

**Preston Next Faversham Conservation Area
Character Appraisal & Management Plan
Public Consultation Draft
August 2023 V1.4**



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Forward

Historic buildings and places add to the quality of people's lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor-quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.



Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

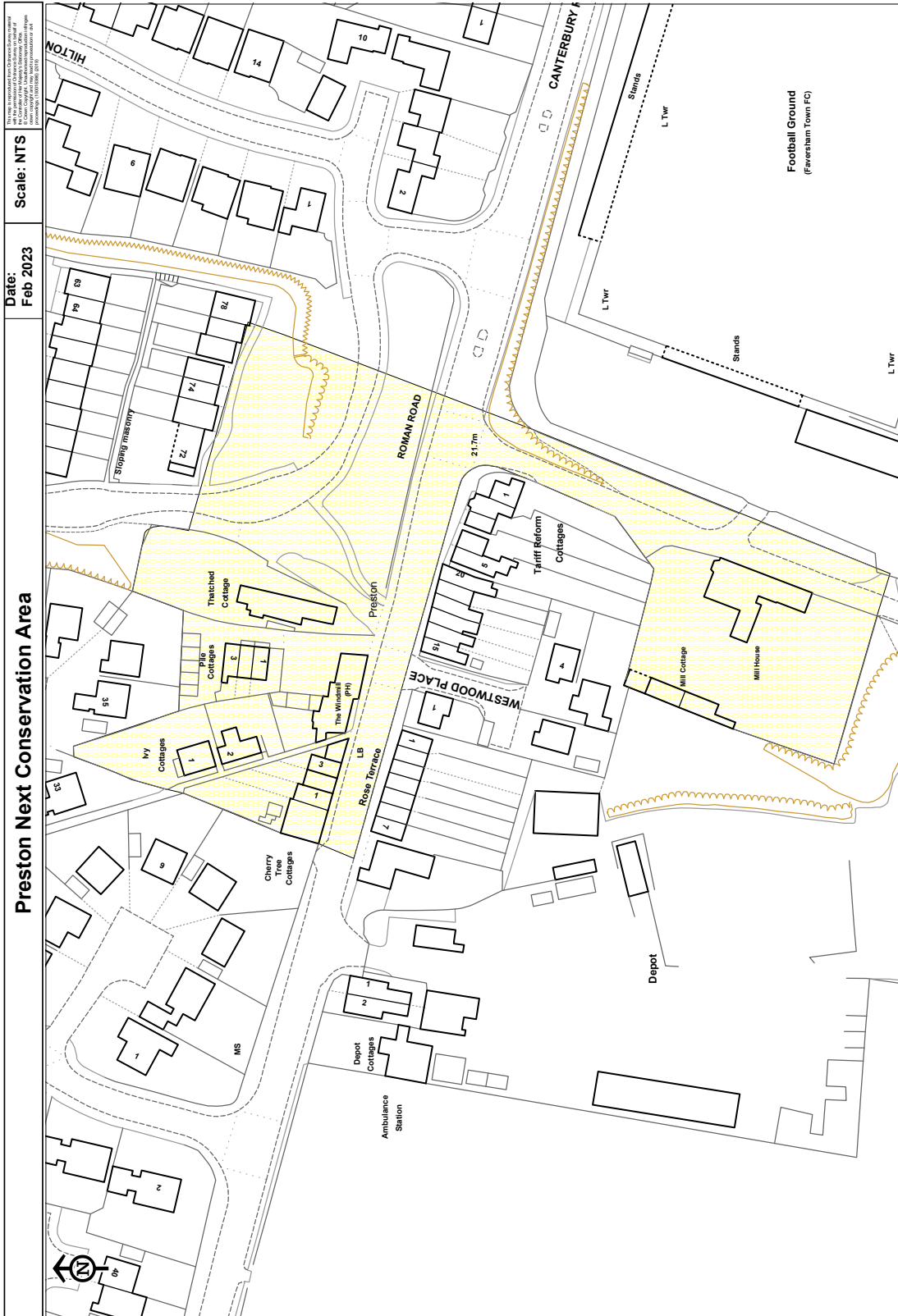
Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst to sustainable, sensitive regeneration and development, and to creating places where people want to live, work, and make the most of their leisure time. To that end, we have reviewed the Faversham Town Conservation Area and the results of that review are set out in this document, which the Borough Council is now seeking constructive feedback on.

