

Tunstall Conservation Area Character Appraisal and Management Strategy

Adopted April 2022

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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 to sustainable, sensitive regeneration and development, and to creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Tunstall Conservation Area and the results of that review are set out in this document, which the Borough Council has now adopted.

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,
Leader of the Council and
Swale Borough Council
Heritage Champion

Mike Baldock

ADOPTION STATEMENT

Following public consultation between September 2021 and December 2021, the Borough Council's Cabinet considered the representations that were made in relation to the (then proposed) Tunstall Conservation Area review at its meeting on the 13th April 2022.

The officer recommendation that Tunstall Conservation Area should be re-designated along with amended boundaries as such and that the Character Appraisal and Management Strategy should be adopted for development management purposes was approved at the Borough Council's Cabinet Meeting on the 13th April 2022. This document is therefore now formally adopted for use by the Borough Council following the conclusion of the necessary 21-day notification period in the London Gazette and a local newspaper, and to Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, from the 17th August 2022, or shortly thereafter.



1.0 INTRODUCTION

1.1 Tunstall Conservation Area

Tunstall Conservation Area was originally designated by Swale Borough Council on 20 April 1973. The boundary was reviewed and amended on 27 February 2003 when the conservation area was redesignated. At that time a summary conservation area character appraisal was published which also included proposals for its continuing preservation and enhancement.

1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act 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 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. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping.

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

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.
- Special provision is made to protect trees in conservation areas.
- When assessing planning applications, the local planning authority must 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 positively encourage development which preserves or enhances the character or appearance of conservation areas.

² Section 69 (2) 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 provide a framework for planning decisions, to guide positive change and regeneration.
- To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive management.

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 a site is subject to the rigorous assessment that an individual planning application necessitates.



A fundamental part of this review of Tunstall Conservation Area was to assess whether the area still possessed the special architectural and historic interest which merited its continued designation. It also provided an opportunity to review the effectiveness of the designation over the last 47 years and whether the extent of the area needed to be extended or reduced.

The appraisal includes a management strategy to help the Borough Council and other stakeholders positively manage the conservation area. A management strategy may include action points, design guidance and site-specific guidance where appropriate: It can identify potential threats to the character of the area and can, where appropriate, identify the potential for Article 4 Directions or local heritage listing.

An appraisal serves as a basis for the formulation and evaluation of Development Plan policies, as a material consideration in the making of 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 Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individual's in design choices.

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

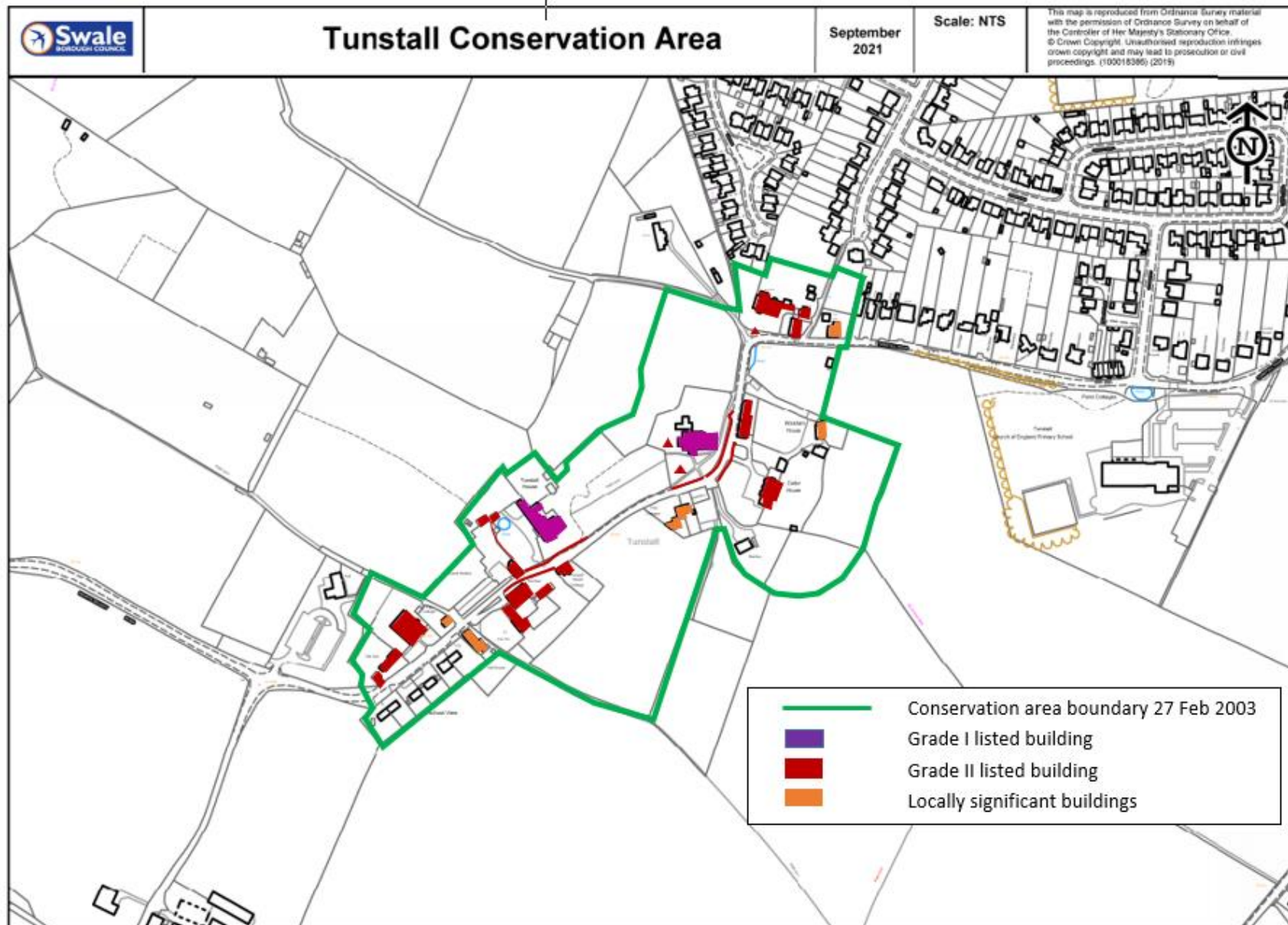
The map on page 7 shows the extent of the conservation area as it was designated on 27 February 2003. It also shows listed buildings which appeared on the National Heritage List in September

2021 and other buildings which have been assessed as having local heritage interest.

The author would like to thank all those who contributed the production of this character appraisal.



Homewood tomb and Church of St. John the Baptist

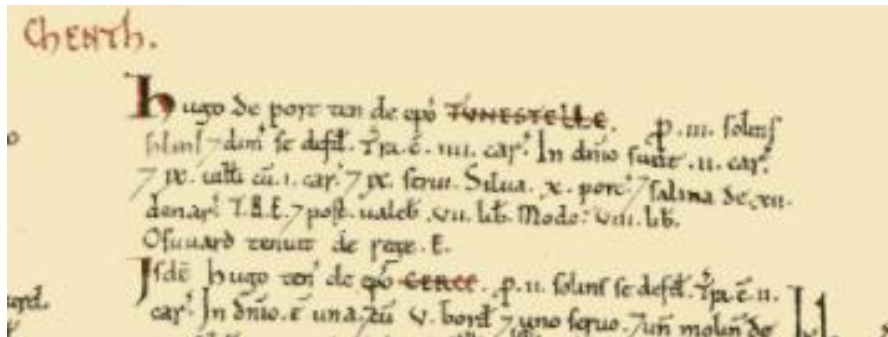


2.0 CHARACTER APPRAISAL

2.1 The History of Tunstall

In 1798 Edward Hasted recorded that Tunstall was called Dunstall 'by the common people'³ and that the name derives from the Saxon *dun* or *dune* meaning a hill and *stealle* meaning place.

It appeared in the Domesday survey as Tunestelle in 1086 which records that it had 18 households (9 villagers and 9 slaves), 4 ploughlands (the area of land that could be ploughed by eight oxen in a year), 2 lords plough teams and 1 men's plough team. It also referred to woodland 10 swine render and one salthouse.



The manor was held by Oswald in the 11th century and then by Odo, Earl of Kent. It eventually passed to Sir William Cromer in 1413 and stayed in his family until 1613 when it was carried in marriage to John Hales.

³Edward Hasted. *The History and Topographical Survey of the County of Kent* (1798).

Its early history would have been that of a small farming community answering to the lord of the manor, although few farm buildings survive in the village today with the exception of the oast house at its southern extreme. The closest working farm today is Grove End, located some 250m to the south-west of the village.

Given the existence of the church in the 13th century (some suggest there may have been a church on the site as early as Saxon times) it is likely that there were domestic buildings in the village at that period but none survive today. The oldest standing fragments of building in Tunstall are contained within the church whereas the oldest domestic property is The Den, where the rear part of the house is timber-framed and dates from the late-medieval period.

The village grew slowly and sporadically during the 17th to the 21st centuries to include a school in 1846, a village hall in 1920, and a new village hall in circa 2000. Unusually, the village never had a pub a post office or a village shop.

2.2 Topography, Geology, Landscape and Setting

The village of Tunstall lies approximately 2 kilometres (1.25 miles) south of Sittingbourne town centre, on the northern edge of the North Downs dip slope. Tunstall has always been a small, distinctly separate settlement set in countryside a discrete distance from Sittingbourne, but at the beginning of the 21st century it finds itself on the very edge of post-war housing development which now defines a new southern edge to Sittingbourne, following the town's rapid outward growth onto farmland, including the Gore Court estate.

