

Character Study

03

3. Character Study

This section describes the parish's built character by presenting the results of a survey of its historic buildings before introducing five distinct character areas.

There are two conservation areas which cover the historic core of East Langdon and the centre of Martin. There are currently no Conservation Area Appraisals for these, and this is an action picked up in Chapter 13 of the Langdon Neighbourhood Plan.

03

3.1 Introduction to the parish

The parish of Langdon is largely rural, with historic farmsteads scattered throughout the landscape. The small settlements of East Langdon, Martin, Martin Mill and West Langdon form the primary areas of built development, and the historic cores of East Langdon and Martin have been designated conservation areas. Largely residential now, buildings within these conservation areas still maintain their strong association with the surrounding landscape and their agricultural origins through the buildings within them, for example we find former oast houses on The Street in Martin and (now converted) barns to Church Farm in East Langdon.

Historic buildings and structures within the parish are constructed of a range of building materials. Some, such as flint, were a locally available resource while others, such as slate, were introduced through the later advance of the railway. However, no one building material dominates the character of the area and ragstone, brick, render and tile hanging are also found.

The built form ranges from the vernacular, such as oasts, barns, terraces and other dwellings, to churches and manor houses. There is little consistency to features such as boundary treatments, the type and form of windows and roofs. It is this variation in built form across the parish that is a key attribute of its architectural character.

3.2 Defining the Character Areas

The different character areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm, streetscape, built form and architectural details.

The parish has five character areas (see Figure 13), which have been defined with the Steering Group, and are as follows:

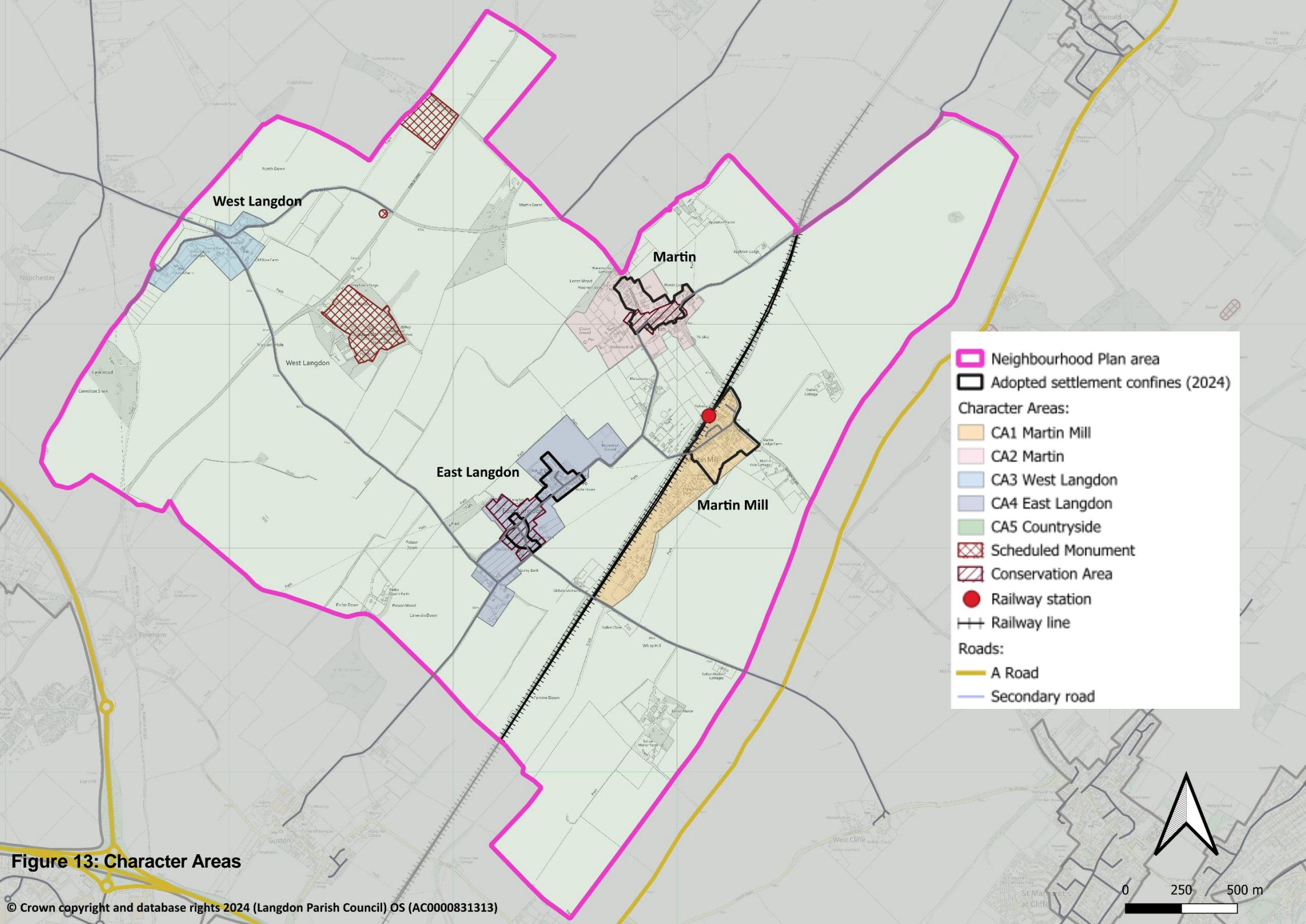
CA1- Martin Mill

CA2- Martin

CA3- West Langdon

CA4- East Langdon

CA5- Countryside



CA1- Martin Mill

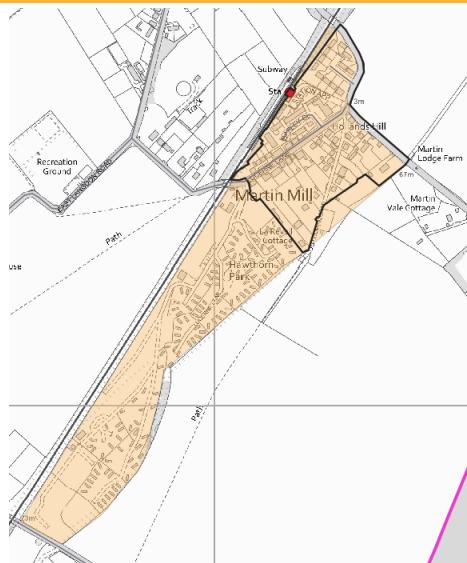


Figure 18: Martin Mill character area

Introduction

Martin Mill lies on an ancient track from St Margaret's Bay near Dover leading towards Canterbury. Originally the site of a Kentish smock windmill built half a mile south-east of Martin, the settlement grew around the railway. The train station was built in 1881 along with a station masters house and row of railway workers' cottages. The station, with its sidings, was named Martin Mill, as was the surrounding hamlet. Maps showing this historical development can be found using Kent County Council's Heritage Maps site: <https://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>.

Land use

With the exception of the train station, the village is wholly residential. There is a shop and cafe associated with the Hawthorn Farm campsite and holiday park which lies to the south-west of the village.

Pattern of development

There is linear development along Station Road, and along Old Roman Road. The building line along these linear roads have subtle variations, though overall buildings are set back a small distance from the road. The short setback distance and narrow roads, especially at the south end of Station Road provide relatively high enclosure. The cul-de-sac development Barley Close was built on the former railway sidings. It is a short cul-de-sac with a regular building line set back from the road with front garden provision.

Boundary treatment

There is a range of boundary treatments used including brick walls, vegetation, hedgerows, timber and iron fences. The

more recent cul-de-sac developments lack boundary treatments.

Building heights and roofline

There is a low building height in Martin Mill, with buildings of 1 and 2 storeys. The roof style is generally pitched or hipped and there are cross-gabled examples and dormers.

Public realm and open spaces

There are no public open spaces in Martin Mill. Roads are narrow and there is limited pavement provision. East Langdon and Langdon play park are accessible via footpath ER47 which cuts across the field between Martin Mill and East Langdon.

Materials and architectural details

There is a range of materials used in this character area. For the facades: white painted brick, white render, red brick, dark brown brick, tile hanging and pebble dash are prominent. Roof materials comprise clay tiles in both plain and pantile style and slate tiles. Windows are mostly casement with some sash window examples within older buildings.



