

APPENDIX A

Listed Buildings and Buildings that Contribute to the Character and Interest of the Conservation Area

A. Listed Buildings and Buildings that Contribute to the Character and Interest of the Conservation Area

CHARACTER AREA 1 – WEST HILL & HIGHFIELD ROAD

Buildings that Contribute to Character

A.1 Key Buildings

A.1.1 Listed Buildings

- ◆ **21& 23 West Hill:** Grade II Listed Building TQ 5374 1/58. 2 parallel ranges. 3 storey 18th century building with ground floor shop. Stock brick with red brick dressings, hipped tiled roof, parapet with stone coping, and dropped eaves cornice. 5 window bays to West Hill, the southern elevation has a prominent bow and a Victorian ground floor 5 light bay. Later shopfronts. Red brick pilasters. Form a group with No. 21-35 odd
- ◆ **25 West Hill:** Grade II Listed Building TQ 5374 1/59. 3 storey 18th century house with ground floor 19th century shopfronts. Attics are partly stuccoed over lath and plaster, but with 2 applied panels of weatherboarding running through the 2 upper storeys. These probably conceal 2 earlier windows. The old tiled roof has 2 hipped dormers with sash windows. Modillion cornice, 1 sash set in moulded architrave. Forms a group with No. 21-35 odd.
- ◆ **27 & 29 West Hill:** Grade II Listed Building TQ 5374 1/58. 3 storey 18th century house with ground floor shops. Stock brick with red brick window dressings. Renewed pantiled roof with 1 hipped dormer, 5 window spaces with several blanks, some casements and some sashes. Later shopfronts. Form a group with No. 21-35 odd.
- ◆ **Dartford Union Workhouse, West Hill:** c.1838 with later alterations. 2 to 3 storey yellow stock brick buildings consisting of a range fronting West Hill, with projecting stone frontispiece, with separate rear ranges set around two courts. Both the range, facing onto West Hill (Grade II Listed Building TQ 57 SP/563), and buildings to rear and north east of range (Grade II Listed Building TQ 57 SP/564) are listed.
- ◆ **Former West Hill Police Station:** Grade II Listed Building TQ 57 SW SP/565 Former Police Station 19th century –Single storey yellow brick building of 3 bays, 1843: Stock brick walls. One storey. Cornice and blocking course continuing round central projecting bay with pediment over, the central projection with four-panel door above two steps, and a blocked flanking window opening with rubbed brick arches to each side. Set back blank walling to each side again. Early plan shown on O.S 1868 map and comprised central reception area with two cells to each side, the east cells later altered by the insertion of a large drying closet for the workhouse and the west cells since converted into one room, but retaining a door. The building ceased to function as a Police Station after 1872 and was then used as a workhouse ward for tramps.

- ◆ **Zion Strict Baptist Chapel**, Priory Hill: Grade II Listed Building TQ 5374 1/49. 2 storey timber framed and weatherboarded building with a hipped renewed pantiled roof, set on a brown brick plinth. The first floor has 1 sash with glazing bars intact and 1 casement. The ground floor has 1 sliding sash. 2 doorcases with wooden weathergoods on brackets and 6 flush panelled doors. (Plate 2). Group value with Nos 1 and 2 (Zion Cottages) which are local interest buildings.
- ◆ **Twistleton's Almshouses**, West Hill, Nos 6-22 even: Grade II Listed Building TQ 5374 1/14. This charity was founded in 1572 under the will of John Byer of Horsemans Place, Lowfield St, but the existing building was erected by John Twistleton of Horsemans Place in 1704. An L-shaped block of 1 storey red brick. Tiled roof with coved eaves cornice, gable ends with kneelers, 4 windows facing north and 6 windows facing east. Casement windows. Simple wooden doorcases in cambered architraves.

A.1.2 Unlisted buildings

- ◆ **Chapel** at the rear of the former Dartford Union Workhouse.
- ◆ **Church Court**, 4 West Hill: red brick Early English revival former Congregationalist Church, 1882, with cupola.
- ◆ **24 West Hill**: Gothic single storey former National School, 1826, two ranges and linking loggia.
- ◆ **8 Essex Road**, Enterprise House-former Technical Institute, 1902.

A.2 Unlisted Buildings and features that Contribute to Character

- ◆ These include 31-35 West Hill, which form a group with the adjacent Listed Buildings to the east; Zion Cottages; the former warehouse/workshop at the rear of 29 West Hill; the c.1900 century Linden Cottage and stables and the yellow brick walling associated with these buildings create the secluded character of the area around the Zion Baptist Chapel. They also link the Chapel with the Listed Buildings and former school on West Hill, through their scale and materials. The paving of small stones at the rear of 29 West Hill is of interest as it is representative of a formerly more widespread form of paving, used in less important and less wealthy areas of town.
- ◆ The early to mid 19th century terrace of cottages adjacent to the former National School, 26-42 West Hill reflects the low status of this part of West Hill in the mid 19th century and the cottages' front garden retaining walls enhance the sense of enclosure on the hill. The walling to the west of and behind the Police Station on the north side of West Hill dates to the late 19th century and later. Its yellow brickwork forms part of the setting of the Listed Building and channels views into the Conservation Area from its west end.
- ◆ The Magistrates' Court is an extensive two storey stock brick building, partly set on a Kentish ragstone plinth. The function of this building accords with the historic uses in this Character Area. 1-3 Highfield Road was the earliest building of the terraces on this side of the road and was built by 1860. This terrace and the 1860s cottages on the corner of Spring Vale North behind the church represent the first phase of suburban terraced housing at this end of the town

beyond the ribbon development along West Hill. The Early English revival Baptist Church on Highfield Road (1865-1867) forms one of a group of religious buildings, and one of three relatively large gothic revival buildings at the west end of the Conservation Area.

- ◆ At the west end of Spital Street, Number 2 Highfield Road (Highfield House), a former pair of semi-detached stuccoed houses consisting of two parallel ranges, of three storeys and a basement was definitely built by the early 19th century (it appears on the 1838 Tithe map). It contributes to the more open character of the area around the road junction at the bottom of West Hill.

