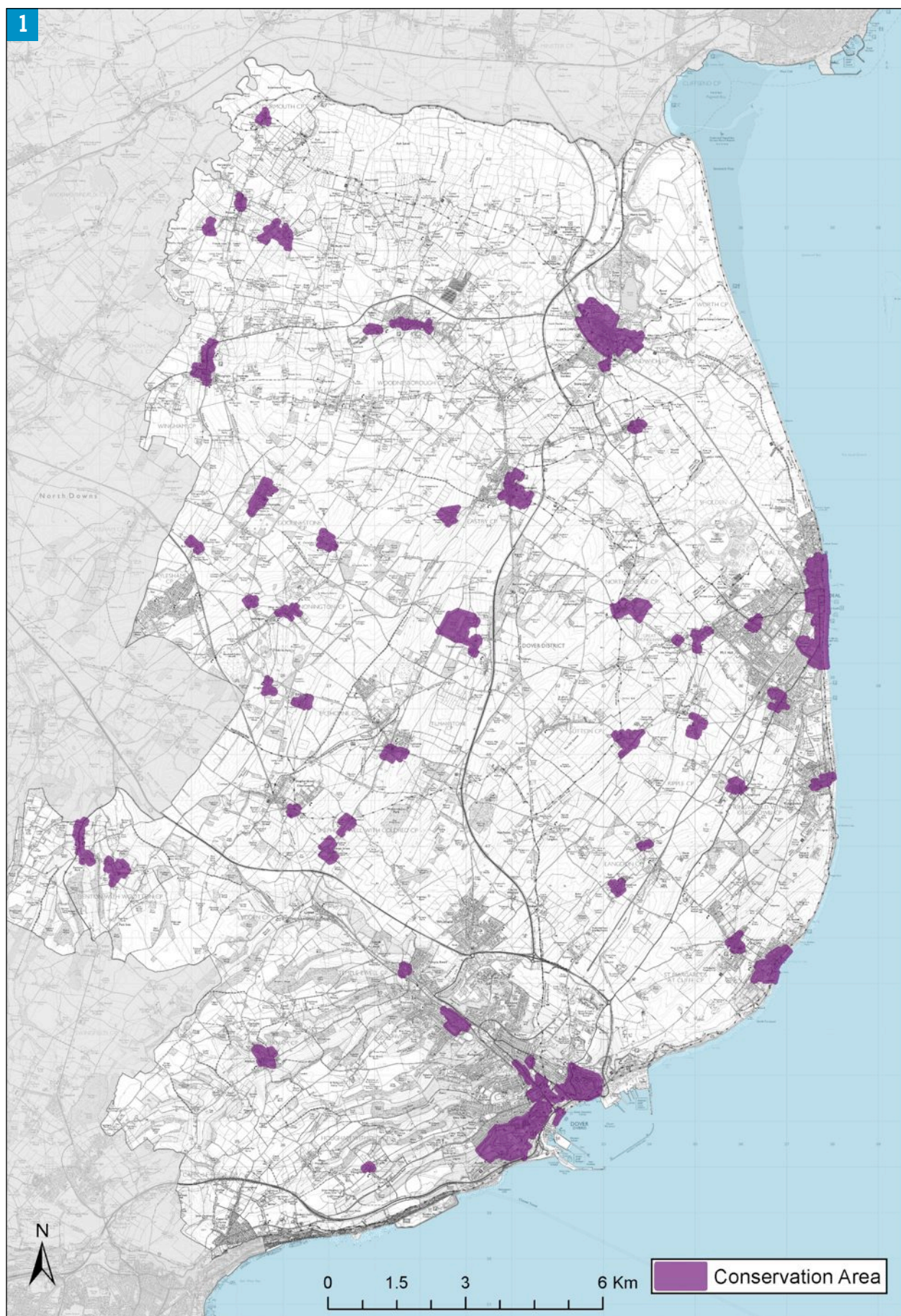


Appendix 1: Theme 13 – Conservation Areas





Cover *Crabble Corn Mill in the River Conservation Area*
Figure 1 *Conservation Areas managed by Dover District Council*

Theme 13 – Conservation Areas

Summary

13.1 There are 57 Conservation Areas in the District which were designated between 1968 and 1997. Conservation Area status requires preservation and enhancement of the special interest, which entails regular surveying and monitoring of the asset. With limited information in the form of Conservation Area Appraisals and Management Plans, a rapid desk-based overview has been developed and applied to 33% (19) of the Conservation Areas to assess their general condition. The results of the rapid overview, using a traffic light system to classify their condition, indicate that 63% (12) of the Conservation Areas achieved a green light whilst 31% (6) achieved an amber light,

requiring some enhancement and the remaining 6% (1) require considerable enhancement or potential de-designation as Conservation Areas due to the substantial loss of their special interest.

