

FARNINGHAM

Conservation Area Appraisal



SUPPLEMENTARY PLANNING GUIDANCE



December 2003

Farningham

Conservation Area Appraisal

The historic environment is a social asset of immense value and one of the keys to the continuing prosperity of Sevenoaks District. Conservation Area Appraisals are part of the process of ensuring that we make the best use of our historic environment. They are tools for the positive management of change, not a means of preventing development. Conservation is focused on the entire historic environment, not just listed buildings. Trees, open spaces, buildings, uses, roads and streets all contribute to the character and local distinctiveness of the District's conservation areas.

The man-made environment of our conservation areas has used energy and materials moulded by people both past and present. The District Council will creatively manage the fabric of these areas in a sustainable way as a legacy for future generations.

It is intended that this appraisal will inform the activities of the Council, the public and other bodies where these impact on the conservation area. The appraisal was approved by the District Council in December 2003 and adopted as supplementary guidance.

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Published by Sevenoaks District Council
Strategic Services Department
Policy & Environment Section
Council Offices
Argyle Road
Sevenoaks
Kent TN13 1HG

Tel: 01732 227000

Fax: 01732 451332

Website: www.sevenoaks.gov.uk

Email: policy.environment@sevenoaks.gov.uk

Contents	Page
1.0 Introduction	
<i>1.1 Definition and Purpose of Conservation Areas</i>	<i>1</i>
<i>1.2 Purpose of Appraisals</i>	<i>2</i>
<i>1.3 Local Conservation Area Policies</i>	<i>3</i>
<i>1.4 Other Local Plan Policies</i>	<i>4</i>
2.0 Description of Conservation Area	
<i>2.1 General Description</i>	<i>5</i>
<i>2.2 Location and Geographical Context</i>	<i>6</i>
<i>2.3 Historical Development</i>	<i>7</i>
<i>2.4 Architectural Description</i>	<i>8</i>
3.0 Character Appraisal	
<i>3.1 Setting of the Area and Spatial Relationships</i>	<i>16</i>
<i>3.2 The Impact of Individual Elements/Features/Groups of Buildings</i>	<i>19</i>
4.0 Future Trends	<i>24</i>
Acknowledgements	
Maps	
<i>Map 1 Geographical Location</i>	
<i>Map 2 Farningham 1801</i>	
<i>Map 3 Extent of Conservation Area</i>	
<i>Map 4 Character Appraisal</i>	
<i>Map 5 Recommendations for Future Policy Changes</i>	

1.00 INTRODUCTION

1.1 Definition and Purpose of Conservation Areas

Conservation Areas first came into being as a result of the Civic Amenities Act of 1967 and are intended to identify any valuable visual or historic characteristics in a locality that may warrant special measures in order to protect and preserve them.

The Planning (Listed Building and Conservation Areas) Act of 1990 recognises that there are particular areas of ‘architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ and charges planning authorities with a duty to designate any such locations within their jurisdiction as Conservation Areas. This designation then empowers the local authority to pay particular attention to planning considerations and development within them and gives greater control over such matters as demolitions, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.

It has been recognised that designation, because of the responsibilities and obligations it places on both owners and the local authority, should only be imposed on areas that are demonstrably suitable. Where the criteria have been met, the area should then benefit from the additional control and protection that designation confers, and from official recognition of the special architectural and historic character of the locality.

The management of our national cultural and historic inheritance is of paramount importance and Conservation Areas are a vital ‘grass roots’ starting point from which to safeguard the continuing care of our environment.

1.2 Purpose of Appraisals

As their number grows, it has become even more important for local authorities to include a well-defined and considered policy for their designated Conservation Areas in their Local Plans.

Planning pressures are such that any designation is likely to be subjected to detailed scrutiny and must be readily and demonstrably defensible against adverse criticism. The criteria for designation should be kept as uniform as possible and the public should be kept fully aware of the reasons for any proposed changes in their area.

The 1990 Act charges local authorities with the responsibility of undertaking a review of their Conservation Areas from time to time, both to consider the possibility of revising their extent, and to identify any past changes or future pressures which may affect the original reasons for their designation.

English Heritage published an advisory leaflet on the subject in March 1997, which outlines the preferred approach to these appraisals and gives examples of the type of content that it would be useful to include.

The appraisals should define the key elements that together give the area its character, and objectively analyse how they interact to enhance their individual impact.

They can then provide suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that highlight the area and give it its local distinctiveness.

These appraisals can also be used as a valuable means by which the impact of planning policies and the implementation of enhancement measures can be assessed.

