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Planning & Tech. Servs
2 4 JUN 2002

Please reply to:

A.J. Woolford, MA,
1066 Green Lane
Temple Ewell,
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CT16 3AR.
Tel: 01304 330381
21.6.02

Sarah Dee,
Assistant Conservation Officer,
Dover District Council,
White Cliffs Business Park,
Dover CT16 3PG.

Dear Ms Dee,

CONSERVATION AREA CHARACTER APPRAISAL

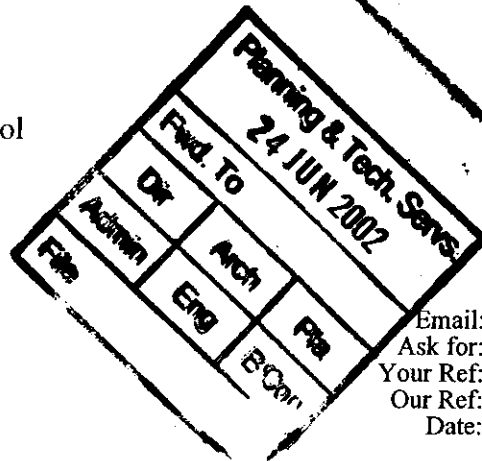
Thank you for the invaluable Town Centre Conservation Area Character Appraisal. It is an excellent document, notably in linking architecture with history. It has been considered in detail by both the Planning and Executive Committees and I am instructed heartily to endorse it, especially Section 10: Potential for Enhancement. We look forward to consulting it particularly with reference to the long-promised St James Area Plan.

Yours Sincerely,

Chairman, Planning Committee.



The Conservation Officer
Planning and Building Control
Dover District Council
White Cliffs Business Park
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Kent CT16 3PG



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Email: julian.dipper@kent.gov.uk
Ask for: Julian Dipper
Your Ref: SD/SC/DC12/DOV/10
Our Ref: DP/JHD/P/D5/10
Date: 21st June 2002

For the attention of SARAH DEE

Dear Sarah

DRAFT SUPPLEMENTARY GUIDANCE (SPG)
DOVER TOWN CENTRE CONSERVATION AREA CHARACTER APPRAISAL

Thank you for your letter of 27th May 2002 and enclosure. The following are the comments of our Heritage Conservation Group on the draft SPG which you can treat as our views.

- 3.1 *Kent was separated from mainland Europe before we really knew there was a settlement there – its role is very much in relation to the Channel. Amend sentence to read “Dover has acted as a gateway to England from prehistoric times. Its Roman forts, imposing medieval castle and later fortifications underline its strategic role”.*
- 3.2 *“Finery” is not really the word. It is not certain that there was an Iron Age fort on the castle site. Amend paragraph to “Neolithic stone tools and Bronze Age artefacts have been found on the valley floor. An Iron Age promontory fort was possibly built on the Eastern Heights, where the castle now stands”.*
- 3.3 *It is safer not to call Dover a ‘town’. Certainly there was a settlement and port although the status is not totally clear. It is reasonable to assume that Dover was still functioning as a harbour when the Saxon Shore fort was built – as a base for the fleet. The major silting of the harbour is likely to have occurred in the Anglo-Saxon period. Amend paragraph to read: “During the Roman occupation Dover (or Dubris as it was then known) developed as a port and as a base for the Classis Britannica, the Roman fleet. In 1971, during major excavations to the west of the Market Square, prior to the redevelopment of war-damaged property, the walls of a fort were discovered together the remains of the now famous ‘painted house’. A later ‘Saxon Shore’ fort, which partly overlay the earlier one, was a defence against Germanic raids which increased dramatically from the third century”.*

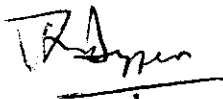


- 3.4 *Add "... piracy and the town itself was protected with its own town wall. Following..."*
- 3.5 *Needs to be a little more precise "... At the turn of the century major fortifications and associated accommodation were built in and around the town, especially on the Western Heights, as a defence against a possible invasion by Napoleon".*
- 3.6 *This is not just a 'defensive' port. "The two World Wars focused attention on Dover and the harbour was again refortified. During"*

Under the "Potential for enhancement" section it might be worth restating (cf Local Plan) that any below ground activity is likely to have archaeological implications which will need to be dealt with in accordance with Local Plan policies.

I hope this helps.

Yours sincerely



for Development Planning Manager



ENGLISH HERITAGE

SOUTH EAST REGION

N Aziz BSc MBA C Eng. MICE
Director of Planning and Technical Services
Dover District Council
White Cliffs Business Park
Dover
Kent CT16 3PG

Direct dial: 01483 252026

Your ref: SD/SC/DC12/DOV/10

Our ref: 5275/

Date 28th June 2002

FAO: Sarah Dee

Dear Sarah

RE: SPG Dover Town Centre Conservation Area Character Appraisal

Thank you for your letter of May 27th received on the 30th, enclosing the consultation draft of the Dover Town Centre Conservation Area Appraisal.

I have visited the area with the appraisal and would like to make the following comments.

