

Faversham Recreation Ground: Conservation Management Plan

Prepared for: Swale Borough Council

Heritage Lottery Fund Round 2 Bid, February 2018

Project Reference Number: PP-15-05083



Alex Prior / Brilliana Harley

On behalf of Purcell ©

15 Bermondsey Square, Tower Bridge Road, London SE1 3UN

alex.prior@purcelluk.com

www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Miller Tritton LLP.

© Purcell 2018

Issue 01

September 2017

Wynne-Williams Associates

Design Team

Swale Borough Council

Issue 02

October 2017

Wynne-Williams Associates

Design Team

Swale Borough Council

Issue 03

November 2017

Wynne-Williams Associates

Design Team

Swale Borough Council

Issue 04

December 2017

Wynne-Williams Associates

Design Team

Swale Borough Council

Issue 05

February 2018

Wynne-Williams Associates

Issue 06

February 2018

Wynne-Williams Associates



010-238240

FAVERSHAM RECREATION GROUND: CONSERVATION MANAGEMENT PLAN

CONTENTS

HOW TO USE THIS DOCUMENT	04	3 HISTORIC DEVELOPMENT	34	6 CONSERVATION POLICIES	78
		3.1 Early History	34	6.1 Using the Policies	78
		3.2 Recent Planning History	62		
EXECUTIVE SUMMARY	05				
		4 SIGNIFICANCE	64		
I INTRODUCTION	06	4.1 Introduction	64		
I.1 Purpose of the Report	07	4.2 Levels of Significance	65		
I.2 Scope of the Study	07	4.3 Assessment of Significance -			
I.3 Existing Information and Resources	07	Faversham Recreation Ground & Lodge	66		
I.4 Authorship	08	4.4 Assessment	66		
I.5 Consultation, Adoption and Review	08	4.5 Significance Plan	69		
				APPENDIX A: BIBLIOGRAPHY	86
		5 ISSUES AND OPPORTUNITIES	70		
2 UNDERSTANDING	09	5.1 Introduction	70		
2.1 Location and Setting	09	5.2 Legislation and Statutory Control	71		
2.2 Management and Use	15	5.3 Retaining and Enhancing Heritage Value	74		
2.3 Heritage Context	17	5.4 Setting and Views	75		
2.4 Site Description	19	5.5 Access and Circulation	76		
2.5 Lodge	24	5.6 Interpretation and Visitor Experience	76		
2.6 Lodge Interior	29	5.7 Condition, Maintenance and Repair	77		

HOW TO USE THIS DOCUMENT

This Conservation Management Plan is intended to be a usable report which contributes to the successful future management and use of Faversham Recreation Ground. It provides baseline information that contributes to an overall understanding of the place, as well as highlighting areas where the park and its various elements can be improved – not only as part of planned works forming part of a Heritage Lottery Fund application but also in the longer-term future of the place.

The Conservation Management Plan analyses the historic development of Faversham Recreation Ground, its setting, context, management, use and what makes it important – the heritage values or significance. This overall understanding provides evidence and helps set precedents for future management, maintenance and development, helping to ensure that the overall vision for the park is fully understood, appreciated and maintained by all stakeholders.

The adjacent illustration outlines what information can be found where in the Conservation Management Plan, based on three main aims:

- 1 Orientation and getting to know the place
- 2 A more detailed understanding
- 3 Creating a positive future

	Executive Summary	This provides an overview of the CMP; including overarching aims and conclusions.
Orientation and Getting to Know the Place	1 Introduction	This outlines what the scope of the CMP is, who wrote it and why, what information about the site exists and what the overall vision is.
	2 Understanding	This is where to find out about the heritage context setting and important views of the site. It also provides overview descriptions of the site and its character areas as well as how it is managed and used.
Gaining a More Detailed Understanding	3 History and Development	This outlines the history and development of the site and its key buildings.
	4 Significance	This provides an understanding of what makes the site important, why and to whom. It is directly linked to the historic development and heritage context of the site.
Creating a Positive Future	5 Issues and Opportunities	Identifies the risks and conflicts with regards to significance and potential for or need for change and provides an outline set of opportunities to improve management and use and enhance heritage value.
	6 Conservation Policies	The overarching framework for the future of the site, developed in line with the overall vision and the information developed in the sections above. It includes recommendations, policies and actions.
	Appendices	The Appendices comprise further information which is relevant to the CMP but not necessary for inclusion in the main text. This includes a bibliography of published and unpublished sources which have been consulted in the preparation of this document.

This Conservation Management Plan (CMP) concerns the Faversham Recreation Ground, Faversham, Kent. The recreation ground covers an area of approximately 20 acres to the east of the town centre and to the south of the Whitstable Road (B2040).

Swale Borough Council's masterplan vision is to provide improvements to the historic parkland and built heritage of the recreation ground to provide a wider range of opportunities for the local community to engage with and learn about the natural and historic environment of Faversham.

This Conservation Management Plan is required as part of a second round Heritage Lottery Fund bid to raise capital to realise the masterplan vision.

Faversham Recreation Ground was laid out on the former meadows of Elizabeth Simpson in the mid-19th century. It was made possible through a donation from Henry Wreight's Charity and through public subscription. Several park designs were presented to the Trustees of the Charity including various layouts by the local architect Benjamin Adkins dated early 1859. Designs were also presented for a new Gardener's Lodge by another local architect John Marshall Hooker.

By the Summer of 1860 the park and lodge were complete and formerly opened on the 28th August. To mark the event, local shops closed and a procession to the ground was organised, led by the band of the Royal Marines.

Based upon a robust understanding of the development of the site and consultation with key stakeholders the CMP explores the issue and opportunities of the site to inform its management and development into the future. Of primary concern is the overall condition of many of the park's paths and play surfaces, the appropriateness of modern park furniture including bollards, bins and benches, the inadequacy of park facilities including within the sports pavilion, the lack of catering or refreshment on offer and the erosion of many of the park's historic features including bandstand, railings and the Hilton fountain.

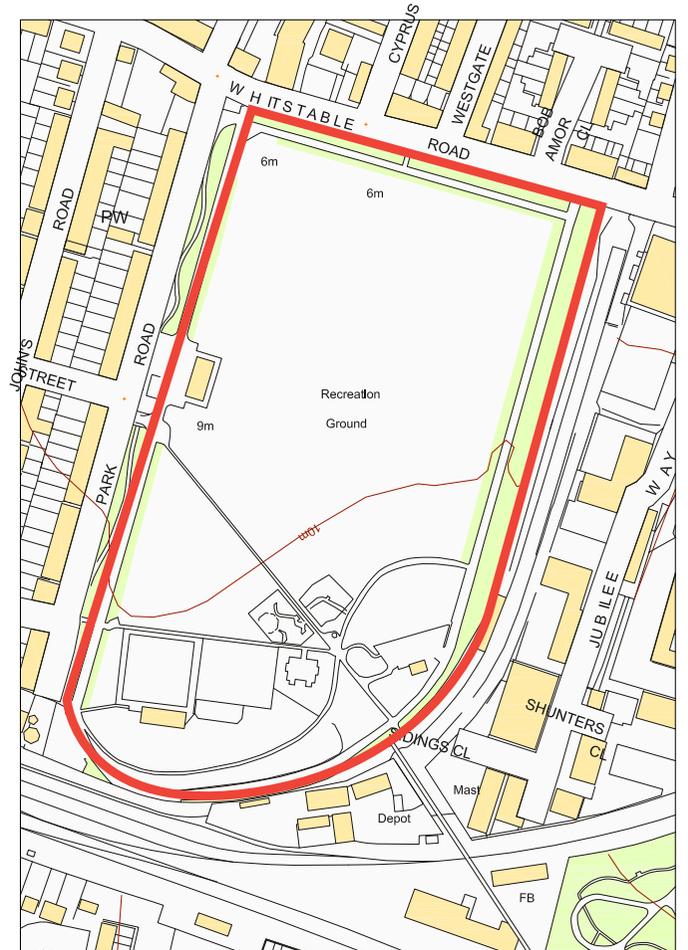
Based on an understanding of these challenges and opportunities, the final section of this document provides a set of policies to guide future change at the site and ensure this is managed sensitivity and in a manner which enhances and preserves features which are of heritage significance. The policies promote good conservation practice and are designed to ensure that through managed change the significance of Faversham Recreation Ground and the gardeners lodge are protected and enhanced for future generations to experience and enjoy.

The key policies discussed in the CMP address the preservation of the park and lodge, the removal of intrusive features, improved visitor experience and opportunities to enhance identified heritage values.

INTRODUCTION



Oblique aerial view of the Faversham Recreation Ground from the south. Baseplan © 2017 Google Earth. This plan is not to scale



Ordnance Survey map (2017) of the Faversham Recreation Ground.

1.1 PURPOSE OF THE REPORT

Faversham Recreation Ground is situated on the south side of the Whitstable Road (B2040). It was laid out in the mid-19th century as a municipal park, on land purchased by the Faversham United Municipal Charities and by public subscription. In 1859 Benjamin Adkins prepared plans for the park and John M. Hooker provided designs for the new Recreation Ground Lodge overlooking the southern end of the park. The park was formerly opened in 1860. The Faversham Municipal Charities hold in trust the freehold of the Faversham Recreation Ground.

The park contains two listed structures, a mid-19th century gardener's lodge (grade II) and a mid-18th century boundary stone (also grade II) and is within the Faversham Conservation Area. When considering whether to grant planning permission for development which affects a listed building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to 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 72(1) of the Act requires decision makers with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Swale Borough Council's masterplan vision is to provide improvements to the historic parkland and built heritage of the recreation ground to provide a wider range of opportunities for the local community to engage with and learn about the natural and historic environment of Faversham.

This Conservation Management Plan has been prepared as part of a second round Heritage Lottery Fund bid to raise capital to complete the next phase of proposed alterations.

This document highlights the issues and an opportunities associated with the park and provides recommendations and policies which will guide future management, maintenance and conservation. This is based on an understanding of the park and other heritage assets which is assessed in Section 4 of this Conservation Management Plan.

1.2 SCOPE OF THE STUDY

This Conservation Management Plan concentrates on the park and the designated heritage assets within its curtilage. It also discusses other unlisted structures within the park and those within its setting. An understanding of all the structures, the contribution they make to the park and its setting, is important to ensure that future changes to the park are informed by detailed understanding of what makes the park significant.

1.3 EXISTING INFORMATION AND RESOURCES

There is a wealth of published and archive material regarding the development of Faversham generally and the park specifically within the Kent County Archives, the Faversham Almshouses and Faversham Municipal Charities and the Faversham Society.

Key documents include:

Original lodge plans and early park layout plans dated 1858 – 1860 by the architects John Marshall Hooker and Benjamin Adkins have been deposited at the Kent County Archives (CAN-U424). The collection also contains the original lodge specification by J. M. Hooker and the original 1964 pavilion plans by the Borough Engineer and Surveyor A. C. E. Richardson.

Key publications include:

The History and Topographical Survey of the County of Kent Volume Six, W. Bristow, 1798; English Heritage's Kent Historic Towns Survey – Archaeological Assessment 2004 and Peter Kennett's Faversham from Old Photographs 2009.

Relevant archival material is reproduced within the CMP and a full bibliography of sources is included in Appendix A.

I INTRODUCTION

This CMP also references guidance documentation from various bodies, including:

- *Conservation Plan Guidance*, 2012, Heritage Lottery Fund
- *Conservation Principles*, 2008, English Heritage
- Clark, K. *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (2001)
- *National Planning Policy Framework* (NPPF), 2012
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*, 2015, Historic England

I.4 AUTHORSHIP

This Conservation Management Plan has been prepared by Purcell, a firm of architects and heritage consultants specialising in the conservation of the historic environment, with significant contributions from Wynne-Williams Associates Landscape Architects.

This document has been prepared by:

Purcell

- Alex Prior BA (Hons), MSc
- Brilliana Harley BA, MA

Wynne-Williams Associates

- Gill Wynne-Williams
- Pam Rayfield
- Karen Lacey

I.5 CONSULTATION, ADOPTION AND REVIEW

Consultation was undertaken with various stakeholder groups including the management and staff at the Faversham Municipal Charities, Historic England and Swale Borough Council. Following adoption, the Conservation Management Plan should be reviewed on a regular basis, usually every five years, when major change occurs, or when a new project is proposed.

2.1 LOCATION AND SETTING

LOCATION PLAN

- 01 Whitstable Road (B2040)
- 02 Jubilee Way
- 03 Former Faversham Creek Railway Building
- 04 Lodge (Grade II)
- 05 Mainline Railway
- 06 Bowling club and tennis courts
- 07 Public right of way
- 08 Park Road
- 09 Car Park; WC and Pavilion
- 10 Children's play areas

This plan is not to scale



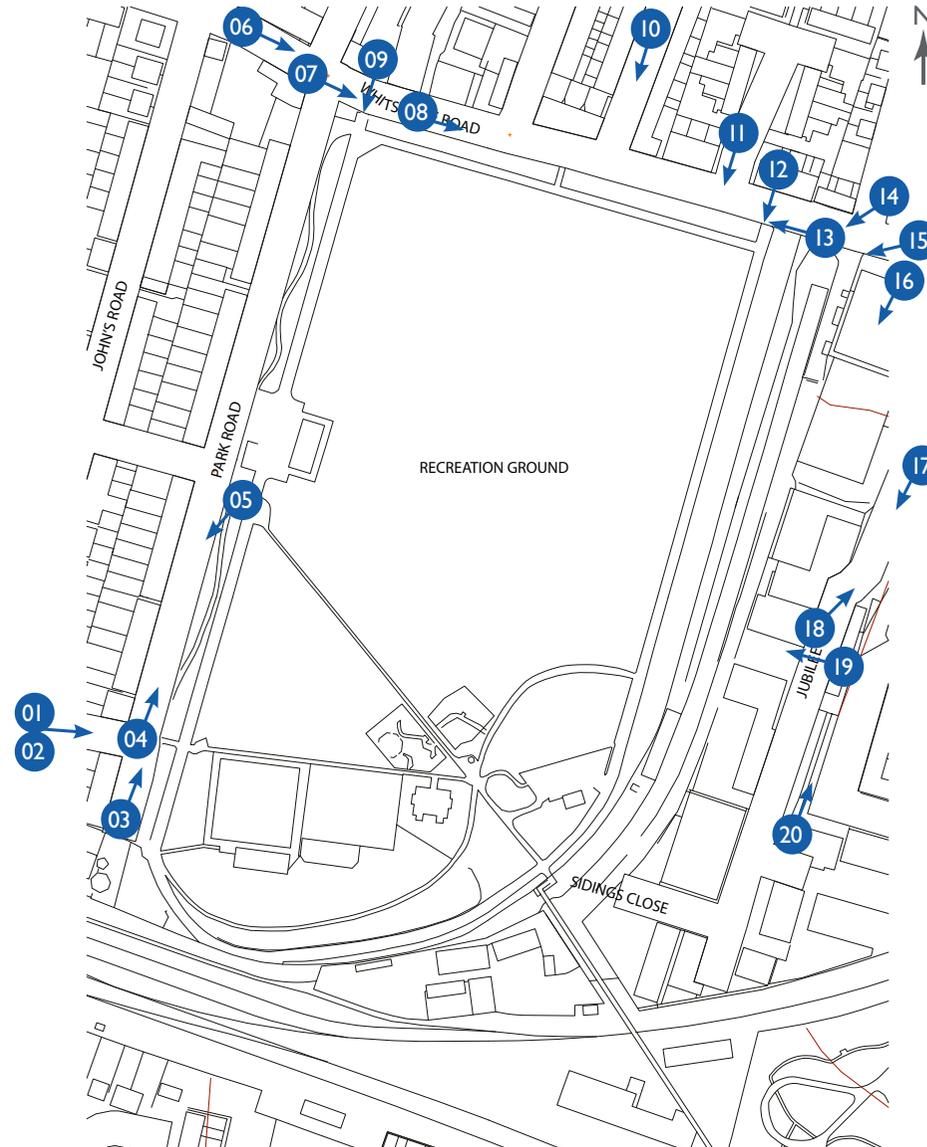
Oblique aerial view of Faversham Recreation Ground and lodge (04) from the south. Base Plan © 2017 Google Earth. This plan is not to scale

2 UNDERSTANDING

Faversham Recreation Ground was established in 1860 and covers an area of approximately 20 acres to the east of the historic town centre. The park is bounded to the north by the Whitstable Road (B2040), to the east by the embankment of the former Faversham Creek Railway, to the west by the terraced housing lining Park Road and to the south by the mainline railway to Faversham. The curved south eastern edge of the park follows the line of the former Faversham Creek Railway.

The park is generally flat and is ringed by a perimeter path over 1km in length, originally used as a formal promenade, which is lined by mature trees including lime, ash and oak.

The lodge is located in the south-east corner of the park on higher ground with its back to the south boundary wall and extensive northerly views across the park. It is currently used as the club house for the Faversham Rugby Club.





VIEW 01

View looking east on Chapel Street towards the western edge of Faversham Recreation Ground.



VIEW 02

View looking east on Chapel Street. Residential development of the land west of the recreation ground began in the early to mid 19th century. The area is characterised by modest two storey brick houses built tight up against the back of the pavements.



VIEW 03

View looking north from the south end of Park Road showing the relationship between the street, houses and the recreation ground.



VIEW 04

View looking north on Park Road from the junction of Chapel Street. The mature park trees and 19th century terraced housing provides a sense of enclosure to the recreation ground.



VIEW 05

View looking south west on Park Road.



VIEW 06

View looking east on the north side of East Street

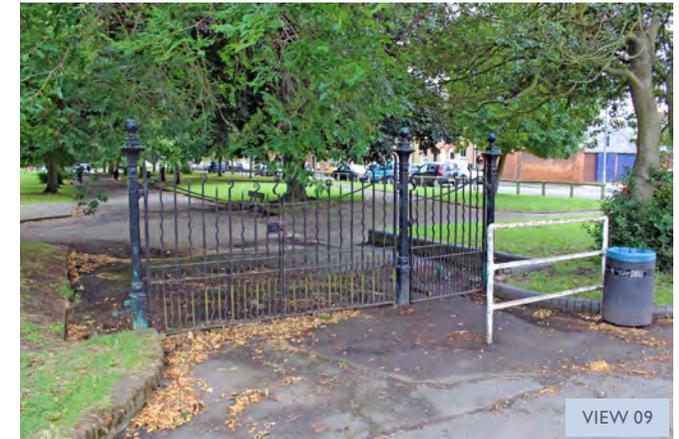
2 UNDERSTANDING



View looking east from the junction of Park Road and Whitstable Road.



View looking east on Whitstable Road along the north boundary of the recreation ground. The grounds were originally enclosed behind iron railings which have since been removed. The present low brick wall provides a particularly weak edge.



View looking south towards the poorly integrated remains of the original iron park gates.



View looking south on Westgate Road. The area was developed between the mid-late 19th century as is characterised by continuous two storey terraces built tight up against the back of the pavement.



View looking south on Bob Amor Close.



View looking south from the north side of Whitstable Road towards the north west entrance to the Recreation Ground. The gates and piers are all that remain of the former railings which once encircled the park.



VIEW 13

View looking west on Whitstable Road along the park's north entrance and boundary.



VIEW 14

View looking west on Whitstable Road.



VIEW 15

View looking west on Whitstable Road showing the end of the Faversham Creek Railway embankment. Early OS maps show a bridge at this point, carrying the railway tracks over the road.



VIEW 16

View looking south west down Jubilee Way and the trees along the western edge of the park



VIEW 17

View looking south on Jubilee Way towards the former goods railway building.



VIEW 18

View looking south east towards the former Faversham Creek goods railway station.

2 UNDERSTANDING



View looking west from the former railway goods station towards the park. There is a noticeable height difference between the embankment and the park.



View looking north from the raised embankment which once supported the Faversham Creek railway tracks goods buildings, sidings and ancillary structures. The embankment is a significant local feature. It provides a tangible reminder of the area's 19th century past, forms the eastern edge of the Faversham Recreation Ground. It also physically and perceptually separates the park from the residential properties around Edward Vinson Drive - shown to the right.