This is one of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 – 2032.

Mike Baldock

Councillor Mike Baldock
Swale Borough Council Deputy Leader and Heritage Champion

Faversham Conservation Area Appraisal



Preston Next Faversham Conservation Area boundary, as redesigned in 2004.

1. Introduction

1.1 Purpose of the Document

This document is a Conservation Area Character Appraisal for the Preston Next Faversham Conservation Area in Swale. The document may be used to inform planning decisions, planning policy-making and proposals to enhance or regenerate the conservation area.

The Preston Next Faversham Conservation Area is a small area south of the main Faversham Conservation Area, on the Canterbury Road (A2). The boundary of the currently designated Preston Next Faversham Conservation Area is shown on [page 4Plan 1](#).

1.2 How to Use the Document

Chapter 2 provides background information and the statutory and policy context for the character appraisal and management plan.

Chapter 3 seeks to describe the special architectural or historic interest and character of the Conservation Area. This is of key importance in informing planning decisions, planning policy-making and proposals to enhance or regenerate the conservation area.

Chapter 4 contains a concise management plan.

1.3 Statutory and Policy Context

The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

This document helps to describe the special architectural or historic interest and character of the Preston Next Faversham Conservation Area.

Conservation Area status provides protection, including the following:

- Control over the demolition of buildings;
- Protection of trees.

Faversham Conservation Area Appraisal

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes provision for the 'Formulation and publication of proposals for preservation and enhancement of conservation areas'.

Section 72 comprises a special duty in planning decision making:

'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

This document should assist in the application of Section 72 by helping to define character.

The National Planning Policy Framework 2021 refers to significance. Some confusion can arise from Historic England's guidance (Conservation Principles 2008) which defines significance in a different way to the legislation. For clarity, this document interprets significance in accordance with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990, so relating to the 'special architectural or historic interest' of the area.

The Swale Borough Local Plan Bearing Fruits 2031 (adopted 2017) contains policies on a range of issues, including policy specific to the historic environment. Statement 7 is a Strategic overview of Swale's heritage assets, including Faversham.

Policy CP 8: 'Conserving and enhancing the historic environment' sets very general requirements for heritage.

More detailed development management policies specifically dealing with the historic environment are:

Policy DM 32: Development involving listed buildings

Policy DM 33: Development affecting a conservation area

Policy DM 33 deals specifically with conservation areas, largely reflecting national policy and guidance.

A Neighbourhood Plan for the whole parish is being prepared by Faversham Town Council.

2. Heritage Assets

2.1 The Conservation Area

The Preston Next Faversham Conservation Area was originally designated ~~by was originally designated~~ by Kent County Council on 9th March 1976. It was reviewed by Swale Borough Council in 2004 when it was formally re-designated in 2004. A brief character appraisal accompanied the re-designation in 2004. [\(Attached as Appendix 2\)](#)

There is no Article 4 Direction relating to the Conservation Area.

2.2 Listed Buildings

There are three listings, as follows:

Name/Address	Grade
Thatched Cottage, Canterbury Road	II
The Windmill, Canterbury Road	II
Cherry Tree Cottages, Canterbury Road	II

Listing descriptions are contained in Chapter 5.



Listed Buildings: Extract from the Swale Borough Council interactive map (June 2023) showing the current conservation area boundary in yellow and listed buildings in orange.



3. Special Interest and Character

3.1. Significance

This Chapter describes the ‘significance’ or ‘special architectural or historic interest’ and also ‘character or appearance’ of the Preston Next Faversham Town Conservation Area.

The surviving clusters of vernacular buildings on the northern side of Canterbury Road together with Mill House and Cottage on the south side create a place of special historical and architectural interest and local distinctiveness.

