



Great Mongeham

Design Statement

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INTRODUCTION

A Village Design Statement is a constructive solution to the feelings of many residents that they have no say over development within their own community. The Statement provides local residents with a voice for their unique appreciation and understanding of their village and its surroundings. In doing so, it encapsulates and documents existing features, and, consequently, sets out clear guidelines for harmonious and congenial design in the future, based firmly upon the village's character.

Work started on the Great Mongeham Design Statement in 2004: a dedicated Committee was formed at the original instigation of the Parish Council. After a year of intensive study, this Committee adopted its own constitution in 2005, mainly in order to be able to apply for funding. In 2008 the Great Mongeham Design Statement was completed and published. Throughout, the Committee worked by consensus and as a team. All its members were committed to multi-tasking, operating sometimes in full committee, sometimes in smaller groups and sometimes alone as individuals.



The end-product, the Great Mongeham Design Statement, follows the four aims set out in the Constitution. Firstly, it offers analysis of the parish of Great Mongeham, the visual character of the landscape, the settlement pattern, building and spaces, and its system of roads and paths. Secondly, from this analysis, it distils the essence of what makes this parish unique and distinct, and provides guidance as to how this can be conserved in the future. The whole process involved an extended consultation exercise, which fulfilled the remaining two aims: the Committee has sought to involve all individuals, groups and organisations who have an interest in the parish and its future; and has carried out surveys, consultation, workshops, discussion, publicity and the production of the final document, in a form which is attractive, well-illustrated and easy to read.

The Great Mongeham Design Statement thus describes the visual qualities and characteristics that the people value in the Parish. But it is more than a valuable record. It is now adopted by Dover District Council, the local planning authority, as official supplementary planning guidance.

Front Cover: Great Mongeham Village

Back Cover: Reproduction of a Watercolour by J L Roget

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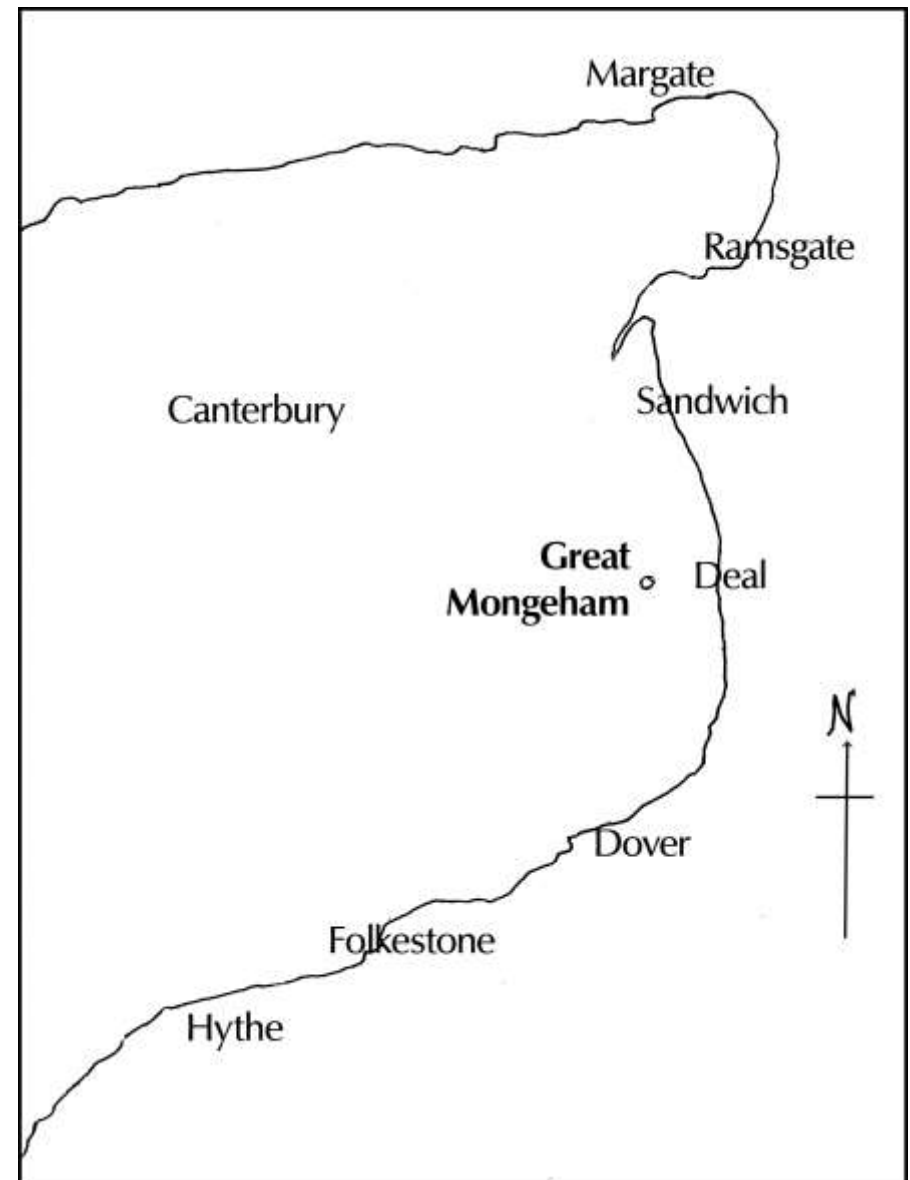
Great Mongeham Design Statement Group,
Great Mongeham, Deal, Kent, CT14 0LD

TOPOGRAPHY AND ORIGINS OF THE VILLAGE

The Village of Great Mongeham is situated on the edge of the Downs (providing an area of fertile farm land) and the coastal plain adjacent to a waterway which once linked Mongeham Dock, near the Parish Hall, to the Wantsum Channel. This provided a waterborne transport route for produce from the farms.

Artifacts have been found dating back to the Neolithic and Bronze Ages. Some Roman pottery has been found within the parish, not surprising considering its proximity to the Roman Road between Richborough and Dover. The first clear evidence for a settlement comes from a charter dated 761 in which King Eadhburt makes a grant to the community of St Peter (later St Augustine's Abbey) of 'land in the south part of the ancient village called Mundelingeham'. The bequest was of six sulungs, probably in excess of 1000 acres. Until the Norman conquest 'Mundelingeham' was one manor, but afterwards it was split into two, the Western part remaining with the Abbey, later to be subsumed into the manor of Adisham.

The Eastern part became known as the Manor of Great Mongeham and it was probably from there that Calais was supplied with victuals and beer as declared in a decree dated April 21st 1415, immediately prior to Henry V's expedition against France. This privilege was shared by Sandwich, Faversham, Dover and Deal. Great Mongeham was one of the manors in the possession of the Kyrioll family an influential Kentish family. Between November 1439 and August 1442 Thomas Kyrioll was lieutenant of Calais. The village has long been associated with the brewing industry.