2.2 MANAGEMENT AND USE

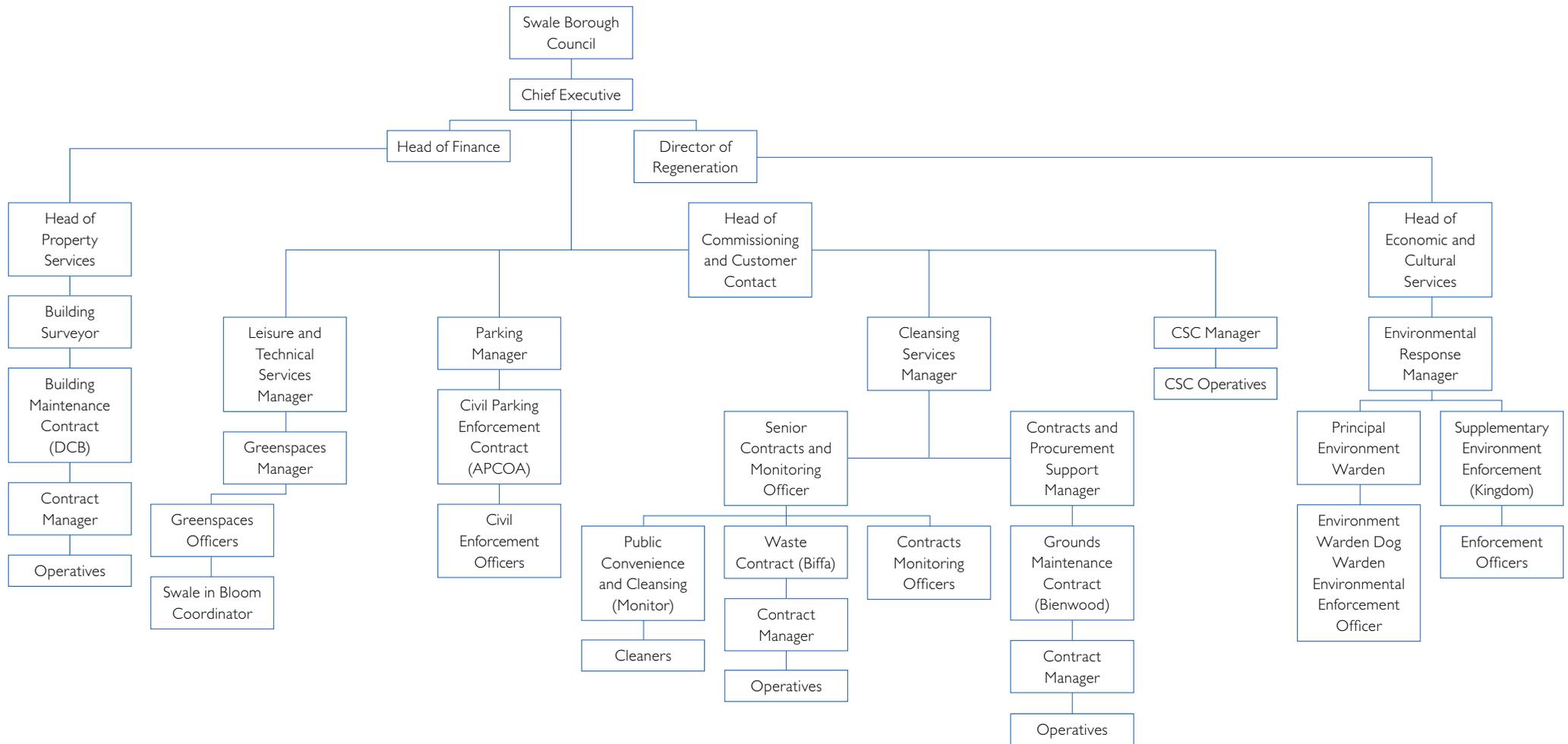
Faversham Municipal Charities holds in trust the freehold of Faversham Recreation Ground and leases it to Swale Borough Council on a 50 year lease.

The recreation ground is part of the open spaces portfolio and is strategically managed by the Leisure and Technical Services Team within the Commissioning and Customer Contact Service Unit at Swale Borough Council. There are a variety of departments and teams contributing towards the management and maintenance of the site at present:

SBC MANAGEMENT TEAMS	
Repair and Maintenance	Leisure and Technical services team
Tree maintenance	Leisure and Technical Services team
Grounds maintenance	Contracts team
Cleansing (pavilion and toilet block)	Contracts team
Play area maintenance	Leisure and Technical Services team
Sports facility administration	Customer Services team
Buildings on site	Building Maintenance team
Leases and Licences	Estates team
Events	Leisure and Technical Services team
OPERATIONAL TEAMS	
Inspection, Repair & Maintenance	Various contractors (minor works contract)
Tree Maintenance	Blenwood (5 years to January 2022)
Grounds Maintenance	Blenwood (5 years to January 2022)
Cleansing (pavilion and toilets)	Monitor services (5 years from 2017)
Play area inspection	Zurich municipal and Swale Borough Council environmental wardens
Play area maintenance	Various contractors
Buildings	DCB
Lodge (internal)	Faversham Rugby Union Football Club

2 UNDERSTANDING

ORGANOGRAM SHOWING CURRENT MANAGEMENT OF THE RECREATION GROUND



2.3 HERITAGE CONTEXT

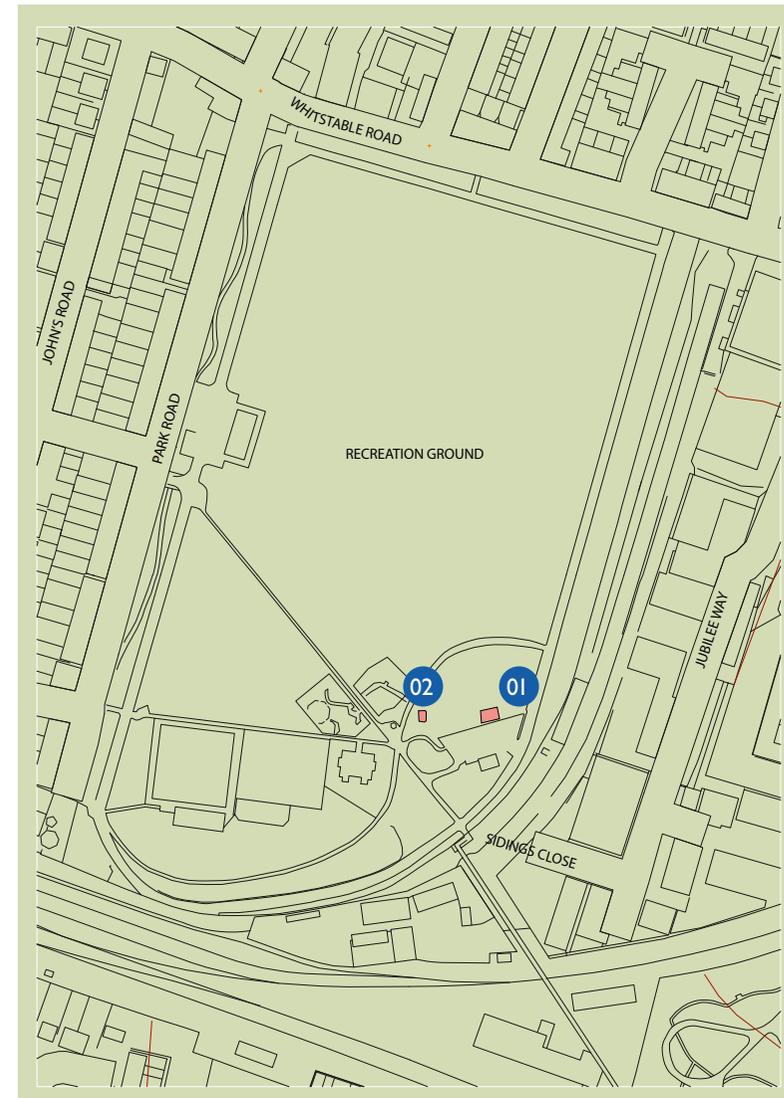
Faversham Recreation Ground contains two listed structures which are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Secretary of State (SoS) is duty bound to compile a list of certain buildings which are identified as possessing not just some interest, but must possess “special architectural or historic interest”. Listing provides statutory protection and works to listed buildings require Listed Building Consent from the Local Planning Authority. It is worth remembering that when a building is listed, it is the entire building that is protected, including those parts of the buildings possessing no special interest, and not just the exterior as is the commonly believed.

The recreation ground is also within the Faversham Conservation Area, which was originally designated in 1971 and subsequently extended in 1976, 1977 and 1991. Section 72(1) of the principal Act requires decision makers with respect to any buildings or land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

DESIGNATIONS PLAN

- Faversham Conservation Area
- Grade II listed buildings
- 01 Lodge Grade II
- 02 Boundary Stone Grade II

This plan is not to scale



Plan showing the Faversham Recreation Ground designations

2 UNDERSTANDING

The National Heritage List for England provides listed building descriptions, however many of the descriptions were written many years ago and often provide limited information and inaccuracies. Historic England now provide an Enhanced Listing Service which not only describes where the special interest of a listed building lies, but also describes where there is no special interest. This is a useful tool with complex listed structures as it identifies areas of low significance which can accommodate minor change and those areas which cannot, or should not be altered. The listing descriptions are as follows:

Name: Gardener's Lodge, Faversham Recreation Ground
List entry Number: 1240641
Grade II
Date first listed: 17th June 1999

Gardener's lodge with covered arcade. Built in 1860 by Benjamin Adkins in Picturesque Gothic style. Built of yellow brick with red brick dressings on ground floor and tile hung above. Tiled roof with stock brick chimneystacks. T-shaped building with 3 gables, having elaborate carved bargeboards. South gable has iron weathervane with Town Arms, mullioned and transomed oriel window supported on brackets and arched entrance below. Attached at ground floor level is an ingenious covered arcade to shelter the public. This has polychrome brickwork to the rear and side walls, half hipped tiled roof and is supported on 4 wooden piers each side. Rear elevation of lodge has casement windows. A most unusual combination of lodge with covered arcade.

Listing NGR: TR0134561448

Name: Boundary Stone 50 metres north west of Gardener's Lodge
List entry Number: 1240605
Grade II
Date first listed: 22nd March 1994

Boundary stone. Mid C18. Stone with curved top of which only about one foot is visible above ground level. Initials T and L (for Town and Liberty) and probably the initial F (for Faversham) is buried beneath the soil. Other side has the initial M. Similar to boundary stone at Chart Mills.

Listing NGR: TR0134561448

The lodge design is incorrectly ascribed to Benjamin Adkins in the above listed building description and the interiors are not mentioned. The true architect was John Marshall Hooker and the interiors are still listed despite their omission from the listing, and works to them will still require listed building consent.

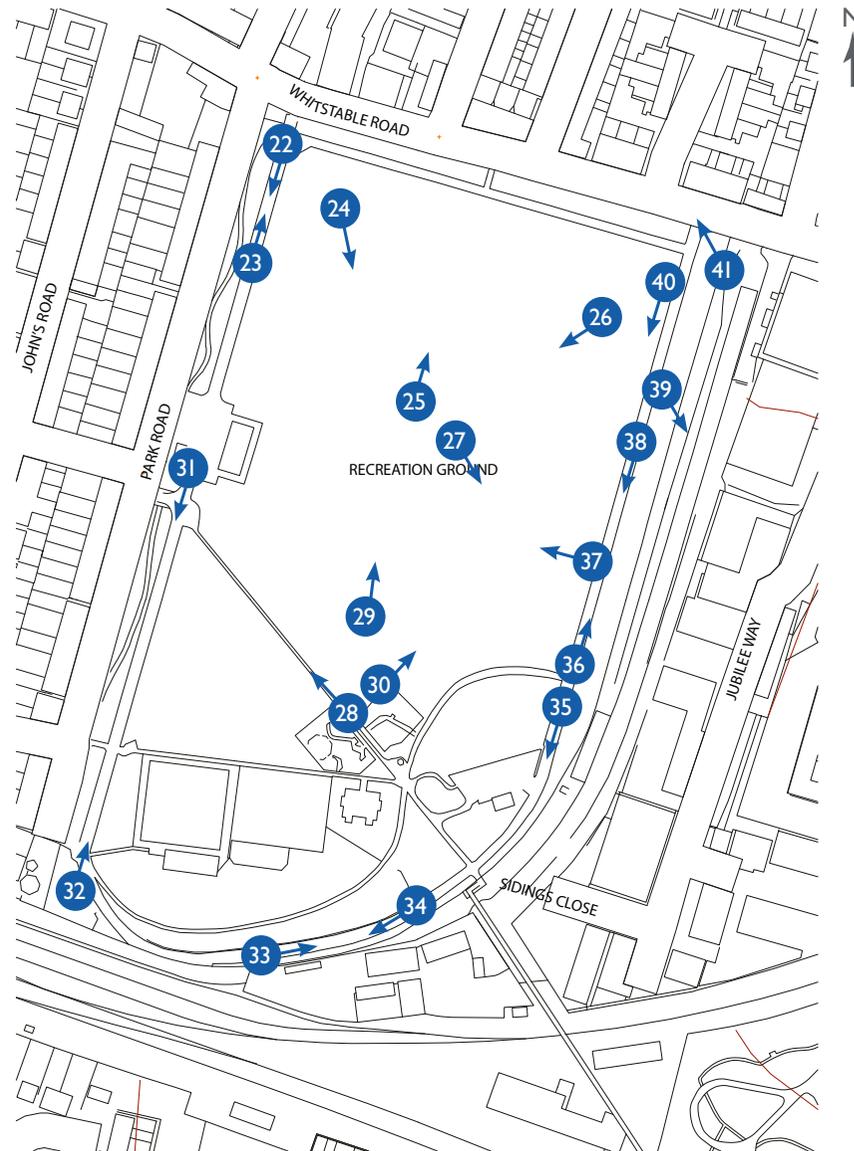
Faversham Recreation Ground is not included on the Register of Historic Parks and Gardens of special historic interest, but is within the Faversham Conservation Area which was first designated in 1971. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

There is a single conservation area appraisal available in the public domain which appears to be an extract from a report to the Planning Committee dated 9th September 2004. It does not identify individual character areas within the conservation area, which one might expect in such a large area, but Chapter 7 'The Railway and its Vicinity' does describe the general character and appearance of the park and the importance of the lodge.

The park is significant in forming part of the town's 19th century heritage and is described as a flat eight hectare site fringed by now-mature trees providing a valuable sense of enclosure around three sides of the park. The distinctive-looking gardener's lodge is redolent of the Victorian era in which it was built and is crucial to the period character of the park. Its skilful position, on slightly elevated ground to the south of the park forms an important focal point in views from the north.

2.4 SITE DESCRIPTION

2.4.1 VIEWS WITHIN PARK



2 UNDERSTANDING



VIEW 21

View looking east on the north perimeter path. The railings which once lined the park have been removed providing a particularly weak boundary edge.



VIEW 22

View looking south on the original tree-lined west perimeter path.



VIEW 23

View looking north on the west perimeter path towards the former entrance gates.



VIEW 24

View looking south from the north end of the park. The park is framed by a dense ribbon of mature trees, many of which were planted in the mid-19th century when the park was laid out. The modern brick pavilion is seen to the right.



VIEW 25

View looking north towards the park boundary along the Whitstable Road



VIEW 26

View looking south west towards the park pavilion and the mature trees along the park's western edge.



VIEW 27

View looking south east on the axis of the listed lodge



VIEW 28

View looking north west along the public footpath towards the park pavilion. The footpath follows an historic public right of way.



VIEW 29

View looking north from the centre of the park.



VIEW 30

View looking north east towards the tree-lined path on the park's eastern boundary.



VIEW 31

View looking south from the carpark adjacent to the pavilion on the west side of the park.



VIEW 32

View looking north from the south west corner of the park.

2 UNDERSTANDING



VIEW 33

View looking east on the pathway to the rear of the park lodge.



VIEW 34

View looking south west on the pathway to the rear of the park lodge.



VIEW 35

View looking south on the park's east path. The north gable of the lodge is visible to the right.



VIEW 36

View looking north on the park's east path.



VIEW 37

View looking west from the park's east path towards the pavilion.



VIEW 38

View looking south on the park's tree-lined east path.



Detail of the junction between the original or historic park railings (left) and the modern railway fencing (right).



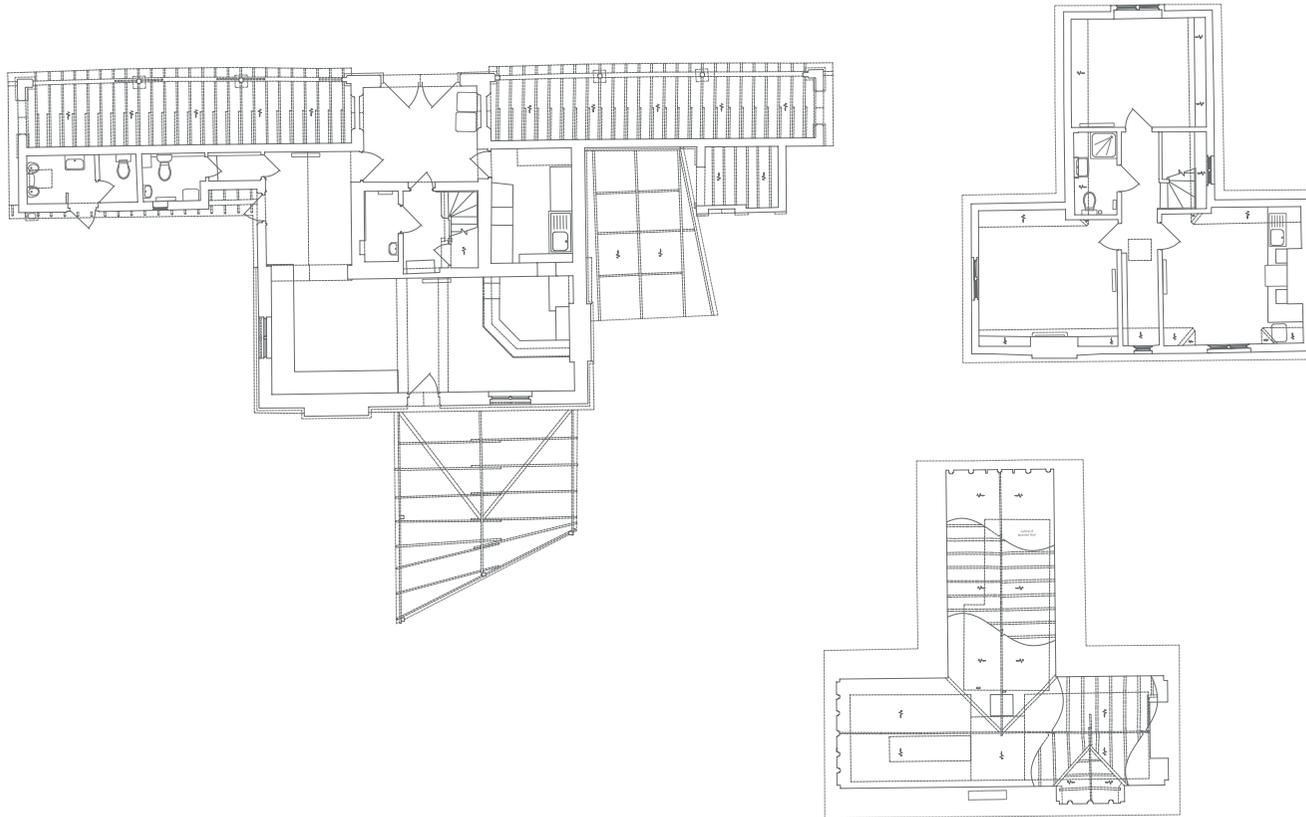
View looking south from the north east corner of the park.



View looking north west towards the original park gates and piers. The original Whitstable Road railings were removed earlier in the 20th century.

2 UNDERSTANDING

2.5 LODGE



Former Gardener's Lodge - Existing Ground, First and Loft Plans



ELEVATION J



ELEVATION I



DATUM 13,00m

ELEVATION L



DATUM 13,00m

ELEVATION K

Former Gardener's Lodge - Existing Elevations

2 UNDERSTANDING



The north elevation of the lodge showing the main entrance with a projecting oriel window above, flanked by two covered arcades.



View looking east across the north elevation of the lodge. The vertically hung tiles were added at first floor level in the mid-20th century to cover the original timber framing which presumably survives beneath.



View of the west end of the arcade. Note the vertical crack marking two distinct construction phases. The WCs to the rear of the arcade were added after the original construction date in the mid-late 19th century.



View looking east in the west arcade showing the scars in the ground of the former public bench which ran the length of the shelter. Originally there would have been uninterrupted views along the west arcade, through the entrance porch and into the east arcade beyond. The vista was truncated in the early 1990s when the external porch was enclosed and the side arches brick-infilled.



View looking south west along the west arcade.



View looking north west towards the rear elevation of the lodge. The vertically hung tiles were introduced in the mid-20th century and relate poorly to original features such as the chimney stack, where they appear flush, and the windows, where large reveals are formed. The pergola is a modern structure.



The south elevation of the lodge.



View looking north towards the rear of the lodge. The WC block is not shown on the original drawings by Hooker, but appear to have been constructed later in the 19th century. The west end of the WCs looks to have been rebuilt recently.



View looking east towards the west elevation of the lodge. The single storey range appears to have been constructed later than the lodge as is evidenced in the brickwork joint and the ground floor window has been infilled.

2 UNDERSTANDING



View inside the WC block to the rear of the west arcade.



View inside the WC block to the rear of the west arcade.



View of the east elevation of the lodge showing the location of an original doorway flanked by two windows.



View of the single storey structure to the rear of the east arcade. The structure, which wasn't part of Hooker's original design, was added later in the 19th century and may have been a two door privy. The original doorways have been bricked up.

2.6 LODGE INTERIOR



View looking north in the clubroom. The arch was formed in the early 1990s possibly replacing an earlier arch or a solid wall dividing the front and back rooms.



View looking east in the clubroom towards the modern bar counter. Very few historic architectural features survive internally including the fireplace which once occupied the east wall



View looking west in the clubroom. The nib on the north wall possibly marks the position of a former wall when the clubroom was divided into two small rooms with fireplaces separated by a corridor leading to the rear of the lodge.



View looking north east in the entrance lobby. The east arch was infilled in the early 1990s and has graffiti at high level suggesting that it was originally an external opening in a porch. The concrete threshold possibly marks the position of the original wall and transition from exterior (flagstones) to interior (carpeted).

