



Conservation Area Appraisal

Kingsdown



OCTOBER 2015



Cover illustration: An engraving from a guide book published c.1890, showing Kingsdown village from the top of the Conservation Area.



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Part 1: Overview and Recommendations

1.1 Introduction

Kingsdown is a small, compact village on the East Kent coast, between Dover and Deal, that has as its roots a history of both farming and fishing.

Kingsdown village is thought to have developed from an ancient camp, Romny Codde. In 1203 the 1st Earl of Kent and Constable of Dover Castle, Hubert de Burgh, founded the Maison Dieu to accommodate pilgrims from the continent. He gave the manors of River and Kingsdown to the hospital in order to fund it. During the dissolution of the monasteries, between 1536 and 1541, Henry VIII granted Kingsdown to Sir Thomas Cheney, Sheriff of Kent. In 1558 it was sold to Sir Thomas Finch and after his death passed to his successors.

The heart of the village was developed in the 1600s and 1700s, with small cottages occupied mainly by farm workers, surrounding what is now the King's Head (formally a farmhouse or manor house). In the 1800s two families had considerable

impact on the village. William Curling was responsible for the development of larger buildings around Kingsdown House. He also donated funds to build St John's Church and the village school, now the village hall. In the middle of the 1800s the terraced cottages in North and South Road were built by the Monins family, Lords of the Manor of Ringwould, to house the fishing community and provide them with a range of shops. Although modest, the houses were essential to the success of Kingsdown as a fishing area and, together with a fishermen's hut on the beach, mark Kingsdown's fishing heritage.

Bagshaw's Directory of the County of Kent (1847) describes Kingsdown as:

'A hamlet and small village which, from its being noticed in ancient charters, appears to have been a place of some consequence but at present is only a small fishing village where, on the side next to Walmer, the fishermen draw their boats up on shore by a capstan.'

FIG. 1 Boats, capstans and huts on Kingsdown beach.



FIG. 1

Kingsdown has no industry, no high-rise buildings, no main roads, but supports village shops, pubs, a primary school, a church, a holiday park, a golf course, and many societies and local activities. It is a rural village right beside the sea, but has no ice-cream parlours or amusement arcades (but it does have donkeys, albeit not on the beach!). It is a popular and desirable place to live, with a thriving and active community.

Kingsdown Conservation Area was originally designated in 1970 and extended in 1994. Local councils are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review their conservation areas from time to time to ensure that the original designation was correct, and to formulate and publish proposals for further enhancement and preservation of their conservation areas. This appraisal has, therefore, been produced in compliance with this requirement.

Section 72 of the 1990 Act specifies that in determining any application for

development within the conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Once adopted by Dover District Council, the appraisal will, therefore, be a material consideration when determining any application for planning permission within or adjacent to the conservation area.

The appraisal looks at the origins of the village; reviews the existing boundary of the conservation area; highlights both positive and negative aspects of its character and makes recommendations for its future protection and enhancement.

While it is inevitable that change will occur within the village over time, the appraisal should help to ensure that change sustains and enhances the value of the historic environment for ourselves and future generations.

Although not every building, feature or space is mentioned, omission should not be taken to imply that it is of no interest.



FIG. 2 Village shop, Upper Street.

FIG. 2



1.2 Local Community Involvement

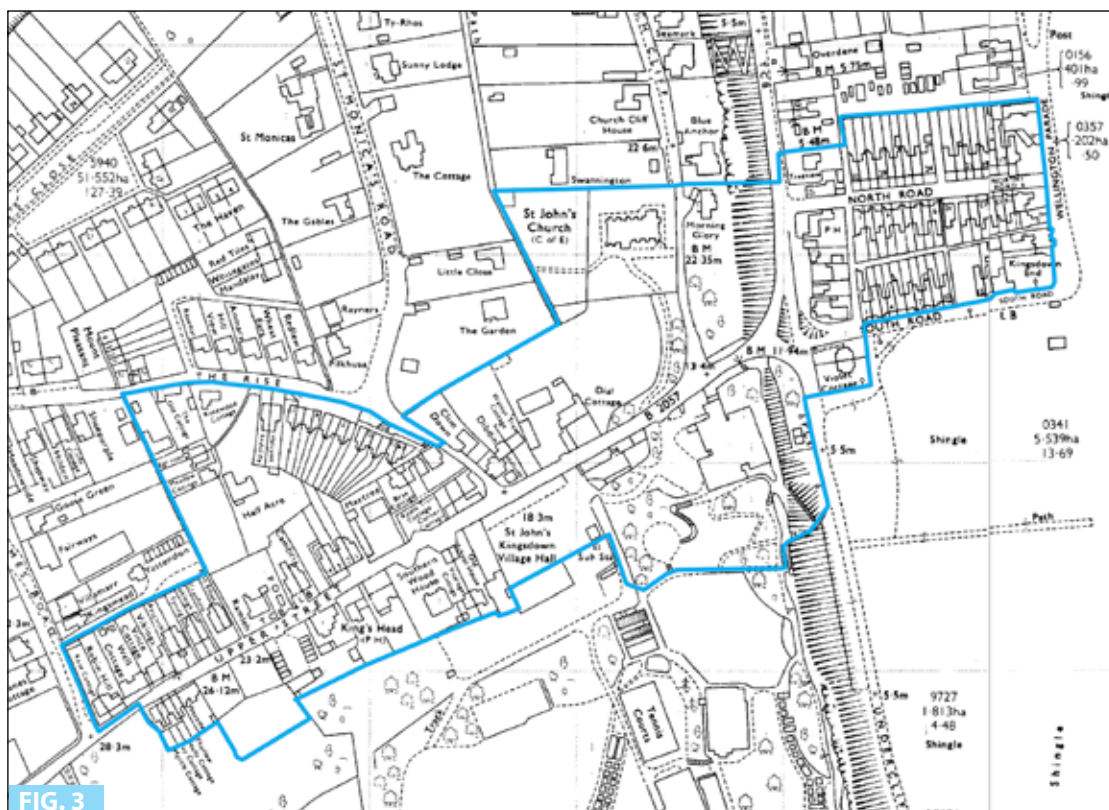


This document has been prepared by Kingsdown Conservation Group (KCG) in liaison with Dover District Council (DDC). Community awareness of – and involvement in – heritage issues is an important element in DDC's Heritage Strategy. In particular, the Strategy identifies two specific areas where the involvement of local groups would be of benefit: Conservation Area Character Appraisals (such as this document) and the production of a Local List of Non Designated Heritage Assets (see section 1.6 (2) below). KCG's lead role in the preparation of this appraisal and the identification of Non Designated Local Heritage Assets within it is, therefore, consistent with the District Council's Heritage Strategy.

The methodology used in the preparation of the appraisal was developed by the conservation department of Oxford City Council in conjunction with Historic England.

At the start of the appraisal, the owners of all properties in the conservation area were informed in writing about the appraisal and given the opportunity to make contributions at this early stage. This Appraisal has been the subject of public consultation that has included the parish council and the local community.

FIG. 3 Current Kingsdown Conservation Area boundary (designated in 1970 and extended in 1994.)





1.3 Summary of Significance

1. The conservation area defines the historic core of Kingsdown Village, set on the eastern-most slopes of the North Downs and reaching down to the seascape of the English Channel. It is an attractive and popular seaside and hillside village, with a focus of buildings representing its development between the seventeenth and early twentieth century, with a locally distinctive mixed economy of fishing and farming underpinning its historical evolution and illustrated in its buildings and spaces.
2. The conservation area has three distinct character areas reflecting its historical development: the upper part, with mostly high density two-storey cottages, with small front gardens representing the earliest area of the village's development down lanes leading to the sea shore; the middle section, which is more diffuse, with generally larger buildings set in more spacious grounds, including evidence of the village's agricultural and manorial past with some substantial brick and flint boundary walls giving tight street enclosure, set in a mature landscape; and the lower (seaside) part with three rows of high density, two-storey terraced housing and the beach forming an unusual purpose-built mid-19th century fishermen's settlement on part of the foreshore.
3. The street pattern, in the upper and middle sections, is informal and organic in nature, and this adds to its rural charm and illustrates its long history of development. This is in contrast to the more formal and regular street pattern of the lower (seaside) section, revealing its more recent origins as a planned development reflecting the growth of the fishing industry in the mid-19th century.
4. The streets are generally narrow, and the combination of bends and sloping topography reveals changing views and vistas, particularly that of the sea as you approach from the west down Upper Street.
5. Many of the buildings within the conservation area display an attractive legacy of differing architectural styles and ages, with a rich palette of indigenous materials typical of the Kentish vernacular – brick, flint, timber and tile hanging. The high standard of care and integrity of the historic buildings contribute to the special architectural interest of the area.
6. The mature landscape and the large number of substantial trees, particularly in the middle section around St John's Church and Kingsdown House where they punctuate the landscape, give it a leafy, rural image.