Barley has been grown in the area since Roman times. In 843 Lufu, 'Handmaiden of God' desired to give 'annually to the community at Christ Church, from the inheritance which God has given me, and my friends have helped me [to secure], sixty "ambers" of malt', about 240 bushels.

Thomas Fasham, the Deal brewer had land in Great Mongeham and his son became Lord of the Manor, possibly inheriting the title from his father. Samuel Shepherd, who founded the Faversham brewery was a maltster living at The Manor House until 1730. The tithe apportionments of 1840 lists two malthouses and a brewery. As the twentieth century opened the brewery was still in operation. As the port of Sandwich became silted up the port at Deal developed and by the end of the seventeenth century the town had grown sufficiently to be awarded its own charter.

This growing town needed provisioning, leading to an increase in the prosperity of the village. Also the focus of the village moved eastward, towards Deal, as is reflected by the spate of building in the eighteenth and early nineteenth centuries along Mongeham Road. Of the 45 dwellings shown on the 1841 Tithe Map, 36 are still in existence. Almost all the houses of the landed gentry, principal farms and principal trades from eighteenth nineteenth and early twentieth centuries remain, although most have been converted for residential purposes. This is rare and there are strong feelings that they should be preserved.

Great Mongeham's green boundary is substantially intact, far more so than the impression gained on approaching the village by road (Mongeham Road) from Deal would suggest. Most of the village, including even much of Mongeham Road, looks or backs onto open country. Consequently, the village area is a haven for wildlife and a favoured and much used recreational scene.

The nearby Betteshanger coal mine, in operation from about 1923 to 1989, had a unique and major impact on the village. At first several miners lived in the village; it was, however the building of the housing estate in Mill Hill which removed the small part of the 'green belt' between Great Mongeham and Deal, effectively linking the village to the town.

One post-war expansion, largely completed by 1948, was along the Eastern side of St. Richard's Road linking Great Mongeham to Walmer. The second phase, following in 1953 extended along Mongeham Road and behind it, merging the areas of construction, and Great Mongeham became linked to Sholden and Upper Deal – hence ultimately to Deal itself.

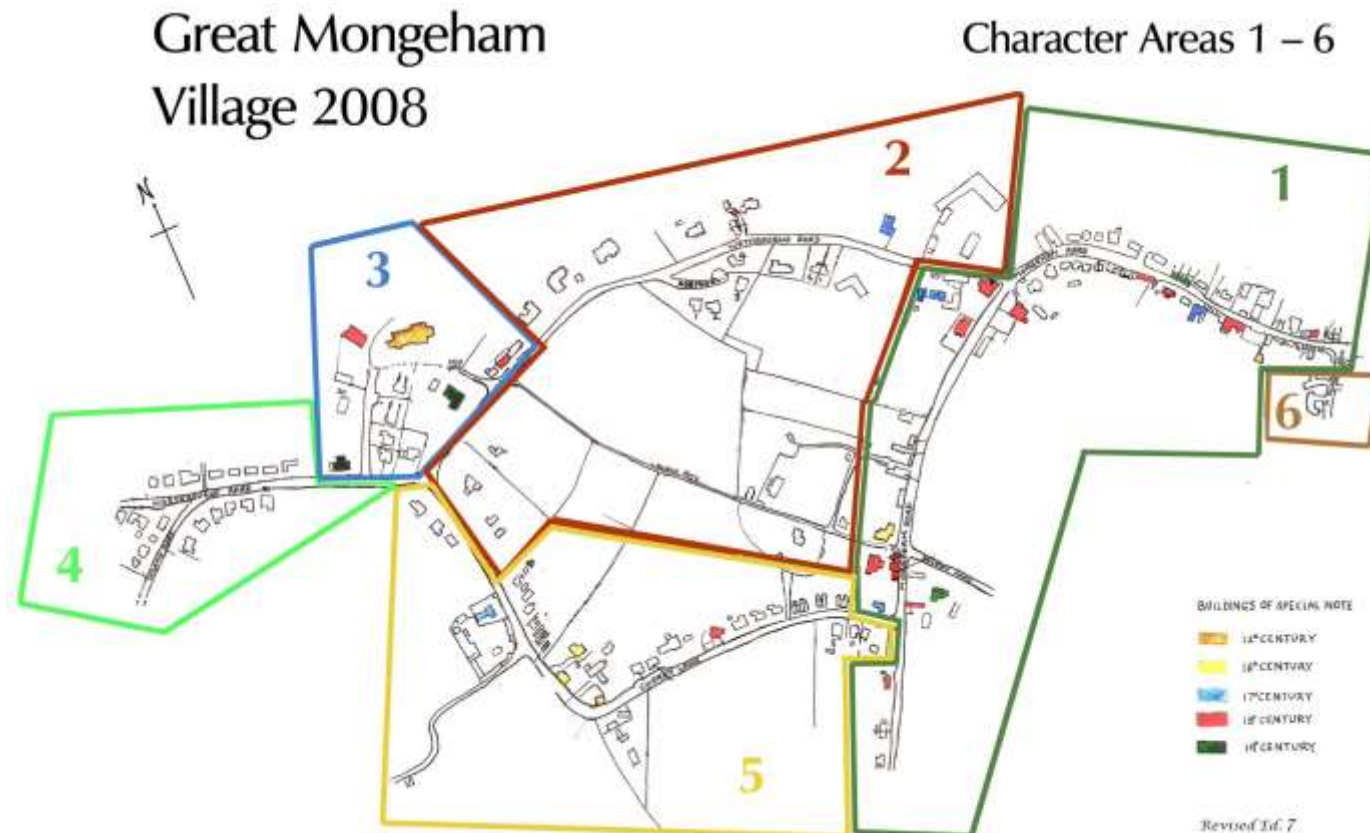
Nevertheless, the total new housing removed only approximately 10% of Great Mongeham's green boundary.

CHARACTER AREA ASSESSMENTS

In order to identify how any future development in the village can best fit in with the existing buildings it was first necessary to identify the character of the existing village.

An analysis of the present village shows that there are several distinct parts of the village, each of which has a character of its own which is different from that of the other areas of the village. The village has, therefore, been divided into six 'Character Areas', each of which is described in terms that give the general feeling of that area, the function of the area and the

predominant architectural style of the existing buildings, method of construction and materials used. Mention has also been made of any significant buildings in these areas where these buildings are deemed to have had an effect on the overall character of the area. This is not a history of the village, but it has sometimes been necessary to identify the period of certain buildings in order to describe the architectural style of buildings within a Character Area.