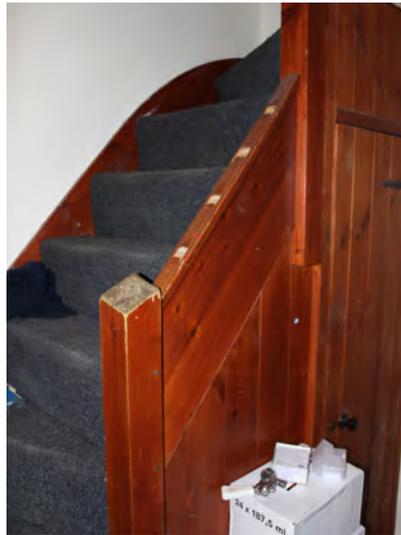


View looking north west in the entrance lobby. The west arch has also been infilled and shows considerable wear and grime at its base possibly from water splash back, supporting the theory that the entrance lobby was formed from an outer porch. The top of the pointed arch is higher than the ceiling which suggests that the ceiling is also a later insertion. The doors were hung in the early 1990s, possibly when the external porch was enclosed to form an internal lobby.

2 UNDERSTANDING



View looking south in the kitchen. No features of architectural or historic interest survive and the hatch is almost certainly a later intervention, probably formed when the bar was laid out in the clubroom in the 1990s.



View of the main staircase which appears to be modern stained timber with balusters removed.



View looking east in the kitchen. All fixtures and fittings are modern and the original fireplace has been removed.



View looking south in the west bedroom. The simple fire surround has been retained.



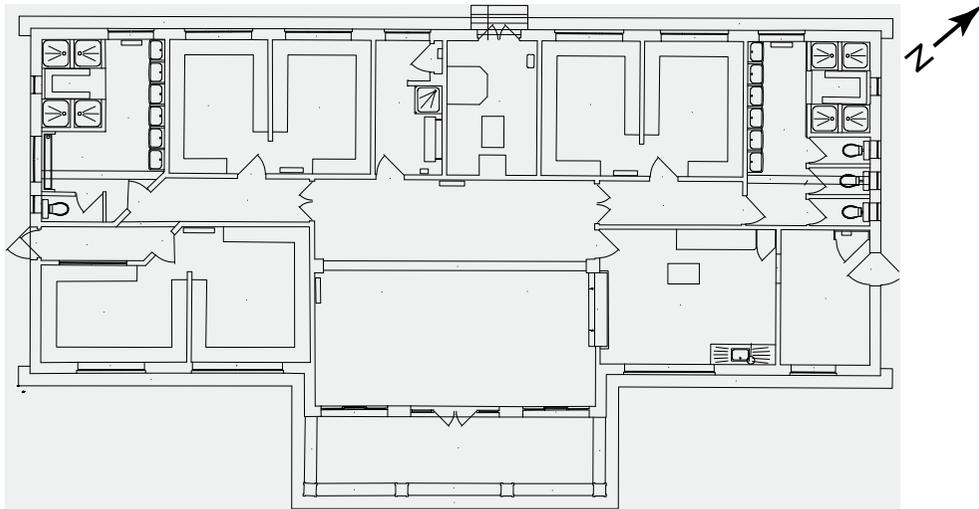
View looking north west into the bathroom. Hooker's plans of the 1860s show this area as the cupboard.



View looking south in the first floor corridor. The plan-form at first floor level is original, the seemingly pointless space provides light into the hallway.

2.6.1 WEST PAVILION

PAVILION FLOOR PLAN



ELEVATION A - EAST



ELEVATION B - SOUTH



ELEVATION C - WEST



ELEVATION D - NORTH



2 UNDERSTANDING



View looking south towards the north end of the pavilion.



View looking south-east towards the north end of the pavilion.



View looking east towards the west elevation of the pavilion.



View looking north towards the south end of the pavilion.



View looking north-west towards the pavilion.



View looking west towards the east elevation of the pavilion.



Detail of the pavilion portico. Original plans, dated November 1960 show the portico as an open-sided structure. The metal grilles have been added since.



View of the south changing rooms



View of the north WCs



View looking north in the main hall



View looking south in the kitchen



View looking north in the pavilion attic space

3 HISTORIC DEVELOPMENT

3.1 EARLY HISTORY

3.1.1 THE TOWN OF FAVERSHAM

There is evidence of sparse Iron Age settlement at Faversham, namely an early iron age farmstead in the 6th century BC and a later iron age farm in the 1st century BC.⁰¹

During the Romano-British period, a small settlement was established at Ospringe, 1-mile south-west of Faversham. Watling Street, the ancient road from Dover to Wroxeter in Shropshire, lay just to the south of Faversham. Some Romano-British buildings, mainly villas, were found around Abbey Street, these may have been positioned around an early harbour at Faversham Creek.

During the Saxon period, from at least the 6th century, Faversham, known as Fafresham and Fafresfeld, was at the centre of a Saxon royal estate. The Saxon settlement developed around a crossroads beside a ford across the head of Faversham Creek, where roads from Milton, Ospringe and tracks from the Oare Creek and Watling Street converged.⁰² Towards the end of the Saxon period, the town acquired its own market, just to the west of the crossroads, which explains the layout at the core of the town around Court Street, East Street and West Street. In the 11th century, the town became a member of the Cinque Ports Confederation, founded for trade and military purposes, as a limb or associated member to Dover.

In the Norman period, Faversham was a thriving port and market town. King Stephen founded an Abbey at the north-east side of Faversham in about 1148 (where Abbey Street lies today) which further added to the significance of Faversham. The abbey was dedicated to St. Saviour and twelve monks from the Cluniac Priory of Bermondsey.⁰³ The abbot acted as lord mayor, assuming the same privileges of the kings of England and dictating the government of the town, which angered the inhabitants and resulted in a sharp divide between town and abbey. The Abbey was dissolved in 1538 during Henry VIII's Dissolution of the Monasteries and the site and adjoining land was granted to Sir Thomas Cheney, Lord Warden of the Cinque Ports. Five years later the land was passed to Thomas Arden of Faversham, who lived in the abbey lodge and was murdered there in 1550.⁰⁴

Queen Elizabeth founded a grammar-school at Faversham in the early 1550s. The market-place hall and guildhall above was erected in 1574.

⁰¹ English Heritage, *Kent Historic Towns Survey: Faversham, Archaeological Assessment Document*, December 2004, p.

⁰² English Heritage, p. 8.

⁰³ Greenwood, p. 256.

⁰⁴ Greenwood, p. 257.

Edward Jacob's map of Faversham, c.1764, shows a simple settlement concentrated on four main streets, namely West Street, Preston Street, East Street and Court Street. The development clustered around the market place, to the south-west of the abbey, and the street layout is still visible today; the north-south streets (Abbey Street and Preston Street), the east-west streets (East Street and West Street) and the Market Place are still at the centre of the town. The land around the settlement is characterised by a patchwork of fields. The site of the present Recreation Ground is either meadowland or orchard and features at least two historic footpaths, east-west; the more southern path remains at the Recreation Ground today. The road at the bottom corner of the map is Watling Street (now the A2 or London/ Canterbury Road), which at this point runs mainly through orchards.⁰⁵



Detail of Jacob's Map



⁰⁵ F.S.A.R.G, Preston: A most peculiar parish 2013-15, p. 3.

Edward Jacob, Map of Faversham, c.1760-1774 (National Archives)

3 HISTORIC DEVELOPMENT

By the end of the 16th century Faversham was the main port for London's grain; in the 17th and 18th centuries a combination of industries flourished including oyster fishing, gunpowder manufacturing and brewing.

A topographical map of Kent surveyed by Andrews, Dury and Herbert in 1769 shows Faversham, at this point labelled as 'Feversham', at the northern boundary on the east side of the county lying alongside a tributary from the East Swale. The Church, St Mary of Charity, is marked to the north of a road, probably East Street; the site of the Recreation Ground sits to the south of this road.

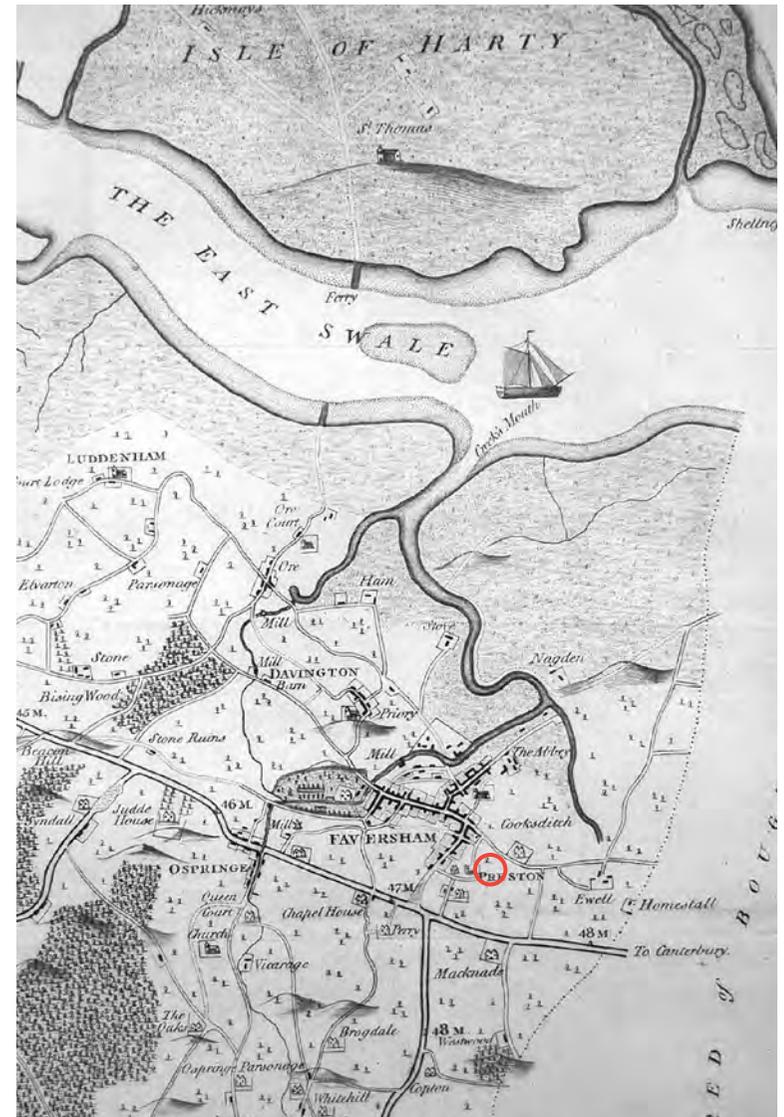


Andrews, Dury and Herbert, Detail of a Topographical Map of the County of Kent, 1769 (Kent History Centre)

Hasted's map of the Faversham Hundred in c.1798 provides a more detailed insight to the lie of the land in the town of Faversham. Prominent sites marked include the Abbey remains, as well as St Mary of Charity, both to the east of Abbey Street. 'Cooksditch' is marked further to the east; an ancient seat inhabited at this point by the family of Mr Stephen Gillow.⁰⁶ South of Cooksditch, West Street and East Street cross Abbey Street; West Street is developed with houses and plots of land, East Street is largely undeveloped with meadows and pasture.



Edward Hasted, A Map of the Hundred of Faversham, c.1798 (Kent History Centre)



Detail of Hasted's Map



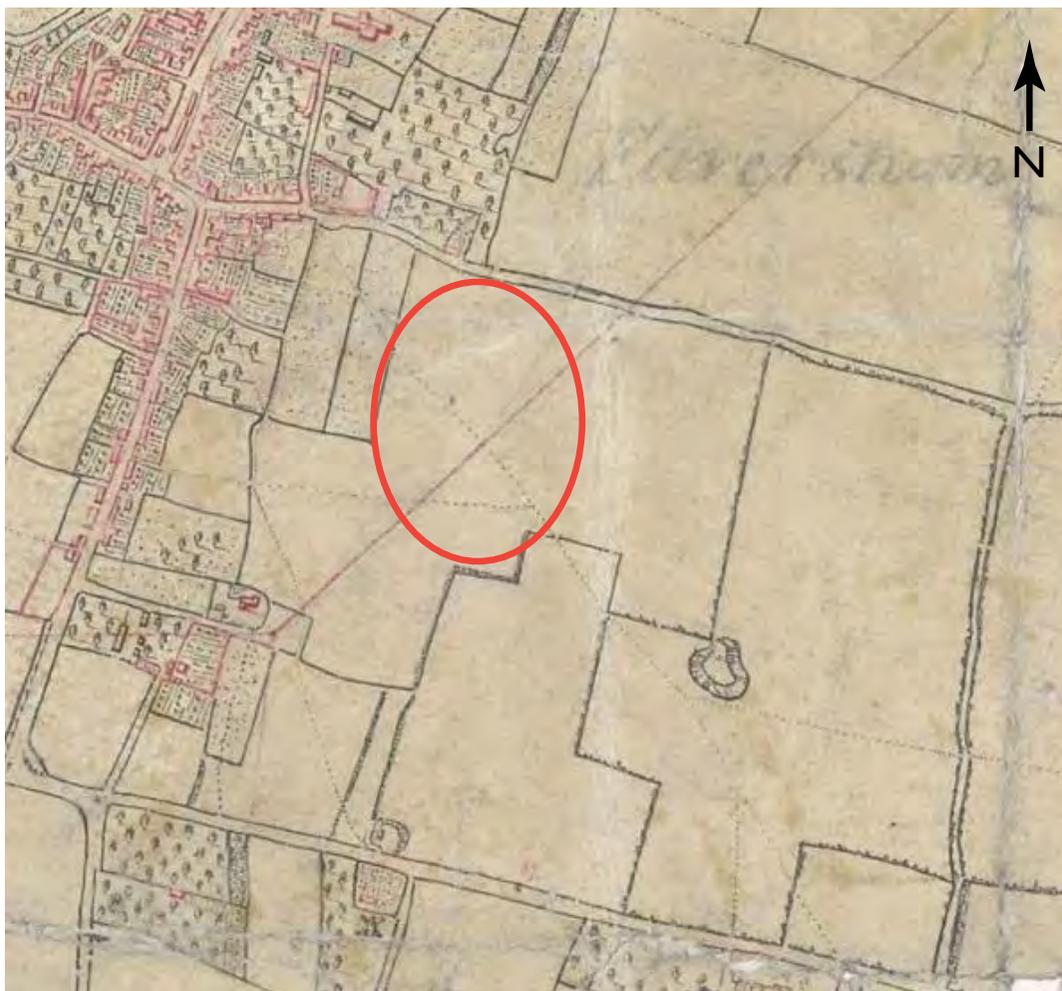
3 HISTORIC DEVELOPMENT

A more detailed late-eighteenth century map of the town of Faversham shows the later site of the Recreation Ground, with several footpaths crossing the land (also shown on the Jacob's map but slightly differently); the diagonal footpath running north-west was incorporated into the Recreation Ground.

South-East Faversham

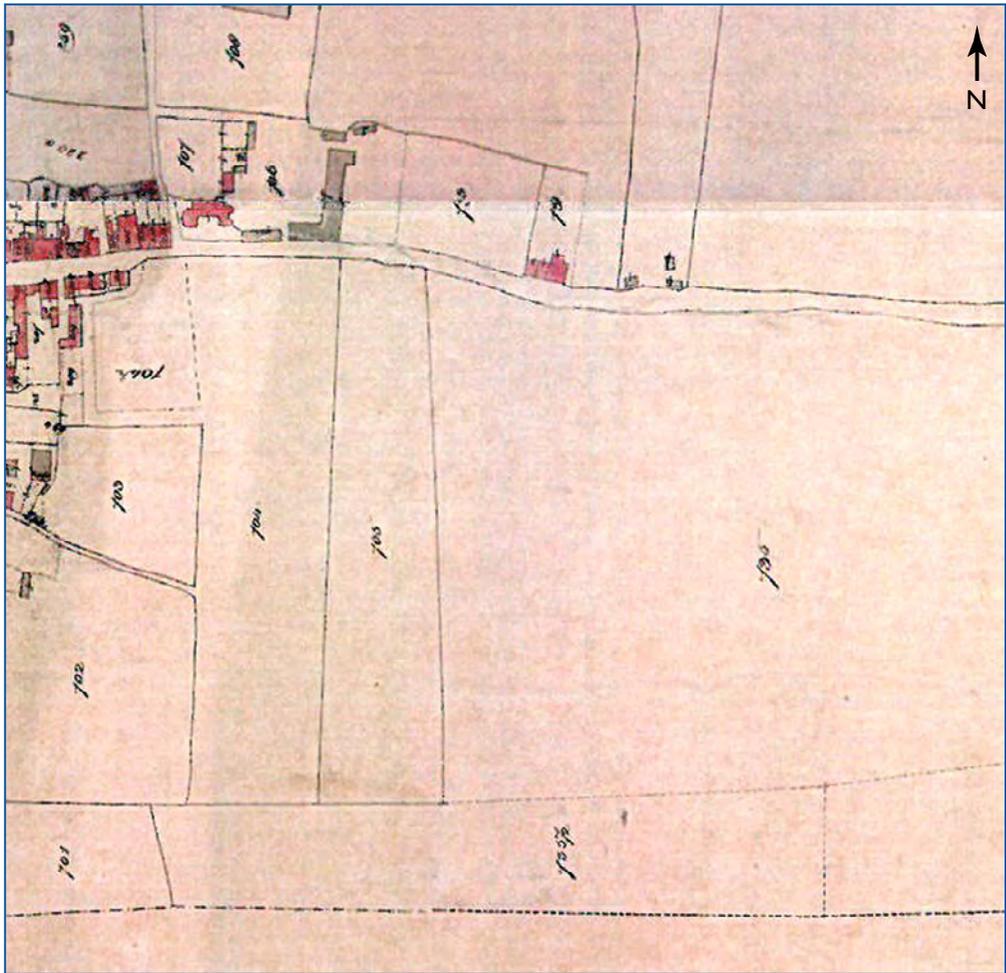
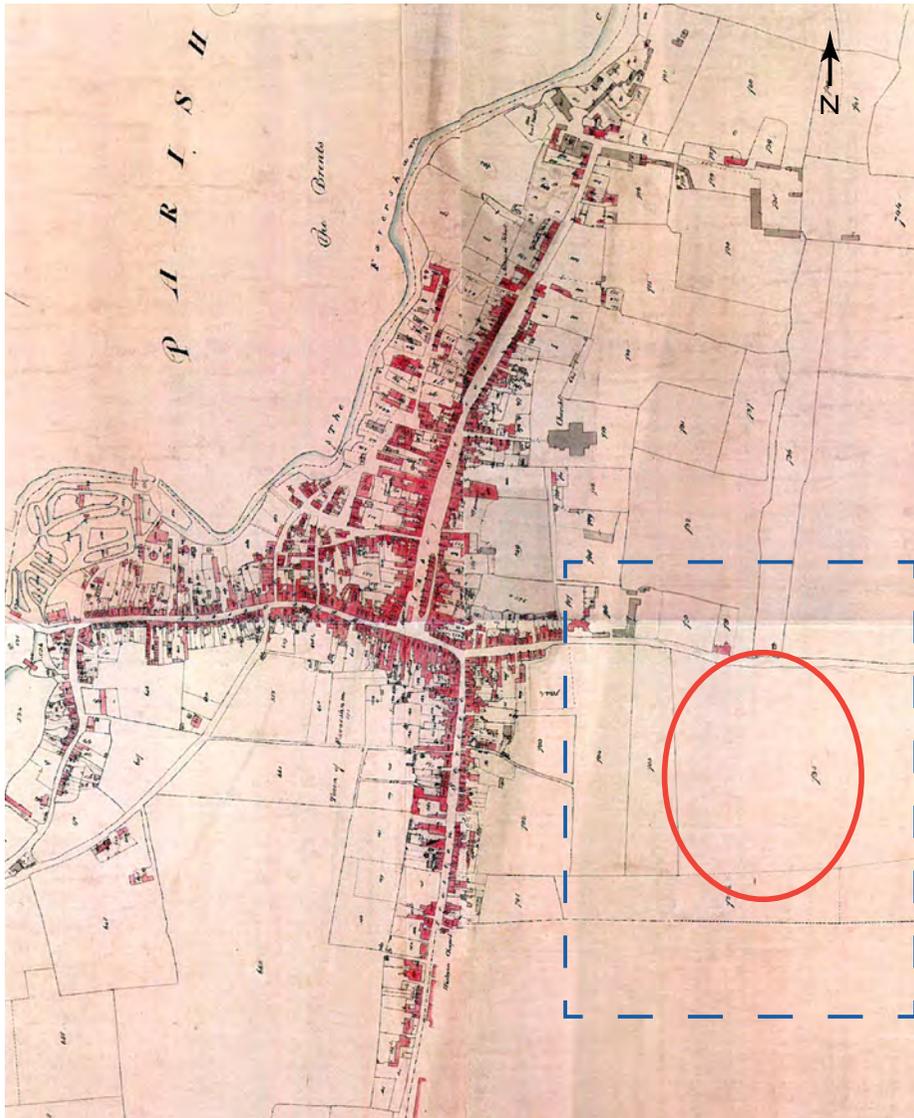
The tithe map of 1839 shows the development in the South-East of Faversham to be concentrated around Abbey Street and Preston Street on a north-south alignment with East and West Street running across transversely. The plot of land, just south of East Street, labelled 735, is the site of the present Recreation Ground. According to the tithe apportionment, Elizabeth Simpson owned this land as well as a house to the west on the opposite side of the road with stables and yard (706 and 707) and various other outbuildings, meadows and orchards. This may have been part of Cooles Ditch or Cooksditch Farm, mentioned above.⁰⁷

In 1858, the South Eastern Railway Company opened a main line between Faversham and Strood with connections to London. The Faversham Creek branch was opened in 1860, which would later dictate the shape of the south-western side of the Recreation Ground. In 1861 the railway was extended to Canterbury and Dover. The present railway station and goods yard were built in 1897. The arrival of the railways triggered new areas of housing and development.