FIG. 4

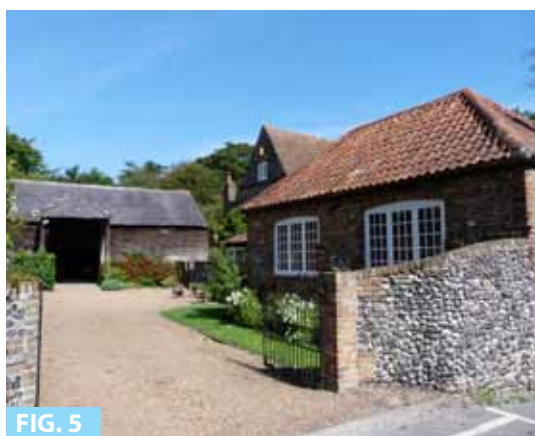


FIG. 5

FIG. 4 *The Kings Head pub, Upper Street.*

FIG. 5 *Dial Cottage, Upper Street.*



7. Brick and flint boundary walls make a significant contribution to the character of the conservation area, clearly defining the boundary between the public and private realms and creating a strong sense of enclosure.
8. The absence of typically urban elements such as footways, kerbing and yellow lines and the relatively limited street lighting and signage all add to the rural, village ambience and charm of the conservation area.
9. Views out of the conservation area of the beach and sea are particularly important to its special character. The beach was not within the original boundary of the conservation area but it provides an important physical and historic setting to the village.

1.4 Vulnerabilities

1. Buildings throughout the conservation area susceptible to unsympathetic alterations which would dilute the character and quality both of the buildings themselves and of the street scene.
2. A number of buildings, not listed, but which are of undoubted local architectural or historic interest and not currently recognised as such, putting these qualities at risk.
3. Boundary walls important to the street scene – especially flint – susceptible to damage, erosion, demolition.
4. Loss of substantial trees, impacting on the leafy character of the conservation area.
5. Pressure to build on gap sites and open land, which could be detrimental to the special character of the area.
6. The former car park site in Upper Street, vulnerable to inappropriate development.
7. Buildings on the north side of The Rise opposite the western boundary of the conservation area currently excluded from the area but which are clearly an integral part of the area's characteristic environment and should be included within the defined boundary.

FIG. 6 Tree-lined pathway to St John's Church.



FIG. 6

FIG. 7 Flint wall in Upper Street.



FIG. 7

FIG. 8 Site of former car park in Upper Street.



FIG. 8



8. Upper Street and The Rise, vulnerable to traffic management initiatives (eg speed humps, yellow lines) which would detract from their current unspoilt, uncluttered character. (A 20mph zone for the village would be appropriate and beneficial, and would not have any harmful environmental impacts.)

9. The shingle roads at North Road and South Road, which add to character and slow traffic down, vulnerable to inappropriate 'improvements'.

1.5 Negative Features/ Opportunities for Enhancement

1. Telegraph pole and wires in Upper Street and electricity pole and wires in The Rise.

2. Collapsed flint wall at Maytree, Upper Street.

3. Garages in front of The Old School House/ Vicarage Cottage, Upper Street.

4. Unkempt, vacant site of the former car park in Upper Street.

5. A few unoccupied cottages in need of refurbishment.

6. Unkempt hedgerows in need of maintenance. Some tree areas in need of management, where appropriate, removing under-growth and poor specimens to allow light and space to remaining vegetation whilst avoiding a manicured effect.



FIG. 9



FIG. 10

FIG. 9 Pathway leading to houses on the north side of The Rise.

FIG. 10 Telegraph pole and wires in Upper Street.



FIG. 11



FIG. 12

FIG. 11 Electricity pole and wires in The Rise.

FIG. 12 Garages and satellite dish in front of The Old School House/ Vicarage Cottage, Upper Street.



1.6 Recommended Actions

1. Conservation Area Boundary

A key task of this appraisal has been to review the conservation area boundary in order to ensure that those buildings in it justify their inclusion, and to see if it is appropriate to extend the boundary to include additional buildings. Most of the buildings within the conservation area boundary originate from the seventeenth, eighteenth and nineteenth centuries. Its character has not been diluted or eroded by later, more suburban development, much of which abuts its northern and western edges. Indeed, for the most part, the conservation area as currently defined marks the boundary between the original village and the extensive growth which occurred in the twentieth century.

This review confirms that there are no buildings currently within the conservation

area which should be excluded from it. However, it is evident that there are two areas currently outside (but abutting) the existing boundary which should be included within it. They are on the north side of The Rise at the north-western corner of the conservation area, and the beach at Wellington Parade/South Road.

A group of buildings on the north side of The Rise, known as Mount Pleasant, lie opposite the current, northern boundary of the conservation area, numbers 1-4 Mount Pleasant being perpendicular to the road and 5-7 being on The Rise itself. Together with The Old Cottage and Mount Pleasant Cottage on the other side of the road, they clearly mark the transition from the later development to the west to the more historic environment of the conservation area itself. In visual terms they define the western limits of the conservation area's characteristic environment and it is

FIG. 13 *Mount Pleasant, The Rise, looking west.*



FIG. 13

recommended that the conservation area boundary be formally amended to include them and their adjoining garden plots (note: this boundary extension also includes Holly Tree Cottage fronting The Rise).

The beach area lying beyond North and South Roads at Wellington Parade is a distinctive, defining feature of Kingsdown's character, illustrating both the history of its fishing economy and its more recent appeal as a place to enjoy and appreciate an unspoilt, informal seaside environment. In physical and visual terms it connects the built development of the village to the seascape which has played such an important role in its evolution. There is an attractive, unplanned mix of structures and maritime paraphernalia including the Old Lifeboat House, a former fishermen's hut (at South Road), capstans, boats and beach huts. It is **recommended** that the conservation area boundary be formally amended to include the beach area at Wellington Parade/South Road.

2. Non Designated Heritage Assets

The built fabric of the village has evolved over a period of some three hundred years and displays a rich variety of buildings of different architectural styles and traditions. It is perhaps surprising, therefore, that only one building within the conservation area is listed - Dial Cottage in Upper Street. In walking through the conservation area, it is clear that there are other buildings which – either by themselves or as part of a group with others – are also of importance. Whilst not listed, they display a quality and character which should be recognised.

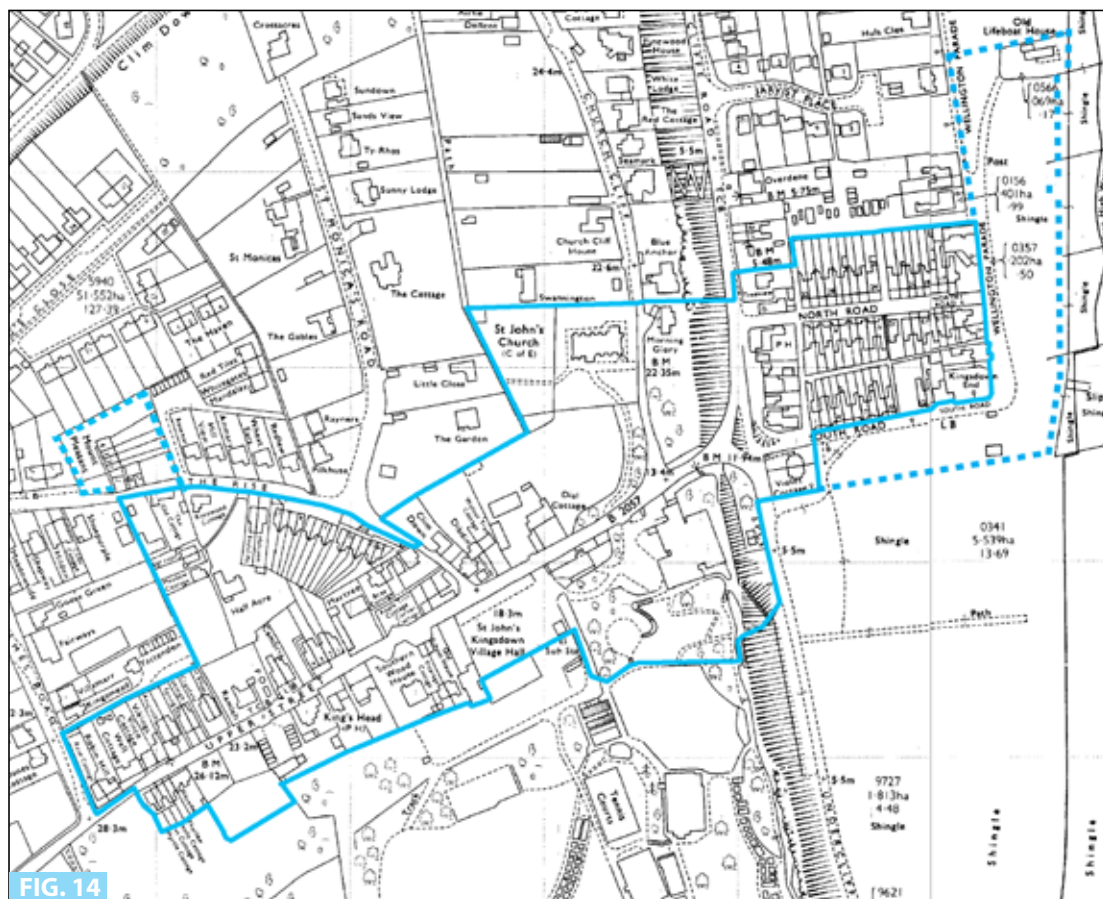


FIG. 14 Solid blue line shows extent of the current conservation area boundary. Dotted blue lines show suggested addition to conservation area at The Rise and the beach area.