Figure 14: Station House, with white painted brick and window headers and dressings



Figure 16: Linear development along Station Road



Figure 18: Bungalows on Barley Court



Figure 15: Pebble dash on terraced housing that was originally built for the workers of the train station

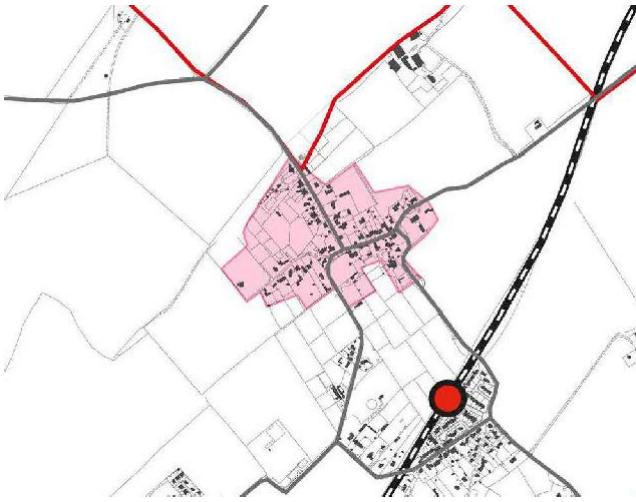


Figure 17: Martin Mill railway station



Figure 19: View of East Langdon showing the conservation area, listed buildings, landscape setting and multiple public rights of way

CA2- Martin



Introduction

The settlement of Martin dates back to Anglo-Saxon times. Today it is a small hamlet of low density residential development, situated in the east of the parish, approximately half a mile north of Martin Mill.

The historic core of Martin is designated as a Conservation Area.

Land use

The only pub in the parish is located in Martin, the Lantern Inn, on Wheatsheaf Lane. East Langdon Cricket Club is situated at the end of Wheatsheaf Lane. The rest of the development in the area is residential.

03

Pattern of development

Development in Martin consists of linear development along Waterworks Hill, and the Street, as well as along Wheatsheaf Lane, East Langdon Road, Lucerne Lane and Ringwould Road. There is also a small amount of backland development off The Street. The building line is informal, with most properties set back, some with generous front gardens. The narrow roads are often lined with brick and flint walls or vegetation which help to provide high enclosure, although gaps between buildings offer long distance views out over the open countryside. The settlement has grown slowly over time through individual infill developments, leading to a mixture of building styles and a rural and informal development pattern.

Boundary treatment

Boundary treatments are mostly hedgerows, vegetation, or brick and/or flint walls with some timber fencing and gates into plots. Though most buildings have boundary treatments, some properties do not and directly front onto the street.

Building heights and roofline

Overall, building heights in Martin are 1 and 2 storeys. The only taller building is Marston Hall, which sits at the centre of the hamlet opposite the junction of Waterworks Lane and The Street. Its larger scale and position at the junction makes it a distinctive landmark feature of the hamlet.

Public realm and open spaces

Public open space is limited to the grounds of East Langdon cricket club, the small pub garden of the Lantern Inn and Leeze Wood. Roads are narrow and there is limited pavement provision.

Materials and architectural details

Buildings are unique; overall material and architecture are considered of good quality and appropriate for the context. Materials include flint knap and brick, which are used both for buildings and on the walled streets. Kent peg tiles are also prominent, in addition to white and off-white painted brick facades and the use of brown and black weatherboarding. Clay plain tiles and slate tiles are used on roofs. Roof types include hipped, half-hipped, pitched and cross-gabled.



Figure 20: Martin Farmhouse with smooth render façade and some flint, green painted sash windows and clay roof tile



Figure 22: Cross gabled and half hipped roof with clay plain tiles and red brick façade with tile hanging on the side elevation



Figure 24: Marston Hall at the main junction of the village



Figure 21: One storey cottage with habitable rooms in the roof and a painted façade and clay plain tile roof with gabled dormers