Map of Faversham, 1798, British Library

⁰⁷ Kent Archaeology, Faversham Tithe award schedule Part 2, 30 September 1839



Faversham Tithe Map, 1839 (Kent History Centre)

3 HISTORIC DEVELOPMENT

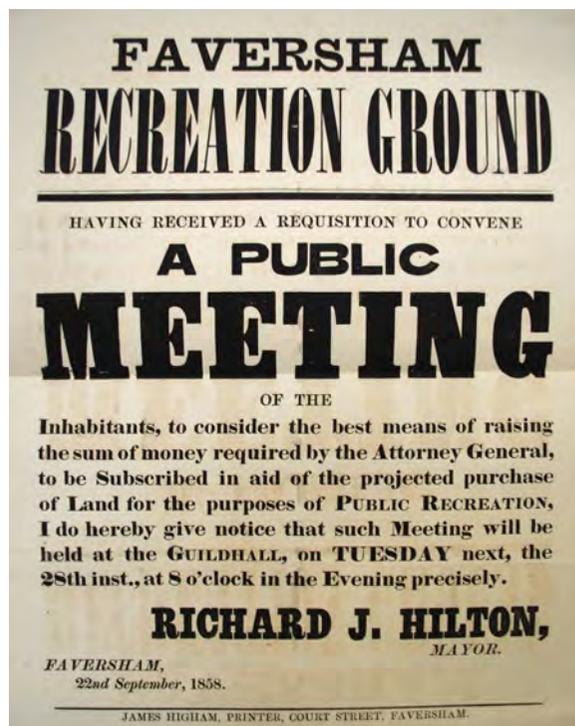
3.1.2 MID-19TH CENTURY: THE RECREATION GROUND

By the late 1850s the need for a space or building for the public benefit was already in discussion; however, there were a couple of options available to suit this requirement. In August 1857, a public meeting resolved to purchase Mrs Simpson's Meadow (labelled 735 on the tithe apportionment).⁰⁸ The meeting also highlighted the popular notion that said meadow should serve public recreation rather than a public library and reading rooms as initially intended by the Trustees.⁰⁹ The argument that the town had a lending library containing 1200 volumes and not an inch of ground nearby dedicated to the purpose of public health and recreation was raised.¹⁰

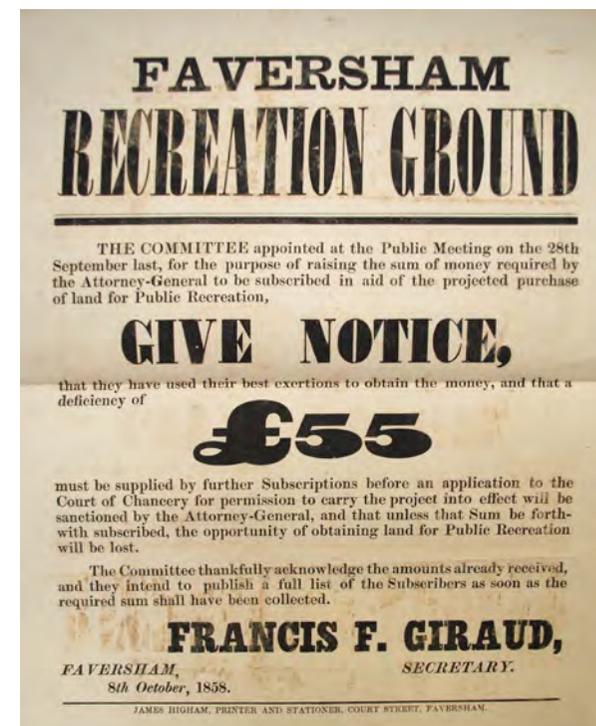
In July 1858, the inhabitants of Faversham created a petition with 143 signatures to show that a place for public recreation would be 'a source of great and permanent benefit to all classes' and in August a newspaper requested the Trustees of Public Charities to reconsider the provision of a public recreation ground. This article states that although it may be too late to acquire Gillow's meadow, there are still several acres adjoining the meadow which might be purchased at a reasonable rate.¹¹

By early September the Trustees of Public Charities had given permission for the use of a sum of money (£4,700) out of Henry Wreight's Charity towards the purchase and endowment of land.¹² Henry Wreight, an important benefactor to Faversham, left a fortune to the town on his death in 1840; the funds went towards the Almshouses in South Road, the Wreight School in Church Road and the District School in Church Road, as well as the Recreation Ground. The Trustees' one condition in return was that at least £500 be voluntarily subscribed in aid of the recreation

ground. Subscription lists were opened at the bank and other places in order to reach the required sum and closed at the end of the month.¹³ A poster of September 1858 shows the Mayor and inhabitants contemplating the best way to raise the funds for the works. By October 1858 a Committee had been appointed for the purpose of raising the sum of money required to be subscribed in aid of the projected purchase of land for Public Recreation; the Committee had obtained the money required short of £55, which they asked be funded by further subscriptions.



Public Poster, September 1858 (Kent History Centre)



Public Poster, October 1858 (Kent History Centre)

⁰⁸ Resolutions of public meeting respecting the purchase of Mrs Simpson's Meadow, 11 August 1857 (Kent History Centre)

⁰⁹ Minutes, Faversham United Municipal Charities, 21 December 1857, 16 August 1858.

¹⁰ Memorial from Trustees of Public Charities of Faversham to Attorney General, 16 August 1858.

¹¹ British Newspaper Archive, *Maidstone Journal and Kentish Advertiser*, Saturday 7 August 1858.

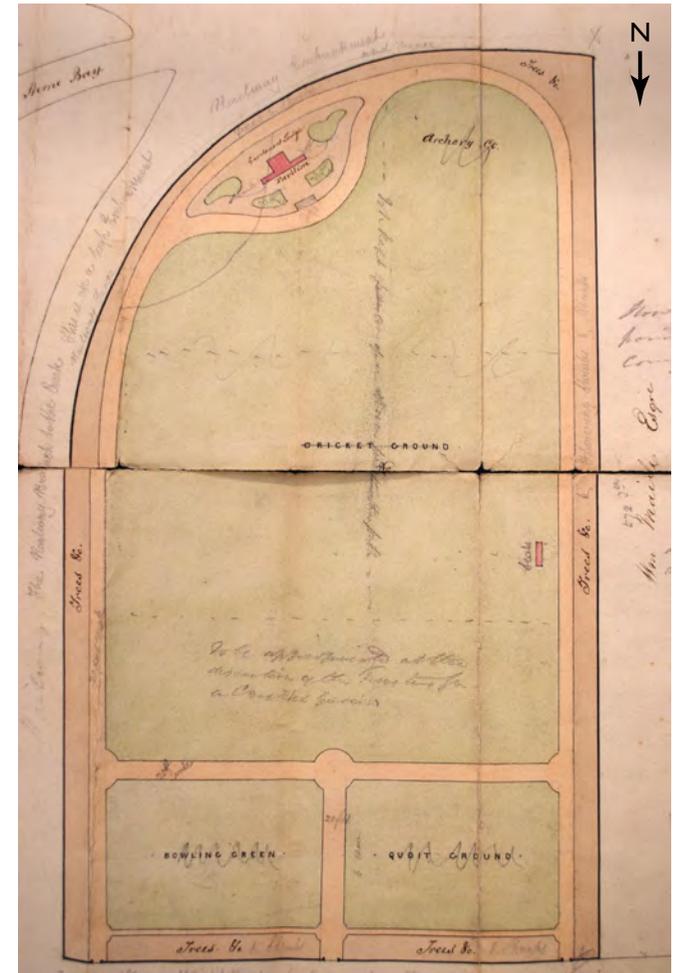
¹² Minutes, Faversham United Municipal Charities, 30 August 1858.

¹³ British Newspaper Archive, *Maidstone Journal and Kentish Advertiser*, Saturday 11 September 1858.

A list of subscriptions in aid of the purchase and endowment of land for the Recreation Ground published on 13 December 1858 shows that £501, 18, 10 had successfully been raised.

List of subscriptions in aid of the purchase and endowment of land for purposes of public health and recreation, 13 December 1858 (Kent History Centre)

Various letters and designs from different architects and designers were applied to the Trustees of the Public Charities for the design of the Recreation Ground. In December 1858, William Masters & Son, Landscape Gardeners of Canterbury and Maidstone, wrote a letter addressing the brief suggesting the need for a larger space for games requiring room as well as smaller spaces for more contained games; they also suggest the need for three buildings (including a gardener's lodge and a rustic building for shelter and shade). Minutes of a meeting held by the Trustees of Public Charities on 15 December 1858 record that they had considered a rough plan of Masters & Sons' showing ideas for how the land, proposed to be purchased, should be laid out and planted.¹⁴ The Trustees resolved to adopt the plan, subject to several alterations and modifications. Masters & Sons' application was clearly pursued as in January 1859 they had produced a detailed working designs for the landscaping of the site; the architect, John M. Hooker's signature is also present. The Gardener's lodge and boundary wall, however, are shown in a position slightly further south than the existing site; a pencil annotation marks the correct position, possibly chosen after consultation.



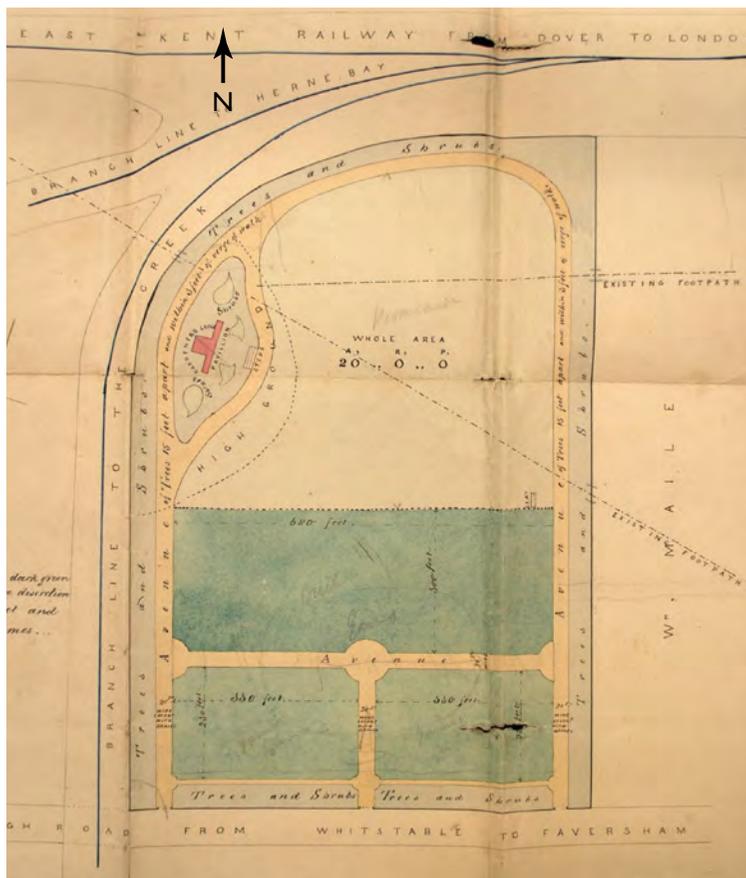
Master & Sons and J. M. Hooker, Design for laying out and planting the proposed site of the exercise and Recreation Ground at Faversham, January 1859 (Kent History Centre)

¹⁴ Minutes, Faversham United Municipal Charities, 15 December 1858.

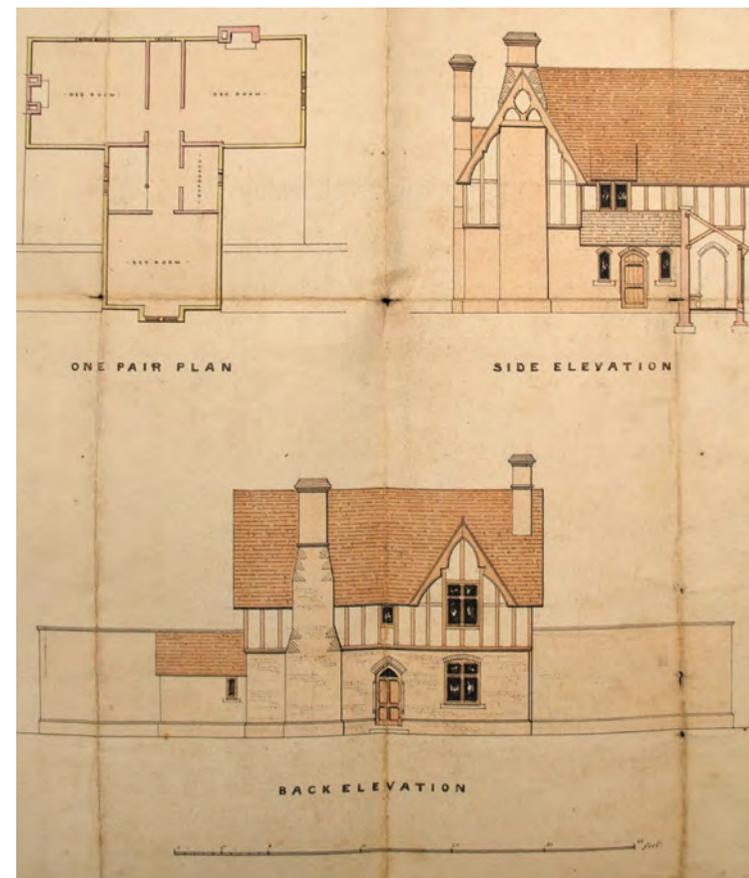
3 HISTORIC DEVELOPMENT

An alternate plan dating to May 1859 was drawn up by Benjamin Adkins, the architect currently and erroneously accredited with the design of the lodge.¹⁵ Adkins' plan suggests a similar landscaping to the Masters & Son/ Hooker plan; however, there are crucial distinctions between the gardener's lodge in Adkins' plan and that by Masters & Sons/ Hooker and, the building as realised, namely in the orientation. The building in Adkins' plan faces to the west, whilst the realised lodge (and that depicted by Masters & Son and Hooker in January 1859) is angled to the north-west to face more of the park. Both Masters' / Hooker's and Adkins' plans for the Recreation Ground feature a formal section at the north end with straight avenues partitioning areas for specific sports such as quits or bowling; these elements of formal landscaping were never realised.

In April 1859 John Hooker and Lewis Shrubsole produced a first-floor plan and elevations (side and back only). The building was built according to these plans, however, it has since been altered (namely the later tile-cladding at first floor-level). Hooker predicted that all the buildings were to be 'covered' by the 1 December 1859, and the whole of the works were to be completed before the 1 May 1860.



Benjamin Adkins, *Design for laying out and planting the proposed site of the exercise and recreation ground at Faversham, May 1859* (Kent History Centre)

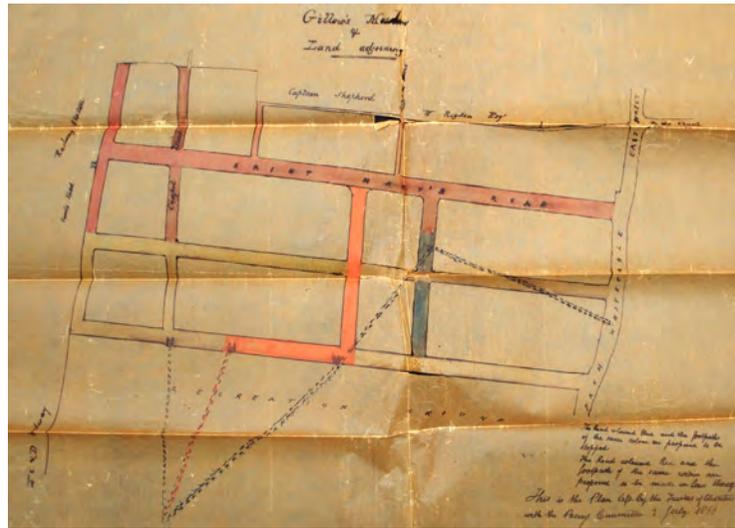


John M. Hooker and Lewis Shrubsole, *Recreation Ground Lodge, plan and elevation, 1859* (Kent History Centre)

¹⁵ [Historic England list entry](#)

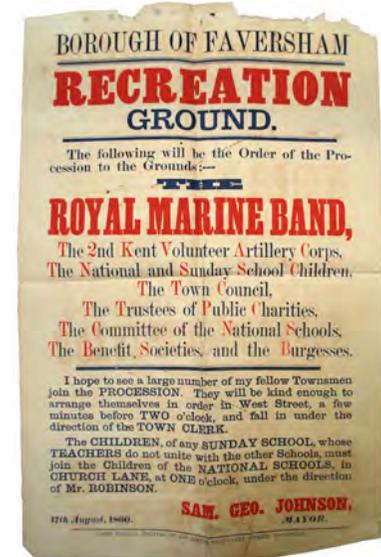
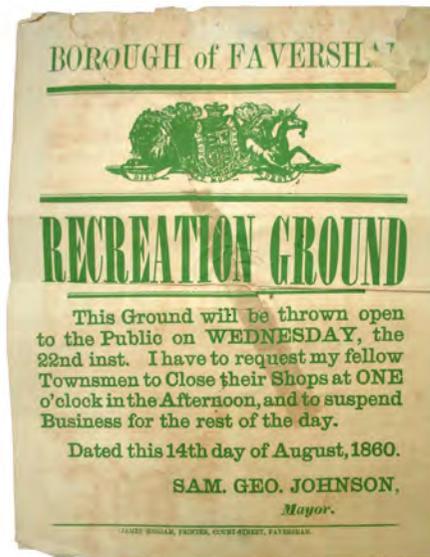
A detailed specification of works dating to April 1859 by John. M Hooker, for the lodge reinforces the theory that Hooker was indeed the main architect involved. He states the roles of the excavator; bricklayer, mason, carpenter, joiner, tiler, plasterer; plumber, painter, glazer and [lock]smith. Hooker's document specifies what kind of brickwork should be used for individual walls, the correct materials for water pipes and the varieties of wood to be used. He also mentions that the works should be carried out in accordance with the drawings, probably the April 1859 drawings discussed above, but adds that 'other detail drawings may be finished during the progress of the works'.¹⁶ Hooker also writes that the 'consideration money', except the sum of £25, can be paid in instalments of not less than £50 during the progress of the works.

A version of this specification, although more formally executed, is signed by the builder Lewis Shrubsole (also mayor of Faversham in the 1870s and 1880s).¹⁷



Gillow's Meadow of land adjoining the Recreation Ground, July 1860 (Kent History Centre)

By mid-1859, the Trustees of the Charities of the Borough of Faversham were prepared to receive tenders for the erection of oak fencing on the west and north sides of the site.¹⁸ It is not known whether the oak fencing was ever constructed. The Recreation Ground was built in 1860. The Kentish Gazette records a gala day on Tuesday 28 August upon the opening of the Recreation Ground; shops were closed and business suspended for the afternoon, the opening ceremony was marked by speeches, a band and a procession.



Public Posters, relating to the public opening of the Recreation Ground, August 1860 (Kent History Centre)

¹⁶ Hooker, Specification of Works, April 1859 (Kent History Centre).

¹⁷ Shrubsole, Contract Recreation Ground, 5 September 1859 (Kent History Centre).

¹⁸ British Newspaper Archive, Kentish Gazette, Tuesday 12 July 1859.

3 HISTORIC DEVELOPMENT

A drawing shows St Mary's Road (red) as proposed in 1860. The drawing also shows proposals for a new footpath (red) to replace two footpaths either side (coloured blue); it appears these footpath proposals did not go ahead.

The land was laid out under the superintendence of Alderman Masters, of Canterbury (William Masters & Sons as discussed above) and 'arranged to meet all the wants of a town population'; these wants were apparently for 'the more manly sports of cricket, quoits', as well as for more relaxing walks and terraces, terminated by a neat gabled cottage, with verandas and benches under the sheltered walls for 'the aged or wearied invalid to sit and view from this elevated spot the sports of the athletic or the gambols of the young members of the community.'¹⁹ Wealthy residents donated around 80 pounds to provide 1,200 girls and boys with tea and cake, and a band to enhance the status of the procession and enliven spectators. The band, from Chatham, played martial songs at 2pm. The Chairman of the Trustees of Public Charities, Mr Bates, gave a speech detailing that nearly £5,500 had been spent on the ground and buildings for the inhabitants of Faversham. Finally, the Mayor gave a speech gratefully receiving the ground and commenting on the importance of fresh air for 'the toil-worn mechanic' and thanked Mr G. Murton of Surrenden and Mr Spong who had carefully laid out the grounds, planting the seed and making paths.

The park was laid out with a perimeter path lined by lime, maple and ash for formal promenading. These formal tree avenues framed an open space for public recreation and sport. At the south-eastern corner, looking out upon the park, was the Lodge.

The earliest OS map of Faversham (1865) shows the Recreation Ground on the south-east side of the town. The Recreation Ground lies south of Whitstable Road, opposite a large pasture with a Cattle Market. St Mary's Road has also been built to the south of East Street, between the Recreation Ground and Preston Road. The London Chatham and Dover railway line skirts the southern perimeter of Recreation Ground. The land to the east of the Recreation Ground is still taken up by fields and Faversham Creek railway. The Ground is depicted as an open space, with a diagonal path on a north-west/ south-east axis, a T-shaped building at the southern end with a boundary wall and tree planting around the perimeter.



