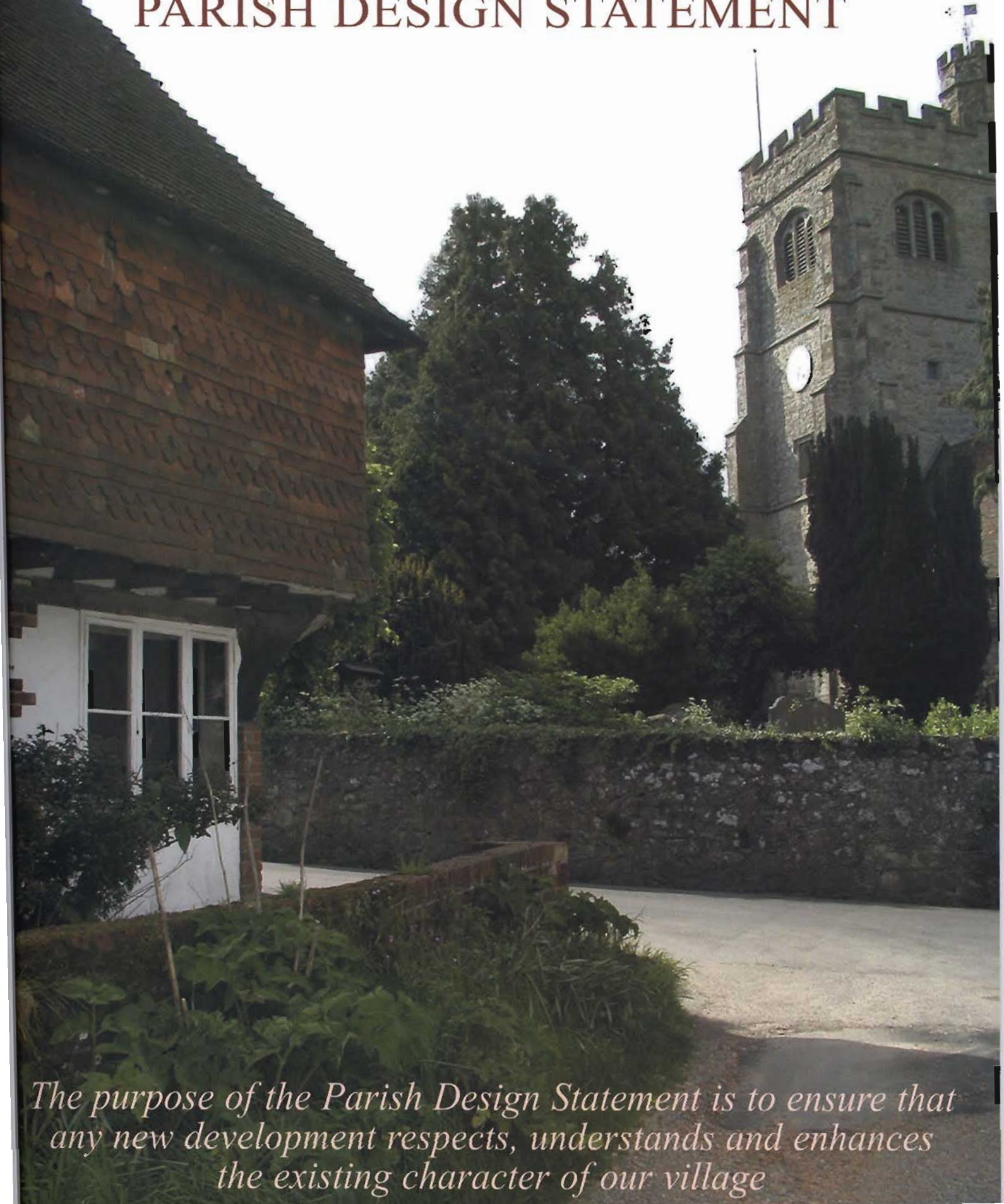


EGERTON

PARISH DESIGN STATEMENT



The purpose of the Parish Design Statement is to ensure that any new development respects, understands and enhances the existing character of our village



EGERTON

even if they have never been there or know quite where it is. The reason for this is because Egerton has a lively and active community, whose 'notoriety' extends beyond its boundaries. We are therefore very aware that the special character of Egerton does not just derive from its buildings and spaces, but also from its strong sense of community. Since our community is also spread widely throughout the Parish, we have embarked upon a parish rather than a village design statement."

Egerton Design Team

"Many of our villages have begun to lose their local flavour in recent years through the addition of insensitive new developments, which owe more to corporate convenience than local character. Left unchecked that process will render in time all villages the same, from one end of the country to the other. So does that really matter? We believe it does, because such homogeneity is bland, soulless and dispiriting. It will eventually produce dull places and ultimately a dull community. Mention Egerton to people elsewhere in Kent and chances are they have heard of it.

THE VISION

The parish of Egerton is a unique place - positioned on the top of a hill on the Greensand Ridge it has many attributes. It is a thriving village and has won awards for its widely recognised sense of community. The parish boasts fabulous vistas and a much loved landscape. Its long history is reflected throughout the village through its architecture.

The Design Statement plans to both protect and enhance these features. It recognises that the parish has grown through time and will continue to do so. The aim of the statement is to ensure that all future developments are of high quality, which respect, understand and enhance the existing character of this village. The statement seeks to influence the design of any further development to ensure that the distinctiveness of this parish is maintained.

THE OBJECTIVES

- To ensure that all new development and changes within Egerton respect and contribute positively to the distinctive characteristics of the parish
- to reflect accurately the views and the wishes of the parish inhabitants in relation to the development of their village
- to provide a comprehensive design guide for future developers, that identifies local designs and recommends specific features and materials
- to encourage dialogue between potential developers, the Parish Council and Ashford Borough Council, with the aim of promoting harmonious development in the parish of Egerton

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COMMUNITY

Today Egerton is a parish of 1104 inhabitants, mostly living on the Greensand Ridge or in Egerton Forstal down on the Weald. The 2001 Census records 450 dwellings. Some 57% of residents live in detached houses or bungalows, with most of the rest in semi-detached or terraced properties. Egerton also has a distinct sense of community, with the village winning local Community of the Year Award in 1995, regional award for the Village of the Year in 2000 and runner up in the National Award in 2001.

COMMUNITY VIEWS A questionnaire survey was carried out in the Summer of 2002 and opinions sought on key issues for the Design Statement. A 25% return rate was achieved, representing a wide spectrum of households in the parish. The answers were analysed carefully and are reflected within the guidelines highlighted within this Statement.

The parish is not particularly opposed to new housing development, but does feel very strongly that it should be for small households, to provide either starter homes or local needs housing for young families, or retirement homes for existing residents. Most respondents oppose the development of any more large scale, executive style housing. Of the broad styles of

new housing design possible, most respondents felt that modern designs were less appropriate to Egerton. Preferences were expressed instead for rural cottage designs or agricultural vernacular designs. The possibility of eco-friendly house designs was supported by most people, as long as they did not have unsightly manifestations, such as prominent solar panels, etc.

Local people consider appropriate external building materials to be bricks, clay roof/wall tiles, Kentish Ragstone and timber weather boarding. The use of cement rendering for walls and modern materials such as uPVC for windows and doors is not generally favoured. Other building materials such as flint walling and slate roofing are acknowledged as occasionally used in the parish, but are not particularly relevant to the local character.

In terms of the general layout of any new development, most people acknowledge the need for better provision to be made for pedestrians, cyclists and horses, but accept that proper provision does still need to be made for vehicles. Similarly, most people would support the use of local covenants to ensure the provision and maintenance of landscape planting in new development.

KEY BUILDINGS AND SPACES

The most important buildings in Egerton are also community buildings. (see Parish Map on page 16–17 for locations). The parish also enjoys far-reaching views in most directions, as well as generous open space, identified by residents as important and warranting protection.

1. EGERTON RECREATION GROUND

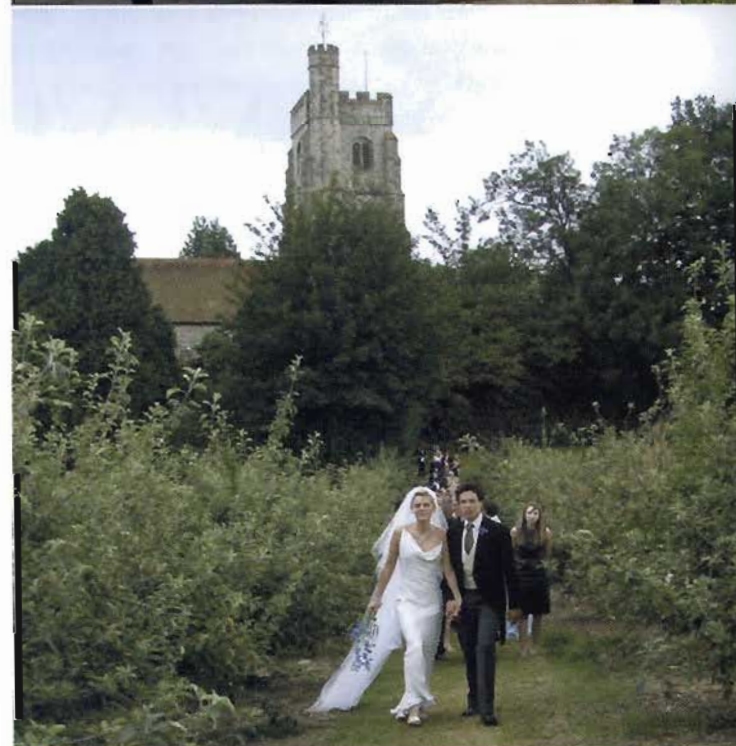
Bequeathed to the village by Colonel Cornwallis in 1927, the recreation ground covers 4.5 hectares (11 acres) of land on the south facing slope of the Ridge. This is a focal point for community activities. Memorial seats highlight just how important this open area with its spectacular views is to the community.

