

APPENDIX 1: Analysis of Representations and Suggested District Council Response.

Full Name	Your comment - Do you have any comments about the draft Conservation Area Character Appraisal?	Do you agree with the proposed extension?	Your comment - Please provide a comment on your choice	Council response
Ms Upton	A timely and important document.			Noted and comment welcomed
Ms Upton		Yes	I think it makes sense to extend the Waterloo Crescent conservation area to include the seafront, beach and gardens nearby but I would like to propose extending it even further to include the whole seafront and the Gateway flats, which are an example of attractive and appropriately designed 1950's architecture. The seafront should be seen as a unified whole. If we are to attract visitors to Dover town, and to have an attractive environment for people who live here, conservation of the seafront is important. We should do our best to prevent it being nibbled away at even more by the expansion of the harbour.	Recommendation removed, see Cabinet report.
Mr Morris	An interesting document that highlights past failings of the DDC, in particular section 3.1 of the Master Plan. The recommendations in section 3.2 do not seem to reflect much of the report. Additionally they lack focus which will allow unnecessary costs to be incurred.			Noted.
Mr Morris	Specifically :- 3.2a - this conflicts with section 3.1c, which damns modern development and highlights views of/from Western Heights and the Castle, by not including the area of the Wellington Docks behind the Waterloo Mansions. In particular in the appraisal the importance of De Bradley Wharf is mentioned and, more importantly, the protection in all aspects of the visual impact. This must of course protect the Wellington Docks from building tall buildings that have an overall detrimental effect to the views defined in this appraisal. It would be more important to include the Wellington Docks than the lawns in front of the Gateway flats in any expansion of the conservation area.			Recommendation removed, see Cabinet report.
Mr Morris	3.2b - gobbledegook which does not include initiatives proposed by other authorities, such as Dover Town Council in their Ambition plan, or other minor groups such as Dover Society.			The Appraisal relates only to the Waterloo Crescent CA and not to Dover Town in it's entirety.
Mr Morris	3.2c - the current DDC Shop Front Design Guidance for Conservation Areas has been robustly ignored in Dover town centre over the last few years by DDC planning department. It would seem inappropriate and a waste of scarce funding/resources to draft the document proposed. An important example is the Odd Fellows building at the end of Pencester Road, which is in the town centre conservation area and a prominent position. Several years ago this had bright pink signage for a KCollege Hair Salon. The street level is currently being used as an advertising hoarding by Hadlow College. Neither had planning permission and no intervention has taken place by DDC planning dept. So again I say the proposed document is pointless.			Good design guidance is an opportunity to inform property owners of works which would be considered appropriate, and thus provide a level of confidence that an application will be successful if the criteria is followed. The resources necessary in the development of the guidance will repay dividends by reducing officer time in determining applications and providing advice to property owners, and improve the quality and nature of relevant applications.
Mr Morris	3.2d - I would support a small cost effective review being undertaken. But only if advice is first sought from Historic England, War Memorials Trust and the Public Monuments & Sculptures Association. Any spend must be conditional on their support.			If works are to be carried out to improve the setting of the listed war memorial the relevant statutory consultees would be consulted on an planning application.
Mr Morris		Yes	I support an extension of the conservation area but an extension that also includes areas of the Weligton docks to the rear of Waterloo Mansions, especially De Bradley Wharf. An essential extension if the much proclaimed views are to be protected from the detrimental effect of modern development highlighted by this appraisal. Currently the proposed extension holds little value as the areas are covered by the planning regulations and an extension offers no additional benefit.	Recommendation removed, see Cabinet report.
Mr Kevin Bown Asset Manager Area 4 (Kent) Highways Agency	Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case with particular reference to the A20 as it passes through Dover Having examined the above documentation, taken account of any other material considerations, and on the basis that neither the proposed extended Conservation Area nor plans to enhance the area will impinge on any Highways England assets or affect the current or likely future safety, operation and/or maintenance of the SRN, we do not offer any comments on the document.			Noted.

Councillor Nigel Collor Portfolio Holder for Transport Dover District Council	Granville gardens, although being listed in the Local Development Framework as a possible development area, are the only piece of land available along the sea front. If we are to be serious about generating tourism in the town we may need something to attract people to the sea front apart from what is available now - I will not prejudge what this may be but to my mind we need the flexibility to use the land sensibly for developing the area without the restrictions associated with a Conservation Area or, indeed, leave it as a grass open space. Personally I think that to include the Granville Gardens within the Conservation Area is not a good idea and have said so.			Recommendation removed, see Cabinet report.