1.3 Local Conservation Area Policies

The Sevenoaks District Local Plan (adopted March 2000) lists the following policies which relate to conservation areas:

EN21 In the designation and review of conservation areas the Local Planning Authority will assess all the following matters:

- 1) **The special architectural or historic interest of the area.**
- 2) **The cohesive character and integrity of the area including spaces round buildings their settings and trees.**
- 3) **The desirability of preserving or enhancing the character or appearance of the area.**
- 4) **The pressures for change which may encourage piecemeal development which would threaten the character of the area.**
- 5) **The need to promote economic prosperity, through schemes of environmental enhancement, to overcome vacancy, neglect, decay or dereliction.**

EN22 Proposals to demolish buildings which contribute to the character or appearance of a Conservation Area will not be permitted in the absence of overriding justification. Preference will be given to conversion and/or refurbishment as opposed to outright demolition of a building. Proposals to demolish extensions to original buildings or outbuildings will be judged on their contribution to the overall character of the area.

EN23 Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area.

Buildings which make a positive contribution to the character or appearance of the conservation area are identified on the character appraisal plan at the end of this document . English Heritage national guidance on conservation areas sets out the criteria used to identify these buildings.

The Sevenoaks District Local Plan states that the local planning authority will undertake detailed assessments of designated conservation areas and will prepare proposals for their preservation. Development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in any scheme which may have been prepared. This assessment and the detailed analysis of the area contained in the report is intended to fulfil this commitment and provide the background for enhancement schemes.

1.4 Other Local Plan Policies

The Local Plan also identifies specific policies designed to protect the natural environment and historic buildings.

Policy EN6 places restrictions on development within the Kent Downs and High Weald Areas of Outstanding Natural Beauty and EN7 gives priority to the enhancement of natural beauty, landscape, open space, geographical features and wildlife over other planning considerations within the North Downs and Greensand Ridge Special Landscape Areas. Other Areas of Local Landscape Importance where development may be restricted are noted in policy EN8.

Landscape features and wildlife habitats beyond the confines of the urban areas, towns and villages are also protected by policy EN11.

Important areas of green space within the built confines are safeguarded under policy EN9 and EN10 protects important areas of urban fringe.

Listed building policy is defined in sections EN18 and EN19 and the reuse rather than the demolition of unlisted buildings of local interest is promoted by policy EN20.

Trees over a certain size are automatically protected within Conservation Areas, with any proposed work to them having to be notified to the local authority in writing six weeks in advance.

Transport strategy for the District is summarised by the following section.

T1 A co-ordinated transport strategy will be implemented including: -

- 1) Encouragement of the provision of appropriate public transport services and facilities.**
- 2) Use of traffic management to achieve a safer and more efficient use of existing roads.**
- 3) An integrated car parking strategy involving residents' parking, local enforcement and consideration of the need for park and ride facilities.**
- 4) New highway construction and improvements to the existing network.**
- 5) Encouragement of walking and cycling.**

2.0 DESCRIPTION OF CONSERVATION AREA

2.1 General Description

The Farningham Conservation Area was first designated in 1969 by Kent County Council and was the first area to be so designated in Sevenoaks District. The area was extended in 1990 after review by the District Council.

The Conservation Area covers 15 hectares and contains forty-six listed buildings. It extends almost the full length of the High Street (stopping just short of the A225 junction) and includes the south west side of London Road, part of the west side of Sparepenny Lane, and part of Dartford Road.

North of the High Street, the Cricket Ground (off Horton Way), an open field between the Village Hall and the river, and land surrounding the Lion Hotel on the other side of the river are all included in (and contribute greatly to) the character of the Conservation Area.

South of the High Street, the large private gardens to the Manor House, Glebe House, The Croft and South Hall are also included.

A bee bole in the garden of No. 7 Dartford Road is a Scheduled Ancient Monument, but this lies just outside the Conservation Area.

