CANTERBURY CONSERVATION AREA: MANAGEMENT PLAN (PARTS C-E)

DRAFT FOR PUBLIC CONSULTATION

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canterbury city council

PURCELL



FOREWORD

To be provided by the Council

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The Canterbury Conservation Area Appraisal and Management Plan has been divided into two separate documents for ease of use. This document is the Management Plan, containing a critical analysis of the issues and opportunities facing the conservation area and a plan for managing future change. The Appraisal document, which accompanies this Management Plan, contains analysis of its character and an assessment of its special interest.

USING THIS DOCUMENT



REPORT STRUCTURE AND CONTENT

Canterbury is an extremely significant and complex city, which has a history stretching back over two thousand years and continues to change and evolve. The city's central conservation areas cover a large part of the city and therefore present challenges in ensuring the conservation areas' special interest is clearly and concisely presented in one document. The document has been divided into distinct parts to aid ease of use; these parts are listed opposite.

IMAGERY AND MAPPING

Where relevant this document is populated with current and historic imagery and mapping to aid understanding. The character area boundaries have been mapped along with features such as listed buildings, important views and open spaces. Following public consultation, the mapping will be finalised and added to the Council's Interactive Planning Map.

Canterbury Conservation Area: Appraisal *(separate document)*

PART A: CONSERVATION AREA APPRAISAL
This part of the document provides an introduction to the Canterbury Conservation Areas and an overview of their historic development (Section 3.0), character (Section 4.0) and special interest (Section 5.0). It defines what a conservation area is, what designation means along with identifying relevant planning policy and guidance.

PART B: DETAILED ASSESSMENT BY CHARACTER AREA
Due to the scale and complexity of the area covered by the Canterbury Conservation Area designations, the area covered by this document has been divided into smaller sub-areas for detailed analysis. This part of the document introduces the character areas (Section 6.0) and provides a detailed analysis of each one (Section 7.0), including a summary of its special interest, historic development, characteristics, views and landmarks.

Canterbury Conservation Area: Management Plan (this document)

PART C: ISSUES AND OPPORTUNITIES
This part of the document provides a critical analysis of the current condition of the Canterbury Conservation Areas, following both detailed site surveys and public consultation. The issues threatening the conservation areas' special interest (Section 8.0) will be identified along with the opportunities for enhancing and strengthening special interest. It is intended that this part of the document be reviewed more frequently than the baseline character analysis within Parts A and B.

PART D: MANAGEMENT PLAN AND RECOMMENDATIONS
This part of the document identifies the control measures brought about by conservation area designation and provides advice on best practice repair and maintenance of historic buildings. It also includes guidance on the design of alteration and new development within the conservation area (Section 9.0) and specific recommendations arising from the issues and opportunities identified in the SWOT analysis (Section 10.0). It is intended that the recommendations within this part of the document will be reviewed alongside the review of Part C.

PART E: BOUNDARY REVIEW
This part of the document identifies the boundary changes proposed as part of this current review of the conservation area. Following public consultation, the boundary changes will be finalised and incorporated into the final document, with this part extracted to become the Designation Report for the boundary amendments.

FURTHER INFORMATION AND SOURCES
Useful sources of information, including a glossary, are included at the end of the document. This includes a full bibliography of the sources used in the preparation of this document and the contact details for the relevant organisations including the Council and other statutory bodies.



NAVIGATION

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the different parts.

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FREQUENTLY ASKED QUESTIONS





GENERAL CONSERVATION AREA QUESTIONS

What is a Conservation Area?
See Section 1.2 of the Appraisal

What are the current boundaries of the Canterbury Conservation Areas?
See Map 1.1 of the Appraisal

Are changes to the boundary of the Canterbury Conservation Areas proposed as part of this review?
See Part E

What is a Conservation Area Appraisal and Management Plan?
See Section 1.3 of the Appraisal

What are the overall special interest of the Conservation Areas?
See Section 5.0 of the Appraisal

What characteristics of the built environment contribute to the special interest of the Conservation Areas?
See Section 4.0 of the Appraisal