CHARACTER AREA 2- SPITAL STREET

Buildings that Contribute to Character

A.3 Key Buildings:

A.3.1 Listed Buildings

- ◆ **The Royal Oak Public House**, 57 Spital St.: Grade II Listed Building TQ 5374 1/57A. Probably 17th century timber-framed building, 2 storeys with three attic dormers and a peg tiled gabled roof. Ground floor painted brick, first floor applied timber-framing with pebbledashed infill. 3 sashes with verticals only. The ground floor has a 19th century pub front. On the right hand side is a 19th century portion of 2 storeys in matching style, having one sash with verticals only and a hipped tiled roof. The interior has exposed beams.
- ◆ **53 and 55 Spital Street**: Grade II Listed Building TQ 5374 1/57. 3 storeys and basement classical yellow stock brick building. Hipped pantiled roof. 3 sashes with glazing bars intact in Italianate architraves. Pilasters rise through all storeys. Doorcase with cornice and pilasters. Later curved bow inserted on front elevation.
- ◆ **Kent House, Spital Street**: Grade II Listed Building TQ 5374 1/56a. Mid-19th century former County Court. 2 storeys, faced in white stock brick, hipped slate roof, with 4 cambered double sashed to 1st floor. 4 round-headed sashes to the ground floor with keystones. Modillion cornice. Stringcourse. Royal cartouche above round-headed doorcase. Forms a group with the Methodist Church and nos 39 to 43 (odd) local interest buildings.
- ◆ **Methodist Church**, Spital Street: Grade II Listed Building TQ 5374 1/55 /TQ 5474 2/55. 1844-45 yellow brick gothic revival church by W Pocock. This consists of a single storey three arched entrance to the recessed nave flanked by 2 crenellated towers with crockets and pointed lancets with hood moulding to front. Portico with 2 pointed arches. Forms a group with Kent House and Nos. 39 to 43 (odd) local interest buildings.
- ◆ **Beadles** car showroom and offices, Spital Street: Grade II Listed Building TQ5374 2/10003. Dated 1910, built by Frank Atkinson for Mr J Beadle. Neo-Classical style building built of stock brick with red brick dressings. The office, of two to three storeys, has a tiled roof with central and end brick stacks. 4 windows, mainly metal-framed casements, but rear elevation has mezzanine

floor with oculi, now with late C20 UPVC replacement lights. The side elevation has open pediment with wooden cornice, end rusticated pilasters and ground floor giant round-headed arches with keystones, impost blocks and Gibbs surrounds. The pedimented gable has two diamond-shaped plaques with date 1910 and central square stone tablet with keystone, floral swag and initials JCB. Large one storey car showroom built out to front of 3 x 2 bays. Flat roof with parapet with moulded cornice with triglyph frieze. The front has central open curved pediment supported on 2 rusticated brick Tuscan columns and two piers each side. There are corner rusticated piers and the sides have rusticated brick piers with flanking brick columns. Interior likely to retain a 12 panelled ceiling with roof lights, Tuscan columns, sirapite walls with moulded pilasters and granolithic floors with Doloment panels.

- ◆ **Coach and Horses Public House**, Spital Street: Grade II Listed Building TQ 5474 2/18. A 15th/16th century timber-framed building of 2 storeys and attics. The upper part of the street front has been tile hung and the ground floor has been restored in Regency style. Tiled roof with 2 dormers. The building contains some exposed stop moulded ceiling beams and a good staircase of early C18 or late C17 date with turned balusters.

A.3.2 Unlisted buildings

- ◆ Co-Operative Department Store (Plate 5), is a Portland stone clad Art Deco three storey building with a steel Art Deco shop front to its side elevation, leaded comes to side staircase fenestration. The central five bays project on the front elevation. The building shows Egyptian influences with fluted parapet decoration.
- ◆ 43 Spital Street, three storey building with two bayed gable facing the street. The building is stucco fronted with pilasters to the quoins and plat bands between the floors. It appears on the 1860 map and may date to the early to mid 19th century or may be considerably earlier (further research is required).

A.4 Unlisted Buildings and features that Contribute to Character

- ◆ 3a -3 Spital Street. Painted brick three bay two storey mid 19th century building with ground floor shops.
- ◆ 5-7 Spital Street. Terrace of four former two bay houses with shops, two storeys plus attic dormers, ovolo decorated terra cotta eaves cornices.
- ◆ 11-15 Spital Street. The end building of Copperfields (1989).
- ◆ Building behind 22-26 Spital Street is the former Gem cinema, which is brick built with a steeply pitched slated roof.
- ◆ 1 St James Place, a two storey yellow brick 19th century three bay house, with central door flanked by two windows to each floor and gabled roof. It has a dentilled eaves cornice.
- ◆ The State Cinema, an Art Deco cinema, opened in 1935, textured brick walls, faience central projection with black porch, and black glazed tile to ground floor, tripartite upper floor window separated by black glazed tile clad responds.

- ◆ 46-48 Spital Street, early 20th century Conservative Club, three storey building (including attic) with central recessed bay with one window to first floor and three to the attic, flanking bays each have two windows to first floor and a single attic dormer window. There are shop fronts to the right two bays and a Tuscan door case to the left bay. The building may have been rebuilt and may date to before the early 20th century.
- ◆ 45-51 Spital Street, a terrace of four three storey yellow brick (one with brown brick) buildings with ground floor shops, with dentilled cornices and slated gabled roofs, flat arches to first floor fenestration. Number 47 has two window bays to the upper floor, the rest have one.
- ◆ 50 Spital Street, Arts and Crafts influenced offices of two storeys plus attic with four bays to the right and a projecting bay to the left, topped with a pedimented mannerist gable with a vehicular passage to the ground floor. Arched openings to ground floor, rectangular windows to its first floor.
- ◆ A terrace of two houses of two bays and three storeys next to the end building of Copperfields, dated 1989.
- ◆ There is a historic street light on St James Place

CHARACTER AREA 3 - HIGH STREET

Buildings that Contribute to Character

A.5 Key Buildings:

A.5.1 Listed Buildings

- ◆ **Trinity Church**, High Street: Grade II Listed Building TQ 5474 2/8. This consists of a Nave with aisles, a chancel with north and south chapels and a tower. The lower portion of the tower is Norman, the upper portion 15th century. The north, St Thomas's chapel dates from about 1220. The remainder of the church is 14th century. The west corner of the south aisle of the Nave was cut off in 1792 to widen the High Street. Nos. 78-82 (even) and the Church of the Holy Trinity form a group.
- ◆ **82 High Street**: Grade II Listed Building TQ 5474 2/7. An early 15th century two storey timber-framed building with a long frontage facing Bullace Lane. The ground floor has modern shop windows. The first floor is plastered and oversails on brackets. Hipped tiled roof. Sash windows, some retaining their glazing bars, with 2 windows facing High Street and 4 windows facing Bullace Lane. At the back is a small additional contemporary portion of 2 storeys and 1 window with a lower elevation, in part of which the timber-framing is exposed with painted brick infilling; the remainder is weather-boarded and plastered. On the east side facing the churchyard is a red brick chimneybreast of which there is a record that it was added in 1465. To the north is an early 19th century extension of 2 storeys with painted brick ground floor, weatherboarded first floor, a tiled roof and 6 sashes. Nos 78-82 (even) & the Church of the Holy Trinity form a group.

- ◆ **The Wat Tyler Public House**, 80 High Street: Grade II Listed Building TQ 5474 2/37. A 2 storey timber-framed building, with attics painted brick and a half-hipped tiled roof with 1 sash to attic storey to the High Street. 1 3-light bay to lower floors. The jettied side elevation to Bullace Lane is of 2 storeys. The first floor has restored timber-framing, having diagonal braces and plaster infill. The ground floor is of painted brick. 4 sashes mostly without glazing bars. A plaque on this side elevation notes, "Wat Tyler and several of the Commons called at this ancient tavern (so it is said) to quench their thirst with flagons of ale". A notice on the front of the building misleadingly calls it "the House of Wat Tyler". Nos. 78 to 82 (even) and the Church of the Holy Trinity form a group.
- ◆ **Bank House**, 45 High Street (now Home House): Grade II* Listed Building TQ 5474 2/2. A large late C18 3 storeys house, bricks painted red with white tuck pointing, modillion cornice and parapet. 2 full height flanking canted bays of 3 windows at either side of the central doorway, each rising the whole height of the house with central sash between. Glazing bars intact. The doorway is in a moulded architrave surround with an enriched frieze, a pediment on console brackets, a rectangular fanlight and a 6 panelled door. Over the doorway a lamp, hanging from an elaborate scroll bracket, is a prominent feature.
- ◆ **44 High Street**: Grade II Listed Building TQ 5474 2/5. Early 18th century, 3 storeys and attics red brick building, peg tile roof with 1 dormer and heavy overhanging timber modillion eaves cornice. String-course above 1st floor. 2 sashes with glazing bars missing. Modern shop front. Of group value with 46 & 48 High St, which are buildings of local interest
- ◆ **Royal Victoria and Bull Hotel**, High Street: Grade II* Listed Building TQ 5474 2/1. Formerly a large coaching inn on the London to Canterbury and Dover road. Built in 1703. 2 storeys and attics. The ground floor is of painted brick on a tiled base. Above the building is faced with grey bricks, which have been renewed, with red brick window dressings and quoins. Tiled roof with 3 dormers. Parapet of grey bricks and wooden modillion cornice. 9 sashes with glazing bars intact. In the centre of the ground floor is the carriage entrance leading to the hotel yard with a royal cartouche on each side of it. Tuscan columns on the left hand side of the carriage entrance and C18 pub front. The building runs back into 2 long wings behind separated by the hotel yard with galleries on each side on the 1st floor. The yard is now glazed over. It has a galleried courtyard and the saloon bar has a Regency bay window.

A.5.2 Unlisted buildings

- ◆ **1a Hythe Street**: Arts and Crafts red brick fronted building, with the gable facing the street, with terracotta and stone decoration
- ◆ **43 High Street**: on the corner of Market Place, three storey stuccoed building with applied flat front façade to the High Street, side elevation rendered with dentilled eaves cornice and hipped peg tiled roof. The bow to the rear is a prominent feature visible from the park.
- ◆ **3 High Street**, The Woolwich: three stories plus attic, mansard roof, built as a bank, between 1897 and 1910, lavishly decorated, eclectic with Arts and Crafts and Queen Anne influences.

- ◆ **11 High Street:** two storey flat fronted narrow building with steeply pitched peg tiled roof, classical façade and shop front added. This building may date to the early post-medieval period.
- ◆ **15 High Street:** three storey narrow building presenting the hip of its roof to the street. The ground floor shop front is mid 20th century with possible earlier elements, paired sash windows to first floor and single sash window to the second floor.
- ◆ The rear element of **24 High Street** is timber framed and jettied and is likely to date to the 16th or 17th century.

A.6 Unlisted Buildings and features that Contribute to Character

- ◆ There are many historic buildings in this Character Area that contribute positively to the character of the area. These include 3-9 Hythe Street, 1-112 and 16-18 Hythe Street. On the north side of the High Street they include numbers 2, 6-24, 42, 54, and 66-72. On the south side of the High Street they include 9, 11, 17, 25-37, and 55 High Street 37 High Street. At the north end of Lowfield Street the buildings that contribute to the character of the area include numbers 2-12 and 1-13.

CHARACTER AREA 4- LOWFIELD STREET

Buildings that Contribute to Character

A.7 Key Buildings:

A.7.1 Listed Buildings

- ◆ **Almshouses**, 41-43 Lowfield Street: Grade II Listed Building TQ 5473 3/23. Dated 1889. Built by John Johnson in Queen Anne Dutch style on the site of 4 earlier almshouses built by John Byer in reign of Queen Elizabeth I. A 2 storey yellow brick with lavish red cut brick dressings specially made to the design by the Elham Valley Brick Company. Tiled roof with curved gable ends. 4 Ornamental pediments, 2 of which are triangular and the centre 2 curved and incorporating the date AD 1889. The building has a moulded brick eaves cornice and a moulded brick string course between the ground and first floors with Anthemion motif. 4 double sashes to each floor set in moulded architraves. The tablet between 2 centre first floor windows records the earlier almshouses on the site. There are panels of swag moulding underneath first floor windows. The 2 doorcases have stone open pediments moulded architraves, rectangular fanlights and 6 fielded panelled doors, with the top 2 panels cut out and glazed.
- ◆ **Two Brewers Public House**, Lowfield Street: Grade II Listed Building TQ 5473 3/40. A 17th century timber-framed building, refaced in the 19th century. The front elevation is of 2 storeys, the ground floor faced with green tiles, the first floor of stock brick. Parapet with modillion cornice, and 4 cambered sashes with keystones. The side elevation is weatherboarded and has a renewed tiled roof and an outside chimneystack. 3 sashes with glazing bars intact. Rear elevation has 2 hipped gables.

