

NEW TOWN, DARTFORD AREA OF SPECIAL CHARACTER APPRAISAL



SUPPLEMENTARY PLANNING GUIDANCE

September 2000

Statement of Publicity

This Area of Special Character Appraisal has been the subject of formal public consultation (carried out between 30 March and 12 May 2000) and the views of interested parties have been taken into account in its preparation. A copy of the Cabinet report, which considered the responses received, is available for inspection during office hours at the Civic Centre, Home Gardens, Dartford. This Appraisal was adopted as Supplementary Planning Guidance on 21 September 2000.

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Designation Criteria

The following criteria will be taken into account to designate new ASCs or review the boundaries of existing ASCs:

The prime consideration will be the quality and interest of the area, rather than that of individual buildings. The following criteria will be taken into account:

- Origins and development of topographical features such as medieval road pattern, formal layouts and the relationship of buildings to open spaces.
- Archaeological significance and potential, including any scheduled ancient monuments.
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area.
- Character and hierarchy of spaces and townscape quality.
- Current mix of uses within the area and the influence of these on the plan form and building types.
- Range of traditional materials prevalent in the area, particularly those which are characteristic of local vernacular styles.
- Contribution made by greens or green spaces, trees, hedgerows and other natural or cultivated elements to the character of the area.
- Relationship of the built environment to the landscape or open countryside, including significant landmarks, vistas or panoramas, both with and out of the area.
- Scale and detailing of contemporary buildings.
- Quality of advertisements, shop fronts, street furniture and hard and soft surfaces.
- Features which detract from the special character of the area, such as traffic intrusion and its constraints on pedestrian movement.
- Neutral features which neither enhance or detract from the character or appearance of the area.

The majority of the area known as New Town, set upon the top of East Hill, was built in the latter half of the nineteenth and early twentieth centuries. It is characterised by rows of terraced housing with a mixture of architectural detailing. The majority of housing in the area

has suffered from

modern 'improvements' such as rendering brickwork, concrete roof tiling, replacement windows and porches.

This gives a rather chaotic impression compared with the

uniformity which

existed when the properties were first built. However there is

a small core of properties centred

around St. Albans

Road Primary School, St. Albans Hall and the



Figure 1- St Albans School



Figure 2- Colney Road Co-Op



Figure 3- Unity Terrace



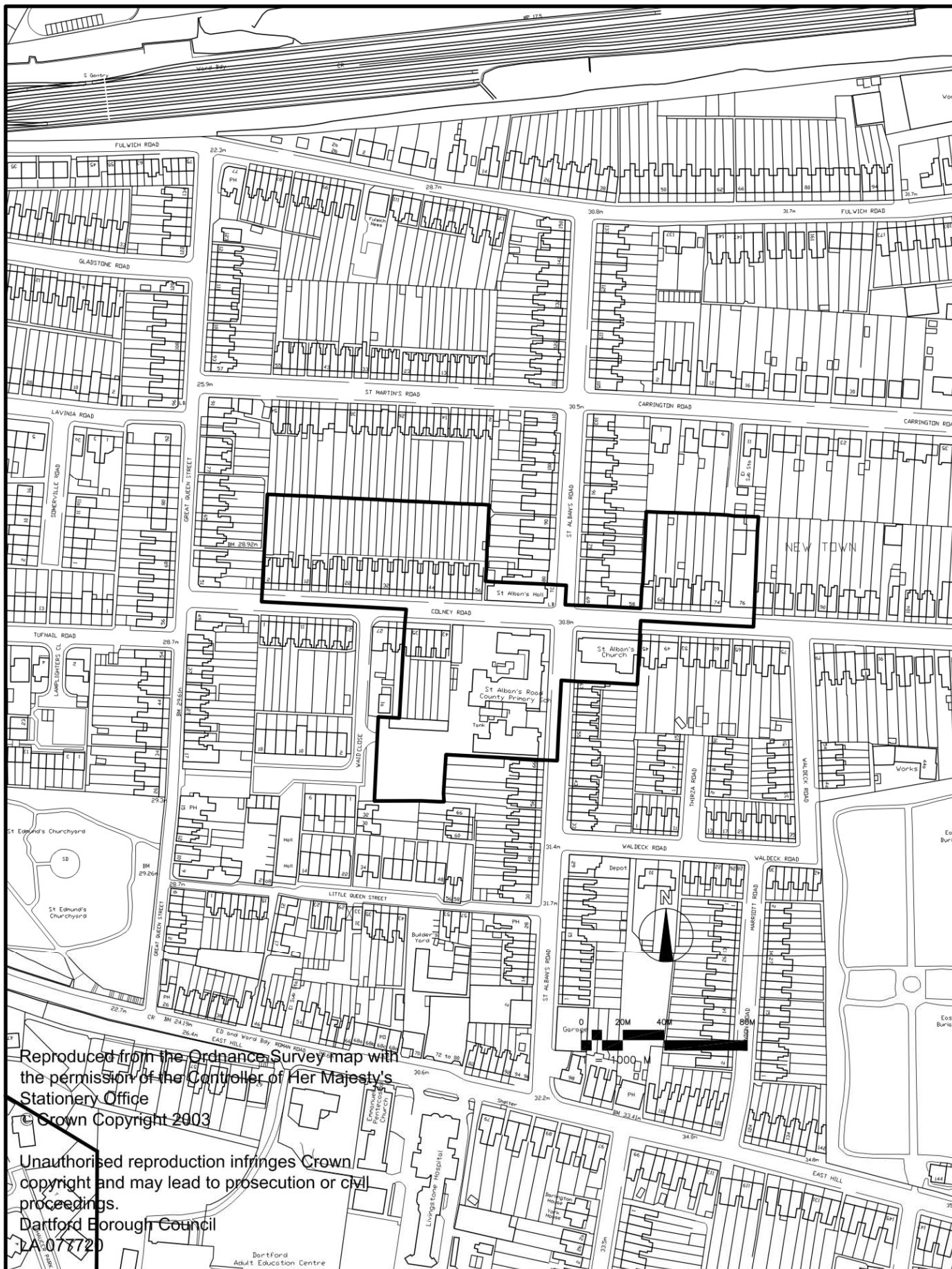
Figure 4- Progress Terrace

local Co-Op shop to warrant the status of ASC.

The school is a major element in the streetscape, and is relatively unaltered externally (Figure 1). The school, the adjacent church hall and St. Albans Church, forming a group on the crossroads and provides a strong architectural focus.

To the west of the crossroads, the Colney Road Co-Op is an interesting building, with an overscaled fascia and entablature (Figure 2).

To the western end of Colney Road, Unity Terrace (1878) (Figure 3) has been consistently maintained, so the architectural integrity is almost complete- only the modern replacement entrance doors are somewhat poorly detailed. Opposite, Progress Terrace (1885) is almost as complete, although there is a danger of individual owners carrying out insensitive alterations (Figure 4). The presence of some large Plane and Lime trees within the proposed area also contribute considerably to the area.



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Title **NEW TOWN DARTFORD**
AREA OF SPECIAL CHARACTER