2. ST. JAMES' CHURCH

St James' Church occupies the most prominent point in the parish, on the summit of a hill on the Greensand Ridge. This Grade I Listed Building is of robust Kentish ragstone, originating from the 12th century, with later rebuilding and additions. The four square tower is solidly buttressed with an octagonal vice turret on top, which is a very distinctive feature on the Egerton skyline. The buttressed nave has a mix of dressed and random ragstone, with clay tiled roofing and perpendicular windows with some decorated gothic tracery. The church sets the standard for the effective use of site and local building materials. Even the pathway is paved in local Bethersden marble. The deep ragstone retaining wall to the Churchyard, together with the gatepiers, are also listed but are more recent.

3. EGERTON CHAPEL

Egerton Chapel in Chapel Lane, partway between Egerton Forstal and Potters Forstal, is a former Baptist Chapel and has origins dating from about 1750. However, it was destroyed by fire in 1824 and re-built the following year. It continued as a Baptist Church until the 1970s, when following repairs it was brought back into use as the Egerton Free Church from 1975. Despite being re-built it has retained its local pale red brickwork, with Flemish bonding and clay tiled roofing.



4. THE GEORGE INN

The George Inn, named after the 18th Century monarch, is in the centre of the village, but has been trading since the 16th Century. Much of the present building dates from the 17th and 18th Century, and the slate roofed cat-slide extension probably from Victorian times. Externally, its timber frame is concealed by very extensive and visually striking white painted weatherboarding. Steep pitched roofing with Kent peg tiles and gables to front and side reinforce its prominence.



5 & 6. VILLAGE SERVICES

The Village Store and Post Office is the heart of the community for day-to-day services and occupies a central spot amidst the historic cottages facing the Glebe. The garage and filling station also occupy an historic building, the former Sportsman Arms in Rock Hill Road, but still offer an important form of liquid refreshment.

7. EGERTON PRIMARY SCHOOL

At the top of Rock Hill Road, Egerton Primary School is typical of its time (1970s), with flat roofing and window walling, based on a countywide rather than a local design, and with materials atypical of the village. Contrasting sharply with the traditional building styles in the village, the school is now less obtrusive in the street scene, with the growth of the trees to the front and rustic wooden fencing. The original ragstone school buildings further down Rock Hill road were regrettably lost when that site was redeveloped.



8. THE MILLENNIUM HALL

Completed in 1999, the hall combines some important design factors: a rural vernacular building based on a traditional Kentish barn, respecting the heritage of the locality, and acknowledging links with the past; featuring functional design, providing both traditional community activities and meeting modern requirements, with its active Telecottage; built using local building materials, with ragstone walling, stained weatherboarding, timber joinery and clay tiled roofing; and carefully sited to take advantage of distant views across the Weald, without intruding into the view itself.



HISTORY



Hand-Axe
Greenhill



Emperor Hadrian
Danarius
Headcorn



Edward I Penny
Tumulus Field
Egerton



Late Medieval
Book Clasp, Pivington

There appears to be some conjecture as to the origin of Egerton. On the one hand there is a school of thought that subscribes to Egerton tracing its name from an Old English personal name, Ecgheard, and was recorded as early as 1100. According to Hasted, Kent's famous historian, Egerton takes its name from "its situation on the side of the hill". However, what is apparent is that Egerton developed as a community after the "Domesday Survey" of 1086, where it is not mentioned.

There is some evidence of Prehistoric activity in the parish, but little sign of any settled community. The oldest surviving structure must be the round barrow in the field to the east of the village, which is a scheduled Ancient Monument, and thought to be of Bronze Age origin. Even older archaeological finds include a Neolithic adze near Field Mill to the north of the village, a Neolithic axe at Mundy Bois to the south of the village and a Late Mesolithic pick at Kingsland Farm, also to the south. A Second Century Roman burial site was discovered at Coldharbour Farm to the west of the village.

Whilst Egerton's heritage of buildings dates back several hundred years, the size and age of the parish church (12th century) does suggest that a wealthy farming community must have been established here for much longer.

The community called Eardington lived by the axe, fire and plough resulting in the greatest change to the landscape – the clearance of the natural woodlands. This is most likely to have happened initially around the setting of the present village where the soils are described by Hasted as "both dry and healthy", being derived from the Greensand. However, the colonization of the woodlands was not exclusively occurring on the higher ground.

Henry 11 cut Half Penny
Pivington



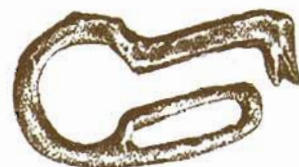
Georgian Buckle
Headcorn



Mid 17th C Buckle
Pivington



Post Medieval Crotal Bell
Pivington



Medieval Purse Holder
Buckle, Pivington

"The church constructed in the Perpendicular style dominates the surrounding countryside with its majestic tower."

(Igglesden)



MIDDLE AGES INFLUENCE On the lower clay lands of the Weald, a more piecemeal transformation of the extensive forest of Andred was taking place by the Medieval peasantry and squirearchy. Newlands, a typical hamlet in this context, refers to woodland clearance. The new fields created were smaller and by the 15th century all enclosed. The Saxon Inheritance Law of Gavelkind has ensured that small fields have remained distinctive of East Kent.

All over the parish, during the 12th to 14th centuries, we see the beginnings of the settlement pattern that we would begin to recognise today. Igglesden writing in the early 20th century described Egerton as *"a parish...so disjointed that you could call it a series of little clusters of houses, standing far apart, from winding roads and pastures in between"*.

Hasted refers to the flowering of rural England occurring between the Tudor and Georgian periods. Egerton is no exception, with 80 buildings listed, many from the 16th century; it is not surprising then of the emergence of a distinctive local vernacular style. We see the use of the Greensand "quarry stone" (excavated at Barlings) otherwise known as ragstone, and there is no better example of this than the parish church dedicated to St James. It is similar to the churches in neighbouring Little Chart and Charing. We also see the use of the distinctive Pluckley red bricks, Kent peg tiles and weather-boarding.

On the weald, we encounter some of the more impressive wooden framed Tudor farm houses. Igglesden, in his book, **"A Saunter Through Kent"** describes many of them, too many to list here, *"all the hamlets in these parts and many of the isolated farmsteads contain such a fine dwelling"*.

MODERN EGERTON The 20th century has seen the greatest impact upon the parish and another surge in development. The two world wars have left their mark and memories, including the wartime airfield and the widening of Bedlam Lane. Signatures of Canadian Air Force officers who flew from the airfield are preserved in the George Inn. The



rest of the parish played a wider role in world war two with the local woods being used to secrete military vehicles.

As car ownership has become more affordable, post war housing has been increasingly designed to accommodate it. That is directly at odds with the way the rest of the parish has evolved over the last thousand years. Its impact has been the most difficult to integrate into the parish, with the introduction of wider roads and junctions and the need for garages and domestic driveways.

After the second world war, the parish experienced a proliferation of standardised 'modern' housing. New housing has been accommodated in all parts, but especially in New Road, Elm Close, Harmers Way, Stevens Close, The Glebe, Stisted Way and Egerton Forstal. Unlike the Victorian housing developments, post-war designs did not usually use local materials nor reflect local architectural character.

There is an opportunity now in the 21st century to design new development to be architecturally rich and positively contribute to the local character and historical continuum of settlement in the parish.





LANDSCAPE

LANDSCAPE SETTING - NATURAL FEATURES

Geology and landform: The parish lies within the northern rim of the great Wealden basin, a feature whose beginnings can be traced back over 230 million years, to the late Triassic period. However, much of the surface features seen today were formed later during the Cretaceous period, between 120 and 65 million years ago.

The two main deposits that dominate the underlying geology are the Wealden Clays and the Hythe Beds (Lower Greensand). The former are found to the south of the parish and are characterised by flat, low-lying ground so distinctive of the area. The latter is characterised by the sinuous Greensand Ridge that snakes its way across the middle of the parish.

The southern scarp slope forms a dominating feature rising sharply up out of the lower Wealden Clays. The scarp slopes are pockmarked by intermittent landslips. In contrast, the northern dip slope forms the more undulating, rolling land that reaches across to the higher flat lands along the parish's northernmost boundary.

The underlying geology has influenced the landscape in more ways than just landform. The Hythe Beds form a natural aquifer that feeds the numerous springs that occur throughout Egerton, as well as providing past residents with a reliable source of water. This helped give rise to the many wells that occur across this part of the parish, as well as several water mills.

The rivers and streams that run across the parish owe a great deal of their character to the underlying rocks and sediments. The northern





The landscape character of Egerton Parish has long been in the making, and is a process that continues today. It is the result of the intimate interaction over the years of many natural and human factors – geology, landform, vegetation, farming practices, settlements and roads, to name but a few. Together these have come to create a landscape unique to the parish.

half of the parish is dominated by the eastward – flowing Great Stour river, into which run many of the aquifer-fed springs and streams. These waterways feed many of the mill ponds that still exist. All along the Greensand Ridge, springs appear along the scarp and give rise to a number of small streams that run off the slope southwards to join the Sherway and then the Beult at Headcorn.

South of the Greensand Ridge numerous man made field ponds dot the landscape. In an attempt to encourage drainage, farmers have also dug networks of ditches. Both are typical characteristics of the Low Weald.