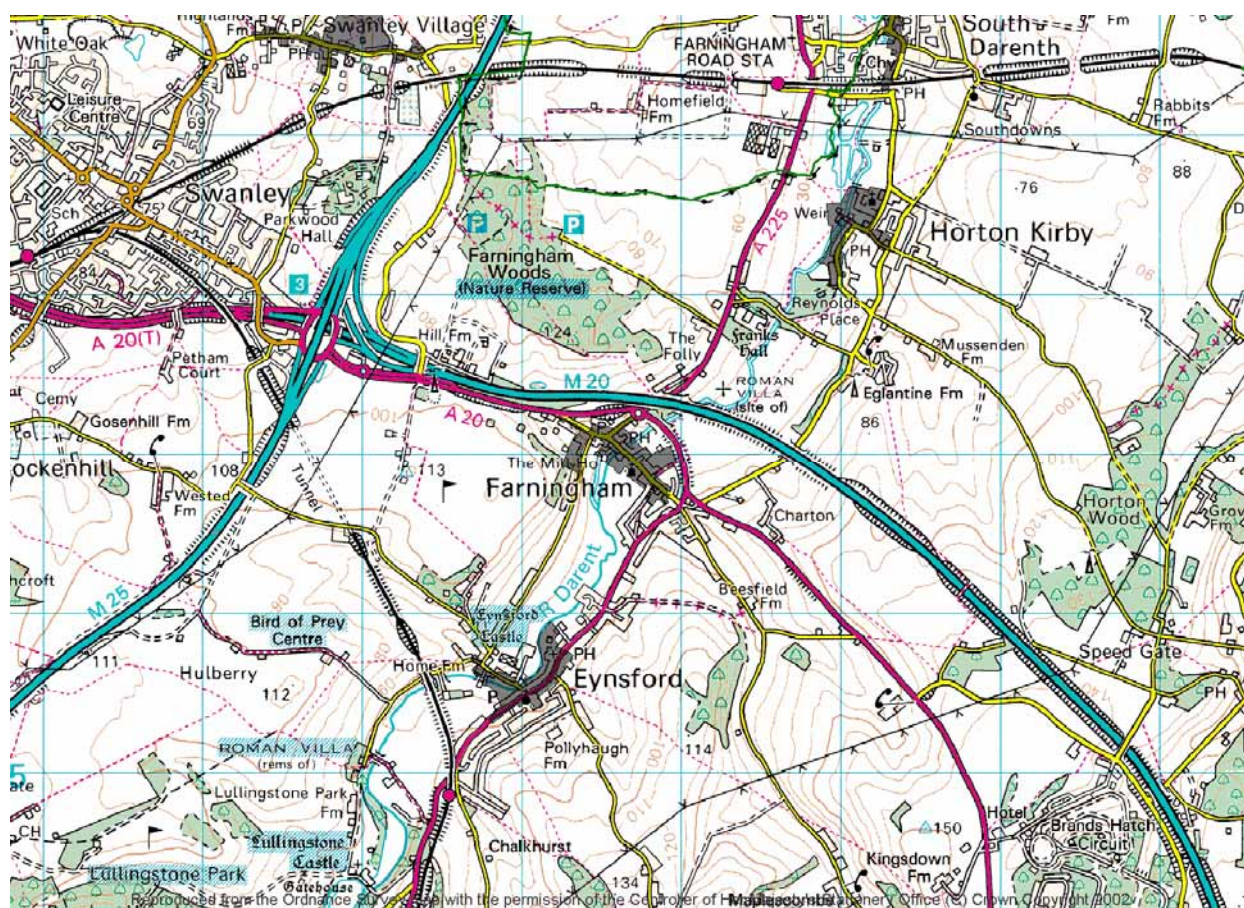
2.2 Location and Geographical Context

Farningham lies just off the A225 and immediately to the south of the A20. It has easy access from both London and Sevenoaks without suffering unduly from through traffic. It is a linear village, and the historical pattern of development was confined mainly to the line of the main street until the 20th Century.

The High Street crosses the River Darent, which divides south west of the bridge to serve the historic corn mill.

Eynsford and Farningham Road railway stations lie roughly equidistant from the village, to the south and north, giving access to London and Maidstone. The village also has a bus service.

The hills of the North Downs lie to the east and west of the village, within an Area of Outstanding Natural Beauty. The surrounding land is mainly in agricultural use and is designated a Special Landscape Area.



Map1: Geographical Location

2.3 Historical Development

The village of Farningham originates from Saxon times. A Saxon cemetery was partially excavated near Charton Manor in the 1930s. Three Roman villas and three Roman farmsteads are known to have existed within the Parish of Farningham.

The major part of the Church fabric dates from the 13th Century, which indicates a thriving early medieval community.

Most of the surviving buildings in the historic core of the village date from (or were largely altered during) the 18th Century, which was a period of great development. In 1752 the old London to Folkestone road was turnpiked, and in 1766 the Dartford to Sevenoaks road followed suit.

During the 19th Century a substantial increase in traffic on these roads led to the rebuilding of the bridge (1833), and there was industry in the form of an ironworks at Mount Pleasant from the 1860s.

By the early 20th Century, rapid growth based on industry and agriculture had slowed significantly, but new housing developments to the south east of the village in the 1950s and 1970s nearly doubled the population of Farningham.



Map 2: Farningham in 1801

2.4 Architectural Description

18th Century buildings and facades predominate in the present Conservation Area. Local flint and soft red bricks are used extensively for both houses and their boundary walls, although painted render or stucco is also frequently used. Kent peg tiles are the most common roofing material.

The Conservation Area divides roughly into six smaller sections, each with their own characteristics and building types:

West of the bridge and the Lion Hotel as far as Sparepenny Lane, the High Street is narrow and inclined, with densely packed buildings on either side.



Fig 1: High Street

White painted bricks or weatherboarding predominate, although the terrace at the lower end opposite Dartford Road is built of brick and flint.



Fig. 2: Brick and flint terrace, High Street

Most of the present day shops are concentrated in this area, so enlarged ground floor windows or shop fronts are common. Despite being 19th or 20th Century insertions, the majority of these shop windows are modest and their designs are not out of place in the Street.



Fig 3: Shops in High Street

One striking departure from the general design in this area is The White House, on the North East side of the street on the corner of Dartford Road. White painted render, as the name suggests, contrasts sharply with black exposed timbers at floor levels and as framing to the three storey high projecting bay windows, and the heavily moulded black painted parapet cornice.