CHARACTER AREA 1

The axis of Character Area 1 lies between its junctions with St. Richard's Road and Northbourne Road. This is the busiest stretch of road in the village as it provides the main link between Deal and nearby villages to the west. It also provides an alternative route to the busy A258 linking Deal to Dover and the A2. Double-decker buses (1) and large articulated trucks use it daily. Mongeham Road continues past the junction with Northbourne Road, although as a secondary road. Northbourne Road continues as the main thoroughfare linking Deal with the Eastry bypass.

A large part of this section is designated a conservation area as it retains much of its earlier rural charm and contains several significant buildings. The area also reflects the pattern of growth of the village, which until the end of the 17th-century was confined principally to the hill on which the church stands. Mongeham Road accommodates some of the oldest buildings in the village, three of which survive from the 16th- and 17th-centuries: Oak Cottage (2), the Noke with its thatched roof (3) and Champlain's Well (4).

The area contains three of the four oldest farmsteads in the village, but only two retain some of the four-square shape of farmhouse surrounded by farm buildings. They are Oak Cottage (farmhouse) with the Laundry Cottages (2) being converted farm buildings, and The Old Bakery (5) also converted from farm buildings (the original farmhouse has been lost). They are characterised by their long, narrow, low profile and white painted walls. The village grew as a process of infill during the course of the next three centuries.



The house now known as The Manor House (6) was substantially rebuilt in 1707 although it contains elements of a much earlier building. In 1735 the Three Horseshoes Public House (7) and Brewery Farmhouse (8) were built. There are another half dozen houses built during the 18th-century.



They are characterised by being detached and having red-brick walls, Kent peg tile roofs and sash windows, although some have a painted render on the walls (9).

Houses built in the second half of the 19th- and early 20th-centuries are characterised by having tiled roofs. Several of these are terraced, two in St. Richards Road and two in Mongeham Road. One, Palmerston Terrace (10), was built onto 18th-century Yeoman's Cottage, so the terrace is part-tiled and part-slated. Another spate of infill in the 1960s and 70s resulted in a half-dozen or so houses more in keeping with an urban estate than a rural village (11). Further infill around the turn of the 21st-century resulted in two or three buildings, which in both style and materials, are more in keeping with surrounding dwellings (12).





Forge Cottage



This area is therefore characterised by a mosaic of styles spanning more than 500 years and a wide variety of materials, and yet most of them are harmoniously eclectic in size and style and sit well in the rural scene. The overall effect is one of rural tranquillity and reflects the agricultural heritage which has dominated the village from its inception to the present day. Several of the houses are conversions of buildings which reflect the village's former rural industries of agriculture, malting, baking and brewing, often indicated by their house names (13).

The latest additions to the stock manage to retain a sympathy with their rural setting without being pastiches of surrounding styles, something to be encouraged in future development. Another feature of Mongeham Road is the high red-brick walls, particularly around its junction with Northbourne Road (14).

There are three access points to the village in this area. The north-eastern end of Mongeham Road provides a transition from urban Deal to rural Great Mongeham. Visible just behind the houses on either side are the open fields which encircle 90% of the parish boundary. Beyond its junction with Northbourne Road much of the eastern side of Mongeham Road is open fields, accentuating the air of rural tranquillity of the village (15).

Part of the western side also opens onto a field. Consequently, most views are green and open, with the small caravan park next to Brewery Cottage well screened by a traditional mixed hedge. The last few houses in Mongeham Road are on its western side, providing a gentle transition to the open countryside separating the village from Ripple (16). The third access, and considered by many to be the most pleasant, is from the A258 *via* Ellen's Road and provides an attractive approach to the village in the form of a steep, sunken lane with hedgerows and over-arching trees framing Lamp Cottage and Champlain's Well on the opposite side of Mongeham Road (17).

Just south of its junction with Ellen's Road, Mongeham Road forms another junction, this time with Cherry Lane. The short length of footway also ends at this junction, forcing pedestrians onto the road. Blind corners obscure both these junctions and parked cars further reduce visibility and narrow the carriage-way. This road is frequently used as an alternative route between Deal and the A2 at Whitfield; as the volume of traffic increases so does the risk of accidents.



Design Details	Character Area 1
General	The wide range of existing styles and materials allows scope for a developer. Future developments should seek to harmonise with existing materials, styles and scale. Design should be in keeping with the rural atmosphere of existing buildings and should not be a pastiche of features exhibited in them.
Scale	Wide range of building styles, detached, semi-detached and terraced, mostly two storeys but some single storied.
Roofs	18th-century with Kent peg-tile, 19th-century with slate. Later buildings may be slate or tile
Walls	Brick predominates, mostly red or yellow. Many are painted, rendered in pastel colours or white, or partially tile-hung.
Doors	Sturdy wooden doors, hardwood or painted with minimal glazing, very few and small porches.
Windows	Casement or sash windows in timber in conservation areas.
Gardens	Most properties front directly onto the road or have front gardens of not more than ten or twelve feet wide. Most rear gardens are long and back onto open countryside.
Garages	Some newer properties have integral garages. Those with larger gardens have parking in their drives. Most houses are without off-street parking resulting in extensive on-street parking.
Streets	Both St. Richard's Road and Mongeham Road can accommodate two-way traffic, but on-road parking limits this to a single lane with gaps between parked cars providing passing places.

CHARACTER AREA 2

Character Area 2 is centred on Northbourne Road. It also includes much of the inner green area made up of private gardens, fields and a small park for five touring caravans. It is bordered by Northbourne and Mongeham Roads and by Cherry Lane, and part of Church Path.(1)

Coming through Great Mongeham from the Deal direction, Northbourne Road is very rural in appearance and conveys the impression that it is leading out of the village (2); (indeed most building on it after Area 3 and the Conservation Area of 6 is relatively recent). The land rises steeply and views of the settlement are framed by exceptionally high banks with tall hedgerows and trees on the edge (3). The reciprocal view of the road, going towards Deal, is of an extremely twisting country lane of frequent blind bends in both directions (4), graced by views of open countryside to the East and of grassland and wooded fringe to the West.

Although Northbourne Road has a small shop (5), two footpath entrances and two bus stops on it, it is dangerous for pedestrians because of blind bends and fast traffic. In addition to through traffic, some large vehicles access the shop and Grange Farm (6). There is no pedestrian footway after the Farmyard.





Housing on this length of Northbourne Road is set well back, shielded by mellow walls, banks or high hedges (7, 8, 9 and 10), and always with substantial garden areas backing onto open land on both sides.

Ashton Close, containing four bungalows, is largely concealed behind a long curving bank topped by a hedge (11). Several buildings are gracious and distinctive, noticeably Stone Hall, a fine 18th-century listed house in pleasant grounds (12).



Further development cannot be recommended because of the nature of the road and most of its existing houses. The road itself cannot be altered without very substantial earthworks and uprooting which would effect a total change of character overall and invade the privacy and quiet of individual dwellings (13).