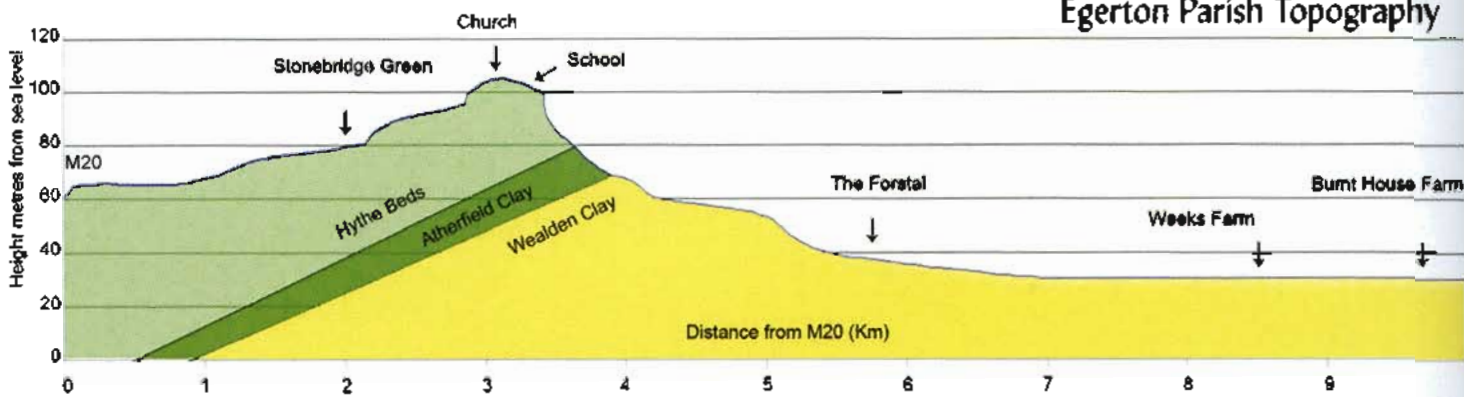
The underlying geology has also provided the area with many of its locally distinctive building materials. The Wealden Clays at Pluckley have been used to produce the distinctive multi-red bricks and peg tiles.

The Lower Greensand deposits have provided ‘Kentish Rag’ – a white stone with grey or green hues, similar to limestone but as durable as sandstone.

Hedgerows: Mixed hedgerows of various ages and species mark field boundaries across the parish. The oldest surviving hedges are often characterised by the number of different species that can be found in them, often including hawthorn, blackthorn, field maple, holly, wild rose, elm and hazel. Whilst some of these old hedges have suffered from a lack of appropriate maintenance and have become gappy, or been removed altogether, Egerton still boasts extensive lengths of hedgerows. More modern hedges are also present and are often typified by being planted with only one species. Windbreak hedges of poplars represent one such example, planted to protect orchards.



Egerton Parish Topography



Woodland and Trees: Up until the Dark Ages the Lower Weald was cloaked by the great forest of Andredweald, which extended across from Hampshire to Kent. Today, this forest has largely been removed and only a few remnants remain within the south of the parish – Acorn Wood, Alfred Wood and Frith Wood in particular.

Woodland also occurs in the northern half of the parish. Three larger pockets - Wellham, Foxden and Simmonds Woods. These extend along the length of the scarp face of the Greensand Ridge. Other smaller stands of trees, called shaws, are scattered to the north of the ridge and include Kilnfield Shaw and Posternfield Shaw.

The woods found in the parish are largely deciduous. The main species found in all of these woods is oak. Other commonly found species include ash, sweet and horse chestnut, hornbeam, birch and black poplar. Willow is often present in the wetter areas, alongside field ponds, ditches and streams.

To the north of the parish, pines are also found where the soils are sandier. Elm trees were all lost to Dutch Elm Disease in the 1970s.

Today many of these woodlands are recognised as being semi-natural ancient woodland – an important habitat-rich resource. Rather than being wholly 'natural' woodland, these would have been actively managed for most of their existence largely through coppicing. Coppiced products would have included fence and hop poles, whilst larger trees would have been used in the building of houses, barns and ships. Today

though, few of these woodlands are managed for such use. The woodland floors provide a spectacle of colour throughout the spring and early summer, with swathes of primroses and wood anemones, followed by bluebells and ramsons. Woodland banks and edges form important places for yellow archangel, foxgloves and red and white campion to take hold.

Mixed orchards of apple and plum are a particular feature of the northern half of the parish. Many have been grubbed in recent years and replaced by pasture or arable crops. Small relics of older orchards remain, either in people's gardens or as small pocket orchards.

The parish is also rich in single specimen trees. As well as providing visual statements, these trees are often closely associated with people's memories of their life within the parish, and thus contribute to the parish's social history. Many of these trees have been afforded protection by Tree Preservation Orders or through their inclusion in the Egerton Conservation Area.

LANDSCAPE SETTING - HUMAN IMPACTS

Farming Practices: For hundreds of years the parish was inextricably linked to farming. The style and distribution of dwellings and different land management practices were intimately bound together with the changing trends in farming; hop farming is one example – coppiced sweet chestnut provided hop poles and the hop harvest was dried in oast houses. The dominance of sheep farming is another example – large areas of the original Wealden forest were felled



and the land drained to create hay meadows. The many farmers and merchants who grew rich from the profitable wool and cloth trade displayed their wealth by building grand Wealden hall houses, of which there are many in the parish. Examples are, The Old Harrow, Link House and Island Farm.

Today agricultural trends are increasingly replacing the more traditional ones. Modern crops such as oil seed rape are becoming more common. Fields are being enlarged through the removal of hedgerows and shaws. Hay meadows are 'improved' through the use of fertilisers and herbicides. The cumulative effect of all of these changes has been a reduction in the diversity and distinctiveness of the parish's landscape as well as its biodiversity. The social fabric of the parish has lost its once close ties with farming.

The remaining pockets of traditional farming still exert a significant effect on the local landscape through the presence of orchards,

small enclosed pastures, thick hedgerows and shaws, ditches and field ponds. To the north, the main focus is on mixed farming with arable crops, grazing pasture, fruit orchards and their accompanying shelterbelts of poplars. From the Greensand Ridge southwards, the land is predominantly pasture. Milling was also an important activity to the north of the parish, where water power was harnessed. Burnt Oak and Field Mill were both still operational until the 1940s.

Fields: Many of the fields within the parish are used as grazing pasture. Traditionally these would have been hay meadows, rich in flowers such as cowslips, sneezewort and common knapweed. As noted above, many have been lost through modern farming practices. Some remain however, such as those at Wanden Meadows, Mundy Bois and Pemples Cross (each accorded nature conservation designations by Kent Wildlife Trust) whilst others are being newly created (such as that at Iden Lane).



Field banks often exist to the north of the Greensand Ridge, and contributed to the local landscape. The changing of the seasons are echoed by hedgerow flowers; primroses, violets, jack-in-the-hedge, deadnettle and stinking iris. To the south of the ridge, the wide roadside verges and ditches were also areas traditionally rich in flora. In spring these can be festooned with meadowsweet, cuckoo flower and kingcups. In both cases, the increasing use of herbicides has had a disastrous effect on the numbers and types of species growing in these habitats.

Roads and Public Rights of Way: Most of the main routes running through the parish follow a broadly north-south direction, reflecting the traditional sheep drovers' routes between the Kent Downs, Lower Weald and Romney Marsh. By contrast, only four main routes run broadly east-west across the parish – Crockenhill/Mundy Bois Road, New Road, Coach Road and Iden Lane. The general interweaving network of lanes in the parish has been influenced partly by farming practices and partly by the physical aspects of the landscape.

In addition to these main routes, a network of footpaths and bridleways criss-crosses the parish. Many of these run between the main routes and numerous farmsteads scattered across the parish, as well as to the centre of Egerton village. Two of the newest public rights of way are the Greensand Way, which runs from Surrey to Ham Street, and the Stour Valley Walk, which runs between Lenham and Sandwich Bay. Both are important as longer distance recreational

routes. However, the Greensand Way does follow some historic routes and passes through St. James' churchyard before continuing westwards on the remnants of a ragstone causeway.

The changes in topography and the varying nature of the main routes and paths running across the parish combine together to create diverse experiences of the surrounding countryside. The winding enclosed lanes in the north of the parish afford only short glimpses of the countryside around, whilst the long straight roads to the south bring with them a more open feeling even though the flat topography and high hedges prevent long distance views.

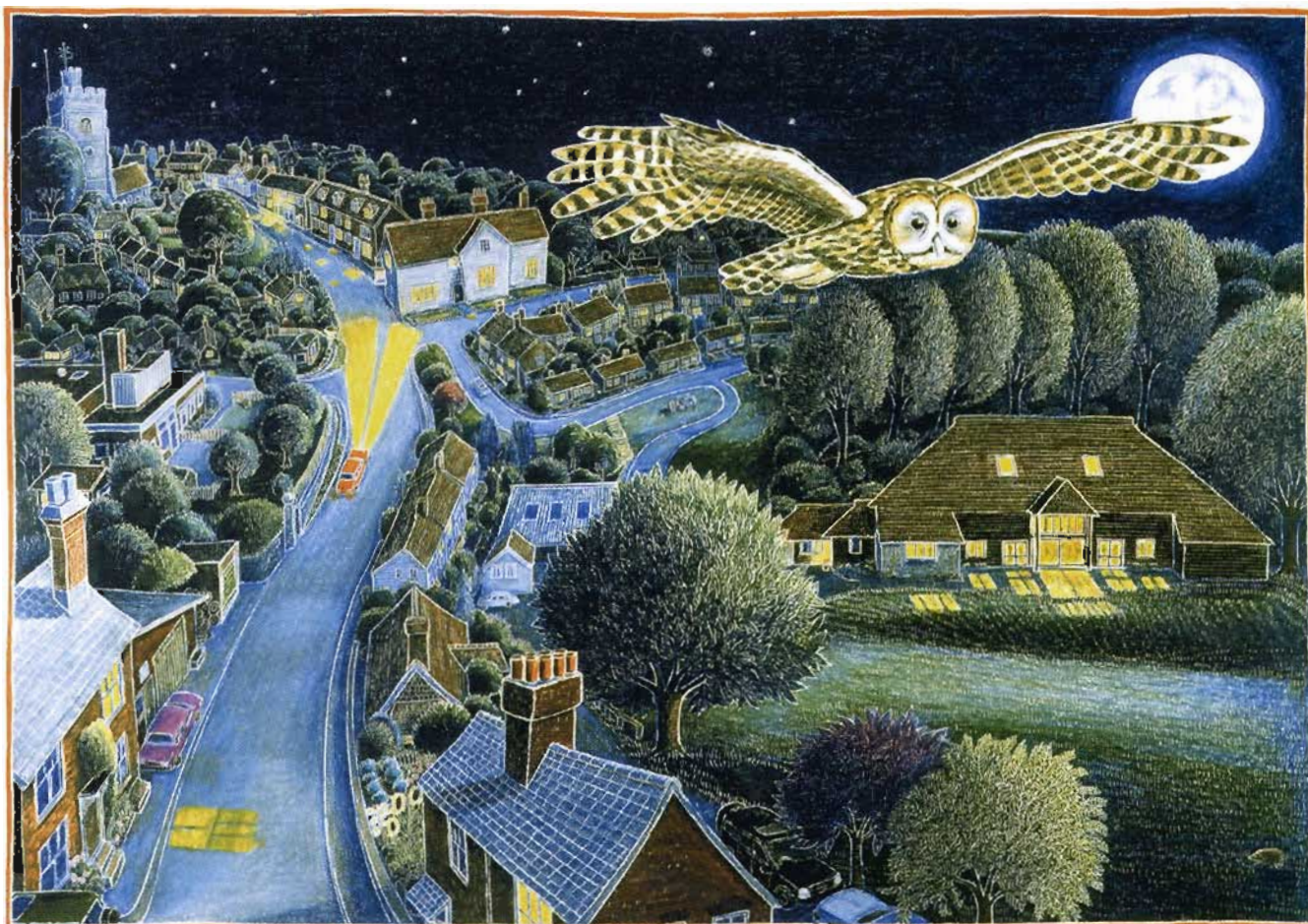
Settlements: The main centre of population lies in the village of Egerton with Egerton Forstal making up an important second centre. The rest of the population resides in farmsteads and hamlets, spread out across the parish.