Fig 4: The White House

West of Sparepenny Lane, the road widens but continues to rise gently towards its junction with the A20.



Figs. 5 & 6: London Road

The Conservation Area encloses the south west side of London Road only, including a mixture of modest 19th and 20th Century houses, with two earlier listed buildings towards the western end.



Figs. 7 & 8: Listed Buildings in London Road

The corner of Sparepenny Lane is marked by a square, 19th Century weatherboarded house, known as Laurel Cottage.

Part of Sparepenny Lane itself was included in the 1990 revision to the Conservation Area. The area includes three large private houses (The Mount, Mount Pleasant and Hampton Court House; all listed buildings) and splendid views across the river valley to the east.



Fig. 9: Laurel Cottage



Fig. 10: The Mount



Fig. 11: Mount Pleasant



Fig. 12: View from Sparepenny Lane



Fig. 13: Hampton Court House

Buildings immediately to the east and west of the bridge form a group centred on the river itself. To the West, the weatherboarded Mill and Mill Cottages flank the buff brick Mill House. A terraced garden stretches alongside the northern arm of the river.



Fig. 14: The Mill

The entrance to the Mill complex is marked by a white weatherboarded, jettied cottage north of the river (nos. 2 and 3 Lion Cottages) and a three storied house to the south (Bridge Cottage) which presents two white rendered gables to the road, above a red brick lower storey.



Fig. 15: Lion Cottages



Fig. 16: Bridge Cottage

Across the road, the red brick Lion Hotel faces the river with its wide grassy margins, which are well used and appreciated by the Hotel's patrons and villagers alike.



Fig. 17: Lion Hotel and bridge

To the south east of the bridge, as far as the Pied Bull public house, the High Street is characterised by a relatively wide road, made visually wider by generous margins and the large grounds of private houses, particularly on the South West side of the road. The Manor House, Manor House Cottage, Glebe House and the Church of Saint Peter and Paul can only be glimpsed above walls and through trees, but these boundary walls, railings and mature trees provide much of the character of this particular section. New houses, Vicarage Cottage and Meadow Cottage, next to the Pied Bull, are highly visible from the street and no screen planting is yet evident.



Fig. 18: The former Manor Barn



Fig. 19: Manor Barn from the east

On the opposite side of the road, properties are closer to the street and more visible. The former Manor Barn and various outbuildings, in flint with red brick dressings, have been converted to housing and form an enclave at right angles to the road. The modern rooflights are prominent in the streetscene.

The Old Bakery, built in white painted weatherboarding over painted brickwork, sits behind new railings, and Hodsoil House, which is completely clad in white weatherboarding, is also viewed through railings.



Fig. 20: The Old Bakery



Fig. 21: Hodsoil House

Farningham House, next to Hodsoil House, has a brick frontage behind a low hedge, in contrast to the above neighbours. Built of soft red bricks with blue headers, with 4/4 sash windows and a panelled brick corbelled parapet, it is a fine example of early 18th Century design.



Fig. 22: Farningham House

The most south easterly part of the Conservation Area, beginning at Horton Way and the Pied Bull, has a more enclosed appearance, typical of a traditional Kentish village centre. A series of terraced properties on the north east side of the street range from red and blue brickwork, through painted weatherboarding, to three-storey stuccoed townhouses. One property on the corner of Horton Way contains a shop front.



Fig. 23: Stuccoed houses



Fig. 24: Terrace adjoining Horton

The Pied Bull dates from 1787 and is cream and green painted with white timber window frames. These are traditional Kent colours which occur elsewhere in the village. The adjoining stableyard area, enclosed on three sides by single storey buildings, is similarly painted. One of the converted buildings sells antiques and pine furniture, forming another commercial part of the village.



Fig. 25: The Pied Bull



Fig. 26: Outbuilding at the Pied Bull

Next door, the Village Club, a weatherboarded and rendered building painted in black and white, sits near the pavement and almost obscures the entrance to, and view of, The Croft a plain classical 19th Century stuccoed house set back behind a high yellow stock brick and flint wall.



Fig. 27: The Village Club



Fig. 28: The Croft

The last house in the Conservation Area on this side of the road, South Hall, presents a similarly classical front to the road, with no fence or planting to obscure it. Another large new house, Pottager, has been inserted between this and The Croft which, while using all the classical motifs, has failed to attain the elegance and coherence of its neighbours. It is fortunately partly obscured by the high boundary wall of The Croft.



Fig. 29: South Hall



Fig. 30: Pottager

3.0 CHARACTER APPRAISAL

3.1 Setting of the Area and Spatial Relationships

The hills and farmland surrounding Farningham are visible from many parts of the Conservation Area, and add greatly to the feeling of spaciousness within this quite extended village. The enclosing A20 is also quite visible to the north and east, but the distance is enough to ensure that it does not intrude.



