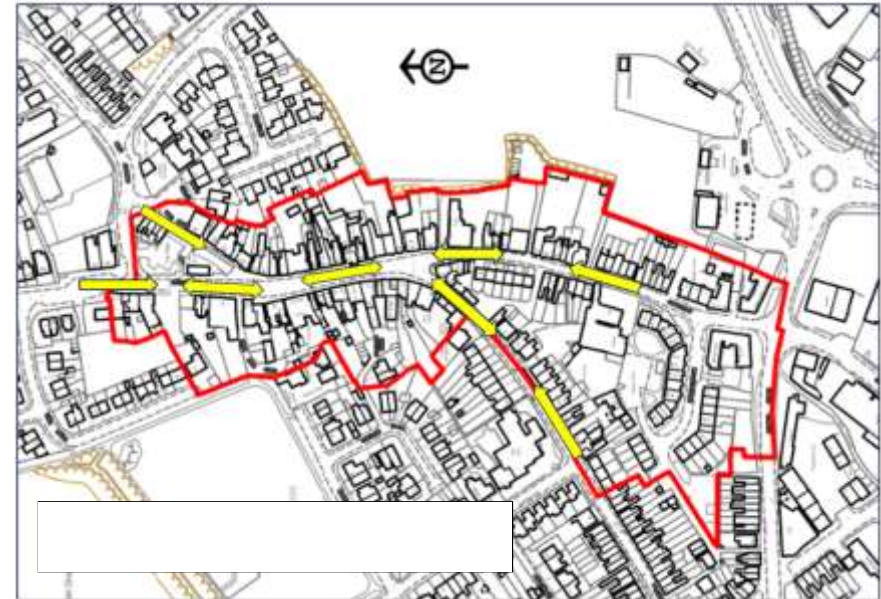
Views typically contribute to the way in which the character or appearance of a place is experienced and appreciated. Identifying significant views allows the contribution they make to be protected and enables the effective management of development in and around those views.

Significant views in Milton Regis are confined and channeled by building frontages so they are linear. Views up and down Crown Road and the lower part of the High Street (south of its junction with Crown Road) emphasise the elevated position of the town. Changes in inclination and the curve in the line of the roads, provide changing vistas as one progresses along the street and there is a sense of anticipation as one reaches the top of the hill.

Views along the upper part of High Street are also confined by buildings. Features such as the clock tower, the Court Hall and other landmark buildings provide punctuation whilst adding visual interest and variety.

The conservation area is typically inward looking, so there are no significant views looking out from the town. Neither are there any significant views of the town from the surrounding areas.

Significant views in Milton Regis Conservation Area are indicated on Map 4 opposite.



3.0 SUMMARY AND CONCLUSION

Milton Regis is a place with a distinct identity derived from its long history and development over many centuries. The town shows positive signs of civic pride in many of the buildings that are well maintained, in the Court Hall Museum which is managed by the local community and in the floral displays.

Its early history, its royal connections, and its position of governance through the court leet and court baron are of particular historic interest. Less significant, but still of interest, is the town's prosperity during the 19th and 20th centuries arising from the port of Milton Creek, with brick manufacturing, oyster dredging, milling and cement works.

The rich variety in architectural styles and the tight-knit urban frontages, are a defining feature of the town. Local building materials are strongly in evidence, including timber framing, brickwork, mathematical tiles, painted render/pargetting, feather-edged weatherboarding, Kent peg tiles and slate roofing. The variety and juxtaposition of these locally sourced and distinct building materials contribute significantly to the special character and appearance of the place.

The conservation area has served its purpose well since it was first designated 46 years ago. The key characteristics that gave rise to its designation in 1977 are still present. As such Milton Regis continues to be an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. There is no doubt that it should continue to be a designated conservation area.

That is not to say that steps could not be taken to better manage the area and to encourage more pride in it. These are outlined in the management strategy below.

Key positive characteristics:

The special character of Milton Regis Conservation Area may be summarised as follows:

- Historically Milton Regis has royal connections being owned by the Crown. Consequently, it held a position of governance and authority in North Kent.
- It was a wealthy town as a result of trade on Milton Creek, and creek-related businesses such as milling, oyster dredging, fishing, as well as brick manufacturing and cement production. Its commercial prosperity contributed to the quality of many of its buildings.
- It has a strong visual identity arising from its distinct mix of buildings and its topography. Of particular note are the Court Hall, 75 to 77 High Street and several good quality Georgian houses.
- The eclectic mix of traditional building styles, forms and vernacular building materials, all express the history and development of the town. Period shopfronts make their distinct contribution.
- The town centre retains a good number of shops, pubs and restaurants which are valuable to the town and contribute to its character and vitality.
- Historic shopfronts, some of which are not used as such, provide evidence of historic commercial activity.
- Urban trees contribute to character and amenity.

All conservation areas have some negative as well as positive characteristics. Identifying negative characteristics allows those responsible for managing change to focus on improving the area and enhancing its special character.

Key negative characteristics:

- The occasional use of mass-produced non-indigenous building materials such as uPVC windows, fibre cement weatherboarding or concrete roof tiles, which tend to dilute local character and distinctiveness.
- There are a number of telegraph poles and overhead cables.
- The extensive use of concrete highway kerbs and concrete paving in those areas that have not been repaved.
- Domestic and commercial waste bins are often left on the footway causing physical and visual obstruction.
- Underuse of some buildings and poor building maintenance detracts from character and poses a threat to some buildings.
- Public landscaping and tree management has been neglected. Decoration and maintenance of public railings has been neglected.
- Poor and unauthorised shop signage.

Part of the review process involved an assessment of whether the conservation area boundaries are correctly drawn and whether the area should be extended or reduced in size. Generally, the line of the boundary was found to be relevant and appropriate. There are no

recommendations to significantly extend or reduce the size of the conservation area. However, there are several areas where minor changes are proposed so that the line more accurately reflects the position on the ground. These minor proposed changes are detailed in appendix 1.



The Court Hall (right) was surrounded by cottages and shops until they were demolished in the 1950s

4.0 MILTON REGIS CONSERVATION AREA MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic character of an area so that appropriate steps can be taken to preserve or enhance it.

Conservation is not about preventing change: Milton Regis Conservation Area is part of a living community and change is needed to sustain and meet its future needs. It is about positively managing change so that what the community cherishes today can be properly looked after and passed on to future generations in good condition.

This management strategy is intended to encourage active involvement in the future management of Milton Regis Conservation Area. It provides an opportunity for the Borough Council, local amenity groups, Kent Highways, Kent County Council, individual householders and local businesses to take part in positively managing the area.

In the case of Milton Regis, the management strategy is also intended to provide a framework to see the conservation area removed from the Heritage at Risk Register by suggesting positive steps which can be taken to address the risks and improve its condition.

4.1 Statutes, policies and guidance

When a conservation area is designated, there is a planning framework in place to positively control development proposals, alterations, signage and highway works. The framework includes statutes, planning policies, regulations and guidance which collectively 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 4.

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 exercising all of its planning functions.

A key element of planning policy is the Swale Borough Local Plan which includes policies specifically relating to conservation areas and heritage conservation.