FIG. 14



The Government's National Planning Policy Framework states that 'non-designated' (ie essentially locally-identified) heritage assets should be taken account of when considering planning applications. A Local List would enable the importance of un-designated local heritage assets to be taken into account in the processing of any planning applications which might have an impact on them or their setting. A Local List would include buildings, structures, landscape and archaeological features which are of local interest and have no statutory designation. For inclusion within the Local List, the Heritage Asset must comply with at least one of the following criteria:

- Historic Interest
- Architectural and Artistic Interest
- Social, Community and Economic Value
- Townscape Character.

On this basis, it is **recommended** that the following buildings and features be identified as being Non Designated Heritage Assets:

- The Rise – The Old Cottage, Mount Pleasant Cottage, Clim Down and Hillside.
- Upper Street – Rose Cottage, Robin Hill, Well Cottage, Vince Cottage, Vikings, and Myrtle Cottage, Ivy Cottage, Holly Cottage, Thurlow, Wayside. These properties have group value
- Upper Street – K6 telephone box on the forecourt of the Post Office
- Upper Street - The Kings Head, The Rectory, Vicarage Cottage and The Old School House, the Village Hall, Maytree, the old fishing hanger, and Corner Cottage.
- Upper Street – The Gate House, The Clock Tower, The Bell Tower, Old Kingsdown House and Kingsdown Place. These properties form a group
- Church Cliff – St John's Church
- Cliffe Road – The Rising Sun, Flint House
- Undercliffe Road – Violet Cottage and Bluebell Cottage
- South Road – VR post box and Fishermen's Hut
- Wellington Parade – The Zetland Arms, The Old Lifeboat House.
- Flint and flint/brick walls:

FIG. 15 Upper Street:
Vikings to Rose Cottage.

FIG. 16 K6 telephone
box in Upper Street.

FIG. 17 St John's
Village Hall in Upper
Street.

FIG. 18 Haymaking
beside St John's Church
in 1899.

FIG. 19 Flint House.



FIG. 15



FIG. 16



FIG. 17



FIG. 18



FIG. 19



- At Flint House, Cliffe Road
- At Undercliffe Road, the eastern boundary of Violet Cottage and the eastern and northern boundaries of Bluebell Cottage
- Beside St John's Church
- At the lower end of Upper Street on the boundary of Signal House
- At the entrance from Upper Street to Kingsdown House
- Along Upper Street on the boundary of the old car park and The Bothy
- Along roadside boundary of Dial Cottage, Hillside, Apple Tree Cottage, Maytree and the fishing hanger, Ramleh, The Rectory, old barn forecourt, Branscombe and Primrose Lodge

Other buildings not noted above may contribute positively to the special historic or architectural interest and character or appearance of the conservation area. Their contribution is described, where relevant, in the analysis of the Upper, Middle and Lower character areas in Part 2.



FIG. 20



FIG. 21

3. Planning Controls – Article 4 Direction (see also Appendix 1)

Planning controls in conservation areas are more restrictive than elsewhere. Whilst these greater restrictions go some way towards limiting the effects of unsympathetic works and alterations, there remain a number of operations not requiring planning permission which can have a damaging impact on the character not just of individual buildings but on the wider street scene and the conservation area. Where circumstances warrant it, district councils have the power to bring these works within the planning regime and thus require a planning application to be made. This is done through what is known as an 'Article 4 Direction', made under the provisions of the General Permitted Development Order 1995 (as amended), specifying the particular works concerned. Dover District Council's Heritage Strategy has as one of its aims the implementation of Article 4 Directions for all of its conservation areas. In relation to Kingsdown, the Parish Council (Ringwould with Kingsdown) supports the making of such a Direction as set out below.

An Article 4 Direction would apply to any elevation fronting a highway, waterway, or open space.

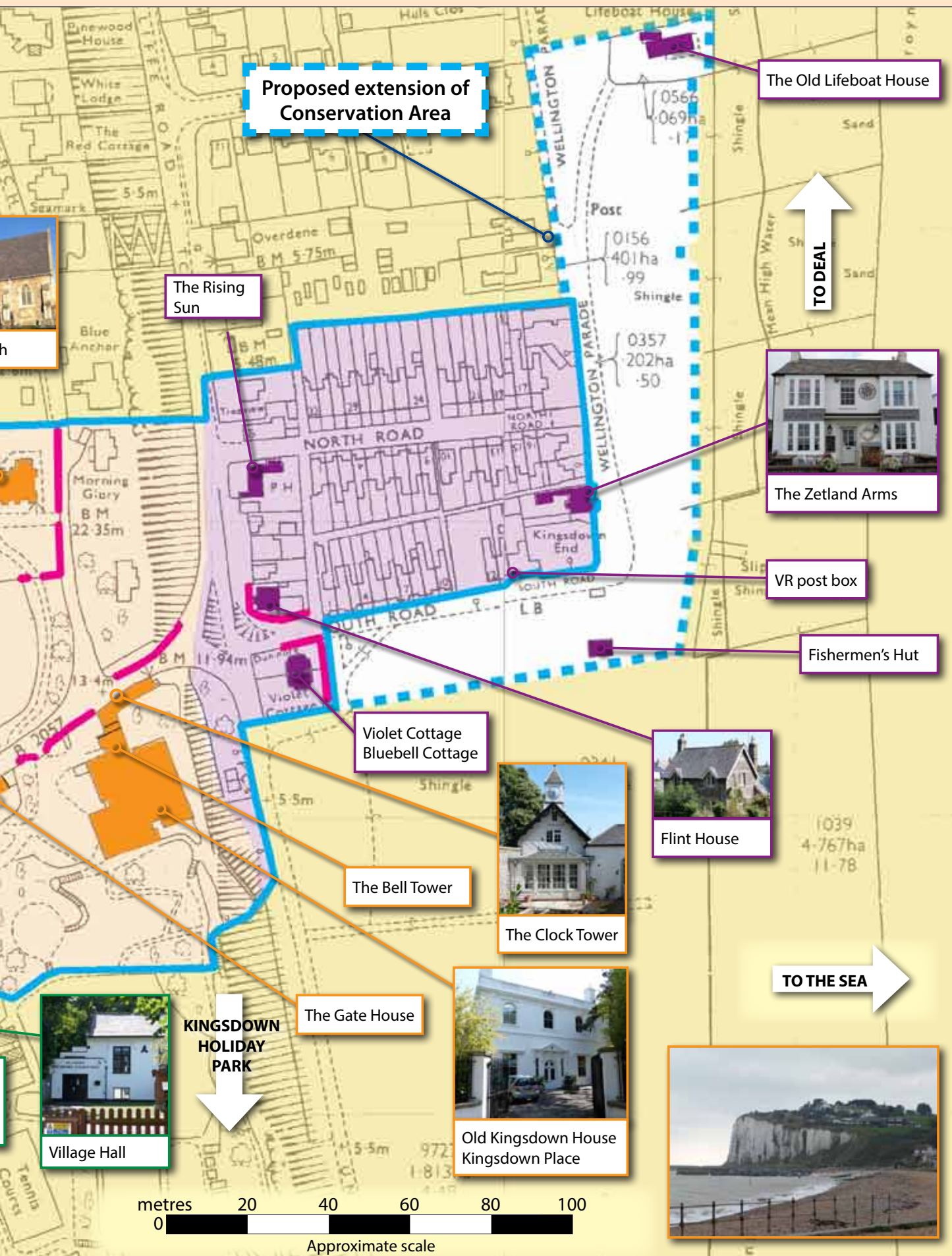
It is **recommended** that an Article 4 Direction be made for the conservation area in relation to the following works;

- painting of any external wall
- insertion of uPVC windows and doors
- changing the style or design of any windows or doors
- the alteration or enlargement of any door, window or other opening
- forming any new door, window (including rooflights) or other opening
- the use of non-original roofing materials in the repair or recovering of any roof
- the installation of micro-generation equipment, such as Solar PVs, on the roof.

