

**DOUR STREET**

**CONSERVATION AREA CHARACTER APPRAISAL**

**Draft for consultation**

**November 2022**

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## **PART ONE INTRODUCTION**

### **1.1.1 BACKGROUND**

The Dour Street Conservation Area lies to the northeast of High Street and comprises three Victorian mainly residential streets: Dour Street, Park Street and Park Place with some 100 houses, a short parade of shops and a former public house. The conservation area was designated on 30 July 1987 and this appraisal was carried out during 2018.

The area was part of the Maison Dieu lands until at least 1544 when the Pilgrims' Hospice (founded in 1203) was surrendered to the Crown during the Dissolution of the Monasteries. A 1737 map held by Dover Museum, the earliest map of the area available, shows the area as fields, although apparently divided into sections with possibly wooden sheds in each. These could have been market gardens.

The development of the area was part of the rapid increase in population and the need for houses in Dover during the 19<sup>th</sup> century.

An appraisal is intended to provide an understanding of the special interest of a conservation area and to set out options and recommendations to help ensure that any changes are informed by an understanding of the local character and distinctiveness of the conservation area. When this appraisal is adopted by Dover District Council (DDC) it will become a material consideration in the determination of applications for planning permission within and adjacent to the conservation area.

This appraisal looks at the following issues:

1. The origins and evolution of the area under consideration.
2. The current boundary of the area and any review that should be made of that.
3. The positive and negative factors that contribute to or detract from the current condition of the conservation area.
4. Any recommendations that will protect and enhance the conservation area. Any changes proposed must sustain and enhance the historic environment and its heritage.

### **1.2 Planning Policy Context**

The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory definition of a Conservation Area, which is “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (s.69(1)). Dover District currently has 57 designated Conservation Areas.

There is a requirement under the legislation to review Conservation Areas “from time to time” to ensure that the boundary captures all the area that is of special interest and to assist in developing plans for the management of change within the conservation area. This is further endorsed by the National Planning Policy Framework (2019) which urges the need to ensure that an area justifies the designation because of its special architectural or historic character or appearance.

The Dover District Heritage Strategy (updated Sept 2020) presents the districts Heritage Assets as Themes; Theme 13 dealing with conservation areas. The districts conservation areas are considered to be heritage assets of **outstanding significance**, and in addition to being attractive places to live and work, contribute to the economic wealth of the district by being a magnet for visitors.

A methodology was developed for the Heritage Strategy enabling a rapid desk-based assessment of the general condition of the districts conservation areas and applied to 19 of the conservation areas. The results of this overview, using a traffic-light system to classify their condition, indicate that of the 57 conservation areas in the district 12 of these conservation areas were identified as 'performing well' and achieved a green light, six achieved an amber light, requiring some enhancement, and one area required considerable enhancement or potential "de-designation" as a conservation area, due to the substantial loss of its character of special interest. Dour Street is one of the 19 conservation areas on which the rapid assessment was carried out, and the results have informed this more detailed appraisal.

Theme 13 describes methods and techniques by which an area's condition may be measured, assessed and managed; Article 4 Direction is one such method. An Article 4 Direction removes permitted development rights from residential properties to ensure that certain changes, such as the replacement of windows, is managed to ensure that the change is appropriate to the special character of the conservation area.

The Heritage Strategy also suggested the formulation of a system for the assessment of a conservation areas condition such as that developed and adopted by the Oxford City Council, endorsed by Historic England and used by the Oxford Preservation Trust. That system has been used to inform this character appraisal, in addition to best practice guidance contained within the Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (Feb 2016).

### **1.3 COMMUNITY INVOLVEMENT**

This character appraisal has been prepared by The Dover Society in close liaison with DDC. The Dover District Heritage Strategy highlights the importance of local community involvement in the protection of the historic environment. There are two specific areas where that involvement is encouraged. First, local civic groups are encouraged to develop appraisals of conservation areas within their locality. Secondly, the production of a List of Heritage Assets is encouraged. This appraisal is, therefore, consistent with the aspirations of the DDC Heritage Strategy.

Every resident in this conservation area was informed by letter during July 2018 that the appraisal would be carried out. The letter also contained a short questionnaire to which the residents were invited to respond. There was also an announcement in the local press inviting comments. Only one resident replied, complaining about the state of some front gardens. There were no other comments.