In considering the heritage special statutory duties, including Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this Chapter will help in assessing whether development would preserve or enhance the character or appearance of the area.

3.2 History

Preston Next Faversham is a small settlement flanking both sides of the London-Canterbury Road (A2), on the southern edge of Faversham town. The road formed part of the old Roman Watling Street. Historically, this is the reason for the presence of Preston Next Faversham.

The settlement was originally separated from the main urban mass of Faversham by fields and orchards. Following the opening of the railway line and Faversham Railway Station in 1858, large-scale housing expansion occurred and this continued through the 20th century, eventually filling the gap between the main Faversham settlement and Preston Next Faversham.

Until 1979 the hamlet contained two public houses, reflecting the role that this small roadside settlement played in providing hospitality for passing travellers.

A smock mill (now demolished) stood on the elevated ground around Mill House and Mill Cottage and was still present in 1933, although derelict. Its one-time presence explains the names of the two surviving properties.

Faversham Conservation Area Appraisal



Map extract 1864-95: showing Preston Next Faversham as a separate settlement



Map extract of 1957-86: shows the gradual expansion of Faversham. This may be compared to the plan on Page 4, where Preston Next Faversham is directly flanked by recent development, effectively becoming part of the wider Faversham urban area.

3.3 Townscape and Landscape Character

The Conservation Area is characterised by short two-storey terraces of housing, with a few larger two-storey properties.

The properties facing Canterbury Road mainly have rear of pavement frontages. Properties behind these have a more informal layout, with access via an unmade road.

Preston Lane is a narrow route (now a footpath) enclosed by brick walls and building elevations.

The short length of Salters Lane between Canterbury Road and Mill House is relatively narrow and has no footway, so is more rural in character. There is a narrow strip of woodland on the east roadside bank.

In terms of wider context, the north-eastern edge of the hamlet is bounded by an old chalk pit (outside of the Conservation Area) where lime kilns were active until the early 1920s. To the south side of Canterbury Road are traditional housing terraces.



Preston Lane: a narrow path, flanked by brick walls and building elevations.

3.4 Architecture and Buildings

The oldest buildings are situated on the north side of Canterbury Road in the form of a continuous conjoined terrace, dating from the late 17th century through to the 19th century. These buildings demonstrate different aspects of a Kentish vernacular, based on use of red brick, timber boarding, plain clay roofing tiles, and timber doors and windows.

The row includes The Windmill - former public house, with smooth-rendered elevations, signboards and window boxes. The small row of red brick cottages to the west of the public house cottages dates from around 1845. The cottages and Windmill public house have Kent peg tiled roofs. The irregular-shaped outhouse building is of similar age and has distinctive cladding of tarred weatherboarding. The western end of this building group is terminated by the former Cherry Tree public house, now converted to a dwelling, of C18 origin with later extension.



Properties fronting Canterbury Road: These include cottages and the Windmill Public House.

Ivy Cottages are situated a short distance down Preston Lane. They comprise red brick houses of C19 origin. These have a cottage-like character, but have been harmed by replacement windows and the northernmost one has concrete interlocking roof tiles (see full page image on page 8).

Behind The Windmill public house are the more modest Pile Cottages dating from the second half of the C19. These are likely to have been labourers' cottages.



Pile Cottages: The character of the Conservation Area includes short domestic terraces.

A pair of single storey brick-built thatched cottages dating from the late C17 or early C18 (and later extended) complete the grouping. This thatch roof covering is unusual in an area where clay tiles have been almost universally preferred.



Thatch: A rare local example of a thatched roof.

Off Salters Lane are Mill House and Mill Cottage. Mill House is a mid-C19 stuccoed house, positioned side-on to the road. It is much extended and used as a residential home. Mill Cottage is set well back from the road and is early Victorian with later extensions.



Mill House: The property is side-on to the road.

Just outside of the Conservation Area, to the south side of the A2 are mainly late C19 housing terraces, the appearance of which has been compromised by piecemeal alterations.

3.5 Harm

Some properties, including Ivy cottages, have lost original windows and roofing and could be enhanced by reinstatement of these features.