4 Conservation Area Analysis

Although most of the visible buildings in the area date from the Victorian period onwards, clearly the church is earlier. Is there an historic street pattern associated with the church that has been respected in the nineteenth century development? What was the use of the area before the current use? Are there historic plots, boundaries or archaeology of importance? A study of historic maps would provide this information and might well be reproduced as part of the document.

5.1. Biggin Street and Cannon Street

Only one side of the street is typically 4 storeys high, the other is lower. The plot width appears different and the mix and size of commercial units also appears to differ from one side of the street to the other. Skyline and silhouette is particularly important not only when looking out from the CA towards the Castle but also within it and should be identified as a particular characteristic.

Views

There should be a considered analysis of views into and out of the area in one part of the document. Important views include I suggest, those towards the castle up Pencester Road; the view towards the rising road and greenery on the other side of York Street when standing in Worthington Street; views of the east end of the church from Castle Street/Church Road; views out to the Town Hall from Biggin Street and views back from Biggin Street to the Church.



ENGLISH HERITAGE

SOUTH EAST REGION

Uses

Are there different characters to the commercial uses within the conservation area? It seemed to me that the section of Cannon street opposite the church contained local and specialist shops, whilst those further down in Biggin Street contained more national chains. This could be important when considering improvements or enhancements as the wider pavement area outside the smaller shops could be used for stalls or displays related to their commercial activity.

Boundaries

The boundary on Church Street appears to be drawn to the edge of the buildings rather than the edge of the road. If it were moved to the edge of the pavement, improvements to signage, road markings etc could be considered. The Pencester Gardens area contributes to the setting of the church, although somewhat compromised by the car park. Is there an opportunity to look at its inclusion in the Conservation Area? The garden, with the war memorial gardens and the churchyard could form an area identified for leisure/recreation.

Yours sincerely

NIGEL BARKER
Historic Areas Advisor
Conservation South East

Dover District Chamber of Commerce

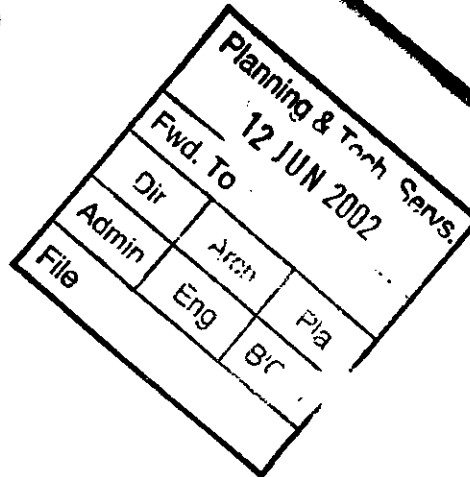
Planning & Tech. Servs.

12 JUN 2002

Your Ref: SD/SC/DC12/DOV/10

10 June 2002

Sarah Dee
Assistant Conservation Officer
Planning & Building Control
Dover District Council
White Cliffs Business Park
DOVER CT16 3PG



Dear Ms Dee

Draft Supplementary Planning Guidance (SPG) Dover Town Centre Conservation Area Character Appraisal

Thank you for your letter of 27 May, inviting us to comment upon the Conservation Area Character Appraisal for Dover Town Centre. This is a subject and an area which does concern us greatly. The over-riding principles which the Chamber of Commerce has in regard to this situation, are firstly, that we would like the town to retain its pleasing and historic appearance, which we believe is beneficial to enhancing its visitor appeal and thus is an essential part of any business improvement plan. For this reason we are supportive of efforts which Planning & Building Control, through its Conservation Department, wishes to apply to building consents, subject to the most important consideration that our second primary interest is given it just consideration.

That second interest is the needs and importance of providing an environment in which trade and business can be successfully conducted. It is vitally important that these two interests should achieve a balance, and we have grave concern that to date Planning & Building Control has exercised far too much emphasis upon preservation of a particular look and not taken nearly enough consideration of practicality and of business interests.

To be more specific, we think the entire area benefits from its original red brick and white stone frontages, and that in new buildings, wherever possible, these should be preserved and encouraged. Albeit, this may be a little more expensive in construction, it is necessary in order to retain the historical character and flavour of the area. This does not, however, mean, in our opinion, restrictive practices with regard to materials used and construction methods, both in the frontages and in the rear and interiors of the buildings. In particular, we believe that modern UPVC windows and double glazing are essential, if accommodation, either residential or commercial, is to be encouraged in the buildings in question. The road is noisy and busy, and traffic creates

dirt. To expect people to live or work behind single-glazed sash windows of wooden construction in this era is, in our opinion, ridiculous. There is no reason why modern windows cannot look almost identical to the original and yet provide all the benefits of modern and scientific improvement from material and construction.