Despite the southwards expansion of Sittingbourne up to its very northern edge, Tunstall's identity continues to remain remarkably rural in character and distinct from Sittingbourne's suburbs.

The area is identified in the Swale Local Landscape Designation as the Tunstall Farmlands⁴, part of the gently undulating chalk downs which extend across the southern part of the Borough. Historically the village was surrounded by fruit orchards but they have declined in recent decades. Some of the orchards remain, derelict, but others have been turned over to mixed arable or pastoral farming.

Whilst Tunstall is characterised by a strong sense of enclosure created by buildings, trees and hedgerows, the gaps between building groups are equally important to its character. Significant green gaps between the buildings provide a strong connection with the countryside and are a key feature of the village. They complement and provide a setting for the buildings and in certain key respects are as important as the buildings themselves because of the resulting interplay. These gaps and the strong connection the village has with the surrounding landscape are consequently an integral part of the character of the place and their preservation in their current form is critical to the special character of Tunstall.

Significant green spaces are identified on page 11. They exist between the former school and Tunstall House, and also between Tunstall House and the church (plate 1). Both of these are embraced within the curtilages of the adjoining properties. By contrast the larger gaps between Tunstall House Cottage and Flint Cottages, and between the church and Hales House both continue to be used as grazing meadows so that the character of the surrounding Kentish countryside is here attractively interwoven with the built environment of Tunstall. The paddock opposite Hales House and the fields

between Hales House and the church provide an important and defining green gap between suburban Sittingbourne and Tunstall village.



Trees and hedgerows also make a significant contribution to the appearance and character of Tunstall. In the vicinity of the church the tree canopies meet across the Tunstall Road, and the strong presence of evergreen trees results in a dark and somewhat mysterious character (plate 2). Huge cedar and Wellingtonia are particularly noteworthy, but native species make an important contribution also and ancient yew trees are prominent in the churchyard. Hedgerows, trees and roadside banks abutting the carriageway give important form and definition, at intervals, along the length of Tunstall Road.

⁴ Swale Local Landscape Designation LUC October 2018 and the Swale Landscape Character and Biodiversity Appraisal, Jacobs 2011



The pond, situated opposite Hales House (plate 3) is hidden behind an over-engineered encircling low brick wall and in some respects is visually isolated so limiting its value as a local amenity. However, the village sign and seat, positioned immediately to the south, have helped to reinforce the local importance of this feature (plate 4).





2.3 Buildings

Tunstall is comprised of three small groups of properties interspersed with parcels of undeveloped green space. The buildings are set along Tunstall Road for a distance of some 500 metres.

The largest group of buildings is situated at the south-western end of the village and includes the former school and Tunstall House. The second group embraces the church and Cedar House (formerly The Rectory). The third and smallest group of properties marks the northern edge of Tunstall and is centred on Hales House.

The (new) village hall sits comfortably alongside the historic village and defines a new south-western edge to Tunstall, but on approach from the south it is the yellow brick oast roundel and thatched oast house (plate 5) prominently situated on a bend in the road on the very edge of the carriageway that marks the start to the village. The



former oast retains a pleasingly authentic character. Oast Cottage, a thatched single-storey cottage with dormer windows (plate 6), lies to the north where red brick cladding hides the 17th century timber framing within.



The former Tunstall Primary School (plate 7) built in 1846, is a delightful building faced with knapped flints and with details executed in contrasting red brick; the gabled roof is covered with Kent peg tiles. The flintwork is distinctive and an excellent example of the skillful and sensitive use of a locally sourced building material. White-painted diamond-paned windows and a studded central door complete the picturesque architectural composition of the front elevation. The

building makes an important contribution to Tunstall's distinctive identity. It is currently undergoing conversion to residential use.



To the north is a pleasant cottage (plate 12) built in 1863, originally occupied by the coachman to the Rectory. Next is Tunstall House (plate 8) built circa 1660 either for Sir Edward Hales or John Grove, gentleman steward to Sir Edward. It stands behind a high, buttressed boundary wall. John Newman refers to it as “a delightful 17th century house”⁵. Viewed from the south the peg-tiled roofs and lead-capped and louvred cupola can be seen above the boundary wall attractively silhouetted against the high trees in the nearby churchyard. The warm colours of the red and blue chequered brickwork are especially appealing. Writing at the end of the 18th century Hasted observed:

⁵ John Newman *The Buildings of England, North East and East Kent* (1983) p481

‘Tunstall House which although not large yet has the look of some respectability’⁶.



Public views of the house are restricted to glimpses through gates positioned between high brick pillars topped with ball finials. A simple gravelled and grassed forecourt lies to one side attractively enclosed by a converted stable building, brick-built dovecot, store buildings and boundary walls which all complement the setting of the house. The buttressed high brick wall along the front boundary is a distinct feature and gives a clue to the stature of the house. The proximity of the wall to the carriageway markedly narrows and focuses the street scene. A small Victorian post box inserted into the wall creates an additional point of interest (plate 23).

⁶ Edward Hasted. *The History and Topographical Survey of the County of Kent* (1798)

Tunstall House Cottage (plate 9) is situated on the opposite side of the road; it also dates from the seventeenth century and is built in a red brick. Lead-light windows on the ground floor, small mullioned windows on the upper floor and a steep tiled roof all contribute to its special character.



Tunstall House Cottage is linked to the south-west by a high brick boundary wall which markedly squeezes the width of the road. 'The Den' (plate 10) then faces squarely onto the road. The front portion of the house dates from the eighteenth century; it is proudly symmetrical and built of grey bricks with red brick dressings, unusually laid in header bond. The section to the rear is older, being timber framed and dating from the late medieval period. A range of outbuildings includes stables, a coach house and a dairy, creating a good group with the main house.



A public footpath separates The Den from the former village hall (now Hall House) built in 1920 (plate 11). Following the construction of the new village hall it has been converted to residential use. There is a pleasing resonance between the gabled frontage of the former village hall and that of cottage on the opposite side of Tunstall Road (plate 12).



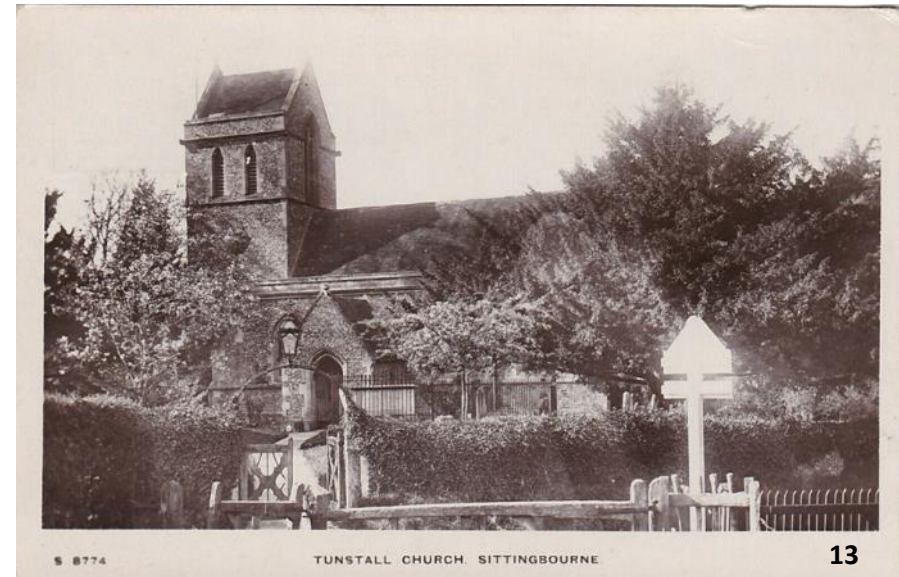
To the south again are two pairs of semi-detached houses built in the 1940s plus a pair of linked detached former police houses which were completed in 1952. These buildings are relatively ordinary and restrained in appearance, but they are prominently positioned at the southern end of Tunstall and occupy a substantial length of road frontage.

The second group of buildings is centred on the parish church of St John The Baptist (plate 13). The church dates from the 13th, 14th and 15th centuries with extensions in 1655. It was heavily restored by architect R.C. Hussey in 1848-56, including the addition of the west tower with its distinct saddleback roof. Built mainly of knapped flint with stone dressings, and with Kent peg tiled roofs, the church has a distinctive appearance and is another fine example of the use of local building materials. Despite the tower at the western end of the building, the church is relatively modest in size and is consequently rather hidden well behind a screen of encircling trees which virtually fill the surrounding churchyard.

The graveyard is bounded on the highway frontage by a long length of knapped flint wall, topped partly with stone copings and partly with red brick. This boundary is important in the street scene and plays a key role in defining the shape of Tunstall Road.

The churchyard contains a number of noteworthy monuments and headstones including the chest tomb of George Smeed, brick-maker and self-made entrepreneur.

A red brick vestry building with pre-cast stone detailing, completed in 1987, stands immediately behind the church. Each of the three pedestrian entrances into the churchyard is nicely framed by a wrought iron overthrow supporting Victorian style lanterns.



On the opposite side of the road the former rectory (plate 16) now known as Cedar House, is set well back within its own grounds. This is a restrained, regular fronted yellow brick house which dates from the 1830s (Hasted refers to the earlier rectory, built in 1712, as a 'small modern house'⁷). The front boundary walls marking the entrance into the grounds are built of flint; they nicely echo the flint wall around the churchyard and also play a key role in defining the shape of Tunstall Road.