What are the problems facing the Conservation Areas?
See Section 9.0

Where are there opportunities to enhance the Conservation Areas' special interest?
See Section 9.0

YOUR PROPERTY IN THE CONSERVATION AREA

Is my property within the Conservation Area?
See Map 1.1 of the Appraisal

Which character area is my property in?
See Map 2.1 of the Appraisal

Is my property a listed building?
See map in relevant character area assessment in Section 7.0 of the Appraisal, you may also find Map 2.1 useful for identifying the relevant character area

Is my property a non-designated heritage asset (either a locally listed building or a positive building)?
See map in relevant character area assessment in Section 7.0 of the Appraisal, you may also find Map 2.1 useful for identifying the relevant character area

How does the Conservation Area designation affect making changes to my property?
See Section 9.2

Where can I find advice and guidance regarding the maintenance and repair of my property?
See Section 9.3

Where can I find advice and guidance regarding alterations or extension to my property?
See Section 9.4

How can I get advice about making changes to my property?
See Section 1.4 of the Appraisal, Section 9.4 and Further Information and Sources



PART C
ISSUES AND OPPORTUNITIES

This part of the document provides a critical analysis of the current condition of the Canterbury Conservation Areas, following both detailed site surveys and public consultation. The issues threatening the conservation areas' special interest will be identified along with the opportunities for enhancing and strengthening special interest. It is intended that this part of the document be reviewed more frequently than the baseline character analysis within Parts A and B.

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8.0 ANALYSIS OF ISSUES AND OPPORTUNITIES

8.1 APPROACH TO ANALYSIS

This section of the CAAMP considers the strengths, weaknesses, opportunities and threats (SWOT) facing the Canterbury Conservation Areas as identified through detailed site surveys and public consultation. The analysis is divided into two sections, first covering the overarching and frequently occurring issues and opportunities of the conservation area and secondly the specific challenges and areas of potential enhancement of each of the 22 character areas.

8.2 OVERARCHING ISSUES AND OPPORTUNITIES

8.2.1 VEHICLE TRAFFIC AND CAR PARKING

The urban district of Canterbury is home to over 50,000 people and as the regional city for East Kent services a much larger population. It is also a highly popular tourist destination both for domestic and international visitors. The city is therefore busy with both vehicles and pedestrians, which in many ways contribute to its character and special interest by demonstrating the city is a thriving economic centre and visitor destination.

However, vehicular traffic can impact the historic environment, making parts of the conservation area less attractive, particularly for pedestrians. There are opportunities to improve the pedestrian experience which should be considered alongside the overarching strategies of the Canterbury District Transport Strategy 2014-31, whilst ensuring that the special interest of the conservation area is maintained. These strategies include reducing congestion and encouraging the use of public transport, walking and cycling, which would all assist in improving the experience of those using the conservation area.

Alongside traffic, car parking is another challenge within the historic city. This primarily relates to the visual impact of surface car parks within the medieval city walls and beyond. Car parks are nearly always highly visible within the street scene and can dilute the historic character of the conservation area. They have resulted in broad gaps in street frontages and degradation of the historic street and plot layout. Car parks feature as some of the areas identified as Areas of Opportunity for Enhancement on the character areas maps in Section 8.3. There are opportunities to enhance the conservation area by making appropriate changes to surface car parking, either through new development or landscaping. New development could be used to integrate parking or conceal it from the street by restoring a built frontage. Planting could also be used to soften and partly screen car parks. In addition, the Transport Strategy seeks a gradual reduction in car parking capacity in the city centre, which alongside other benefits has the potential to enhance the conservation area.

Aside from surface car parking, there is also extensive street parking within the more suburban parts of the conservation area. Street parking is less visually impactful than surface car parks but can add clutter to busy streets. Sustainable forms of transport are encouraged, as set out in the Local Plan and Canterbury District Transport Strategy, which may help reduce street parking. There are also areas where historic boundary treatments are being lost in order to create driveways or parking over front gardens. This erosion of historic boundaries and gardens should be avoided where possible and Article 4s may be useful in this respect.