The Swale Borough Local Plan aims to ensure that the significance of Milton Regis Conservation Area is sustained and enhanced through:

- Preserving or enhancing the area's special character or appearance.
- Preserving or enhancing the setting of the conservation area and of other designated heritage assets.
- Safeguarding and better revealing the significance of any archaeology.
- Protection and enhancement of landmarks and significant views or vistas within and without the conservation area.
- Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
- Safeguarding significant spaces.
- Safeguarding significant trees.
- Promoting high quality design in new development which responds positively to context and to the distinct character of the conservation area.
- Continued sensitive management of the public realm.
- Requiring new development to respond positively to the Conservation Area Character Appraisal,

There is also a wealth of published guidance on positively managing change in conservation areas. Swale Borough Council has published adopted supplementary planning documents (SPDs) which are listed in appendix 4. Historic England has published a range of guidance and advice notes which are listed in the bibliography.

4.2 Householder alterations

Where householder alterations are proposed which require planning permission the Council is required to ensure that those alterations enhance the special character and appearance of the conservation area.

However, the Conservation Area Character Appraisal has identified some alterations which have involved the removal of historic features such as traditional sash windows, doors, roof coverings and demolition of chimney stacks. These alterations are harmful to character, particularly so when they affect a symmetrical pair or a terrace, where the impact of ill-considered alterations can be more obvious.

Many minor alterations to unlisted residential buildings can be undertaken without the need for planning permission but the cumulative impact to historic and/or traditional properties, can have a harmful effect on the character and appearance of the conservation area.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or original roof coverings and traditional boundary treatments) will be encouraged by the Council and, where appropriate, may be requested in relation to planning applications for extensions and/or alterations.

In light of the above, Swale Borough Council may consider the use of an Article 4 Direction to bring some householder alterations which are

currently classed as permitted development under planning control, to ensure that alterations are positively managed through the planning system.

Householder alterations which could be brought under control by an Article 4 Direction in Milton Regis Conservation Area include the following:

- Replacement windows and doors.
- Changes to roof coverings.
- Removal of chimney stacks.
- The installation of solar photovoltaic panels on the front wall or roof slope of buildings.
- Installing rooflights in the front roof slope.
- Alterations to or demolition of fences, railings and boundary walls.
- Adding a front porch

4.3 Commercial signage

Swale Borough Council has adopted supplementary planning guidance on the Design of Shopfronts, Signs and Advertisements. It provides good advice to those looking to advertise their shops or services. However, the appraisal has identified many examples of signs and advertisements which do not conform to the guidance, some appear to have been erected without the required advertisement consent or listed building consent.

More proactive development management of new or replacement signs and of planning enforcement requiring the removal of unauthorised signs and advertisements by the local planning authority and the highway authority is recommended. Such active steps could achieve a considerable improvement. However, if

additional controls are considered necessary then the council could consider the use of Areas of Special Advertisement control.



4.4 Unauthorised alterations/enforcement

The conservation area review revealed that alterations to buildings carried out without planning permission (or listed building consent) pose a small but meaningful threat to the character of the conservation area.

An essential component of any conservation area management strategy, is an effective planning enforcement strategy which prioritises enforcement action relating to heritage conservation.

4.4 Swale local heritage list

Arising from Swale's adopted Heritage Strategy 2020-2032, the Borough Council is compiling a Local Heritage List in order to identify heritage assets which are not formally designated.

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; and
- 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.

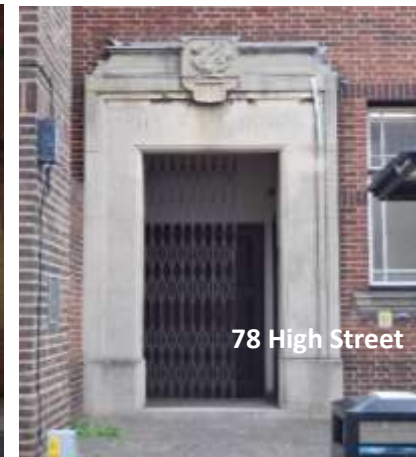
Several buildings in Milton Regis Conservation Area may be eligible for inclusion within the Swale Local Heritage List, including the following:

- 10-14 High Street
- 78 High Street (former public library)
- 1 Cross Lane (Court Mews) (also referred to as 106 High Street)
- The cast iron water fountain to the south of the Court Hall

Buildings that are already protected because they fall within the curtilage of a listed building, are excluded from the list.



10 14 High Street



78 High Street



106 High Street



Water fountain

4.5 The Public realm

The public realm includes all those areas that fall between the buildings and are accessible to and enjoyed by the public. In Milton Regis, the public realm makes a significant positive contribution to the special character of the conservation area. The highway, the public footpaths and the area around the Court Hall all fall within the public realm.

Highway improvements. In conservation areas, it is especially necessary to guard against standard highway ‘improvements’ which do not necessarily respect the special character of the place. The injudicious use of concrete kerbs, street lighting, off-the-shelf road signs, bollards or traffic calming measures, frequently detract from the special character of an area. All future highway maintenance, improvements and alterations should be carried out in accordance with *Streets for All*, Historic England (2018) and *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets*, KCC and KCOG (2011). Both provide advice on good practice for highway and public realm works in historic places. Early consultation with all stakeholders (including Swale Borough Council’s Conservation and Design Team) will be fundamental to achieving appropriate standards.

The KCC Highways Asset Management and Inspections Team has prepared a draft Highway Works and Heritage Assets Protocol which has yet to be finalised and go through consultation.

Highway signs and street furniture. Restrained use of highway signing and road markings is also critically important to the character of the conservation area. Where signs, road markings, street furniture, salt bins, rubbish bins or utility boxes are deemed necessary, they should be located and designed sensitively and in consultation with the local community.



The blue and white enameled street name sign 'The Cross' mounted on 104 High Street is an important survival from the late 19th or early 20th century. It could be used as a pattern for the production of other street signs within the conservation area.



Paving. The proper maintenance and upkeep of Milton's York stone paving, granite kerbs and channels are fundamental to the future sensitive management of the town.

Overhead cables and telegraph poles. Where possible, opportunities should be taken to investigate the removal of redundant overhead cables and reducing the number of poles. Undergrounding of services is a long-term objective.

Trees and landscaping. There are several public trees within the conservation area which are in need proper management. There are also empty tree pits and a dead tree stump which give the impression that the area is being neglected. Grass areas around the Court Hall car park were poorly maintained at the time of the appraisal.



Swale Borough Council and Kent County Council should seek to ensure that the public realm is sensitively and actively managed.

Public realm: The following opportunities for enhancement have been identified as part of the appraisal process:

- An audit of public signage (including highway signage) could be undertaken to establish whether all current signage and road markings are necessary, well designed and appropriately located.
- An audit of street furniture (bollards, benches, bins, salt bins, bus stops etc.) could be undertaken to establish whether all street furniture is necessary, well designed and appropriately located. It could also identify maintenance and repairs that are required.
- An audit of overhead supply lines and poles could be undertaken with the statutory undertakers to establish whether there is any scope to remove overhead cables or poles or to relocate services underground.
- An audit of trees could be undertaken to establish a proper management regime and identify opportunities for planting new or replacement trees.
- Consideration could be given to the replacement of concrete highway kerbs with more traditional kerbs.
- An enforcement audit could be undertaken to ensure that commercial and waste bins and signboards are not left on footways.
- Railings around the Court Hall car park as well as the cast iron water fountain are in need of redecoration.

4.6 New development opportunities

Potential for new development within Milton Regis Conservation Area is extremely limited. If proposals for development come forward, they will be considered against local and national planning policies which attach great weight to the conservation of designated heritage assets. Development affecting the setting of the conservation area or other heritage asset may also affect their heritage significance. The local planning authority is required to pay special attention to preserving the setting of the conservation area (or the setting of any listed buildings) in any plan making or decision taking.