Two houses, Wickham House and The Rectory (plate 17), have been built in the grounds of the former rectory within the last fifty years, but being set well back from the road and screened by trees, they have little direct impact on the street scene. A tarmac parking area for the church has been formed in front of the new rectory.

Flint Cottages (plate 18) to the west of Cedar House, uses dark knapped flint with decorative red brick dressings and banding in a picturesque architectural composition. Steeply pitched roofs with decorative tile bands feature prominent gables with enriched bargeboards.



The third group of buildings is centred on Hales House (plate 19) which was built for Sir Edward Hales' grandson which is, in effect, a rather plainer and reduced version of Tunstall House. Also built in the seventeenth century, and also in red brick under a Kent peg tile roof, it has prominent gables and large mullion and transom windows. Its position on the right-angled bend in Tunstall Road is especially important in the street scene as the house closes the view on approach from the south.

⁷ Edward Hasted. *The History and Topographical Survey of the County of Kent* (1798).



Stables (plate 20) in matching brickwork are situated alongside to the east; the flank wall projects southwards to create a pinch-point in the road and is consequently important in defining the form of the street. Hales Cottage (plate 21) also dating from the seventeenth century, is tucked in behind the stable building. A brick and stone mounting step adjoining the front boundary wall to Hales House is an interesting historical survival.



Orchard Cottage was a late 18th century former dovecote which served Hales House. It has been extensively modernised and extended to the extent that much of its character has been lost. Nevertheless, the building forms part of the historic Hales House complex and relates to Tunstall's history rather than the expansion of suburban Sittingbourne.

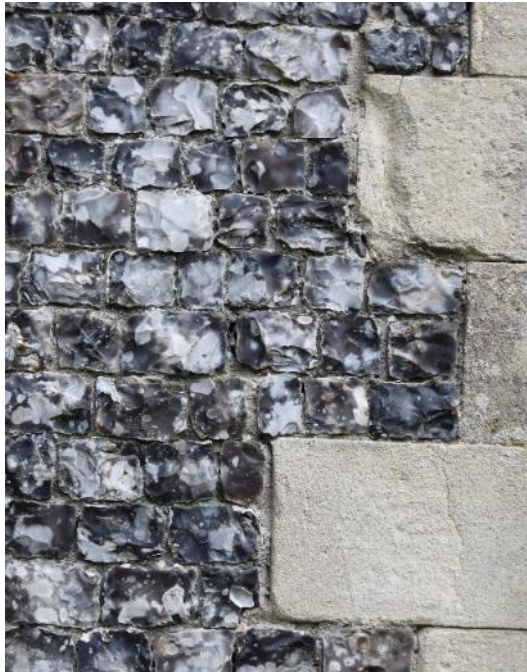
2.4 Building Materials

The distinct character of Tunstall owes much to the variety of architectural styles, materials and details displayed in its buildings. Building materials were used to express architectural aspirations as well as changing fashions. Until the transport revolution of the mid-19th century, virtually all building materials were locally sourced and manufactured, so they are frequently a true expression of the locality and its natural resources. Even materials that were in common use at the time make a valuable contribution to local character and distinctiveness.

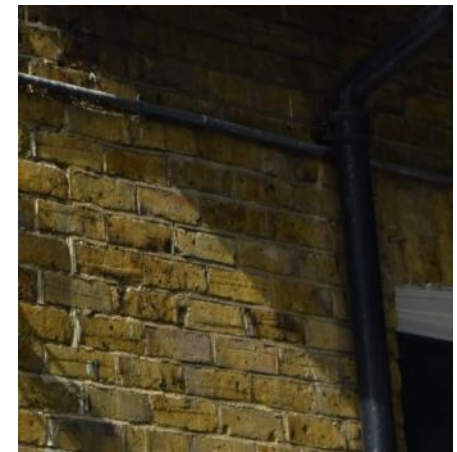
The earlier domestic buildings in Tunstall were timber-framed but any framing that survives today is now concealed behind later elevations. As oak for building became harder to source during the 17th century, brick became universally fashionable. Brick was used extensively for new buildings and to over-clad old buildings to give them a more fashionable appearance. Thatch may once have been more widespread in Tunstall, but Kent peg tile were the preferred choice in the 17th and 18th centuries. They in turn gave way to slate during the early 19th century, particularly once the railway came to Sittingbourne in 1848. Modern concrete roof tiles and uPVC windows are less sympathetic materials introduced during the mid to late 20th century.

Stone: Building stone was not readily available in this part of Kent with the exception of flint which was the only naturally occurring building stone available around Tunstall. Flints appear in seams within the chalk bedrock and were either brought to the surface naturally by farming or uncovered as a by-product of lime quarrying which took place locally. Flints were either laid as field flints in lesser buildings or split and knapped with a hammer in order to reveal the dark shiny inner surface in more polite architecture.

Flint is the main walling material on several buildings in Tunstall where it is used to great aesthetic effect. Field flints appear in some boundary walls with stone or brick cappings. Split flints appear in more prestigious buildings such as the former school and Flint Cottages, whereas fine quality knapped and squared flints are found in the porch of the parish church.



Brick: Brick earth was readily available in north Kent so, not surprisingly, brickwork is a familiar building material in Tunstall. There is variety and richness in the size, bond, colour and character of the bricks, depending on their age, style or function. Earlier examples are irregular clamp-fired red bricks used during the 17th century in buildings such as Tunstall House and Hales House.



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.

Tunstall has a particular connection with George Smeed of Smeed Dean brickworks. The brickworks developed during the second half of 19th century and it was renowned for its yellow stock bricks which were exported to London and around the world.

Thatch: Longstraw thatch was a bi-product of arable farming and was widely used across Kent, often on lesser buildings or farm buildings but also for its picturesque effect. It has a very characteristic appearance which makes a particular contribution to local distinctiveness.



Kent peg tiles: The name 'peg tile' refers to a plain clay tile suspended from the top edge of a tiling lath. Traditionally peg tiles

were held in place by a small wooden peg or latterly an aluminium 'drop', wedged into, or passed through one of the two holes in the head of the tile. Simple firing methods and local clays produced strong, durable and light peg tiles, many in warm orange/red/terracotta colours. Imperfections in the raw clay and the hand manufacturing process resulted in a richness and variety in colour and shape. They are renowned for their warm and varied colours and rich texture which cannot be replicated in modern machine-made tiles.

Until the 19th century, 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 of the south-east of England and dominate the roofscapes of many towns and villages including Tunstall. Kent peg



tile roofs are visually prominent because of the steep pitch of the roofs on which they are laid (typically steeper than 35 degrees).

Slate: Slate rarely appears on roofs before the turn of the 19th century. However, it became very widely used in the area after rail transport made it more easily accessible. Slate was imported, mainly from Wales, and gave rise to shallower roof pitches of between 30 and 35 degrees. Slate appears on a handful of buildings in Tunstall.

Modern building materials: In recent decades mass-produced concrete roof tiles and uPVC windows have been used within Tunstall but they do not generally sit comfortably within the context of the historic village.

2.5 Boundary fences, railings and walls

Boundary treatments in Tunstall make a particularly important contribution to the character and appearance of the street scene, almost to the extent of there being an observable order: brick boundary walls associated with prestigious properties, flint walls for other important situations, close-boarded fences, diamond chestnut spile fences and paling fences for cottages, and post-and-rail and estate railings for agricultural land. Boundary treatments here might be said to reflect, albeit unconsciously, the character and standings



of the buildings and uses to which they relate. These boundaries all help to define and shape the street scene in crucial ways.

It is unfortunate that the wrought iron estate railings which were noted in the 2003 Conservation Area Character Appraisal fronting Tunstall Road between Tunstall Cottage and Flint Cottages have been replaced by standard post and rail fencing.

2.6 Archaeology

There has been limited archaeological investigation in Tunstall but detectorists are highlighting Roman, medieval and post-medieval findings in the surrounding fields, including a 17th century gold coin hoard east of the village. There is an Iron Age and Roman focus around Highsted Wood to the east. It is possible that a Roman road, suggested by cropmarks, runs south of the village between Sutton Barron and Highsted but more investigation is required.

Brick making evidence (clamps used in the manufacture of handmade bricks) were found during the construction of the new school. The former site of Cromers Mansion lies in a field alongside Ruins Barn Road to the east of the village.

2.7 The Public Highway

The alignment of the Tunstall Road is notable for its sequence of sharp turns and pinch points which are an integral part of the form and character of the place. The changing shape to the road gives rise to constantly changing views and vistas which are a special feature of Tunstall.

Sections of the road are kerbed in concrete whilst other parts have soft margins. Discontinuous lengths of footways, some extremely narrow, are present alongside the carriageway, but so limited is the road space that in places the footway is forced to divert through the churchyard and behind hedgerows in order to thread its way through. This all adds to the individuality of the place, although pedestrian safety is a continuing problem.

Concrete haunching formed at the base of the churchyard boundary wall effectively deters pedestrians from straying into a dangerous section of carriageway but detracts markedly from the character of the flintwork and the general appearance of the road.

Traffic calming measures introduced in the early 2000s are, in places, visually obtrusive and their effectiveness is questionable.

Tunstall is served by a good network of public footpaths which allows it to be appreciated from the surrounding countryside where glimpses



of the church tower, the oast kiln or the gables of Tunstall House or The Den are a visual delight (plate 22).