### **1.4 SUMMARY OF SIGNIFICANCE**

- 1 Originally part of the Maison Dieu lands, the conservation area comprises the mid 19<sup>th</sup> Century development. The short historical development and the consistency in building form, detailing and materials gives the area a strong sense of cohesion and continuity. It has remained relatively unchanged since being built except for two modern blocks of flats replacing housing destroyed by Second World War bombing and a post war business building (all excluded from but have an impact on the conservation area).
- 2 Most of the area comprises long terraces of brick-built houses, part rendered with decorative features fronted by short gardens enclosed by low brick walls. The short parade of shops, whilst simpler in design, complement the terraced housing, providing a connection to High Street via Ladywell.

- 3 Whilst views into and out of Dour Street are limited, which creates a sense of enclosure and intimacy within a dominantly residential community, the linear east/west orientation of Park Street provides views to Connaught Park on the outskirts of the town and the busy High Street respectively.
- 4 Whilst Dour Street is comparatively quiet with on road parking, Park Street/Park Place is a busy, bus route thoroughfare linking High Street with Maison Dieu Road.

## **2. THE CHARACTER APPRAISAL**

The Dour Street Conservation Area lies to the northeast of High Street and comprises three Victorian mainly residential streets: Dour Street, Park Street and Park Place with some 100 houses, a short parade of shops and a former public house. The development of the area was part of the rapid increase in population and the need for houses in Dover during the 19<sup>th</sup> century. The main features are the attractive and original terraces of houses in both Dour Street and Park Street, which are generally well maintained.

### **2.1 DOUR STREET**

#### **Overview**

Dour Street is a long, straight street, less than five minutes' walk from the High Street with a quiet but active and pleasant atmosphere. Originally, the buildings on both sides of the street were constructed within a relatively short timeframe and to a very consistent pattern. At one end of the road was a bakery. Constructed between 1859 and the early 1880s, there were around 66 houses in total plus the bakery. A narrow access road through the southwest terrace led to a wood yard at the rear.

This regularity and completeness was shattered by bombs and shells during the Second World War. They destroyed a group of a dozen houses in the northeast terrace and a similar number at the end of the southern terrace, shattered windows and damaged roofs. The northern gap was filled by a three storey council block of flats set well back from the frontage line. The flank walls of the remaining houses either side were rendered for weatherproofing. A couple of unsympathetic office buildings were built at the end of the southwest terrace. In the early 80s, the wood yard was developed for housing and the access road was widened by demolishing one end terrace. The flanks of both houses have been rendered and painted.

Fortunately, there are sufficient houses on both sides of the road to allow one to appreciate the original design intent, particularly looking from the west end. The regularity and repetition of the elements (brick upper walls and rendered lower walls, windows and doorways) and the subtle variation of the details (such as window surrounds, door porticos and render styles) create a harmonious rhythm to the vista along the street which has charm and grace.

#### **Buildings**

The original houses were two storey terraces under a relatively shallow pitched slate roof (unfortunately, all the original roof slates have been replaced by artificial slates). The doors are paired and at roof level, the chimney stacks are also paired. This gives a simpler, less fussy overall pattern. Ground floor elevations are all rendered and first floor elevations were originally all in the same yellow stock brick and with all buildings in Dour Street having a plat band, these details contribute to the architectural homogeneity of the street scene. They all had short front gardens with low walls, which would all have had wrought iron railings set on the wall and wrought iron gates.

There are subtle variations which are worth noting as they add considerably to the overall feel without being overly emphatic in themselves. The condition of the buildings is generally good.

The house elevations to the northeast terrace conform to two distinct patterns which break between Nos 18 and 19. The houses to the west of the break line (nos. 19-31) have the simplest detailing on Dour Street, which suggests that they may have been the first built. The front eaves have a short, simple projection. The upper wall is yellow stock brick and the upper windows are simply set within the brickwork, with brick voussoir lintels and thick projecting, painted stone sills. There are two front bedroom windows per house. The lower wall is finished in render, grooved to represent ashlar stonework with a projecting string course capping with doors and windows having a 'keystone' feature in the render above.