FIG. 20 The Zetland Arms.

FIG. 21 Part of the flint wall along Upper Street on the boundary of the old car park.







Part 2: The Conservation Area Character Appraisal

2.1 Introduction

The conservation area comprises approximately 140 buildings including the shops, the church and the three public houses. It is based on the original fishing/farming village which stretches onto the shingle beach from the old village core fronting Upper Street and The Rise. Almost all the properties in the area were built by the early 1900s.

The conservation area's location, setting and character, coupled with the range of housing it offers – from modest, two-storey cottages to substantial villas standing in their own grounds – make it a desirable place in which to live. As a result, properties are generally well cared-for and reflect the sense of pride which residents have in their village. This sense of local identity and loyalty also manifests itself in the strength and breadth of the community spirit of villagers, and their willingness to support several shops and three pubs.

For this appraisal, the area naturally splits into three areas:

1 'Upper'

Upper Street from St James' to the lower start of The Rise, and The Rise from Mount Pleasant Cottage down to Upper Street, only right hand side – the oldest part of the area with dense, tightly-knit and varied development.

2 'Middle'

Upper Street from The Rise down to Cliffe Road – a more diffuse, open area, with many trees.

3 'Lower'

South and North Road, Cliffe Road (part), Undercliffe Road (part) – contained, modest terraces and beach area.

2.2 'Upper'

a) Upper Street from St James' to the lower start of The Rise

Spaces

An obvious start to the conservation area with a pinch-point beside Rose Cottage.

Informal development, evidence of the village's development from early 17th century into the early 20th century. Juxtaposition of buildings of different status, function and style provides evidence of the growth of a self-contained village community. Tight enclosure formed by houses and generally small front gardens, small terraces, few semi-detached and few detached houses.

Only small gaps between buildings, looking through these gaps to the rear of the gardens giving views of the rising ground

FIG. 22 Pinch-point in Upper Street beside Rose Cottage.



FIG. 22

FIG. 23 Tight enclosure formed by houses and generally small front gardens.



FIG. 23



and houses to the north of the road, and the vegetation on the steep bank to the south of the road. This gives the feeling of enclosure and a naturally hollowed route. Two footpaths lead to other houses, one of which, ER4, known locally as Arnold's Alley (after Jarvist Arnold, local lifeboat hero) being an important boundary to the village in the 1800s.

Particularly narrow and enclosed at the top (Robin Hill to Vikings) part of the area, gradually widening, but clearly defined sense of enclosure due to virtually continuous buildings which form the major component of the space.

Earlier buildings more or less on the road with very small front gardens, later 20th century buildings set further back from the road, larger front gardens. Only Corner Cottage and The Kings Head are directly onto the road. The edges of the road are mostly defined by low flint and brick walls, attractively marking the boundary between the public and private realm.

More open spaces offered by the forecourt of the barn, which now contains two rows of garages, next to The Kings Head, and again in the area of the shops, and in front of the houses between the shops and The Village Hall.

Very little street furniture, but an original K6 telephone box still in use. A telegraph pole with wires radiating across the road are a

negative feature of this part of the conservation area.

Cars parked in the road often add to the traffic problems – this is the main traffic route through the village – as do delivery vehicles but this is an inevitable aspect of modern life.

There are no pavements or footways along Upper Street, which can cause difficulties for pedestrians but this adds to the rural nature of the village. The lack of footways, the narrow street and the presence of parked vehicles encourage drivers to go slowly to an extent, a self-enforcing speed limit.

The gently curving layout of the road creates gradually unfolding views.

Buildings

Collective contribution of small groups of buildings, with a diversity of design but a fair degree of uniformity of scale, makes for a visually attractive and significant village street. A mixture of construction materials are used, mainly brick, rendered and painted, and some pebble dashed. In addition flint is used for walling and decorative features in some of the houses. Windows are mainly wood casement or sashes with small panes. Although there have been obvious alterations and repairs, these are generally in keeping with the vernacular, and the properties in this area are generally in good condition.



FIG. 24



FIG. 25

FIG. 24 Upper Street: the forecourt of the barn now contains two rows of garages.

FIG. 25 The western end of the conservation area: quintessentially pretty English country cottages, with roses round the door.



Most buildings are two-storey, some with a third storey in the roof space, and some with cellars or basements.

The cottages at the western end of the conservation area are quintessentially pretty English country cottages, with roses round the door, leaded light casement windows, porches and dormer windows. These are some of the earliest houses in the village (around 1740), of brick construction and attractive corbelling and eaves detailing at the roof line and some tile hung elevations (Robin Hill to Viking Cottage). Well Cottage boasts an old well in its small front garden. These cottages were originally farmer's cottages.

Below these cottages are three pairs of semi-detached houses, early Edwardian (1902). These are set back from the road and are raised above road level, increasing their

stature and illustrating the way the land rises either side of Upper Street.

Ramleh, a large rendered detached house, the subject of much updating over the years including the addition of a prominent balcony overlooking the street, is one of the oldest houses in the village, originally a farm house owning the barn and farm yard opposite. The only remaining part of the original building is one of the cellars.

The large barn next to The Kings Head is evidence of the agricultural history of the village. The forecourt now houses two rows of garages. Whilst this use does little to enhance the character of this part of the conservation area, the garages themselves (although of no architectural merit) are well kept and painted. They are a valuable asset to those who rent them, parking being a premium in the village. The barn, of flint

FIG. 26 Details of Upper Street cottages: leaded light casement windows, dormers, attractive corbelling and eaves detailing at the roof line.



FIG. 26

FIG. 27 Old well in the front garden of Well Cottage.



FIG. 27

FIG. 28 The large barn next to The Kings Head, with two rows of garages in forecourt.



FIG. 28

FIG. 29 Upper Street shops were originally houses, built in the 1930s.



FIG. 29

construction, itself appears to be in good condition although the roof has been repaired at some stage. Imposing entrance with stone lions atop the gate posts. The Kings Head has been carefully restored and painted in recent years, with its coloured rendering adding to the cosiness of this part of the village.

The shops are a very important part of the village and help to keep the village alive. The open areas in front of the shops are gathering places for locals and visitors to exchange greetings and gossip! These shops were obviously originally houses, built in the 1930s, but the shop fronts are of no particular design or style. Beech Villa, now a house, was once a shop.

Another of the old houses of Kingsdown, Maytree, once two cottages, has a set-back garden, and attractive casement windows



FIG. 30

and dormers. Between Maytree and the Village Shop, set well back from the street, is a two-storey flint building that once was a fishing hanger. Flint plays a major part in the construction of the wall adjoining the road in front of Maytree, as it does in many of the garden walls. Some of this wall has collapsed.

On the other side of Maytree, a private footpath leads around the garden of Apple Tree Cottage to a small, pretty row of houses, built early 1800s, with no road frontage. These houses are rendered and painted white, with tall chimneys, some evidence of later additions and alterations but still using appropriate materials, and with an unusual view of Upper Street from their front gardens.

Corner Cottage, built circa 1720, is the only cottage directly onto the road.

The final group of buildings in this area includes the Village Hall and the three properties next to it, The Old School House, Vicarage Cottage and The Rectory, once called Southern Wood House. This property is an imposing, double-fronted house with large sash windows. These buildings are of a grander style, rendered and painted, and with fairly large front gardens, all built with money donated by William Curling in the 1840/50s, and originally without a fence or wall between the Village Hall (then the village school) and Old School House. The Village Hall has decorative Dutch-style end

FIG. 30 Two-storey flint building that once was a fishing hanger.

FIG. 31 Unusual view of Upper Street.

FIG. 32 The Rectory, once called Southern Wood House.



FIG. 31



FIG. 32



walls, and ornate windows. The garages (and their forecourt) at the front of Old School House provide useful parking facilities for the residents but impact negatively on the character of this part of the conservation area.

Views and landscape

Not a very long view down Upper Street, channelled by the enclosure of the buildings, and not yet revealing what is at the end of the road.

Views out of the conservation area here are limited to what can be seen through the gaps in the rows of houses ie the rising ground either side of Upper Street.

Most of the houses have front gardens with small bushes and plants giving a soft, leafy feel to Upper Street. Only small trees are present, in keeping with the scale of the buildings, but The Rectory has larger trees in its front garden.