3.0 SUMMARY AND CONCLUSION

Tunstall is a place with a strong and distinctive identity, bound together by Tunstall Road which winds with pleasing eccentricity through the historic settlement. It is comprised of an attractive mix of historic buildings interspersed with pockets of countryside. Local materials are strongly in evidence, including yellow and red brickwork, Kent peg roofing tiles, longstraw thatch and flint. The sequence of brick walls, rustic flint walls, paling and chestnut spine fences and hedgerows make a good contribution to the character of the place.

The mix of historic Kentish buildings interspersed at intervals with pockets of countryside, linked together by the winding form of Tunstall Road, continue to be an area of special architectural or historic interest the character or appearance of which it is desirable to preserve. The conservation area has served its purpose well over the over the 47 years since it was first designated. The key characteristics that gave rise to the designation in 1974 appear to have been well managed by local owners, the Parish Council and the Local Planning Authority. That is not to say that there have not been changes because there have, but they have typically been made with respect to the distinct character of the place and have integrated well into their context.

There is no doubt that Tunstall should continue to be designated as a conservation area.

Summary of significance

The significance and special interest of Tunstall Conservation Area can be summarised as follows:

- A small settlement historically centred on the Medieval Church of St. John the Baptist, Tunstall House and Hales Place.
- The winding eccentricity of Tunstall Road.
- The architectural contribution made by several listed buildings as well as some non-designated buildings and structures.
- The eclectic mix of traditional building styles, forms and building materials. The frequent occurrence of flint and 17th century brickwork is particularly noteworthy.
- Frontage boundary walls, railings and fences are a defining feature.
- The strong historic, visual and functional link between the village and its surrounding landscape.
- The green spaces between and around buildings which bring the countryside into the village.
- The contribution which mature trees make to the character and appearance of the village.
- The historical connections with the Cromer and Hales families.

Summary of Key Characteristics

Key Positive Characteristics:

- The mix of building styles exhibiting buildings from the last eight centuries. Key buildings such as the parish church, the former village school, Tunstall House and The Den play a key role in defining the character of Tunstall.
- The use of vernacular building materials: in particular brick, flint, weather boarding, Kent peg tile, slate and thatch.
- The distinct geometry of Tunstall Road, accentuated by the pinch points and the variety and inconsistency in boundary walls and fences.
- The abundance of mature trees, hedgerows and planting both inside and outside of the conservation area.
- The strong relationship between the conservation area and the surrounding landscape, experienced through views and vistas and through the public footpath network.
- Green gaps and spaces between buildings are particularly significant within the village.
- The survival of traditional roadside features such as the post box.
- Despite its close proximity to suburban Sittingbourne, it retains a strong individual sense of identity and place.

Key Negative Characteristics:

- The occasional use of non-indigenous building materials such as uPVC windows or concrete roof tiles.
- Overhead cables and utility poles which can be visually intrusive.
- Highway kerbs, highway traffic management measures, signs and bollards.
- Unsympathetic pebble and concrete haunching alongside the graveyard wall.



4.0 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; Tunstall 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 Tunstall Conservation Area. It provides the opportunity for the Borough Council, the Parish Council, local amenity groups, Kent Highways, Kent County Council, individual householders and local businesses to take part in positively managing the area.

4.1 Statutes and policies

When a conservation area is designated there are statutes, planning policies and regulations which govern which types of development requires 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 below.

It is those statutes and policies which provide the framework for managing change in conservation areas. Most significantly the local planning authority is required to pay special attention to the

desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of all its planning functions.

The Swale Borough Local Plan aims to ensure that the significance of Tunstall 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, views and 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 of high quality design in new development which responds positively to context and the distinct characteristics of the conservation area.
- Continued sensitive management of the public realm.
- Requiring development to respond positively to the Borough Council's Conservation Area Character Appraisal.

4.2 Published guidance

There is a wealth of published guidance on positively managing change in conservation areas. In particular, Historic England has produced a range of guidance and advice notes which are listed in the appendix 5 below and Swale Borough Council has adopted supplementary planning documents which are listed in appendix 4.

4.3 Householder alterations

Where householder alterations are proposed which require planning permission the Council will typically seek to ensure that those alterations enhance the special 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 may be requested in relation to planning applications for extensions and/or alterations, where appropriate.

The Conservation Area Character Appraisal has identified some householder alterations which have involved the removal of historic features such as period windows, doors, roof coverings and chimney stacks.

Even in conservation areas, some householder alterations to unlisted buildings can be undertaken without the need for planning permission. The cumulative impact of ill-considered alterations to traditional properties can have a harmful effect on the character and appearance of a conservation area. Such alterations have, and could continue to erode the character of Tunstall Conservation Area over time.

In light of the above Swale Borough Council as the local planning authority may consider the use of an Article 4 Direction in order to bring some householder alterations (which are currently classed as permitted development) under planning control, to ensure that all alterations are positively managed through the planning system.

There is already an Article 4 Direction in place at Flint Cottages which has been effective in maintaining the special character and

appearance of this building. Such measures could usefully be employed elsewhere in the Tunstall Conservation Area.

Householder alterations which could be brought under control by an Article 4 Direction include the following:

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

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 Swale 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 is a material consideration when the council considers an application for planning permission.

A handful of buildings within Tunstall Conservation Area would be eligible for inclusion within the Swale Local Heritage List.

4.5 Public realm

The public realm (that is those areas which fall between the buildings and are enjoyed by the public) makes a significant positive contribution to the special character of Tunstall Conservation Area. The highway, including the footway, public footpaths, signage and the pond, all fall within the public realm and provide opportunities for enhancement.

In rural conservation areas, it is especially necessary to guard against standard highway 'improvements' which do not necessarily respect the special character of the place.

The form and appearance of Tunstall Road is crucial to the character and appearance of the conservation area and the sensitive treatment of the highway environment will therefore be important, including the retention of the informal character and shape of both the road and the carriageway areas; the retention of soft edges, verges and roadside banks; the choice of materials used and the manner of their use; and the restrained use of signing and road markings.

Pedestrian safety, the speed of traffic, and the vulnerability of buildings/walls to physical damage at carriageway pinch-points present particular problems in Tunstall. The highway environment is of such fundamental importance to the special character of the conservation area that conventional traffic engineering solutions to these and other problems are unlikely to be appropriate. Off-the-shelf bollards, signs, lamp posts, planters, bins and standard road markings all dilute the special character of Tunstall.



Future highway maintenance and improvements will 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 of which contain specific provisions for works in conservation areas. Early consultation with all stakeholders (including Swale Borough Council's Conservation & Design Team and Tunstall Parish Council) will be fundamental to achieving appropriate standards in future changes.

Coffin pond has recently benefited from enhancement works carried out by Kent County Council improving its drainage and water quality. Whilst the brick walls enclosing the pond still remain and hide views of the water except from directly adjacent the pond, the water quality is now much improved and this in turn is improving the ecological benefits of the pond and its amenity value to the village.

Tunstall Parish Council, Swale Borough Council and Kent County Council will seek to ensure that the public realm continues to be sensitively managed.

Opportunities for enhancement in the public realm:

- An audit of public signage (including highway signage) to establish whether all current signage and road markings are necessary, well designed and appropriately located.
- An audit of street furniture (bollards, benches, bins, dog waste bins) to establish whether street furniture is necessary, well designed and appropriately located.
- An audit of street lighting to establish whether existing lighting is appropriate, well positioned and well designed.

- An audit of overhead supply lines and poles with the statutory undertakers to establish whether there is scope to remove any overhead cables or poles.
- The replacement of concrete road kerbs with granite as and when the opportunity arises.
- Improvements to the concrete/pebble haunching alongside the flint boundary wall to the parish church.
- A further review of Coffin Pond with a view to improve its appearance and visual connection with the wider street scene – perhaps through the lowering and/or other alteration of the containment walls

4.6 Trees and planting

The established pattern of trees and hedgerows plays a vital role in the special character of Tunstall. Features of particular importance in the Tunstall landscape include: trees and hedgerows which define and enclose the undeveloped gaps within the built environment; areas of dense and distinctive planting such as around the church, Tunstall House and Cedar House; and roadside trees, hedges, hedgerows and vegetated embankments alongside Tunstall Road.

The retention and enhancement of all these features of local distinctiveness in the Tunstall landscape will be important for the continuing preservation and enhancement of the character of the place and the positive management of these planting areas will be essential to ensure their future well-being.

However, occasionally consideration may be given to the removal of trees in order to maintain significant views or spaces (such as the self-set sycamore trees on the fence line between Tunstall Cottage and Flint Cottages or those in front of Flint Cottages). There may even be a case to be made for thinning the amount of trees around

the parish church to restore some views which have disappeared over time.

Planting which contributes to the form and structure of the local environment in and around Tunstall should normally be comprised of native species, although other species now assimilated into the Kentish rural scene may also be appropriate.

Six weeks' notice must be given to the Borough Council in writing before any works are undertaken to trees within conservation areas.

Opportunities for enhancing trees and planting:

- An audit of trees, hedgerows, green spaces and orchards could be undertaken to establish whether there is any scope for better management or for further planting or for felling or thinning.
- Positive tree management may occasionally involve the removal of trees in order to preserve, restore or open up significant views.

4.7 New development opportunities

Potential for new development within the Tunstall Conservation Area is extremely limited. If proposals for development come forward they will be considered against local and national planning policy which requires great weight to be given to the conservation of designated heritage assets and their settings.