Councillor David Hannent Ward Councillor Dover District Council	I agree with the comments put forward by Cllr Collor - "Granville gardens, although being listed in the Local Development Framework as a possible development area, are the only piece of land available along the sea front. If we are to be serious about generating tourism in the town we may need something to attract people to the sea front apart from what is available now - I will not prejudge what this may be but to my mind we need the flexibility to use the land sensibly for developing the area without the restrictions associated with a Conservation Area or, indeed, leave it as a grass open space. Personally I think that to include the Granville Gardens within the Conservation Area is not a good idea and have said so."			Recommendation removed, see Cabinet report.
Councillor Nicholas Dixon Ward Councillor Dover District Council	I agree with the comments put forward by Cllr Collor - "Granville gardens, although being listed in the Local Development Framework as a possible development area, are the only piece of land available along the sea front. If we are to be serious about generating tourism in the town we may need something to attract people to the sea front apart from what is available now - I will not prejudge what this may be but to my mind we need the flexibility to use the land sensibly for developing the area without the restrictions associated with a Conservation Area or, indeed, leave it as a grass open space. Personally I think that to include the Granville Gardens within the Conservation Area is not a good idea and have said so."			Recommendation removed, see Cabinet report.
The Dover Society Mr Leach	The Dover Society welcomes this character appraisal and strongly welcomes its findings and recommendations.			Noted and comment welcomed
The Dover Society Mr Leach		Yes	We welcome the recommended extension of the area's boundaries to include the Granville Gardens, the gardens of The Gateway and the beach area in front of Waterloo Crescent. This would give some protection to these open spaces and also help preserve the setting of the existing conservation area.	Recommendation removed, see Cabinet report.
The Dover Society Mr Leach			In addition, The Society urges the inclusion of De Bradley Wharf and its buildings to the conservation area. This site was formerly Dover's shipbuilding area and incidentally where the dummy landing craft (moored in the harbour before D-Day to fool the enemy regarding the location of the allied landings) were constructed. The present Victorian buildings, set between the Wellington Dock and Waterloo Crescent, contribute significantly to the setting of the conservation area and views of it from Snargate Street and the Western Heights. In support of this we refer you to page 15 of the report which states, "The open spaces of Marine Parade Gardens, Granville Gardens, the Esplanade and the beach, and the single storey, functional form of De Bradley Wharf (although all currently outside the boundary of the conservation area) enhance the stature of the buildings and consequently make a positive contribution to the setting of the conservation area."	Recommendation removed, see Cabinet report.
Rev Dr Hinton		Yes	I support the Dover Society's plea for the enlargement of the proposed area, in particular as regards Granville Gardens.	Recommendation removed, see Cabinet report.
Ms B Hall	I welcome the report and its contents and support the recommendations.			Noted and comment welcomed

Ms B Hall		Yes	I support the recommendations; in particular, the proposal to enlarge the existing conservation area to include Granville Gardens and the Gardens in front of the Seafront Flats. To complete the picture, I believe it is also important to include Cullins Yard and De Bradelei Wharf buildings in the conservation area as this will: <ul style="list-style-type: none"> <li>• enhance the overall area and safeguard this special site</li> <li>• help boost the quality of our Town and seafront for the benefit of residents and to achieve the commercial benefits from increased tourism by using our unique history and world class assets.</li> </ul>	Recommendation removed, see Cabinet report.
The White Cliffs Dover Hotel and Guest House Group Ms A Reidy	Having read all the points of view, we would like to support the Dover Society's letter regarding WATERLOO CRESCENT CONSERVATION AREA.			Noted
The White Cliffs Dover Hotel and Guest House Group Ms A Reidy		Yes	Strongly support, the inclusion of Cullins Yard and De Bradelei Wharf buildings to complete the Conservation area. It is paramount we extend the Conservation Area. Arriving in Dover as a child in 1945, I sadly remember the loss of so many of our treasured areas, and now very reassuring we have a DCC Officer who is moving Dover forward and proposing to correct errors of the past.	Recommendation removed, see Cabinet report.
Mr & Mrs Cope			I have read the appraisal together with the response of the Dover Society. I strongly support their views with regard to the expansion of proposed area set out in the appraisal. I feel that it is of great importance that Granville Gardens in particular is included as this open green area reinforces the quality of the conservation area and the views of the surrounding cliffs, hills, Castle and Western Heights. Any developments on the Gardens could be very detrimental to the quality of the area. and the Gardens should be safeguarded by inclusion in the Conservation Area. I also strongly support the inclusion of Cullins Yard and De Bradelei Wharf buildings area which help maintain the setting of the old Wellington Dock	Recommendation removed, see Cabinet report.
Mr & Mrs Cope		Yes	I also support the addition of Cullins Yard and De Bradelei Wharf	Recommendation removed, see Cabinet report.