Design Details Character Area 2

Scale	A mixture of substantial, individually designed, detached houses, one close of detached bungalows, and one row of small two-storey cottages.
Roofs	Pitched, tile or slate roofs with chimneys.
Walls	Mellow red and yellow brick predominates.
Doors	Sturdy wooden doors, hardwood or painted with minimal glazing, very few porches.
Windows	Georgian style sash or casement windows in timber or uPVC.
Gardens	Extensive grounds, some with trees, enclosed by mellow brick or flint walls, and exceptionally high roadside banks. The majority of buildings are screened from the road and unobtrusive. The opening of Church Path provides a green tunnel for wildlife on the South side within the Church Path area of gardens and fields and on the North side in gardens and countryside beyond and behind the houses.
Boundaries	High hedge banks with mature trees.
Garages	The vast majority of houses have garages or hard standing, often not visible from Northbourne Road, but there is little visibility for access onto the road. Off-road parking has long been a recognised necessity because the road layout effectively prohibits on-road parking.
Streets	Northbourne Road is narrow with blind bends and no footways.

CHARACTER AREA 3



Character Area 3 includes the Great Mongeham (Church Area) Conservation Area, designated by Dover District Council in 1970, plus The Old School House, an integral part of the complex. The area is centred on St. Martin's Church (1) which lies to the west of the village settlement almost at the crest of high ground. It is a conspicuous and attractive landmark, its flint walls, stone dressings, crenellated West tower, mellow tile-and-peg roof, substantial graveyard, hedging and trees harmonise with and enhance the landscape. This landmark can be seen from numerous vantage points in and approaching the village.

The Church has a long history dating from the first century AD. On the site of a building believed to have been begun here in 470 AD, the present Church results from construction spanning the 13th- to 15th-centuries, although the surviving Norman window and Lady Chapel (2) possibly relate to an earlier post-Saxon foundation. In 1851, the Church was renovated by William Butterfield, the architect of Rugby School, and, notably, side aisles added, all construction being nevertheless in keeping in terms of styles and materials. The Church has much of historical interest, including memorials and a designated ancient gravestone (3) still set in its original placement at the West end of the building.

The pleasant graveyard has a path through it enabling pedestrians to avoid a dangerous stretch of Northbourne Road where there is in part no footway. In addition, one village footpath starts from a traditional kissing gate in a corner of the churchyard.

The Old Rectory to the North (4) is of 18th-century origin, as is Church House to the East (5). Both are of redbrick with a peg tile roof, in classical style with sash windows, a brick string course and eaves cornice.

Great Mongeham House to the South (6) set in large grounds with trees and hedgerow dates from the mid 19th-century and manifests its neo-classical style in stuccoed elevations, recessed sash windows and pediments. Two other buildings contribute to the character of the area. One is Fairfield (5) fronting Northbourne Road with its rendered and gabled front elevation and evidence of construction from several periods. The other is The Old School House with its steeply sloping Kent peg-tile roofs and weather vane (7).

Also crucial to the special character of the area is the juxtaposition of buildings and spaces. The buildings clustered around the Church are set in large grounds against a mature landscape. The path leading from Northbourne Road to the Church (8) provides both a feeling of enclosure and purpose (in sharp contrast to the openness of the surrounding countryside) and appealing views of the lych gate (9). Similarly, the view along Mongeham Church Close terminates with the Church's West Tower (10). From its roof there are spectacular views in all directions.

Leaving the Church, the view from the top of the hill, looking north and east, down the hill, along Northbourne Road, is particularly attractive, with trees and hedges arching over and framing views of Church House (11).



Many boundaries seen from public areas are either walls or hedges which restrict views of properties and create enclosure and privacy for their residents (12). In both approaches to the Church, walls predominate, while hedges define the Northbourne Road boundary and beyond on one side of the Road; the hillocky archaeological site is visible on the other side. Although trees are an important vertical element, individually they are of minor importance, with the significant exception of those in Great Mongeham House grounds, which are protected by a Tree Preservation Order, TPO3 1968.



Design Details Character Area 3

Scale:	Large, individually designed, detached two storey houses on substantial plots.
Roofs:	Pitched, some hipped, tile or slate roofs with chimneys.
Walls:	Red brick predominates.
Doors:	Sturdy wooden doors, hardwood or painted, with minimal glazing, and porches or porticoes.
Windows:	Georgian style sash or casement windows in timber or uPVC.
Gardens:	Large grounds, with mature trees, enclosed by high brick walls and fences.
Boundaries:	The original high yellow brick boundary walls to Great Mongeham House, the Old Rectory and the School House have been retained, or re-instated, and are an important part of the character of the area, framing the view of St Martin's Church.
Garages:	Both detached and integral garages are a feature of this area. Off-road parking has long been a necessity in the area as there is very little space for casual on-road parking.
Streets:	Narrow with high boundary walls at the road edge, no footways or verges.

CHARACTER AREA 4



Documented archeological site

Character Area 4 includes Northbourne Road from the junction with Cherry Lane on the south side (1) and from the first house in the Northbourne direction after School House on the north side (2), and then follows to the parish boundary, on both Northbourne Road and Willow Road. Willow Road is the continuation of the main road at the point where Northbourne Road becomes a single-track lane (3).

Northbourne Road (Cherry Lane to Willow Road)

The clear impression here is of openness, particularly after the enclosed feeling of the lower part of the road, once known as Clarke's Hill.

There are open views of surrounding fields to the south and unimpeded views of St Martin's Church and the surrounding buildings in the Conservation Area from the approaches to the village from the south and west, while the grazing horses in the field opposite the junction with Mongeham Church Close (4), typify the rural atmosphere of this area. This gap in the building line is very important in tying the village into its rural setting. This field is believed to be the site of the mediæval village documented for its archaeological interest and recorded for further investigation by archaeologist Keith Parfitt* (5).

Properties here are relatively recent additions of modern houses and bungalows and all are detached dwellings in their own grounds, a feature which enhances the rural character of the area. In addition, the presence of mature trees and shrubs, notably of roadside hedgebank, emphasise this characteristic separation of properties. Consequently, though the style of any future development cannot be closely defined due to the mix of existing styles, nevertheless, any future development should preserve and continue the open detached pattern.

*Archaeological Site – The excavation of the mediæval village was entitled “Some Unrecorded Earth Works at Great Mongeham, near Deal” by Keith Parfitt, then with the Dover Archaeological Group. Published in *Kent Archaeological Review* Autumn 1985, pp 8–11.

Northbourne Road from the junction with Willow Road to the parish boundary, half-way down Bonner's Hill

From the Willow Road junction, Northbourne Road becomes a single-track lane starting with a group of bungalows and two-storied houses (6) which soon gives way to fields on either side.

In those houses and bungalows a mixture of styles is again evident: pebble-dash, brick, and white-washed rendering. The dwellings were built in the 1920s, around the time of the opening of Betteshanger Colliery.