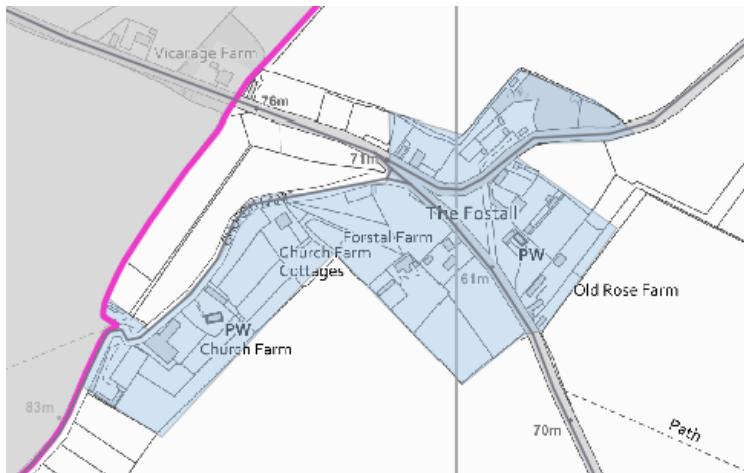


Figure 23: The Lantern pub and garden, red brick with clay plain tile roof which is hipped on one side with sash windows and two porch extensions on the front facade



Figure 25: Flint and red brick wall along The Street, which is integrated into the barn and provides high enclosure through the centre of the village. The wall incorporates multiple materials with lots of natural changes over the years and an organic and informal appearance as a result, reflecting the rural character of the village.

CA3- West Langdon



03 Introduction

The name West Langdon derives from its location west of a 'long down' (hill). Although not mentioned in the Domesday Book in 1086, there was a settlement by the time Langdon Abbey was founded in 1189. Throughout its history the hamlet was closely connected with the abbey and its estate. Until the 20th century the abbey and estate provided employment for the majority of hamlet workers. The decline of agriculture influenced the decline of the population here, from around 100 in the 19th century to less than 40 at the end of the 20th century.

West Langdon is relatively isolated from the other villages in the parish; as it is around 1.5 miles west of Martin and 1.5 miles north west of East Langdon and has no bus service.

Land use

The village is predominantly residential. There is a former pig farm on the outskirts of the settlement and a church, St Mary the Virgin, on Church Lane in the west. A former 19th century United Reform Chapel lies on the South-east edge of The Fostall.

Pattern of development

There is linear development on the 4 roads in the village which intersect in the centre around a village green. There is very little recent development and properties are characterful. Development is low density and informally spaced. The building line varies, with some buildings fronting directly onto the road and some set back with generous front gardens. Plots are large and buildings have good sized back gardens. Roads into the settlement are narrow and are often lined with dense vegetation providing high enclosure; however the green

at the centre of West Langdon with low density development around it creates an open character.

Boundary treatment

Boundary treatments include hedgerows, shrubs and flint walls. Some properties have very little or no boundary treatments.

Building heights and roofline

Building heights are low, averaging 1-2 storeys.

Public realm and open spaces

The central village green provides public open space in the village. Roads are narrow and there is limited pavement provision. Pedestrian and cycle access to other settlements is limited with no direct bridleways or footpaths links to the other villages.

Materials and architectural details

Facade materials include red brick, dark brick, smooth render in white and muted colours and flint. Roofs are pitched, hipped and there are catslide roof examples. Roof materials include clay and slate tiles.



Figure 26: The Farmhouse with smooth white render façade, clay plain tile and half cat-slide roof



Figure 28: Flint and brick barn building with red pantile roof and view out onto open fields



Figure 30: Building with smooth pink render, gravel driveway and neat, well-maintained planting on the small front garden area



Figure 27: Chapel Cottages which face onto the green and use flint, brick and tile hanging on the facades, casement windows and a slate pitched roof

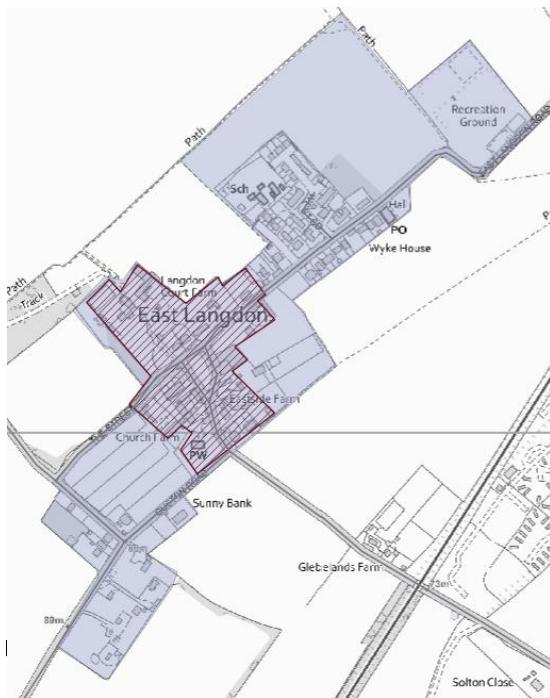


Figure 29: Flint and brick building with clay plain tile hipped roof



Figure 31: Traditional black and white fingerpost signage in the centre of the village