Mr Sherratt			Firstly, I must congratulate the Principle Heritage Officer in producing an excellent and detailed report in respect of this highly important area of Dover. I am a volunteer guide for both Visit Kent and the National Trust and whilst there are often negative comments about the sadness of the street scene in Dover Town when shown the seafront visitors are highly complementary and congratulations must be given to both Dover Harbour Board and Dover District Council in ensuring the maintenance that gives a positive contribution to this important area for both Tourist Visitors and the people of Dover.	Comment welcomed and noted

Mr Sherratt		Yes	I fully support the proposed area of extension, Marine Parade Gardens, Granville Gardens and the beach area of the Esplanade. I am disappointed that the report also highlights the importance of the De Bradelei Wharf area but this is not included in any extension of the Conservation Area. The report indicates the significance of De Bradelei Wharf buildings as stated on page 15 “enhance the stature of the buildings and consequently make a positive contribution to the setting of the conservation area.” The buildings are in sound condition due to good maintenance by Dover Harbour Board and are the last indication of the shipbuilding heritage of Dover, Additionally in June 1944 they played a significant part in the success of the D-Day landings by providing dummy landing craft to convince the enemy that an imminent landing in the Northern France area was to take place. I therefore believe this area must also be included in the Waterloo Crescent Conservation Area.	Recommendation removed, see Cabinet report.
Mr Sherratt			I am delighted to see the importance placed on the seafront gardens. There is already some DDC “Cabinet Member” Councillors challenging this, particularly in respect of the Granville Gardens as “required for future tourism development”. With such statements being made detail of any proposed developments should be in the public domain to establish design criteria etc. Or is it a speculative ambition without any substantive base. Dover is already waiting delivery of many “Developments” that have been announced but not even started. If it was agreed to not include Granville Gardens, it will greatly affect the objective contained in the report. To summarise I fully support the proposed areas of extension and would also seek to include the important area within the De Bradelei Wharf/Cullen’s Yard area.	Recommendation removed, see Cabinet report.
Mr Simmons	I commend this Appraisal and the proposed boundary extensions detailed at Appendix 2 thereof. Additionally I fully support the views expressed by the Dover Society on this matter. I set out below some further points I deem worthy of additional consideration:			Comment welcomed and noted.
Mr Simmons	<ul style="list-style-type: none"> <li>the creation of spaces between and alongside buildings within the area (be they historically deliberate or accidental in nature) provide an attractive and pleasing sense of openness that contrasts markedly to its surroundings, acting much as a magnet for exploration by visitors and residents alike;</li> </ul>			Text added section 2.2e: <i>open spaces within and around the Conservation Area contribute to its character by emphasising the scale of the buildings and providing an attractive place to be for visitors and residents.</i>
Mr Simmons	<ul style="list-style-type: none"> <li>the sweeping curvature of Waterloo Crescent and the Waterloo Mansions is continued at base level along the full length of Marine Parade Gardens terminating at ‘The Crescent’ section of the Gateway flats (indeed this was the sweep line of the original buildings before the flats were built). The Gateway flats in turn mirror that lineage some 30m landward along their entire length. In doing so it provides continuity to the area by drawing the eye towards the listed buildings and structures within as well as enhancing the adjacent open public spaces. A unique viewpoint not to be found elsewhere in the town;</li> </ul>			Noted.
Mr Simmons	<ul style="list-style-type: none"> <li>the somewhat dysfunctional and difficult dissection of the town from the seafront can be argued, in a sense, a ‘positive’ factor as it serves to highlight the division of conservation area from the A20 and town itself, creating a sense of ‘haven’ and a special heritage area aside from the day to day congestion of the busy A20 and surrounding area;</li> </ul>			Noted.
Mr Simmons	<ul style="list-style-type: none"> <li>as in the views expressed by the Dover Society I would urge the inclusion of De Bradelei Wharf. Not only is this area of great historic importance with much now preserved below ground, it also continues the sense of openness and tranquillity adjacent to the boundaries of the proposed extension. It will also provide linkage to and from the Dover Harbour Board Western Docks Revival (DWDR) development area when completed in 2019/2020;</li> </ul>			Recommendation removed, see Cabinet report.

Mr Simmons	<ul style="list-style-type: none"> <li>the view from the seaward side of the proposed extended conservation area and the positive impression given to those arriving by water should not be underestimated or ignored. It is a prospective visitors "call to..." before ever having set foot on terra firma;</li> </ul>			Text added section 2.1: <i>Panoramic views are gained from the sea as vessels approach Dover and from the harbour piers, with the curve of Waterloo Crescent creating a particularly attractive composition that is reproduced in numerous historic postcards and photographs.</i>
Mr Simmons	<ul style="list-style-type: none"> <li>with the completion of DWDR scheme, including new marina, pier and lock cut into Wellington Dock, and the harsher industrial landscape attached to the newly designed cargo terminal complex - much of which will destroy or irretrievably alter a significant part of Dover's marine past and, by extension, its heritage - the proposed changes to the conservation area merely stress a more urgent need to "sustain and enhance the historic environment and its heritage" that is the heart and soul of a vibrant area, its waterfront, open spaces and fine listed buildings that so many continue to enjoy.</li> </ul>			Noted.