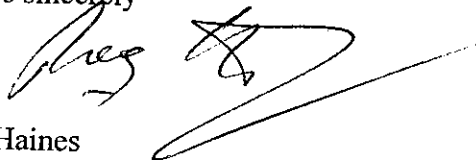
This concept does not, of course, apply to St Mary's Church, the War Memorial or, further up and outside the area, the Town Hall. Such buildings should, in our opinion, be preserved in their exterior fabric entirely to the original. However, where modern construction methods and materials can be used to create an almost identical appearance, we believe their use should be not only permitted, but encouraged. In particular, we would refer, for example, to iron railings which need replacement. In this situation, modern cast aluminium, once it is painted, is indistinguishable from the original. It is far less expensive, much easier to obtain and is a very practical alternative, whilst retaining the original appearance.

We believe that these principles should be embodied throughout the town, not just in this conservation area, and that a sensible and reasonable reading of the regulations would be far more helpful and more conducive to obtaining an improvement in the appearance of the town than the experience we have observed so far of a restrictive and very tight reading of the regulations. Please also bear in mind that modern trading requires easy access for the public, adequate display of goods and services, and modern facilities for dealing with and processing people and commercial transactions. In addition, one has to remember the ever-present requirements these days for disability access, etc., etc.. Therefore, we believe that shop-fronts need to be considered carefully, with a view to keeping what character is conducive with such modern trading requirements.

We hope you will take these comments as they are intended, that is, as a positive contribution and that serious consideration will be given by the Planning & Building Control of Dover District Council, to take a fresh look at the way that regulations and guidance are interpreted. Dover needs its traders and its business element more than ever before. Jobs and their creation and retention are an essential part of community life and should not be put at risk by pedantic interpretation of regulations, which were intended, we believe, to be considered with common sense and local needs in mind.

We would very much welcome some feedback from the Council on these views and opinions.

Yours sincerely



Ray Haines
Chief Executive

cc: Town Centre Manager
DDC Chief Executive
Cllr Wendy Hansell
Cllr Peter Wells
Cllr A F Richardson

DOVER

DISTRICT COUNCIL



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Dear Sarah,

Herewith some cheat sheets. There is one on Biggin Street but on reading it through I see it has a number of errors in the light of what we know now. I shall correct it and send it up.



INVESTOR IN PEOPLE

Regards

with compliments

ST.MARY'S CHURCH, BIGGIN STREET.

The Church of Saint Mary the Virgin has been one of Dover's main parish churches for over 400 years, and may have been originally built as a hospice for pilgrims. The building is of early Norman origin and Norman architecture can still be seen in the arcades and the lower two stages (c.1100 AD) of the tower. The lower part of the tower might have been a narthex or porch to the building. The upper three upper stages of the tower are a later addition (c.1150 AD).

It is built on the site of a Roman building that had a hypocaust. The early church seems to have consisted of a low nave and chancel with side aisles separated from the central part by Norman arches on circular pillars of the same date. The arches on the south side of the church are eighteen inches higher than those on the north but appear to be the work of the same mason. The building was extended eastwards in the middle of the twelfth century and the height of the tower increased. The church was enlarged during the late twelfth and early thirteenth centuries to bring the building to almost its present length. The roof was rebuilt during the fifteenth century but the present structure dates from the rebuilding by Rev. John Puckle in 1843.

The church has three aisles and is constructed from flints with ashlar dressing. The tower has a spire with a peal of eight bells. In 1497 there were only two bells but the numbers were gradually increased and in 1724 the six bells then in the church were replaced by seven cast by Samuel Knight with another being added in 1725. Bell number five had the words "Fear God all ye that ring" engraved on it and number seven "Honour the King" was engraved. On the 1725 bell the names of the wardens John Dill and Thomas Joyner appear and on bell number eight are those of Stephen Hammond and James Perche.

In 1634 permission was given for the replacement of the lead cross on the spire with a lighter one of wood and iron and for making a gallery at the lower end of the middle aisle next to the belfry.

The church was closed by Henry VIII's Reformation but was restored to the townspeople by public request because the parish church of St. Peter's was in disrepair. In 1588 there were 821 communicants at St. Mary's. From 1585 until 1826 the Freeman of Dover elected the Mayor inside the church at the Communion Table. From 1585 to 1871 the parishioners retained the right of electing their minister, although polling ceased in 1842. In 1804 two pillars were removed and an arch constructed to give a better view of the altar. The church foundations seem to have become unsafe due to the number of burials in the floor and it was, with the exception of the tower, taken down and rebuilt in 1843 under the direction of Rev. John Puckle. The restoration of the church was a controversial issue and many at the vestry meetings were in favour of demolishing the deteriorating structure. However Puckle, supported by Dr William Sankey persuaded the majority that the more expensive option of restoration was the better course of action. It was agreed that £1,600 of the cost would be met by the church authorities but that the balance of around £3,000 would have to be raised by the restorers.

The tower was restored by Mr Thompson of Peterborough in 1898 after two large cracks developed, but the bells were not allowed to be rung, only tolled, until it was strengthened fifty years later.

The sundial on the south side of the tower was erected in 1656. The clock on the church tower was supplied by John Bacon of King Street in 1866 at a cost of £208.1s.9d. As part of the restoration of the tower the clock was moved to a lower position. It replaced one given by the mayor Peter Monins in 1733 although the church seems to have had a clock since 1539 when one was transferred from St. Martin le Grand.