Introduction

13.2 Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest through the designation of Conservation Areas. The intention of the designation is to formally preserve and enhance the character and appearance of these areas. In practice this designation requires that property owners or users in a Conservation Area require permission to carry out certain types of alterations to property, to demolish or substantially demolish a building and to notify their intention to cut down or prune trees in the area. To preserve the special interest of a Conservation Area it is possible to remove the permitted development rights on small scale development and alterations within a Conservation Area through the application of



Figure 2 Waterloo Crescent Conservation Area on the Dover Seafont



Article 4 and in particular Article 4(2) Directions.

Quantification of the Conservation Areas

13.3 There are 57 Conservation Areas designated in Dover District. These are spread across the District with over two thirds (39) being in rural areas with the remainder (18) within the three main towns or suburbs of Deal, Dover and Sandwich.

13.4 Of the 39 rural Conservation Areas, the majority are located on village centres though three also include a historic estate (Denton, Northbourne and Tilmanstone), one is entirely a historic estate (Preston Court), one is centred on a former castle and church (Coldred Church Area) and one on a coastal landscape and settlement (St Margaret’s Bay).

13.5 The 18 town or suburban Conservation Areas include the seafront areas of Deal Middle Area, Dover Waterloo Crescent and Walmer Seafront. Former military areas at Dover Western Heights and Walmer South Barracks and the area of and around Dover Castle are also within Conservation Areas. One Conservation Area is focused on Dover College.

Date of Designation & Type of Conservation Area

13.6 The earliest designation of a Conservation Area occurred on the 23rd February 1968 for Deal Middle Street. This

was in fact the first Conservation Area designated in Kent and has been extended three times since. This was followed by designation of Wingham in 1969. The early 1970s saw a burst of new Conservation Area designations before local government reorganisation in 1974 saw the responsibility for designation transfer from Cnty Council to District Council. The last to be designated were Deal South Barracks and Ripple Chapel Lane in 1997. The following table illustrates the number of Conservation Areas by year of their designation.

| Conservation Areas by Year of Designation | |
|---|---------------------------------------|
| Year | No. of Conservation Area designations |
| 1968 | 1 |
| 1969 | 1 |
| 1970 | 14 |
| 1971 | 2 |
| 1972 | 2 |
| 1973 | 11 |
| 1974 | 4 |
| 1976 | 4 |
| 1977 | 2 |
| 1987 | 4 |
| 1988 | 1 |
| 1989 | 4 |
| 1990 | 1 |
| 1991 | 1 |
| 1993 | 3 |
| 1997 | 2 |
| Total | 57 |

13.7 The process of desk-based research has offered the opportunity to map the component parts of the Conservation Areas and to categorise them into types of Conservation Areas, which are set out in the