Two sites which have potential to enhance the character of the area if they came forward for redevelopment include the workshop at 35 High Street and the site located between 99 High Street and 111 High Street.



4.7 Heritage at risk

Currently there are no buildings in Milton Regis on Historic England's or Swale Borough Council's Heritage at Risk Register. However, Milton Regis Conservation Area has been on the Historic England Heritage at Risk Register since 2016. Its condition is noted as 'poor', its vulnerability as 'medium' and its trend as 'deteriorating'.

The Heritage at Risk Register along with information about Historic England's role, the advice and funding available, and useful publications and guidance are available on their website. The following information is taken from Historic England's Heritage at Risk Register:

"The Heritage at Risk Register includes historic buildings and sites that are at risk of loss through neglect, decay or development, or are vulnerable to becoming so. It includes all types of designated heritage assets, including Conservation Areas, which are designated by Local Planning Authorities.

"The aim of the Register is to focus attention on those places in greatest need. Historic England in partnership with others, is able to help tackle heritage at risk. We work with owners, friends' groups, developers and other stakeholders to find imaginative solutions for historic places and sites at risk across England.

"Once a year Historic England asks every local authority in England to consider the state of its conservation areas and fill in (and update as appropriate) risk assessment questionnaires for those that cause concern or are believed to no longer be at risk.

"Conservation areas that are deteriorating or are in very bad or poor condition and not expected to change significantly in the next three years are defined as being at risk. Categories for condition, vulnerability and trend are included for each conservation area on the Heritage at Risk Register.

"The approach taken to assess conservation areas at risk has been refined since the first survey in 2008/2009. Conservation areas identified as at risk in 2009 but not reassessed since using the revised methodology are included on the Register but with limited information. Conservation area entries are

removed from the Register once issues have been identified, plans put in place to address them, and positive progress is being made."

At Milton Regis, the first step of 'identifying the issues' has been addressed in this conservation area character appraisal. A key reason for carrying out the appraisal is to identify any issues or threats to the conservation area. The second step 'putting plans in place to address them' is the subject of the Management Strategy in section 4 above. The third step, which is fundamental to seeing Milton Regis removed from the Heritage at Risk Register, is making positive progress towards implementing the recommendations in the Management Strategy.

Historic England's assessment of Milton's condition as 'poor' and 'deteriorating' is not unreasonable. It accords with some of the



findings in this appraisal. The appraisal has identified specific buildings and some other aspects of the conservation area that are in poor condition or poorly managed. In particular the following buildings are in particularly poor condition:

- 46 High Street
- 65 High Street
- 95 High Street
- 5 Crown Road

Placing these buildings on the Swale Heritage at Risk Register would ensure that their condition can be monitored and that steps can be taken to remove any threat. In such circumstances the Council would notify respective owners and, where appropriate, work with them and other stakeholders to investigate opportunities for removing the risk and securing the buildings' future.

The 'at risk' buildings are typically in private ownership, requiring repair and investment to remove the real threat posed by under use, decay and deterioration. Swale Borough Council could consider approaching owners to discuss how issues of neglect and deterioration could be addressed. The next step would be to consider using statutory powers to achieve the repair of the buildings in the public interest. The statutory powers available to the Council include Repairs Notices, Urgent Works Notices, Section 215 Notices and ultimately Compulsory Purchase.

There are also public spaces which have been identified as requiring more active management, including the following:

- Tree management
- Landscape management
- Bins and commercial signage on footways

Tree and landscape management are areas for the appropriate authority (SBC or KCC) to address. The bin and commercial signage problem on the footway is an enforcement issue (SBC or KCC).



The challenge of dealing with the areas of risk and poor condition should not be underestimated. However, by actively implementing the recommendations in the Management Strategy in section 4 there is every prospect of having the conservation area removed from Historic England's Heritage at Risk Register within the foreseeable future.

It should be noted that the buildings, trees and landscaping that require attention contrast vividly with the many buildings and areas of landscaping which are in good or excellent condition. They demonstrate that despite isolated problems there is still a high level of pride in the town.

4.8 Monitoring and review

An important component of any conservation area management strategy is monitoring and review. The Council should periodically review progress on the proposals in the Management Strategy.

As part of the review process, it is recommended that:

- A baseline photographic record of the buildings and spaces be undertaken.
- A register of enforcement cases be maintained and monitored.
- Statutory list addresses be checked and, where necessary, updated.
- Conservation area boundaries should be checked periodically and, where appropriate updated, to ensure that they are still relevant.

Having completed this Character Appraisal and Management Strategy, future appraisal should be a routine process so long as monitoring takes place in the intervening period.



95 High Street

APPENDIX 1

Proposed changes to the boundary of Milton Regis Conservation Area

Part of the appraisal process involved an assessment of the current conservation area boundary and consideration of whether the boundary is still relevant or whether it should be extended or reduced. Minor changes to the boundary are proposed as follows and are shown and cross-referenced to Map 5 on page 42:

Proposed boundary change A, B1, B2, B3 and C

Proposed boundary changes at A, B1, B2, B3 and C are simply to more accurately reflect existing property boundary lines which may have changed over time.

Proposed boundary change D

Proposed boundary change D is to extend the conservation area to include the workshop attached to the north of 117 High Street and its boundary wall which is constructed of burr brickwork. Whilst the building, which was originally a forge, has undergone changes over the years it still retains its original shape and materials. It forms a strong group with 113 to 117 High Street which are listed buildings.



Proposed boundary change E

Proposed boundary change E, is to remove the access track which runs between the rear of 93 and 95 High Street and Walnut Court from the conservation area. The boundary currently bisects the bungalow at 2 Walnut Court so it too should be removed from the conservation area.



Proposed boundary change F

Proposed boundary change F is to remove land at the rear of 71 to 87 High Street as well as a group of flat roofed garages and 3 and 4 Cortland Mews from the conservation area. The area appears to fall outside the original burgage plots and the modern buildings are of no architectural interest.



Proposed boundary change G

Proposed boundary change G, is to extend the conservation area marginally to include the retaining wall which fronts Crown Road between number 14 and its junction with Beechwood Avenue. The wall is constructed of local yellow stock brickwork and is a significant feature in the street.



Proposed boundary change H

Proposed boundary change H is to remove from the conservation area the car park in the backland triangle between Crown Road and St Pauls Street. The area has no intrinsic architectural or historic interest so does not fit well within the conservation area.



Proposed boundary change I

Proposed boundary change I, is to include all of the grass and the public footpath adjacent to the east of number 4 St Pauls Road within the conservation area. The boundary currently includes only part of the grass area to the rear of 16 to 26 Kings Mill Close and the proposal is to include all of it.