The Canterbury Road (A2) is a busy strategic route, which creates a noisy and at times congested environment. Recent highway works have been to the detriment of the traditional simplicity of the road form.

4. Management Plan

4.1 Social, Economic and Environmental Values

The Conservation Area, in common with the wider historic environment of Faversham, various economic, community, cultural and environmental values:

- The buildings are mainly in productive use, including housing, commercial/leisure and residential institutional uses.
- The buildings have proved to be durable over a few centuries and conservation preserves the embodied energy invested in their materials and construction.
- Terraced building forms provide natural insulation from adjoining properties.

Action 1 – Awareness of economic value: Awareness of the economic and other values of Faversham’s heritage should be promoted to multiple organisations, to inform their strategies and plans and to ensure that heritage forms an integral part of wider social, economic and environmental planning (see 6.1.1).

Partners: Swale Borough Council, Kent County Council, Visit Swale/Visit Kent, Faversham Town Council.

4.2 Supporting owners

Conservation of heritage assets depends on responsible and enlightened owners. There are various ways of supporting owners.

Action 2 - Building repair and enhancement: Advice, information, possible national grants and enforcement should be used constructively to prevent and secure reversal of harmful alterations.

Partners: Swale Borough Council, Faversham Town Council, Faversham Society.

Action 3 - Training and Information for Owners: Training and information should be provided to help owners to understand heritage assets and protection and to signpost to further advice and useful resources. This could include signposting to guidance and resources produced by national amenity societies.

Partners: Swale Borough Council, Faversham Society.

Action 4 - Retrofitting: Support should be given to enhancing building performance and efficiency, whilst maintaining the special interest of the building. This can include improved internal insulation and draft proofing (whilst allowing the building to breathe).

Partners: Swale Borough Council, Faversham Society.

4.3 Protection

The terraced properties fronting onto the south side of Canterbury Road are much altered, but do have a strong terraced form, completing the grouping of buildings and joining the north and south parts of the Conservation Area.

Action 5 – Conservation Area Boundary: The boundary of the Conservation Area should be reviewed from time-to-time, as required in planning legislation. A proposed amendment is included at Appendix 1.

Partners: Swale Borough Council in consultation with other groups and the local community.

Action 6 – List enhancement: There is an opportunity to enhance listings with pictures and other information, through the listed building web site. This could form the basis of a community project. Historic England has run pilot projects on list enhancement in other parts of the country.

Partners: Swale Borough Council, Historic England, Faversham Society and other community groups.

4.4 Positive Planning

There are numerous statutory duties for local planning authorities, relating to heritage. These include:

- Planning duties with regard to listed buildings - Planning (Listed Building & Conservation Areas) Act 1990, section 66 (1) and following;
- Duties with regard to listed building consent applications - Planning (Listed Building & Conservation Areas) Act 1990, section 16;
- Control of works to listed buildings - Planning (Listed Building & Conservation Areas) Act 1990, sections 8 and following;
- Duties regarding designation of conservation areas - Planning (Listed Building & Conservation Areas) Act 1990, section 69;
- Duties regarding appraisal of conservation areas - Planning (Listed Building & Conservation Areas) Act 1990, section 71 and following;
- Duties regarding development and conservation areas - Planning (Listed Building & Conservation Areas) Act 1990, section 72.

In addition, there are heritage dimensions in undertaking Sustainability Analysis, Strategic Environmental Assessment, and Environmental Impact Assessments.

Compliance with these duties requires specialist skills and capacity to support decision-making. This can include specialist knowledge of conservation practice,

architectural theory and history, design, legislation and policy, building finance and economics, and building construction technical matters.

To ensure positive planning, with a focus on design and placemaking, the following is recommended.

Action 7: Guidance: Clear planning guidance should be prepared to address current pressures, including guidance on addition of photo-voltaic panels to historic properties.

Partners: Swale Borough Council.

Action 8 - Design skills and capacity: Regular design training is recommended for decision makers, including officers and elected members. This can raise design awareness and skills and also challenge misconceptions about building in context in the Faversham Conservation Area (and other conservation areas and historically sensitive locations). Independent design review can help with assessment of significant development proposals.

