NEW TOWN, DARTFORD
AREA OF SPECIAL CHARACTER
APPRAISAL

SUPPLEMENTARY PLANNING GUIDANCE

September 2000

Statement of Publicity

This Area of Special Character Appraisal has been the subject of formal public consultation (carried out between 30 March and 12 May 2000) and the views of interested parties have been taken into account in its preparation. A copy of the Cabinet report, which considered the responses received, is available for inspection during office hours at the Civic Centre, Home Gardens, Dartford. This Appraisal was adopted as Supplementary Planning Guidance on 21 September 2000.

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Designation Criteria

The following criteria will be taken into account to designate new ASCs or review the boundaries of existing ASCs:

The prime consideration will be the quality and interest of the area, rather than that of individual buildings. The following criteria will be taken into account:

- Origins and development of topographical features such as medieval road pattern, formal layouts and the relationship of buildings to open spaces.
- Archaeological significance and potential, including any scheduled ancient monuments.
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area.
- Character and hierarchy of spaces and townscape quality.
- Current mix of uses within the area and the influence of these on the plan form and building types.
- Range of traditional materials prevalent in the area, particularly those which are characteristic of local vernacular styles.
- Contribution made by greens or green spaces, trees, hedgerows and other natural or cultivated elements to the character of the area.
- Relationship of the built environment to the landscape or open countryside, including significant landmarks, vistas or panoramas, both with and out of the area.
- Scale and detailing of contemporary buildings.
- Quality of advertisements, shop fronts, street furniture and hard and soft surfaces.
- Features which detract from the special character of the area, such as traffic intrusion and its constraints on pedestrian movement.
- Neutral features which neither enhance or detract from the character or appearance of the area.

The majority of the area known as New Town, set upon the top of East Hill, was built in the latter half of the nineteenth and early twentieth centuries. It is characterised by rows of terraced housing with a mixture of architectural detailing. The majority of housing in the area has suffered from modern 'improvements' such as rendering brickwork, concrete roof tiling, replacement windows and porches. This gives a rather chaotic impression compared with the uniformity which existed when the properties were first built. However there is a small core of properties centred around St. Albans Road Primary School, St. Albans Hall and the local Co-Op shop to warrant the status of ASC.

Figure 1- St Albans School

Figure 2- Colney Road Co-Op

Figure 3- Unity Terrace

Figure 4- Progress Terrace

The school is a major element in the streetscape, and is relatively unaltered externally (Figure 1). The school, the adjacent church hall and St. Albans Church, forming a group on the crossroads and provides a strong architectural focus.

To the west of the crossroads, the Colney Road Co-Op is an interesting building, with an overscaled fascia and entablature (Figure 2).