APPENDIX 2 Old maps



Saxton's map of Kent 1575



Andrews, Dury and Herbert topographical map of the county of Kent
1769



Captain William Mudge's map of Kent c.1801

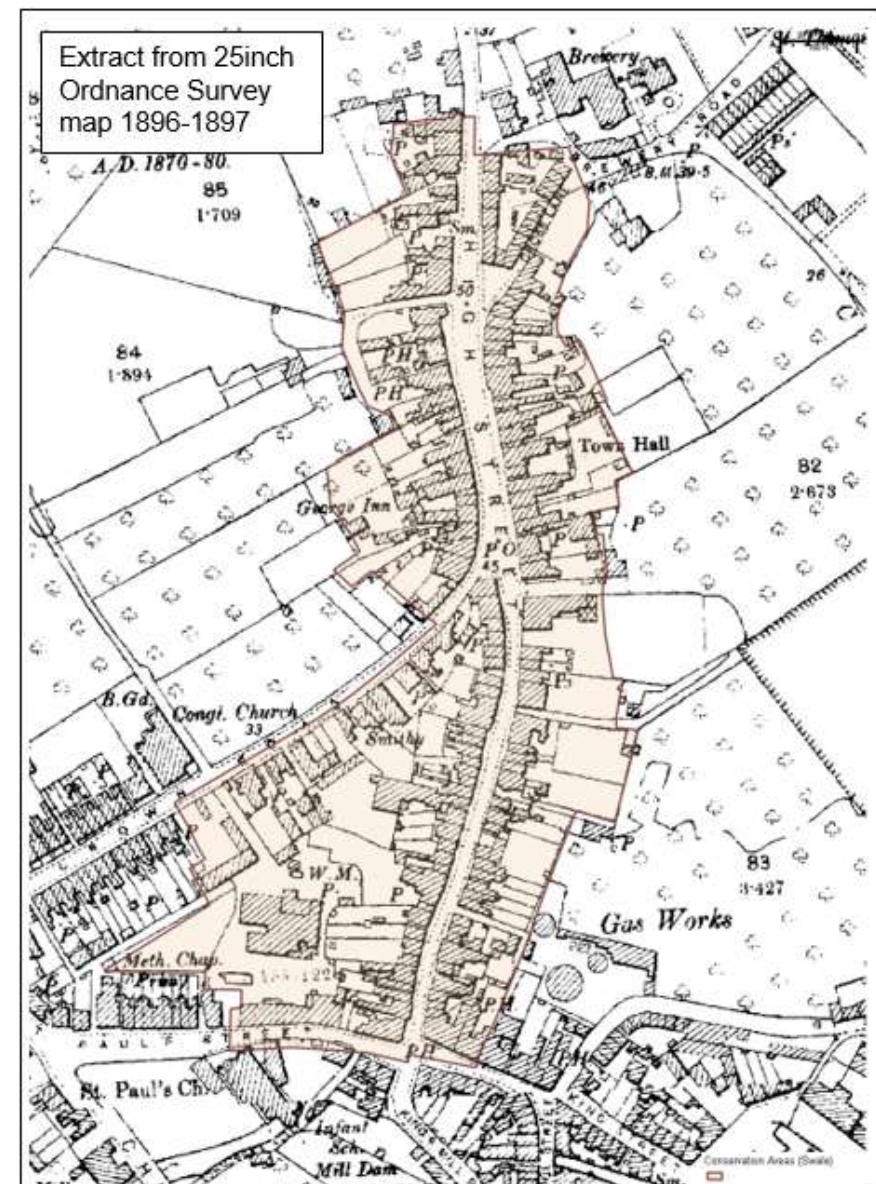
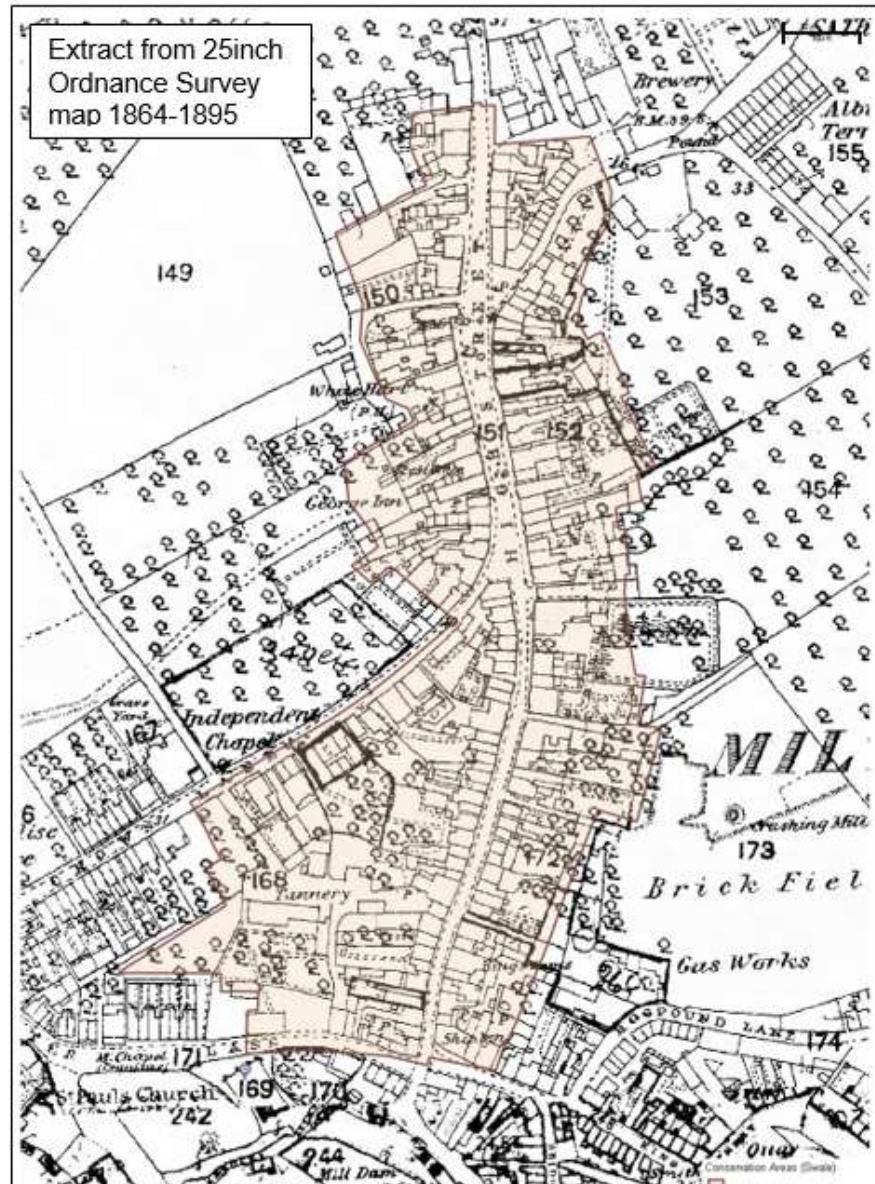