The last house in this group, Sparrow Court, is a detached, pebble-dashed building of later construction, situated on the site of an earlier dwelling.

There are distant views of the cooling towers of Richborough Power Station, the Ramsgate headland and the sea. Birds of prey are often seen hovering over the patchwork of fields before one reaches the last three houses in the parish and the steep sunken and wooded lane (Bonner's Hill) (7).

These houses, built in a style sympathetic with their rural setting, occupy land once used during WWI to house, in a variety of temporary buildings, a small isolation hospital unit.



The main feature of this area is openness, with extensive views, from the Dover Beacon in one direction to the headland at Ramsgate in the other, and over marshland where wildlife abounds (8).

Willow Road

Willow Road contains very few houses, all at the beginning of the road. They are of modern design and, again, well-spaced.

Beyond them the road affords sweeping views over open countryside towards Northbourne (9) and over wooded hollows towards Little Mongeham. Views just before the Crossroads are particularly fine, with overgrown chalk pits to the left sheltering wildlife (10).



Design Details	Character Area 4
Scale:	20th-century two-storey detached, semi-detached and terraced dwellings. There are bungalows at the junction of Northbourne Road with Willow Road.
Roofs:	Pitched or hipped. Red, brown and slate tiles with moulded tiles on the newer houses.
Walls:	The newer houses, on Northbourne and Willow Roads, are of red brick whilst the older houses and bungalows are rendered and painted white and cream. Some buildings are pebble-dashed and painted.
Doors:	Part-glazed. Some with built-in porches, some with exterior porches added on.
Windows:	Most houses have picture windows. Some older houses and bungalows have multiple pane windows.
Gardens:	Large gardens to front and rear, with views across fields or to Pegwell Bay.
Boundaries:	High hedges on main section of Northbourne Road. Older houses have fences, low hedges or low brick walls.
Garages:	Newer houses have integral garages. Older houses have a separate single garage or a parking space. Some have neither and cars park in the road. This is increasing and has made the bend on Willow Road dangerous.
Streets:	Busy through road. Single-track section less so.

CHARACTER AREA 5



Character Area 5 consists of Cherry Lane and Pixhill. Cherry Lane is a sunken single-track lane (1) which links Mongeham and Northbourne Roads and, with Pixwell Lane, marks the southern village boundary. Both lanes retain a rural ambience with trees, hedgerows and wild growth. Much of Cherry Lane has high grassed and hedged banks including trees, the banks dating back to when it was a riverbed.

Most houses face open fields (2), with fine expansive views towards Ripple, its windmill and the picturesque winding lane with a single dwelling that is Pixwell Lane. Both lanes are residential and recreational, favourite areas for walks and horse-riding. Footpaths lead across fields from Pixwell Lane (3); Pixwell Lane turns into a bridleway, and, after crossing Beacon Hill, a footpath.

Much enjoyed as it is by people living there and others seeking leisure, Cherry Lane presents two problems: traffic flow and water. Although its narrowness has necessitated a traffic restriction, vehicles have difficulty, especially if they are long. Furthermore, many houses without garages or hard standing possess no means of constructing them so that occupants must park on the Lane and visitors sometimes on field land; in addition, the right-angled bend (4) with five entrances opening on, or very near it, cannot be negotiated at all by long vehicles and the bottom end of the lane is particularly narrow with blind bends in both directions. The second problem is water. In any heavy rain the Lane receives an immense amount (5). The road gullies cannot cope and are often clogged with earth and stones washed down from higher land above the Lane, and from the fields on its rural south side. On occasion, sandbags and temporary run-off channels have to be used.



Houses are in a mixture of styles, there is a thatched cottage (6), and some properties which date from the 16th-century. There is a cluster of four dwellings, probably Anglo-Saxon, still nominally sharing a well (7), and a listed farm house; some other dwellings are older than they appear.

There is one important shared feature, however; all are no more than two stories high, and the majority are low ceilinged or chalet style (8), so that privacy and seclusion are retained with few inhabitants overlooked, even though the houses are stepped up a hill. In addition, the vast majority have considerable ground, sometimes, behind them, so an open feel and rural image are enjoyed.

There are two commercial enterprises, namely Great Mongeham Farm (9) at the top of the Lane, and Greenacre Stables at the bottom. The Farm, its farmstead and yard with barns, constitute a picturesque social record and attractive view, and is currently undergoing some restoration.

Larger vehicles normally access the Farm from the top of the Lane which is wider – they create jams and damage if they come from the bottom. Greenacre Stables is comfortably accessed from its entrance on Mongeham Road going towards Ripple.

Any future development should not restrict the open views, as fine as any in the parish. It should also be low density and not encroach upon rural ground or the inner green area of the Village.

At present, the only developments are: enlarging dwellings by extending the footprint and converting bungalows into two storey houses. Any further construction must consider the traffic restriction as a priority and incorporate permeable surfaces for paved areas.



Cherry Lane’s rural atmosphere

Design Details	Character Area 5
Scale:	Detached houses, bungalows and chalet bungalows varying in size and of individual design; terraced and detached cottages, one farmhouse. Sizes of plots vary.
Roofs:	Pitched, with slate or tiled roofs (some Kent peg tiles), one thatched roof. There are some chimneys with raised pots. Two houses have solar panels.
Walls:	Brick predominates, mostly red. Also painted, pebble-dashed and rendered, one modern partially tile-hung.
Doors:	Sturdy wooden doors, hardwood or painted with minimal glazing, very few and small porches.
Windows:	Georgian style casement and sash windows in timber or uPVC, some leaded lights.
Gardens:	Most buildings have substantial gardens stepped up the hill. Terraced houses with small front gardens have very long back gardens.
Garages:	Some garages, hard standing or private lay-bys, but many houses are without off-street parking resulting in limited access due to parking on the Lane.
Streets:	Both Cherry and Pixwell Lanes are narrow with blind bends. Access is difficult and there are no footways. Visibility is severely limited by high hedgebanks. There are surface water run-off problems.

CHARACTER AREA 6

This area includes the two branching cul-de-sacs of St. Edmund's Road and St. Francis Close, and the short length of St. Richard's Road between. The two cul-de-sacs, built in the 1970s, together account for nearly half the houses in the parish. The dwellings are a mixture of terraced housing and 3-bedroomed semi-detached houses of typical design for the decade. They are brick built, with concrete tiled pitched roofs (1).



This is a quiet residential neighbourhood (2). The hilly terrain provides good views of the surrounding countryside and the older part of the village beyond, including the church tower (3).

This development is contiguous with and indistinguishable from urban Deal with the western end of St. Richard's Road forming the boundary between it and Great Mongeham. The south-eastern boundary of this development is a tall brick wall which separates it from the fields (4); to the right of them is the historic Fairfield, so named because of the fair held there from the 13th-century to the mid-19th-century.