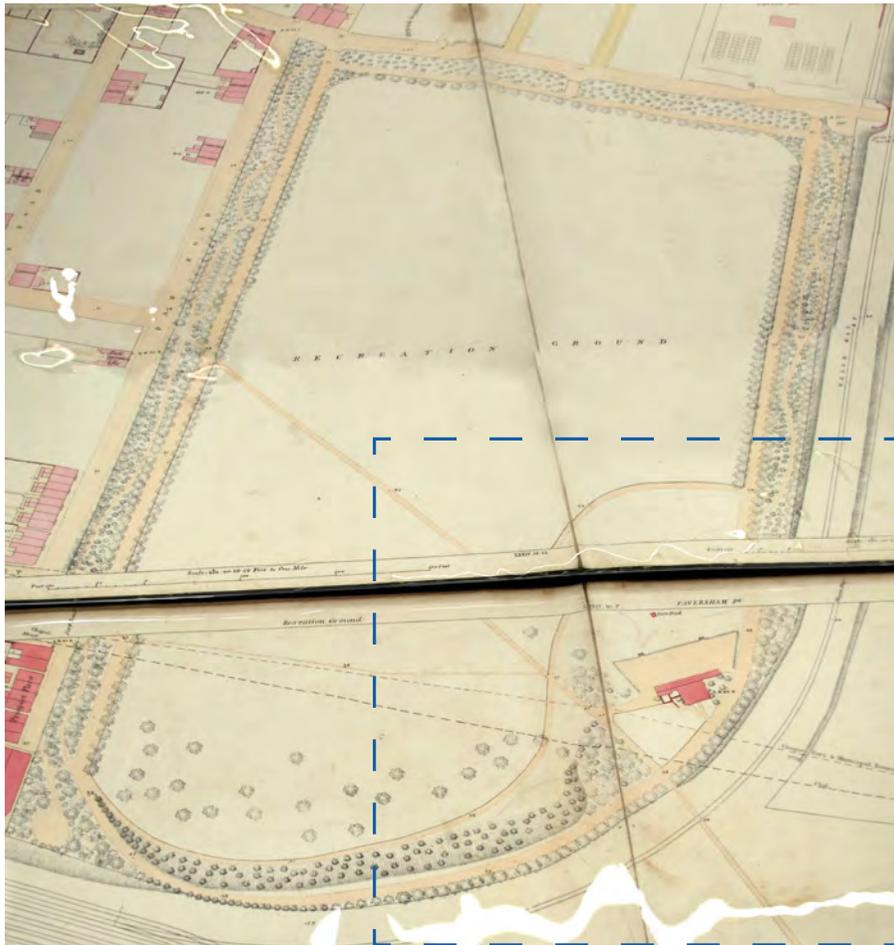
OS map, 1865 (National Library of Scotland)



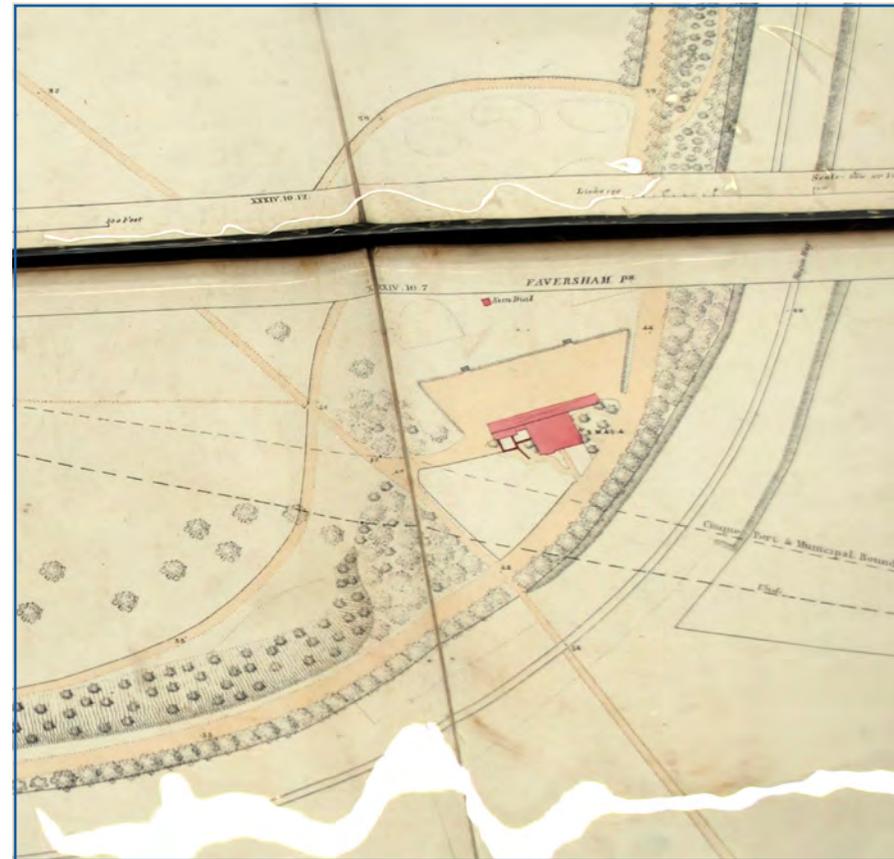
Detail of OS map, 1865 (National Library of Scotland)

¹⁹ British Newspaper Archive, *Kentish Gazette*, Tuesday 28 August 1860.

An undated Ordnance Survey town plan (mid/late 19th century) also records the T-shaped building, with a tarmacked area and steps in front, at the southern end of the site. A structure marked as a sun dial illuminates the same featured, but unlabelled, structure on the 1865 OS map.



Local town plan, Faversham, undated (Kent History Centre)



The map shows the 'T-shaped' building with rear extensions to the west veranda and a small walled yard. Access to the lodge is from the rear.

3 HISTORIC DEVELOPMENT

3.1.3 LATE 19TH AND EARLY 20TH CENTURY

A drinking fountain and water supply was gifted to the Recreation Ground in April 1888 by Reverend George Jones Hilton.²⁰ During Hilton's walks about the grounds he was struck that a water source would add a little pleasure for the young people playing there. Hilton also paid £120 for the upkeep of the fountain and the water supply to the fountain (predicted to cost £2 per year). The fountain was complete by June 1888. However, the fountain was vandalised in the mid twentieth century and the statue was removed.



The Hilton Drinking Fountain undated (late 19th century/ early twentieth century) (Kent History Centre)



The Hilton Drinking Fountain undated (late 19th century/ early twentieth century) (Kent History Centre)

²⁰ Letter from Mr Hilton to Mr Giraud, Clerk of Trustees of Faversham Municipal Charities, 19 April 1888.

An 1896 OS map shows the development of the town to the north-west of the Recreation Ground along St John's Road, St Mary's Road and the new Newton Road. The area to the north of the Recreation Ground had also evolved; the Cattle Market had been extended and built up. The land to the east of the Recreation Ground, as yet unswallowed by the town, remained largely undeveloped at this date. Since the 1865 map the Band Stand had been built (1895) north of the Lodge at the south end of the Ground.

In 1897 Faversham Recreation Ground (excluding the Hilton Drinking Fountain) was transferred from the authority of the Trustees of the Public Charities to that of the Town Council of Faversham; the Trustees were to give the Council out of the Wreights' General Fund £82.10 yearly towards the maintenance of the Ground.



OS map, 1896 (National Library of Scotland)



View looking south-east along the historic public right of way in the mid/ late 19th from the west side of the park. The lodge is shown to the left of the footpath and the bandstand has not yet been built. (Kent History Centre)



Queen Victoria's Diamond Jubilee Celebrations, floats in the Recreation Ground with the Bandstand visible in the background, 1897 (Peter Kennett, Faversham from Old Photographs)

3 HISTORIC DEVELOPMENT



Lodge and Bandstand, c.1905 (Kent History Centre)



Panoramic view of the Recreation Ground showing the Bandstand (left), Water Fountain (centre) and Lodge (right), 1905 (Kent History Centre)



Sports day at Faversham Recreation Ground, August 1906 (Kennett)



The Bandstand, c.1910 (Kent History Centre)



View from the Lodge with the sundial, early 20th century (Kent History Archive)



The bandstand, undated (early 20th century) (Kent History Centre)

3 HISTORIC DEVELOPMENT



An entrance gate in the fog (location unknown), early 20th century (Kent Archives)



Lodge and bandstand, early 20th century (Kent Archives)



Lodge and bandstand, early 20th century (Kent Archives)

The management of the Hilton drinking fountain was transferred from the Trustees of the Faversham Municipal Charities to the Council of the Borough of Faversham in November 1907.²¹

The Faversham Conservative Bowling Green opened in c.1910. The photograph opposite shows the bowling club's original pavilion in the recreation ground.

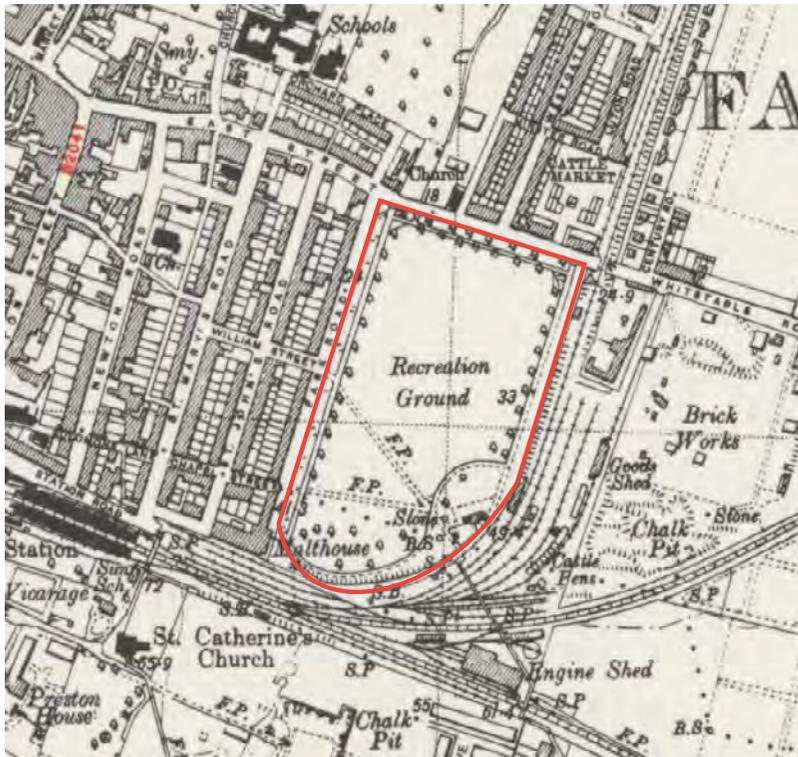
The Recreation Ground was used as a temporary camp during the First World War when the West Lancs Royal Field Artillery arrived in November 1914.



West Lancs Royal Field Artillery at Faversham Recreation Ground, November 1914 (Kennett)



Faversham Bowling Club outside their pavilion, 27 September 1934 (Kennett)



OS map, 1938 (National Library of Scotland)

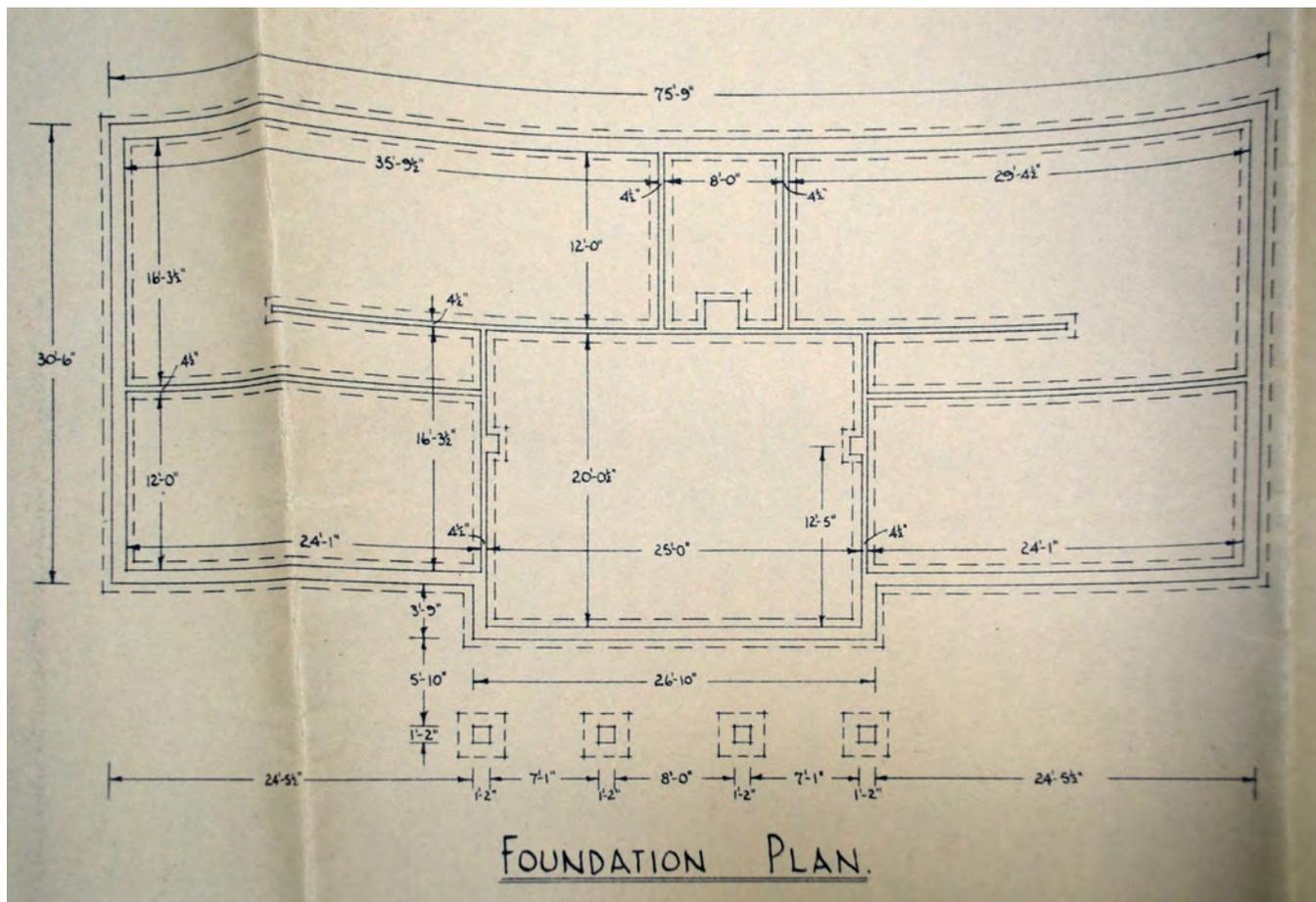
²¹ Draft Charity Commissioners Scheme, November 1907 (Kent History Centre).

3 HISTORIC DEVELOPMENT

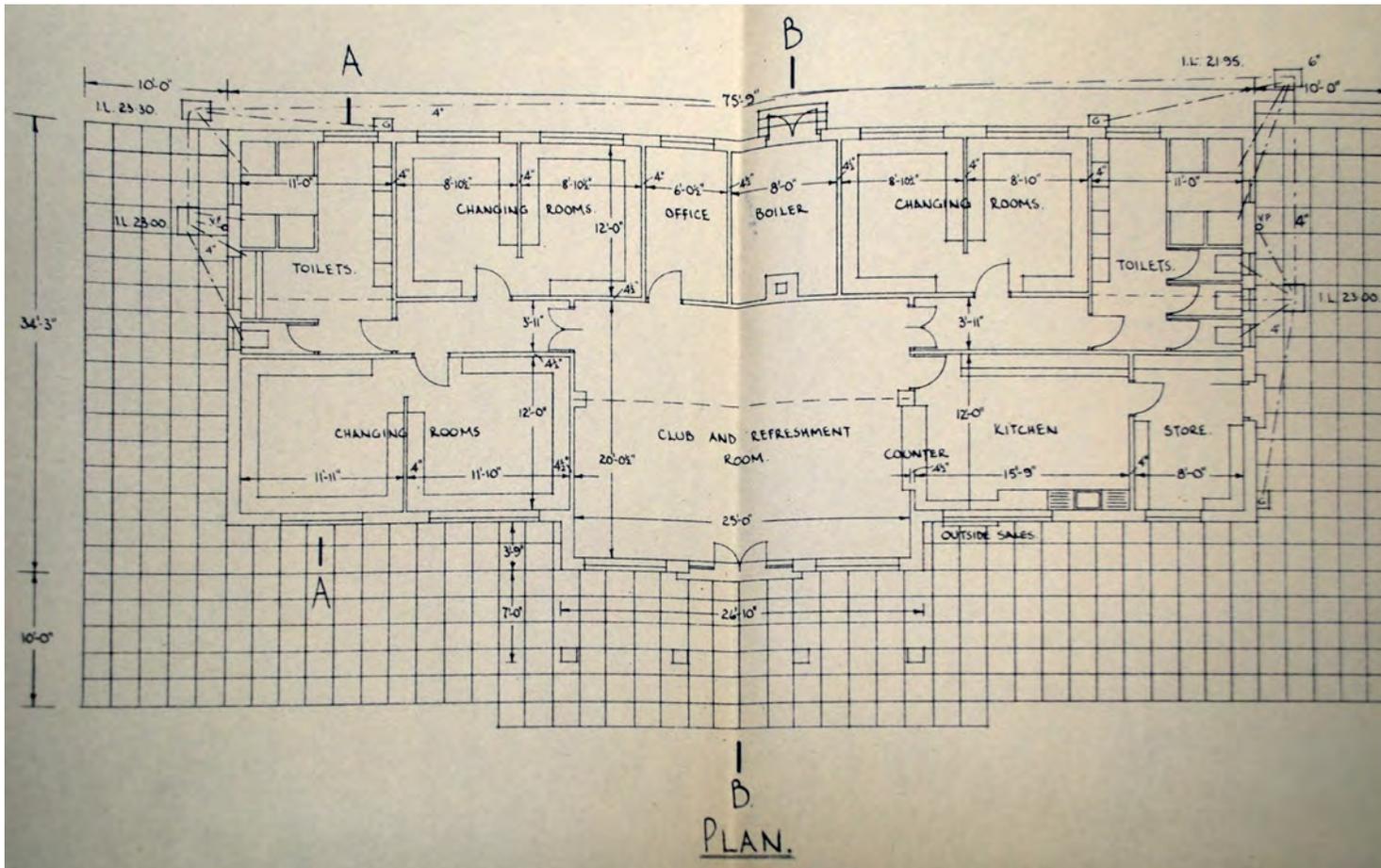
3.1.4 LATE 20TH CENTURY DEVELOPMENTS

In the later 20th century, the Faversham Borough Council began considering improvements to the Recreation Ground. In early 1961 the Council decided to go ahead with various works totalling £9,032; these included clearing and grassing shrubberies, a car park, a cycle park and improvements to Park Road, a skating rink, re-siting playing equipment and cricket pitches, demolition of air-raid shelters, a screen wall to conveniences, a paddling pool and tennis courts.²² The Trustees, however, objected to the car park on the recreation ground and the removal of the shrubberies, suggesting they be trimmed and renovated instead.²³

In the early 1960s A.C.E Richardson, a Faversham engineer and surveyor, designed a sports pavilion for the Recreation Ground; the proposed drawings show a long rectangular plan building with a gabled roof and a projecting portico at the front elevation. The pavilion was designed to accommodate separate dressing facilities for six teams, with two sets of showers and toilets, a clubroom with an adjoining kitchen, an office and a small boiler room.