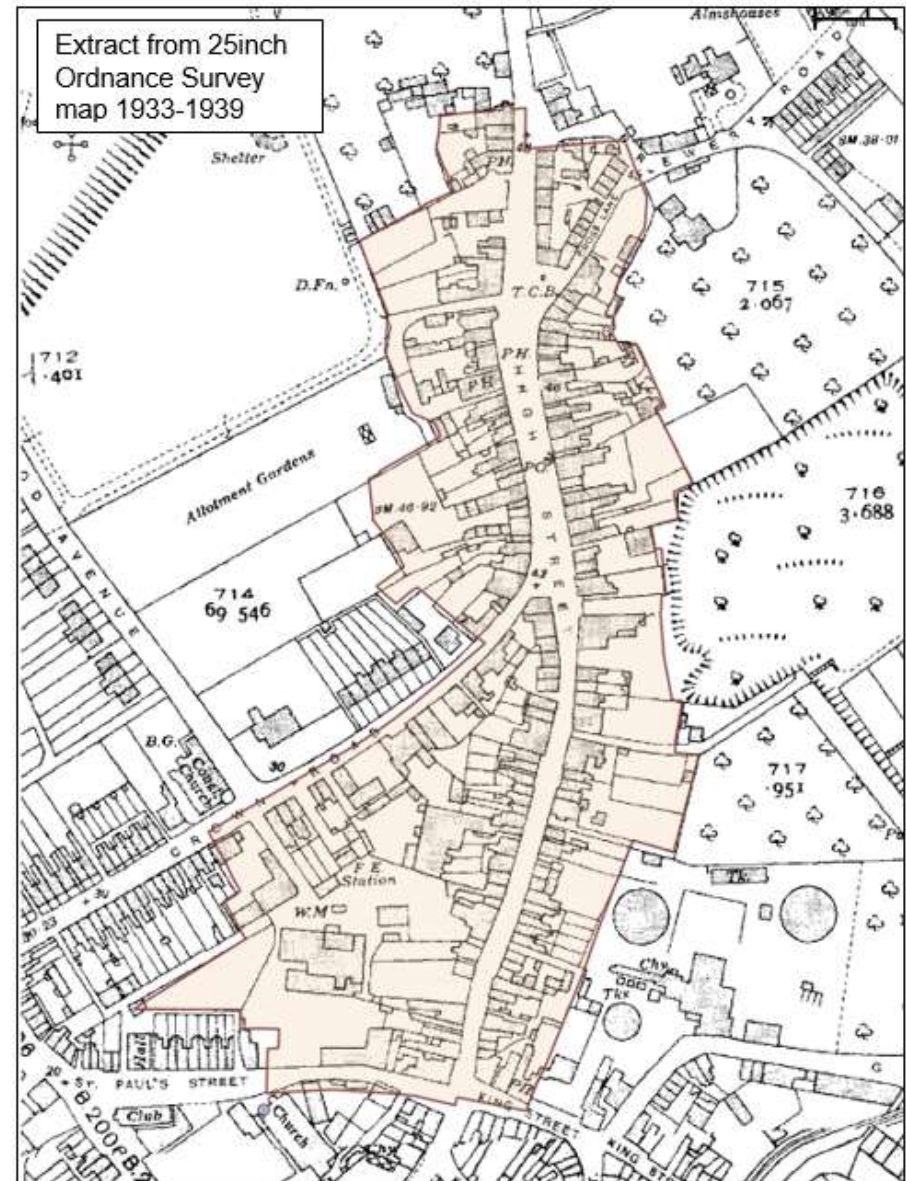
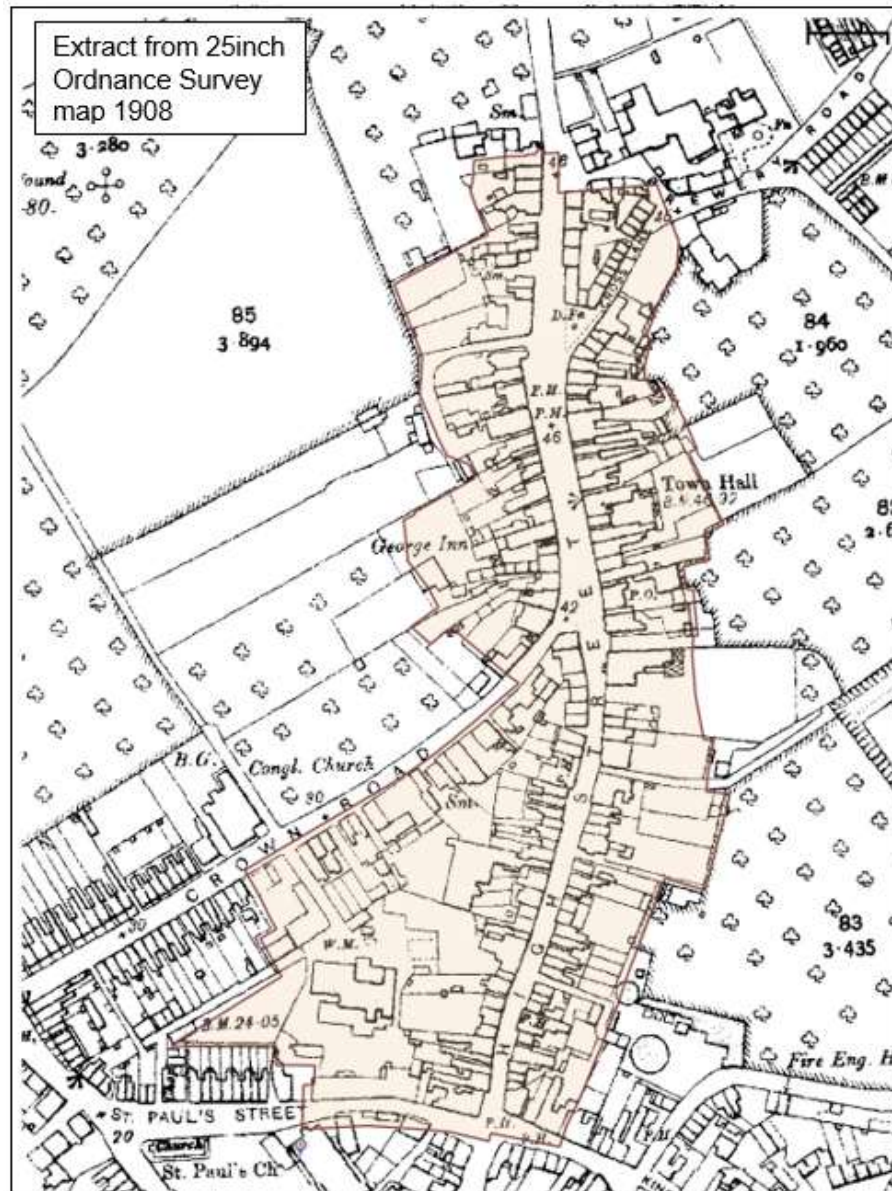
Ordnance Surveyor's field drawing for 1st edition OS map c.1800