Fig. 31: High Street

The open field to the north and large private gardens to the south of the High Street at the centre of the Conservation Area, combined with a straight section of the road, allow long views towards the river and the bridge from the south east, thus creating a focal point of the river and its adjacent buildings. From here, the Church can be seen clearly and a wide view is obtained of the village and the fields beyond. The penetration of open space into the core of the village is an essential part of its character.



Fig. 32: Open space in the village centre

In sharp contrast the north western section of the High Street rises up away from the river and the buildings are drawn in on the street. Looking back, particularly from beyond Sparepenny Lane, the North Downs come into view again.



Fig. 33: West of the bridge



Fig. 34: High Street



Fig. 35: The Downs from London Road

Sparepenny Lane provides long distance views over the Darent Valley to hills beyond.



Fig. 36: Sparepenny Lane

South east of the bridge, the road bends gently past the Church and the far end of the Conservation Area is signalled by a glimpse of the Pied Bull which sits forward of the general building line and on a reverse bend, so closing the vista.



Figs. 37, 38 & 39: High Street

The Pied Bull, the Village Club and the terraced houses opposite provide a brief sense of an enclosed space until the larger gardens of The Croft and South Hall are reached and the vista widens as the High Street rises to the eastern edge of the conservation area.



Fig. 40: Terrace opposite the Pied Bull



Fig. 41: High Street at eastern end of Conservation Area

Looking back, a view of the hills is again obtained as the road bends round the Churchyard wall.



Fig. 42: High Street

A small detour along Horton Way past high brick walls leads to a sudden opening up of the view across the cricket ground.



Fig. 43: The Cricket Ground and Pavilion

3.2 The Impact of Individual Elements/Features/Groups of Building

The most visually significant group of buildings in Farningham, due in large part to their siting, is that centred around the river Darent and the bridge. This includes the Mill and Mill House, their outbuildings, the cottages flanking the approach to the Mill buildings, the Lion Hotel and cattle screen. Together they form a truly picturesque setting and provide the real heart of the village.



Fig. 44: High Street

The flint built Church of Saint Peter and Paul, together with the flint and brick converted farm buildings opposite, relate visually and form a minor focal point away from the river. They also relate historically to the Manor House and Manor House Cottage (also brick and flint) and the open field across the road, which was the site of a medieval house.

The group of buildings at the south east end of the Conservation Area which includes the Pied Bull, the Village Club and the two storied terraces opposite, form another important cluster of buildings, vestiges of an historic commercial area, particularly with the presence nearby of the former Bakery.

Finally, the north west end of the High Street – from the bridge to Sparepenny Lane – is now the commercial heart of the village, including the Post Office, a butcher's shop and another public house. Architectural cohesion is enhanced by the use of white paint and weatherboarding which unifies both listed and unlisted buildings in this area. Fernwood House gains particular prominence from its situation opposite the end of Sparepenny Lane.



Fig. 45: North west end of High Street



Fig. 46: Fernwood House

Some of the larger and more important listed buildings in the village, the Lion Hotel, the Mill and Mill House, the White House, the Pied Bull, Hodsoll House, Farningham House, the Village Club and South Hall – contribute greatly to the overall character by their prominent settings. The Church and several large houses, such as The Croft, Glebe House, The Manor House and Manor House Cottage, remain largely obscured by high walls or dense planting, or simply their positions set well back within their plots.



Fig. 47: Glebe House



Fig. 48: The Manor House

Despite their individual value as Listed Buildings, their contribution to the village scene is thus reduced, and the impact of their boundary treatment and tree planting is the more significant aspect.



Fig. 49: Old Parsonage House

It is most unfortunate that the two new large houses built at the south east end of the conservation area draw attention to themselves by low level boundary walls and a lack of screen planting, in direct contrast to their more attractive and discreet neighbours.



Fig. 50: Bank and Church



Fig. 51: Large new house

Also prominent is Barclays Bank next to the Church, which is different from its neighbours, although not an unattractive building in its own right.

A lane passing between this building and the churchyard wall gives access to Old Parsonage House, a listed building which might have made a better impression on the street but for the fact that it now possesses a full complement of plastic replacement windows. The result is to render a decent building entirely ordinary.



Fig. 52: Former stable behind Old Parsonage House

Behind and beyond Old Parsonage House is a courtyard enclosed by former stable buildings, now used for light industry. The buildings and their use are a not unpleasant surprise in this otherwise residential village. They would nevertheless be worth including within the Conservation Area, to prevent future less welcome developments.



Fig. 53: Dartford Road

Plastic windows and two satellite dishes on South Terrace, a series of three storey terraced townhouses, are uncharacteristic features of this historic environment.

Satellite dishes were also noted on houses along the Dartford Road and within the Conservation Area.

At the north west end of the High Street, a substantial 19th Century house, now apparently divided into two, has an entirely inappropriate cottage style porch added to form an entrance.