The houses to the east of the break line (nos. 16-18) have a similar eaves detail to the neighbours but with a rendered, scalloped frieze below it. Each of the houses in this section has only one upper window. This window surround is exaggerated as an element in the brick wall with a raised render surround and a wide stone cill. The door surrounds are emphasised with corbels and a common pediment, making them a more significant architectural element. The ground floor windows also have a raised rendered surround with a 'keystone' feature. The remaining three houses at the Park Street end of the road are very similar but have additional moulding to the eaves frieze.

In broad terms, the houses on the south west side of Dour Street all conform to the same pattern. The roof has a wide overhanging front eaves detail with flat frieze band in render below it, approximately four brick courses deep. The eaves projection has moulded corbel brackets set either side of the upper windows which are deeper than the render band, emphasizing their presence. There are two first floor windows per house. Each window has a projecting moulded, curved hood feature which has a projecting keystone element and tessellated lower ends. The majority of windows have rendered reveals.

The end four houses (nos.45-48) have very slightly different window surround details and a slightly lower roof pitch. The lower wall elevation is finished in plain render with a deep projecting string course. Front doors are paired, with flat pilasters, plain cornice and pediment above. The ground floor front windows are simply set in the render with a deep stone cill as the only feature, with the exception of no.46 which has a surround similar in detail to nos.1-3 and 16-18 but cruder in execution.

Whilst the architectural openings for doors and windows set the scene for the street, almost all the original timber sliding sash windows have been replaced in uPVC, although some have a sash window appearance. Number 64 is well preserved with its original windows and front door; number 65 has the original style ground floor window. Many have retained glazing bars as a concept which help to maintain the detailed appearance, but others have opted for simple large panes of glass. Front doors have been handled in a similar varied way.

## **Spaces**

The houses are set back behind generally well maintained, short front gardens with low walls and some metal fences. This is combined with the modest height of the eaves to make for a generous feeling of width in the street with plenty of sky above, which gives a good feeling of enclosure without oppression. The cluster of overhead wires however, has a subtle but negative impact on this sense.

## **Streets and Paths**

The original grey granite kerbs and pink granite gutter blocks give a sense of quality to the footpath. The carriageway and footpaths are all finished in tarmac. Much of the tarmac is generally in reasonable condition, but there have been several trenches and repairs since it was originally laid, which is unfortunate. An interesting feature is the band of three rows of dark cobble stones which originally marked the crossing place to the old wood yard access road. This is now the widened entrance to the post war Goodfellow Way.

### **Views and Landscape**

The street-scape, looking away from the town is of a long vista with a very fine mature tree at the end of the housing. In the distance is a view of Morrison's supermarket entrance in cream and green and in the far distance there are the tree covered slopes of Old Park Hill. It is noted that the planting zone at the end of Morrison's is wide enough to support a much higher planting screen than it supports at present, which would be helpful in closing off the vista. The harmony of the street scene is jarred by the two storey cream painted gable walls which finished off the terraces that survived the bombing and council clearance works. Despite being outside the boundary of the conservation area, the three storey residential block feels overbearing due to its additional storey and bulk, although it has been set back from the existing building line which has mitigated this slightly. It is crudely detailed with no articulation to the street elevation and is considered to have a negative impact on the character of the conservation area.

The view towards the rear of the houses to Park Street is interesting in a 'back of house' sort of way. The view down Park Mews towards the rear of the shops on Park Place is unattractive due to the graffiti, clutter and litter surrounding a service yard. It does, however, give an interesting distant glimpse of the former United Reformed Church tower on High Street as well as the practice tower to the rear of the fire station.

Looking towards the town from the Morrison's end (ignoring the office building) one sees a long vista of harmonious houses with the three storey houses on Park Street closing off the view. The residential block, being set back, is fortunately out of sight but creates a break in the building line which is contrary to the prevailing character of the street.

### **Ambience**

The Dour Street ambience is of a pleasant, quiet but active place. It gives pedestrian access from the town to the supermarkets and vehicular access to the Charlton car park, so is not 'exclusive' to passersby. With the well-tended front gardens the space feels 'owned' and looked after by the people who live there, giving it a friendly and safe feel. Cars park on both sides of the road and there is plenty of coming and going, but it doesn't feel like a busy thoroughfare. Dour Street is a few minutes' walk from the shops and facilities on Park Place and High Street giving it the benefits of a central location, but also makes the householders and tenants potentially valuable to the commercial survival of the town centre itself.