Mr Simmons	Conservation does not preclude development within its boundaries – it simply means that additional and more stringent considerations be given to process. No one would wish to see an area, within conservation limits or otherwise, stagnate and decay for any lack of attention or initiative.			Noted.
Mr Simmons		Yes	Particularly welcome are the proposed inclusion of Marine Parade Gardens, Granville Gardens and the beach area fronting Waterloo Crescent in the stated boundary extension. The character of this unique and historic area of Dover fully justifies, indeed requires, conservation status in order that both current and future generations may continue to enjoy "an area the character and appearance of which it is desirable to preserve or enhance".	Recommendation removed, see Cabinet report.
Cpt Weston	Having read the excellent report on the above area I strongly support the findings of the report. I also support entirely the Dover Society response to the conservation report.			Noted.
Cpt Weston		Yes	I note his proposal to enlarged the area to include Granville Gardens and the Gardens in front of the Seafront Flats. This is something I strongly welcome and strongly support, and I propose the inclusion of Cullins Yard and De Bradelei Wharf buildings to complete the Conservation area. The area of Granville Gardens and the gardens in front of the Sea front flats is special to the attraction of our lovely seafront and I would hate in the future for this to be desecrated by building upon it and thereby lose a valuable amenity which Dovorians and visitors enjoy.	Recommendation removed, see Cabinet report.
Mr Pople	I fully support the Dover Society's submission for the proposed listing of Waterloo Crescent with other buildings.			Noted.
Mr Harby	I would like to support the views expressed by Mr Derek Leach as expressed in his letter to you on behalf of the Dover society.			Noted.
Mr & Mrs Bolton	As members of the Dover Society we strongly support the views of the Society which have been expressed to you concerning this.			Noted.
Port of Dover Mr Kempster	Dover Harbour Board has run the Port since 1606 and, therefore, it is not surprising that a number of historical and heritage buildings exist within its estate. These include (but are not restricted to) Waterloo Mansions, Waterloo Crescent (incorporating Protea House and Dover Marina Hotel) and Cambridge Terrace, which all fall within the remit of this appraisal.			Noted.
Port of Dover Mr Kempster	Due to their age and the strict planning and maintenance requirements already placed upon them, the Port anticipates the cost of routinely maintaining these buildings (as well as Harbour House and Lord Warden House) over the next nine years will reach nearly £11million. This sum does not include the maintenance of other heritage assets within the docks like the Old Marine Station / Cruise Terminal 1 (a winner at the National Railway Heritage Awards 2016 following the Port's 'sympathetic conservation' of the facility). Equally, it does not take into account isolated renovation costs like the forthcoming roof replacement at Waterloo Mansions.			Noted.
Port of Dover Mr Kempster	The Port recognises that some buildings (Protea House and Cambridge Terrace) are, while empty, in need of further attention, and it is currently working with developers and Dover District Council to explore options to convert them into apartments, specifically designed to maximise their distinct look and heritage.			Noted.

Port of Dover Mr Kempster	The beach, including the Esplanade, also falls within the Port's estate. The Port has, in the last decade, invested £4.5million in capital works and improvements including state-of-the-art walkways, gardens and signage, as well as the maintenance and/or modernisation of shelters, the slipway and foreshore.			Noted.
Port of Dover Mr Kempster	The seafront, fully open for the public's enjoyment and recreation, is managed, cleaned and policed totally at the Port's expense with no financial burden levied against taxpayers or visitors.			Noted.
Port of Dover Mr Kempster	Although it does not fall within the scope of this appraisal, the Port is aware that some respondents have proposed rolling the conservation area out even further than suggested by this document to include De Bradelei Wharf – another Port asset. The environs of De Bradelei incorporate Cullins Yard, the De Bradelei Outlet, and the DWDR contractor offices – all of which are fully operational businesses which function, and have developed, within the character of the environment without the need for excessive regulation.			Noted.
Port of Dover Mr Kempster	The Port wholeheartedly agrees that heritage assets need to be treasured and managed, but this has to be done in an appropriate and proportionate way. The Port contends that this balance is already achieved under current planning and development protocols.			No additional controls are being recommended by the Appraisal, only works to enhance or improve the character and enjoyment of the CA.
Port of Dover Mr Kempster	At a time when Dover is witnessing long-awaited regeneration, increasing processes which constrain potential developers is a retrograde step. The possibility of additional costs, a more protracted planning process, and the burden of further regulatory hurdles will drive investors away, not encourage them.			No additional controls are being recommended by the Appraisal, only works to enhance or improve the character and enjoyment of the CA.