Development within the setting of the conservation area may affect its heritage significance. The council is required to pay special

attention to preserving the setting of the conservation area (or any listed buildings) in any plan making or decision taking.

4.8 Heritage at risk

There are no designated heritage assets within Tunstall Conservation Area on Historic England's Heritage at Risk Register or on the Swale Borough Council's Heritage at Risk Register. This appraisal has not identified any heritage assets which are at risk.

However, if any of the locally significant features or buildings identified in this appraisal become at risk in the future, they may be added to the Heritage at Risk Registers if their significance is threatened by their condition or lack of appropriate use.

In such cases the Council will notify respective owners and, where appropriate, work with them and other stakeholders to investigate opportunities for removing the risk and securing the asset's future.

APPENDIX 1

Proposed and agreed amendments to Tunstall Conservation Area boundary

As part of the review of Tunstall Conservation Area, consideration was given to whether the current boundaries accurately reflect the area which has special architectural or historic interest.

In large part, the area covered by the current boundaries were considered to be appropriate in that it still possesses special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. However, there is one change that needed to be made to the conservation area boundary, as follows:

Boundary adjustment 1 (please refer to appendix 1 map below)

The field known as 'Shooting Meadows' is located to the south of the Rectory and Flint Cottages.

The story that Sir Edward Hales was shot by Cromwell's soldiers and died at Shooting Meadows is not founded on fact. However, the field does have strong historical connections as the venue for obligatory archery practice in Tudor times.

In 1840 Shooting Meadow is referred to as 'pasture' in the tithe apportionment. At that time it was owned by the 'Trustees of Edward Hales viz Edward Darrell' and tenanted by George Baker.

In the 20th century what was historically one field was split into two, the southern part being used as the playing field for Tunstall Primary

School. As such it has communal value for the recent generations of children who used it for exercise and sporting activities.

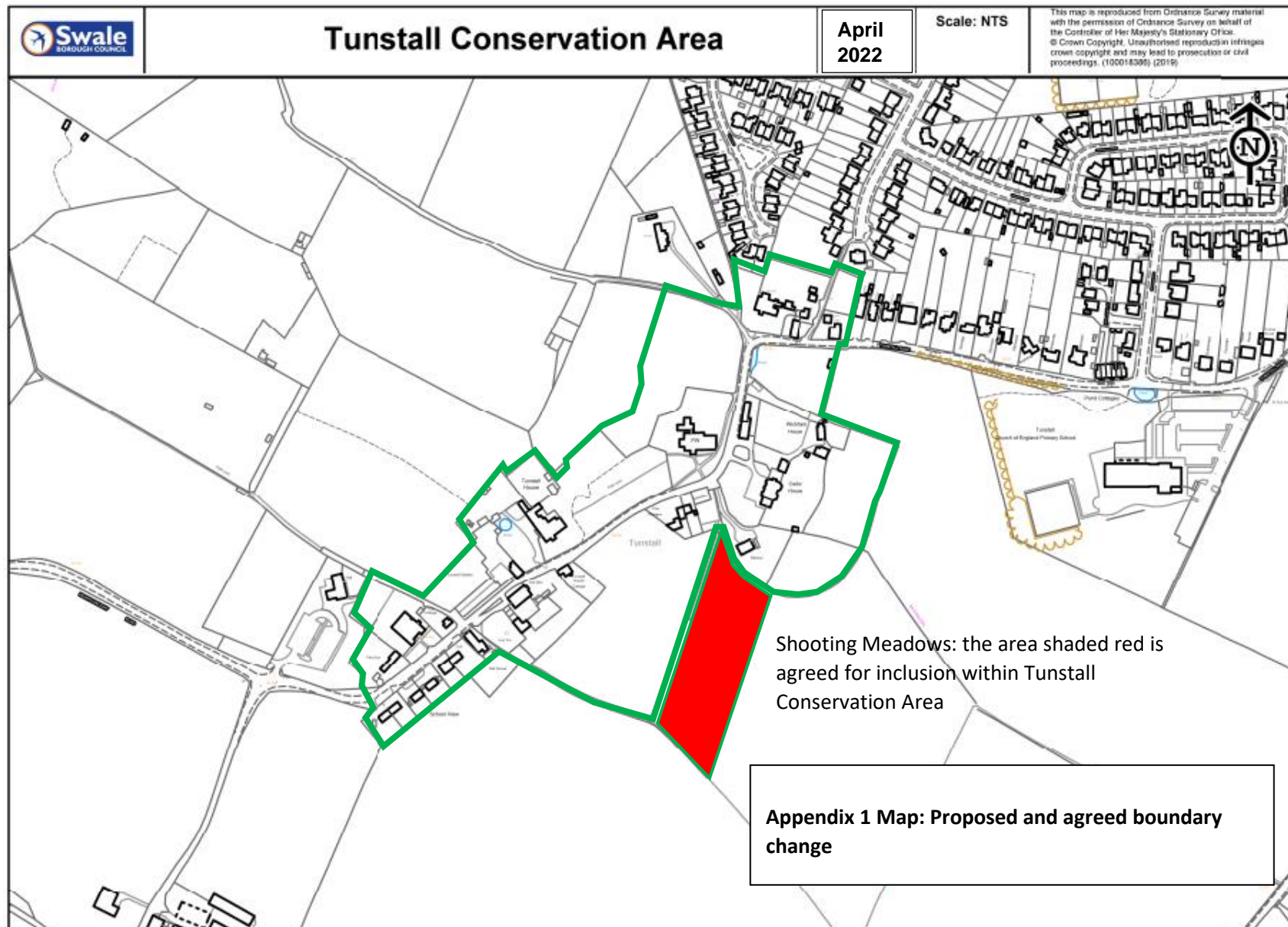
Given this level of historical and communal value, and its close visual and physical proximity to the centre of the village, its inclusion within the conservation area is justified.

Other areas

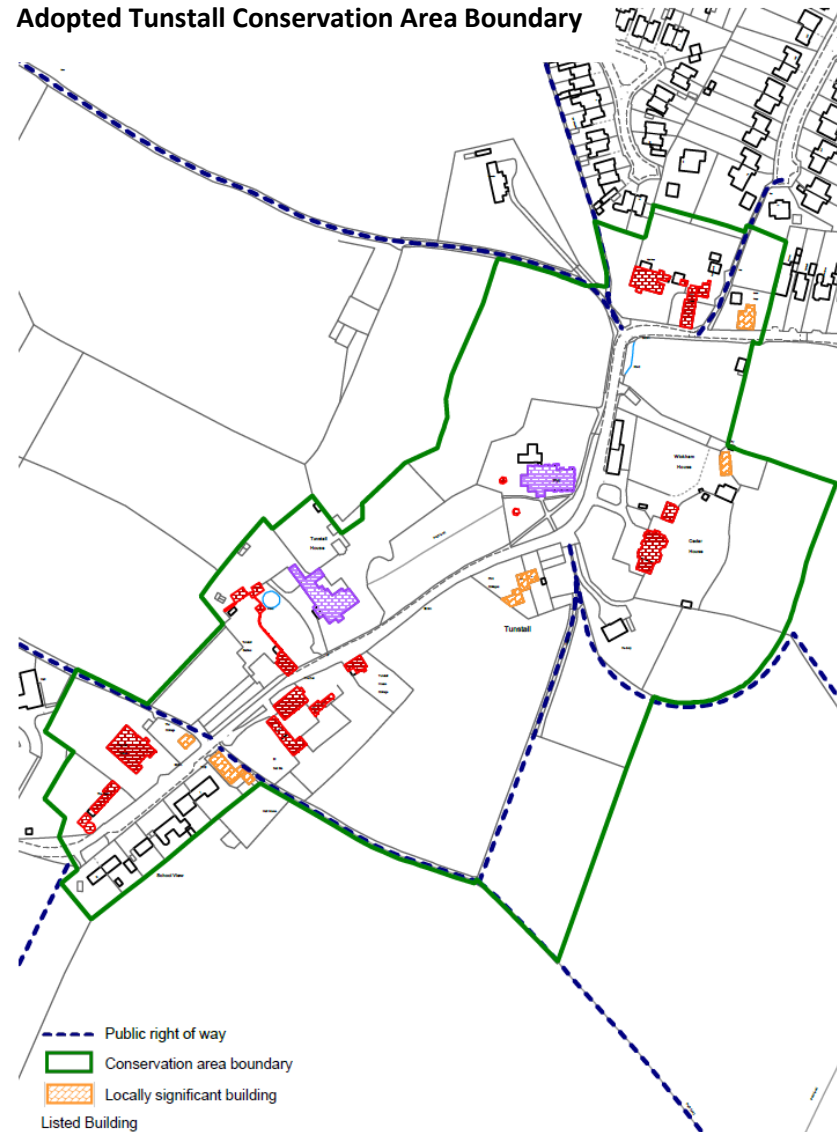
Consideration was given to extending Tunstall Conservation Area to include the Grove Farm complex which lies some 300m south-west of the existing conservation area. The historic farm complex includes a significant historic farmhouse as well as two barns and a brick-built stable, all dating from the 16th and 17th centuries and all Grade II listed buildings.

However, after careful consideration it was decided not to recommend their inclusion within the conservation area because:

- They are physically separated from the conservation area by a field, by a poplar tree belt and by a range of sizeable modern agricultural buildings.
- There is no intervisibility between the existing conservation area and the historic farm complex at Grove Farm.
- There are few locations where the conservation area can be seen in the same views as the historic buildings at Grove Farm.
- The heritage significance of the Grove Farm complex is already highly protected by statutory listing.