Figure 3 Northbourne Court, part of the Northbourne Conservation Area

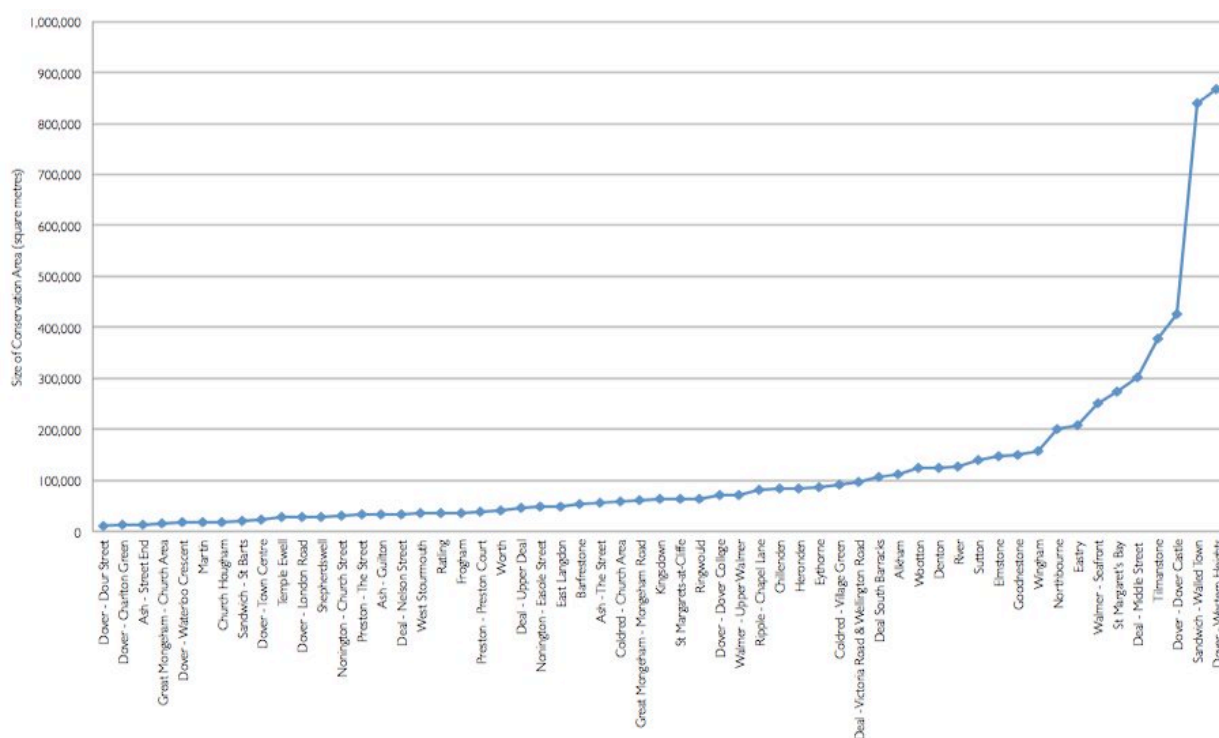
table below (See Appendix 2 for component maps of the District's Conservation Areas).

| Conservation Areas by Type | |
|--|-----------------------------------|
| Type of Conservation Area | No. of Conservation Areas by type |
| Town | 9 |
| Town – Seafront | 3 |
| Town – Military Site | 2 |
| Town & Castle | 1 |
| Town and Historic Property & Estate | 1 |
| Town Suburb | 1 |
| Town Suburb Industrial | 1 |
| Village | 32 |
| Village – Large | 1 |
| Village and Historic Property & Estate | 3 |
| Church & Castle | 1 |
| Coastal | 1 |
| Historic Property & Estate | 1 |
| Total | 57 |

13.8 The graph below shows the Conservation Areas by size, the smallest Conservation Areas begin with Dover - Dour Street, and Dover - Charlton Green with Sandwich Walled Town and Dover Western Heights being the largest Conservation Areas in the District.

Written Guidance & Management

13.9 The documentation that explains the special interest and the basis upon which the majority of the Conservation Areas were designated in their present form is not readily available and indeed may not survive. Only two Conservation Areas, Deal Middle Street and Sandwich Walled Town, have full appraisals published by Kent County Council, while a Village Study of Wingham provides some background to the condition of the village in 1967 prior to its designation in 1969 and a Character Appraisal has been published for the Dover Town Centre Conservation Area. The original papers produced to support designation of the areas may survive in council archives but have not been obtained for this present study. The four sources referred to above that should be referred to for more information on the



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respective Conservation Areas are:

- Dover Town Centre Conservation Area Character Appraisal (2002)
- Wingham Village Study (1967)
- Deal Middle Street Conservation Area – An Architectural Appraisal (1971)
- Sandwich Informal District Plan for Conservation (1973)

13.10 General guidance on Conservation Areas is given on the Dover District Council website at http://www.dover.gov.uk/conservation/conservation_areas.aspx

13.11 According to English Heritage guidance on Conservation Area management, good practice requires continual review (five yearly) of a Conservation Area, with full Conservation Area Appraisals and Management Plans to ensure that all stakeholders, whether residents or developers are informed of the specific objectives of preservation or enhancement of the Conservation Area and its special interest. It is only possible to gauge the impact of change and the “health” of a Conservation Area through a process of monitoring and review of the management policies within each Conservation Area. Whilst some Conservation Areas will experience the constant pressure of change and require considerable management, others

will experience minimal change and require only limited management to secure the special interest of the area. Without the additional controls referred to in the next section, management of a Conservation Area is limited and is likely to lead to poorly considered alterations especially to building facades and boundaries, which make a significant contribution to the special interest of the Conservation Area.