Ambience

This is a busy part of the village; perhaps the heart of the village. During the day, there is a regular flow of traffic travelling up and down, and people either walking their dogs or visiting the shops or, in the evening, visiting the pub.

There is a light and airy feeling in spite of

the narrow road. At night it is generally quiet and, as there is little street lighting, it is dark but tranquil.

b) The Rise – from Mount Pleasant Cottage down to Upper Street,

Spaces

Also starts with a pinch point with the cottages on the left being directly on the road. Although they are not currently in the conservation area, they – together with The Old Cottage and Mount Pleasant Cottage on the other side of the road – clearly signal the change from the later development to the west to the more historic environment of the conservation area itself. They define the western boundary of the conservation area's characteristic environment. An unsightly electricity pole lies on the conservation area boundary on the right hand side. There are three cottages along the footpath ER4 (Arnold's Alley) which have no road frontage.

Continuous buildings, informally developed and entirely residential, with only small gaps between houses, and a tight enclosure formed by the houses and the rising bank. Mostly small two-storey houses, mainly terraced and close to the road.

Only open space by Mount Pleasant Cottage which has a delightful cottage garden. Glimpse into a 'secret' space at the entrance to Half Acre, one of the largest plots in the area.

FIG. 33 Cottages on the north side of The Rise signal the change to the more historic environment of the conservation area.



FIG. 33

FIG. 34 The entrance to Half Acre, one of the largest plots in the area.



FIG. 34



The road is narrow and gently winding with another pinch-point before St Monica's Road.

Towards the lower end, the space is dominated by the rising bank covered in somewhat unkempt vegetation and the supporting structure which seems to be crumbling.

The metalled road has no pavements and, as cars are parked on the hill, traffic is often a problem with through vehicles often becoming stuck or even damaging property. This is also a bus route and is used by school traffic.

Buildings

The two cottages at the top of the conservation area are very old and have been repaired and added to over a period of time. Mount Pleasant Cottage (1765) is set



FIG. 35

back off the road, with a lovely front garden, and retains the architecture of its period. Its flint construction, small porch and windows are well kept. The Old Cottage (1748) fronts directly onto the road and has recently been the subject of refurbishment where wooden framed windows have been replaced.

Further down the hill are three small groups of terraced, two-storey, pebble-dashed cottages above a grassy bank, accessed by a gentle footpath at the upper end and by a wide and imposing set of steep steps half way along, and another set of smaller steps at the lower end. Some of these properties appear rather run-down and neglected. Several of these houses seem empty or little lived in, particularly those in the lower terrace. Those that have been kept in good condition give a pleasing aspect to the road.

Views and landscape

Looking up the street gives a widening view to the school and the more spacious part of The Rise (and the electricity pole). Looking down the street from a position level with St Monica's gives a clear view of the long flint and brick wall along Upper Street and the trees behind that are on the edge of the holiday park (and another telegraph pole). This emphasises the hollowed route through the village.

FIG. 35 *Mount Pleasant Cottage.*



FIG. 36



FIG. 37

FIG. 36 *Terraced cottages above the grassy bank on The Rise.*

FIG. 37 *View down The Rise.*



Looking to the left going down the street shows the more modern development of single storey houses, in contrast to those in the conservation area. Passing the end of St Monica's, the view extends along an unmade up road with trees, in particular a beech on the corner.

The grassy bank on the right would also benefit from some care without becoming too manicured. There is an interesting aerial nestling in the middle of a large pine tree.

Ambience

Although the road is enclosed it is not dark and although it suffers from traffic it remains a peaceful and traditional village street.

2.3 'Middle'

Upper Street from The Rise down to Cliffe Road

Spaces

The road opens out but still with a tight enclosure due to the dominant flint-with-brick-topping wall running down the right-hand side.

On the left-hand side, the houses are fewer and larger, on larger plots.

Clim Down and Hillside are right on the road on the corner with The Rise, but the

side of Hillside on Upper Street has a spacious aspect with its gravelled forecourt.

Dial Cottage, the only Grade 2 listed building in the conservation area, also provides a sense of space with its attractive house and barns surrounding what once must have been a farm yard, although the outbuildings are probably later additions.

Opposite Dial Cottage is a now boarded-up gateway which obstructs a view to the edge of the holiday park.

At the end of the flint wall, and either side of the entrance to Kingsdown House, the road is dominated by two-storey brick buildings which appear even higher as the road itself winds down hill. The flint wall and the brick buildings very boldly define the whole length of this side of the street. There is a real sense of solidity, enhanced by the almost complete absence of window openings.

The road between the entrance to Kingsdown House and the grounds of the church opposite is wider here, with Church Cliff leading off to the north, and there is a greater feeling of spaciousness. The church grounds provide one of the few open and green spaces in the conservation area and a welcome seat beside the road. The church yard itself also provides a quiet and reflective area to sit and muse, and being

FIG. 38 Gravelled forecourt of Hillside with walnut tree.



FIG. 38

FIG. 39 Old postcard of Upper Street and Kingsdown Lane (now The Rise).



FIG. 39

raised above the road level provides wonderful views to the sea.

Along Church Cliff, the first two houses, Morning Glory and Signal House, are the final properties in this part of the area. Signal House has an imposing influence here as it is built on higher ground.

The street falls quite steeply towards the bottom of the hill before curving round to Cliffe Road.

This is a busy part of the village, taking not only the traffic that proceeds up through the village but also the vehicles associated with church use and with the holiday makers from the holiday park. This often causes problems when coaches try to drive into the park and get stuck!

Buildings

Clim Down, said to date from 1704, and Hillside are two of the oldest cottages/ houses in the village, brick built and partly painted. Hillside has an attractive porch on its entrance to The Rise and uses flint in the construction of the wall surrounding it. A large anchor sits in front of Clim Down.

Dial Cottage, early 18th century, is a mixture of flint and red brick with wooden casement windows. The barns are of wooden construction and the large barn facing the street has an impressive full-height door, all appearing to be in good condition. In summer 2014, the smaller barn was severely damaged by fire. The wall adjoining the street shows evidence of repair over the years but is pleasing and warm.



FIG. 40



FIG. 41

FIG. 40 Flint wall on Upper Street.

FIG. 41 View of the sea from the church yard.



FIG. 42



FIG. 43

FIG. 42 Clim Down and Hillside.

FIG. 43 Large anchor in front of Clim Down.



The high brick walls either side of the entrance to Kingsdown House now are the backs/sides of houses that originally were workers cottages and barns in the estate of Kingsdown House. In these walls, there is evidence of the previous use of the buildings, with several bricked-up windows at differing heights, but both buildings have been altered in different styles. The Gate House has a full-height flint wall to its east side but a rendered, Mediterranean feel, to the south aspect (reflecting the origins of the person who carried out the conversion towards the end of the 20th century). The house on the opposite side of the entrance (The Clock Tower) has a wooden weather-boarded wall at its west end, and other walls of brick. A most attractive clock tower with its small pitched roof faces up the street. Both have steep, pitched roofs and attractive curved wooden barge boards. The

curved entrance walls have flint and brick detailing and decorative pillars topped by stone capitals and finials.

This was the entrance to Kingsdown House, built in the early 19th century, now in three separate dwellings, a most imposing building on a grand scale, in an Italianate style, rendered and painted white. The unadopted road past Kingsdown House now leads to a holiday park.

The Bell Tower, one of the three parts of Kingsdown House and once the service wing to the main house, has wooden sash windows, and the actual bell, together with the decorative trusses that support the roof, is barely visible due to the large yew tree in front of the house. A glazed section linking the house with a small building gives a wonderful glimpse of the sea.

FIG. 44 Forecourt and barns of Dial Cottage.



FIG. 44

FIG. 45 The Clock Tower.



FIG. 45

FIG. 46 Decorative pillars at the entrance to Kingsdown House.



FIG. 46

FIG. 47 The Bell Tower.



FIG. 47

FIG. 48 Forecourt of Old Kingsdown House.



FIG. 48



The main house has retained the impression of being one large house, helped by the enclosed forecourt to Old Kingsdown House, but is actually two dwellings now. The front facade is symmetrical, with large sash windows and a decorative balustrade around the roof level hiding the roof lights that give the building its third storey. This area has obviously been altered over the years with features such as curved windows (on the main house and The Gate House) being untypical styles of the village but they have added to the overall character of the area.

Following the road to the holiday park leads to an area that once was part of the garden of Kingsdown House, later a car park for the restaurant that once occupied the building. This area is now very unkempt and having been included in the DDC land allocations document, is due to be built on. This is the only site in the village identified for development and lies at a key location at the heart of the conservation area. The scale, form, materials and design of development will need to reflect the site's importance and be sensitive to its context but without mimicking historic styles (this would run counter to the way in which the village has evolved over the centuries).