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Examples of surface car parking which detract from the character and appearance of the conservation area





Examples where boundary treatments have been lost and front gardens converted to driveways which detract from the character and appearance of the conservation area

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8.2.2 PUBLIC REALM

The majority of people experience and interact with the conservation area from the public realm, meaning its appearance and condition are highly important. Opportunities should be made to enhance it in a sensitive way.

Due to the large area covered by the conservation area there is understandably variation in the appearance of various items of street furniture (lampposts, litter bins, benches, bollards etc.) and surface treatments. Although areas of historic or traditional surface treatments exist, alongside historic items of street furniture, many parts of the conservation area have modern tarmac or concrete finishes and an array of different litter bins, bollards and other items of street furniture. In addition, certain items of street furniture and surface finishes are damaged or in a degraded condition, which can detract from the appearance of the area and, in the case of uneven surfaces, can be a trip hazard.

There are therefore opportunities to work with Kent County Council and other partners to make improvements to the public realm, both at a local and a more general level. Owing to the differing characteristics in different parts of the conservation area, some variation is desirable, for example what might be appropriate within the historic centre might not be appropriate in the suburbs. However, there often exists inconsistency within individual character areas and even within the same street. An approach where there is a familial relationship to the public realm across the whole city, whilst allowing different areas to have their own identity and respond to local characteristic, would be beneficial. Phasing out unsympathetic features would be desirable and ensuring that replacements are high-quality and made of durable materials to ensure their longevity. Care should be taken to ensure designs are enduring and sensitive to their historic context. Where there are historic items of street furniture and historic cobbles and other historic surface treatments, these should be retained, maintained and repaired where necessary to ensure they continue to positively contribute to the character of the area.

Broadband and other modern technologies are transforming the way we live our lives, including in ancient cities such as Canterbury. Broadband cabinets can be visually intrusive if poorly designed and insensitively positioned within the streetscape. There are opportunities to ensure cabinets are sensitively designed with their historic context in mind and discreetly positioned wherever possible so as to reduce their prominence.

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Examples of degrading surface treatments and unsympathetic street furniture

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8.2.4 CONDITION OF BUILT FABRIC AND GENERAL APPEARANCE OF BUILDINGS

The special interest of the conservation area is derived from its historic character and appearance, of which buildings form an integral part. Many buildings are in excellent condition with their historic appearance and building fabric well maintained. However, there are cases where buildings or parts of buildings are in poorer condition which detracts from the appearance of both the individual buildings and the wider conservation area. The condition of buildings relates primarily to the level of maintenance and repair that they receive but also results from changes which have taken place such as removal of historic features or addition of inappropriate fixtures. The Local Authority should work with owners to address issues that affect historic character and, in exceptional circumstances, should draw upon the range of statutory enforcement measures, which, used in an incremental and proportional way, can play an important role in safeguarding the historic environment.

MAINTENANCE AND REPAIR

There are opportunities to improve the condition of building fabric through better maintenance and repair. Raising awareness amongst owners and occupiers of the importance of building upkeep would be beneficial, both regular maintenance to prevent degradation and, where necessary, sensitive like-for-like repair.

LOSS OF HISTORIC FEATURES

There has been some loss of historic and architectural features to buildings within the conservation area, this in particular relates to the loss of historic boundary treatments and traditional shop fronts. The loss of these, and any other original or historic building features, can cause incremental harm to the character of the conservation area by diluting its historic interest. There are opportunities to educate and raise awareness amongst building owners about the special interest of the conservation area and the benefits of retaining historic features to assist in preventing future loss. Owners are also encouraged to reinstate lost features when opportunities arise.

INAPPROPRIATE REPLACEMENT OF HISTORIC FEATURES

In some instances, historic features are replaced, rather than simply removed. For example, timber windows and doors are replaced with uPVC, cast iron drainage goods replaced with plastic and brick boundary treatments replaced with timber fencing. Repairs are also sometimes undertaken using inappropriate materials and techniques. Whilst these changes can involve a negative visual impact, the use of modern, nonbreathable materials within historic buildings can also lead to problems and degradation of historic fabric. As with the loss of features, education of building owners would be beneficial, to increase awareness of the contribution of historic features and materials and to encourage appropriate reinstatement.