A.7.2 Unlisted Buildings and features that Contribute to Character

- ◆ 18-36 Lowfield Street: on the east side of the street all contribute positively to the character of the area, as do the buildings on the west side of the street between the two Listed Buildings (numbers 35-39). Number 24 Market Street, an Art Deco building, also contributes to the character of the area, as does the warehouse opposite.

CHARACTER AREA 5- MARKET PLACE AND CENTRAL PARK

Buildings that Contribute to Character

A.8 Key Buildings:

A.8.1 Listed Buildings

- ◆ **Public Library and Museum**, Market Street: Grade II Listed Building TQ 5473 3/44. Built in 1916 by T E Tiffin, presented by Andrew Carnegie. 1 storey post-Edwardian baroque building with red brick stone dressings, hipped slate roof, and a central octagonal cupola with dome. This has double pilasters and round-headed windows, urns at the corners and swag moulding to the base. The building has a central open pediment with a cartouche of Kent and swags supported on coupled Tuscan columns. It has a balustraded parapet, a round-headed doorcase with decorated keystone, and 6 fixed casement windows in all, 2 of them 3-light windows set in projecting open pedimented window surrounds with Tuscan columns.
- ◆ **War Memorial** 1922. The surrounding formal gardens form an integral part of its setting. Grade II Listed Building.

A.8.2 Unlisted buildings

- ◆ The relocated **medieval bridge arch**.
- ◆ **Former bandstand location** to the south of the Library.

A.9 Unlisted Buildings and features that Contribute to Character

- ◆ Within **Central Park** elements that contribute to the character of the area include the bandstand, historic railings and evidence of missing railings, the paths associated with the original recreation ground, the garden layout of Bank House, tree plantations and beds that date to or replace those that date to the 1930s or earlier and the evidence of the former mill pond. The specimen trees are of particular interest and form an essential part of the character of the park.
- ◆ In the area to the north, the façade of the central bays of **8-10 Market Street** is of interest. The estate agents (dated 1902) at **7 Market Street** and the building at **3 Market Street** contribute to the character of the space in front of them.

CHARACTER AREA 6- ACACIA HALL & ENVIRONS

Buildings that Contribute to Character

A.10 Key Buildings:

A.10.1 Listed Buildings

- ◆ **Bridge House**, High Street: Grade II Listed Building TQ 5473 3/4. An 18th century 2 storey and attics brown brick building with hipped slated roof with overhanging eaves. The building has 4 windows and 2 dormers facing north, 4 windows and 2 dormers facing east, 3 windows facing west, with glazing bars intact. The doorway in west front is set in moulded architrave surround with a pediment over it on console brackets. On the west side there is a 2 storey 19th century extension in matching style with hipped tiled roof and 1 sash with glazing bars intact. The Bridge House, Acacia Hall & the Mill Building to rear of Bridge House from a group. (The Mill building is a local interest building).
- ◆ **Acacia Hall**: Grade II Listed Building TQ 5473 3/35. A mid-19th century 2 storey yellow stock brick house with some surviving original garden features (a pond and walling). The house has a hipped slate roof, 4 windows, 2 of which are 3 light with italianate architraves. The ground floor windows have 2 modified Venetian windows and 2 round-headed windows with keystones. There is a Tuscan portico. The garden elevation has a wooden canopy and French windows. The Bridge House, Acacia Hall & the Mill Building to rear of Bridge House from a group. (The Mill building is a local interest building).

A.10.2 Unlisted buildings

- ◆ The **foot bridge** over the Darent and the adjacent bridge over the boundary ditch contribute strongly to the character of the grounds.
- ◆ The timber framed and weatherboarded **mill building** to the East of the Darent is of interest in its own right and as part of the group.
- ◆ The white brick **stables** topped with a cupola are a local landmark and from part of the character of the grounds of Acacia Hall.

A.11 Unlisted Buildings and features that Contribute to Character

- ◆ The willow trees, garden features and boundary walling of Acacia Hall contribute to its character.
- ◆ The river itself is of interest as is the presence of the Town Bridge's parapet that separates the character area from the High Street. The railings and walling are of interest.
- ◆ The screen of trees on the south east edge Acacia Hall's garden maintains the garden's character, screening views of the nearby modern buildings.

CHARACTER AREA 7- OVERY STREET & LOWER EAST HILL

Buildings that Contribute to Character

A.12 Key Buildings:

A.12.1 Listed Buildings

- ◆ **14 and 16 East Hill:** Grade II Listed Building TQ 5473 3/31. Two houses, now house with shops, 18th century with later alterations. Yellow stock brick buildings with red brick dressings and quoins. No 14: 4 storeys with two bay elevation to East Hill; originally, from evidence of 19th century maps, with steps and entrance facing west before construction of No 12 in late 19th or early 20th century. Bands at second and third floor levels; cornice. Ground floor shop window and doorway retains late C19 or early C20 casing. Three- light sash window on first floor. Sash window to left hand on second floor with blocked opening to right hand No 16: 3 storeys, two bays, with 20th century shop to ground floor. Sash window to left hand on first and second floors; first floor sash partly concealed; narrow blocked openings to right hand.
- ◆ **1 and 3 Overy Street:** Grade II Listed Building TQ 5474 2/10. A 17th century timber framed building of 2 storeys, plastered, with parallel steeply pitched old tiled roofs. 3 sashes with verticals to first floor. Later mullioned and transomed diamond-paned windows on the ground floor. Rear elevation has a hipped gable. Nos 1 to (odd) 17 form a group.
- ◆ **5-9 Overy Street:** Grade II Listed Building TQ 5474 2/11. A 17th century timber-framed building of 3 storeys, plastered. The ground floor is probably underbuilt. The buildings have a tiled roof with 3 small gables, 3 casement or sliding windows and 3 doorcases with flat wooden weatherboards on brackets. Nos. 1 to (odd) 17 form a group.
- ◆ **11-13 Overy Street:** Grade II Listed Building TQ 5474 2/45. 18th century weatherboarded buildings at the rear of 15 Overy Street.
- ◆ **17 Overy Street:** Grade II Listed Building TQ 5474 2/12. 18th century 2 storey house, with attics and north gable fronted with weatherboarding. The building has a tiled mansard roof with 2 dormers, 3 windows in all with glazing bars intact. Large bay of 3 windows on the ground floor. Small box-like porch with a door of 6 fielded panels. Nos. 1-17 (odd) form a group.