Protection of Heritage Assets within the Conservation Areas

13.12 There are a number of Heritage Assets within the Conservation Areas which are protected through designations such as Listed Buildings, Scheduled Monuments and Historic Parks and Gardens (registered and not).

13.13 A total of 1,357 Listed Buildings lie within Conservation Areas within Dover

5



Figure 4 *Walmer South Barracks entrance gates. The Deal (Walmer) South Barracks Conservation Area was one of the last designated in 1997. © Dover District Council*

Figure 5 *Wingham High Street Conservation Area designated in 1969 contains 72 Listed Buildings*

District, 70% of the 1,916 in the District. All but two of the Conservation Areas (Kingsdown and Dover – Dour Street) contain at least one Listed Building. The largest numbers are found within Sandwich (419), Deal Middle Street (291) and Wingham (72). Suggesting that the presence of the Listed Buildings in large quantities in the latter two, was a prime motivation to their relatively early designation in 1968 and 1969.

13.14 The Conservation Areas contain numerous other historic buildings and structures which are important in their own right and which contribute significantly to the character of the Conservation Area. These have not been detailed as part of the study but would benefit from further consideration in future appraisals of the Conservation Areas.

13.15 All of the Conservation Areas are likely to contain significant archaeological remains. Eight of the Conservation Areas include areas of archaeology protected as Scheduled Monuments. Of the 18 Scheduled Monuments within Conservation Areas, eight lie in Sandwich, six in Dover (mainly focused on Dover Castle, College and the Western Heights) and one each in Deal and Walmer. The remaining two are a Roman villa at Wingham and the motte and bailey castle remains at Coldred Church Area.

13.16 Undesignated archaeological remains of prehistoric, Roman, Saxon, medieval and later date are likely to lie in the majority of the Conservation Areas. Furthermore archaeological remains associated with the special interest of the Conservation Areas are also likely to be present. For example, remains associated with the development of the historic towns and villages and the people who lived, worked and visited there; the remains of landscape features within the historic estates; and remains of the castles, fortifications and churches in those specific



areas where these are significant features.

13.17 Five of the Conservation Areas include part of six Registered or Historic Parks and Gardens. Two, the English Heritage Registered Garden at 'The Salutation' and the non-registered 'The Butts and The Ropewalk' fall entirely within the Sandwich Walled Town Conservation Area, as does the unregistered 'The Pines Garden' at St Margaret's Bay. Parts of the Registered Historic Parklands of Goodnestone Park, Northbourne Court and Waldershare Park also fall within Conservation Areas although not entirely. It is useful to also note that only two of the English Heritage Registered Historic Parks and Gardens, at Walmer Castle and at Kearsney Court do not coincide with a Conservation Area. A number of other Conservation Areas include parts of historic estates and gardens as a component, for example, Denton Court (Denton), Dane Court (Tilmanstone) and Preston Court.

13.18 Only two Conservation Areas are currently afforded additional protection in part through Article 4 (2) Directions – Deal Middle Street and Sandwich Walled Town. The planning controls applicable to these two Conservation Areas are explained on the Dover District Council website at http://www.dover.gov.uk/conservation/conservation_areas.aspx

Description of the Heritage Assets

13.19 The Heritage Strategy was originally to be based on a desk-based review of all relevant documentation relating to the District’s heritage assets. However with only limited information available on the 57 Conservation Areas, a methodology has been developed to allow a desk-based review of the Conservation Areas. Within the timeframe and resources available for the Dover District Heritage Strategy it has not been possible to complete a thorough appraisal or assessment of the special interest, condition, vulnerabilities and opportunities for enhancement of each of the 57 Conservation Areas. The project has involved the mapping of the Conservation Areas into their key components based on land use and character. The strategy has then focused on a rapid desk-based overview with examination of the condition of the Conservation Areas derived from images available on the Internet through Google

Street View, Bing Maps and other sources. While having its limitations, the method has been found to be useful in providing a rapid initial overview of the condition of the Conservation Areas (as of 2008) and has flagged up a number of strategic issues as well as specific matters. Further more detailed study through full Conservation Area Appraisals and Management Plans (in accordance with English Heritage Guidance) is recommended for the Conservation Areas and methodologies to achieve this are included below.