Adopted Tunstall Conservation Area Boundary

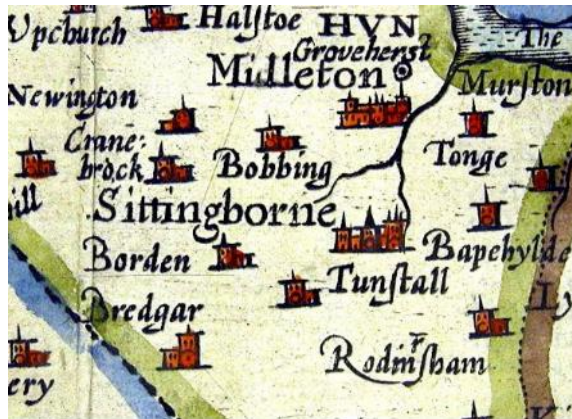


- Public right of way
- Conservation area boundary
- Locally significant building
- Listed Building
 - Grade I
 - Grade II

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APPENDIX 2

Map regression



Saxton's map of Kent
1575



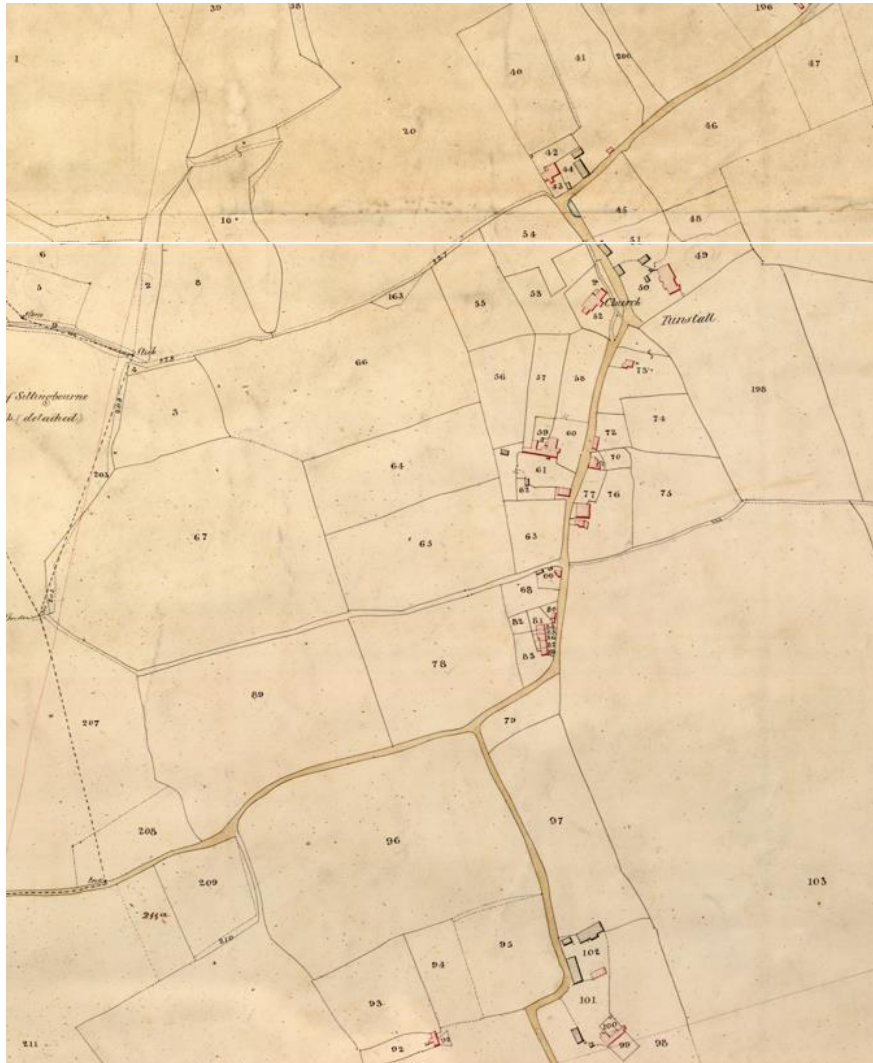
Captain William Mudge's
map of Kent of c.1800



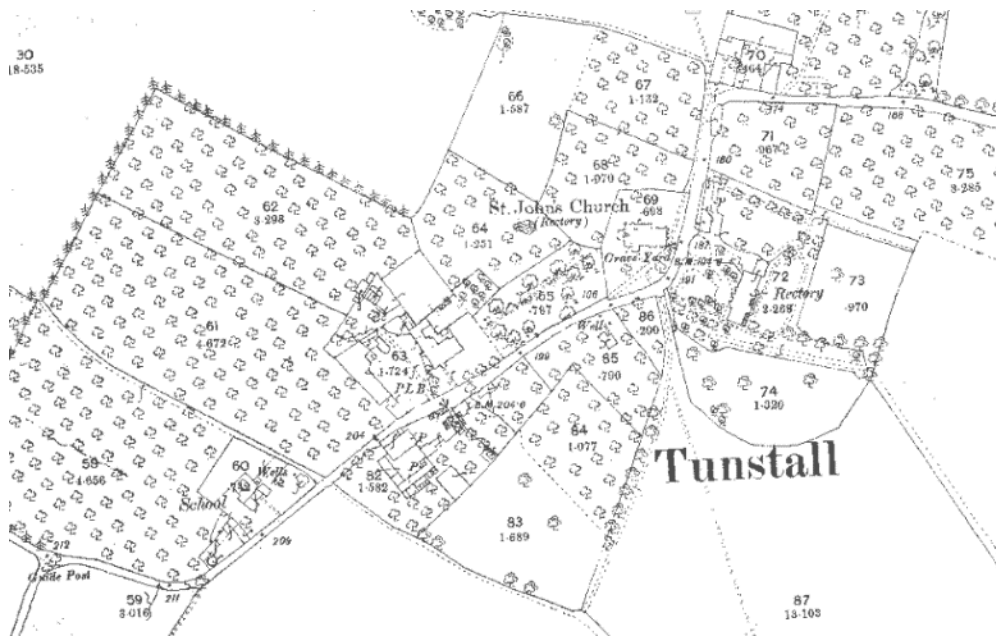
Andrews topographical
map of the county of
Kent 1769



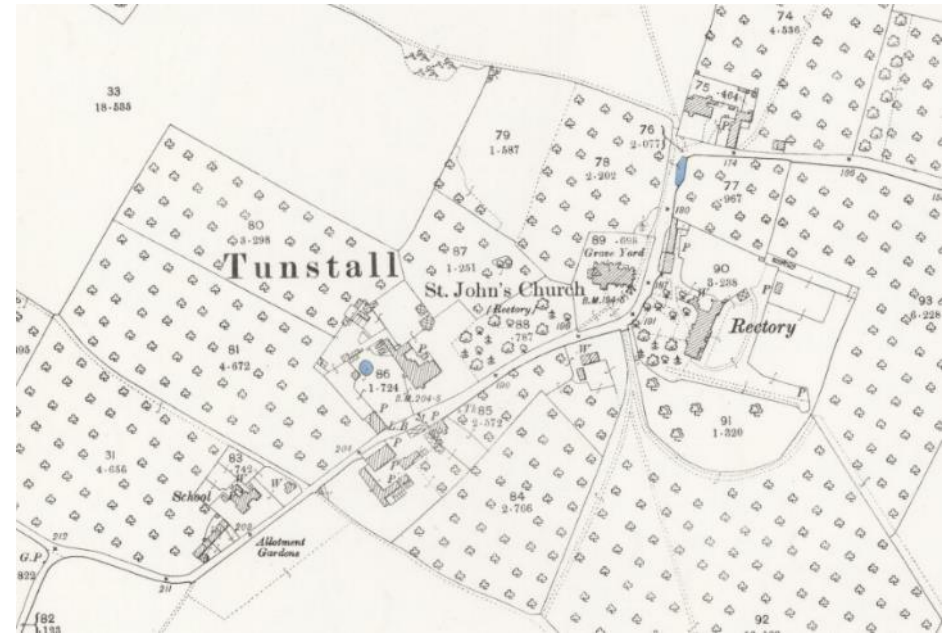
Ordnance Survey First
Series 1816



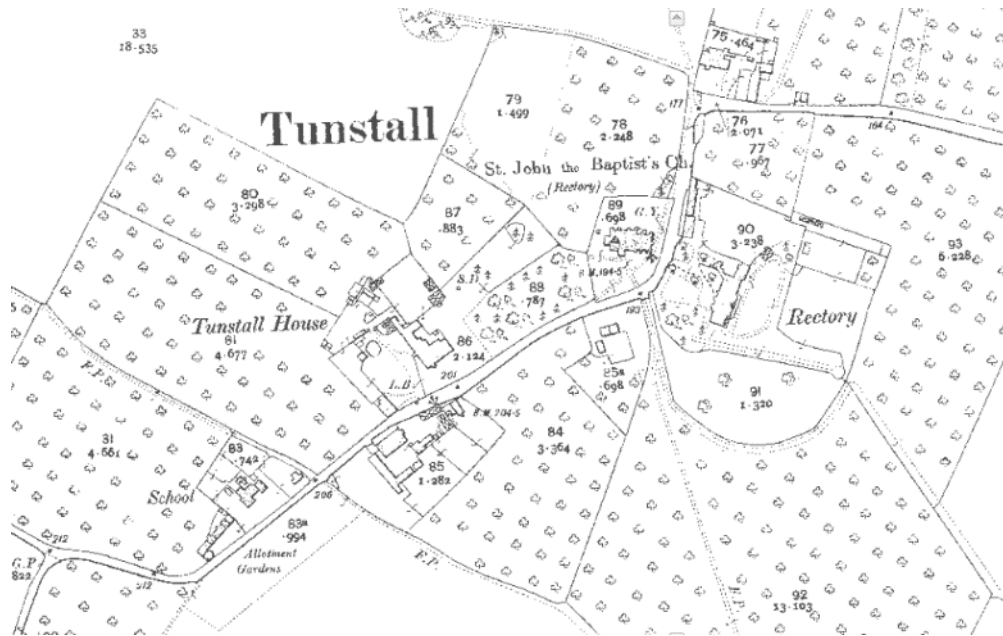
Tithe map 1840 (Kent Archives)