Fig. 54: Sunnyside and The Nook

From high up on London Road, the view of the hills to the east of the village is somewhat marred by a large modern house in a prominent position.

A few buildings within the Conservation Area require attention if their historic fabric is to be preserved but the overall impression is of a well maintained local environment where residents take pride in their village.

The Croft is a classical Georgian house which has been restored after a period of vacancy. The weatherboarded exterior of the Mill itself is showing green stains through the failed paint finish, and the terraced gardens that apparently belong to it contain a derelict greenhouse. The Mill and Mill House are listed, although they appear to be at least partly vacant.



Fig. 55: The Mill and Mill House

Hodsoll House, which is a fine weatherboarded building, is showing signs of decay and deterioration beneath layers of paint. The owner should be encouraged to remove the thick paint and comprehensively repair the building.

4.0 FUTURE TRENDS

The close proximity of Farningham to the A20 with access to the M20 and M25, and to the outskirts of Greater London, makes the village attractive for future expansion and development. Post-war housing development to the south and east of the Conservation Area has, however, been achieved without great detriment to the historic core of the village, and the bypassing of the village by the A20 has removed much of the through traffic.

Of somewhat greater concern than new housing is the prospect of the largest 18th Century houses, which make up a significant proportion of the village, being divided up or having portions of land hived off for development. The pressure for such infill development could become a problem in the future and is already changing the character of the conservation area.

Car ownership and on-street parking for both residents and visitors creates pressure on country villages laid out before the 20th Century, but Farningham appears to be able to accommodate vehicles with less difficulty than some similar villages. This is due mainly to the generous street widths in all but a couple of places and, in particular, to the broad highway incorporating a layby opposite the Manor House, combined with the extensive car parking areas belonging to the Lion Hotel.



Fig. 56: On street parking



Fig. 57: Layby outside Manor House

The removal of various modern alterations noted under Section 3.2 (plastic windows, satellite dishes, uncharacteristic porches, etc) would further enhance the Conservation Area, as would the encouragement of tree planting in the gaps created by the new houses near the Pied Bull.

The inclusion in the Conservation Area of the small workshop to the rear of Old Parsonage House would allow greater control over the nature of any future use or development in this area.

Acknowledgements:

The draft appraisal was prepared by Donald Insall Associates Ltd.

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MAP 3
Farningham
Conservation Area

Designations

Scale 1:2500

Drawn By SNM

Date November 2002






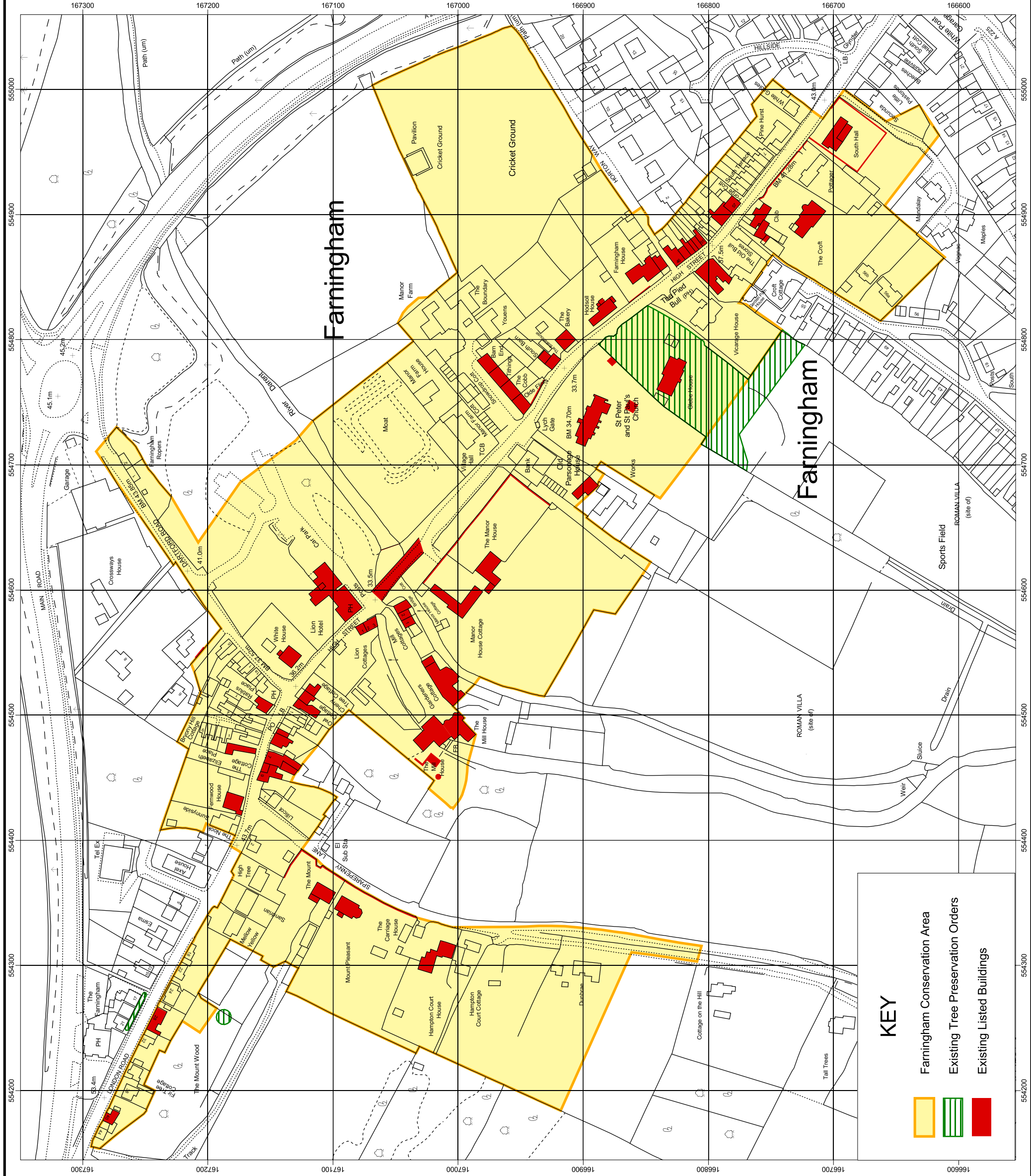
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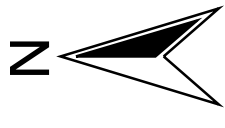
Farningham