Partners: Swale Borough Council, Faversham Town Council, Faversham Society.

Action 8 - Unauthorised works and deterioration: Effective heritage protection depends on enforcement where unauthorised work take place. Where possible, unauthorised works should be addressed through negotiation with owners. But formal enforcement should be considered where negotiation fails to achieve results. Regular updating and distribution of guidance on heritage protection can be useful in avoiding unauthorised works.

Partners: Swale Borough Council (local planning authority), Faversham Society (monitoring and bringing to the attention of Swale Borough Council).

4.5 Design Principles

For development in or around Preston Next Faversham Conservation Area the following design and development principles should be followed:

Creative and green design: Conservation area status should encourage innovation and creativity, rather than being a barrier. Innovative green design helps to address climate change ~~and may be a trigger for a 21st century vernacular.~~

Townscape character: Development should complement the townscape character of the surrounding context in terms of scale (domestic), height (predominantly two storey), massing, and enclosure of streets and spaces.

Materials: Development should use durable materials with a high standard of finish to complement the historic environment. This includes local vernacular materials, recycled materials and green materials from sustainable sources.

Landscape and green infrastructure: Planting should be based on local native species or other species with high environmental value and which complement the character of the area.

Alterations and extensions: Reinstatement of historic features should be supported. Alterations and extensions should avoid the obliteration of historic and architectural features. Alterations should be reversible, as far as possible.

Photovoltaics: Against the context of climate change, roof mounted photovoltaic panels should be supported for unlisted houses in the Conservation Area, providing they are inset from the roof edges and ridge, avoiding obliteration of decorative tiles and features and mounted in a way to cause minimal damage to historic fabric. This helps to make the works reversible, so that they can be removed when no longer required. Proposals for photovoltaics on the listed buildings would need to be considered on their merits.

5. Background Information

5.1 Sources of Information

Engagement was undertaken with various local stakeholders in the preparation of this document, including Faversham Town Council, the Faversham Society and Kent County Council.

Key evidence includes:

- Photographic survey undertaken in February 2023.
- Preston Next Faversham Conservation Area Character Assessment 2004.
- Swale Heritage Asset Review, June 2015.
- The Buildings of England Kent: Northeast and East, Pevsner et.al.
- The National Heritage List for England.
- National and Local Planning Policies and Guidance.
- Various local publications.
- Various online sources.

5.2 Listed Building Entries

The following three listed building entries apply to properties in the Conservation Area.

Name/Address: THATCHED COTTAGE, CANTERBURY ROAD, FAVERSHAM, ME13 8LX

Grade: II

Date of Listing: 1989/09/27

Historic England Reference:1240462

Cottage pair, now house. C18 and extended C19/C20. Painted brick and thatched roof. Single storey with hipped roof and main central stack with additional stacks to left and to right. Three light C20 wooden casement to left and four 2 light metal C18 or C19 casements to centre and 3 light metal casement to right. Boarded door to centre left with flat hood on brackets.

Name/Address: THE WINDMILL, CANTERBURY ROAD, FAVERSHAM, ME13 8LT

Grade: II

Date of Listing: 1989/09/27

Historic England Reference:1240461

Public house, including former house/cottage row. C18 or earlier, extended early C19 and part fenestrated mid C19. Rendered with plain tiled roofs. Two separate buildings in origin and character. The right-hand section, the earliest phase, of two storeys with hipped roof and stacks to centre left and to end right.

Sash to left and two glazing bar sashes on first floor and two sashes to left on ground floor with central glazing bar sash and multi-pane window to right. Door of 6 panels to centre right with semi-circular headed surround. Catslide outshot to rear. Large scantling ceiling beams reported to interior. A single house originally and on 1841 Tithe Map, by C20 3 cottages and then incorporated into the public house mid-late C20. The left-hand building probably a purpose built alehouse, early C19, of 2 storeys with double span roof and stacks to centre and to end left. Two sashes on first floor and three on ground floor with half-glazed door to centre left. Property sale recorded 1824. See Faversham Papers no.19, Inns and taverns of Faversham.