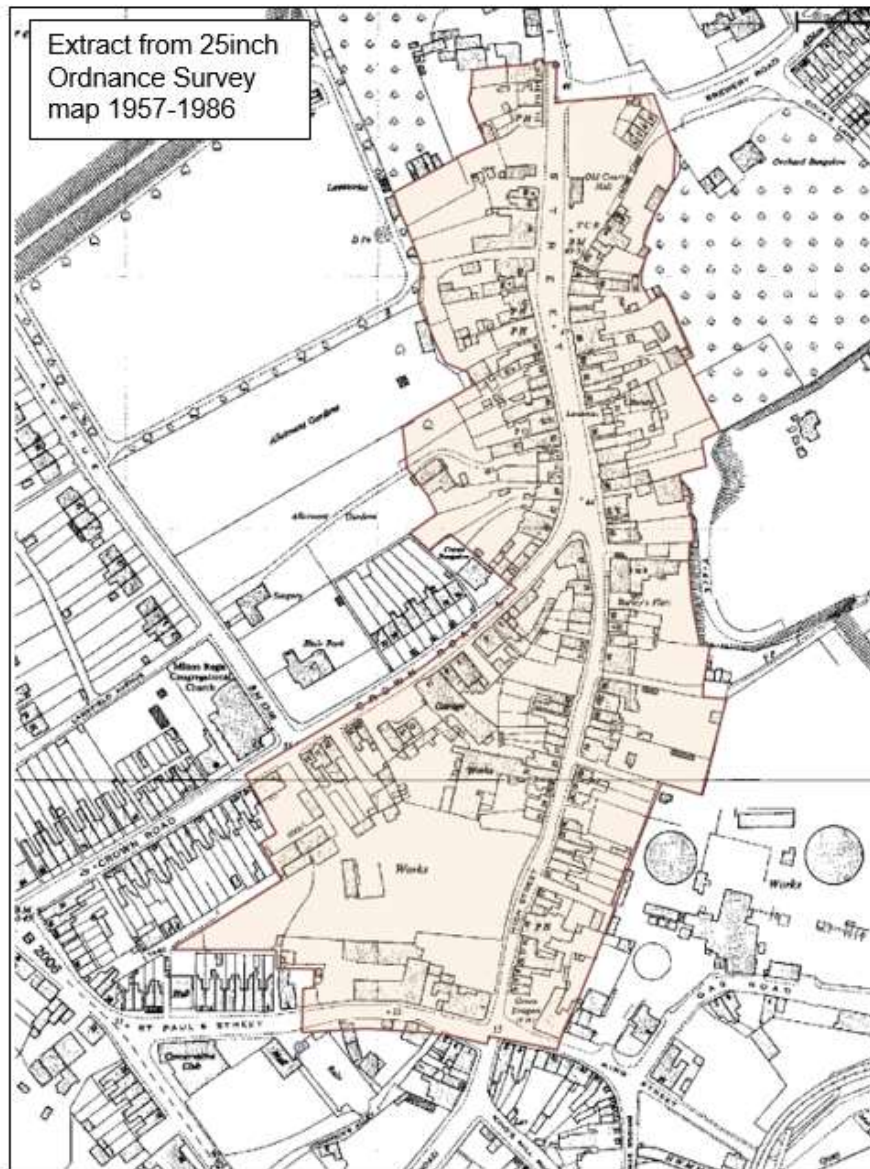


Extract from the Tythe Commissioners map 1841









APPENDIX 3

Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list for Milton Regis is compiled by the Secretary of State for Digital, Culture, Media and Sport and is altered and amended from time to time as buildings are added or removed from the list. The list descriptions below are taken from the statutory list and were current in September 2021. For more detailed and up to date information please refer to the National Heritage List for England at www.historicengland.org.uk/listing/the-list.

Features and structures which are not specifically mentioned in the statutory list are not necessarily excluded from statutory protection which extends to the listed building as well as to any object or structure fixed to the building and to any object or structure within the curtilage of the building which predates July 1948.

The omission of a building from this list should not necessarily be taken to indicate that it is not listed without first referring to the National Heritage List.

63, HIGH STREET Grade II

A timber-framed house largely refronted in C18. 2 storeys. South portion all painted brick, the remainder painted brick on the ground floor only, above plastered with a moulded cornice between concealing a bressumer beneath. Tiled roof with dentilled eaves cornice. 4 sashes with glazing bars intact. The North and West fronts have overhanging gables with carved bargeboards and a carved bracket between them with 1 window in each.

NO 65 INCLUDING THE BUILDING (FORMER STABLES) ADJOINING ON THE SOUTH WEST, HIGH STREET Grade II

Formerly the Crown Inn. C18 front to a probable timber-framed building. 2 storeys grey headers with red brick window dressings, quoins, stringcourse and vertical strips. Tiled roof with parapet and wooden modillion eaves cornice. 5 sashes with glazing bars missing. Doorcase in moulded architrave surround with pediment over supported on brackets and door of 6 fielded panels, the top 2 panels cut away and glazed. Modern shop front to the right of this. Adjoining on the south-west is a building that was formerly the stables of the inn. This is a fine 2 storey timber-framed building with red brick infilling on the 1st floor which oversails on the protruding ends of the floor joists. The ground floor is red brick with 6 pilasters. 3 original but unglazed windows on the 1st floor with wooden mullions and one C18 bay, with glazing bars intact, at the north-east end. Carriage archway beneath this with curved braces and double doors. Small modern shop window at the other end of the building.

No 65 including the building adjoining on the south-west Nos 67 to 71 (odd). 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.



67 HIGH STREET Grade II

3 storeys red brick. Cornice and parapet. 3 sashes with glazing bars intact above ground floor. Modern shop front. Grade II for group value.

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

69, HIGH STREET Grade II

A tall timber-framed house with plastered front, the 2nd floor oversailing on a moulded bressumer and brackets. 3 storeys. Tiled

roof. 2 half-hipped gables. 2 modern sashes on 2nd floor. 2 small bays on the 1st floor with glazing bars missing. Modern shop front.

65 including the building adjoining on the south-west Nos 67 to 71, odd 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

71 AND 71A, HIGH STREET Grade II

Early C19 building. 2 storeys white brick. Parapet and dentilled cornice. 2 sashes with glazing bars intact. Small 2-light curved window on ground floor with glazing bars intact. Doorcase in needed architrave surround with projecting cornice over and door of 6 moulded panels.

No 65 including the building adjoining on the south-west. Nos 67 to 71. (odd). 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (Odd). 95A, 97, 97A, 99 and 99A form a group.

73 AND 73A, HIGH STREET Grade II

Formerly the George Inn. C18 front. 2 storeys painted brick. Tiled roof with wooden eaves cornice. 6 sashes without glazing bars but having architraves to ground floor windows. Modern shop front. To the south of the yard behind is an L-wing timber-framed but now fronted with weatherboarding. 2 storeys. Tiled roof. 3 gables with moulded bargeboards. 3 casement windows.

No 65 including the build adjoining on the south-west Nos 67 to 71 odd 71A, 73, 73A, 75 to 87 odd 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

75 HIGH STREET, THE HIGH HOUSE, 77 HIGH STREET Grade II

One building. An unusual timber-framed building. 3 storeys. Steeply pitched tiled roof. The ground floor consists of a modern shop front and an early C19 doorcase with thin pilasters, projecting cornice and rectangular tympanum. The 1st floor oversails on a moulded bressumer and carved brackets with ornamental square timber-work between the latter. The right half formed by a continuous window of 2 tiers of 10 lights with wooden mullions and transom, the left half plastered with one sash window with glazing bars missing. Moulded cornice above the 1st floor. The left half of the 2nd floor is similar to the 1st floor with glazing bars missing in the window. The right half has ornamental squares of timber-work and an oriel window of 2 tiers of 5 lights with wooden mullions and transom projecting on 3 carved brackets. On each side of this oriel window is one small 2-light fixed window.

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd) 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

79 and 81, HIGH STREET Grade II

One building formerly the Red Lion Inn. A timber-framed building refaced in the early C19. Two storeys and attics stuccoed. Steep slate roof with one dormer. Two sashes with glazing bars intact on the first floor which also has a round panel in the centre. Modern shop fronts.

No 65 including the building adjoining on the south-west, Nos 67 to 71(odd), 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

83-87 AND 87A HIGH STREET Grade II

Timber-framed houses, refronted with red brick in C18. 2 storeys painted brick. Tiled roofs. 4 sashes with glazing bars intact. Modern shop fronts, except to No 87.

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.



89, HIGH STREET (The White Hart Inn), and 91, HIGH STREET Grade II

One building timber-framed rebuilt in early C19. Two storeys painted brick. Hipped tiled roof with wooden modillion eaves cornice. Five sashes with glazing bars intact. Modern shop window and public house front. Passage through the ground floor between these with the timber-framing visible in the south wall of this.

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd), 95A, 97, 97A, 99 and 99A form a group.