This field also provides recreational access to the countryside and footpath links to the rest of the village. Development of Fairfield would not only lose a significant historical feature, it would further encroach on the separation of rural Great Mongeham from urban Deal.





Fairfield looking towards the village and Church



Fairfield seen from St. Edmund's Road

Design Details

Character Area 6

Scale:

A relatively high density housing development built in the 1970s. St. Edmund's Road and the short length of St. Richard's Road have semi-detached houses. St. Francis' Close has mostly terraces with some semi-detached houses.

Roofs:

Pitched, concrete tiles. No chimneys.

Walls:

Light red brick.

Doors:

uPVC doors with minimal glazing. Few porches which are later additions.

Windows:

Large paned uPVC casement windows.

Gardens:

Open in front, small behind. Very few trees.

Boundaries:

There is a high brick wall on the south east boundary. There are good views over fields and the oldest part of the village.

Garages:

Most semi-detached houses have integral single garages. The terraces are provided with reserved parking areas, but many cars are parked on the road.

Streets:

Hilly, with cul-de-sacs. Good views over the countryside.

ARCHITECTURAL DETAILS



*Brewery Farm House
(Character Area 1)*



*141 Mongeham Road
Character Area 1*



*Malthouse Cottage
Character Area 1*



*141 Mongeham Road
Character Area 1*



*Parish Hall Roof
Character Area 1*



*Forge Cottage
Character Area 1*



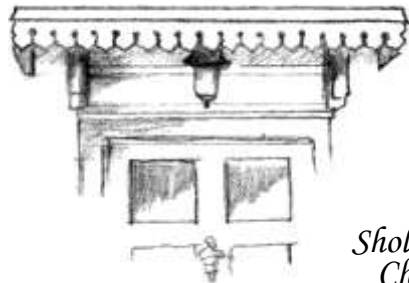
*Manor House
Character Area 1*



*Brewery Farm House
Character Area 1*



*Church Farm House
Character Area 3*



*Sholden Bank House
Character Area 1*



*Fairfield
Character Area 3*



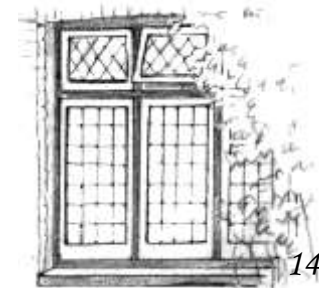
*Monk's Hall
Character Area 1*



*Lodge Cottage
Character Area 2*



*Champlain's Well
Character Area 1*



*148 Mongeham Road
Character Area 1*



*Red Gables
Character Area 2*



*Three Horseshoes Pub
Character Area 1*



*Stone Hall
Character Area 2*

STREET FURNITURE



The street furniture – road signs, street lighting, post boxes or benches – found in Great Mongeham is essentially utilitarian, however there are some designs of street furniture which fit in well with the character of the village. A good example of this is the Windsor pattern of street lighting column (1) which is very similar to the gas lights which once lit the village, as shown in the early photograph (2). Clearly this type of design would not be suitable for the urban part of the village in Character Area 1, but is recommended for the remaining areas of the village.



Similarly there are types of street name plate which would fit into the character of the village much better than the various types of standard nameplates used, mostly with galvanised steel frames. The District Council should be encouraged to adopt one style of name plate throughout the village. The example shown is in Sutton and is made of recycled plastic and would enhance the rural character of the village (3).

Recyclable plastic road sign at Sutton



Original 17th-century inn sign



An original gas lamp



Victorian Post Box



The Beacon

Similarly, the adoption of a uniform style of bench (4) and other street furniture throughout the village should be encouraged to enhance the perception of a Great Mongeham style.

LEISURE AND RECREATION

Great Mongeham is more than a residential area affording opportunities for some employment and self-employment within it; it serves the need for leisure and recreation of both residents and others living nearby. Its network of footpaths, roads and lanes is enjoyed by many walkers, joggers, cyclists and horse-riders. The views, appealing historical buildings and conservation areas attract photographers and artists.

NATURE

Much of this recreation depends upon natural features and the variety of habitat including marshlands and open fields. There is countryside not only around the village, which has nine tenths of its natural green rural boundary intact, but also within it, notably the central area of small fields and garden land bisected by Church Path. In addition the lanes and roads which surround this area often lie open to the countryside, for example, the south side of Cherry Lane, much of the south side of Northbourne Road, and the west side of Mongeham Road all the way from the junction with Northbourne Road to the edge of the village going towards Ripple. Even where the roads and lanes are built upon on both sides there is normally open country behind the houses, also large gardens, hedgerows, trees and greenery. Consequently, wildlife simply ranges through the village and across most gardens, enjoying the freedom of green corridors.

Squirrels, foxes, hedgehogs, badgers, voles, and a great variety of bird life – such as pheasants, owls, buzzards, kestrels and jays – abound. Most important of all, there are at least two species of bats. Their known roosts are St Martin's Church, and the upper end of Cherry Lane where the most likely roost is the roadside barn of Great Mongeham Farm.



Barn at Great Mongeham Farm



Church Path



Ancient Thoroughfare

FOOTPATHS

In the past, communication on foot was a way of life in this rural village and the footpaths in and around the village are still much used today for recreational purposes. Entrances to the footpaths are by stiles (1), by kissing gate (2) or open ended (3).

Church Path bisects the village (4) and leads to the Church. Other footpaths lead out of the village (5) and there is a bridleway, an ancient thoroughfare (6), the continuation of Pixwell Lane.

The fields around the village are criss-crossed by a number of footpaths, which provide people from the village (and beyond) with a valuable recreational facility for enjoying the picturesque countryside. To the south the principal path starts from St. Richard's Road as a bridleway. It crosses Ellen's Road and becomes a footpath just below the crest of a ridge running towards Ripple.

All along this path are magnificent views across fields of wheat, potatoes or rapeseed growing on the slopes of a valley, at the foot of which runs Mongeham Road with its hedgerows, white in spring from hawthorn and guelder rose, followed by red berries in autumn.

Beyond the next hill can be seen picture postcard views of the roof and tower of St. Martin's Church, parts of which date from Norman times. It sits comfortably among the differing roof styles of that part of the village.



Map of Parish boundary with village footpaths

Just before reaching Ripple another footpath strikes northwest towards the church, down the hill to the road and then up the other slope of the valley. On reaching the top, the path continuing down provides some of the best views of the village. Looking across the field in the foreground, past the cluster of houses around the junction of Pixwell Lane and the roofs beyond to St. Martin's Church provides a chocolate box view of rural England.