Name/Address: CHERRY TREE COTTAGES, CANTERBURY ROAD, FAVERSHAM, ME13 8LR

Grade: II

Date of Listing: 1989/09/27

Historic England Reference:1261090

Cottage row. Circa 1845. Red brick and plain tiled roof. Two storeys and attic with boxed eaves to roof with stacks to centre left and to centre right and with central gabled dormer. Three glazing bar sashes on each floor and three half-glazed and panelled doors on ground floor with semi-circular headed surrounds. All ground floor openings with gauged heads. The garret windows and all but one (reset) of the rear windows preserve metal casements with three pointed arched lights each. A similar window is on the rear of the outhouse attached (see following item). These buildings must date to soon after 1841, since they are not shown on the 1841 Tithe Map.

Appendix 1 – Boundary Changes

The following amendments to the Preston Next Faversham Conservation Area boundary are proposed, described below and shown on the following plan.

Addition of housing south of Canterbury Road

The terraced properties to the south of Canterbury Road are much altered, but have a strong terraced form, completing the grouping of buildings to the north of Canterbury Road. The terraces have features in common with the buildings opposite, including the curved recess above doorways. and joining the north and south parts of the Conservation Area. The terraces are part of the character of the area and would enhance the special architectural or historic interest. The grouping also includes a former blacksmith.