UNSYMPATHETIC ADDITIONS

Inappropriate and negative additions have also been made to some buildings within the conservation area, which can harm character and appearance. Satellite dishes and television aerials are modern, alien features within a historic streetscape and, where visible, cause a significant visual intrusion. Often redundant dishes and aerials remain on walls and roofs, which can add to visual clutter in the streetscene. Removal or relocation of dishes and aerials is encouraged, and it is recommended that any new devices are installed to the rear of buildings and therefore not visible from the public realm.

Exposed surface wiring is an issue across the conservation area. As with aerials, redundant wiring is often not removed and therefore there is sometimes an excess of visible wiring. Opportunities should be taken to remove redundant wiring and to reroute wiring internally where possible in an appropriate manner.

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Pigeon deterrents, netting covering upper levels of elevations and spikes over doors and windows, are frequently used, particularly in commercial and retail areas. If used insensitively, these can have a negative visual impact and the consideration of alternative forms of deterrent for the areas of the town centre may be beneficial.

GRAFFITI

Graffiti is an issue in some parts of the conservation area. Removing and clearing of graffiti is an ongoing challenge for both the Council and building owners and should continue to be undertaken, alongside initiatives to reduce anti-social behaviour in the affected areas.

HERITAGE AT RISK

There are a small number of buildings which are in very poor physical condition and are therefore on Historic England's Heritage at Risk Register. These sites provide targeted opportunities for enhancement through appropriate proposals to remove them from the register.

8.2.5 SHOPFRONTS AND ADVERTISING

Retail and leisure uses (restaurants, cafés, pubs etc.) are important to both the appearance and prosperity of the city and conservation area. The principal retail areas are within the city walls and contain considerable numbers of historic buildings with historic or traditional shop fronts, which make a significant contribution to the character and appearance of the conservation area.

However, certain shopfronts have been inappropriately altered over the years and others have been entirely replaced. This incremental change has a negative impact on the special interest of the conservation area; change is particularly apparent along sections of the High Street and St Peter's Street.

Some of the particular shopfront issues include:

- Oversized and poorly positioned fascia signs and signage which extend across multiple units
- Use of modern metal and plastic materials rather than traditional timber for both shopfront and signage
- Loss of the traditional arrangement of glazing and stall risers and replacement with large full height windows which have no subdivision
- Internally lit signage
- Colour, design and corporate branding of signage which does not respect the character of either their resident building or the character of the historic townscape as a whole
- Presence of A-boards which have the potential to impact accessibility

Raising an awareness amongst shop owners about the importance of retaining historic shopfronts and about the appropriate design of replacement features would be beneficial. Opportunities should be taken to restore more traditional shopfront designs, reinstating historic features and installing sensitively designed signage. Changes to shopfronts should be considered alongside Canterbury City Council's Supplementary Planning Document, *Shopfront Design*, which provides useful information for shop owners and developers with regards to retaining history shopfronts, key design principles, principal shopfront elements, appropriate signage and adverts and security measures.









Examples of shop fronts which have been altered or replaced, featuring non-traditional materials and oversized fascia and signage, and therefore detract from the character and appearance of the conservation area

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8.2.6 VACANCY

There are unfortunately some empty retail / restaurant units within the city centre. Empty units detract both visually and economically and effort should be made to reverse this trend so as to enhance historic character, providing empty premises with a viable new use where possible.

Vacant sites or buildings elsewhere would benefit from being provided with a new use or sensitive new development to bring them back into optimum use and enhance their contribution to the conservation area.

8.2.7 REFUSE BINS

The visual impact of refuse storage is frequently a problem within historic towns and cities. In Canterbury, the nature of some streets means that bins need to be stored on the street or within front gardens and as such are visible within the historic street scene. Larger commercial bins are often stored to the rear of buildings but are sometimes still visible. There is no simple solution to resolving this issue, however, in new development, waste storage should be an early design consideration and attention should be paid to sensitive design and discreet location to ensure the character and appearance of an area is not impacted by the waste storage solution.