To the north of the village a permissive bridleway beside the engineering works runs along a valley towards the Brooks which in Roman times carried a river from beyond Great Mongeham to what was once the Wansum Channel (river and channel are now reduced to the North Stream and River Stour respectively). These waterways have long since silted up, but certain vantage points provide magnificent views across the large, flat expanse of fenland that remains.

One such vantage point is provided by the footpath from the churchyard that runs down the hill to the bridleway: views across miles of fens as far as the majestic cooling towers of the now defunct Richborough Power Station, Sandwich Bay and the cliffs at Ramsgate.

Walking up the hill provides one with a different aspect of the church and village. Another path forks to the right and takes one through a small woodland to Northbourne.



Willow tree at Willow Lodge

TREES

Trees are an important part of the village and, notably, there is an old Mulberry tree on the Village green and a row of lime trees which may be seen from Church Path.

Tree Preservation Orders in the Parish are as follows: TPO3 1968 Great Mongeham House and several trees in adjacent land. This land, originally part of the gardens of Great Mongeham House, has been built on and is in Mongeham Church Close.



The old mulberry tree on the Village green



Typical village trees with Church in background

TPO2 1971 Land adjoining Mongeham Lodge, the original gardens of the larger set-back house to which Mongeham Lodge was indeed the lodge house.

TPO4 1971 Land south of Northbourne Road, the lime tree row plus a few other trees to the left of Church Path going south.



Row of lime trees

WATERCOURSES AND WELLS

Watercourses emanating from Northbourne Brooks extend into Great Mongeham close to the lowest lying sections of Mongeham Road. Most notable are two: one rapidly accessed by following the permissive bridleway and the other running roughly parallel to Mongeham Road behind the garage, houses and village hall. This was once Mongeham Docks (1), navigable until the late 1920s when the water table was higher.



2 The well in the front garden of The Noke



1 Bend in North Stream leading to site of Mongeham Dock

The village and the archeological site within it, opposite Mongeham Church Close, contain numerous wells, many of ancient flint construction. The vast majority, however, are either filled in, unknown or both. Some remain visible to the public as decorative features of houses, for example in the front gardens of The Noke, Mongeham Road (2), and of Orchard House, Cherry Lane. Most wells originally served several households.

COMMUNITY FACILITIES

The Parish Hall (1) is well used, not only by villagers but also by people from outside the Parish. The most popular societies which use the hall are the Horticultural and Great Mongeham Societies; followed by the Women's Institute, Art, Yoga and Brownies, to mention but a few. A feature of the Village is the 'Drop In' where villagers bring and exchange produce, and stay for coffee and conversation in the hall.

The Village Green is used for Bank Holiday Boot Fairs, the annual Village Fun Day (2) and for informal play by the young people of the Village (3).



2 Children's sack race at the Village Fun Day



TRAFFIC AND TRANSPORT

The characters of the various streets within the village are described under the relevant Character Area assessments, in this section we consider how the life of residents in the village is affected by the density and speed of the traffic on those roads, and how this is affected by the layout of the roads within the village. Included in this is: the width of the roads and other factors such as: restrictions on visibility due to high hedgerbanks or high walls at the edge of the carriageway; presence of parked vehicles due to a lack of off street parking.

Mongeham Road is used as a main link from Deal to Whitfield; and Mongeham Road, Northbourne Road, and Willow Road is a link from Deal to the A256 Dover to Sandwich Road. There is also anecdotal evidence of Satellite Navigation systems used in commercial vehicles directing large vehicles to use Cherry Lane, with obvious results. Consequently, there is considerably more traffic using these roads than would be the case if they were simply used as local distributor roads providing access to the village.

Although Mongeham Road suffers from congestion caused by parked cars there is a school of thought which says that the cars act as a form of traffic calming, having the effect of slowing the speed of traffic. Nevertheless, there is a frequently voiced perception that the speed of traffic is too great for such a narrow, residential street, particularly as there are several houses in Mongeham Road which open directly on to the road, with neither front garden, nor footway to separate the houses from the traffic. Large articulated vehicles making deliveries to Grange Farm and to the Stalco Works, are often a cause of holdups (1). If the site is to be developed for

housing, this may reduce this cause of congestion but would inevitably result in many more vehicle movements into and out of the development.

Northbourne Road is an important link between the part of the village at the top of the hill, which includes the Church, and the part of the village on Mongeham Road. Pedestrians need to use the road to reach the bus stops serving both the Canterbury and Deal bus services, as well as linking to Church Path. The road also provides access for deliveries to, and collections from, the very busy Grange Farm.



The frequently voiced complaint from residents of Northbourne Road, and those using the road as a pedestrian link, is of the speed of through-traffic. This is a particular cause of concern on the part of Northbourne Road known as Clark's Hill due to the lack of footways, which, combined with the restricted visibility caused by the high hedge-banks make walking along this stretch of road a nerve-wracking and potentially hazardous activity (2).

It may be that drivers heading towards the A256, having passed through the 'built-up' part of the village in Mongeham Road now perceive that they are heading up a country road, as well as needing more power to drive up the hill, which levels off slightly after the bend. Drivers are then forced to brake sharply to avoid vehicles entering the narrower part of the road near the junction with Cherry Lane, from the opposite direction.

Traffic calming is often proposed as a means of reducing the speed of through traffic on Mongeham Road and Northbourne Road. Indeed some traffic calming measures are likely to be a requirement should a 20 mph speed limit be introduced, as some have suggested. Careful consideration should be given to this, as the additional lines, signs, lighting, speed humps, road narrowing etc. which are likely to be required may introduce a very urban character to a neighbourhood which has what is otherwise, a rural, or semi-rural, ambience.

The problems in Cherry Lane are not due, in the main, to it being used as a through route but derive from the narrowness of the lane, parked cars, limited visibility and the right-angle bend.



The network of footpaths in and around the village is a valuable asset, not only as a means of access within the village, e.g. Church Path, but also a well-used recreational facility for people from beyond the boundaries of the village. The paths and their value as a recreational resource are described more fully in the section on Leisure and Recreation.

There is an hourly bus service connecting Great Mongeham to Canterbury *via* Sandwich, and, more importantly, the returning bus provides an hourly service to Deal. This latter service is very important to non-drivers, as Deal has essential local business and shopping services, including banks, library, doctors and dentists, as well as employment opportunities. Any journey to Dover requires at least one bus-change. The service through Great Mongeham compares very favourably with other nearby settlements, e.g. Ripple and Sutton, which have more limited bus services.

VIEWS AROUND THE VILLAGE



Great Mongeham from Ripple Hill



View of Windmill from Willow Road



View of Ramsgate from Northbourne Road



View from St. Francis Close



View from Pixwell Lane



Ripple Church from Pixwell Lane

DESIGN PRINCIPLES

National Planning Policy Statement 12: Local Development Frameworks (2004) supports the inclusion of supplementary planning documents, including design statements, within local development frameworks provided that such documents have been clearly prepared by the community and are consistent with national, regional and local planning policies.