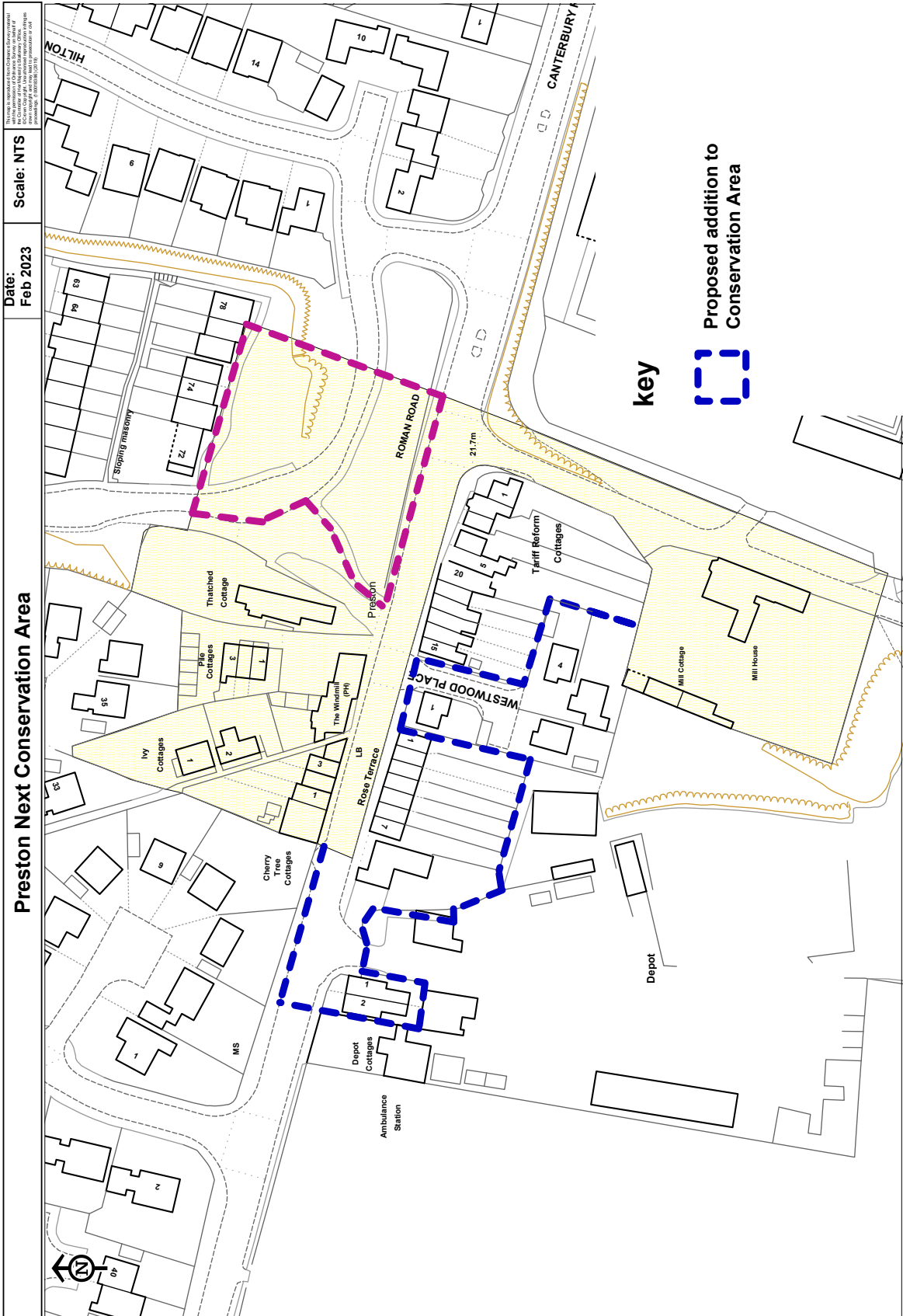


Terraced properties to the south of Canterbury Road.

~~Removal of land to the north of Canterbury Road.~~

~~Development to the north of Canterbury Road has created an illogical boundary to the Conservation Area, so removal of a section of land is proposed.~~

Faversham Conservation Area Appraisal



Appendix 2 - 2004 Character Appraisal

Preston Next Faversham conservation area character appraisal

(Extract from report to Planning Committee 09.09.04 – Agenda item no. 6, 1.2 Annex B.)

Introduction and historical background

1. Preston Next Faversham is a small settlement lying astride the London- Canterbury Road, on the southern edge of Faversham town. The original thoroughfare formed part of the old Roman Watling Street, but the oldest buildings now present at Preston, which are situated on the north side of Canterbury Road, variously date from the late C17 to the C19. It is possible, of course, that they were preceded by others that have long since been demolished.
2. This little settlement originally stood some distance apart from Faversham town, separated from it by a patchwork of fields and orchards. In the last quarter of the C20, however, new housing developments have been completed around the southern edge of Faversham which now reach up to the northern and western edges of Preston Next Faversham. Consequently, the smaller settlement is steadily, but inexorably, being absorbed into the urban fabric of its very much larger neighbour, and it is now well on the way to becoming part of an almost continuously built-up frontage stretching along the north side of the London-Canterbury Road from Ospringe to Macknade. The surviving cluster of old buildings at Preston continues, however, to record both the historical origins of the place and to illustrate its once- separate physical identity.
3. The settlement's historic relationship with other parts of old Preston parish, most especially the church to the north-west, is still given physical expression by the Preston Lane footpath that runs diagonally to the north-west. Once crossing open fields the footpath is now hard-surfaced and threads its way, still quite attractively, through an estate of bungalows and houses built in the 1980s.

The built environment

4. The historic focus of Preston Next Faversham is an attractive little group of buildings dating from the late C17, C18 and C19, positioned on the north side of Canterbury Road and built in the Kentish vernacular. The properties fronting the main road are, for the most part, set directly onto the edge of the footway.
5. Most prominent amongst them is The Windmill public house; its smartly-painted, smooth-rendered elevations, its flurry of signboards and colourful window boxes are the attractive visual focus for the group of traditional buildings around. Until 1979 the hamlet in fact contained two public houses; their presence confirmed the important role that this small roadside settlement has traditionally played in providing refuge and hospitality for passing travellers (who here at Preston were making their way along the busy London-Canterbury road). The surviving public house continues to give the hamlet an important sense of special place and historical identity; its presence also firmly 'anchors' the associated cluster of development in its rightful place on the Canterbury Road.