## **2.2 PARK STREET**

### **Buildings**

Park Street was constructed between 1861 and 1863 although the road was not made up until 1867. This relatively short period of time has resulted in a consistency and continuity in the style of the buildings although this is spoiled by the modern blocks of flats on the North West side, resulting from bomb damage, which sit outside but adjacent to the boundary. The buildings are three storey terraces on both sides of the road with semi-basements to numbers 10-13 on the south east side. They are constructed mainly from yellow stock brick,

with decorated stucco on the ground floor. A few have had the brickwork painted. The houses have short front gardens leading to the road most of which have been converted to hardstanding for vehicles due to parking restrictions and this has led to extensive loss of the original low boundary walls.

The terraces on either side of the road define the space and the character of the street particularly due to the ornate decorative features. The buildings create a strong horizontal emphasis to the street. All of the houses are in residential use and generally are in good condition. The roofs have a variety of coverings, mostly concrete tiles and few have slates either natural or man-made. There are very ornate brackets on the stucco cornice under eaves.

Numbers 1-13 on the southeast side of the terrace have a total of twelve chimney stacks with no visible evidence of any being removed. The five remaining properties on the northwest side have five chimney stacks. Some stacks have been reduced in height, some have lost the chimney pots, but the majority are in good condition.

Almost half of the doors are of a similar pattern, with the bottom two panels being solid with bolection mouldings and the top panels being semi-circular topped mostly glazed panels, whilst no. 11 has solid top panels with matching bolection mouldings. The latter is believed to be the most original door in Park Street. Replacement doors to the other properties are of a style and materials inappropriate to the conservation area.

The windows have decorated surrounds and are half round on the ground floor, rectangular on the first floor and arched on the top floor. Few have the original wooden box-framed sliding sash windows of a two over two glazing pattern with lambs tongue horns. Most have been replaced unsympathetically with inappropriate styles and materials. The moulded, decorative half round window and door surrounds terminating with leopard faces resonate with the St Martin's Priory coat of arms and are a particularly impressive feature.

## **Spaces**

The terraces on either side define the street; although the street is a wide boulevard, the limited to no open green spaces creates a busy urban environment. The road and pavements are in reasonable condition and are both tarmac with granite kerbstones. The tall, modern street lights, bollards and signs are a distraction to the visual impact of the buildings. Number 17 retains its original boundary treatment and tiled pathway. The front gardens that have not been put to hardstanding are maintained to varying standards but the square plot at the junction with Dour Street being the site of the bomb damaged No 14 is currently not maintained.

## **Views and Landscape**

To the southwest, two trees in Ladywell car park and an imposing view of the Grade II listed former School of Art dating from the 1890s draw the eye. Beyond is the High Street which is in the Dover College Conservation Area. To the northeast there is a natural focal point at Clyde House on the junction of Godwyne Road, Park Avenue and Maison Dieu Road (the Five Ways) which is backed by the trees of Connaught Park.

## **Ambience**

Park Street, Park Place and Ladywell join together to form one continuous road linking the High Street to Maison Dieu Road so that the character of one section is influenced by that of the others. It is a busy street being a bus route with through traffic and parking is permitted on one side only. The traffic inevitably creates some noise as does the nearby gym in the former Art School, but the overall impression is of fine Victorian houses built originally for the more wealthy residents of Dover.

## **2.3 PARK PLACE**

### **Buildings**

Park Place was constructed in 1863 as retail premises with the former Park Inn public house opening a year later. The southwest side comprises the 1938 police station which is outside the current conservation area boundary. The buildings consist of the former public house and a single three storey terrace comprising various commercial premises on the ground floor with accommodation above.