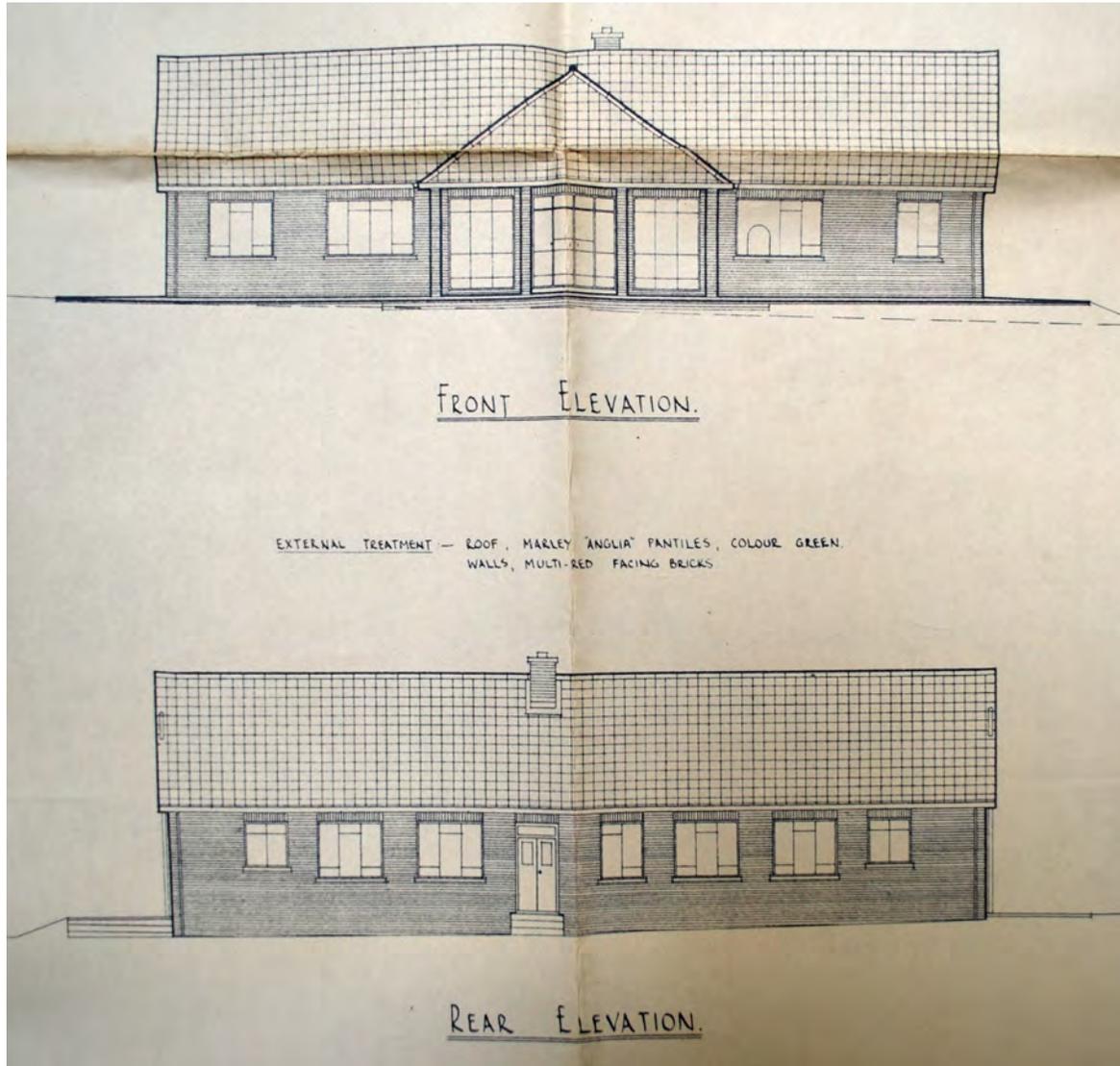


A. C. E. Richardson (engineer and surveyor), Recreation Ground Proposed Sports Pavilion, Foundation plan, November 1960 (Kent History Centre)

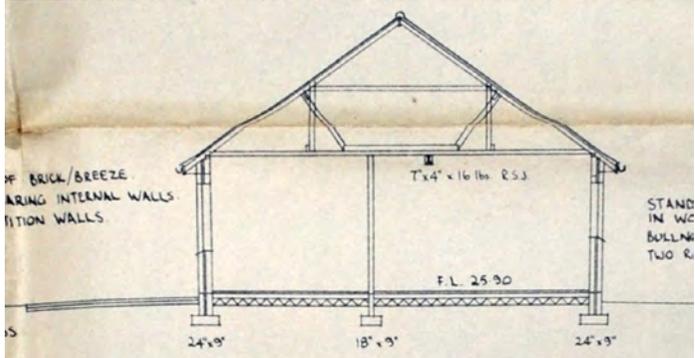


A. C. E. Richardson (engineer and surveyor), Recreation Ground Proposed Sports Pavilion, Ground Floor plan, November 1960 (Kent History Centre)

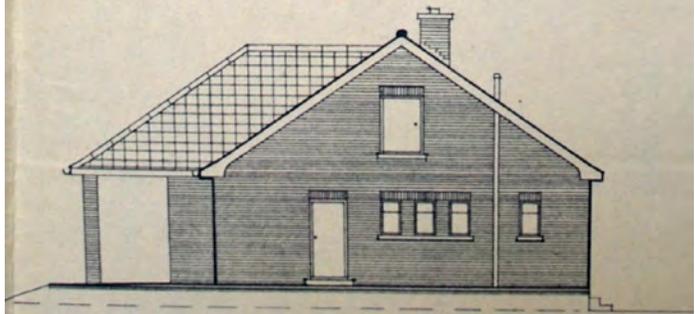
3 HISTORIC DEVELOPMENT



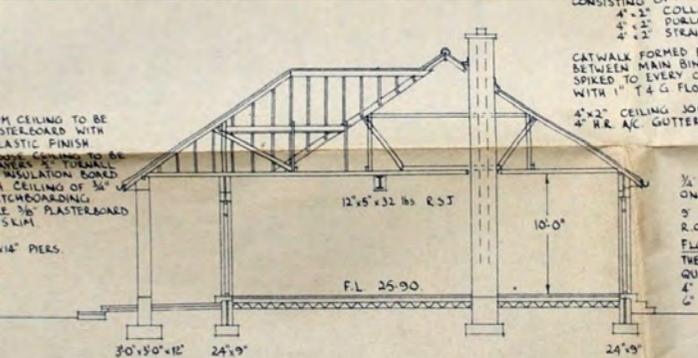
A. C. E. Richardson (engineer and surveyor), Recreation Ground Proposed Sports Pavilion, Elevations, November 1960 (Kent History Centre)



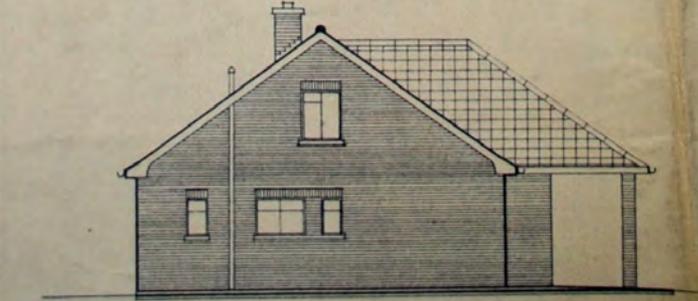
SECTION A-A.



SIDE ELEVATION.



SECTION B-B.

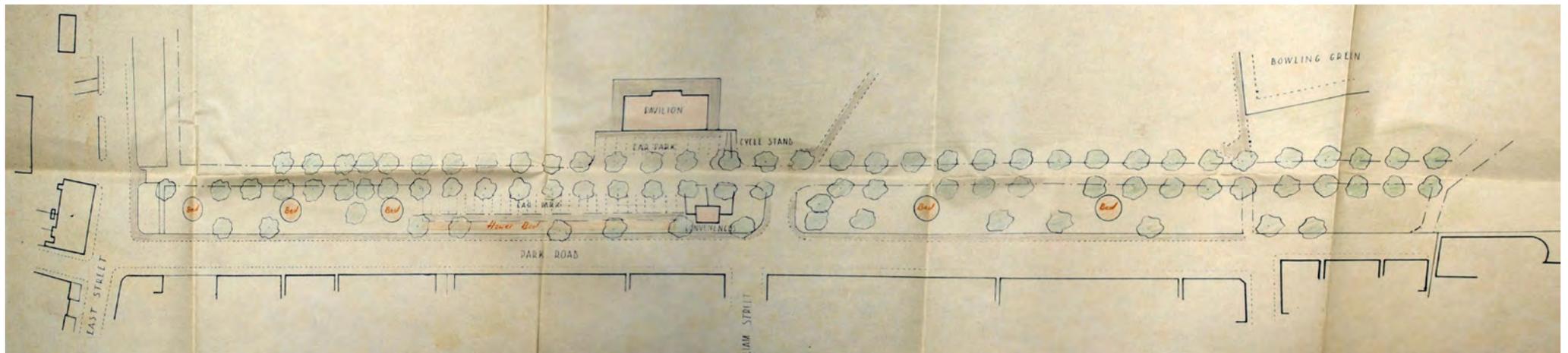


SIDE ELEVATION.

A. C. E. Richardson (engineer and surveyor), Recreation Ground Proposed Sports Pavilion, Elevations, November 1960 (Kent History Centre)

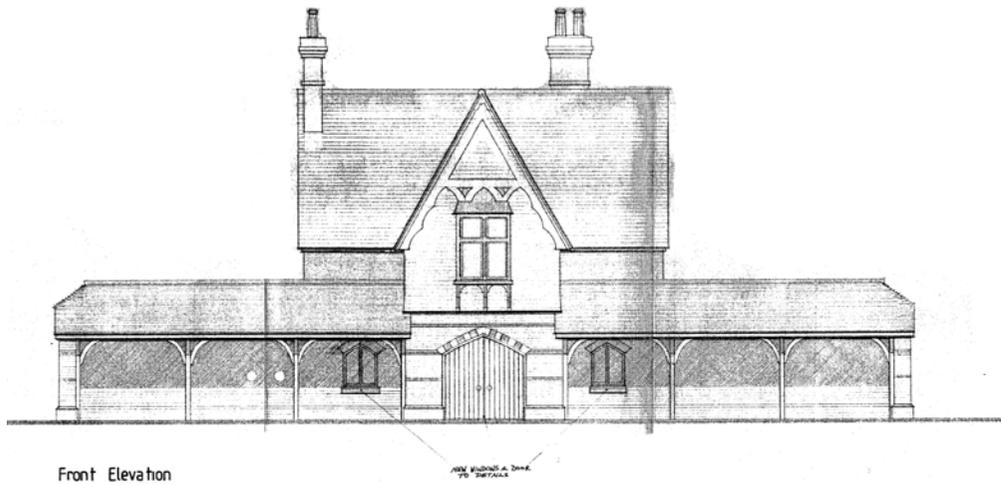
3 HISTORIC DEVELOPMENT

A drawing dating to 1964 shows the location of the Sports Pavilion, on the western side of the Recreation Ground level with William Street, facing east, with a car park behind.

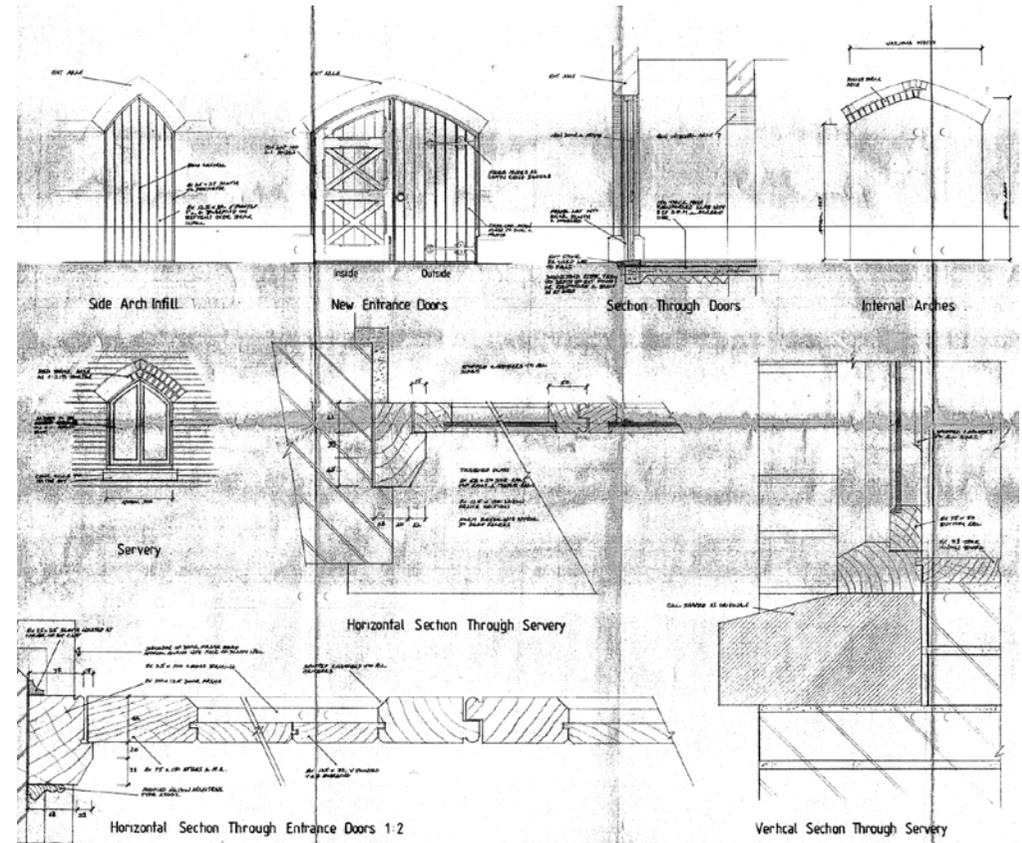


Recreation Ground Improvement (west side), October 1964 (Kent History Centre)

In the early 1990s, permission was granted to change the use of the lodge to clubrooms, and a first-floor dwelling accommodation, and to alter the windows and doors on the front elevation. The following plans, although proposed, do not reflect the existing layout.

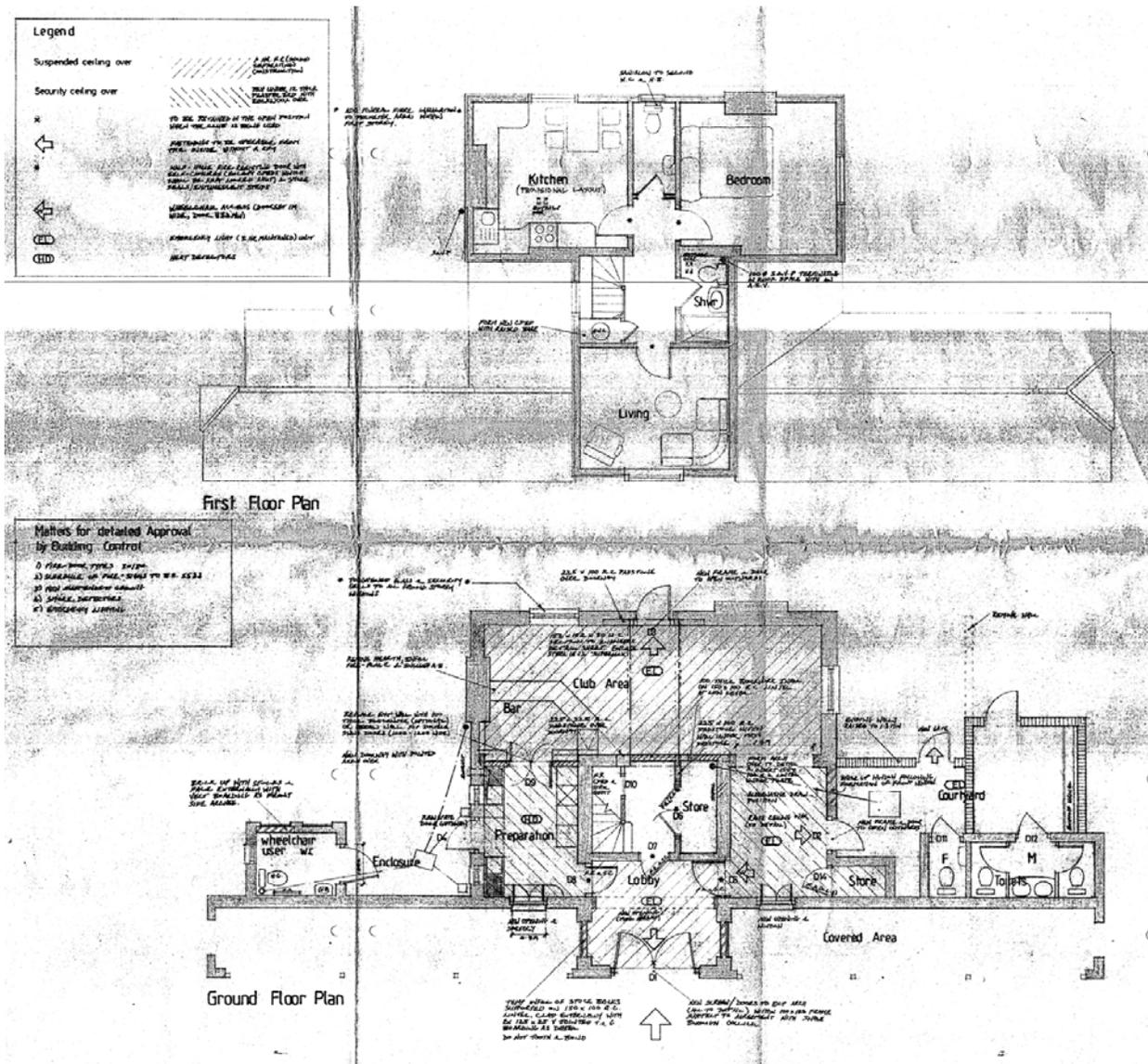


Lodge, proposed elevations showing proposed windows with the veranda, March 1993



Lodge, proposed details showing new double doors within the porch arch, June 1993

3 HISTORIC DEVELOPMENT



Lodge proposed plans. Although not built, the plan does show the former yard enclosures and the proposed new internal arch in the club house and the formation of an entrance lobby within the porch, June 1993

JOHN MARSHALL HOOKER (c.1830-1906)

John Hooker, a West Kent architect, did not yield a huge architectural output. Research has revealed, however, that he was the architect behind the Lodge at Faversham Recreation Ground, which has previously been attributed to another Kent architect Benjamin Adkins. Hooker's name imprints both the 1859 plans of the Lodge and the Specification of Works, along with that of Lewis Shrubsole, a local builder.

After completing the Lodge in 1860, Hooker and his partner Robert Wheeler (both of Brenchley, Kent) went on to win the Faversham Almshouse (Grade II) competition in mid/ late 1860, which was completed by June/ July 1863. Hooker's main architectural achievements include St Mary's Church, Kippington in Sevenoaks (Grade II), built between 1877 and 1880 in the Early English style, and Lamberhurst Primary School (Grade II) near Tonbridge Wells.

BENJAMIN ADKINS (c.1831-1908)

Benjamin Adkins has previously been considered the architect of the Lodge at Faversham Recreation Ground; however, it is more likely that he was involved in the layout of the ground, judging from unexecuted 1859 designs discovered in the county archives and reproduced above in Section 3.

Adkins lived in France as a boy, until he returned to Canterbury in around 1851. Upon returning to Kent he set up an architectural practice in Faversham, where he designed himself a house, Newton Lodge (1868). His buildings in Faversham include Davington School, the offices of the Shepherd Neame brewery with a symbolic hop motif framing the door and 13 Market Place (now NatWest bank), which bears a Flemish influence. The architect was also a freemason in Faversham's Lodge of Harmony; this led him to restore the Old Grammar School for masonic purposes in 1887.

Adkins died in Brighton in 1908.

3 HISTORIC DEVELOPMENT

3.2 RECENT PLANNING HISTORY

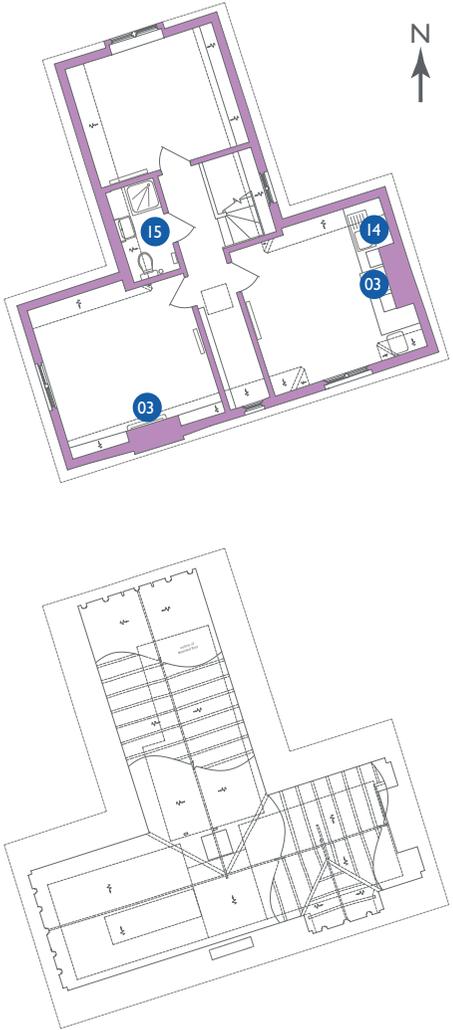
DATE	REFERENCE	DECISION	DESCRIPTION
31.03.93	SW/93/0242	Permitted	Lodge: change of use to 'club rooms' and first floor dwelling accommodation, new windows and doors to front elevation
03.10.01	SW/01/0966	Grant of conditional PP	New build Community Sports and Indoor Childrens Play facility
23.10.01	SW/01/1080	Objections	Change of pavilion roof covering from concrete interlocking tiles to britmet tile form metal roof
16.09.02	SW/02/1085	Grand of conditional PP	Repairs and alterations of existing pavilion
29.04.03	SW/03/0557	Granted express consent	Advertisement Consent for an illuminated letter sign for the community sports and childrens play facility
05.09.03	SW/03/1064	Grant of conditional PP	Timber 1.8m high featherboard fencing with wooden posts along boundary
19.12.06	SW/06/1423	Grand of conditional PP	Replacement bowls pavilion
06.08.07	SW/07/0915	Application withdrawn	Variation of approval SW/06/1423 to amend the roof shape and covering
07.10.10	SW/10/1224	Application withdrawn	Removal of two prefabricated buildings to be replaced by new weather-boarded pavilion with cedar-shingled roof and new practice tennis court and practice wall
04.01.13	SW/13/0008	Grant of conditional PP	Removal of two prefabricated buildings to be replaced by new weather-boarded pavilion with slate roof, new small tennis practice courts and rebound fence
10.10.14	I4/502430FULL	Permitted	Installation of irrigation system for the bowls green which includes a water tank

HISTORIC DEVELOPMENT PLAN

- 1860 Original Construction
- Mid-Late 19th Century
- Early 1990s
- Modern - date unknown

- 01 Former window infilled
- 02 Former doorway infilled
- 03 Fireplace removed
- 04 Veranda benches removed
- 05 Modern hatch
- 06 Modern bar counter
- 07 Modern pergola / lean-to
- 08 Late 19th century extension
- 09 Modern brick arch. Possible line of former wall
- 10 19th century, possible two-door
- 11 Line of former wall
- 12 Former yard, walls demolished
- 13 Main stairs, partially rebuilt
- 14 Modern fitted kitchen
- 15 Modern WC and shower

This plan is not to scale



4 SIGNIFICANCE

4.1 INTRODUCTION

"People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community"⁰¹

This section assesses the significance of any heritage assets potentially affected by the proposals, including their settings, as required by para. 128 of the NPPF. In the case of Faversham Recreation Ground, this includes the statutorily listed lodge and the 19th century park. The conclusions will then allow the potential impacts of the proposals to be assessed. The NPPF Glossary defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).*

This assessment has been informed by English Heritage's *Conservation Principles* (April 2008), DCMS's *Principles of Selection for Listing Buildings* (March 2010) and *Historic England's Managing Significance in Decision-Taking in the Historic Environment* (March 2015).