Port of Dover Mr Kempster	The Port itself, as outlined above, has considerable and non-negotiable financial commitments to the nation. If it is compelled to finance, develop and manage its assets and estate in line with even more rigorous and restrictive directives, the Port would have no option but to find the extra funding needed to achieve this from elsewhere in its budget. This could conceivably lead to a diversion of finances away from the delivery of existing or future projects on the ground.			No additional controls are being recommended by the Appraisal, only works to enhance or improve the character and enjoyment of the CA.
Port of Dover Mr Kempster		No	The Port opposes any expansion of the conservation area and any increase in the already strict regulation currently placed upon this part of its estate. In fact, the Port would go further to suggest that some existing historic building requirements are excessive and do not take account of modern technology – notably the double glazing of listed buildings.	Recommendation removed, see Cabinet report.
Port of Dover Mr Kempster			At present there is a presumption against the use of Slimlite and other modern double glazing on the grounds it will affect the reflection in the glass. Only secondary glazing should therefore be considered. However, the Port believes the general policy should be: • Where historic casements original to the building remain unaltered, work to re-glaze in Slimlite or similar should not be undertaken. • Where the casements have previously been renewed so that neither original glass nor casement/sash joinery remain, then renewal of the glazing in Slimlite should be acceptable, assuming the original frames can remain unaltered in this process. • If the entire window (sashes and frames) have already been renewed, there should be little opposition to Slimlite or similar.	Such works are subject to the formal process of Listed Building Consent. Uniformity of detail is a key characteristic of the buildings in the conservation area. Appropriate detailing would be demonstrated within the recommended design guide which would be subject to a separate public consultation exercise, however traditional detailing is an important aspect of the authenticity of a listed building and works such as weather-stripping, renewal/refurbishment of shutters, and other related issues such as insulation, should all be part of the equation in determining the best solution for the listed building.
Port of Dover Mr Kempster			Ultimately, the Port wants to ensure the aesthetics and character of the buildings remain while providing the highest possible standards of thermal protection for those who live and work in them, and ensuring long term sustainability measures are met.	Noted
Mrs Cope	I would like to add my support to the view of the Dover Society about the conservation of the seafront area.			Noted.

Mrs Cope			I wish to see the area extended to include Granville Gardens, and the buildings on the Wellington Dock which include De Bradelei Wharf and Cullins Yard.	Recommendation removed, see Cabinet report.
Mrs Stavrietsky		Yes	Fully support the recommendation, as proposed by the Dover Society, that the Waterloo Crescent Conservation Area should be extended to include not only Granville gardens and the gardens in front of the Seafront Flats, but also De Bradelei Wharf and Cullins Yard. These areas are in urgent need of protection from future ill-conceived and unsympathetic development not in keeping with Dover's historic seafront.	Recommendation removed, see Cabinet report.
Mrs Stavrietsky			The need for this added level of protection is only too self-evident to those who know the history of the last two years of Dover's once majestic seafront. Isn't progress meant to make the populace better off in both mind and body, I don't think what has been done to Dover seafront in the last fifty years can come under this description, from the architectural eyesore that is the Premiere Inn, to the loss of the Prince of Wales pier and the future heritage disaster that is the forthcoming filling in of the Granville the Tidal Docks.	Recommendation removed, see Cabinet report.
Mrs Stavrietsky			At no time in Dover's long and illustrious history has there been the need for added conservation protection for a town of world renowned, a true treasure that does not seem to be able to protect itself from itself.	Noted.
Dover Town Council Mrs Dry	Dover Town Council applauds the character appraisal and approves its recommendations.			Noted and comment welcomed
Dover Town Council Mrs Dry		Yes	Dover Town Council approves the recommendations, in particular "recommended extension of the area's boundaries to include the Granville Gardens".	Recommendation removed, see Cabinet report.
Natural England Mrs Giacomelli	Whilst we welcome this opportunity to give our views, the document does not appear to impact the areas of our statutory remit to any significant extent. We therefore do not wish to comment.			Noted.