They are built to the pavement, constructed mainly from yellow stock brick with red brick half round arched windows on the first floor. Some of the upper floor brickwork has been painted which detracts from the homogeneous character of the terrace. The shopfront of number 4 (currently called Tranquillity) is the most intact historic shopfront whilst the former public house at 1-2 also retains much of its original features. The remainder have all been substantially altered using modern materials and designs in a manner which is not sympathetic to the historic character of the conservation area. Separate ground floor access to the upper floors has been lost in the shop fronts of numbers 6 and 8, which spoils the character and also restricts the residential capabilities of the properties. Shop signage is generally oversized, illuminated and in obtrusive colour schemes and these have the greatest negative visual impact in the street. The ground floor commercial premises are variously retail, catering and offices. The upper floors appear to be residential but their actual use or occupancy is not known.

The roofs are mainly slate either natural or man-made and two are concrete tiled. Number 9 on the corner with Dour Street has an interesting lead hipped roof which tapers to a point at the ridge. Below this to the upper two floors is an impressive large, curved feature. Many of the chimney stacks are missing.

Doors to the public house and one of the shops are original, but the remainder are in a variety of styles and materials that are inappropriate to the conservation area. Most of the windows are wooden box-framed sliding sashes, but the remainder have been inappropriately replaced with other styles and materials and some are in need of repair.

### **Spaces**

The properties on the northwest side of Park Place are built to the pavement and on the south east side there is the imposing 1938 police station which is currently not in the conservation area boundary. The road and pavements are in reasonable condition having been patch repaired and are both tarmac with granite kerbstones. In this comparatively short

section of road there is little by way of street furniture but there are a few satellite antennae and some untidy cabling which detracts.

### **Views and Landscape**

To the southeast, there are two trees in Ladywell car park and the view is of Ladywell, the fire station, the Grade II listed former School of Art dating from the 1890s and beyond to the High Street which is part of the Dover College Conservation Area. The River Dour forms the boundary between Park Place and Ladywell, but unfortunately this valued asset is hidden from view by protective walls. To the north east there is Park Street and beyond there is a natural focal point at Clyde House on the Five Ways which is backed by the trees of Connaught Park.

### **Ambience**

Park Place is fairly wide and lies between Park Street and Ladywell, which join together to form one continuous road linking High Street to Maison Dieu Road so that the character of one section is influenced by that of the others. Park Place is defined by the three-storey terrace on the northwest side and the police station opposite. It is a busy street being a bus route with through traffic and restricted street parking. The traffic inevitably creates some noise as does the nearby gym in the former Art School. Despite many brutal shop front conversions that are unsympathetic to the conservation area, much of the original character remains and resonates well with the adjacent Park Street and Dour Street.

### **3. MANAGEMENT PLAN**

#### **3.1 VULNERABILITIES AND NEGATIVE FEATURES**

1. Condition of the historic environment

The standard of maintenance of the buildings is good with a few exceptions. Visual detractors are the utilitarian modern street lamps in Park Street, bollards, telephone wires and the loss or replacement of historic front boundaries with modern materials (especially the crude block work wall and lack of maintenance of the area it encloses at the corner of Dour Street and Park Street).

2. Loss of historic detailing

The lack of additional planning control, such as an Article 4 Direction, over details such as the replacement of windows and doors in dwellings was very evident. The very high number of uPVC windows is a matter of concern as it detracts from the character and appearance of the historic buildings. The consistent colour of the painted render of all the houses is important to the rhythm of the terraces, but there is already some evidence of this being lost in Park Street. In addition, the loss of most of the original historic shopfronts and replacement with modern shopfronts and signage that is out of scale and of inappropriate materials has degraded the quality of the commercial premises.

3. Impact of adjacent development

The post war block of flats in the middle of Dour Street is a negative feature and imposes on the character of the street. The post war block at the Five Ways end of Park Street does not have the same impact on the eye being at the end of the row, respecting the street frontage line and with the same number of storeys as its neighbour. Any new development on sites adjacent to the conservation area should be sympathetic to the scale, design and materials that are prevalent within the conservation area.

#### **3.2 RECOMMENDATIONS**

**a. Extension of boundary**

One of the tasks of this appraisal has been to review the conservation area boundary in order to ensure that those buildings in it justify their inclusion and to see if it is appropriate to extend the boundary to include additional buildings.