Morning Glory (1900) and Signal House (2013) are both built in red brick and with red roof tiles, and tile hung to the upper storey. Built a century apart, they provide yet another architectural era to the village.

A very old well was discovered during the building of Signal House and this is now protected by a glass cover. The original Signal House appears in the 1842 census but was demolished in the 1870s. Once weathered, the new Signal House will belie its 21st century origins. The new concrete and boarded fence on the southern flank would benefit from some screen planting.

St John's Church also uses flint extensively and occupies a prominent position almost hidden from the road. A simply-built church, it has a high bell tower containing two bells, a steeply pitched roof and a churchyard mainly enclosed by a flint and granite wall. The remaining enclosure derives from the hedging of neighbouring gardens. The fabric of the building is showing signs of decay. Built as a place of worship for seamen, it is a place of contemplation and tranquillity, with wonderful views of the sea.

Views and landscape

Walking down Upper Street, the first unfolding view of the sea comes when about level with Dial Cottage. There is nothing to indicate the closeness of the beach and sea until then, apart from the odd seagull. The view then opens out to the row of cottages in South Road and the beach and sea beyond. From an enclosed road the view changes dramatically.

The view of the Clock Tower contributes to



FIG. 49



FIG. 50

FIG. 49 *Decaying stonework of St John's Church.*

FIG. 50 *View of the church wall looking down Church Cliff towards Upper Street.*



the interest, and the Kingsdown House entrance road curves intriguingly out of sight. The short view out of the area up Church Cliff reinforces the nature of the rising land. Coming into the area from Church Cliff illustrates this even more when walking past the side church wall and into Upper Street.

There are several important large trees in this area. A beautiful walnut tree lies in the forecourt of Hillside and a large and imposing beech tree dominates the front garden of The Gate House (a tree that can be clearly seen from the beach and forms part of the attractive group of trees at the Kingsdown House entrance). Other large trees in the church grounds and the garden of Signal House (holm oaks) are prominent but not always in the best of condition. A degree of tree management in this area would be beneficial.

Ambience

As in other areas, there is a light peaceful feeling of a living village. The dominant flint/brick walls make the street dark at night but still the calm feeling remains.

2.4 'Lower'

South and North Road, Cliffe Road (part) and Undercliffe Road (part)

Spaces

Formal spaces defined by rows of small two-storey houses in terraces on North and

South Road, with larger plots at either end, both along the beach front and along Cliffe Road. Apart from the formality of the cottages, the area is informal and undeveloped. North and South roads are not adopted by the highway authority.

South Road is open to space bounded by the cliffs on the west side and the sea on the east and the Site of Special Scientific Interest (SSSI) to the south.

North Road is enclosed by terraced houses on either side. Houses in both roads are enclosed mainly by small, wooden picket fences.

Narrow alleyways between the gardens, back-to-back and between the sides of houses, connect North and South Road. Both roads are straight from Cliffe Road down to the sea. Distinctive shingle roads add to the character but use by modern traffic has eroded the surfaces into large craters that form equally large puddles.

Built originally for the fishermen, the area is now entirely residential and mainly holiday homes, apart from the two pubs.

Several street signs along both North and South Road indicate requests for speed restriction and care of the SSSI on the beach.

This is a very busy area and is the main access for walkers, families and traffic to the

FIG. 51 North Road, from a postcard printed before 1925.



FIG. 52 North Road, looking towards the sea.



beach on this part of the coast. The popularity of The Zetland Arms and the desire to park as near as possible to the sea means that many cars occupy the space, particularly in the summer months.

Buildings

This area was mainly built in the mid 1800s for the local fishermen, and at various times supported other associated trades.

The terraces in North and South Road are uniform in style, brick built, rendered and painted. There are a variety of window styles, some bow windows, mainly sash and wooden. All have small porches with an inner and outer set of doors. A few owners have introduced shutters to their windows, obviously not original but they do not detract from the attractiveness of the area.

South Road houses have small front gardens, while those on the north side of North Road have larger enclosed front gardens, mostly with picket fences. The majority of the houses are in good order but some are neglected. Most are holiday homes and so often spend long periods of time unoccupied.

There is no number 11 in South Road, number 12 occupying two plots and featuring a balcony – at odds with the rest of the road.

At the sea end of South Road is a larger house, distinctive both in size and the coloured rendering. In its front wall is an original post box marked VR, a reminder of its past history as the old post office. A large cedar tree in the garden provides a striking visual feature.



FIG. 53



FIG. 54

FIG. 53 *Relaxing on the beach outside The Zetland Arms.*

FIG. 54 *Porches outside cottages in South Road and North Road.*



FIG. 55



FIG. 56

FIG. 55 *VR postbox in wall of house in South Road.*

FIG. 56 *The Zetland Arms.*



The Zetland Arms has been refurbished and some original features, such as the front windows, have been reinstated. This occupies a unique position on a largely undeveloped sea front.

Next to The Zetland Arms are two houses, one refurbished, and another awaiting such treatment. This was once a pub, The Victory, from 1866-1958, and before that called The Conqueror Inn.

The road along the rear of North Road, the boundary of the conservation area, and known as Shrimp Lane, gives a view of the varied extensions of the cottages and in several cases provides parking spaces for them. The only house in Shrimp Lane that is in the conservation area is Herring Hanger, originally a barn used to smoke herrings, now used as a holiday home and having been the subject of several additions and changes.

In North Road, one house has an out-of-character bay window extension on both floors, added before this became a conservation area. Trafalgar Cottage has a high wall around the property, at odds with the original character of the road.

In the middle of North Road is a larger detached house, once the home of the local coxswain and later the local bank.

When looking at the backs of these cottages, one sees the various additions, some two-storey but all occupying much of

their garden areas. Some dormer windows have been put in the roof spaces, not always in proportion to the original buildings.

In Cliffe Road at the end of North Road are two cottages that form the end point of the conservation area. One, The Old Shop, explains its origin but not the other, Treeview. This is believed to be on the site of the tannery, and pits found in the garden are now covered by the garage. Both houses have been the subject of changes over the years.

The Rising Sun, another of the three pubs in the conservation area, dates from the mid 1600s, and has both a front and rear garden for use by its customers.

At the junction with South Road is a distinctive property, called Flint House. Double-fronted with dormer windows and a porch, this has had a variety of uses (a school, a reading room for seamen) and has a plaque on its front elevation in memory of Thomas Sydenham Clarke whose family lived in nearby Kingsdown House.

Between The Rising Sun and Flint House are three wooden weather-boarded houses, now mostly rebuilt and originally shops.

Two more cottages, Violet and Bluebell, complete Cliffe Road/South Road/Undercliffe Road. These cottages were leased to coastguards when the original Signal House was demolished.

FIG. 57 *The Rising Sun.*

FIG. 58 *Plaque on Flint House.*



FIG. 57



FIG. 58



Finally, public conveniences lie along Undercliffe Road at the bottom of the gardens to Kingsdown House.

Views and landscape

The most striking aspect of this area is the view of the sea and the white cliffs, a wide view from South Road but a narrow view along the road from North Road. Looking inland, the view is of a steeply-rising land form, the Church Cliff houses dominating that land on one side, and partly obscuring the view of the church, and the parts of Kingsdown House and The Clock Tower dominating the other side. There is also the view of the glass roof extension on Old Kingsdown House, in strong contrast but sympathetic to the original building.

The gardens provide small patches of informal greenery, adding to the character.

The close views are on to an informal beach, an SSSI area with hardy beach plants and

trees, mainly holm oaks, leading on to the shingle beach and a few ageing examples of the boating history of this area, including the last remaining fishermen's hut where, reputedly, Queen Victoria once stopped to 'spend a penny'. Also looking seawards the view is interrupted by the collection of a few beach huts. These are well spaced out and all different, the subject of many photos and paintings. Behind these huts is an assortment of small boats and boating gear, parked amongst wild vegetation and shingle, low key and evocative. All add to the beautiful unspoilt and un-manicured seascape and the jewel in the Kent coastline that is Kingsdown.

The further view extends to France and its white cliffs on a clear day.

Ambience

Quaint, quiet, unspoilt in the winter, but busy and festive with holidaymakers and local families in the summer.



FIG. 59



FIG. 60

FIG. 59 Violet and Bluebell Cottages at the end of South Road.

FIG. 60 Public conveniences on Undercliffe Road.



FIG. 61



FIG. 62

FIG. 61 View from the beach in front of the Zetland, of the sea and the White Cliffs.