A.13 Unlisted Buildings and features that Contribute to Character

- ◆ The Victorian yellow brick villa and retaining walls to the north of 17 Overy Street are part of the setting of the Listed Buildings. East Hill has a varied character with unusual and different buildings. Those that contribute to the character of the area include 2, 12 and 18 East Hill, 21, 23, 25, 27 and 29 East Hill and 1, 3, 9 and 11 Darenth Road.

CHARACTER AREA 8- EAST HILL

Buildings that Contribute to Character

A.14 Key Buildings:

A.14.1 Listed Buildings

- ◆ **St. Edmund's Chartered Graveyard**, East Hill: Grade II Listed Building TQ 5473 2/64 Churchyard with yellow brick battered retaining walls. It contains 9 18th century to mid-19th century stone table tombs, some good 18th century headstones with cherub, skull or hourglass motifs and some early 19th century headstones with urns or other Classical Revival motifs.
- ◆ **Martyrs Monument in St. Edmund's Chartered Graveyard**: East Hill Grade II Listed Building TQ 5473 3/30. Erected in 1851 'To the memory of Christopher Ward Linen Weaver of Dartford a Protestant burnt on Dartford Brent July 19th 1555' and also to Nicholas Hall and Margery Pollen both burnt in 1555. It is a stone memorial in the shape of a spire with a buttresses on a knapped flint plinth fenced off with iron spear railings.

APPENDIX B

Community Consultation

B. Community Consultation

AIM AND METHODOLOGY OF THE CONSULTATION

- B.1 In line with Dartford Borough Council's *Statement of Community Involvement* (March 2006) (and HLF guidance *Conservation Management Plans: A guide* 2003), community consultation was advertised in the local press and carried out during the period between 15th June and 25th August 2006, to ensure that the *Dartford Town Centre Conservation Area Appraisal and Management Plan* reflects the opinions and aspirations of those who visit, live and work in Dartford town centre.
- B.2 Both the document itself and a public consultation questionnaire were posted online (27th June – 4th August 2006) and these were also available for consultation at all local libraries in the borough and at all parish council offices. In addition, a public exhibition, with display boards illustrating the content, key issues and recommendations of the Plan, was held at The Orchard Centre in Dartford on Saturday 22nd July 2006, to distribute questionnaires and to gather public views on the Plan.
- B.3 The consultation questionnaire is included at the end of this appendix. The questions were structured to ensure that the final document reflects community opinion and ideas and to act as a 'check' on key sections of the Appraisal and Management Plan document, particularly:
- ◆ **Special Interest:** Does community opinion concur with the Appraisal's assessment of the special interest and character of Dartford town centre? Are there any aspects of the town centre's special character which the Plan has not picked up on?
 - ◆ **Boundaries:** Is there broad community agreement with the Conservation Area boundaries set by the Appraisal? Are there any contentious areas?
 - ◆ **Issues:** Has the Management Plan picked up on all the key issues that members of the local community feel the town centre is facing? Do people broadly agree or disagree with the issues that have been highlighted in the Plan?
 - ◆ **Recommendations:** Will the Recommendations made in the Management Plan address the key concerns of the community and ensure that the heritage of the town centre is managed in line with the priorities of the local community? Are there any further recommendations that people would like to see included in the Plan?
- B.4 Although the questionnaire was online for 8 weeks, and approximately 86 people stopped to view the public exhibition (the vast majority of whom talked to a member of the Atkins Heritage team manning the exhibition), only 9 formal questionnaire responses were made. Nonetheless, these responses can be analysed to provide a useful sample of public opinion.

ANALYSIS OF QUESTIONNAIRE RESPONSES

Question 1: What is important to you about Dartford Town Centre?

- B.5 8 different statements, reflecting all the key points made in the Appraisal regarding the special interest of the town centre, were set out and respondents asked to indicate their views on these. A separate box was also provided where respondents could add comment on anything else they value/feel important about the town centre, but that was not covered by the statements provided. Thus this question can be used to indicate both the extent to which community opinion broadly concurs with the Appraisal's conclusions on the special character of the town and if there are any key characteristics that the Appraisal has missed.
- B.6 As the table of responses below indicates, none of the respondents strongly disagreed with any of the statements provided, which indicates that the points of special interest and character highlighted by the Appraisal are largely considered important and endorsed by these community respondents.
- B.7 As support was strongest for such statements, it is clear that those members of the community who responded particularly value the historic importance and development of the town centre illustrated by its streets and buildings, the character of the area, and its open spaces, and that they recognise the contribution that these make to the town's special character. There was also clear agreement and endorsement of the importance of familiar landmarks and the town's industrial history.
- B.8 Responses were more mixed regarding the remaining three statements and there was some disagreement (but not strong disagreement) with each of them. Respondents were quite divided on the attractiveness of Dartford town centre as a place to shop and, indeed, many of the additional comments discussed below provide suggestions for improvements. There was some uncertainty and disagreement about the importance of views from the town centre to East and West Hills and particularly about the spiritual feel of the town centre, where a majority of respondents answered in the 'Disagree' or 'Don't know' categories.
- B.9 There were also a range of additional comments made in response to this question. These broadly covered:

Public Concern for the Historic Character of the Town

- B.10 1 respondent felt that the town centre has been turned into a 'modern nothing'. Similar concern about the erosion of the historical character of the town in recent times was also expressed informally by members of the community on the day of the public exhibition. Thus, while some were sceptical about the weight the Plan will have, almost everyone recognised the need for, and importance of a framework to protect the key buildings and spaces of the town centre.
- B.11 Another respondent mentioned One Bell Corner and suggested that more should be made of this. The Plan already notes One Bell Corner as a successful example of an area where the intangible heritage assets of the town are interpreted and celebrated (at 7.16). In the implementation of the broader Recommendations and Proposed

Actions set out in section 8, further development and replication of this approach considered.