The Great Mongeham Village Design Statement has been prepared by the community to supplement the policies of the Dover District Local Plan (2002) and the Kent and Medway Structure Plan (2006) which place great emphasis on quality of design.

The purpose of Village and Parish Design Statements is to capture the detailed design characteristics of a settlement, and, once adopted by the local planning authority, to act as a tool to manage change, whether that change is new development or cumulative small-scale alterations, to the built and natural environments of the area to which the Design Statement applies.

As set out on preceding pages the character of Great Mongeham is that of a small rural settlement sitting on the edge of the Kent Downs to the west of the town of Deal. It is important that its modest rural character, is acknowledged, preserved and enhanced in any new developments in the parish.

GMDS 1: Development should be consistent with the policies of the Dover District Local Plan (2002), the Kent and Medway Structure Plan (2006) and the principles and objectives of Kent Design (2006) and this Village Design Statement, and should acknowledge, preserve or enhance the built and natural heritage and rural character of Great Mongeham.

Great Mongeham village has developed historically in a linear form predominantly along Mongeham and Northbourne Roads. A one-plot development depth along these roads has enabled the settlement's open landscape context to form both a key element of village street scenes and an important and popular amenity resource for its population. Open countryside forms an important visual buffer and leisure facility between the village and the town of Deal to the east and the village of Northbourne to the north-west. One of the key issues for Kent set out in the Kent and Medway Structure Plan (2006) is that of preserving the separate identities of different settlements. In particular, this Design Statement considers the retention of the green lung between the village of Great Mongeham and Deal to be a feature of the character of the settlement that should be both preserved and enhanced as part of any development in or affecting the village.

GMDS 2: The open undeveloped character of the countryside between Great Mongeham and the Deal urban area should be safeguarded and retained in full as a landscape buffer to enable its continued use as a landscape resource for local residents and to maintain the separate identity of Great Mongeham village. The community will seek to have this area designated as a 'Green Wedge' in the appropriate forthcoming Dover Local Development Framework documents.

The highway network of this rural village is dominated by a network of fragile, historic, narrow lanes. Such lanes, some of which such as Cherry Lane and the lower stretches of Northbourne Road are sunken between high grassed banks, contribute to the distinctive character of Great Mongeham and offer opportunities for nature conservation but are vulnerable to current increasing levels of vehicular movements and to surface water run-off.

GMDS 3: Proposals to reduce both speed levels and the use of the rural lanes of this village by HGVs should be encouraged, while proposals which, by virtue of the increase in scale or type of vehicular movement which would result from their implementation, would damage the character or amenity, landscape, conservation, historic or archaeological importance of such rural lanes should not be permitted.

GMDS 4: All permissions for new developments in the village should require adequate well-integrated parking provision and off-road parking facilities within the plot in view of the narrow width and sensitive nature of many of the roads throughout the village.

GMDS 5: All new development should be required to incorporate permeable surfaces for paved areas, including driveways, to reduce levels of surface water run-off on the villages roads and lanes.

Although, as this Design Statement has illustrated, a wide variety of building materials is in evidence in Great Mongeham, certain design features and materials are not prevalent in the village. Weatherboarding, including plastic weatherboarding, stone facades, and brick-paviour road surfacing for example are not typical and are therefore considered inappropriate for new developments.

GMDS 6: In accordance with section 2.4.2 of Kent Design (2006) development should incorporate materials that are attractive, durable and complement the character of the site's context. In the case of proposals for development in the two Conservation Areas in the village the requirements of Local Plan Policy HE2 should be complied with.

GMDS 7: The design of new buildings should avoid anonymous pattern book or house style designs or those based on a confused mixture of architectural styles and decoration. All new design should respect and reflect its immediate context and its wider village setting.

Open views across the adjacent countryside, including the North Downs Special Landscape Area, out from Great Mongeham and back towards the village are a particular feature of the landscape character and setting of this village. The impact of any new development on the openness of such views should therefore be considered as part of the assessment of planning applications. The retention of such visual links are considered important by this community.

GMDS 8: Every effort should be made to ensure that long, open views are maintained and protected particularly views from footpaths and bridleways including the White Cliffs Country Trail.



Local employment and community facilities provide important commercial facilities for local residents and are considered by the community to be of importance to the character and economic and social well-being of the village. The valuable service provided by such local facilities is recognised in the Dover District Local Plan and this Design Statement urges that such community roles, together with the sustainability benefits that result from the presence of such facilities in Great Mongeham, are taken into account by the local planning authority should planning applications for change of use be submitted.

GMDS 9: Local employment and community facilities are valued by the community as important to the character of the settlement. The social, economic and sustainability benefits of such facilities should therefore be acknowledged and taken into account when considering planning applications which would result in the change of use and resultant loss of such facilities from the village.

Great Mongeham Village — Early 20th Century

STATEMENT OF COMMUNITY INVOLVEMENT

Throughout the whole process of producing this Design Statement the group has gone to great lengths to involve the whole community. The intention has been that the whole community of Great Mongeham can feel a sense of ownership and involvement in the process. This is not easy to do, but nevertheless the group has made great efforts to achieve this by:

- 1 Keeping the community informed by updates of progress in the Village Newsletter.
- 2 Stating in these updates that all are welcome to attend any of the meetings of the group and inviting people to join in.
- 3 Advertising the AGMs in the Village Newsletter and the East Kent Mercury.
- 4 Presentation of Annual Reports and meetings at the Annual Meetings of the Parish Council.
- 5 Distributing the Annual Reports and Minutes of the AGMs to our funding organisations.
- 6 The holding of an Open Day to explain the process and objectives to all and taking note of these comments when drafting the Design Statement.
- 7 Conducting a survey by means of a Demographic Questionnaire in order to find out, so far as possible the make-up of the community, the sort of houses they live in, gender, age, work, transport etc.
- 8 The holding of an Open Day so that everyone could view the Draft Design Statement before it was submitted to the District Council as part of the consultation process.



Open Day in the Parish Hall



ACKNOWLEDGEMENTS

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Thanks to Dover Museum for permission to use the reproduction of the Roget watercolour on the back page.

The members of the group: Jim Rees (Chairman), Marion Boyce (Vice Chairman), Bob Kersey (Secretary), Steve Manion (Treasurer), Sylvia Bowsher, Steve Harding, Eileen Thomas, Cynthia Tucker.

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Great Mongeham Parish Council Logo



Mongeham Road — Early 20th-century



Mongeham Road — Early 21st-century



*MONGEHAM – a pretty little village with an ancient church, about
1½ miles from Deal. (Deal, Sandwich and Walmer Mercury, 1865)*

Reproduction of watercolour by John Lewis Roget (1828 – 1908) showing the same view as the front page.
By kind permission of the Dover Museum.