FIG. 62 Huts on Kingsdown beach.



Appendix 1. Planning Controls in conservation areas

There is a range of building works which can be carried out without the need to obtain planning permission (although building regulations consent may still be required). In relation to private dwellings such works would include for example internal alterations, extensions up to a certain size etc. These works, which are exempt from planning control, are known collectively as 'permitted development'. Some of these permitted development rights do not apply within conservation areas and come within the planning regime. They are:

- cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- extensions projecting beyond a side elevation of the house
- two-storey extensions projecting beyond the rear wall of the house
- demolition of any building, unless it is less than 1150 cubic metres in volume
- demolition of a boundary wall or fence unless it is less than 1 metre high on a highway boundary or 2 metres on any other boundary
- additions or extensions to a roof e.g. dormer windows (N.B. rooflights do not fall within this definition)
- installation, alteration or replacement of a chimney or flue on a wall or roof slope that fronts a highway or is the principal or side elevation
- installation of a satellite dish on a chimney, wall or roof slope visible from a highway
- installation of solar PV or solar equipment on

a wall which fronts a highway

- provision of any 'stand alone' solar installation so that it is nearer to any highway which bounds the curtilage than the part of the building which is nearest to that highway (i.e. in the front garden).

Whilst there are some permitted development rights applying to commercial buildings, they are mainly in relation to changes of use and tend not to have the same direct visual impact as residential permitted developments such as extensions and elevational alterations. This is particularly significant for Kingsdown where, typical with other conservation areas, there is no broad mix of uses. The great majority of buildings are residential with relatively few commercial or other uses (there are some 134 private dwellings, 4 shops, 3 pubs, and 4 community uses). Furthermore, there have already been instances in each of the three defined character areas where alterations made through the permitted development rights have had an impact on the conservation area's character, for example replacement and new windows (including a rooflight). An Article 4 Direction as proposed at section 1.6.3 of this appraisal would bring these matters within planning control.

Poorly maintained buildings, derelict buildings, semi complete development as well as more typically run down or untidy sites can all have an adverse impact on the visual amenity of a neighbourhood. The local planning authority has powers under section 215 of the Town and Country Planning Act 1990 to require the owner of the land to take steps to remedy the situation. S215 notices have been used successfully in relation to listed buildings and their setting, in the enhancement of conservation areas or on other sites in poor repair outside of conservation areas. The scope of works that can be required in S215 notices is wide and



includes planting, clearance, tidying, enclosure, demolition, re-building, external repairs and repainting. In preparing notices it is critical that the local planning authority ensures that the works specified in a S215 notice do not themselves result in a breach of planning control (e.g. unlawful works to a listed building, or material alterations to premises for which planning permission should be sought).

Finally, in addition to the more limited permitted development allowances within conservation areas, six weeks notice must be given to the planning authority of any proposed works to a tree if it is more than 7.5 centimetres in diameter measured 1.5 metres above the ground. This gives the authority the opportunity to protect the tree with a Tree Preservation Order if thought appropriate.



Appendix 2. Historical Development of the conservation area

FIG. 63 Historic Village notice board on Kingsdown beach, near The Zetland Arms.



Early Days

- Kingsdown village is thought to have developed from an ancient camp, Romny Codde.
- **1203** the 1st Earl of Kent and Constable of Dover Castle, Hubert de Burgh founded the Maison Dieu to accommodate pilgrims from the continent. He gave the manors of River and Kingsdown to the hospital in order to fund it.
- **1324** Kingsdown was tied to the revenue of the Knights Hospitaller.
- **1536-41** dissolution of the monasteries, Henry VIII granted Kingsdown to Sir Thomas Cheney, Sheriff of Kent.
- **1558** sold to Sir Thomas Finch and after his death passed to his successors.

1600s and 1700s

- **1640 or possibly earlier** a farmhouse or manor house, now the Kings Head, is built. Judging the dating from examination of tool marks and joint formation of oak timbers, it is possibly the oldest building extant in Kingsdown.

The earliest recorded licence to sell ale dates from 1847.

- **Late 1600s** Hillside (The Rise) built.
- **1693** what is now The Rising Sun built as a private house. Acquired in 1703 by Isaac Pittock, a local fisherman, it was sold in 1771 to Richard Sutton, who applied for a licence to sell ale and called it The Rising Sun.
- **1704/5** Clim Down (The Rise) believed to be built.
- **1720 approx** Corner Cottage (Upper Street) built.
- **1740s** Robin Hill, Well Cottage, Vince Cottage, Vikings (Upper Street) occupied by farm workers. Robin Hill reputed to be a smuggler's hideout.
- **1748** The Old Cottage (The Rise) built.
- **1765** Mount Pleasant Cottage (The Rise), built by the son of Edward Bean who lived at The Old Cottage. It remained in the same family until the late 20th century.

- **18th century** Dial Cottage (Upper Street) built – the only Grade II listed building in the conservation area. Outbuildings are a later addition.

1800s

- **Early 1800s** Kingsdown House built.
- **1841** census reports 48 houses in the village, including the first Signal House (Church Cliff), used by the coastguards but demolished in the 1870s.
- **1840s** The Bell Tower (next to Kingsdown House) built by William Curling as the service wing to Kingsdown House. He also gave money to build the village school, now converted to the village hall.
- **1850** St John's Church built with money donated by William Curling, and Flint House was built with flints dug out when the church was built.

- **1850-1870** rows of cottages in North and South Road built to house the fishing community, owned by the Monins family, Lords of the Manor of Ringwold. Originally, North Road was called Middle Road. This area included a bank, post office, and assorted shops and businesses supporting the fishing community.

- **1863** The Zetland Arms began its role selling ale with Jarvist Arnold as licensee.

1900s

- **1900** Morning Glory first house to be built on the east side of Church Cliff.
- **1902** pairs of houses in Upper Street between Vikings and Ramleh.
- **1906** OS map shows houses now called Halcyon and Endcliffe in The Rise. Upper terraces of cottages nos 1-8 built



FIG. 64 Kingsdown village in 1871-2.

FIG. 64



in The Rise, remaining six built after the 1st World War, originally for farm workers, although a single lady dressmaker lived in one of them.

2000s

- 1st World War, originally for farm workers, although a single lady dressmaker lived in one of them.
- **1930s** shops next to the Kings Head built on original cow field.
- **1934** estate of Kingsdown House acquired by the Brightstone Holiday Centre and filled with holiday chalets.
- **By 1945** most buildings in the area had been built.
- **By 1972** the garages in the forecourt of the barn in Upper Street had been built.
- **1980s** gap between the garages/barn and Wayside filled with two detached houses, Branscombe and Primrose Lodge.
- **2012** gap in Upper Street filled by a new detached house, Freewood, similar style to neighbouring properties.
- **2013** Signal House (Church Cliff) built.