13.20 Conservation Area Overviews for 19 of the Conservation Areas examined in this way are set out in Appendix 2 of this Strategy. Discussion with the District Council’s Conservation Officer identified that the priority for the overviews would be to examine the Conservation Areas in Deal. Additional Conservations Areas in Dover and the rural settlements have been examined in the time available to provide a 33% sample of the District’s Conservation Areas.

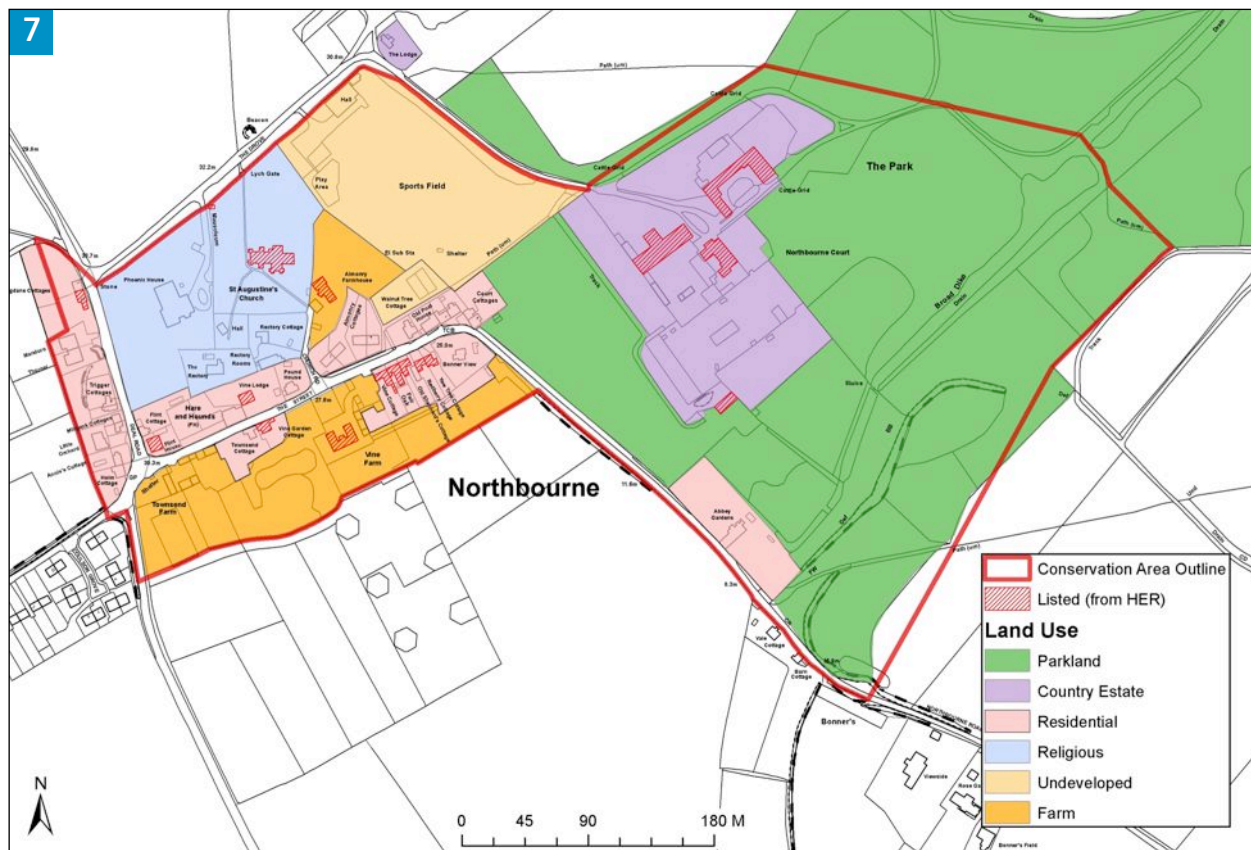


Figure 7 Component mapping of Northbourne Conservation Area

13.21 With regard to the condition of the 19 Conservation Areas assessed through the process described above the following summarises the issues observed:

- Those with the largest proportion of Listed Buildings (offering full protection to buildings from poorly considered alterations) have retained the largest proportion of their special interest.
- The large proportion of unprotected buildings (non-Listed or without the benefit article 4 (2) Directions) have suffered unsympathetic alterations which have detracted from the special interest of the Conservation Area.
- In those Conservation Areas where retail shop frontage is present, the contribution of good shop front design and signage makes a significant contribution to the special interest of the Conservation Area.
- Infill development plays an important role in either supporting the special interest of the Conservation Area or undermining it. Infill development in more recent years has been undertaken sympathetically, whereas development that occurred in the immediate years after a Conservation Area was established has tended to detract from the special interest of that Conservation Area.
- Boundary treatment fronting the public realm makes a significant contribution to the quality of a Conservation Area and where this has been eroded through poorly considered forecourt parking or modern fencing it has detracted from the special interest of the Conservation Area.
- The public realm, pavements, and road surfaces, signage and street lighting all play an important part in reinforcing the



special interest of a Conservation Area, which is rarely acknowledged in the design of road improvements or the quality of materials adopted or maintenance regime.

- The lack of written guidance and promotion of the special interest of a Conservation Area through the use of Conservation Area Appraisals and Management Plans results in a less than transparent approach to informing and guiding those who live and work in or with a Conservation Area and makes the work of the District's conservation specialist unsustainable. Such guidance would also help anyone proposing new development within a Conservation Areas, as well as those evaluating any such proposal.

13.22 The table on the following page summarises the outcome of the traffic light system developed for the desk-based overview of the sample selection of Conservation Areas. The condition assessment was divided into five visual aspects that contribute to the overall special interest of the Conservation Area, which are Facades, Visual Boundaries, Public Realm, Landscaping, and Open Space. Not surprisingly the impact of Facades and Public Realm was found to play a major role on the visual condition of a Conservation Area and these were generally the aspects that have suffered the most from incremental alterations to facades, neglect or

Figure 8 Shopfront in Deal High Street that makes a positive contribution to the Conservation Area

| Name | Type | Condition Assessment | | | | | |
|------------------------------|------------------|----------------------|--------------------|---------|--------------|--------------|------------|
| | | Overall | Visible Boundaries | Facades | Public Realm | Land-scaping | Open Space |
| Dover Dour Street | Town | Yellow | Green | Yellow | Yellow | Green | Green |
| Dover Town Centre | Town | Yellow | Yellow | Yellow | Yellow | Green | Green |
| Deal Nelson Street | Town | Green | Green | Yellow | Green | Green | Green |
| Deal Upper Deal | Town | Red | Yellow | Yellow | Yellow | Yellow | Yellow |
| Deal – Victoria & Wellington | Town | Yellow | Yellow | Yellow | Yellow | Green | Green |
| Dover - Charlton | Town | Green | Green | Green | Yellow | Green | Green |
| Dover - Waterloo | Town - Seafront | Yellow | Yellow | Yellow | Yellow | Yellow | Green |
| Deal Middle Street | Town - Seafront | Yellow | Green | Yellow | Yellow | Yellow | Green |
| Deal South Barracks | Town - Military | Green | Green | Green | Green | Green | Green |
| Ash Street End | Village | Yellow | Yellow | Yellow | Green | Green | Green |
| Great Mongeham | Village | Green | Green | Yellow | Green | Green | Green |
| Church Hougham | Village | Green | Green | Green | Green | Green | Green |
| Ash Gilton | Village | Green | Green | Green | Green | Green | Green |
| Barfrestone | Village | Green | Green | Green | Green | Green | Green |
| Ash The Street | Village | Green | Green | Yellow | Green | Green | Green |
| Great Mongeham | Village | Red | Red | Red | Yellow | Yellow | Green |
| Chillenden | Village | Green | Green | Green | Green | Green | Green |
| Alkham | Village | Green | Green | Green | Green | Green | Green |
| Northbourne | Village & Estate | Green | Yellow | Green | Yellow | Green | Green |



inappropriate alteration and choice of street surfaces and furniture, signage and lighting.

13.23 Where a building (Listed or of local interest) making a positive contribution to the special interest of the Conservation Area was found to be at risk (empty and/or derelict) then a red traffic light has been adopted. The importance of addressing such buildings at risk within a Conservation Area is critical to the future health of the Conservation Area. If left unaddressed blight can occur to neighbouring buildings and through a domino effect the area is at risk of decline.