Historic England Ms Liz Pollard	We are pleased that the draft appraisal seeks to identify the special nature of Waterloo Crescent Conservation Area, particularly as it will inform the Dover Waterfront Master Plan.			Noted
	1.4 Summary of Significance We feel that the summary should stress that the five remaining terraces are the western element of what was once a series of 19th century elegant terraces and villas that stretched from the now demolished Marine Parade at the east, along the sea front to The Esplanade at the west. Here the area derives illustrative value from its direct relationship with the coast. This interrelationship is an important element of the area's historic interest as a means of illustrating Dover's history as a seaside resort because it is the reason that the terraces were built and its distinct character is drawn from this use.			Text added section 1.4: <i>The five terraces are what remain of a series of elegant properties which were built to take advantage of the coastal location, providing in some cases unrivalled views of the sea.</i>
	2.1 Overview Although now dissected from the centre of Dover town by virtue of the A20, the area once was the terminus and end focus of Bench Street after the creation of New Bridge and by means of the local topography. This historic connection is reinforced by the pedestrian underpass and to some extent a visual link between the architectural treatment and height of the buildings on Bench Street and Waterloo Crescent. We therefore suggest that the heavy traffic of the A20 is an unfortunate visual and noisy interruption between the Bench Street and Waterloo Crescent, rather than a visual barrier.			Text amended section 2.1: <i>While the underpass follows the original street pattern and provides a degree of connection between the town and Waterloo Crescent Conservation Area, the A20 forms both a physical, noisy and visual barrier between the Waterloo Crescent Conservation Area and the town centre</i>
	There is a distinct change in character from the ad hoc evolution of Dover's medieval old town in contrast to the Conservation Area, where the terrace's uniformity and area's framework has a sense of being an intentional set piece well-considered in both form and placement.			Noted.
	The creation of the beachside development is illustrative of the 19th century fashion where those of high social standing visited the coast for both pleasure and for the perceived health benefits. Waterloo Crescent's seaward frontage enables visitors to appreciate the sea views as well as clearly being a show of high status accommodation. Consequently, the terraces' polite architectural style, form and placement along with the area's wide promenades and formal gardens creates an easily identifiable character, that of a 19th century south coast resort similar to that of Brighton or Folkestone.			Text added section 2.1: <i>The development of the area is illustrative of the Nineteenth Century fashion where those of high social standing visited the coast for both pleasure and for the perceived health benefits. Waterloo Crescent's seaward frontage enables visitors to appreciate the sea views as well as clearly being a show of high status accommodation. Consequently, the terraces' polite architectural style, form and placement along with the area's wide promenades and formal gardens creates an easily identifiable character, that of a Nineteenth Century south coast resort similar to that of Brighton or Folkestone.</i>
	2.2 Built Heritage The polite Regency architecture promotes a strong sense of continuity derived from the uniformity in height, scale and mass. This is reinforced by each terraces' rendered white-washed finish and regularity of window and door placement. The result of which is a pleasing consistency that reinforces the identity of the resort and forms a key component of the area's character. This regular treatment is also extended to the quiet rear of Waterloo Crescent, although there is distinct hierarchy in the use of materials to this elevation.			Noted.
	E Public Realm The area's framework arrangement is designed to facilitate ease of movement for recreational walking with the sea as the main focus. With pleasant, ample, wide pavements, a long seafront promenade and formal gardens the street plan was clearly designed to promote and cater for promenading.			Text added section 2.2e: <i>The historic street plan was designed to facilitate ease of movement for recreational walking with the sea as the main focus, with pleasant, wide pavements, a long seafront promenade and formal gardens.</i>
		Yes	We support the proposed extension to the conservation area to include Granville Gardens and the open gardens at Marine Parade. However, we suggest that you expand paragraph 3.2a to explain why this additional area has the special character or appearance to justify its inclusion. Granville Gardens were once the physical and social centre located between the east and west terraces/villas and its formal garden composition housed a bandstand and bathing houses.	Recommendation removed, see Cabinet report.
			As the wide promenades are part of the set piece of the resort we recommend that the area's extension should also include the road and beach side promenade at Marine Parade. We recommend that this should start at the beginning of Marine Parade including the beach shelter.	Recommendation removed, see Cabinet report.



Mr Simmons	In addition to my earlier comment I wish to express full support to the views expressed by Historic England (Ms Liz Pollard). In particular the expansion of paragraph 3.2a. of the Recommendations.			Noted.
Castle Forum Ms Smith	Castle Forum thoroughly support the stance of the Dover Society, including the addition of Culins Yard and De Bradlei. It is a fascinating area and everything possible should be done to keep it that way. We are not against change, but it is important that we keep the lovely areas in Dover protected, particularly as so much of our history was lost in the war.			Noted.
Kent County Council Mr Found	General comments We welcome the preparation of the conservation Area Appraisal. The Dover District Heritage Strategy specifically identified the limited amount of information in the form of Conservation Area Appraisals available within the district and addressing this deficit was identified as a recommendation of the strategy. The production of this appraisal is timely given the current proposals for development within the vicinity of the Conservation Area and more generally for change and regeneration in Dover.			Noted.
Kent County Council Mr Found	We would suggest that the appraisal would benefit from an opening summary and map providing a brief overview and introduction to the Conservation Area. We would also suggest that the document would benefit from additional graphic imagery in terms of plans and maps to illustrate some of the issues raised. These could include plans showing the relationship between the Conservation Area and the wider town and illustrating some of the important views into and out of the Conservation Area for example. Other plans identifying and labelling the various Listed terraces would help orientate.			Noted.