Hedges and/or ragstone walls often surround pre-first world war dwellings outside of the centre of Egerton and Egerton Forstal. A large number of dwellings are located on the Greensand Ridge, but all are located below the ridgeline and are largely screened by mature trees and/or hedgerows. The only structure which is built proud of the ridgeline is St James' church tower, which provides a readily recognisable beacon for many miles across the parish and beyond.

Built development is examined further under 'SETTLEMENT'.

The local geology has also provided the area with many of its locally distinctive building materials. **The Wealden Clays** at Pluckley have been used to produce the multi-red bricks and peg tiles. **The Lower Greensand** deposits have provided Kentish Rag – a white stone with grey hues similar to limestone, but durable as sandstone.





SETTLEMENT

Egerton has a clearly defined nucleus, with many older buildings huddled around the church. It has five central settlement clusters: Stonebridge Green, New Road, Rock Hill, Pleasant Valley and Egerton Forstal. Also there is a wide network of nearby satellite settlements in all directions.

THE PATTERN OF SETTLEMENT

Most of the settlement clusters are within walking distance of the centre. Several others, such as Pemples Cross, Newland Green, Egerton House and Lark Hill are connected by historic footpaths.

Overall there are 80 listed buildings (or structures) of architectural and/or historic interest in the parish, and although there is a concentration of them in the village centre, the majority of the oldest houses are spread out across the parish, due to the importance of farming with homesteads built where the land was worked. The supply of water was also a crucial factor and many of the original houses occupy sites where spring water emerged from the ragstone bedrock.

The pattern created by built development in the parish is a loose network of settlement reflecting its agricultural heritage. Cluster development is largely linear along the country lanes, with some minor cul-de-sacs created in post war years by modern infill development.

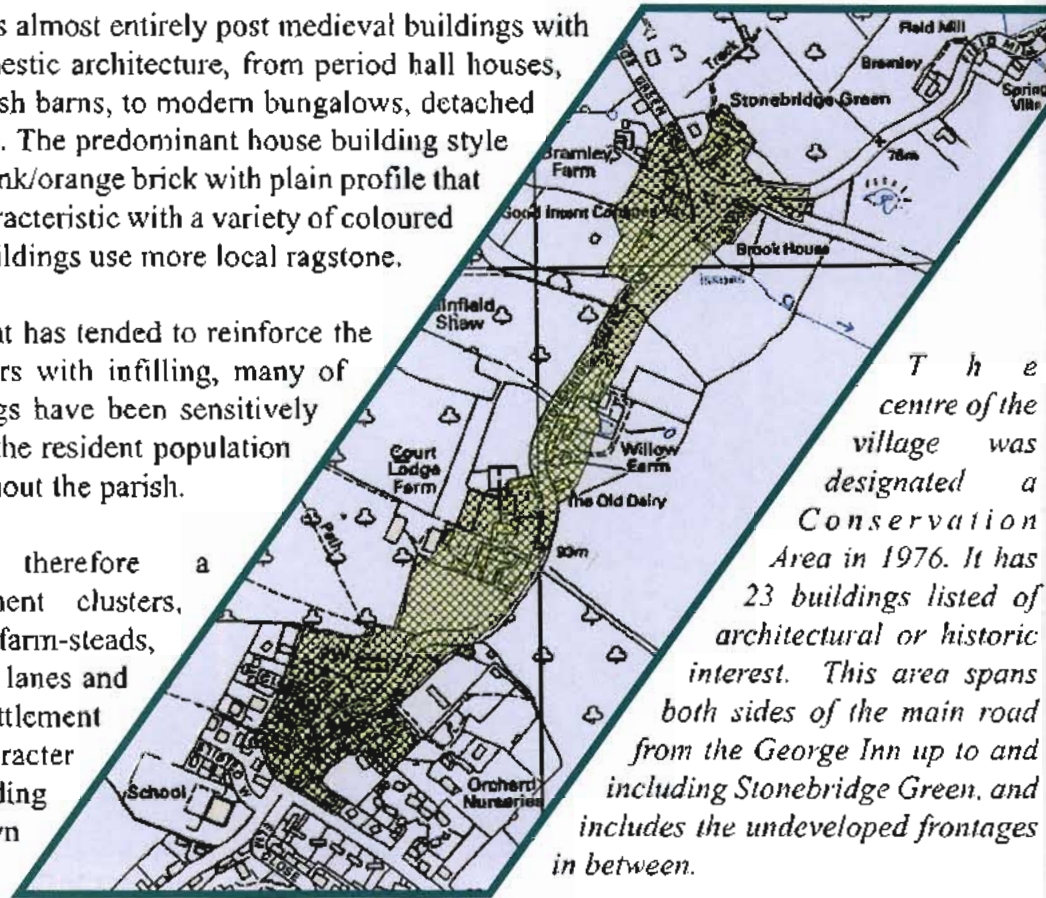
Post war planning policies have largely halted further development in the open countryside, resulting in new development being focussed within (or adjoining) the confines of the existing clusters. Although this approach contradicts the traditional pattern of settlement in the parish, these clusters remain generally ill-defined with soft edges merging discreetly into the surrounding landscape.

EGERTON TODAY

The present day Egerton is almost entirely post medieval buildings with almost every type of domestic architecture, from period hall houses, yeoman houses and Kentish barns, to modern bungalows, detached and semi-detached houses. The predominant house building style in Egerton remains pale pink/orange brick with plain profile that is a fundamental local characteristic with a variety of coloured tile roofings. The farm buildings use more local ragstone.

Whilst recent development has tended to reinforce the existing settlement clusters with infilling, many of the original farm buildings have been sensitively converted into homes so the resident population remains dispersed throughout the parish.

Egerton today is therefore a combination of settlement clusters, dispersed hamlets and farmsteads, linked by ancient country lanes and paths. Each of the settlement clusters has a mixed character (with a variety of building types) but retains its own sense of place.



The centre of the village was designated a Conservation Area in 1976. It has 23 buildings listed of architectural or historic interest. This area spans both sides of the main road from the George Inn up to and including Stonebridge Green, and includes the undeveloped frontages in between.

Egerton Conservation Area



THE CONSERVATION AREA (A)

There is a sequence of visual gateways to pass through on entering the Conservation Area from Charing Heath, but these are formed by changes in ground levels or bends in the road, rather than by prominently placed buildings. The buildings tend to merge quietly into the surrounding farmland rather than provide hard edges and abrupt changes from countryside to settlement, which is characteristic of the parish.

There are two village greens providing 'breathing space' for the closely positioned buildings – The Glebe and Stonebridge Green. The central village green "The Glebe" is a key visual component of the centre and a focus of activity, with the Village Stores facing it and the church watching over from another side. The Stonebridge Green has older origins and functions in heralding the meeting point of four narrow country lanes. It is an important landmark on the approach to the village centre.

Trees as well as buildings abound in the Conservation Area and are very important to the rural setting, especially mature yew and beech trees in the churchyard, the hazel and hawthorn hedging and poplar shelter belts lining the road from Stonebridge Green.

The parish church is the visual centerpiece, which together with the churchyard walls, is built chiefly of ragstone, a key traditional and local building material and a characteristic feature of older buildings in the parish. Other buildings in The Street are typically of high density, small in scale and irregularly spaced. Buildings in the rest of the Conservation Area are of lower density but again rather randomly spaced.

At Stonebridge Green, like the outlying parts of the village, the houses are generally grander in scale and set within their own grounds. Here the more secluded environment provides a more subdued character than in The Street.

Page 13 - 15 and 18 - 30 of this Statement have been prepared as supplementary planning guidance for development control purposes for Ashford Borough Council. However, certain policies in the Style Guide (as indicated *) are beyond the control of the Borough Council, and are the responsibility of the County Highway Authority, Egerton Parish Council and/or Local Residents.



