

**ST. JOHN'S JERUSALEM
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.

For further information please contact:

Planning Policy Team on 01322 343214

Room C3, Civic Centre, Home Gardens, Dartford, KENT, DA1 1DR

john.arnold@dartford.gov.uk

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.

St. John's Jerusalem is situated to the north of Main Road, Sutton at Hone and occupies a large tract of land linking Main Road to the countryside beyond. The main site is effectively screened from the road by an orchard which runs adjacent to the road (Figure 1). From within



Figure 1- The orchard

the site, the orchard insulates the traffic noise and one is not really aware of the surrounding development along Main Road .



Figure 2- The house from the bridge

The majority of the gently sloping western area, up to the stream and listed bridge bisecting the site, is open with few trees.



Figure 3- The house from the south

The track leading from Main road to the bridge provides a good oblique view of the St. Johns Jerusalem set beyond the bridge (Figure 2).



Figure 4- The walled garden

The house itself is of major importance to the borough, and contains the remains of a chapel of the preceptory of the order of the Knights Hospitallers of St. John Jerusalem founded here in 1199. The main portion of the building dates from the thirteenth century whilst the remainder is



Figure 5- View towards the watercress beds

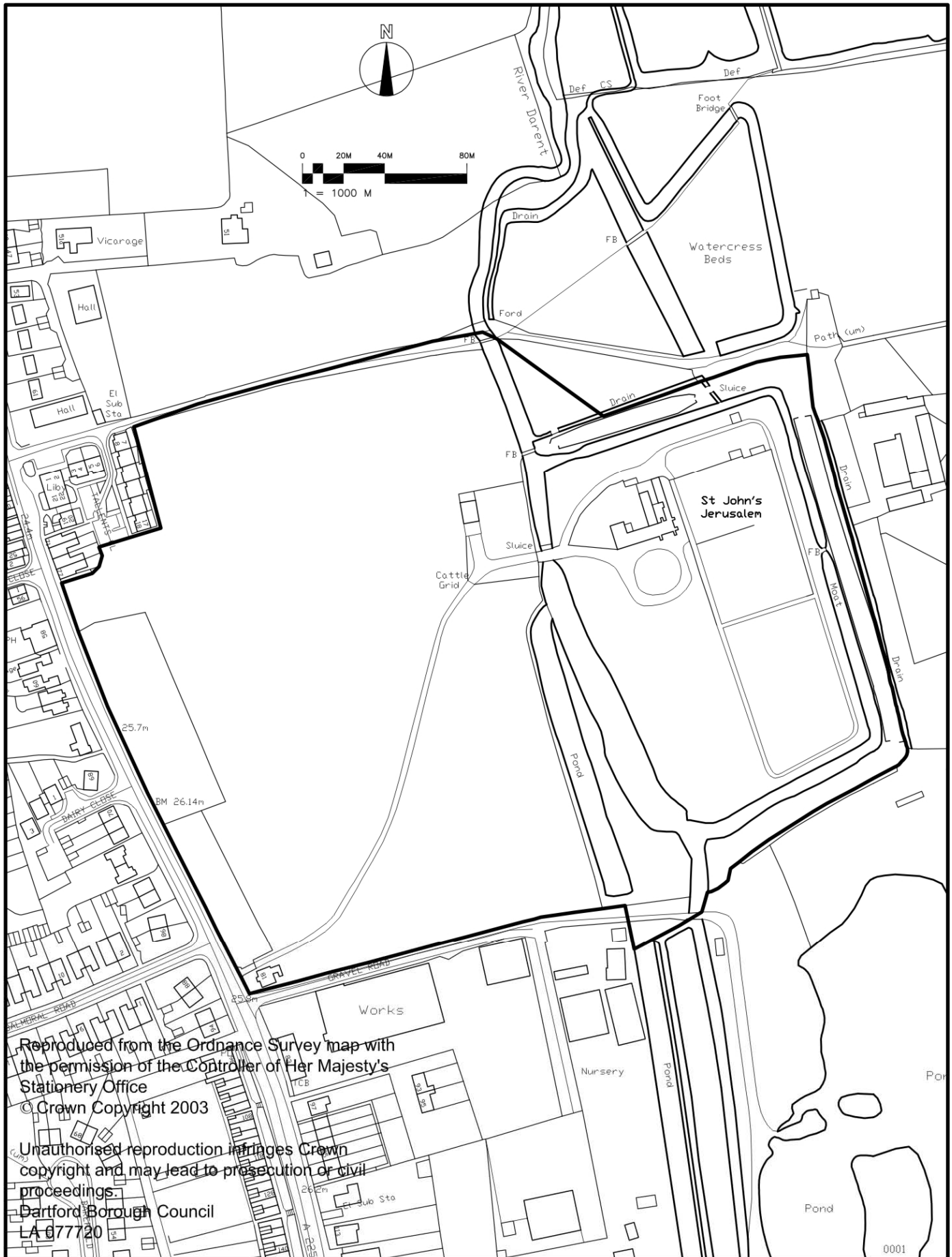
eighteenth and nineteenth centuries (Figure 3). A past resident was Abraham Hill, a founder of the Royal Society.



Figure 6- The old moat

Once over the bridge and stream, the landscape character is that of a garden to a large country house, complete with high garden walls and ornamental trees (Figure 4).

Beyond the main garden, the landscape gives way to historic watercress beds set in the River Darent although little remains of these today (Figure 5). The course of the moat and its feeding tributary of the Darent around the property are particularly tranquil (Figure 6).



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright 2003

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Dartford Borough Council
 LA 077720



ROB SCOTT
 DIRECTOR OF ENVIRONMENT
 CIVIC CENTRE, HOME GARDENS,
 DARTFORD, KENT, DA1 1DR

Date Feb 2003

Dwg. no.

Scale 1:2500

Drawn

Chkd

Title **ST. JOHN'S JERUSALEM**
AREA OF SPECIAL CHARACTER