THE THREE HATS INN, HIGH STREET Grade II

A timber-framed building, refronted in C18. 3 storeys painted brick, the ground floor stuccoed. Tiled roof in 2 half-hips. 2 sashes with glazing bars intact above ground floor. Modern public house front to ground floor.

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd), 95A, 97, 97A, 99 and 99A form a group.



95 AND 95A, HIGH STREET Grade II

No 95A is the back portion of No 95 but part of the same building. The street frontage of No 95 is L-shaped and the projection is of later date than the remainder. The original portion is timber-framed refronted in the C18, the projection probably early C19. 2 storeys and attics painted brick. Tiled roof with 2 hipped dormers. Wooden eaves cornice. 4 sashes with glazing bars intact. The original portion has a stringcourse and a doorcase with pilasters, projecting cornice, semi-circular fanlight and door of 6 moulded panels. The projection has a modern shop front and a curved window on the 1st floor. No 95A is reached by a left side passageway.

No 65 including the building adjoining on the south-west Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd), 87A 89 to 95 (odd), 95A, 97, 97A, 99 and 99A form a group.

97 AND 97A, HIGH STREET Grade II

C18. 2 parallel ranges. 2 storeys and attics formerly grey headers with red brick window dressings, stringcourse and vertical strips, now of painted brick. Tiled roof. Wooden eaves cornice. 3 double sashes with glazing bars missing. Altered doorcase and modern shop front. The rear elevation has 2 triple sashes.

Nos 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 71A, 73, 73A, 75 to 87 (odd), 87A, 89 to 95 (odd), 97, 97A, 99 and 99A form a group.

99 AND 99A, HIGH STREET Grade II

C18. 2 parallel ranges. 2 storeys and attics grey headers with red brick window dressings, quoins and architraves over the ground floor windows. Tiled roof with 2 hipped dormers 3 sashes with glazing bars intact. Doorcase in moulded architrave surround with pediment over supported by brackets and door of 6 fielded panels,

No 65 including the building adjoining on the south-west, Nos 67 to 71 (odd), 7]A. 73, 73A, 75 to 87 (odd), 87A. 89 to 95 (Odd), 95A, 97, 97A. 99 and 99A form a group.

117 HIGH STREET Grade II

A timber-framed house with the left half of its 1st floor Jettied, the right half now underbuilt. Ground floor painted brick, above plastered. Steeply- pitched hipped tiled roof. 2 sash windows with glazing bars intact.

Nos 113 to 117 (odd) form a group.



113 AND 115 HIGH STREET Grade II

One building, timber-framed, refronted in C18. 2 storeys. Ground floor painted brick, above plastered, with cornice between in place of a bressumer. Tiled roof with heavy modillion eaves cornice. 5 sashes

in wide architrave surrounds with glazing bars intact. Doorcase in moulded architrave surround with pediment over supported on brackets. Some trace of timbering visible in the North gable end,

Nos 113 to 117 (odd) form a group.

52 HIGH STREET, BACKS HOUSE, 52A HIGH STREET Grade II

One building, timber-framed, refronted in C18 but retaining the overhang of the 1st floor on a bressumer. 2 storeys stuccoed. Tiled roof. 4 sashes with glazing bars intact including a bay on the ground floor and 2 curved shop windows. Doorcase in a fluted architrave surround with 6 panel door.

54 HIGH STREET Grade II

C18. 2 storeys grey headers with red brick window dressings and quoins. Hipped slate roof. Stringcourse of grey headers. 3 sashes with glazing bars intact. Doorcase with fluted pilasters and door of 6 moulded panels.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

56 and 58 HIGH STREET Grade II

C18, 2 storeys and attics red brick. Tiled roof with 1 hipped dormer. 3 sashes with glazing bars intact.

Nos 52 to 76 (even), 80 to,104 (even), 104A and 110 form a group.

HINDS HOUSE, 60 HIGH STREET Grade II

A large C18 house. 3 storeys and basement red brick. Parapet. Wooden modillion eaves cornice. 5 sashes with glazing bars intact. Doorcase up 4 steps with engaged Ionic columns, pediment, semi-circular tympanum and door of 6 moulded and fielded panels.

68 and 70 HIGH STREET Grade II

One building, timber-framed, refaced in C18 but retaining the overhang of its 1st floor on a bressumer. 2 storeys. Ground floor painted brick above plastered. Tiled roof with parapet and dentilled cornice. 2 sash windows, 1 small bay on the ground floor of No 70 and a modern shop front to No 68. Doorcases with 4-centred heads, that in No 70 with carved spandrel and "Thomas 1585 Bradburi" and "Rev John 1801. Laugh" over them respectively.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.



72 HIGH STREET Grade II

A probable timber-framed building refronted in C18. 2 storeys stuccoed. Steeply pitched tiled roof. Parapet. Dropped modillion cornice. 2 sashes with verticals only and modern shop front.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

74 and 76 HIGH STREET Grade II

C18 pair. 2 storeys stuccoed. Tiled roof. 3 sashes with glazing bars intact on the 1st floor only. No 74 has a modern shop front.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

80 HIGH STREET Grade II

An C18 front to a probable timber-framed building. 2 storeys and attics painted brick. Tiled roof with modillion eaves cornice. 3 sashes with glazing bars intact on the 1st floor and in one curved bay on the ground floor. Doorcase with rectangular tympanum. Modern shop front to the south of this.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

82-86 HIGH STREET Grade II

One building, timber-framed, refaced in C18 but retaining the overhang of its 1st floor. 2 storeys and attics plastered. Old tiled roof with 3 hipped dormers. 3 sashes with glazing bars intact on 1st floor. Modern shop fronts below.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

88 HIGH STREET Grade II

A timber-framed house, the ground floor stuccoed, the 1st floor overhanging on a bressumer, the timbering exposed with plaster infilling and rough pargetting. 2 storeys and attics. Tiled roof with 3 hipped dormers, Wooden modillion eaves cornice. 3 casement windows on the 1st floor, 2 bays below with glazing bars missing, 4-centred doorway with low rectangular fanlight over door lintel.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

90 and 92 HIGH STREET Grade II

C18. 2 storeys brown brick, Renewed tiled roof with 2 brick chimney stacks. 4 sashes in all with glazing bars intact, No 90 has a slightly curved shopfront on the right hand side. Dentilled band between the ground and 1st floors of No 92 and 2 simple doorcases with rectangular fanlights.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.



94 HIGH STREET Grade II

C18. 2 storeys painted brick, Old tiled roof with 1 hipped dormer, 2 sashes with verticals only. Later shopfront.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

96 and 98 HIGH STREET Grade II

C18. 2 storeys painted brick. Modern pantiled roof with 1 hipped dormer. 2 sashes with verticals only and modern shopfronts.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

100 and 102 HIGH STREET Grade II

One building, timber-framed with plaster infilling. This consists of a centre portion and 2 wings probably jettied on the 1st floor originally but now underbuilt. Tiled roof. Coved eaves on the centre portion supported on a bracket and curved braces, 2 tiers of 5 lights and metal framed mullions on 1st floor. One horizontally sliding sash window on the ground floor with glazing bars intact.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.



JAY'S HOUSE, 104 HIGH STREET Grade II

C18 exterior to possibly older house. 2 storeys and attics painted brick. Tiled roof with 2 hipped dormers. Modillion eaves cornice. 5 sashes with glazing bars intact. Two 2-light curved windows on the ground floor with cornices over. Doorcase with pilasters, pediment, low rectangular fanlight and door of 5 fielded panels.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

104A HIGH STREET Grade II

A continuation of 'Jay's House' to the north east. C18. 2 storeys colourwashed Half-hipped tiled roof with 1 hipped dormer, 1 bow window on ground floor and simple doorcase with rectangular fanlight. 3 light casement on side elevation.

Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

THE COURT HOUSE, 110 HIGH STREET Grade II*

A timber-framed building Circa 1450, This was the Mediaeval Court Hall of Milton with 2 prison cells beneath. It was also used as a school when there were no courts. It has been restored and is now in use as a museum. 2 storeys timber-framed with plaster infill. The 1st floor is close-studded and has diagonal braces. Steeply pitched tiled roof. 3 casements with diamond panes on the street elevation and 1 original double lancet window on the right side elevation removed from a demolished house in Mill Street. The rear elevation has an overhang. Curved braces. 4 restored casements on 1st floor and 2 restored wooden mullioned windows on the ground floor. AM. Nos 52 to 76 (even), 80 to 104 (even), 104A and 110 form a group.

5 CROWN ROAD Grade II

C18. 2 storeys red brick. Brick parapet. Long and short painted quoins and cornice. 3 sashes with glazing bars intact on the 1st floor and ogee-headed window in the centre. Doorcase with engaged columns, pediment, rectangular fanlight and door of 6 moulded and fielded panels.



APPENDIX 4

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:

(1) 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.

(3) 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.

(4) 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)

The NPPF sets out the government's planning policies and how they should be applied. It provides the national framework for conserving and enhancing the historic environment, including conservation areas.

National Planning Practice Guidance (NPPG)

The NPPG sets out government's guidance on how the act and national planning policy should be applied.

Adopted Local Plan- Bearing Fruits 2031: The Swale Borough Local Plan (2017)

Relevant objectives and policies within the local plan include:

Policy ST 1 Delivering sustainable development in Swale.

To deliver sustainable development in Swale, all development proposals will, as appropriate:..... 8. Achieve good design through reflecting the best of an area's defining characteristics; 9. Promote healthy communities through:..... maintaining the individual character, integrity, identities and settings of settlements; 12. Conserve and enhance the historic environment by applying national and local planning policy through the identification, assessment and integration of development with the importance, form and character of heritage assets (including historic landscape

Policy CP 4 Requiring good design.

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:... 2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place; 5. Retain and enhance features which contribute to local character and distinctiveness;... 8. Be appropriate to the context in respect of materials, scale, height and massing; 9. Make best use of texture, colour, pattern, and durability of materials; 10. Use densities determined by the context and the defining characteristics of the area; 11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure.

Policy DM 32 Development involving listed buildings.

Development proposals, including any change of use, affecting a listed building, and/ or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that: a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed; b. Preservation in charitable or community ownership is not possible or suitable; and c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.

3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.

Policy DM 33 Development affecting a conservation area.

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its conservation area appraisals where these have been prepared;

2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

Policy DM 34 Scheduled Monuments and archaeological sites

1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, as shown on the Proposals Map, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
2. Whether they are currently known, or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.
3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

Swale Borough Council Key Supplementary Planning Guidance

Swale Borough Council Planning and Development Guidelines No 2: Listed Buildings – A Guide for Owners and Occupiers.

Swale Borough Council No 3: The Conservation of Traditional Farm Buildings.

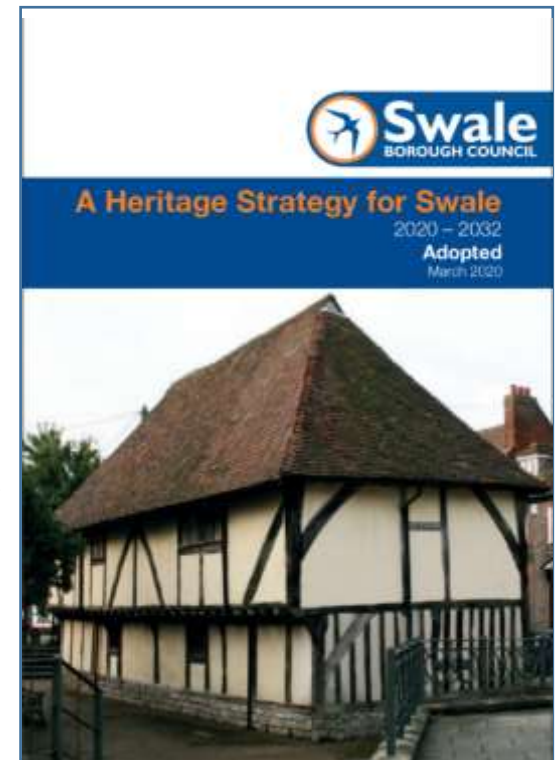
Swale Borough Council Planning and Development Guidelines No 8: Conservation Areas.

Swale Borough Council Heritage Strategy 2020-2032

The Council has developed a borough-wide heritage strategy to help it, along with key stakeholders and other interested parties, to protect and manage the historic environment in Swale in a positive and sustainable way, on a suitably informed basis.

A key element of the strategy is setting out the Council's overall vision and priorities, which it is hoped will align with the vision and priorities of local communities and local amenity societies as far as possible, in order that the strategy can be widely supported.

The strategy sets out a series of proposals in the associated initial 3-year action plan which are aimed at enabling the positive and sustainable management of different elements of the borough's historic environment for the foreseeable future. Priority is given to those



parts of the borough's historic environment which are already suffering from, and at risk from negative change, and/or which face significant development pressure, threatening their special character. The proposed set of actions will involve joint project working with amenity societies and/or volunteers from the community wherever this is possible.

Bibliography

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Edward Hasted, *The History and Topographical Survey of the County of Kent VI* (1798).

Jacobs *Swale Landscape Character and Biodiversity Appraisal* (2011)

Kent County Council *South east Archaeological Research Framework* www.kent.gov.uk

Kent County Council *Historic Environment Record* www.kent.gov.uk

Kent County Council *Historic Towns Survey, Milton Regis* 2004
https://archaeologydataservice.ac.uk/archives/view/kent_eus_2006/downloads.cfm

Kent County Council *Sittingbourne and Milton Regis Conservation Study* 1974

Kent County Council and Kent Conservation Officers Group, *Highway Works and Heritage Assets: the Kent Protocol for Highway Works in Relation to Designated Heritage Assets* (2011)

LUC *Swale Local Landscape Designation* (October 2018)

Newman, J. *Buildings of England: North-East and East Kent* (1983)

Historic England Publications

Historic England Good Practice Advice Notes (GPAs) provide advice on good practice and how national policy and guidance should be applied.

GPA1: *The Historic Environment in Local Plan Making* (March 2015)

GPA2 - *Managing Significance in Decision-Taking in the Historic Environment* (March 2015)

GPA3 – *The Setting of Heritage Assets* (December 2017)

Historic England Advice Notes (HEANs) include detailed, practical advice on how to implement national planning policy and guidance.

HEAN 1: *Conservation Areas: Designation, Appraisal and Management* (Feb 2019)

HEAN 2: *Making Changes to Heritage Assets* (February 2016)

HEAN 9: *The Adaptive Reuse of Traditional Farm Buildings* (October 2017)

HEAN 10: *Listed Buildings and Curtilage* (February 2018)

HEAN 12: *Statements of Heritage Significance* (October 2019)

HEAN 16: *Listed Building Consent* (June 2021)

Streets For All (May 2018)

www.historicengland.org.uk/listing/the-list

For further information contact:

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www.Swale.gov.uk

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