Comment on the Need for more Soft Landscaping in the Town Centre

- B.12 3 respondents commented on the need for more tree planting, shrubs and flower bed areas, and one specifically stated that such landscaping should be required and sustained on new developments.
- B.13 In response to these comments the draft Conservation Area Management Plan has been amended (at 7.53 and 8.42) to clarify its approach to tree planting, design improvements and soft landscaping. This should be carried out with due consideration to historic planting patterns and design, not just in the Park and the grounds of Acacia Hall, but throughout the whole Conservation Area.
- B.14 There is also potential for these comments on soft landscaping issues to be reflected in the emerging Park Masterplan. Additionally, it should be noted that most new developments have S106 conditions that include aspects of landscaping, and also that soft landscaping issues are addressed by the other Council initiatives.

Further Comment on the Attractiveness of the Town Centre and Means of Improving it

- B.15 1 respondent was keen to see Dartford's heritage as a market town enhanced, a comment which also reflects views expressed more broadly on the day of the public exhibition.
- B.16 This document recognises the importance of Dartford's town centre as a market town in its discussion of the historic development of the town. Community comments on this issue have been noted and will be considered in the context of the implementation of the broader Recommendations and Proposed Actions (e.g. Interpretation, Shop fascia design) in section 8.
- B.17 1 respondent also noted the need for many buildings to be painted and for improved wayfinding in the town centre. Action under the town centre THI (if successful) should address the buildings issue and Recommendations of this document indicate the appropriate approaches to colours, buildings materials etc. within the Conservation Area. The need for improved wayfinding is recognised by this Plan (e.g. at 7.12 and 8.20) and this will need to be addressed further as the town configuration changes with new regeneration projects coming forward.
- B.18 Concern was also expressed about uses that detract from the character of the town centre, for example, gambling establishments and pubs/clubs with late licences. These comments will be addressed by wider Council initiatives and Action Plans.

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
Its attractiveness as a place to shop	3	2	4		
Its historical importance and development since Roman times, illustrated by its streets and buildings	6	3			
The park and green spaces	6	3			
The views from the town centre to East Hill and West Hill	1	4	2		2
The town's industrial history	2	6			(1 blank)
The character of the area, with its variety of spaces, architectural styles and historic buildings	6	3			
The familiar landmarks it contains	3	6			
The spiritual feel of the place, reflected in the religious buildings and graveyards	1	3	3		2

Question 2: What do you think are the most important issues facing Dartford town centre?

- B.19 9 different statements were made, reflecting the issues identified by the Management Plan, and respondents asked to indicate their views on these. As the table below shows, none of the respondents strongly disagreed with any of the statements in this question and, while there was some disagreement with 6 out of the 9 statements, in all cases a clear majority of respondents either agreed or strongly agreed with each of the statements. This again suggests that the public opinion sampled broadly concurs with the Plan on the issues it has highlighted as significant.
- B.20 There was total agreement that the lack of protection for Listed Buildings and other important historic buildings, ground floor vacancy, and the paucity of information displayed about Dartford's history and importance, are issues that must be addressed. The fact that 8 out of 9 respondents strongly agreed on the lack of protection for Listed Buildings and other important historic buildings is of particular note. Concern was also (7 out of 9 respondents) very strong regarding inappropriate shop frontages and the clutter created by too much street furniture.
- B.21 While 6 out of the 9 respondents agreed that the lack of people living in the area was an important issue, only 1 strongly agreed. It appears that the role of the town centre as a residential area interested the respondents less than other issues felt to be of more significance and concern

- B.22 A number of additional comments were made. 1 respondent expressed particular concern about the cottages on East Hill/Overy Liberty. Planning permission, albeit being implemented over a long period, is in fact in place for the buildings mentioned. Another respondent suggested that adjustment to the pedestrian crossing sequence at the junctions of East and West Hill is needed for the safety and convenience of pedestrians. This comment has been noted. This document recognises that traffic congestion is an on-going issue that is being addressed by wider council initiatives.

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
The ground floor vacancy in buildings on the High Street	5	4			
The lack of people living in the area	1	5	3		
The gradual loss of character through inappropriate styles of modern shop frontages, their colours & materials	7	1	1		
The clutter created by too many signs, bollards, barriers, inappropriate paving etc.	7	1	1		
The unclear walking route from the train station to the High Street	3	4	2		
The traffic junctions at the foot of East & West Hill, which spoil the appearance and walking routes through the historic town centre	6		3		
The lack of information displayed about Dartford's history and importance	4	5			
Modern development, which may spoil pleasant views, and the scale & character of the town centre	4	4	1		
The lack of protection for Listed Buildings and other important historic buildings	8	1			

Question 3: Do you feel that the following proposals will help to look after the heritage of Dartford town centre?

- B.23 11 different proposals were listed, reflecting the Recommendations set out in the Management Plan, and respondents asked to indicate their views on these. There was no strong disagreement with any of the proposals and, while there was very limited disagreement with 4 out of the 11 proposals, in all cases the clear majority of respondents either agreed or strongly agreed with each of the statements. This

suggests that the public opinion sampled endorses the Recommendations made by the Plan.

2.20 Broadly speaking, respondents felt strongest about the need for:

- ◆ a list to protect unlisted, but locally significant, historic buildings,
- ◆ the impact of new development on the special character, heritage and views of the town
- ◆ the creation of more attractive and clearer routes along the river and through the town centre

B.24 3 respondents did include additional comments here to reinforce their views, and these have been noted. 1 felt that Acacia Hall is in fact already easily accessible. This respondent also felt that improvements to the Park and Acacia Hall should only happen within limits, as open spaces tend to be targets for vandalism.