Farningham

KEY

-  Farningham Conservation Area
-  Existing Tree Preservation Orders
-  Existing Listed Buildings



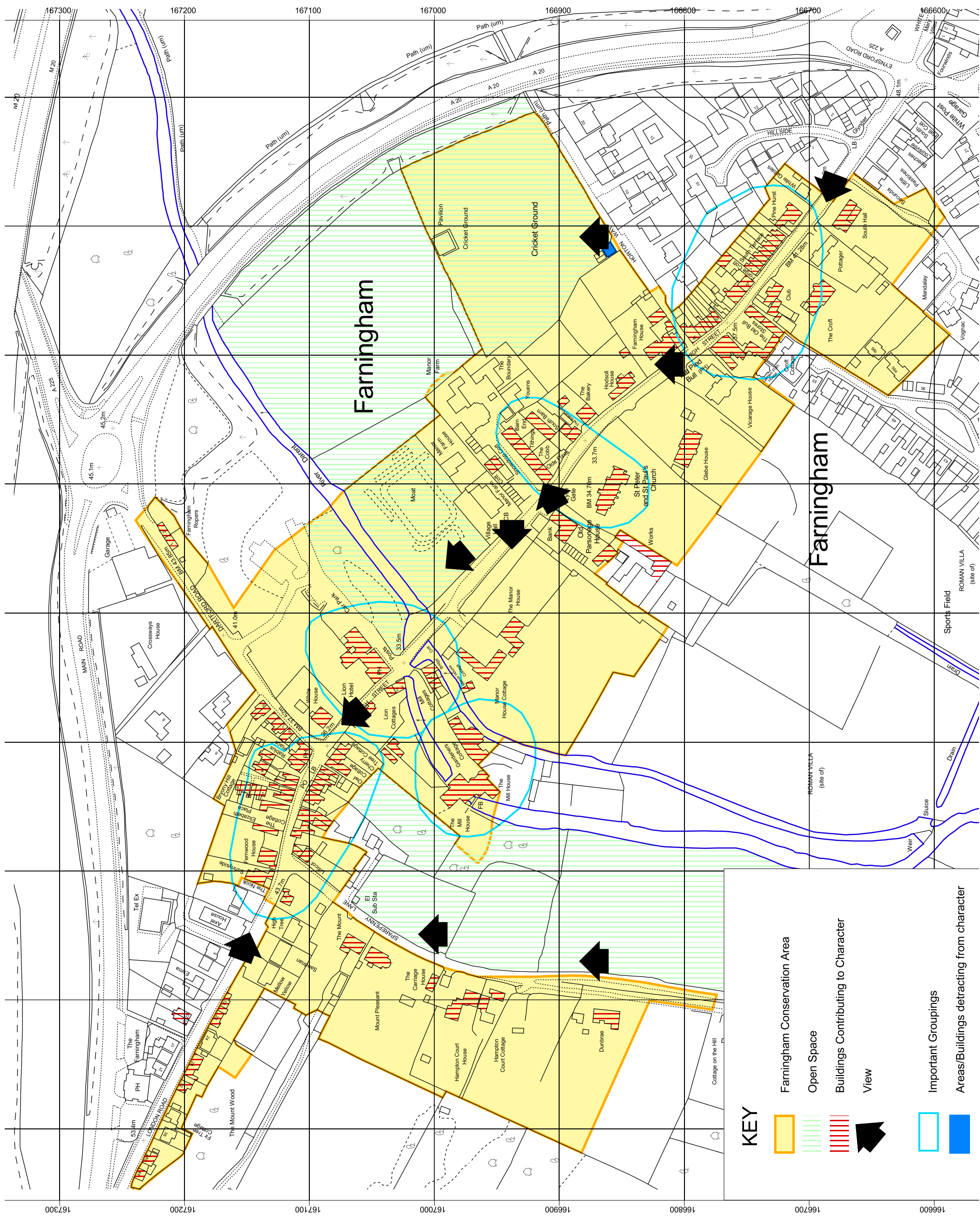


MAP 4
Farningham
Conservation Area
Character Appraisal







Scale 1:2500

Drawn By CW-T

Date November 2002



KEY

-  Farningham Conservation Area
-  Open Space
-  Buildings Contributing to Character