FIG. 65 *Kingsdown village in 1898.*



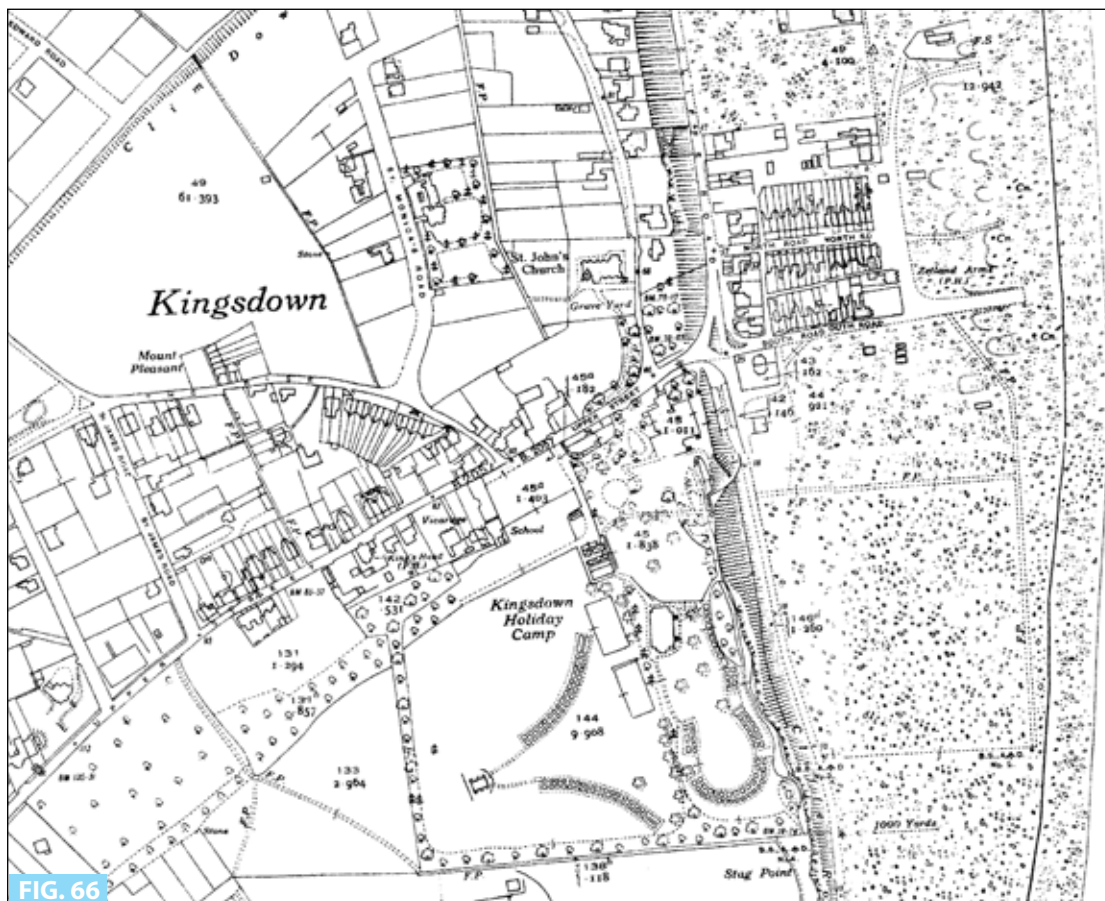


FIG. 66 Kingsdown village in 1938-45.

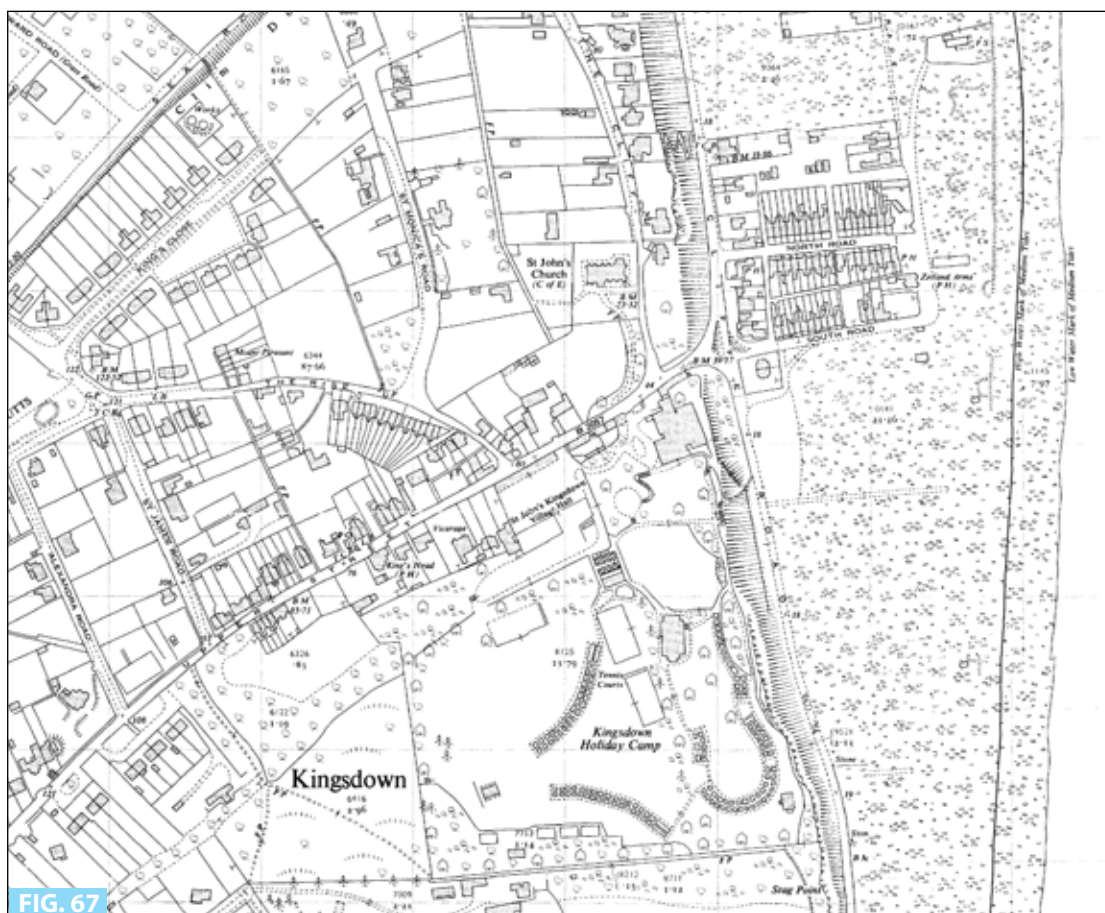


FIG. 67 Kingsdown village in 1958.



Appendix 3. Archaeological Significance of Kingsdown

Kingsdown's historic environment includes not only its buildings, structures and spaces, but also includes buried archaeological remains. The modern village is located within a wider down-land landscape that is generally very rich in buried archaeology. These remains include evidence for human activity stretching back into prehistory, with archaeological finds and features from the Palaeolithic to the twentieth century being recorded in the vicinity of the village.

Within Kingsdown itself remains of prehistoric date have previously been identified, including a Bronze Age palstave found near St John's Church during road-works in 1913. Other known archaeological remains in the village relate to defences, both civil and anti-invasion erected during the Second World War. These include a civilian air-raid shelter constructed in Upper Street and an anti-tank pillbox on Undercliffe Road.

In addition to Kingsdown's known archaeology there is potential for presently unknown archaeological remains to survive within the village. Any such remains are generally vulnerable to development and even small scale works such as house extensions can have an impact on buried archaeology.



Appendix 4. Condition Assessment

Component	Visible Boundaries	Facades	Public Realm	Landscaping	Open Space	Comments	Overall
Upper Street from St James to lower part of The Rise				n/a	n/a	Some features such as the collapsed flint wall at Maytree and the garages at Old School House would benefit from refurbishment.	
The Rise from Mount Pleasant cottage to Upper Street, right hand side				n/a	n/a	Telegraph poles and wires in Upper Street and The Rise are negative features. Loose material washed down the steep road has a negative impact.	
Upper Street from The Rise down to Cliffe Road					n/a	Tree management in the churchyard would bring light and space to the area.	
South, North Road, Cliffe Road(part), Undercliffe Road (part)				n/a		The shingle roads need regular maintenance.	
Wellington Parade				n/a		The shingle road has suffered from increased traffic and is in need of maintenance.	
Overall							



Appendix 5 Non Designated Heritage Assets

Street	Building/feature	Historic Interest	Architectural/artistic	Social, Communal economic	Townscape character	Comment
The Rise	The Old Cottage	✓				
	Mount Pleasant Cottage	✓				
	Clim Down	✓			✓	Clim Down, and Hillside, together with Corner Cottage, have group value.
	Hillside	✓			✓	
Upper Street	Rose Cottage	✓			✓	Both sides of Upper Street from Rose Cottage down to Wayside have group value
	Robin Hill	✓			✓	
	Well Cottage	✓			✓	
	Vince Cottage	✓			✓	
	Vikings	✓			✓	
	Myrtle Cottage	✓			✓	
	Ivy Cottage	✓			✓	
	Holly Cottage	✓			✓	
	Thurlow	✓			✓	
	Wayside	✓			✓	
	K9 telephone box	✓	✓	✓		
	The King's Head	✓		✓		
	The Rectory	✓	✓		✓	The Rectory, Vicarage Cottage, The Old School House and the Village Hall form a group
	Vicarage Cottage	✓	✓		✓	
	The Old School House	✓	✓		✓	
	Village Hall	✓	✓	✓	✓	
	Maytree	✓				
	Old Fishing hanger	✓				
	Corner Cottage	✓			✓	
	The Gate House	✓	✓		✓	The properties surrounding the original Kingsdown House form a group.
	The Clock Tower	✓	✓		✓	
	The Bell Tower	✓	✓		✓	
	Old Kingsdown House	✓	✓		✓	
	Kingsdown Place	✓	✓		✓	
Church Cliff	St John's Church	✓		✓		
Cliffe Road	The Rising Sun	✓		✓		
	Flint House	✓	✓			
Undercliffe	Violet Cottage	✓				
	Bluebell Cottage	✓				
South Road	VR post box	✓		✓		
	Fishermen's Hut	✓		✓		Now in private ownership but historically of social and communal significance.
Wellington Parade	The Old Lifeboat House	✓		✓		
	The Zetland Arms	✓		✓		
various	Flint, flint/brick walls	✓	✓		✓	



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