This review concludes that there are no buildings currently within the conservation area which should be excluded from it, but that the boundary should be extended to include:

1. The 'Hewitt Corner' green space and magnificent tree at the Dour Street/Crafford Street junction as it is the only open and green space within Dour Street, and contributes positively to the character of the conservation area.

2. The police station in Park Place as a fine example of a 1930s public building, which although of different architectural style to the majority of the buildings within the conservation area, is a historic building of interest which positively contributes to the conservation area.

**b. Enhancement of the Public Realm**

The River Dour, a heritage, ecological, environmental and community asset, forms the boundary of the conservation area and yet is largely invisible. Consideration could be made

to making the river more visible in Park Place/Ladywell by replacing the walls over the river with railings.

Although existing pavement surfaces are in a fair condition, simple, good sized paving slabs would be more in keeping for the footpaths in Dour Street should an opportunity to replace the existing arise.

It is noted that the planting zone at the end of Morrison's is wide enough to support a much higher planting screen than it supports at present, which would be helpful in closing off the vista. There may be potential for any new development that might come forward on the site to enhance the current screening.

#### **c. Article 4 (1) Direction**

All local authorities were given the power to impose an Article 4(1) Direction by the Town and Country Planning (General Permitted Development) Order 2015.

It is recommended that an Article 4(1) Direction be implemented for the whole of this conservation area to prevent any further degrading and, if possible as opportunity offers, to install shopfronts of a design sympathetic to the historic character of the conservation area.

The regulations governing that Direction are set out in Appendix 1 of this report.

## APPENDIX 1

### HISTORICAL DEVELOPMENT

The area until the Dissolution of the Monasteries in the 16<sup>th</sup> century belonged to the Maison Dieu Pilgrims' Hospice, founded in 1203. Taken over by the Crown, the Maison Dieu buildings became a Royal Naval Victualling Store until the 19<sup>th</sup> century, whilst the surrounding lands, owned by the Crown, were let to farmers. A map of 1737 shows fields and woodland in the Dour Street area and the Park Street area seems to be divided into sections with sheds, possibly market gardens.



1737 Map of Dover

According to Bavington Jones's Perambulation of Dover, Dour Street was laid out in 1859 and was to be called Gore Street after the Gorelys who lived at Ladywell Farm and occupied the land. The first four houses were built (probably current numbers 1 to 3 with evidence of number 4 missing) without a water supply, sewer or made up road. By 1882 only 12 houses had been built, but building out of Dour Street was completed by 1883.

Park Street was laid out in 1861 by C B Gorely by arrangement with the Woods and Forests Department, as a continuation of Ladywell along the line of an ancient footpath through the Maison Dieu farmyard. The name Ladywell was proposed, but by then some houses had been built with title deeds naming it as Park Street (after the former Maison Dieu Park). Building was completed by 1863 but the road was not made up until 1867 when it was accepted as a 'through thoroughfare'.

Park Place, on the north side from the river to Dour Street, was laid out by Gorely as a parade of shops with the proviso that they should not compete with his businesses! The Park Inn is mentioned in a Dover Museum list of public houses dated 1851. The Post Office Directory of 1867 names T.S. Brockman as the licensee. It was rebuilt in 1896. IN 2018 it closed as a public house and reopened as a restaurant. On the south side, excluded from the conservation area, is the 1938 Police Station on the site of Ladywell Place where the Ragged School opened in 1850, replaced later by the Union Hall.

During the Second World War bombs wrecked some houses in Dour Street and Park Street that were eventually demolished; others that were damaged were repaired.

In 1947 Dour Street and part of Park Street were compulsorily purchased by the Borough Council, including the bomb-damaged areas where blocks of flats (excluded from the conservation area) were built.

In 1958 the Council bought 158 houses from the Crown Estate in Maison Dieu Road, Dour Street, Leyburne Road and Harold Street. Dover District Council still owns 26 houses in this conservation area.

Between Dour Street and the River Dour was part of William Crundall's timber yard until compulsorily purchased to enable Goodfellow Way to be built by the council in 1982. Access was via the former yard entrance which was widened (the original width is still indicated by cobblestones and kerbstones in situ). It is not clear whether the existing Dour Street houses either side of Goodfellow Way were modified to enable the road widening or as a result of bomb damage – one house number is also missing. Similarly, compulsory purchase enabled Hewitt Road, off Dour Street, to be built in 1980 with the bombed site of Hewitt's Bakery retained as a green open space where there is a magnificent tree (*Aruncus Dioicus*), planted by Jack Hewitt at the opening of the new development.