8.2.8 SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Maintaining and continued use of historic buildings is inherently sustainable. However, in the near future there is likely to be pressure to improve the energy efficiency of Canterbury's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. There are many opportunities to improve the energy efficiency of historic buildings which will have no impact on the character and appearance of the conservation area. If external changes are proposed, care must be taken to ensure these are sensitive to their historic context. Historic England's *Practical Guidance on Energy Efficiency* provides useful guidance on energy efficiency within historic buildings.

8.2.9 NEW DEVELOPMENT

As a prosperous and growing city, there are many opportunities for new development within Canterbury. New development can be used to reinforce the character and appearance of the conservation area, strengthening its special interest.

Sensitive new development and positive change should be encouraged, whilst being carefully managed to ensure the character and appearance of the conservation area is preserved and enhanced.

There are certain sites and buildings across the city which present opportunities for enhancement through alteration or new development. The Areas of Opportunity for Enhancement within each of the character areas are identified on maps in Section 8.3. These have been identified for several reasons including the unsympathetic nature of existing buildings, inappropriate scale and massing, large or poorly screened surface car parking or other incremental loss of historic character.

When developing proposals for new development, it is important to ensure that the context of each particular building or site is understood and informs the development of new proposals. Proposals should respond to, and not detract from, the character and appearance of the conservation area.

8.2.10 SETTING OF THE CONSERVATION AREA

Due to its topography and the historic importance of Canterbury as a pilgrimage destination, the setting of the conservation area makes an important contribution to its overall special interest. Views of the surrounding green setting are of particular importance. Of similar importance are the experiences of the city from its historic approaches, which featured on pilgrimage routes. There are, however, opportunities for new development within the setting of the conservation area as long as the contribution a particular site makes to the special interest of the conservation area is taken into account.

Considerations for new development should have regard for the green landscape setting of the city and the importance of key views both in and out. When in close proximity to the boundary, proposals should consider the context of a site and respond to the historic character of the conservation area.

8.2.11 MAINTAINING AND RAISING AWARENESS OF CANTERBURY'S SPECIAL INTEREST

Canterbury's highly significant heritage is of paramount importance to its prosperity and vibrancy, lying at the centre of its community life, local identity and pride. Domestic and international tourism are considerable sources of income for the city and the continuation of this is of great importance. There is considerable information available through information boards, literature and guides on the most significant of Canterbury's sites, namely the cathedral, St Augustine's Abbey and the Westgate. Whilst there is also information about other buildings and sites, there are opportunities to improve the interpretation of perhaps lesser known aspects of the city's history.

There are currently many variations of interpretation board, sign and plaque across the conservation area, with some in poor condition, deteriorating and therefore less informative. A review of the signage within the conservation area would be beneficial to establish a strategy for replacement where necessary and installation of new signage to fill gaps. Information directly relating to the conservation area could be introduced, perhaps positioned at entry points into the conservation area and at railway stations. Re-establishment of 'heritage walks' would also be a positive way to raise awareness about the conservation area in particular. New digital technologies could be used to help those interested access additional information relating to Canterbury's heritage, whilst keeping the size of boards to a minimum and avoiding additional clutter. The Conservation Area Appraisal itself is an opportunity to raise awareness of the city's heritage and should be published and easily accessible to all. Raising awareness will engender a greater sense of responsibility and shared sense of ownership of the city's heritage.

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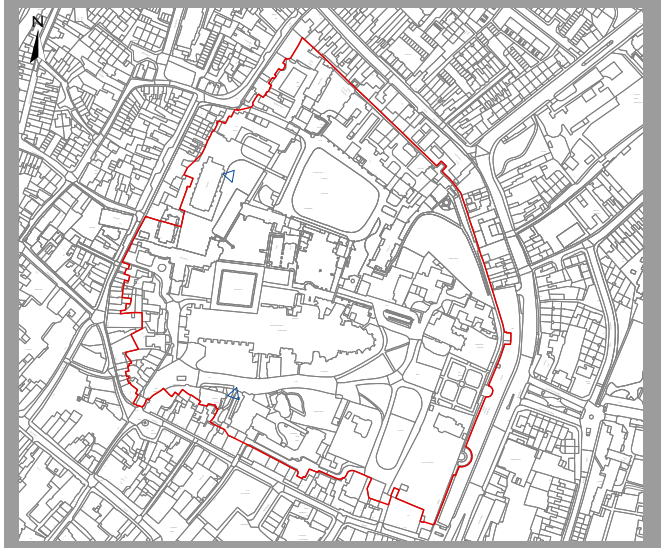
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8.3 SPECIFIC OPPORTUNITIES BY CHARACTER AREA