B.25 Another respondent commented that all town centres tend to have the same street furniture. In fact, street furniture can be used to reflect the unique historic character of a place, and issues of design and consistency are dealt with in the Management Plan (at 8.27-35). Further guidance on development work will also be provided by Dartford Borough Council's emerging Public Realm Design Guide.

B.26 Another respondent suggested that a 'railway track' might be painted along the walking route from the railway station to the town centre, to make it more attractive and clear. This comment has been noted and such issues are being addressed under a Council environmental improvement scheme.

Question 4: What do you think are the three most important improvements that could be made to enhance the character of the town centre?

B.27 All comments in response to this question have been noted. Some of these comments can more appropriately be dealt with through other Council initiatives and, where relevant, they have been passed on to other parts of the Council for consideration. These include comments on policing, on traffic congestion at peak times on the ring road around the town centre, and on keeping the paved High Street closed to traffic at all times (the latter will be taken into account as part of Traffic Order revisions currently under consideration). Other improvements suggested relate to:

Economic Prosperity and the Nature of Retail Businesses in the Town Centre

B.28 Suggestions made by 4 of the respondents relate to improving the economic prosperity and attractiveness of the town centre, by encouraging new shops and small businesses (possibly by lowering rents/business rates), reducing the number of empty shops, and transforming the kind of retail businesses there. Fewer pound shops, charity shops and cafes, and more alternatives, such as specialist/antique shops and other 'quality' retailers, were suggested. The Conservation Area Management Plan does recognise ground floor and upper floor vacancy as an issue and sets out a Recommendation (OP4) to address the latter. To a large degree

however, these concerns can be dealt with more appropriately through other Council initiatives for the town centre.

Soft Landscaping in the Town Centre

- B.29 2 respondents suggested more tree planting, shrubs and permanent floral displays (vandal-proof where possible). As already noted (2.9 above), this document has been amended in response to such comments, to clarify the approach advocated by the Conservation Area Management Plan to tree planting and landscape design. Once again, however, such issues can be addressed more appropriately through other Council initiatives for the town centre.

Use of Vacant Buildings

- B.30 1 respondent suggested that the former town hall be used by the Council as an easier access enquiry centre. The Conservation Area Management Plan recognises the issue of vacancy in the town centre. This specific suggestion for the use of Bank House has been noted.
- B.31 Another respondent suggested the possibility of a museum on Dartford's industrial past, housed in the old Co-op warehouse in Springvale North. While of relevance to wider heritage and regeneration initiatives in the town, this warehouse falls outside of the town centre Conservation Area and the comment has been passed on to the planning policy team for consideration.

Enhancing the Special Character of the Town Centre

- B.32 Many of the suggested improvements relate to enhancement of the special character of the town centre. These include:
- ◆ Emphasise the history of the town
 - ◆ Tidy up the town and make it more attractive to visitors
 - ◆ Buildings: improve the upper storey of buildings; clean and repair historic buildings; make shop fronts more in keeping with a historic market town; complete work on The 11 Cricketers and Jolly Miller buildings at the bottom of East Hill (see 2.18 above for response to this latter comment).
 - ◆ Street furniture: remove the Orchard Centre awning completely; reduce street furniture and improve its quality; get rid of the red pavement tiles
- B.33 A number of the Conservation Area Management Plan Recommendations relate to such improvements. For example, the Plan sets out proposals on interpretation measures to emphasise the history of the town (8.36-8.42); on use of appropriate building materials and street furniture, including particular comment on preferred alternatives to existing town centre paving (8.27-35). The issue of the Orchard Centre awning is specifically highlighted (7.45) and that of inappropriate shops fascias addressed (7.20; 8.24-25). The Council's emerging shop front and Public Realm design guides also address issues of street furniture and shop front design.

- B.34 The Townscape Heritage Initiative scheme will (potentially) address many of these broad issues, and policies and actions for such town centre improvements will be embedded in the emerging LDF.

Question 5: Proposed Conservation Area Boundary: Are there any features included within this boundary which you feel ought to be excluded?

- B.35 7 of the 9 respondents made no comment and an eighth found the map hard to read. Only 1 suggested features for exclusion – the parade of 1960's shops at the junction of Spital Street and West Hill are of little architectural value. This comment has been noted but, while these buildings have been recognised as poor in a review of town centre buildings, this parade remains included within the Conservation Area in order to prevent an 'island' within it.

Question 5: Proposed Conservation Area Boundary: Are there any features immediately adjacent to the boundary, which you feel ought to be included?

- B.36 6 respondents suggested extensions of the Conservation Area boundary. 1 suggested inclusion of the old Priory walls and Thames Road, and 17th century cottages at Instone Road; another, inclusion of Dartford Grammar School and the Tudor gatehouse building; a further 2 respondents inclusion of Livingstone Hospital. These comments have been noted and the historical value of the buildings and walls highlighted recognised, but with so few intervening historic spaces and buildings it would be inappropriate to extend the town centre Conservation Area.
- B.37 Another 2 respondents suggested that the boundary ought to be extended to include all of Central Park, particularly in the light of the recent rejection of Tesco development plans to the west of the Park. The detail of these comments has been noted, but extending the Conservation Area to the full extent of the park is of no benefit and would potentially water down the character of the Conservation Area. A more tightly drawn boundary enables the character and relationship of the park edge to the town to be maintained. The full rationale for the Conservation Area boundary in the area of the Park is set out at 6.8 of the Appraisal. A considerable element of the rejected Tesco development was within the existing Conservation Area and any future development on the site identified by the LDF will be tightly controlled by the Conservation Area Appraisal and Management Plan. Extending the Conservation Area further down Lowfield Street is not considered appropriate

Question 6: If you have read the draft Conservation Area appraisal, please let us have your views on the document

- B.38 5 of the 9 respondents had no comment to make on the Appraisal part of this document. 1 respondent felt that the Appraisal was inaccurate with regard to traffic issues. Alterations to the text have been made in response to this comment (at 7.2 and 4.9). The Appraisal and Plan recognise that traffic congestion is an on-going issue that is addressed by wider council initiatives.
- B.39 Another respondent felt that the proposals are not contentious and that the proposed extensions to the boundary are somewhat timid. This comment too has been noted, but the proposed boundaries, which are drawn at the limits of the historical character of the town centre, have been retained. A further 2 respondents, who found the Appraisal informative and thorough, made a range of comments – for example noting
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that information boards in the town would need to be vandal proof, that granite sets would be nice, but expensive and hard to walk on, and that a better design is needed for the necessary bollards on the High Street – and these have also all been noted.