## **Appendix 2: map**

Showing existing and proposed boundary change

## **Appendix 3 PLANNING CONTROLS**

All local authorities were given the power to impose an Article 4(1) Direction by the Town and Country Planning (General Permitted Development) Order 2015.

An Article 4(1) Direction reinforces the Council's ability to protect the special character of a town. The Direction would give control over a variety of alterations to unlisted single dwellings. Planning permission would be required for changes to windows, doors, roof materials, and chimney stacks, and the construction of external porches, the provision and removal of walls and fences and the provision of hard standings.

These controls do not relate to the whole building but only to those elevations which front a highway, waterway, or public open space, and which, therefore, affect the public face or faces of the building.

The best way of preserving the character of a building is to repair it using traditional materials. By using traditional materials there is no change to the external appearance and planning consent may not be required.

Direction 4(1) requires the submission of a planning application for the following items of work where the works front a highway, waterway or open space:

- The enlargement, improvement or other alterations of the house. This includes changing windows and doors.
- Any alterations to the roof, including roof lights, dormer windows, the substitution of clay tiles or natural slates with concrete or other materials.
- The erection or construction of a porch outside an external door.
- The provision of a hard surface e.g. for car parking in the front garden.

- The erection, alteration or removal of a chimney on the house or on a building within its curtilage.
- The erection, construction maintenance, improvement or alteration of a gate, fence or other means of enclosure.
- The painting of the external masonry (or other walling material) of any part of the house (or building or enclosure within the curtilage of the house). For the avoidance of doubt this does not include the routine painting of masonry or other walling material in the same colour.
- The installation, alteration or replacement of a satellite antenna on a house or within the curtilage of a house.

If the house is listed then Listed Building Consent for both external and internal alterations and extensions is required.

For further information consult the Dover District Council Planning website.

## APPENDIX 4 ACKNOWLEDGEMENTS AND REFERENCES

- John Bavington Jones: Dover, A Perambulation 1907
- Jack Hewitt: Greetings Dover! 2002
- Derek Leach: Streets of Dover 2009
- Terry Sutton and Derek Leach: Dover in the Second World War 2010
- Details of the Park Inn supplied by Paul Skelton.
- 1737 map courtesy of Dover Museum.
- Historic photographs courtesy of Dover Museum, Rosemary Wells and Lisa Hudson.

## APPENDIX 5 GLOSSARY

- **Conservation Area** is an area designated so that the planning authority can control changes within it. They can be defined as “Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Details can be found in the conservation pages of the DDC website.
- **Dover District Council (DDC)** is the planning authority with responsibility for this conservation area. Their website is [www.dover.gov.uk](http://www.dover.gov.uk).
- **English Heritage** in this report refers to the body officially known as the “Historic Buildings and Monuments Commission for England”, which is the public body that looks after England's historic environment. It is now known as **Historic England** and their website is [www.historicengland.org.uk](http://www.historicengland.org.uk).
- **Heritage Strategy** is a DDC strategy which aims to enable them to achieve their objectives for the protection and enhancement of the historic environment. The strategy documents can be found in the conservation pages of the DDC website.
- **Kent County Council (KCC)** is the authority with responsibility for, amongst other things, the highways in this conservation area. That responsibility includes road and pavement surfaces, signage and street lighting. Their website is [www.kent.gov.uk](http://www.kent.gov.uk).
- **Listed Building** is one designated as listed in the National Heritage List for England (NHLE). It marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system so that some thought will be taken about its future. There are three categories of listed building: Grade I, Grade II\* and Grade II. Details are on the Historic England website.
- **National Planning Policy Framework** is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Details can be found at the government's planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk).
- **Non-designated Building** refers to one which is not listed.
- **The Dover Society** is the civic society for Dover and surrounding villages. Its website is [www.thedoversociety.co.uk](http://www.thedoversociety.co.uk).
- **uPVC** in this report refers to windows and doors, generally of aluminium construction, coated with plastic (usually white).