The concept of 'significance' lies at the heart of English Heritage's Conservation Principles, it is a collective term for the sum of all the heritage values that society attaches to a place. Understanding who values a place and why provides the basis for managing and sustaining those values for future generations. Heritage values can be arranged into the following four groups:

Evidential Value: the potential of a place to yield evidence about past human activity.

Historic Value: the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place

Communal Value: derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

The Principles of Selection for Listing Buildings published by the Department of Culture Media and Sport (2010) provides the general principles that the Secretary of State applies when deciding whether a building is of special architectural or historic interest and warrants inclusion on the list of buildings compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are supported by a suite of selection guides published by Historic England for each building type. The statutory criteria for inclusion on the principal list are:

Architectural Interest

To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest

To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

⁰¹ English Heritage, Conservation Principles 2008

4.2 LEVELS OF SIGNIFICANCE

The following approach to defining levels of significance is proposed and has been adapted from that devised by J. S. Kerr based on the Burra Charter, where the threshold for inclusion on the statutory list is 'Low' and above.⁰²

High Significance	A theme, feature, building or space which is has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.	Neutral	Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.
Medium Significance	A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.	Intrusive	Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.
Low Significance	Themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.		

⁰² Kerr, J. S. Conservation Plan, 2013

4 SIGNIFICANCE

4.3 ASSESSMENT OF SIGNIFICANCE - FAVERSHAM RECREATION GROUND & LODGE

Faversham Recreation Ground is a non-designated heritage asset situated within the Faversham Conservation Area, a designated heritage asset. Designated heritage assets are those which possess a level of national interest to warrant their protection under relevant legislation. Non-designated heritage assets are not afforded statutory protection but are identified as contributing positively at local level.

4.3.1 FAVERSHAM CONSERVATION AREA

The Faversham Conservation Area covers a large area encompassing the historic core of the town and 19th century fringe development. It is formed of several distinct character areas, each reflecting the main phases of development and expansion of the town from the medieval period through to the 19th century. At its core is the medieval heart of the town centred around the historic market place along present day Court Street and Abbey Street, and the smaller interconnecting peripheral lanes. The medieval street pattern of fine grain, narrow-fronted building plots still survives, along with many historic buildings, including a number which are statutorily listed.

The area to the south of town, as far as London Road (Watling Street) is characterised by mid-19th century development consisting of formal street patterns, residential terraces and villas providing a uniform character and appearance. To the east, two important green spaces, the recreation ground, laid out in the mid-19th century and the cemetery, laid out in the late 19th century. Both areas are an important part of Faversham's 19th century heritage.

Faversham Conservation Area is of high historical value through its illustration of the gradual development and prosperity of the town from Saxon times to the late 19th century. Each development phase is still legible in the layout of the town, the buildings, the

relationships between buildings and open spaces and the other important landscape features. The high concentration of important historic buildings, many of which are listed grade I and II* and two scheduled monuments make an important contribution to the townscape, possessing high architectural interest, local vernacular appeal and high aesthetic value.

The Recreation Ground forms an important part of the conservation area and is a reminder of the town's 19th century heritage. It was laid out in the 1860s as a municipal park from benefactor and public funding. It is a flat, grassed eight-hectare park ringed by a perimeter pathway over 1km in length, originally designed as a formal promenade. Mature ash, lime and oak trees enclose the park along the east, west and south sides. The distinctive-looking gardener's lodge is redolent of the Victorian era in which it was built and is crucial to the period character of the park. Its skilful position on slightly elevated ground to the south of the park forms an important focal point in views from the north.

4.4 ASSESSMENT

4.4.1 EVIDENTIAL VALUE

'The potential of a place to yield evidence about past human activity'

The development of east Faversham and the recreation ground is well documented and understood. The 18th century maps reproduced in Section 3 show the area now occupied by the park and lodge to be open fields or orchards crossed by two historic footpaths which still exist today as public rights of way. The 19th century maps, in particular the 1839 tithe map describe the same land as meadows and orchards owned by Elizabeth Simpson. The Kent Historic Environment Record (accessed through the online database Heritage Gateway) reveals very few recorded archaeological deposits within the recreation ground. Given the distance of the recreation ground from the historic core of

Faversham, the lack of archaeological finds and the map and documentary evidence, the archaeological potential would appear to be low.

The evidential value of the lodge is rooted in its potential to reveal new information about past human activity either in the form of as yet undiscovered archival material or within the fabric of the building itself.

The origin of the lodge was thought to be well understood, however as the research in Section 3 has revealed, the architect was John Hooker and not Benjamin Adkins as is widely believed. A specification prepared by John Hooker in 1859 describes the gardener's lodge simply as a lodge containing a kitchen, pantry, conveniences and curiously a waiting room which would suggest a degree of public use. Further research, beyond the scope of this assessment, may reveal more about Hooker's contribution to the local, regional and national building stock and the original use of the lodge, which may not have been entirely private.

Despite the lack of original ground floor plans it is possible to understand the early layout of the lodge from surviving architectural features and poorly executed 20th century alterations. The conjectural sketches reproduced in Section 4 show the surmised original floor plan and when compared with the existing floor plan show the extent of change, including the removal of internal walls and fireplaces, the infilling of windows and doors and the enclosure of the external porch to form an internal entrance lobby. There is potentially more to be revealed behind modern plasterboard walls or above modern plastered ceilings to determine, with a greater degree of accuracy, the original layout of the lodge and the uses of each room.

The existing layout of the park largely reflects the original 19th century designs. There are one or two subtle differences, and several features have either been removed or damaged. The park is well documented and understood and there is little scope to reveal more information about past human activity.

Given the degree of existing understanding, the evidential value of the lodge and park is considered **low/medium**.

4.4.2 HISTORIC VALUE

'The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative'

Faversham Recreation Ground was laid out on the former meadows of Elizabeth Simpson in the mid-19th century. It was made possible through a donation from Henry Wreight's Charity and through public subscription – the lists are reproduced above in Section 3. Several park designs were presented to the Trustees of the Charity including various layouts by the local architect Benjamin Adkins dated early 1859. This might explain the erroneous belief that Adkins was also responsible for the design of the lodge. An original lodge plan prepared by John Marshall Hooker dated 1859 shows the lodge as it was finally built. It seems likely that Hooker was the architect responsible for the lodge and Adkins played a part in the layout of the park. Further research beyond the scope of this assessment may reveal the extent of Adkin's involvement.

By the Summer of 1860 the park and lodge were complete and the park was formerly opened on the 28th August. Local shops closed and an opening ceremony was organised lead by speeches, a procession to the ground and music by the band of the Royal Marines.

The lodge was built in the Picturesque Gothic style made popular during the mid-19th century and is highly illustrative of the period in which it was built, reinforcing the Victorian origins of the park.

The recreation ground generally, and the lodge specifically, are associated with several notable people including Henry Wreight, the important benefactor to Faversham and the architects Benjamin Adkins and John Marshall Hooker. Hooker was a West Kent architect with a modest architectural output during his 25-30 years of practice whose greatest architectural achievements were the Faversham Almshouses (1863 grade II) and the Church of St Mary Kippington (c.1877 grade II).

The lodge and park are important reminders of Faversham's 19th century heritage. Their Historic Value is considered **Medium**.

4.4.3 AESTHETIC VALUE

'The ways in which people draw sensory and intellectual stimulation from a place'

The lodge was built in 1860 by John Marshall Hooker in the Gothic Revival style during the picturesque and romantic movement in architecture in the mid-19th century. It is typical of other lodges, cottages and follies of this period and is recognisable by the use of the pointed arch above windows, doors and decorative features such as dormers, porches and steeply pitched gables with richly carved timber bargeboards.

It is built of yellow brick with red brick dressing to the ground floor and tile hung at first floor level, although this was a much later addition as the lodge was originally designed with exposed timberwork. The roof is tiled and has stock brick chimney stacks all arranged around a T-shaped plan with three gables - the north gable containing a mullioned and transomed oriel window supported on brackets over a pointed arch entrance.

The most striking features are the verandas, or covered arcades of polychrome brickwork, which project antenna-like from the central entrance vestibule.

The special interest of the lodge lies principally in its exteriors and the unusual combination of lodge and covered side verandas. The north elevation is clearly designed as the principal elevation to address the park, but all elevations exhibit considerable aesthetic value despite various rear extensions and infilled windows and doors. The cumulative effect of these later interventions detracts from the wider aesthetic value and there is scope to improve this by decluttering the rear elevation and reinstating lost features.

The external appearance of the lodge, framed by the mature park trees, its elevated position and prominence in views from the north, make a positive contribution to the park and the conservation area.

Internally the lodge is remarkably plain with very few architectural features of merit. The plan-form appears to have been significantly altered too. The main alterations include:

4 SIGNIFICANCE

The formation of an entrance lobby in the early 1990s incorporating the original porch, the infilling of the lobby side arches and the infilling of openings in the east and west external walls. The demolition of internal walls within the clubhouse, the infilling of an original door in the clubroom north wall and the removal of fireplaces and parts of the original staircase have cumulatively degraded the aesthetic value of the interiors.

The recreation ground is characteristic of 19th century park planning with a sense of formality and the picturesque. The mature trees lining the perimeter path are an essential feature of the park and contribute greatly to its aesthetic value. When viewed from the north, the trees provide a sense of enclosure to the park which appears amphitheatre-like and a setting to the statutorily listed lodge.

Several features impact negatively on the park including the modern park furniture, bins, modern railings, playground equipment and 1960s brick pavilion. Many of the park's original features including the temperance fountain, bandstand and railings have all been removed or damaged. Their reinstatement would significantly enhance the aesthetic and communal value of the park.

Aesthetic Value of Lodge Exteriors = **High**

Aesthetic Value of Lodge Interiors = **Low**

Aesthetic Value of the Park = **Medium**

4.4.4 COMMUNAL VALUE

'Derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory'

The lodge was built for a gardener in the 1860s, but the original specification describes a 'waiting room' which would suggest a degree of public function. The lodge's use throughout the 20th century remains unclear until the early 1990s when an application was made to Swale Borough Council for change of use to 'club rooms and first floor dwelling'. Unfortunately, there is no documentation describing the use prior to the 1990s.

The Faversham Rugby Club was established following the alterations to the lodge in the early 1990s and since then the building has provided the receptacle for many sporting triumphs and defeats. The lodge will have featured in the collective memory and experience of recent generations of rugby players and supporters.

The lodge possesses a high aesthetic value and makes a positive contribution to an important public amenity space for the local community.

The recreation ground is a large area of open grassland with three football pitches, one rugby pitch and clubhouse, bowling club, tennis courts, children's play area and skateboard area. It is used by joggers, dog walkers, walkers and the local and wider community. It hosts several events every year including the annual funfair. It is an important green space and a significant public amenity.

Communal Value of Lodge = **Low/Medium**

Communal Value of Park = **High**

4.5 SIGNIFICANCE PLAN

SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

This plan is not to scale



5 ISSUES AND OPPORTUNITIES

5.1 INTRODUCTION

This section sets out the vulnerabilities and the potential threats are to its long-term survival. It will also identify opportunities for improving the site and for its on-going conservation into the future.

Challenges have been combined with relevant opportunities (where possible) and the potential for positive change has been outlined.

These challenges and opportunities are linked not only to shorter term goals associated with the Heritage Lottery Fund application, but also longer term aims for the site.

Every historic site has its own set of challenges and opportunities, which are unique to that place and change over time according to their context. In future, however, the goals, aspirations, challenges and opportunities will likely change, particularly as many of the issues outlined below are no longer made relevant. This means that it is essential to review the challenges and opportunities of the site on a regular basis in order to ensure that a full understanding of how the site can be better maintained and managed will be continuously up to date.

Rather than discussing the heritage issues on an individual basis, a number of broad holistic themes which transcend the site have been identified.

The key overarching site wide themes are:

- Legislation and statutory control;
- Retaining and enhancing heritage value;
- Setting and views;
- Access and circulation;
- Interpretation and visitor experience;
- Condition, maintenance and repair;
- Environment and sustainability;
- Management and use;
- Funding.

5.2 LEGISLATION AND STATUTORY CONTROL

Key issues:

- Grade II listed former gardener's lodge
- Grade II listed boundary stone
- Faversham Conservation Area

Key Opportunities:

- Ensure best practice for the conservation, management and development of the Grade II Listed Buildings.
- To follow the appropriate legislation and statutory guidance in accordance with the building's Grade II listed status.
- Carry out necessary stakeholder consultation.

5.2.1 LISTED BUILDINGS AND LEGISLATION

Protection of listed buildings is defined in primary legislation, national guidance and local policy.

In order to ensure that the Grade II listed status of the lodge and boundary stone are protected, it will be necessary to have an awareness of the legislation, policy and guidance and to carry out appropriate consultation and procedures to manage change.

The main documents of relevance are:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) 2012
- The NPPF Planning Practice Guidance
- Conservation Principles, Policies and Guidance (2008)

The Planning (Listed Building and Conservation Areas) Act 1990

The principal Act provides the overriding legislation relating to listed buildings and conservation areas, and outlines the process for carrying out works (interior or exterior) to listed buildings. It requires Listed Building Consent for *'the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

The National Planning Policy Framework (NPPF) (published March 2012)

The NPPF establishes the government's planning policies for new development within England and how these are expected to be applied. 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (para. 14). Within Section 12 of the NPPF – Conserving and Enhancing the Historic Environment – are the government's policies for the protection of heritage.

The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or other structures or features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

Conservation is defined in the NPPF as the *'process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance'*. Consequently, a key aim of the NPPF is to encourage the identification of the significance of heritage assets in advance of proposed development works (Paragraphs 128-139). The NPPF also emphasises the importance of sustainable development and the need for continued viability. By focusing on what matters about a heritage asset (its significance) it frees up opportunities to keep these assets in use and manage sustainable change. This CMP has been written in line with the NPPF and provides an assessment of significance, investigates the potential for development and enhancement of significance, and sets out a series of recommended conservation management aims to guide any future sustainable change and conservation.

5 ISSUES AND OPPORTUNITIES

The NPPF Planning Practice Guidance

On March 6th 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance website which includes the section 'Conserving and enhancing the historic environment'. The guidance is a live document intended to provide further detailed information with regard to the implementation of the NPPF.

Swale Local Plan 2017

The Swale Local Plan sets out the vision and overall development strategy for the borough and how it will be achieved for the period 2014-2031. It identifies areas where new development will take place and how the built heritage and natural environment will be protected and enhanced. Relevant policies include:

Policy CP 8

Conserving and enhancing the historic environment

To support the Borough's heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM30-DM34;

3. Respond to the integrity, form and character of settlements and historic landscapes;

4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;

5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;

6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and

7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

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.

5.2.2 STATUTORY CONSULTATION

It is essential to consult with the appropriate authorities when planning or proposing change to the site. This includes, as a minimum, Swale Borough Council but may also involve other relevant, interested parties such as local amenity groups. Due to the grade II status of the former gardener's lodge, it will not be necessary to consult or notify Historic England prior to listed building applications relating to works to the building and planning applications for development which may affect the listed building or its setting.

It is advisable to contact the Planning Department of Swale Borough Council in the early stages of proposing change. For large-scale works, it is often advisable to obtain pre-application advice that may also involve Historic England. A general idea of future proposals is recommended at this stage, but the potential to adapt and change them should be inherent. Depending on the type and scale of works prepared, it may also be necessary to appoint an architect to assist in the design work and liaison with stakeholders. Experience working with similar building types, and particularly working with listed buildings, should be essential. Multiple discussions with stakeholders beyond a single pre-application advice session may also be necessary. In all cases, the key is to keep all interested parties up to date, informed and involved in the design process.

5 ISSUES AND OPPORTUNITIES

5.3 RETAINING AND ENHANCING HERITAGE VALUE

Key issues:

- Potential for conflict between conservation and the need to upgrade buildings.
- Intrusive features which impede on an appreciation of the historic interiors and elevations.

Key Opportunities:

- Identify intrusive features and look to enhance the heritage value by their removal.
- Enrich the architectural heritage through high-quality design.
- Carry out conservation of the historic fabric using appropriate materials and techniques.

One of the core principles of the National Planning Policy Framework is to *'recognise that heritage assets are an irreplaceable resource and [local planning authorities should] conserve them in a manner appropriate to their significance'*.⁰¹ The NPPF also highlights the need for *'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*.⁰²

Within historic buildings there is often conflict between the conservation of historic fabric and the need to upgrade the building to perform a new function or improve an existing one.

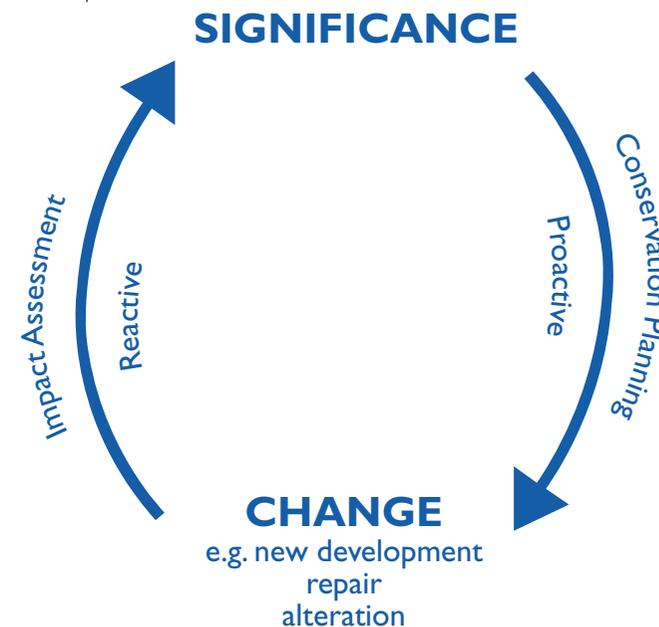
Change will be necessary in order to achieve the aims and aspirations for Faversham Recreation Ground and the challenge will be to carry out any changes in a sensitive, limited and potentially reversible manner in order to maintain the heritage values and significance of the place.

5.3.1 CHANGES TO THE BUILT FABRIC

Whenever change is proposed, it will be necessary to carry out the process of understanding the impact of potential change, all of which is centered on an understanding of significance. This generally involves a stepped process.

- 01 Identify the areas where change is proposed.
- 02 Review the significance of the built fabric, space and importance of relationships to other spaces.
- 03 Prepare detailed design proposals based on an understanding of significance, retaining the most important elements and carrying out any necessary change to the least important elements.
- 04 Carry out a Heritage Impact Assessment to determine the impact that proposed change will have on heritage value.
- 05 Where necessary, alter the proposals or find ways of mitigating potential harm.

This process is in line with the recommendations for managing change outlined in the English Heritage publication "Informed Conservation (Clark, 2001). This document notes that "understanding is the first step in any programme of conservation work, whether that involves repairs, alterations or new development".



As outlined above, when addressing the potential for change, it will be necessary to consider the significance of the fabric affected. As a general rule, those areas which are of very high or high significance (as identified in Section 4) will have less flexibility for change, while those with medium, low or neutral significance will be able to accommodate more change, as long as it is sympathetic to the heritage values of the buildings and contributes to keeping them in sustainable long-term use.

01 National Planning Policy Framework, 2012, para 126

02 Ibid

The table below outlines the general potential for change dependent on significance and heritage value. However, all change should be considered on a case by case basis.

High Significance	<i>Large scale alteration, removal or demolition should be strongly resisted, unless it enhances heritage value.</i>
Medium Significance	<i>Efforts should be made to retain features of this level, though a greater degree of flexibility in terms of change is possible; particularly if it enhances significance.</i>
Low Significance	<i>A greater degree of flexibility for change is possible than in elements of higher significance, though a low value does not necessarily equate to expendability.</i>
Neutral Significance	<i>Considerable alteration or removal is likely to be possible.</i>
Intrusive	<i>Efforts should be made to remove or at least improve these elements.</i>

Within the listed lodge there are some areas of high significance where any proposed change should be minimal and also justifiable as part of development to enhance or improve the character and understanding. There are also elements within the building which detract from the significance of the listed building. These include various inappropriate interventions and removal of historic building fabric.

5.4 SETTING AND VIEWS

This section looks at the presence of the building in the wider landscape, its visibility and its sense of destination.

Key Issues:

- The setting of the lodge is visually impacted by the adjacent low tree crowns and several trees positioned to the north, on the main axis of the building.
- Poor quality fencing to the rear of the lodge detracts from the setting of the building from the west on the public perimeter path.
- Poor quality, featureless public realm to the front of the lodge and inappropriate use as a carpark.
- Poor quality public realm around the Hilton Fountain.
- Sections of original park railing missing along Park Road and Whitstable Road resulting in a weak park edge and a blurring of the transition from private to public realm.
- The siting of the lodge in the corner of the park encourages antisocial night time activities due in part to lack of effective deterrent lighting.
- Poor quality, unsympathetic park furniture such as modern bins and bollards detracts from the overall quality of the public space and is out of keeping with its 19th century character.
- Uninspired planting around the lodge and along the front of the raised terrace.