Kent County Council Mr Found	We feel that the appraisal would also benefit from additional historic mapping in the form of a more detailed map regression to show how the area has developed as well as to illustrate more recent changes as a result of wartime damage and post-war redevelopment – notably the loss of buildings and terraces to the east of Camden Terrace and the insertion of the A20.			Comments noted
Kent County Council Mr Found	1.4 Summary of Significance – page 4 We agree that the Conservation Area is a significant and valued area within Dover Town. We feel that the significance of the area could be better articulated through reference to the suite of heritage values described in the Historic England publication Conservation Principles, Policies and Guidance. We would suggest that the Conservation Area, and in particular the grand terraces, are of high aesthetic (designed) value. Their form, proportions, decoration and detailing are particularly pleasing to the eye. The integrity of the buildings as a group and their position on the seafront add to their aesthetic value. The aesthetic value of the area is reflected on the large number of historic photographs, postcards and artworks depicting this part of Dover seafront. The area has historic (illustrative) value, by illustrating the past wealth, grandeur and importance of this part of Dover and its rise and importance in the nineteenth century for travellers. Camden Crescent became the location of choice for Dover’s wealthy elite, whilst the area also has historic (associative) value with connections to renowned nineteenth century authors such as Charles Dickens and Wilkie Collins. The Listed Rifles Monument has commemorative value, but we would also suggest that the whole area has a symbolic value as a surviving part of Dover’s once grand seafront that survived the devastation that affected so much of the town in the Second World War. The site also has the potential to contain rich evidential value in terms of buried archaeological remains, for example the world famous Dover Bronze Age Boat was found just to the north of Cambridge Terrace where the modern-day underpass links the seafront area with the town centre.			Text added to section 1.4: <i>The area has aesthetic and historic value as a part of Dover that was much represented in historic paintings, photographs and postcards. The historic value of the Conservation Area is enhanced by the relationship to Charles Dickens. Dickens stayed in 10 Camden Crescent for three months during the summer of 1842 whilst working on Bleak House. A plaque has been erected on the building to commemorate the association.</i>
Kent County Council Mr Found	2.1 Overview – page 5 This section notes some of the key views to the Conservation Area. It notes that Panoramic views of the Conservation Area are available from Jubilee Way as it passes through Broadlees Bottom – is this the case? Jubilee Way is in a steep cutting at Broadlees Bottom and we would suggest that the view would be better describes as being from the Jubilee Way viaduct.			Amendment to text.

Kent County Council Mr Found	We would also suggest that panoramic views of the Conservation Area are also available from the harbour piers (especially from Admiralty Pier and the Prince of Wales Pier). The curve of Waterloo Crescent makes this view particularly attractive and this is perhaps reflected in the high number of historic photographs taken from the piers towards the crescent. We acknowledge that access to these piers is currently restricted, but nevertheless would suggest that these views are important. Following completion of the DWDR scheme new viewpoints will be available from the proposed Marina Pier and Marina Curve.			Text added to section 1.4: <i>Panoramic views are gained from the sea as vessels approach Dover and from the harbour piers, with the curve of Waterloo Crescent creating a particularly attractive composition that is reproduced in numerous historic postcards and photographs.</i>
Kent County Council Mr Found	Panoramic views are also available from the sea approaches as vessels enter Dover Harbour. We also feel that there are additional views out from the Conservation Area that contribute to its character – for example views from the western end of the Conservation Area over Wellington Dock and towards the Western Heights and views from the eastern end towards the Castle. The waterfront properties along Marine Crescent were located so as to take advantage of their coastal setting and views of the English Channel and Straight of Dover. We would therefore suggest that the view from Waterloo Mansions across the Esplanade and towards the harbour are important.			Text added to section 1.4: <i>providing panoramic views of the sea and the harbour.</i>
Kent County Council Mr Found	Page 7 It might be helpful to move the map on page 7 to the beginning of the document to help readers orientate themselves. It might also be helpful if the individual elements described in Section 2.2 of the appraisal could be labelled. The stippling applied within the Conservation Area boundary means that the street names and house numbers are illegible within the boundary.			Noted.
Kent County Council Mr Found	2.2 a Waterloo Mansions, Waterloo Crescent - Page 8 The middle range is five storeys high with basements, the pair of outer blocks being of four/five story height (again with basements), which along with the different treatment of the middle section of the centre block helps emphasise horizontal rhythm of the crescent.			Text added section 2.2a: <i>The outer blocks of Waterloo Mansions are of four and five storey in height, with basements, and help to emphasise the strong horizontal rhythm of the Crescent.</i>
Kent County Council Mr Found	Page 9 Would the description of the ranges read better as “The hierarchy is continued with Corinthian columns from first to second floor to the end and centre houses to of [or in] the middle range supporting an entablature and plain pilasters at third floor level”? I would note that the outer houses of the main range feature a double mansard roof above the entablature.			Text omitted/added: 'of' replaced with 'in'
Kent County Council Mr Found	The rear elevation is of yellow brick contraction above ground the stuccoed ground floor level to the centre of each block. The end houses, which bookend each section of the terrace have stuccoed finish up to mansard level.			Noted.