CANNON STREET

Cannon Street is a short street running from Market Square to the Church of St. Mary the Virgin, after which it becomes Biggin Street. Its name is not very old, and it was probably not differentiated from Biggin Street (also spelt Begin, Bekin, Began, Biggen) in the early modern period. It fell within the medieval Canon Ward, connected with the Canons of the Collegiate Church of St. Martin's, but it was not called Cannon Street then. Its name is more likely to have derived much later from the Cannon family who owned property in the street in the late seventeenth century.

The area that became Market Square, together with the land on both sides of Cannon Street was once the property of St. Martin's Priory. The weekly market itself was held in the open space beneath the walls of the Priory on Saturdays until the time of Charles II, and then on Wednesdays as well, and the annual fair of St. Martin was held there on St. Martin's Day in November. The eastern side of Cannon Street must once have been occupied almost exclusively by the churchyards of the parish church of St. Peter, which stood on the north side of Market Square at one end of the street, and of St. Mary's, which stood at the other end.

St. Peter's was the parish church where people of high status often chose to be buried and where the annual mayoral elections took place until, in 1581, it was decreed that the elections must be held elsewhere because the church was "now fallen down". (BL Egerton MS 2095 f. 225) It was already in decay when, at the dissolution of Dover's religious, Henry VIII sealed up St. Mary's church in 1536. Perhaps it was this fact that made him respond favourably to requests from Dover's inhabitants to allow them to use St. Mary's thereafter as a parish church. Furthermore, parishioners elected their own priests there until the nineteenth century. St. Mary's became strongly identified with the Corporation, who held their elections there once St. Peter's became ruinous. Special seats at the East end of the church, above the altar, were allotted to members of the Corporation for many years.

St. Mary's Church still dominates Canon Street. It is probably Norman in origin, although it has been added to and changed a good deal over the years. At the instigation of its minister, the Rev. John Puckle, the whole church, apart from the Norman tower, was completely rebuilt in 1843, the original stones being numbered and replaced. The tower was restored in 1897.

Cannon Street had been relatively rural when the business of the town was concentrated chiefly on the harbour and the market. As the population increased, particularly during the nineteenth century, it became "the very heart of Dover and centre of its commercial activity", according to an Agent's Guide of about 1890. In 1893 it was found necessary to widen the street to accommodate the consequently congested traffic there. The rebuilding of St. Mary's had already provided some extra space for a footway and in 1858 some frontages had been set back in line with those on Biggin Street. In 1893 the Town Council bought some of the property on the west side of the street, including the Royal Oak Hotel, but leaving untouched the Wright Brothers' ironmongery business, which they had rebuilt themselves a few years earlier. The Council bought all

the property, however, on the east side of the street from St. Mary's Churchyard to Market Square. When the buildings on that site, including the elegant colonnade in front of Standen's upholstery premises, had been demolished, local photographers and artists took the opportunity to take views of the previously obscured south side of St. Mary's Church.

Nine shops on the east side were rebuilt to designs by Stenning and Jennings, winners of the competition for designers, in 1894. On the other side of the street, Havana House, designed by Creswell and Newman, was built for G. N. Chidwick, a tobacco importer and salesman, in 1893, and was followed by the Metropole Hotel and other premises.

Text © Dover Museum

Dover Town Centre

Conservation Area Character Appraisal

1. Dover Town Centre Conservation Area was first designated 19 February 1988.
 - 1.1. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty to designate as Conservation Areas, *“Any areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”*
 - 1.2. This Statement should be read in conjunction with the Dover District Local Plan (2002) and national planning policy guidance, especially PPG 15 “Planning and the Historic Environment” (1994).
 - 1.3. The Dover District Local Plan requires that “Character Assessments are drawn up for each conservation area. The assessment is based on certain criteria and is intended to be used to determine whether conservation area status is, and continues to be, appropriate.”

2. Location

- 2.1. Map 1 shows the conservation area boundary.
- 2.2. Dover town centre is located in the river valley between Western Heights and Castle Hill. The valley of the River Dour forms the only gap in more than 20km of nearly vertical cliffs rising 100m or more. Dover also lies at the shortest crossing point between Britain and the continent and has served as a port for more than 2000 years. Castle Hill has been involved in the strategic defence of Dover as a port, dating from prehistoric times to the recent World Wars. The Western Heights has only been in use as a fortification since early 19th century. The town centre has consequently evolved in a narrow ribbon development on the lower ground, following the level ground and water source.
- 2.3. Dover Town Centre Conservation Area is centred around Cannon Street and Biggin Street, which today form the main commercial centre of Dover and run south east to north west. Biggin Street and Cannon Street themselves form historic links to the sea front through King Street and Bench Street to the south. To the north is High Street and Maison Dieu, a mediaeval hospital, which is now part of the Town Hall. To the south west of Cannon Street the conservation area boundary incorporates part of Worthington Street, Queens Gardens and New Street. Here it is bounded by York Street, which once containing rows of terraced houses, but now forms a major arterial route through the town. The

north east boundary of the conservation area runs behind the buildings in Biggin Street and Cannon Street down to St Mary's Church and church yard and stops short of Market Place at the south east end of Cannon Street.