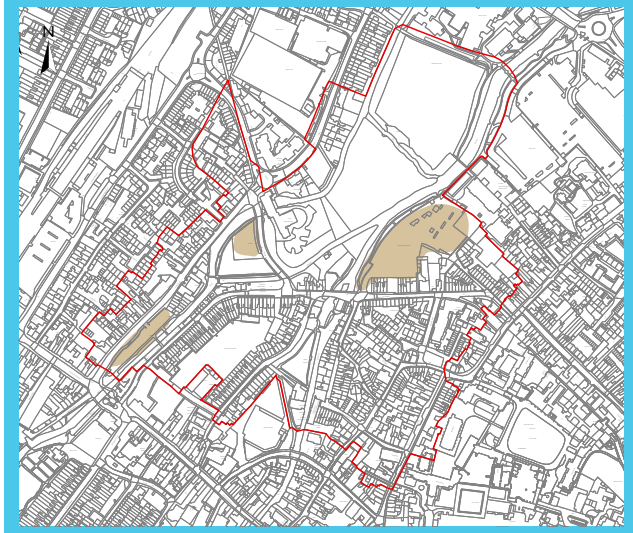
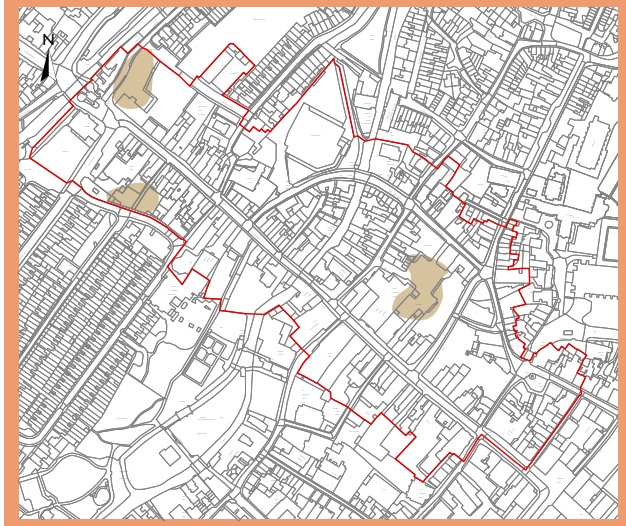
The following table lists specific opportunities that could be taken to enhance each character area within the conservation area. This section is aimed at a wide audience and can be used both as a reference point for the local planning authority and as information and guidance for local residents. The tabulated text is accompanied by maps of the character areas, where there are specific Areas of Opportunity for Enhancement or areas which currently do not contribute to the character and appearance of the area. These areas are also identified and explained in the text.

Table 8.1 Opportunities by Character Area

CHARACTER AREA	SPECIFIC OPPORTUNITIES
1: CATHEDRAL PRECINCTS 	• There are some opportunities, which could be taken when they arise, to remove, alter or screen unsympathetic features such as air conditioning units and other modern interventions. • There is an opportunity to carry out a review of street furniture within the precincts to ensure it is sympathetic. • There is an opportunity to consider increased bicycle racks / storage for public use, ensuring that it is sensitively designed and not visually dominant.