13.24 Where the public realm was found to have a direct and negative impact on the buildings within a Conservation Area, a red traffic light has been adopted. Upper Deal Conservation Area is an important gateway into Deal and it was noted that one important local heritage building has in part been blighted by poorly sited signage at the London Road/Manor Road roundabout. Improvements to traffic calming at this busy

roundabout (challenging on a trunk road) would offer opportunities to enhance the Conservation Area and establish an attractive gateway into Deal.

13.25 The gradual loss of original details on the majority of facades, primarily through the inappropriate replacement of windows, compounded with front boundary alterations to provide forecourt parking and combined with ill informed infill development, has resulted in one of the Conservation Areas reviewed (Great Mongeham – Mongeham Road) receiving red traffic lights in the categories of Visible Boundaries and Facades and amber in Public Realm and Landscaping. This brings into question Conservation Area status as the special interest of the area has been greatly compromised. A full survey at an early stage is recommended to consider whether enhancement of the Conservation Area is viable or de-designation and loss of the Conservation Area status is the only option.

Figure 9 Upper Deal - London Road junction the siting of the signage is impacting on the view of the building and the gateway into the Conservation Area

Statement of Significance

13.26 The Conservation Areas of Dover District, covering amongst other things the historically important towns such as Sandwich, Dover and Deal, the great fortifications of the Western Heights, Dover Castle, and Deal Castle and the rural villages and estates of the District provide an asset of **outstanding significance**.

Evidential Value

13.27 The Conservation Areas of Dover District contain a huge built and archaeological resource and between them covering all periods of British history and prehistory. Many archaeological remains within the Conservation Areas would be of national importance and in eight of the Conservation Areas are designated for that reason. This archaeological resource can provide considerable evidential value to the Conservation Areas as a whole to reveal important new information on understanding the past in these areas and contribute to

discussions at a national scale. Further evidence is present in the fabric of the Listed and un-Listed historic buildings and structures in the Conservation Areas to further explain those buildings and the motives for their construction and evolution.

13.28 Study of the evidence contained within the archaeology and built fabric of the Conservation Areas can contribute to a better understanding of the special interest of those areas and how their appearance and character has evolved to what it is today. This information should be gathered and brought together through the Conservation Area Appraisal process.

Historical Illustrative Value

13.29 Many of the buildings and structures within the Conservation Areas fall within the Themes described elsewhere in this Strategy and can contribute significantly to illustrating those themes and their historical development. Whether it be the development of the historic towns, the role of the

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Figure 10 Analysis of historic fabric in the Conservation Area can reveal clues about Sandwich's rich history

11



fortifications at Dover and Deal and the development from medieval castle to artillery fortifications, or the processes of milling which evolved into manufacturing industries along the Dour.

13.30 In addition the Conservation Areas illustrate in themselves the history of the location and its development to what we seek to preserve today.

Historical Associative Value

13.31 Unsurprisingly given the rich history of the District, many of the Conservation Areas have associations with famous events and individuals. For example Dover Castle's role in the evacuation of Dunkirk or the famous individuals who took on the captaincy of Deal Castle.

Aesthetic Value

13.32 The Conservation Areas are so designated to a greater part because they provide, through their appearance a strong aesthetic value to their locale. Indeed for the majority, if not all, the District's Conservation Areas it is their aesthetic value that contributes most to their special interest.

Communal Value

13.33 The Conservation Areas provide a strong sense of place and identity to their communities. In several places conservation and preservation societies have developed that act as a focus for local pride and interest

Figure 11 The cultural influence of Dutch settlers can be seen in many places in the District. At Worth the ornate brick gables make a strong positive contribution to the character of the Conservation Area

12



in the protection and enhancement of these areas. Key Conservation Areas such as those in Dover, Sandwich and Deal provide a historic sense to the towns that helps to attract visitors and increase the economic wealth of the communities.

Vulnerabilities

13.34 Conservation areas are by their nature relatively large and complex heritage assets vulnerable to a multitude of actions from a variety of individuals or organisations – all of whom can adversely affect the Conservation Area's special interest. It is by and large gradual and cumulative changes that erode the special interest of a Conservation Area and it is for this reason that regular surveying, monitoring and dissemination of guidance is so essential to preserving and enhancing the special interest of Conservation Areas.

13.35 Through the rapid desk-based overview of the selected nineteen Conservation Areas within the District recurring vulnerabilities were noted. The following bullet points summarise these recurring vulnerabilities, which were noted within most Conservation Areas to a greater or lesser degree.