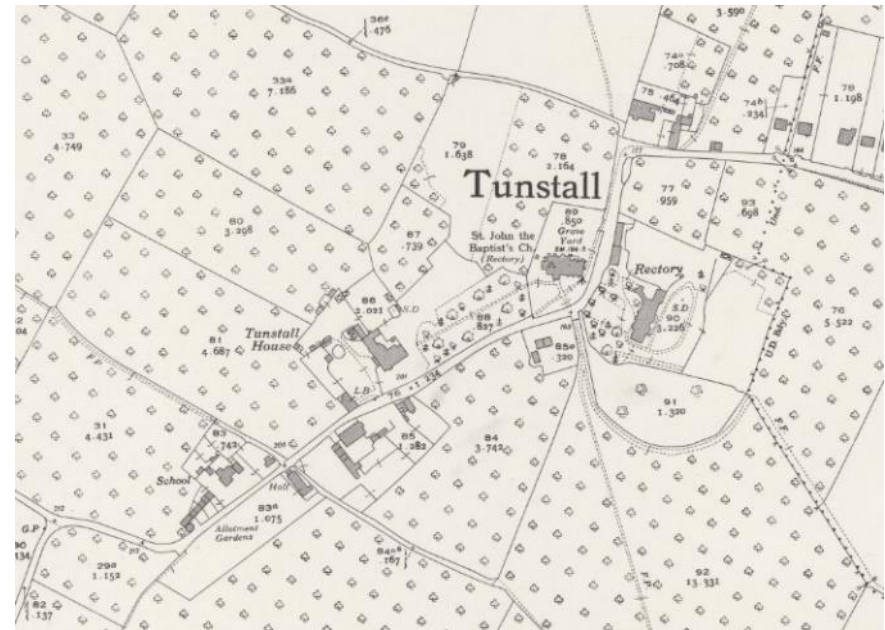
1871 Ordnance Survey map



1897 Ordnance Survey map



1907 Ordnance Survey map



1938 Ordnance Survey Map

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 Tunstall is compiled by the Secretary of State for Digital, Culture, Media and Sport and is altered and amended from time to time. The list descriptions below are taken from the statutory list and were current in September 2021. However, 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 exempt from statutory protection which extends to the 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.

THE OAST, TUNSTALL ROAD. Grade II

Former cottage pair, now house. C17 and clad C18, C19, dated on brick 1791 E by door to right. Timber framed and clad with red C.B. brick, with thatched roof and plain tiles around dormers. One storey and attic, with 3 gabled dormers and stacks to centre right and right. Six wood casement windows on ground floor, and board door to left in gabled porch, and board door at end right. Left return front with exposed timbers.

FORMER OAST, 10 YARDS SOUTH OF THE OAST, TUNSTALL ROAD. Grade II

Oast. Early C19. Buff brick with plain tiled conical oast, and rendered oast house with plain tiled and thatched roof. The oast house of 1 storey and attic, with 1 gabled dormer, and garage doors on north front. Included for group value only.

THE VILLAGE SCHOOL, TUNSTALL ROAD. Grade II

School. 1846. Knapped flint with red brick dressings and plain tiled roof. Central block with 2 projecting wings. Two storeys on plinth, with brick quoins, string course, and gables left and right with pierced barge-boards and pendants. Two gabled dormers to centre and stacks to left and at end left. Regular fenestration of 4 transomed leaded lights on each floor with red brick surrounds, and niches in each gable. Central plank and stud door in brick arched surround with 2 large inscribed plaques over.

TUNSTALL HOUSE, TUNSTALL ROAD. Grade I

House. C17 (pre-1678). Chequered brick in Flemish bond and plain tiled roof. Two storeys and attic on plinth with plat band, 4 corniced

gables, and projecting gabled porch of 2 storeys and garret to left, with large stacks of 4 panels to right and 2 panels to left, and wood turret to end left capped with lead cupola. Regular fenestration of 5 wood casements in gables with segmental heads except in porch, the end left window blocked by lozenge-shaped clock face. Four mullioned and transomed windows to first and ground floors, with cross-window in porch. Multi-panelled door. Porch entry round arched on imposts with panelled soffits, fluted Doric pilasters, frieze, bolection cornice, and pediment with bust of Shakespeare. Built either for Sir Edward Hales d. 1654, or his steward John Grove, d. 1678. (See BOE Kent II, 1983 481-2).

WALL, STABLES AND DOVECOT SOUTH OF TUNSTALL HOUSE, TUNSTALL ROAD. Grade II

Garden wall, dovecot and stables. C17. Chequered red and blue brick in English bond and plain tiled roofs. The wall extends approx 70 yards along road to east of Tunstall House, and returns to enclose courtyard approx. 50 yards with series of weathered but- tresses (22 to road front), 2 sets of gate piers with cornices and ball finials to east, and one set to west (rear wall of courtyard). In the south-east corner, the stables, 2 storeys on plinth, with plat band and hipped roof with stacks to rear right and centre. 3 leaded wood casements on first floor, 2 segment headed wood case- ments on ground floor and boarded door to left. Double door and tiled pentice to centre and board door right. In the south- west corner, a dovecot, 1 storey on plinth with plat band, hipped roof and lantern, 1 hipped dormer, and central board door.



CHURCH OF ST JOHN THE BAPTIST, TUNSTALL ROAD. Grade I

Parish Church. C13 chancel, C14 nave, chapel C15, extended 1655, restored 1848-56 by R.C. Hussey. Knapped and coursed flint some brick and plain tiled roofs. Chancel, south-east chapel, nave and aisles, west tower, south porch. Exterior: C14 west doorway, with roll-mould and double hollow chamfer, and crocketed ogee hood. South aisle with diagonal buttresses, cornice and parapet and C19 decorated-style windows. C14 door with strap hinges and 2 grilles; doorway with roll and billet moulding and attached shafts in south porch. South east chapel of flint and rubble, extended 1 bay east in brick, with brick parapet and repairs to buttresses. Two 3-light C15 windows, 1 C17 4 light Perpendicular survival window (i.e. uncusped). Restored 5-light east window, originally of c. 1510 Chancel north wall with 3 lancet windows. North aisle with plinth string course blocked chamfered doorway, and 3 C-19 windows. Interior: tower arch and 4 bay nave arcade with double hollow chamfer and octagonal piers, wooden tunnel roofs, plastered in aisles. Wide channel arch on corbels. Double chamfered arches without responds from chancel and south aisle to south chapel and roll and hollow- chamfered four-centred arch from chancel to chapel and remains of one lancet in chancel wouth wall. Panelled and bossed chancel roof. Fittings: C13 double piscina in chancel with solid cusped heads and chamfered pier, and C15 piscina with fernleaf spandrels in south chapel. Monuments: in the south east (or Hales') chapel. Sir James Crowmer d. 1613, fragments re-erected 1935, an armoured knight and his lady kneeling with 3 daughters, obelisks left and right, deaths heads and achievement over. Late medieval alabaster tomb chest, with 5 panels with shields. Sir Edward Hales, d. 1654, signed W. Sweet and M. Miles 1655. Recumbent knight in white marble resting on his arm, on black and white marble sarcophagus with achievements and inscription on parchment rolls, with cornice, and helm and gaunt- lets over. Chancel south wall, monument to Robert Cheke d. 1647, black and white marble. Doric columns on plinth support frieze and broken segmental pediments and frame semi-circular niche with half-bust of man holding book with hand on heart. To east of it white marble monument to Rev. Edward Mores, d. 1740, a bewigged divine in keyed niche with open pediment over. Wall plaque in south aisle to

John and Catherine Grove, d. 1755 and 1758, a white plaque on scrolled base with medallion and frieze and floral cornice over with draped urn on plinth. Brasses: Ralph Wulf d. 1525 (17 in), a priest; a lady, probably Dame-Francis Crowmer, d. 1597 (18 in). Hanging rood: in chancel given by artist Martin Travers 1968. Glass: mid C19, the east window by Ward and Nixon 1850. Victorian Royal Arms over north door, 4 lozenge achievements in south chapel. (See B.O.E. Kent II 1983, 480-481, and also church guide).

MONUMENT, HOMEWOOD CHILDREN, 25 YARDS SOUTH WEST OF TUNSTALL CHURCH TOWER, TUNSTALL ROAD. Grade II

Tomb. Homewood children, 1828. Stone. A square base with square, coved sarcophagus on ball feet, with an urn over.

LAW FAMILY MONUMENT 15 YARDS WEST OF TUNSTALL CHURCH TOWER, TUNSTALL ROAD. Grade II

Tomb. Law family, 1838-42. Stone. Large urn on elliptical octagonal plinth with cornice, with slab to fore engraved "Entrance".