Kent County Council Mr Found	Page 10 The appraisal rightly identifies the inappropriate replacement fenestration as detracting from the homogeneity of the mansions. We would suggest that some more recent peripheral additions, such as security cameras, burglar alarms, security lights, etc have not always been positioned sensitively. Whilst we acknowledge the need for these items, greater care could have been taken in the choice and location of such fittings – the light fitting above the entrance door pictured on page 10 being illustrative.			Text added section 2.2a: <i>Additions such as security cameras, lights and burglar alarms have not always been located sympathetically.</i>
Kent County Council Mr Found	2.2 b Cambridge Terrace, Cambridge Road Cambridge Terrace is described as extending from New Bridge eastwards towards Wellesley Road and that the buildings once extended further along Wellesley Road across the car park entrance. I do not think this description is correct? It is Camden Crescent that extends eastwards towards Wellesley Road. Cambridge Terrace is located on a corner site on the north-western side of the junction of Cambridge Road and New Bridge. The terrace has been truncated at its Cambridge Road end, having previously extended across what is now the entrance to De Bradelei Wharf car park.			Text omitted, section 2b amended for clarity. Text added to 2c: <i>1840 and extending from New Bridge eastwards towards Wellesley Road.</i>
Kent County Council Mr Found	The doors are described as having fanlights – would these be better described as overlights?			Text amended.
Kent County Council Mr Found	There is uniformity in the Listed Buildings that help make the Conservation Area an attractive place. This uniformity relates not just to the date and architectural treatment/detailing of the buildings, but also as a result of their spatial arrangement, scale and massing. With the exception of New Bridge House all of the buildings are terraced and of uniform 4/5 storey height. This uniformity is a key characteristic of the Conservation Area.			Noted.

Kent County Council Mr Found	For completeness the Listed telephone Kiosk could be briefly described, it being the only listed structure in the Conservation Area not mentioned in its own right.			Text added section 2.2c: <i>The telephone kiosk, listed individually at grade II, is a type K6 designed in 1935 by Sir Giles Gilbert Scott.</i>
Kent County Council Mr Found	2.2 e. The public realm We agree with your comments on the current condition of the public realm, and in particular the feeling of clutter generated by the numerous bollards, railings and signage in mismatched styles.			Noted.
Kent County Council Mr Found	Attention is paid to street furniture, but little mention is made of street surfaces – for example are there any areas of historic pavement, historic curbing surviving or is the hard landscaping of the area all a result of more recent public realm works?			Noted.
Kent County Council Mr Found	3.1 c. Setting of the conservation area A car park is described as being adjacent to 3 New Bridge House – would this be better described as at the east end of Camden Crescent? I would also suggest that the numerous on-street parking bays are a detractor.			Text amended to: <i>Camden Crescent</i>
Kent County Council Mr Found	3.2 Recommendations We agree than an audit and rationalisation of exiting street furniture would be a positive step. Replacing of retained furniture with a coordinated scheme would be beneficial. We would suggest that rationalisation of the street layout and a more pedestrian-led public realm would also be favourable. Options to reduce the amount of road-markings would be helpful. A solution that opens access to the war memorial, so that it is no longer stranded at the centre of a roundabout should be a longer term aim.			Noted.
Kent County Council Mr Found	Measures to replace newer style windows with ones based on original designs, along with measures to resist further harm through inappropriate replacements are welcome.			Noted.
Kent County Council Mr Found	Appendix 1 Historical Development The appraisal notes that the area had poor access from the town (which prevented development) and that the first bridge was built across the dour in 1800 – I do not think this is correct? I think the 1800 date relates to the construction of the New Bridge (which as its name suggests means that there were older bridge(s)). For example the 1737 map shows Buggins Bridge here.			Text amended in consultation with KCC Heritage.
Kent County Council Mr Found	If I can help by providing a summary of the archaeological background to this part of Dover for inclusion within Appendix 1 then please do let me know.			Noted.
Kent County Council Mr Found		Yes	We support the proposed extensions to the Conservation Area. If the proposed extensions are accepted then the Conservation Area appraisal should be updated to describe the newly incorporated areas.	Recommendation removed, see Cabinet report.
Maison Dieu Guest House Diane French	I would like to have noted my support of the stance noted here by the Dover Society. I feel it is vital that the character of our town be preserved and protected and that only 'in keeping' and enhancing developments be permitted		I would also support the inclusion of the Wharf area including Cullins Yard.	Recommendation removed, see Cabinet report.