Bio-diversity

flora & fauna

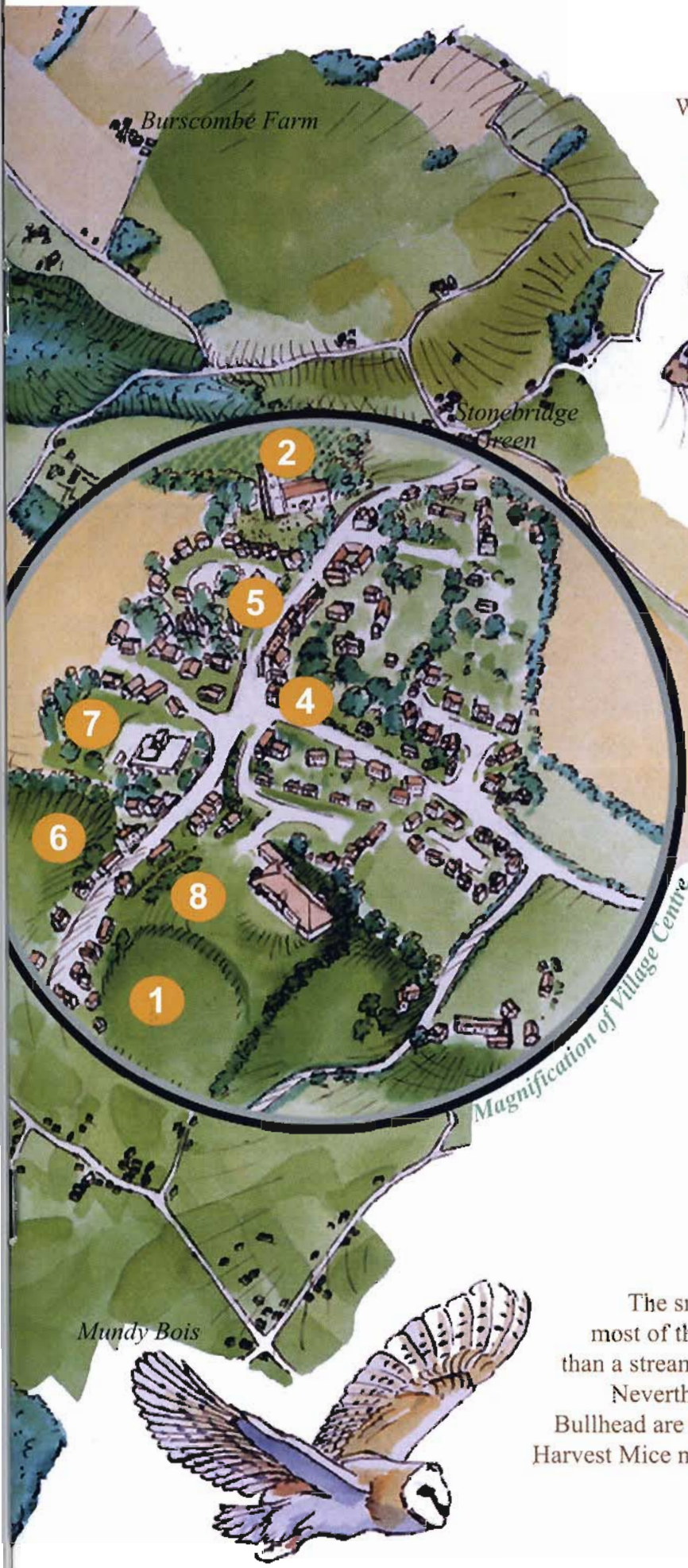
Egerton's position in the south-east corner of England is the key to the diversity of wildlife that flourishes here. Our proximity to the Continent, for example, favours nationally rare species such as dormouse and nightingale, by providing more of the kind of climate they prefer. Both do well here, particularly in Dering Wood, which although just outside the parish boundary, was bought with funds raised in part by the Egerton community.

As well as the commoner native species of butterflies and moths we are well placed to receive many 'tourists' from abroad. The rare (and rather large) *Convolvulus* Hawk-moth has turned up several times in the village over the years while the small Hummingbird Hawk-moth is an annual visitor, especially to gardens with honeysuckle or buddleia. Migrants such as the Painted Lady butterfly and, of course, the Red Admiral can be seen most summers, while the Clouded Yellow is becoming more frequent – almost certainly as a result of climate change.

In addition to thriving local birds of prey such as Kestrel and Sparrowhawk, the Greensand Ridge provides a migration route for raptors, like the Buzzard, and Red Kite and with luck you may glimpse one soaring on a thermal. Badgers, less common on the clayey lowland, abound on the ridge where excavation is easier, with many new setts having been opened up in the last 10 years. We are close to capacity locally.

See pages 4 - 5 for information on Key Buildings marked 1 - 8





Wide arable fields in the north of the parish harbour Brown Hares, though fewer than days gone by, and if left to stubble for any time, flocks of Partridge and Linnet.

Farmland birds such as the Yellowhammer and Whitethroat enjoy breeding success in the healthy hedgerows. Lark Hill lives up to its name and in the winter may attract flocks in excess of eighty Skylarks.



South of the village many hedgerows are of a well-maintained, more ancient character, linking with the Wealden woods such as Frith or Dering and enclosing dairy or sheep pasture where wild flowers proliferate in the spring. Abundant grasshoppers and crickets in the late summer are a sure sign of healthy varied grasslands.



The small stretch of the River Stour that denotes most of the northern parish boundary is barely more than a stream, as it is so close to the source in Lenham. Nevertheless, wild Brown Trout, Stone Loach and Bullhead are to be found in its waters, while diminutive Harvest Mice nest in the bur-reed and sedges of its banks.

Illustration by Steve Kirk

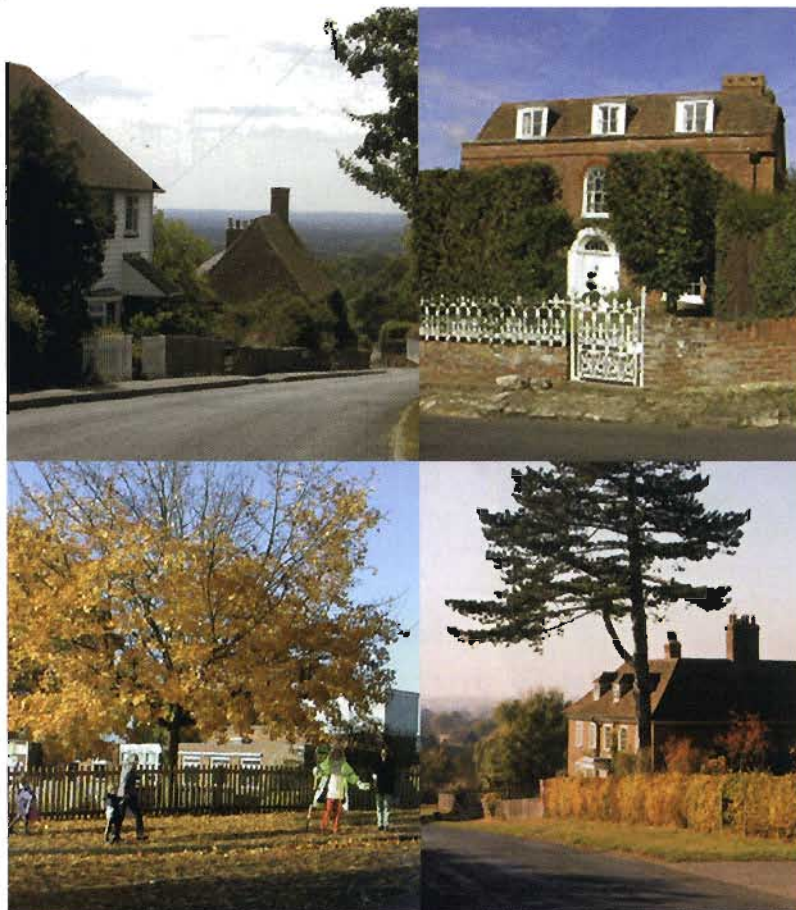
NEW ROAD AREA (B)

With the exception of a few older cottages, housing here is chiefly new, including semi-detached Airey houses, bungalows in Elm Close and more recent detached and semi-detached two storey houses in Stevens Close and Harmers Way. There is much diversity in building style, scale, materials and enclosures.

The wider spacing between properties contrasts with higher density in the Conservation Area and there is an interesting streetscape, with front gardens, more trees and hedging. Green spaces allow far reaching views from the village centre. The George Inn and the church tower are prominent landmarks in the street scene.

ROCK HILL ROAD AREA (C)

Here are largely older residential properties, with some modern developments, ranging from one to three storey in height. There is a preponderance of local ragstone particularly in older buildings, boundary walls and pavements.



There are important characteristic views both uphill of the George Inn and the church tower, and downhill towards the Weald and beyond. Vegetation gradually increases down the hill, with a few mature trees lining the road and field hedging beyond the built up frontages.

Enclosures vary from ragstone walls or pale red brick walling to some simple picket fencing or hedging. The random spacing of buildings gives a looser, more informal and spacious atmosphere compared to the Conservation Area. There is a largely linear form of built development fronting the road with a cluster of converted farm buildings. The wide grass verges and largely hawthorn hedging in Rock Hill Road is a character trait of the whole parish, providing a distinctive country lane ambience.

PLEASANT VALLEY (Little Houses) AREA (D)

Here properties of all ages and styles line the road, but predominantly two storeys with some bungalows and of higher density approaching the bend occupied

by Water Villas. Well-established hawthorn hedging, with some mature trees provides a soft edge to the built development which visually merges into the agricultural landscape from a distance. The absence of urban pavements, kerbing and street furniture preserves the rural character. Simple low-level wooden fencing provides a more rustic feel. There are limited distance views but important shorter distance views across neighbouring farmland and uphill towards Egerton Church. The overall layout is largely linear with most properties fronting the bending road line with post-war infill housing consolidating the earlier loose arrangement of buildings.

EGERTON FORSTAL AREA (E)

Here the flatter, damper pasture is more suitable for animal grazing than crop or fruit production. The pattern of smaller-sized fields imparts a different countryside character. The hedgerows, trees and copses are important characteristics in the street scene.



The limited distant views provide an ambience of leafy seclusion, with occasional glimpses looking up the Greensand Ridge to the church. Settlement edges are softer with buildings merging into neighbouring fields and trees. Country lanes are lined by hedges and grass verges, with little in the way of footways. The Queens Arms, one of the oldest surviving buildings, of Georgian origin, occupies a pivotal spot in the Forstal.

There is a marked increase in density of built development in the centre. The buildings vary from small to medium scale, and are largely two storey in height and most buildings are also relatively modern displaying a wide range of materials and styles. Some old properties can be found along Forge Lane and Chapel Lane but the new housing has been quite closely spaced and has hemmed in some historic buildings with insufficient 'breathing space'. The rich mixture of houses of different ages and styles here means that there is no particular predominant style, given the prominent insertion of some modern housing.