3. Origins and development of the settlement of Dover

- 3.1. Archaeological evidence suggests that that the River Dour opened into a wide estuary, that encroached considerably further in land than today.
- 3.2. Dover has acted as a gateway to England from pre-historic times. Its Roman forts, imposing mediaeval castle and later fortifications underline its strategic role.
- 3.3. Neolithic stone tools and Bronze Age artefacts have been found on the valley floor. An Iron Age hill fort was possibly built on the Eastern Heights, where the castle now stands.
- 3.4. During the Roman occupation Dover (or Dubris as it was known then) developed as a port and as a base for *Classis Britannica*, the Roman Fleet. Evidence of the town of Dubris were discovered in 1971 during major excavations to the west of the Market Square, prior to the redevelopment of war damaged property, the walls of a fort were discovered together with the remains of the now famous "painted house". A later Saxon shore fort, which partly overlay the earlier one, was a defence against Germanic raids, which increased dramatically from the third century.
- 3.5. Despite raids over the centuries from main land Europe, Dover continued to develop as a prosperous town. From the middle of the 18th Century major changes occurred with the growth in transport improving links to local towns as well as London. Trade and defence at the port once again improved and the town prospered as a result. At the turn of the 19th Century, major fortifications and associated accommodation were built in and around the town, especially at Western Heights, as a defence against a possible invasion by Napoleon.
- 3.6. The two World Wars focused significant attention onto Dover and the harbour was again armed. During this period the town suffered from significant hostile attack, with destruction of much of the old town, followed by significant redevelopment after the War.

4. Conservation Area Analysis

- 4.1. Dover Town Centre Conservation Area contrasts strongly with the neighbouring Conservation Areas of the Western Heights and Dover Castle. It is an urban town centre location compared to historic fortifications and greenery set far above the town which have a significant visual impact on the atmosphere of the town below. As a town centre it has altered significantly over the years, reflecting the changing fortunes of the town.
- 4.2. Despite Dover's long history, the majority of buildings that can be seen today in

this particular area only date from Victorian, Edwardian and later periods. However these buildings generally follow earlier building lines and plot widths, which reveal that Cannon Street and Biggin Street are an established arterial route from the port to the rest of the country. The current buildings reflect a period when the town's prosperity had improved again. This wealth is evident in the high quality of architecture and rich detailing, which can still be seen in the upper storeys. There is only one Listed building, St Mary's Church, which dates from the 12th Century. Although much later, the majority of buildings are still of significant historic interest and retain most of the original detailing on the upper floors. As the buildings date from a similar period they give the area a cohesive character.

- 4.3. There is a strong relationship between Dover Town Centre and Dover Castle and Western Heights, which lie on high ground to either side of the valley and which can be appreciated from the long distance views up to these monuments. This gives a sense of the unique past of Dover, when the port was defended and the growth of the town extended between these two hills. Dover Castle in particular dominates the skyline, as it over looks the town.
- 4.4. Dover Town Centre Conservation Area can be divided into four key areas for analysis. See maps 2 and 3.

5. 1- Biggin Street and Cannon Street

- 5.1. Biggin Street and Cannon Street form the main shopping precinct in Dover. Here, tall enclosing Victorian and Edwardian buildings are set within small groups or individual narrow frontages, within terraces. The majority of the buildings are set directly at the back of the pavement, and are typically four/five storeys in height, in Cannon Street, reducing to three storeys or less in Biggin Street. The scale of the buildings, even in relation to the width of the street, provides a high vertical backdrop and tight street enclosure. The roofs are not easily seen behind high parapets, but are mainly steeply pitched or mansard slate roofs with elaborate dormer windows which can be seen.
- 5.2. The land level increases gently from the Market Place up to Cannon Street and Biggin Street. Cannon Street heads north west, but veers towards the west at the junction with Biggin Street at St Mary the Virgin, thus slightly deflecting views. Cannon Street was widened in 1883 to ease traffic congestion. In 1894 nine shops were built on the east side of Cannon Street, following a competition for their design.
- 5.3. Although many properties were built in identical terraces, the plot widths for units at ground level are narrow. Only the national chain stores have spanned several units. At upper floor level there is a strong sense of rhythm, through repetition of window patterns and decoration.
- 5.4. For the most part, the height of the buildings restricts views out of the precinct, creating a tight street enclosure. However, the intersecting roads, such as Worthington Street, Pencester Road and New Street, punctuate the street allowing views out and up towards the raised land at Western Heights and

Castle Hill. These green hills contrast strongly with the urban town centre. The restricted width along New Street provides a pinch point between Cannon Street and York Street beyond.

- 5.5. The ground floors of the buildings are in various commercial uses, typical of the town centre location. Approximately half the buildings provide either living accommodation or office space on the upper floors. The larger chain stores tend to be concentrated in Biggin Street and more specialist local stores in Cannon Street
- 5.6. Local materials in this area are predominantly red brick or decorative painted render with timber sash windows. Detailing is often highly decorative above ground floor level. Biggin Street and Cannon Street are pedestrianised, except for the northern end of Biggin Street, where Pencester Road and Worthington Street join Cannon Street.