Key Opportunities:

- Opportunity to lift the crowns on several trees to improve the setting and to remove selected trees in front of the lodge, along its principal axis, to improve intervisibility between the park and lodge and to improve north/south vistas.
- Visual improvements to the rear of the lodge by replacing the low quality timber garden fencing.
- Improvements to the poor quality public realm, using materials sympathetic to the listed lodge to enhance its immediate setting and possible relocation of car parking spaces to a less visually prominent and sympathetic location.
- Replacement of the poor quality public realm around the Hilton Fountain to enhance its setting.
- Future reinstatement of the railings to the Park Road and Whitstable Road frontages to reinforce the historic park edge and provide a sense of park enclosure.
- Opportunities to improve the lighting around the lodge to deter vandalism and antisocial behaviour, and to provide a night time heritage focus to the park.
- Opportunities to replace poorly integrated, modern and unsuitable street furniture with new furniture more sympathetic to a 19th century park.
- Opportunities to improve the planting around the lodge and in front of the raised terrace to enhance its setting.

5 ISSUES AND OPPORTUNITIES

5.5 ACCESS AND CIRCULATION

This section addresses the question of level access, flow and circulation around the building. It considers entry points into the building along with vertical and horizontal circulation.

Key Issues:

- Many of the public footpaths paths have not been resurfaced for a considerable time and there are numerous trip hazards, depressions and deteriorated surfaces impeding access around the park.
- Lack of ramped access to the WCs in the pavilion.
- Lack of accessible WCs in the pavilion.
- Inadequately numbered and positioned bollards results in cars parking on the public footpaths and grass verges.
- Lack of park signage and park maps at main entrances to communicate the location and range of facilities within the park.
- Numerous trip hazards around the public entrances on Whitstable Road.
- Lack of access from the east of town from Jubilee Way.
- Lack of inclusive play equipment in children's play area.

Key Opportunities:

- Opportunities to improve the paths to eliminate trip hazards, improve accessibility and extend the life of the paving.
- Opportunities to provide ramped access to WCs in the pavilion building.
- Opportunities to provide more fully accessible WCs in the pavilion.
- Opportunities to provide bollards to manage traffic and stop parking on public paths and grass verges.
- Opportunities to provide new entrance signage and maps to communicate location and range of park facilities.
- Opportunities to improve public access from Whitstable Road by removing public entrance trip hazards.
- Opportunities to improve park access from the east of town by providing a new stepped access from Jubilee Way.
- Opportunities to provide inclusive play equipment in children's play area.

5.6 INTERPRETATION AND VISITOR EXPERIENCE

This section looks at current visitor experience including the approaches from the park and street and the internal experience.

Key Issues:

- Lack of interpretation signage at the main entrances to the park, the statutorily listed lodge and the Hilton fountain.
- Lack of interpretation signage to understand lost historic park features including the former bandstand, the Hilton fountain and the park perimeter railings.
- Lack of park catering or refreshment facilities
- Poor quality facilities within the pavilion for visiting sports clubs and low standard of changing rooms within existing pavilion.

Key Opportunities:

- Opportunities to improve interpretation signage at the main entrances to the park, the Hilton fountain and the statutorily listed lodge.
- Opportunities to provide interpretation signage at the site of lost historic park features
- Opportunities to provide park catering or refreshment facilities.
- Opportunities to improve the facilities within the pavilion for visiting sports clubs and to raise the standards of the changing rooms.

5.7 CONDITION, MAINTENANCE AND REPAIR

The condition of the building varies across the site, the north wing for example, has undergone significant change and is in parts, in a state of disrepair. This section does not intend to provide an exhaustive survey of the condition of the building, but rather draws attention to key issues. It focusses on cyclical maintenance, planned and emergency repair works and the monitoring of condition.

Key Issues:

- Paths are currently patch repaired, resulting in a mosaic appearance and poor quality of finish.
- The children's play area is in a variable condition.
- Poor public path drainage resulting in extensive ponding.
- Large sections of the former park railings and gates are missing. Those that remain are in a poor state of disrepair.
- Much of the existing park furniture is of poor quality and detracts from its overall significance.
- The statutorily listed lodge has been unsympathetically altered, many of the original internal historic features have been removed and the overall condition is low.

Key Opportunities:

- Opportunities to resurface paths to improve trip hazards and to provide visual uniformity.
- Opportunities to improve the condition of the play area by improving quality of play equipment and improving surface finishes.
- Opportunities to improve path drainage.
- Opportunities to replace missing sections of railing and repair remaining sections of gate and railing currently in a poor state of disrepair and poorly integrated.
- Opportunities to periodically replace or repair park furniture including bins, benches and bollards.
- There is considerable scope to improve the condition of the statutorily listed lodge by introducing a maintenance programme and by looking for opportunities to enhance its interiors spaces which are in a particularly poor condition.

6 CONSERVATION POLICIES

Conservation can best be described as the process of managing change in a way that retains the significance and special character of a place whilst also ensuring its sustainability. It does not seek to prevent all change nor does it aim to preserve a place in its entirety, preventing progression and use. Implicit in the concept of conservation is the acceptance of sensitive and appropriate change as the requirements for heritage assets evolve over time. It is also important to recognise the various aspects of managing heritage assets that conservation has come to entail:

“Conservation used to be synonymous with preservation. Yet conservation today is something much more dynamic, which ranges from maintenance and repair, through to finding appropriate new uses when necessary. Conservation may include interpretation, presentation, access, new development, marketing, research, fund-raising, or publication. It is as much about facilitation and mediation, as it is about regulation. Conservation is becoming increasingly positive and proactive, rather than negative and re-active.”⁰¹

Conservation Management Planning is now widely recognised by the heritage sector as best practice for the long-term care and managed change of heritage assets and as such has become the tool to achieve the process of successful “conservation” as described above. It is therefore the aim of this CMP to manage future change at Faversham Recreation Ground to ensure that any development is carefully managed, assessed and implemented.

Rigid adherence to any conservation approach can ultimately lead to detrimental effects, simply because there will be specific situations which could not have been anticipated. Therefore the first principle of good practice conservation is to remain focused and aware of the significance of the place including where these conflict with each other, and make conservation decisions with a clear understating of the potential impact on heritage value.

6.1 USING THE POLICIES

This section will outline both distinct policies (which will have a clear action) as well as more aspirational recommendations for the site. The sub-headings used here will directly relate to those used in the Issues, Opportunities and Policies section of the document. Please note that further policies which are building or area specific have been included in the Gazetteer.

The policies are given a priority rating based on their urgency, importance and the general timescale within which they should be carried out. These are defined as:

- 1 Action is required straight away (i.e. as soon as the CMP is formally adopted).
- 2 Action is required as soon as reasonably possible following the formal adoption of the CMP. And as part of works relating the HLF application.
- 3 This policy concerns a long-term goal and is cyclical or continual. Adopted as appropriate.

In some cases, more than one priority level applies. For example, where both priority 2 and 3 are indicated, it means that the policy would apply during the development of the site as well as in any future development or alteration works.

⁰¹ Clark, Informed Conservation, 2001, p.9

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
GENERAL POLICIES				
GPI	Formally adopt the policies contained within the CMP.	The CMP should be a working document that guides any future change to Faversham Recreation Ground. The approval of the policies by the local authority and Historic England should be sought.	Swale Borough Council should review the CMP and agree to adopt and implement the policies. This step should be noted in relevant committee or meeting minutes as a record for the future.	1
GP2	Review the CMP on a regular basis, normally every five years or when major change is planned.	The CMP will need regular reviewing to ensure that the policies stay relevant in the future and that the information contained within it is up to date.	Plan for periodic reviews of the CMP or recognise events and key changes at the site when a review of the CMP will be required. Reviews can be undertaken internally or by a specialist heritage consultant. It is recommended that notes or records of changes are kept to enable easy updating of the CMP.	3
GP3	Assign an individual to manage the CMP and maintain a record of relevant information for future reviews and updates.	There is a danger of the CMP being underutilised if it is not managed and put under the responsibility for review and update by an individual or department.	Swale Borough Council should appoint a person who will "manage" the document, ensuring that the print and electronic documents are filed appropriately, that it is disseminated to the appropriate people whenever change is planned and that it is updated when relevant. Additionally, this person should keep a record of any relevant new information that is gathered which may be useful when the CMP is updated.	1
GP4	Make the CMP available to any parties with a legitimate interest in the site, such as local and national statutory bodies and interest groups.	Although the CMP is a privately owned document, other parties with an interest in the site should be involved in the on-going development of the CMP as they will have specialist knowledge and experience to contribute.	When the CMP is reviewed it should be made available in digital or hard copy format to relevant stakeholders for comment. It could be made available online, subject to copyright reproduction approval of the images contained within the CMP.	2

6 CONSERVATION POLICIES

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
LEGISLATION AND STATUTORY CONTROL				
LSC1	Consult with Historic England (HE) and the conservation officer at Swale Borough Council at the earliest possible stages when a project is planned and continue to involve them in the development of plans as they progress.	Discussions between conservation professionals and stakeholders at early stages of proposed work can provide useful input and advice. It may also reduce conflict at later stages of the design process by addressing any potential issues and procedural points early on before a substantial amount of work has already been done.	When change is planned, Faversham Recreation Ground staff should discuss proposals with statutory bodies at an early stage and pre-application advice should be sought. This could include EH at pre-application stages. Building Regulations may also need to be consulted. Staff working at Faversham Recreation Ground should be aware of statutory requirements and processes such as listed building consent.	2 & 3
LSC2	Proposed changes will take note of relevant statutory designations. Full approval and consents will be obtained before work starts.	Statutory consents, which could include Listed Building Consent or Planning Permission, need to be obtained to ensure that work is carried out to the required standard. This also helps to avoid penalties for inappropriate work and the loss of historic fabric.	Faversham Recreation Ground staff should consult with or employ a specialist architect to advise on design works or to complete necessary consents.	2 & 3
LSC3	Update and clarify the designations for the site.	Faversham Recreation Ground is listed at grade II with a list description which is incorrect and not overly descriptive. In order to bring a coherency to the overall understanding and appreciation of the site an update to the designation description should be sought.	HE should be approached to update and clarify the listings for the site. Clarification should be sought regarding any curtilage listings.	2
RETAINING AND ENHANCING HERITAGE VALUE				
REHV1	Any new works should aim to retain and enhance (where possible) historic character and significance of the site, and not to detract from it. Wherever possible alterations should be carried out in a way that is reversible.	This is to ensure that the important heritage value of the site is not eroded or lost by inappropriate changes to the building and site, and opportunities to reveal important heritage values are taken wherever possible. Reversible changes ensure that, in the future, any changes to the historic fabric which have been deemed necessary in the past can be removed and the historic fabric or layout returned to its previous state.	An understanding of significance and character should be the starting point of any thinking about development or change to the site, and this message should be passed on to any consultants or contractors involved in bringing about change. Faversham Recreation Ground staff should consult with the Conservation Officer and HE regarding any proposals for new work, and discuss the role of reversibility. Decisions should be based on an understanding of impact and potential mitigation.	2 & 3

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
REHV2	<p>Where possible, change will be made to areas of low, neutral or intrusive significance.</p> <p>Alterations to areas of medium or higher significance should be justifiable and cause as little negative impact to significance as possible.</p>	<p>Capacity for change is greatest for features or areas which make little or no contribution to the overall character and significance of the site. Major alterations, whether internal or external, which involve the removal of substantial amounts of historic fabric will not normally be given consent.</p> <p>Where alteration is proposed to areas of high significance, works should seek to benefit the heritage asset by removing intrusive features.</p>	<p>Relevant Faversham Recreation Ground staff, contractors and consultants should familiarise themselves with the historic development and significance assessments within this CMP, as well as any further research carried out in accordance with policy REHV3. These assessments should inform any change.</p>	2 & 3
REHV3	<p>Prior to the Planning or design of changes, alterations, extensions or demolition, research will be carried out as to the history and significance of the affected element or area.</p>	<p>This is to ensure that any developments or change carried out on site are based on a full understanding of the potential impact on heritage values and historic character of the site and its setting, in order that the resulting alterations are sympathetic and minimise (or eradicated) detrimental harm. The assessment may also identify where further specialist research is needed in order to fully understand the affected area.</p> <p>These assessments are often called Historic Building Appraisals (HBA) and Heritage Impact Assessments (HIA).</p>	<p>Faversham Recreation Ground staff with adequate understanding of the site could carry out the background and history research, using this CMP as a basis. A specialist heritage consultant should advise on the assessment of significance and impact. This should be done at the earliest stages of a project so that proposals are informed from the outset and designs response to elements or spaces of considerable significance.</p>	2 & 3
REHV4	<p>Any elements of intrusive value should be considered for removal.</p>	<p>This is to help enhance the character, appearance and heritage value of a specific building or the overall site.</p>	<p>Relevant staff, contractors and consultants should familiarise themselves with the historic development and significance assessments within this CMP, as well as any further research carried out in accordance with policy REHV3. These assessments should inform any change.</p>	2 & 3

6 CONSERVATION POLICIES

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
REHV5	Enrich the architectural heritage through high-quality design.	The site is of national importance and any new building or extension should be of a high standard in order to respect the heritage value and appearance of the site.	Faversham Recreation Ground staff should ensure that any new designs take into consideration the historic development and significance of the site outlined in this CMP. They should, where extensions are planned, employ reputable architects with experience working with creative new design within the context and setting of historic buildings.	2 & 3
SETTING AND VIEWS				
SEV1	Lift tree crown, cut back where necessary. Explore options to remove trees to the north of the lodge.	To improve the setting of the lodge, to improve views from and to the lodge from the wider parkland.	The council will work with the necessary consultants to explore the best options to improve the setting of the lodge. Any necessary local authority approval will be in place beforehand.	2
SEV2	Replace fencing to the rear of the lodge.	To improve the immediate setting of the lodge.	The council/rugby club should explore options to replace the fencing	3
SEV3	Explore options to improve the public realm to the front of the lodge.	To improve the setting and significance of the lodge, to encourage visitors and to provide a destination building.	The council will work with landscape consultants to explore improvement options. The council should consider relocating parking to a less visible location.	2
SEV4	Explore options to improve the public realm around the temperance fountain.	To enhance the setting of the fountain	The council will work with landscape consultants to explore improvement options	3
SEV5	Future reinstatement of railings to Whitstable Road and Park Road and incorporate existing original entrance gates.	To improve the setting of the extant entrance gates which are poorly integrated. To reinforce the sense of park enclosure and to enhance the significance of the park.	The council will work with landscape consultants to explore options for future reinstatement of railings to Whitstable Road and Park Road	1
SEV6	Explore options to reduce antisocial night time activities around lodge and WCs	To improve park safety, to encourage visitors and to minimise damage and vandalism to the lodge	The council will work with specialist consultants to explore ways to reduce antisocial activities	1

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
SEV7	Replace modern unsympathetic park furniture	To remove negative features which detract from the park's significance and aesthetic value to improve the appearance of the park	The council should explore options to remove negative park features and replace with alternatives more suited to a 19th century park.	1
SEV8	Improve planting around the lodge	To improve the immediate setting of the lodge	The council will work with landscape consultants to explore improvement options	3
SEV9	Seek the advice of a landscape architect to masterplan the site	To enhance the historic significance of the site and to enhance the legibility of the historic setting	The council will work with landscape consultants to find the best options to improve the site	1
SEV10	Improve the public realm to the west of the pavilion	To improve the setting of the pavilion and to reduce the negative visual impact of the pavilion and carpark from the wider park	The council should explore options to improve the setting of the lodge and reduce the negative visual impact of the carpark	2

ACCESS AND CIRCULATION

AC1	Resurface footpaths	To improve the accessibility and communal value of the park	The council will consult landscape specialists to improve the surface treatment of pathways to provide improved accessibility	2
AC2	Improve access to WCs in pavilion	To improve accessibility and enhance communal value	The council will work with architects to look at options to improve accessibility	2
AC3	Improve bollard layout to Park Road carpark and formal paths	To keep cars off formal pathways and to protect grass verges. To enhance the setting and aesthetic value of the park and to reduce negative visual impact	The council will look at options to manage car parking and reposition/reinstate bollards to keep cars contained within the confines of the designated car park.	1
AC4	Improve park signage and maps	To improve orientation within the park and to enable facilities location. To enhance visitor experience and communal value.	The council will work with landscape consultants to improve park signage	2
AC5	Address trip hazards to entry points	To improve accessibility and enhance communal value	The council will work with specialists to address trip hazards	2
AC6	Explore access points from the east of the park	To increase footfall into the park, to enhance its communal value and to improve accessibility from the east.	The council will work with specialists, architects, engineers and heritage consultants to explore options to provide access from Jubilee Way over or through former railway embankment	3

6 CONSERVATION POLICIES

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
AC7	Provide inclusive play facilities	To improve accessibility and enhance communal value	The council will consult landscape architects and specialist to improve play facilities	2
INTERPRETATION AND VISITOR EXPERIENCE				
IVE1	Provide interpretation signage of extant park features	To improve the visitor experience and to increase understanding of the historic parkland and statutorily listed lodge and milestone.	The council will consult specialists including heritage consultants and landscape architects	2
IVE2	Provide interpretation signage of lost park features	To improve visitor experience and to increase understanding of the park and any significant periods of change	The council will consult specialists including heritage consultants and landscape architects	2
IVE3	Improve park catering and refreshment facilities	Current catering facilities are particularly poor. Provision of such facilities will improve the visitor experience, enhance the significance of the park and improve its communal value	The council will work with architects and heritage consultants to look at options to improve catering facilities within the park and existing park buildings	1
IVE4	Improve facilities within pavilion for visiting sports clubs	To improve the communal value of the park	The council will work with architects to look at options to improve visitor facilities	3
CONDITION, MAINTENANCE AND REPAIR				
CMRI	A Maintenance Plan should be drawn up and implemented	<p>A Maintenance Plan is crucial for ensuring the long-term care of the park, and its use is considered best practice for owners of heritage assets. It will ensure that new issues with the building's condition are identified and rectified as soon as possible to minimise damage to building fabric.</p> <p>A schedule of planned maintenance will prevent the condition of the buildings deteriorating to a point where more expensive and potentially more intrusive works are required to put things right.</p>	A Maintenance Plan should form part of any HLF application for the site. It should be disseminated and implemented as soon as possible. The person or team responsible for its implementation should have the necessary repair and maintenance experience.	1

NUMBER	POLICY	REASON	ACTION POINTS	PRIORITY (1-3)
CMR2	The Maintenance Plan will be subsequently reviewed on an annual basis	This is to ensure changes to the park are captured and represented in the maintenance strategy.	The person or team responsible for the Maintenance Plan should ensure it is regularly reviewed and any changes to the park recorded for future plan updates.	3
CMR3	Carry out repairs to paths	To improve accessibility, to arrest further deterioration and to improve drainage to avoid extensive ponding	In consultation with landscape architects, the council will ensure the paths are repaired and effectively drained.	2
CMR4	Repairs to remaining original gates and railings (in tandem with SV5)	To preserve the historic significance and aesthetic value of the remaining sections of gate and railings to avoid further deterioration.	The council to ensure regular repair and maintenance of historic ironwork.	2
CMR5	Repair or replace existing modern park furniture (in tandem with SV7)	To improve the negative visual impact of modern park furniture and to enhance the aesthetic value of the park.	The council to ensure modern intrusive park furniture is repaired, or preferably replaced by alternative options more in keeping with the historic park.	2
CMR6	Carry out repairs and general maintenance to listed building	The character, appearance and special architectural interest of the statutorily listed lodge has been eroded by unsympathetic alterations and the removal of original building fabric. Improvements to the interior in particular will enhance the aesthetic value and legibility of the lodge.	In consultation with architects and heritage consultants, the council will explore options to enhance the significance of the listed building by removing modern intrusive interventions and improving the aesthetic value of the interior. The council should also consider options to reintegrate the lodge back into the park by improving its presence, setting and use.	1

APPENDIX A: BIBLIOGRAPHY

BOOKS, JOURNALS AND REPORTS

English Heritage, *Kent Historic Towns Survey: Faversham, Archaeological Assessment Document*, December 2004

F.S.A.R.G, *Preston: A most peculiar parish*, 2013-15

Kennett, Peter, *Faversham: from old photographs*, 2009

Bristow, W. *The History and Topographical Survey of the County of Kent: Volume 6*, 1798.

Pevsner, Nikolaus and John Newman, *Kent: North East and East*, 2013

WEBSITES

British Newspaper Archive: <https://www.britishnewspaperarchive.co.uk/>

- *Maidstone Journal and Kentish Advertiser*, Saturday 7 August 1858
- *Maidstone Journal and Kentish Advertiser*, Saturday 11 September 1858
- *Kentish Gazette*, Tuesday 12 July 1859
- *Kentish Gazette*, Tuesday 28 August 1860

Historic England list entry: <https://www.historicengland.org.uk/listing/the-list/map-search?clearresults=true>

Swale planning portal: <http://www.swale.gov.uk/search-for-or-comment-on-an-application/>

GUIDANCE

DCLG. *The National Planning Policy Framework* (2012)

English Heritage. *Conservation Principles, Policies and Guidance* (2008)

Historic England. *Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic* (2015)

Historic England. *Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015)

Swale Borough Council. *Faversham Conservation Area Appraisal* (extract from a 2004 planning committee report)