CA4- East Langdon



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Introduction

East Langdon is the main settlement of the parish and has a conservation area which covers the historic core of the village around the green. The village name comes from its location east of the 'long down' (hill). For much of the Middle Ages it was the property of St Augustine's Abbey. The settlement later became the property of the Masters family in 1542. East Langdon is around 1 mile from Martin Mill and the train station.

Land use

East Langdon has the following amenities: St Augustine's Church, Langdon Primary School, the parish Hall and Langdon playing fields and play park. The majority of land use, however, is residential development.

Pattern of development

The main road through East Langdon is The Street, along which there is linear development. There are additionally a few short cul-de-sacs with more recent development. The newest development is a small group of 21st century houses on Long Hill Lane, off a 20th century cul-de-sac development. Newer development from the 20th and 21st centuries are found in the west of the village near to the parish hall and development is of a relatively higher density than elsewhere in the village with more formal, consistent building lines. There is also terraced housing here. Development around the village green in the east of the village falls within the conservation area and includes older properties. Linear development along The Street features a mixture of buildings, with some older buildings fronting directly onto the road.

Boundary treatment

Boundary treatments include low timber fencing, bricks walls, shrubs and hedgerows. There is some high timber panelled fencing around plots near to the village green.

Building heights and roofline

Building heights are generally low and are 1-2 storeys in height.

Public realm and open spaces

There are two areas of public open space, the village green and pond at the centre of the conservation area and Langdon playing fields with a children's play area just outside the built up area of the village to the east.

Materials and architectural details

The 21st century development on Long Hill Lane uses an architectural style and material palette which is consistent with subtle variations throughout. Materials include black and white weatherboarding, red brick and red tile and steep-pitched roofs.

Twentieth century post war development in the village comprises semi-detached and terraced brick pitched houses and clay tile roofs.

Linear development along The Street has varied and individual architecture style and materials. Facade materials include brick in orange, red and brown shades, smooth render in white and muted colours, pebble dashed render, painted brick and flint. Roofs are hipped or pitched in clay and slate tiles.

In the conservation area there are older buildings which use traditional styles, mainly using red brick, white render, flint and Kent peg wall tiling with clay plaintile roofs as well as some newer infill and conversions. There is a barn conversion off the green which includes dark weatherboarding at Church Farm Mews.



Figure 32: Long Hill Lane development which uses weatherboarding and red roof tiles



Figure 33: Dark weatherboarding used on the residential barn-style house off the Green, with covered car parking spaces



Figure 34: Kent peg wall tiling on a property in East Langdon



Figure 35: Ivy Cottage: white painted brick fronting directly onto the road



Figure 36: April Cottage with a flint façade and red brick dressings



Figure 37: The Green at the centre of the village with properties facing onto it



Figure 39: 20th century red brick terraced houses



Figure 41: Rose Cottage with painted brick, gabled front porch and white picket fence boundary treatment



Figure 38: Red brick and flint stone wall

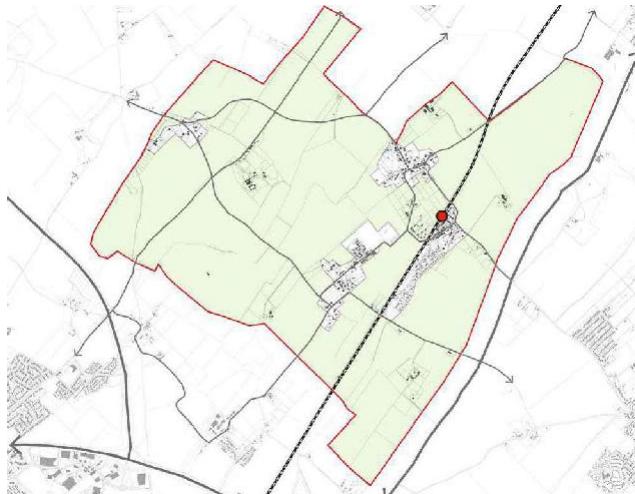


Figure 40: Former Four Bells village pub, now a detached house with off-white smoother render and slate pitched roof and combined wall and hedgerow boundary treatment.