OUTLYING PARTS

Beyond and in between the main areas of built development, is a wide spread of other settlement including Potters Forstal, Pemples Cross, Burscombe, Field Mill, and Newland Green. Additionally there is more dispersed development along Bedlam Lane, Wanden Lane, Barhams Mill Lane, Link Hill, Coach Road, Iden Lane, Greenhill, Kingsden Lane and Stone Hill.

Here are some of the oldest buildings in the parish, associated with the former pattern of farming with a very small amount of new development. Building materials range from traditional timber and plaster, Kentish ragstone, local pale red brick and clay tile, painted weatherboarding, to more modern cedar cladding and painted rendering.

Most buildings enjoy extensive views either looking down on the Weald or across to the North Downs. Some buildings are tucked away down leafy lanes and nestle discreetly into the landscape when viewed from a distance, whereas others occupy prominent sites on the Greensand Ridge, and are landmarks in themselves.

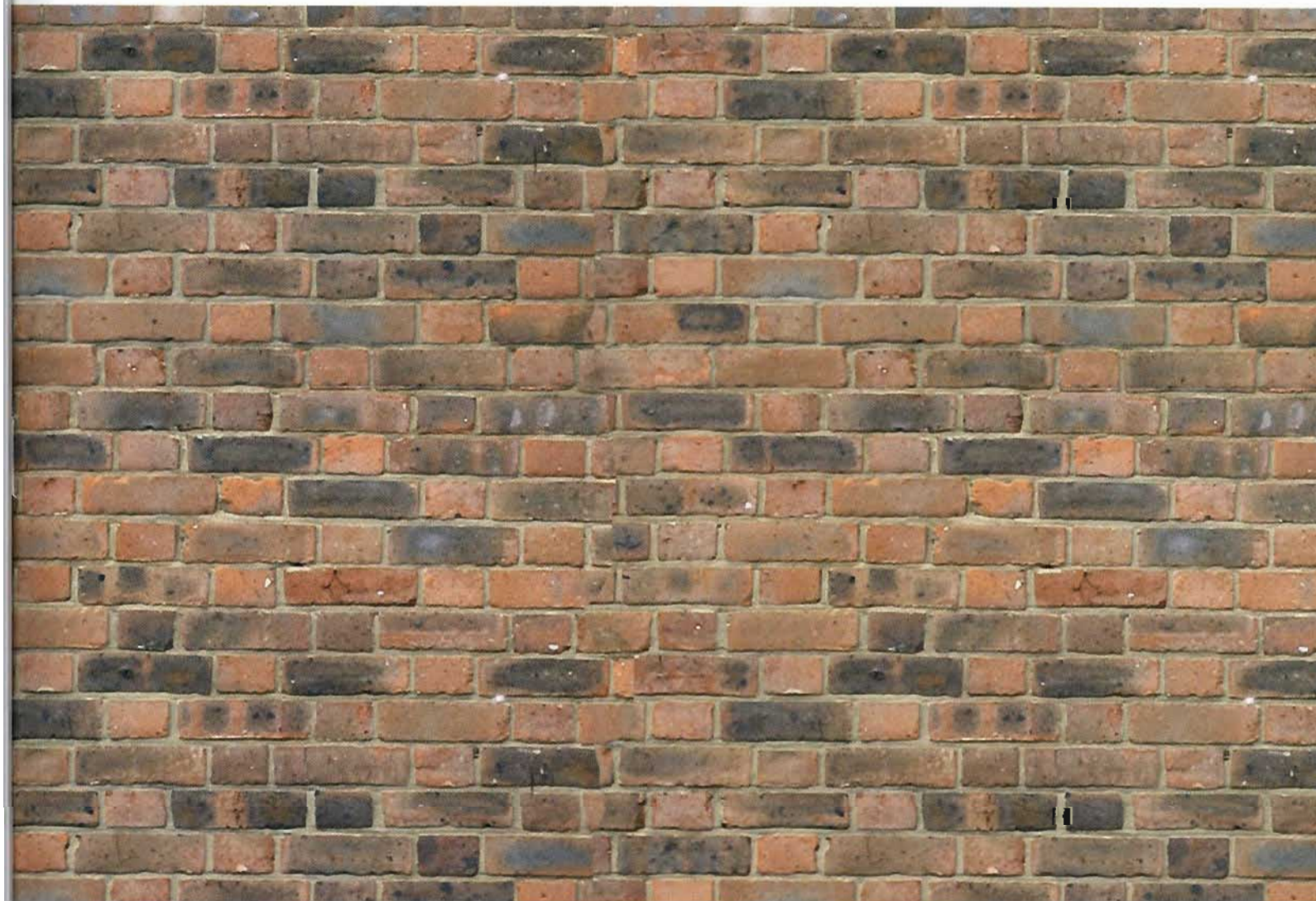
Public footpaths across fields and winding country lanes (often single track) are important links to the rest of the village. Hedges and mature trees typically line these lanes, restricting visibility and calming vehicle flows.

See Parish Map on pages 16 –17 for Outlying Parts and other Areas.



S T Y L E

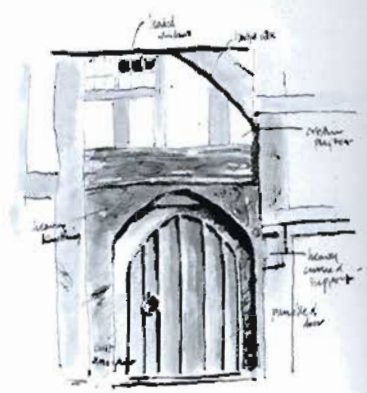
G U I D E





Style Guide

This community document is intended as a reference guide to ensure all new development within the parish respects local character and makes a positive contribution to the environment.

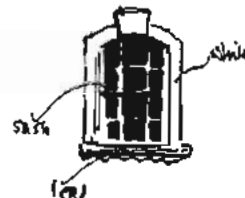
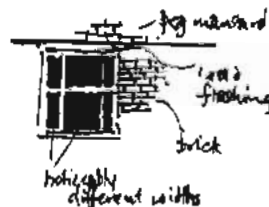


Egerton has many historic buildings but has certainly accommodated its share of modern development. Most of these are very much products of their time, with materials, dimensions, windows and detailing reflecting the style of the day, rather than respecting the historic character of the village. It is extremely important that further new development is sensitively designed, carefully positioned, and respects both the immediate setting and the wider character of Egerton.

Any further building therefore needs to respect the scale, spacing and density of earlier development, seek to maintain the sense of intimacy and informality and provide for all modes of travel. The use of locally sourced materials

should be encouraged, particularly Kentish ragstone, multi-red stock bricks from Wealden clays, Kent peg clay roof and wall tiles, timber weatherboarding, framed doors and windows (ideally oak).

There is no simple formula for good design and no one element may be considered 'right'. The following guidelines are based on the views put forward by the community through a number of public consultations. These guidelines are not intended to be a prescriptive set of rules but rather to stimulate and encourage more considered designs that would enrich the character of the parish. By way of illustration, photographs of what are considered to reflect good practice are used throughout.



Guidelines for all development

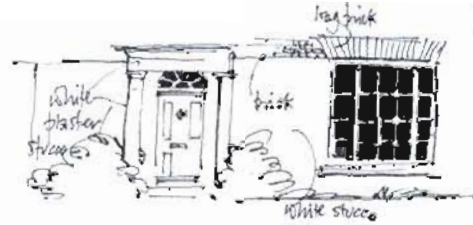
New development does not necessarily mean poor design provided care and thought are incorporated at an early stage. The following guidelines are intended to help development enhance the character of the parish.

Protect and enrich parish character

- 1 Safeguard (See Settlement Section – pages 13 – 20)
 - a. The unique character identified for each area within the parish.
 - b. Valued buildings and architectural details.
 - c. Locally important landscape features such as open spaces, ponds, coppice and remnant orchard.
 - d. Existing trees, hedges and traditional boundary features.
 - e. Skylines and important views across the parish, particularly to and from the Greensand Ridge.
- 2 Promote (See Page 3)
 - a. High quality contemporary architecture, incorporating innovative design with traditional styles and materials, which makes a positive contribution to the scene and is in keeping with the rural setting.
 - b. The use of eco-friendly building designs, energy saving equipment and sustainable building materials where it does not detract from the historic character of the locality and is not visually intrusive.

Develop sympathetically with parish character

- 3 Ensure (See Page 3 and or 14)
 - a. The traditional pattern of settlement, built form and details highlighted in this design statement form the foundation of all new development.
 - b. The design process begins with a thorough site appraisal that studies the form and pattern of surrounding buildings and landscape.
 - c. All development is set in context with its surroundings in terms of scale, style, proportion and mix.
 - d. Materials appropriate to the parish's built environment, landscape and local history are used.
 - e. High quality design, workmanship and materials at least equal to that already existing in the parish.
- 4 Avoid (See Page 3)
 - a. Materials and finishes not common to the parish.
 - b. Confused architectural details or pastiches.
 - c. Inappropriate urban or suburban layout and features



Guidelines for alterations and extensions

Care must be taken with small-scale alterations and extensions, including conversions, since unchecked they can cumulatively have a bigger impact on the locality than some individual large-scale projects.

Retain and enhance the condition and character of existing valued buildings.

- 5 Safeguard (See Pages 13 - 15)
- Existing buildings by regular maintenance using materials and techniques appropriate to their age.*
 - The stock of historic buildings – repair and renovate rather than replace or demolish.
 - The character of the conservation area from erosion from ill-considered small-scale alterations.