6. Adjoining the public house to the west (on the other side of Preston Lane) the row of little red brick cottages dates from around 1845; the cottage roofs are all attractively covered, like The Windmill public house, with Kent peg tiles. Included here is a little odd-shaped outhouse building of similar age, the working origins of which are neatly recorded by the distinctive cladding of tarred weatherboarding. The western end of this building group is terminated by the former Cherry Tree public

house, now converted to a dwelling; also C18 in origin, this building has been extended on the ground floor across the full width of the front in somewhat contrasting fashion.

7. Ivy Cottages are situated a few steps down Preston Lane. Both these red brick houses were built in the second half of the C19. Although both now have replacement windows and the northernmost one has concrete interlocking roof tiles they are nevertheless notable for their rather pleasant, cottage-like character. They are all the more distinctive for being tucked away along the narrow little footpath where their presence comes as something of a pleasant surprise. Close by, and set just behind The Windmill public house, are the more modest-looking Pile Cottages; also dating from the second half of the C19 and perhaps originally labourers' cottages, they are striking now for their prominent two storeys high, yellow-brick rear extension, topped off by a mono-pitched roof covered with roofing felt.

8. The north-eastern edge of the hamlet is bounded by one end of an old chalk pit, where lime kilns were active until the early 1920s. The natural regeneration of trees and shrubs, mostly sycamore, has until recently substantially disguised the presence of this excavation, at least from Canterbury Road, but the development of the site for housing is now bringing about a substantial change. Alongside the access track which drops down into the pit lies a pair of thatched, single storey, brick-built cottages dating from the late C17 or early C18 but later extended; the presence of this isolated thatch roof covering is unusual in an area where clay tiles have been almost universally preferred.

9. Development on the south side of the A2 is generally later in date and rather different in appearance. The development fronting directly onto Canterbury Road consists mainly of late C19 houses in the form of relatively commonplace terraces, the appearance of which has been substantially compromised by later piecemeal alterations.

10. However, just behind the easternmost terrace and accessed from Salters Lane are Mill House and Mill Cottage. The former is a mid-C19 stuccoed house of classical appearance positioned side-on to the road, now much extended and used as a residential home; the latter is early Victorian, set well back from the road, with extensions that have recently been rebuilt. A smock mill once stood here on this elevated ground; it was still present in 1933 although by then derelict. Its one-time presence therefore now lives on in the names of the two surviving properties on the site.

11. The short length of Salters Lane between Canterbury Road and Mill House is relatively narrow but essentially rural in character despite the presence of back gardens along a part of its western side. The narrow strip of woodland on the roadside bank along the eastern edge of the lane, comprised of mixed species, is an important local feature as it screens the football

ground behind. The absence of footways along the lane also helps to confirm its rural character.

12. The cluster of buildings on the northern side of Canterbury Road, together with Mill House and Cottage on the south side of the road, is therefore the important historic record of earlier times in Preston Next Faversham when it was a small, free-standing settlement. The surviving vernacular architecture continues to be of sufficient strength to constitute a place both of special historical interest and local distinctiveness.

The Canterbury Road highway environment

13. Canterbury Road (A2) approximates to the alignment of old Roman Watling Street; it is, historically, the reason for the presence here of Preston Next Faversham.

14. The A2 is, however, now a heavily trafficked route of strategic importance. In consequence the main road environment through Preston Next Faversham is daily burdened with the intrusive effects of this traffic, which are further aggravated by the relatively close proximity of the modest-sized frontage properties to the carriageway. The frontage buildings on the south side of the road, where the sunshine struggles to reach the front elevations, on occasions look distinctly traffic-worn.

15. The traditional shape of the Canterbury Road highway on the eastern edge of the settlement has, in recent times, been re-engineered to provide a right turn into Salters Lane and a turning into Hilton Close (a new housing development to the north-east). A newly formed highway edge therefore now extends back into Preston Next Faversham and across the front of the chalk pit site, with the consequence that the natural shape of this section of old road alignment out of the hamlet has been substantially lost. Coupled with the insertion of pedestrian refuges into the carriageway these modern adaptations to the old highway environment have inevitably been to the detriment of the traditional simplicity of the road form.

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