

**WESTWOOD
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.

Westwood Area of Special Character is set within the green belt, to the west of Betsham and consists of the linear development along Highcross Road. There are a number of pleasant individual buildings within the Area along Highcross Road, including three Grade II listed buildings- Ivy House (Figure 1), Westwood House (Figure 2) and The Wheatsheaf public

house (Figure 3).



Figure 1- Ivy House

Several listed buildings are situated within Westwood Farm (Figure 4). Here the working environment as a small trading estate detracts from the overall character of



Figure 2- Westwood House



Figure 3- The Wheatsheaf

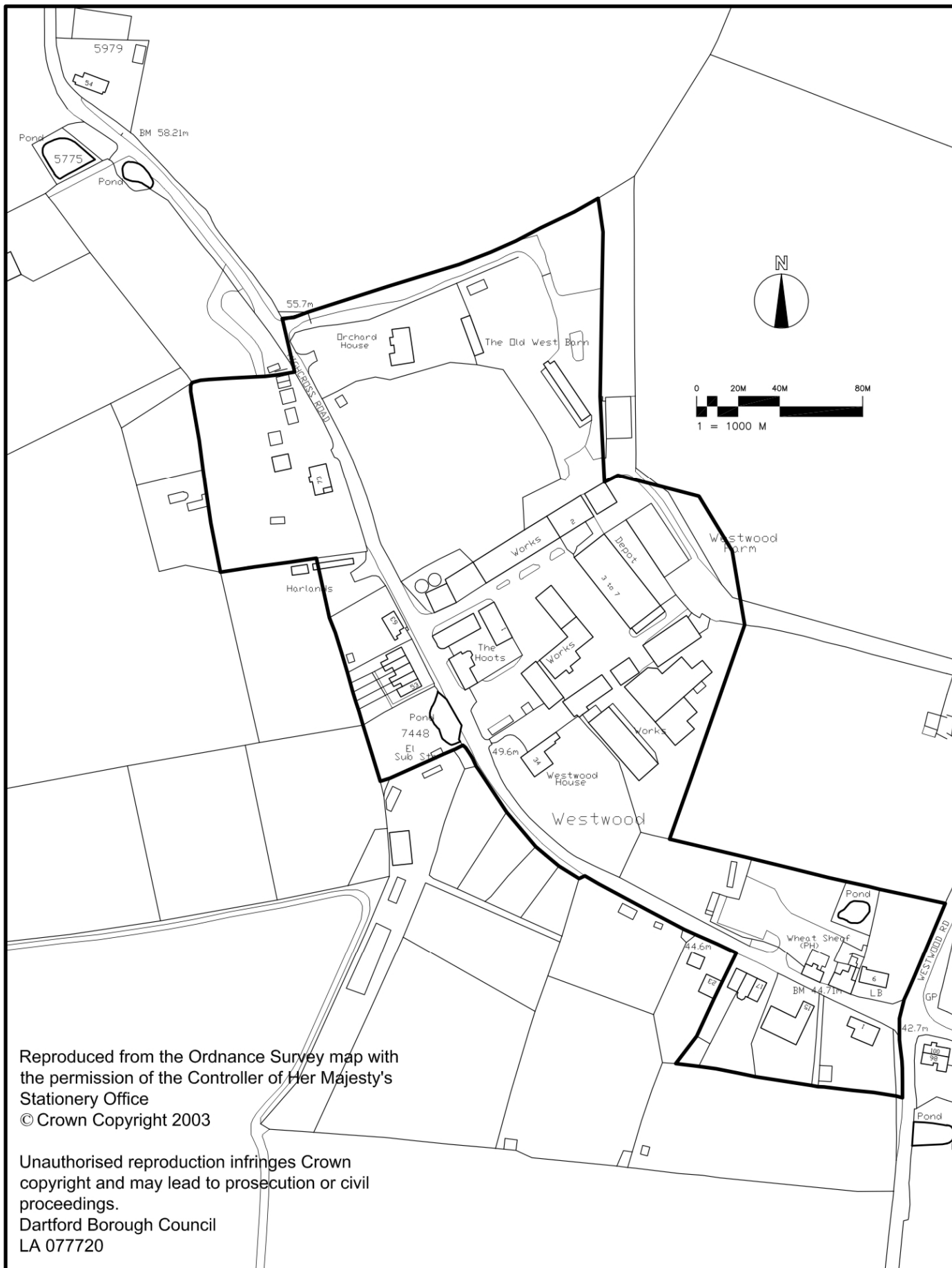
the area, but the listed ex- farm buildings are gradually being repaired and improved, and the well defined boundaries confining



Figure 4- Westwood Farm

the farm will prevent further incursions into the green belt.

The group formed by The Wheatsheaf and the surrounding domestic properties at the crossroads with Westwood Road do form a small nucleus for the area, but even here important architectural details are being lost by inappropriate improvements such as window replacements.



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 AREA OF SPECIAL CHARACTER