6. 2 -St Mary's Church and the War Memorial

- 6.1. A second identifiable area is that around St Mary's Church and the War Memorial. The church, a Grade II* Listed Building, dates from the 12th Century and forms an important focal building within the Conservation Area, particularly its impressive flint and stone tower fronting Cannon Street.
- 6.2. The church is angled at 45 degrees to Cannon Street. It is set back from the road within a grassed churchyard enclosed within tall iron railings, this breaks the tight street enclosure and building line of the main street. This contrast to the main streets gives the area a special sense of place. The churchyard is also bounded on two sides by narrow pedestrian paths, Dieu Stone Lane and St. Mary's Passage, which give a noticeable change in scale, compared to the width of Cannon They also give a pinch point between the open space around the church and the open space of Pencester Gardens and Stembrook car park beyond.
- 6.3. This area is more open in character than Cannon Street. The area of open space around the church allows views out towards Stembrook car park and up towards Dover Castle, which is set high above the town, adding a sense of drama to the precinct.
- 6.4. The open spaces and trees around St Mary's Church are of significant townscape value.

7. 3- Worthington Street and Queen's Gardens

- 7.1. The area including Worthington Street and Queens Gardens can also be identified as having a distinct character within the conservation area, with smaller scale properties on the fringe of the main shopping area.
- 7.2. Worthington Street is a wide road, but only permits traffic, one way. The buildings are predominantly three storeys, plus attic, with visible chimneystacks. The roofs are steeply pitched slate roofs behind parapets with

small arched roofed dormer windows. The ground floors are again in commercial use with potential living accommodation or office space in the upper floors. Although still attractive, the decoration on the buildings is noticeably less ornate than in Cannon Street and Biggin Street, reflecting its status as secondary location off the main precinct.

- 7.3. Queens Gardens leads off Worthington Street and contains terraces of small scale brick warehouses leading to a short terrace of narrow, two storey Victorian cottages. Some of the commercial buildings are now standing vacant. New Street leads off Queens Gardens and links back around to Cannon Street. It is a narrow street and does not contain any significant building frontages except the Prince of Orange PH, which is a large and decorative building and is visible from York Street.
- 7.4. Although this part of the conservation area is somewhat run down, there have been a number of recent applications for redevelopment and new housing units which suggest that the situation may be improving.

8. 4 -Market Place

- 8.1. A final distinct area can be identified at the southern end of Cannon Street before it opens up to the Market Place. Market Place is enclosed by buildings on all four sides, but is intersected by Castle Street and King Street, giving it an open character, with many views into and out of the space. Although it is not actually within the Conservation Area, Market Place forms a natural terminus beyond the end of the conservation area and provides a large plaza for people to meet and rest. The atmosphere changes from the tight street enclosure of Cannon Street to a large public open space, with seats on the periphery and a large fountain in the centre. Not only does it allow for a change in atmosphere from the precinct, but it also serves as an entrance to the conservation area, funnelling pedestrians into Cannon Street.

9. Negative aspects

- 9.1. There are a few modern buildings within the conservation area that do not reflect the established pattern of buildings, both in their use of materials and pattern of the fenestration. However, their layout does follow the typical tight street enclosure and building line and so, at first glance, these buildings are not particularly conspicuous.
- 9.2. A more noticeable change at ground floor level is the influx of modern shop fronts and signs, often spanning more than one unit. Frequently these reflect the corporate image of the company rather than complementing the style of the building. Gradually this has resulted in the ground floor of the buildings appearing visually divorced from the upper storeys, in character, design and proportions. The erosion of historic character tends to focus attention downward towards these modern alterations and away from the impressive architecture above.

- 9.3. The increased demand for security measures has led to an increase in the number of roller shutters over the shop fronts. These are most obvious at night when their appearance often creates an undesirable impression of fortification. A guidance note on Security Shutters has now been introduced which gives clarity on the appropriateness of different types of shutters in conservation areas.
- 9.4. Around Queens Gardens and New Street the increased number of vacant units give an air of neglect and abandonment on the fringes of the main commercial area.
- 9.5. Biggin Street and Cannon Street are obstructed with a significant amount of street clutter in the form of telephone boxes, advertisements, light columns and goods displayed for sale on the pavement. Whilst some of these could be said to give some vitality to the area, without structure they can give the appearance of the pavement being rather crowded.