- Loss of original materials and details to buildings, such as windows, doors, roofs coverings, chimney stacks.
- Loss of original boundary treatments,

Figure 12 The award winning Coldred Village Green Conservation Area, a well maintained and attractive village

13



such as walls, railings, hedges, front gardens.

- Unsympathetic development, such as new housing of an uncharacteristic design, poorly sited and in poorly considered materials.
- Poor shopfront designs and signage.
- Loss of appropriate materials and design in public realm for street surfaces, lighting, street furniture, and signage.
- Lack of information to guide and inform those who are involved in the special interest of the Conservation Area, either as residents, commercial or retail operators, visitors or developers. In some cases, particularly with older designations, the basis for the boundaries of the Conservation Areas is not fully apparent and in some cases clearly arbitrary.
- The lack of Conservation Area Appraisals and Management Plans to inform the key decision makers in the planning process and those responsible for maintenance of the public realm.

Opportunities and Recommendations

13.36 Based on the above vulnerabilities, the following bullet points summarise the recurring opportunities that would apply to most Conservation Areas to a greater or

lesser degree.

- Engage stakeholders in carrying out assessments and reviews of Conservation Areas and contribute to Conservation Area Appraisals and Management Plans for each Conservation Area.
- Promote and celebrate Conservation Areas as examples of local distinctiveness and visitor/tourist destinations.
- Educate through dissemination of guidance and research to enable an appreciation of Conservation Areas and their value as locally distinctive heritage assets.
- Implement Article 4 (2) directives for all Conservation Areas.
- Designate new Conservation Areas (Kearsney Abbey and Snargate Street are potential new Conservation Areas).
- Ensure Conservation Area status is not compromised and diluted by de-

14



Figure 13 *New guidance would help shop owners to better integrate their frontage into the character of the area*
 Figure 14 *The historic core of Sandwich makes an attractive setting for community events*

designating Conservation Areas that have lost their special interest.

- Implement grant scheme to enhance buildings and public realm in Conservation Areas, through developer contributions (such as Section 106 Agreements).
- Reinstatement of original materials and details to buildings, such as windows, doors, roofs coverings, chimney stacks.
- Reinstatement of original boundary treatments, such as walls, railings, hedges, front gardens.
- Improved quality of future development, such as new housing that responds to the character of the Conservation Area in design, siting and materials.
- Shop front designs and signage that make a positive contribution to the Conservation Area.
- Appropriate use of sympathetic

materials and design in public realm for street surfaces, lighting, street furniture, and signage.

13.37 The challenges of preservation and enhancement of Conservation Areas cannot fall to one individual or body but must be sustained through a united consensus of stakeholders, whether local resident, business, or statutory authority. To achieve this requires co-ordination and focus from the Local Planning Authority, which must have the capacity and resources – a long term vision - to achieve the objective of preservation and enhancement of one of its most visible and accessible heritage assets.

13.38 There is considerable opportunity to involve the community in understanding the special interest and significance of their local Conservation Areas. As well as the methodology used in this study to provide a rapid overview of the Conservation Areas, toolkits have been designed elsewhere (for example at Oxford where the City Council have developed guidance for local



Figure 15 View of the Waterloo Crescent Conservation Area and the Dover Castle Conservation Area from the Western Heights. © Explore Kent

communities to assess the character of their area (<http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>) that will enable local people to assess their area and provide a basis for more detailed and formalised appraisals in line with English Heritage guidance. While such a programme of engagement and involvement is difficult with present conservation resources, there may be an opportunity to develop a project with support from a body such as the Heritage Lottery Fund that supports a more robust assessment of the District's Conservation Areas and meets the key objectives of the lottery fund through participation, education and conservation. Such a project would require the appointment of an appropriate professional to coordinate and guide the assessment process and could link in with other potential studies and surveys identified in this heritage strategy.

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Dover District Council Deal Middle Street Article 4(2) Direction information available at <http://www.dover.gov.uk/conservation/>

[conservation_areas/deal_middle_street.aspx](http://www.dover.gov.uk/conservation_areas/deal_middle_street.aspx)

Dover District Council Conservation Area guidance available at http://www.dover.gov.uk/conservation/conservation_areas.aspx

Oxford City Council Conservation Area toolkit available at <http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>