Encourage development to be sympathetic to existing buildings

- 6 Understand (See Pages 24, 26 + 28)
- How the buildings first appeared, since many alterations may have been made by previous generations.
 - That opinion varies greatly and there is no correct way to alter or extend a building; successful works are usually based on thorough study and understanding of the original building.
- 7 Ensure (See Pages 26 - 28)
- Alterations and extensions complement the building and its surroundings and respect the inherent form, style, materials, and detail of the original property.
 - Extensions do not detract from the original building.
 - Alterations to shop fronts and signs are carefully considered.*
- 8 Avoid (See Pages 24 - 26)
- Replacement windows, doors or roof finishes that alter the character of the original building.*
 - Large-scale extensions that overwhelm the character of existing buildings.
 - Insensitive siting of TV aerials, satellite dishes, solar panels, etc.*
 - Conservatories designed or constructed from materials out of keeping with the host building.

Guidelines for new buildings

New buildings should embrace and integrate local building traditions and practices with modern advances in technology to produce architecture that is appropriate for today, but respects the past.

Maintain & enhance the distinctive parish character

- 9 Safeguard (See Pages 13, 14 + 28)
- The character and context of the immediate surrounding area.
 - Existing boundary and onsite features where possible.

Design all new buildings to be harmonious with and appropriate to their location

- 10 Ensure (See Pages 3, 13, 24, 26, 28, 29, +30)
- Each development is unique and specific to its site - aim to add variety to the existing street scene.
 - New buildings are appropriate in scale, design and density in terms of its surroundings.
 - Larger development proposals incorporate a mix of sizes and compatible styles.
 - New buildings reflect any characteristic spacing between or in front of surrounding buildings.
 - Architectural details are a genuine and intrinsic part of a building structure.
 - Particular attention is paid to the pitch, style, profile and variation of the roofs of neighbouring buildings.
 - Style, size and proportion of windows and doors reflect the character of surrounding buildings
 - Easy and safe access routes for pedestrians, cyclists and the less able, as well as motor vehicles, without the dominance of highway infrastructure or vehicle accommodation.
 - New buildings in open countryside are sited sensitively, avoiding ridgelines or prominent locations and preserve characteristic views.
 - Development softens any visual intrusion on the landscape by using existing and appropriate new planting.
 - Eco-friendly building designs, energy saving equipment and sustainable building materials do not detract from the historic character and are not visually intrusive.
- 11 Avoid (See Pages 3, 13, + 28, 29)
- 'Off-the-peg' designs and 'in vogue' styles that are inconsistent with local character.
 - Repetition of identical buildings, regular spacing and formal layouts.
 - Over-generous highway geometry, prominent garaging / driveways.
 - Hard-edged boundary treatments and ill-defined open space areas.
 - Excessive external lighting and streetlights.*

BUILDING CONVERSIONS

Reminders of the village's farming heritage are apparent throughout the parish with former farmhouses and agricultural buildings, many of which have been sensitively converted to general homes. Such buildings are positioned and grouped more with regard to their earlier farming functions, rather than clustered with other houses. This dispersed pattern of settlement is very important to the historic character of the parish, since the clustering of built development is a recent phenomenon. Former farm buildings require careful conversion work to preserve their rural character and historic connections.



Guidelines – 12 Building Conversions

- Careful retention of the original fabric of farm buildings is essential.
- Complementary materials, such as ragstone & weatherboarding, should be used wherever possible.
- Small-scale, small-paned timber framed windows should be used.
- Skylights should fit flush with the existing roofing, within the width of the span of the rafters, and chimneys should be avoided.

WINDOWS & DOORS

The replacement of house windows, especially in the Conservation Area, should replicate the originals in dimensions and subdivisions as closely as possible, to avoid distorting the original character of the building. Windows are traditionally small casement or sash-style openings with small panes and timber frames.

The choice of windows in both new and current buildings is important and some good examples are shown in the pictures. It is now possible to get modern uPVC windows to appear as wood and in a style to match existing windows, such as replicas of original sash or casement windows, by seeking out different suppliers. Single panes without top openings, with narrow mouldings and small spaced glazing bars are preferable.

Door openings should reflect the style of the windows or be of compatible scale and grandeur. Traditionally, doors are of simple design and construction and should be in neutral tones that are sympathetic to the surrounding buildings and locality. Doors should be matched both to the proposed design of the house and to others in its vicinity, looking to the other local properties to match.

Guidelines - 13 Windows and Doors

- Windows should be modest and small paned, respecting the traditional style, even if of modern synthetic materials.
- Wooden window frames should be either stained in neutral colours or painted in an off-white colour.*
- Door openings should be simple and reflect the style of the windows, and avoid modern synthetic paint colours.*





Guidelines - 14 Roofs

- a. Clay roof tiles should blend with the brickwork, so there is only a subtle contrast in colours, but not be one uniform colour.
- b. Wealden clay roof tiles should be used to maintain the characteristic warm, multi-reddish hue, with traditional Kent peg tiles on historic buildings.
- c. New aeriels, satellite dishes, etc. should be positioned on minor elevations, flush to the wall or roof and not interrupting the skyline.*



ROOFS

The village features both tiled roofs and tile hanging on walls. The most predominant are clay roof tiles, which are plain in profile and generally multicoloured, varying from orange and red to almost brown. The same clay tiles are used to roof both ragstone and weather boarded buildings, producing a marked but appealing contrast between roof and walls. The use of original Kentish peg tiles is not essential, however care should be taken to match both the general colours and designs of existing properties. Slate roofing is common on some Victorian cottages, but by no means a local characteristic.

Roofing on the older buildings, including farm buildings, tends to be hipped, whilst the newer housing is largely dual pitched with gables or half-hips. Flat roofing and shallow pitched roofing (under 25°) should be generally avoided. Appendages such as solar panels, skylights, satellite dishes /aerials, should be carefully considered in terms of position, size and detail so as to be as discreet as possible.

WALLS

A wide range of building materials have traditionally been used, from dusky pink-russet orange clay bricks, painted cement render, timber weatherboarding, Kentish ragstone, to plaster with exposed oak timbers. Ragstone is mainly on the ground floor elevations with red brick for the upper floors.

In places ragstone is used from plinth level to eaves with brick quoins around the window openings. Timber weather-boarding is usually white painted and extending from ground level to eaves on older houses. Tile hanging is also used on older houses, usually at first floor level only, and is a feature copied on some of the modern houses.

Local brickwork is rough in texture, with some decorative brickwork on old cottages, with either a subtly contrasting brick or vitrified headers. Flemish brick bonding on the older buildings provides a subdued decoration, brought out under certain lighting. However, modern housing with cavity walling tends to use plain stretcher bond with few headers visible.

Pointing of brickwork tends to be largely flush with the brick courses. The older buildings have a lime-based mortar, which should be specifically used in repairs and extensions to historic buildings. The yellow patina of modern sand based mortars can clash with the pale red bricks, unless the pointing is cleanly done and relatively unobtrusive.

Development should be considered as an opportunity to enhance, not compromise, the character of the village

Village Survey 2002

Guidelines - 15 Walls

- a. Extensions to existing brick buildings should use brickwork closely matching in colour, texture, bonding and mortar colour and jointing.
- b. Extensions to older brick buildings should be in Flemish bond, by using snapped headers, and hand-made bricks.
- c. Pointing of new brickwork should use an appropriate mortar mix, with flush or bucket handle jointing and clean workmanship.
- d. Flush pointing with a matching colour of mortar is recommended for all work to ragstone walling; sand based mortars and ribbon pointing should be strongly avoided.
- e. Tile hanging should normally only be used for the first floor walls to eaves.
- f. Weatherboarding should be either painted white or stained in a neutral colour.*



BRICKS

The predominant colour of bricks within the village is based on the once locally made 'Pluckley Multi'. There are suitable alternatives manufactured today. The most popular were picked out by the villagers in a survey. These are not the only possible choices and should be subtly mixed to match the walls in any existing building / area to gain a similar appearance to the originals, using similar techniques. Bricks should be a subdued russet orange or dusky pink colour, with a coarse texture, mixed with lighter and darker reds/purples.

15 Brick types taken from the village survey:

(Desimple) Corbusier Blend
 Falstaff Antique
 Medium Surrey Blend
 Seville Antique
 Ashdown Bexhill Dark
 Westminster Red Multi
 Heritage Blend

(lbstock) West Hoathley

(Butterley Hanson) Salisbury Multi
 Elizabethan Multi
 Capel Dark Multi
 Thornbury Multi
 Red Bank Purple Rose
 Madehurst Red Multi

(Freshfields) Dalehill Lights





Guidelines

16 Gates and Boundaries

- a. Wooden fencing with shrubbery and hedging should be used to maintain the soft edges to the built environment.
- b. Existing trees, hedges and traditional boundary features should be retained to allow any new buildings to blend better into the countryside.
- c. Appropriate covenants should be imposed on potential new development sites to retain existing features, such as trees, hedgerows, walls, etc. in any future development proposals.
- d. Modern security gates and walls should be avoided.

GATES & BOUNDARIES

A mixture of fences, hedges and walls can be found in the village. Types of fencing range from wooden paling and open post and wire to close boarded wooden fencing. Hedges vary from new shrub planting to more mature remnant hedging. Walls tend to be either of ragstone or red brick. Ragstone walls are a characteristic feature to be preserved, particularly in the Conservation Area and Rock Hill Road, and encouraged where appropriate. Fences should not normally exceed 1.5m in height and should be softened with external planting to avoid uncharacteristic hard edges. Egerton is part of the Kent countryside where gates are for keeping in livestock and are typically of open design whereas modern security walls and gates destroy that open character.

New development should provide for trees, shrubs and hedging, ideally by retaining existing specimens. New planting should be of native stock appropriate to local conditions. New hedges should use local species, such as hazel and hawthorn, rather than alien conifers.

Guidelines

17 Garages and Outbuildings

- a. External materials for garages and outbuildings should reflect the style of the host building and either closely match or harmonise with it.
- b. Windows and doors should be of natural materials, or effective replicas, and reflect those used in adjacent buildings.
- c. Roof coverings should blend with the original or surrounding buildings.
- d. Garages should be positioned so as to be subservient to the main building.
- e. Security lighting should be of low intensity and preferably solar powered or time restricted.*

GARAGES & OUTBUILDINGS

In order to maintain the rural character of the village, the walls and roofs of garages and outbuildings, including stabling, should be built in the same materials as the existing buildings and be generally unobtrusive.