To the western end of Colney Road, Unity Terrace (1878) (Figure 3) has been consistently maintained, so the architectural integrity is almost complete- only the modern replacement entrance doors are somewhat poorly detailed. Opposite, Progress Terrace (1885) is almost as complete, although there is a danger of individual owners carrying out insensitive alterations (Figure 4). The presence of some large Plane and Lime trees within the proposed area also contribute considerably to the area.
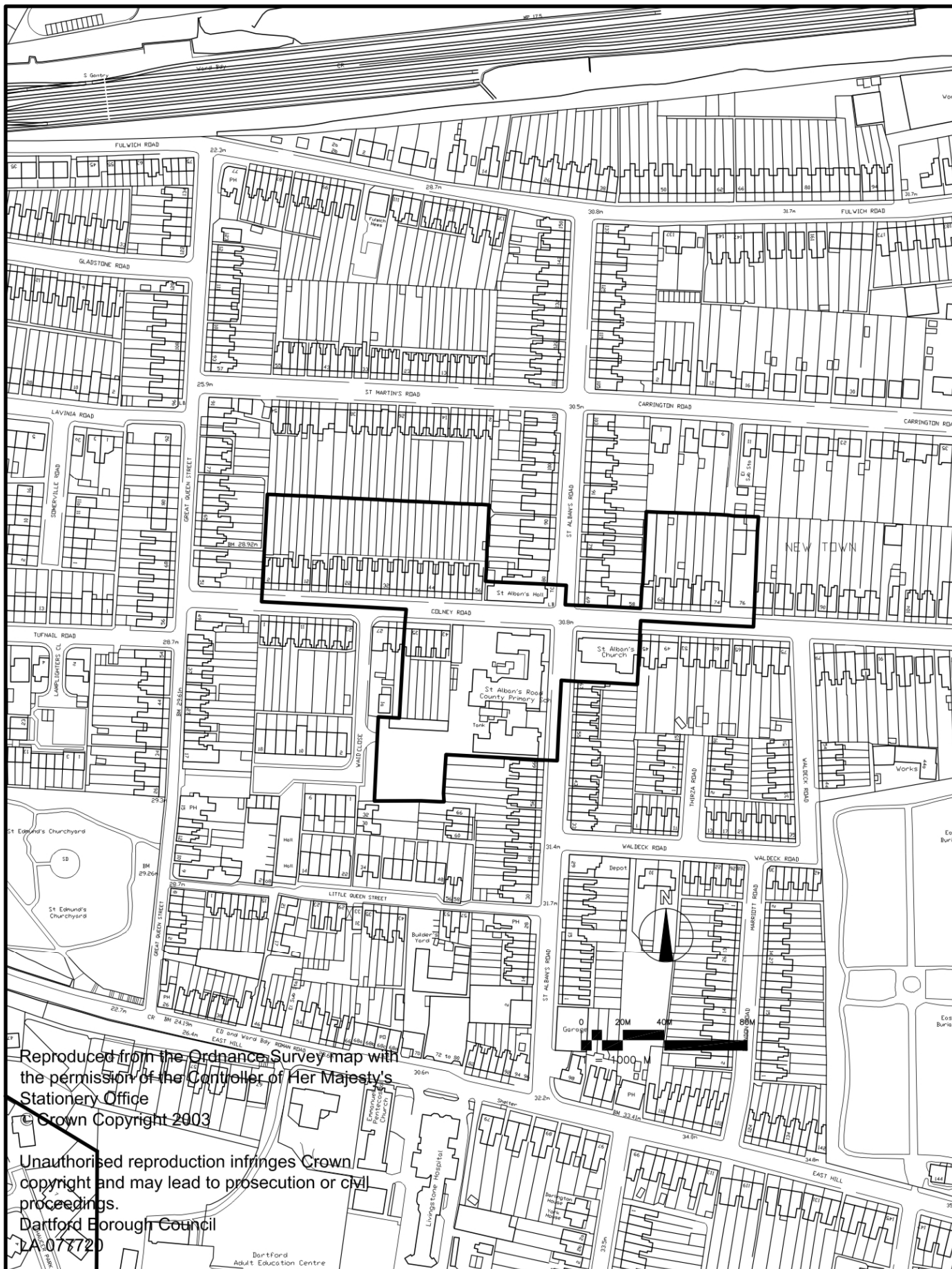
FULWICH ROAD

GLADSTONE ROAD

LAVINIA ROAD

SOMERVILLE ROAD

GREAT QUEEN STREET

ST MARTIN'S ROAD

CARRINGTON ROAD

CARRINGTON ROAD

ST ALBAN'S ROAD

NEW TOWN

BM 28.92m

St Alban's Hall

COLNEY ROAD

TUFNAIL ROAD

LAMPLIGHTERS CL

WARD CLOSE

St Alban's Road
County Primary School

Tank

St Alban's
Church

THIRZA ROAD

WALDECK ROAD

Works

St Edmund's Churchyard

SB

BM 29.264m

St Edmund's Churchyard

GREAT QUEEN STREET

Hall

Hall

LITTLE QUEEN STREET

WALDECK ROAD

WALDECK ROAD

MARRIOTT ROAD

Depot

PH

Builder's Yard

N

PH

CR BM 24.19m

ED and Ward Bdy ROMAN ROAD

EAST HILL

ST ALBAN'S ROAD

0   20M   40M   80M

1:2500

Garage

Emmanuel Pentecostal Church

Shelter

PH

BM 33.41m

EAST HILL

Livingstone Hospital

Darlington House
York House

East Burial

East Burial

Dartford
Adult Education Centre

DARTFORD
BOROUGH COUNCIL

ROB SCOTT DIRECTOR OF ENVIRONMENT CIVIC CENTRE, HOME GARDENS, DARTFORD, KENT, DA1 1DR	Date Feb 2003	Dwg. no.
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