HALES HOUSE, TUNSTALL ROAD. Grade II

House. Mid C17, restored C19. Red brick and plain tiled roof. Two storeys and attic on plinth with discontinuous plat band and cornice, with 2 gabled projections, C17 stack to left and C19 stack to right. Irregular fenestration of 5 large segment-headed wood casements on each floor. Plank and stud door to left in gabled porch of 2 storeys and attic. Similar to Tunstall House, and indeed built for Sir Edward Hale's grandson c.1640. (See B.O.E. Kent II 1983, 482)

THE COACH HOUSE, TUNSTALL ROAD, TUNSTALL, SITTINGBOURNE, ME10 1YQ Grade II

GV II Stables. C17. Red brick in English bond and plain tiled roof. One storey on plinth and hipped roof with stack to rear. Garage doors to left, boarded door and rectangular fan-light to centre left, and boarded door to centre right, both with segmental heads, and double board doors to end right. Included for group value only.

HALES COTTAGE, TUNSTALL ROAD. Grade II

House. C17 and early C19. Red brick part in English bond with plain tiled roof. Originally square plan, possibly a dovecot with C19 extension. Two storeys and hipped roof with hipped extension and central C19 stack. One wood casement with shutters and glazed porch to left, and 2 wood casements on each floor on right return front.

CEDAR HOUSE, TUNSTALL ROAD. Grade II

Former Rectory. c. 1830. White brick and slate roof. Two storeys and eaves cornice to hipped roof. Central canted projection. 5 glazing bar sashes to first floor, segmented bays to left and right on ground floor, with central double doors of 2 fielded panels and narrow sidelights, with cornice hood on consoles.

TUNSTALL HOUSE COTTAGE, TUNSTALL ROAD. Grade II

House. C17. Red brick in English bond with plain tiled roof. Lobby entry plan. Two storeys on plinth with plat band and roof hipped with gablet to left and with end stack right, and 2 stacks to rear left on C19 rear wing. Two 3-light brick mullioned windows on first floor with single light end right, and 2 metal casements on ground floor with basket arched heads. Door of 2 panels with bolection mouldings and moulded architrave to right in segment headed opening.

THE DEN, TUNSTALL ROAD. Grade II

House. C16 and C18. Front range (C18) grey brick with red brick dressings and plain tiled roof, rear (C16) range timber framed and clad with red brick on ground floor, plaster on first floor and plain tiled hipped roof with gablets. Two parallel ranges. Front elevation: 2 storeys on plinth with plat band, moulded wood eaves cornice and stacks at end left and end right. Regular fenestration of 2 tripartite sashes with central glazing bar sash on first floor, and 2 tripartite sashes on ground floor with gauged heads. Central door of 6 raised and fielded panels with traceried rectangular fanlight, and broken pediment on pilasters. One storey, 1 window extension to left.

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 landscapes).

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

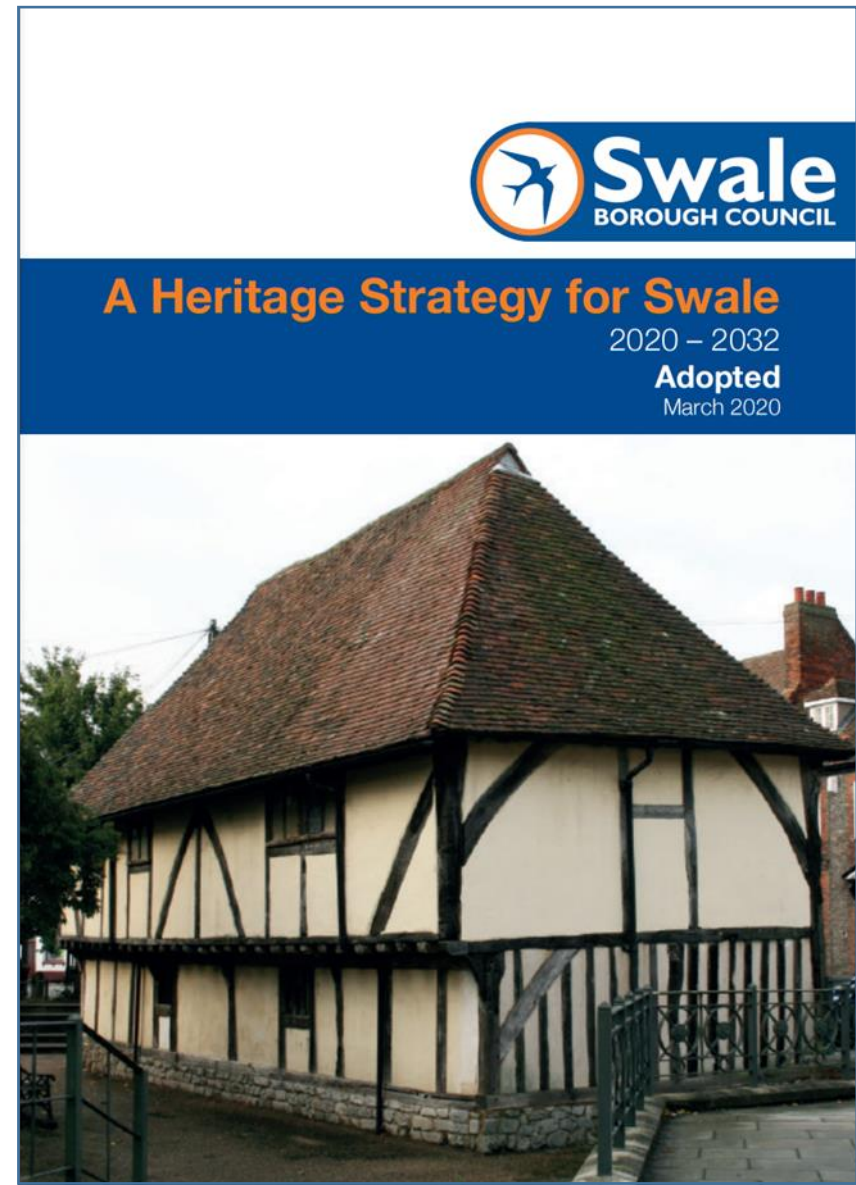
Swale Borough Council Heritage Strategy 2020 - 2032

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.



APPENDIX 5:

Bibliography

Helen Allinson and Brian Turner, *Tunstall the History of a Kentish Parish* (2015)

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

Arthur Midwinter, *The Church and Village of Tunstall, Kent* (1992)

R Muir, *The New Reading the Landscape. Fieldwork in Landscape History* (2000)

John Newman, *The Buildings of England North East and East Kent* (2013)

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, *Exploring Kent's Past* www.kent.gov.uk

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)

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

Historic England Guidance, Advice and Publications

Historic England Good Practice Advice Notes (GPAs) provide supporting advice on good practice and how national heritage conservation policy 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) provide 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)

APPENDIX 6:

Assesment of Significant views

Views make a valuable contribution to the way in which the character or appearance of a place is experienced, enjoyed 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 are annotated on the aerial photograph on page 13 and are described below.

View 1: All views from the village to its historic farmland setting are of high heritage significance. They have provided the context and setting to the village for centuries. They are visually pleasing and they contribute to the distinct local identity and character of Tunstall.



View from the public footpath looking south-west



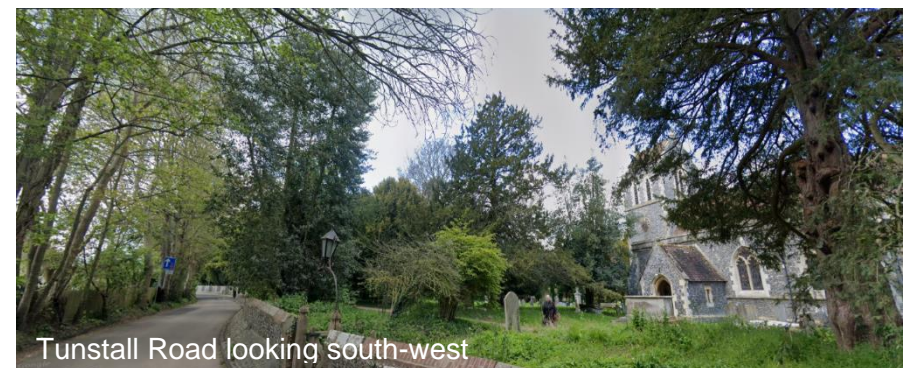
View from the public footpath looking north-east

View 2: Occasional views of surrounding farmland from Tunstall Road provide a strong sense that the countryside is never far away. This close visual connection between the village and the countryside is a defining feature of the conservation area and so these views are of high heritage significance (see plate 1 on page 11).

View 3: Many people experience Tunstall as they walk or drive along Tunstall Road or footpath. The changing geometry of the road and the frequent occurrence of historic buildings interspersed with trees and boundary walls results in picturesque views with an abundance of architectural and historic interest. All linear views along Tunstall Road are of high heritage significance (see plates 2, 3 and 4 and below).



Tunstall Road looking north-east



Tunstall Road looking south-west



View 4: The Church tower is surrounded by trees so it is less visible than one might expect. However, it is the focus of some views from the north-east. These, and other glimpsed views of the larger buildings, particularly Tunstall House (see plate 22), The Den and Hales House, all add to the way in which the conservation area is enjoyed and experienced. They are of heritage significance.

For further information contact:
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