Care should be taken not to alter substantially the character of the main building or its surroundings or neighbouring buildings.

Flat roofing and unduly prominent garaging should be avoided. People should have pride of place over their vehicles.

Outdoor lighting for safety, security or visual amenity purposes should be sensitively positioned and of an appropriate specification, to avoid unnecessary visual intrusion, ground level glare for motorists and nuisance for neighbouring residents or upward light pollution of the night sky.

We need a sensible mix of people and vehicles.

Village Survey 2002

Guidelines

18 Highways and Footways

- Surfacing of roads and footways should be appropriate to the rural setting and local materials used, especially in the Conservation Area.*
- Country lanes should remain free of urbanising features such as asphalt footways, concrete kerbing and unnecessary signs.*
- New road designs should avoid unnecessarily wide carriageways and over generous sightlines, to discourage speeding and poor parking.
- Housing layouts should have sinuous roadways, with priority given to pedestrian safety over vehicles.

HIGHWAYS & FOOTWAYS

Egerton's highways tend to be enclosed winding lanes, which are often single-track width. These lanes accommodate horses, walkers and cyclists, so any improvements purely to enable vehicles to travel faster at the expense of the safety of the other road users should be strongly resisted.

There also tend to be no footways on these lanes and few continuous pavements in the village. Where they do occur, they are now finished in plain asphalt, but some ragstone paving still survives in The Street and Rock Hill Road. The expanse of grass verges and lengths of largely hawthorn hedging along the lanes is a characteristic of the whole parish and worthy of preserving.

Traffic management measures such as weight/height restrictions and/or speed limits should be pursued in preference to any physical traffic calming features, which would be unsightly and introduce an alien urban character to the village.

Guidelines

19 Street Furniture

- Original cast iron signposts and telephone kiosks should be preserved.*
- Road signs, bollards, chevrons or other street furniture should only be installed if necessary and in materials appropriate to the rural setting.*
- Services on new development sites should be provided underground where possible.
- Existing overhead power and telephone cabling should be removed wherever possible, and especially in the conservation area.*
- All telecommunications equipment should be sited unobtrusively

STREET FURNITURE

All street furniture, road signs, overhead cables, domestic aerials and satellite dishes, telecommunications masts and equipment create visual clutter and should be avoided or kept simple and unobtrusive, especially in the Conservation Area.

Some of the lanes have retained their original iron signposts and street name signs, which lend character to the area. Modern signs using aluminium, plastic and other manufactured materials appear incongruous and introduce an irrelevant urban feel.

Modern telephone kiosks are of a soulless, utilitarian design and similarly introduce an urban feel. Every effort should be made to retain original telephone boxes.

Egerton should retain its rural identity as a medium-sized village set in wonderful surroundings.

Village Survey 2002





FOOTPATHS, BYWAYS & BRIDLEWAYS

Also important to the character of the parish is the well established network of off-road footpaths and bridleways. Many of these run between the main routeways and the numerous farmsteads scattered across the parish, as well as to the centre of the village. The absence of roadside footways makes these important to preserve.

Where close to the village, the footpaths tend to be narrow and lined by hedging, but more open where they cross the surrounding fields and orchards. The views from some of these paths are extensive, often dramatic, and vitally important to preserve as the village develops in the future.



Guidelines

20 Footpaths, Byways and Bridleways

- a. Existing footpaths should be retained in situ, with care taken to retain existing walls, hedges and trees.*
- b. New development should maintain easy access to the historic footpath network, provide clear entry/exit points, and safe road crossing points.
- c. Distinctive views and vistas across the parish from the public rights of way should be protected and must not be unduly obscured by new buildings.



OPEN SPACES

Open space is particularly important in Egerton and much prized by the local community. It provides valuable space for recreation, commemoration and panoramic views as well as space for wildlife. Public and private open space should be clearly distinguished, and play areas and car parking areas should be sited with good surveillance, to discourage crime and anti-social behaviour.



Guidelines

21 Open Spaces

- a. Open spaces should be protected for the benefit of future generations, and to preserve important views and vistas.
- b. Small areas of open spaces and verges should be excluded from the regular mowing/strimming regimes, to enable the growth and spread of wild flowers and to encourage local wildlife.*
- c. Larger new housing schemes should include the provision of new clearly defined open space where possible.



CONCLUSION

This Parish Design Statement provides an ideal opportunity for all to work together to maintain the special character that is Egerton. In order to harmonise the design of traditional and modern buildings, future designs must carefully consider the details, settings and patterns that give the parish its unique character, and reflect the wishes of Egerton residents.

Advice in this Statement is provided not just for those developments that require planning consent, but also for those looking to make improvements or alterations to their homes. All future developments and alterations in Egerton should be carefully considered in the context of the guidelines set out in this Statement. If so, that will ensure that they are sympathetic to their setting and that

Egerton continues to be a pleasant and special place to live, work and visit.

Advice on appropriate designs, suitable building materials, and particular local considerations is available from various sources, including the Egerton Design Team and Ashford Borough Council. Further general design guidance is available:

Kent Design Guide

Kent Directory of Sustainable Construction Products

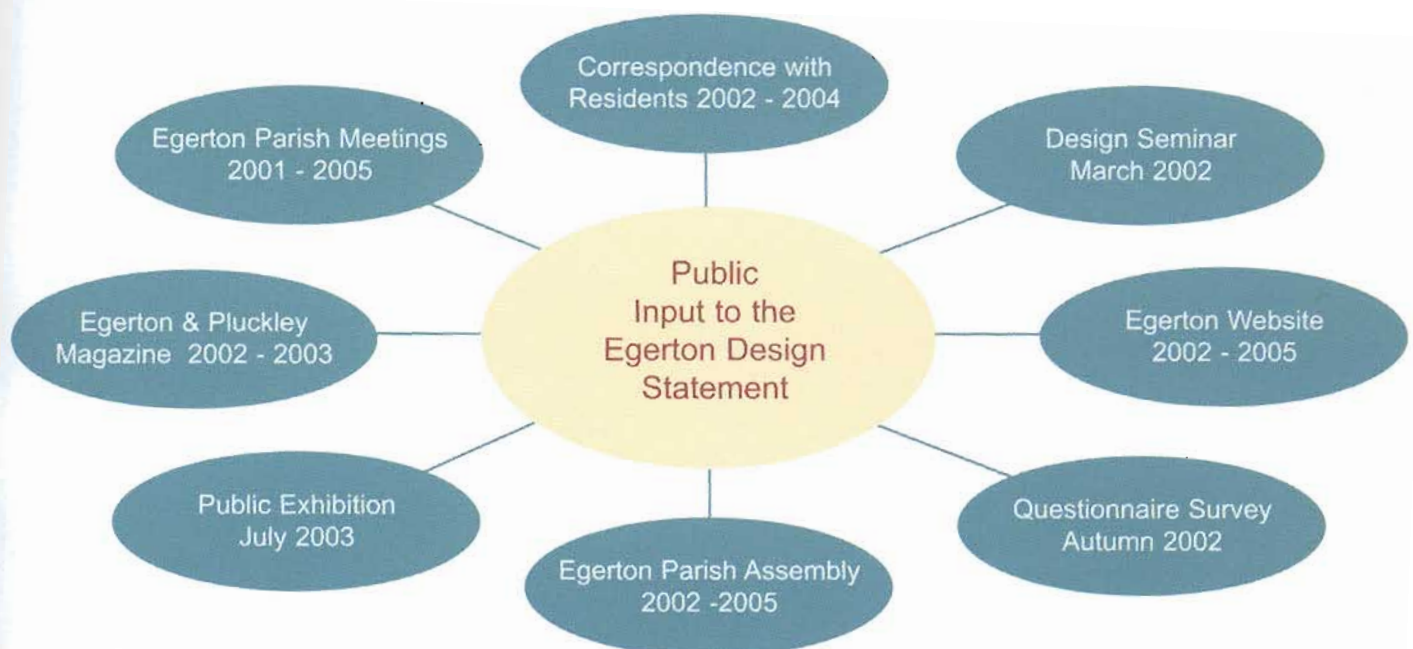
Crime Prevention Through Design

Ashford Borough Local Plan

Kent and Medway Structure Plan

Egerton Parish Council & Parish Design Team

Contact: Parish Clerk 01233 756 266



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EGERTON PARISH DESIGN TEAM – Chairman: Jerry Crossley.

Philly Adams, Fraser Boulton, Tommy Candler, Erica Macdonald, Colin Pritchard, Richard Wall and the late Bruce Lushington* with assistance from the residents of Egerton and Egerton Parish Council

** This Design Statement is dedicated to Bruce Lushington, a long time resident of Egerton, a keen advocate in the stewardship of rural Kent and an original member of the Design Team*

Design: Tommy Candler and Erica Macdonald: **Pre-production:** Shelley Eaton and Terry Waghorn

Tommy Candler: main photography
Sue Chapman: chart 'Topography'
Sandra Laws: initial text editing, additional photographs
Martin Docherty: technical support.

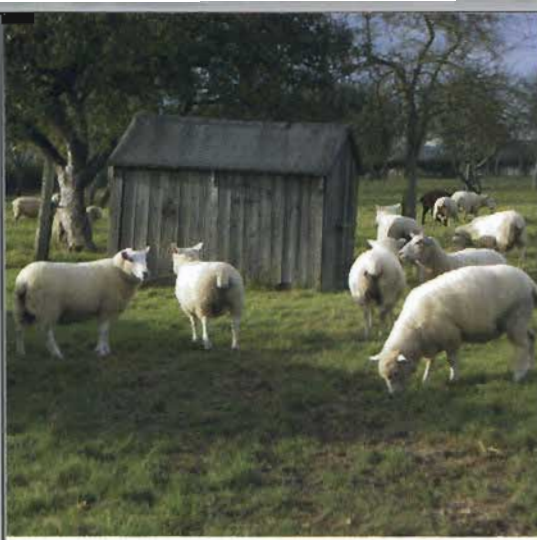
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Lifestyle in Egerton