Figure 42: The Vicarage within the Conservation Area, which uses red brick and clay plain tile roof

CA5- Countryside



03

Introduction

This character area covers the remaining area of the parish, which is mostly countryside with some dispersed isolated properties.

Land use

The countryside of the parish is primarily arable farmland, with scattered traditional farm buildings.

Pattern of development

Development in the countryside is dispersed and low density with isolated properties on large plots with generous gardens. Buildings are set back from the road. Narrow, rural lanes cross the landscape, connecting the villages of the parish.

Boundary treatment

Boundary treatments are natural and comprise of shrubs and hedgerows.

Building heights and roofline

Building heights are low and typically 1-2 storeys.

Public realm and open spaces

There is a good network of Public Rights of Way through the countryside. The landscape is rolling and open, offering long distance views and vistas from many places across the parish.

Materials and architectural details

Properties in the countryside have very individual architectural style and materials, though in general have a traditional Kent style consisting of flint, brick, render and clay or slate tiles.

Landscape character

The landscape character of the parish is categorised as part of the Ripple Open Arable Chalk Farmland with Woodland area in the Dover District Landscape Character Assessment. Characteristics of the landscape include open, undulating arable farmland with underlying chalk geology and long parallel valleys set out in a regular pattern. There are extensive, panoramic views from the higher areas of land over open countryside.

The Dover District Landscape Character Assessment also details guidelines for landscape and development management including measures to enhance biodiversity value, conserve the rural character of the landscape and conserve the characteristic

pattern of the historic villages as they sit within the countryside. Further details can be found in the Landscape Character Assessment: <https://www.doverdistrictlocalplan.co.uk/examination-home/submission-documents/submission-documents>.

Farmsteads

The Parish is home to a number of historic farmsteads, which have played a key role in shaping the character and local distinctiveness of the rural landscape of the Plan area.

They make a significant and highly varied contribution to the rural building stock of the area.

Further information on the Farmsteads can be found in Appendix 1 of the Dover Heritage Strategy:

<https://www.dover.gov.uk/Planning/Planning-Policy/PDF/Heritage-Strategy-Appendix-1-Theme9.pdf>

Guidance on development relating to Farmsteads can be found in the Kent Downs AONB Farmsteads Guidance:

https://kentdowns.org.uk/wp-content/uploads/2018/04/Kent_Downs_AONB_Farmstead_Guidance.pdf



Figure 43: View over the arable land within the countryside character area



Figure 44: Narrow rural lane through the open countryside in the parish

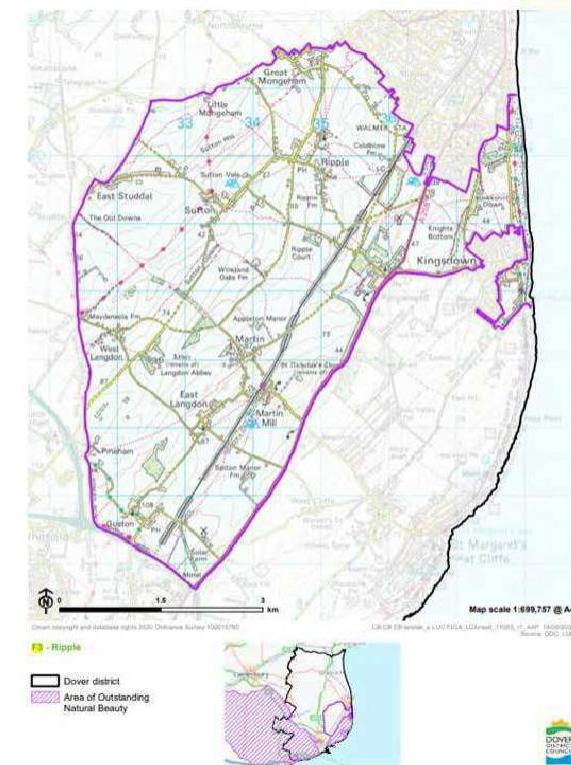


Figure 45: The Ripple Open Arable Chalk Farmland with Woodland area boundary as set out in the Dover District Landscape Character Assessment (pink outline)