Question 7: If you have read the draft Conservation Area Management Plan, please let us have your views on the proposals and conclusions, or anything else about the document.

- B.40 4 of the 9 respondents had no comment to make on the Management Plan, and a fifth simply urged that it should be implemented as soon as possible.
- B.41 1 respondent questioned the comment at 7.62 regarding the removal of trees on West Hill and felt that there could be no satisfactory argument for removing trees in the Conservation Area. Recent works on West Hill have been implemented under a planning permission. It is the Council's general policy to replace trees where it is absolutely necessary to fell them. The same respondent pointed out that the two 1920s lamps on the town bridge parapet (noted at 8.28) are currently not working or lit. This comment has been noted and contact made with Kent County Council for repairs to be carried out.
- B.42 3 respondents focused on their own views about the town centre, and made a number of suggestions regarding protection and enhancement of its special character. 1 respondent noted the importance of restoring Dartford's market town character. Another emphasised the need to concentrate on existing buildings rather than new developments and on encouraging retailers to stay in the town. All of their detailed comments have been noted. The Appraisal and Management Plan (as well as other Council documents) has already recognised many of the issues raised, for example, regarding shop fronts, colours, building materials, street furniture and more interpretation/education measures.

**DARTFORD TOWN CENTRE
CONSERVATION AREA MANAGEMENT PLAN
PUBLIC CONSULTATION QUESTIONNAIRE**

Dartford Borough Council is currently developing a Conservation Area Management Plan for Dartford Town Centre.

The Town Centre is a Conservation Area because its buildings and spaces, its churches, shops, houses, streets and parks, reflect the historic development of the town from Roman times, through the medieval to the modern period.

The Management Plan:

- ◆ assesses what is special about the historic character of the Town Centre Conservation Area
- ◆ defines the boundaries of the Conservation Area
- ◆ identifies the issues that are facing the Town Centre
- ◆ sets out proposals and actions to ensure that the Council looks after this core area of historic interest.

The document will underpin plans for a Townscape Heritage Initiative (THI) scheme (funded by the Heritage Lottery Fund), which aims to help communities like Dartford regenerate the historic parts of their towns and cities. The Management Plan also furthers the Council's commitment to making Dartford a place of quality and choice, to ensuring design excellence in all new developments, and particularly to promoting the heritage of the Borough.

Atkins Heritage, the consultants commissioned by the Council to produce this document, have carried out a lot of research and exploration of the Town Centre, and have consulted with a wide range of interest groups in Dartford in the process of developing the Plan. These groups include:

- ◆ Dartford Borough Council
- ◆ Dartford Museum
- ◆ Dartford Historical and Antiquarian Society
- ◆ Dartford Town Centre Forum
- ◆ Dartford and Gravesend Building Preservation Trust
- ◆ North West Kent College

The Council is keen to know your views on the proposals set out in the Plan, and on what is important to you about the character of Dartford Town Centre. The complete draft of the Conservation Management Plan document is available to read online at:

Please take a few minutes to complete the following questionnaire. Your response will help to shape the future management, conservation and development of Dartford's historic character.

Q1: What is important to you about Dartford Town Centre?

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
Its attractiveness as a place to shop					
Its historical importance and development since Roman times, illustrated by its streets and buildings					
The park and green spaces					
The views from the town centre to East Hill and West Hill					
The town's industrial history					
The character of the area, with its variety of spaces, architectural styles and historic buildings					
The familiar landmarks it contains					
The spiritual feel of the place, reflected in the religious buildings and graveyards					

If there is anything else that you like or consider to be important about Dartford Town Centre please add it to the box below:

Q2: What do you think are the most important issues facing Dartford Town Centre?

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
The ground floor vacancy in buildings on the High Street					
The lack of people living in the area					
The gradual loss of character through inappropriate styles of modern shop frontages, their colours & materials					
The clutter created by too many signs, bollards, barriers, inappropriate paving etc.					
The unclear walking route from the train station to the High Street					
The traffic junctions at the foot of East & West Hill, which spoil the appearance and walking routes through the historic town centre					
The lack of information displayed about Dartford's history and importance					
Modern development, which may spoil pleasant views, and the scale & character of the town centre					
The lack of protection for Listed Buildings and other important historic buildings					

Q3: Do you feel that the following proposals will help to look after the heritage of Dartford Town Centre?

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
A list of buildings that are of local historical importance, but not protected by national designation, should be drawn up to ensure their protection					
Developers, builders & designers should follow guidance on enhancing & complimenting the heritage of Dartford					
New buildings and development should not spoil attractive views in the town centre and outwards to East Hill & West Hill					
The walking route from the railway station to the town centre should be more attractive and clear					
The north/south route along the River Darent should be more attractive and publicly accessible					
Better pedestrian access should be created between the grounds of Acacia Hall and Central Park					
Shop front designs should follow guidance for protecting Dartford's historic character					
Pavements, street lights, bollards etc. should be enhanced to be in keeping with the historic character of the town centre					
More information should be displayed and heritage trails developed to help people to understand the historical importance of the town centre					

	Agree Strongly	Agree	Disagree	Disagree Strongly	Don't Know
Education packs for schools should be developed, to help children to understand the historical importance of the town					
Improvements to Central Park and the gardens of Acacia Hall should reflect the historic character of the area					

Q4: What do you think are the three most important improvements that could be made to enhance the character of the town centre?

- 1.
- 2.
- 3.

Q5: The map attached shows the Conservation Area boundary, and indicates its most recent extensions. The boundary is meant to include the main historic buildings and spaces in the Town Centre.

Are there any features included within this boundary, which you feel ought to be excluded? If yes, please say why.

Are there any individual features *immediately adjacent* to the boundary, which you feel ought to be included? If yes, please say why.

Q6: If you have read the draft Conservation Area Appraisal, please use the space below to let us have your views on the document.



Q 7: If you have read the draft Conservation Management Plan, please use the space below to let us have your views on the proposals and conclusions, or anything else about the document.