10. Potential for enhancement

- 10.1. Well-designed shop fronts can contribute to the positive enhancement of the conservation area. A new shop front should reflect the character of the existing building, giving regard to the design of the upper floors as well as the area in which it is located. Well designed signs, coupled with sympathetic shop fronts, can add to the quality of an area, whereas poor design will detract. However, attention should be given to ensure that both new shop fronts and signs respect the individuality of the building and are not merely repeating a standardised design. This lack of variety could lead to the area appearing stale and lacking visual interest. Further advice on these matters can be found in the Council's Advice leaflets on Shop Fronts, Advertisements and Security Measures for Commercial Premises.
- 10.2. The pedestrianised areas appear rather dated. The central area has been laid with dark paviers and the "pavements" have been delineated by the use of small buff coloured slabs. There are also areas of granite sets laid in circular patterns within the central strip. There is very little in the way of soft landscaping to break it up. Due to the width of the street these large areas of paving give a monotonous visual aspect and do not enhance the quality of the area. This appears less so in the roads off Cannon Street and Biggin Street where the granite kerbs and road camber remain to give a more pleasing 3 dimensional feel to the streets.
- 10.3. The planting is limited to a number of tall wooden planters that contain nondescript planting that has the air of neglect. The atmosphere could be enhanced by the introduction of better quality planting containers that reflect the character of the area, with perhaps a planting theme to give more cohesiveness to the precinct. The introduction of more street trees would give a human scale to the precinct as well as making more shade/ shelter and intimate space. These would need to be introduced in containers, as it is not possible to plant directly in the ground due to the location of services and archaeological remains. It would also be beneficial to integrate planting and seating areas to create

secluded areas. The use of an individual style to planters, seats, lighting etc could give a cohesive appearance particular to this area, rather than using standard, pastiche designs which can be found in most town centres.

- 10.4. Where appropriate, encouragement should be given to the use of vacant upper floors for either commercial or residential uses, which will help to give more security to shop owners and sustain activity in the town centre out of normal working hours.
- 10.5. Despite these negative issues, Dover Town Centre remains a vibrant and important commercial centre, whilst still retaining the special historic and architectural integrity of the conservation area.



Dover Town Centre Conservation Area 

Map 1
Conservation Area - Dover Town Centre



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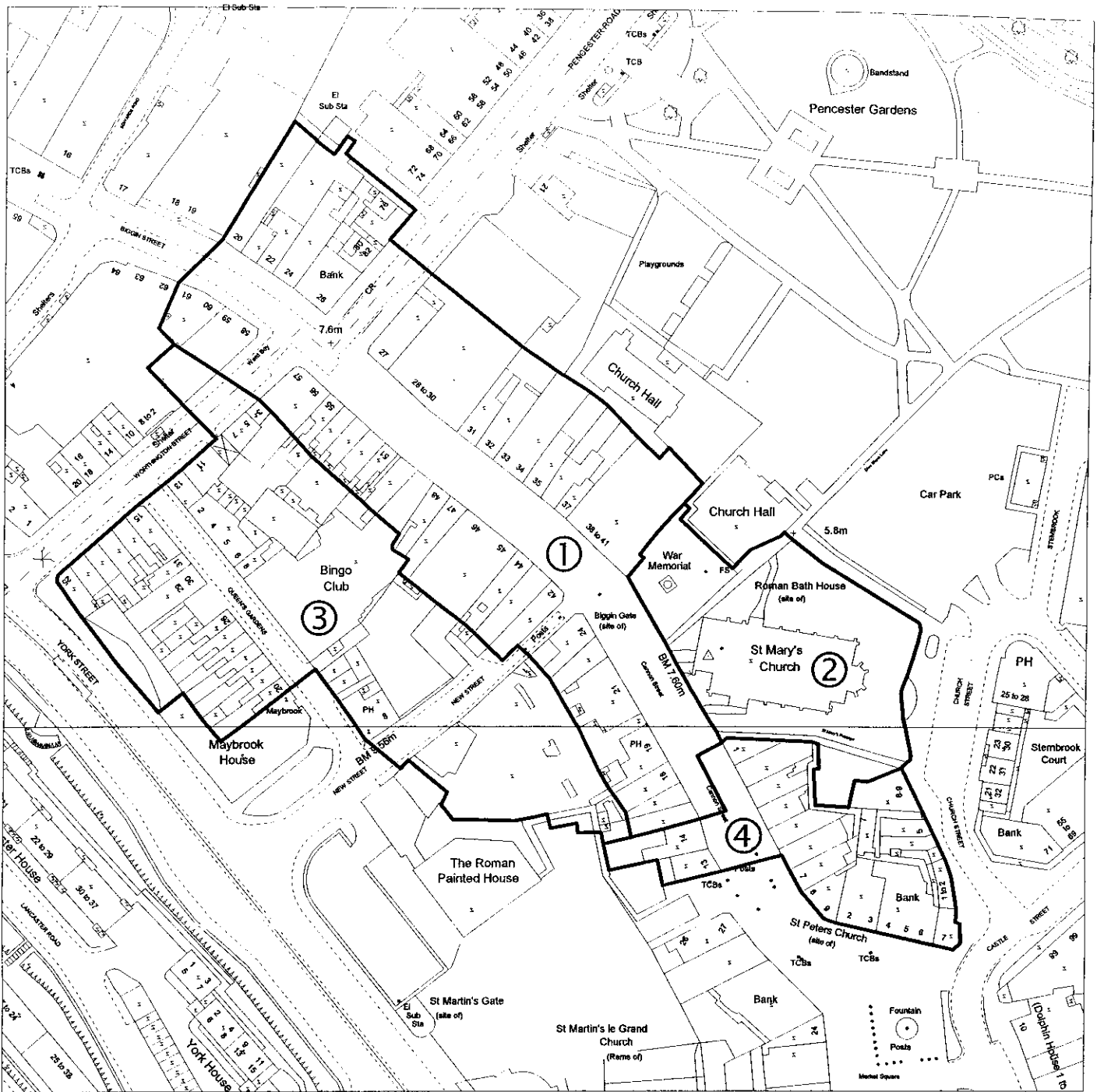
District Council Offices
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Chief Planning and Building Control Officer