-  Areas/Buildings detracting from character
-  View
-  Important Groupings



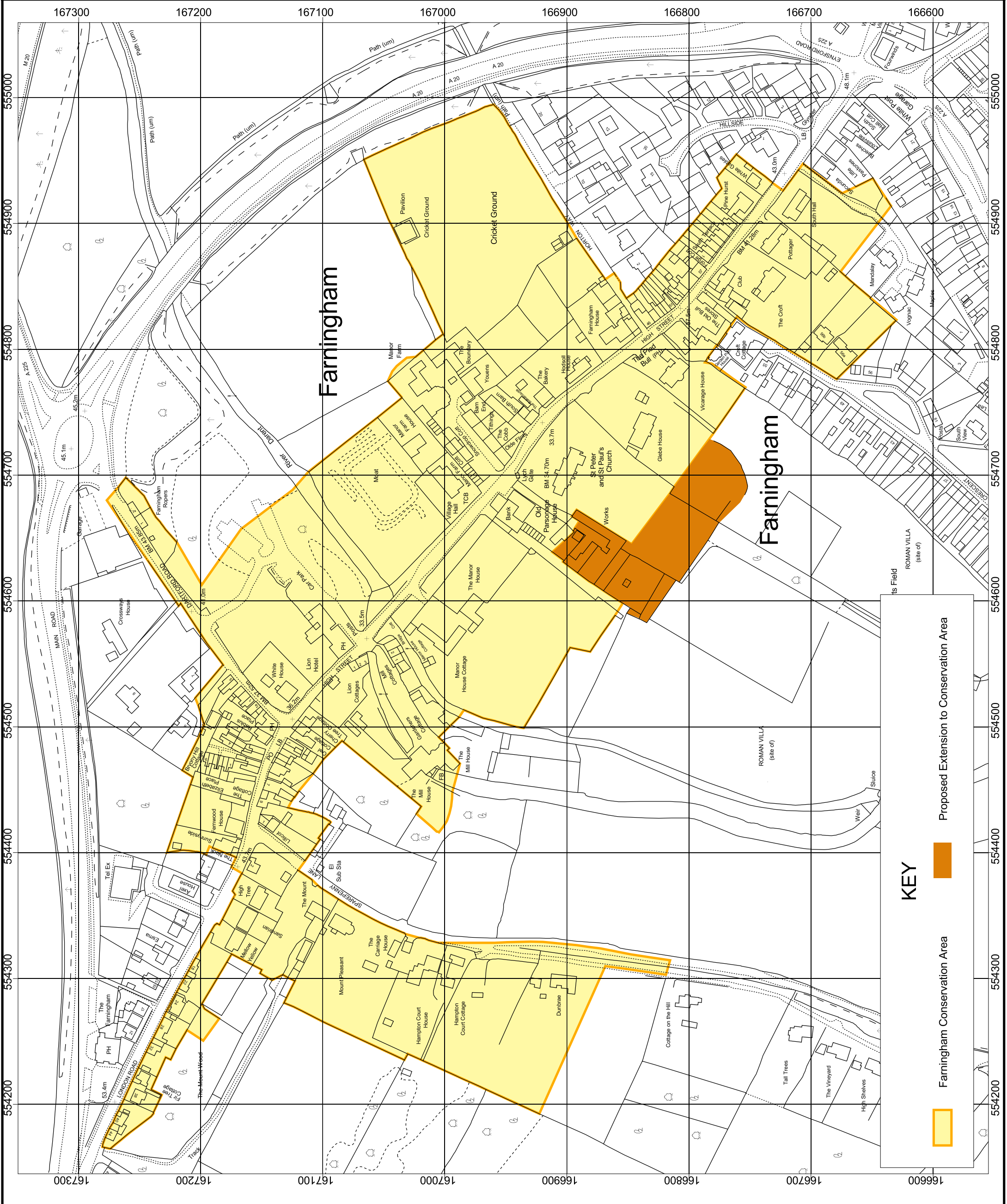
MAP 5
Farringham
Conservation Area

Recommendations For
Future Policy Changes

Scale 1:2500

Drawn By C.W-T

Date November 2003



KEY

Farringham Conservation Area

Proposed Extension to Conservation Area