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Dover Town Centre Conservation Area - Identified Areas 1

Map 2
Dover Town Centre Conservation Area - Identified Areas


DOVER 
DISTRICT COUNCIL

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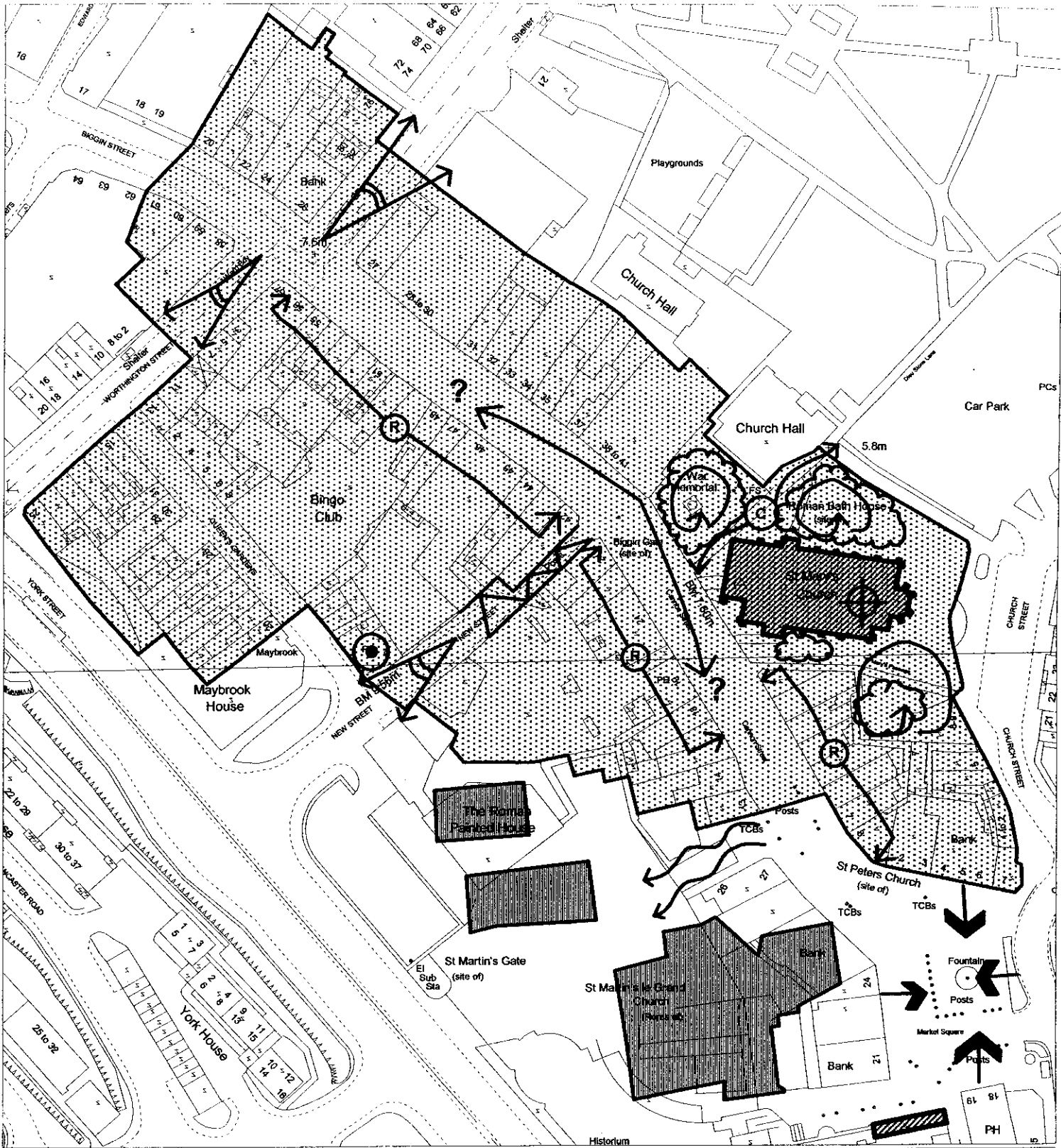
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Vista		Significant building in a street		Area of Special Sense of Place	
Deflected View		Rhythm		Nodal Point	
Local Landmark		Connected/Linked Spaces		Pinch Point	
		Trees of Townscape Significance		Space Leak	

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