Character Area

Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
2: ST RADIGUND'S 	• Car parks at North Lane, Pound Lane and St Radigund's are identified as areas of opportunity or enhancement on the map - improvements could include more sensitive screening or new development on these sites. • There are opportunities to improve the area's public realm through the replacement or repair of some of the lampposts and bollards, some of which are in disrepair. • There are opportunities to sensitively relocate the prominent broadband cabinets at the western end of North Lane. • There are opportunities to reverse some of the unsympathetic alterations such as uPVC windows in certain residential buildings and modern shopfront features in retail units. • There are opportunities to enhance the understanding of the conservation area through making improvements to certain interpretation boards.
3: ST PETER'S STREET AND THE HIGH STREET 	• There are opportunities to considerably enhance this important retail area by restoring lost features and, where they have been replaced entirely, returning modern shopfronts and signage to more traditional designs. • The consideration of alternatives to the current unsympathetic pigeon deterrents would be beneficial. • It would be beneficial to the character of the area to encourage the re-occupation of certain vacant shop units in the area. • The small public area on the site of St Mary Bredman's Church space containing the Royal East Kent Yeomanry War Memorial could be enhanced through public realm and interpretation improvements. • There are opportunities to review the appropriateness of A-boards, which are prevalent in this area and can hinder movement.

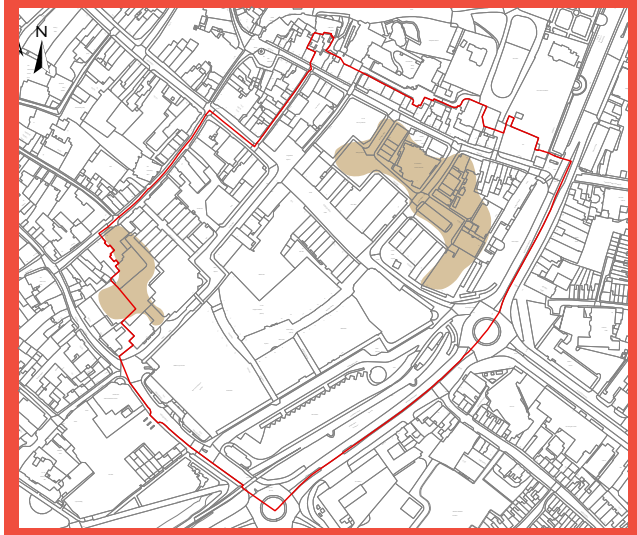
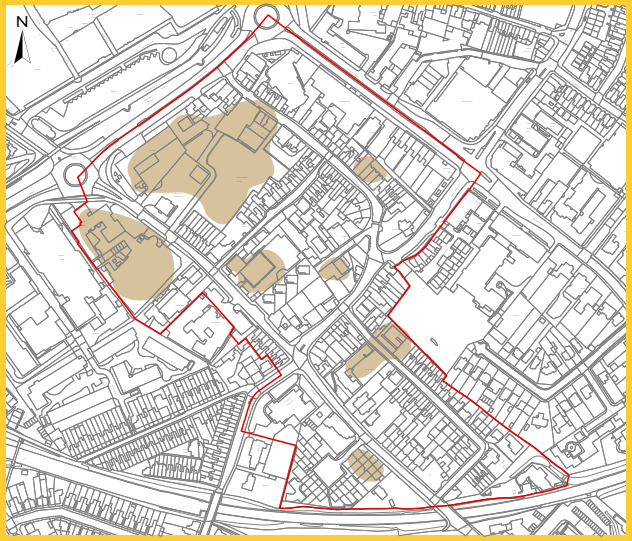
Character Area

Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
4: GREYFRIARS AND THE TANNERY  	• Encouraging maintenance, re-painting and the removal of redundant surface-mounted wiring, TV aerials and satellite dishes, as well as the relocation of those in use to more discreet positions, would enhance the character and appearance of the area. • Restoring lost historic boundary treatments, for example those in Black Griffin Lane, would be beneficial to the appearance of the streetscene. • There are opportunities to enhance the appearance of the area through improvements to the public realm including the surface finishes to pavements. • There are opportunities to improve the connections with Tannery Field, which is separated from the rest of the areas by Rheims Way. • The Scheduled Greyfriars Monastery remains are on the Heritage at Risk register, repairing these highly significant structures would enhance the appearance and significance of the area. • There are also opportunities to increase improve and add to the interpretation relating to the monastery, which is a highly significant part of Canterbury's history.
5: WORTHGATE  	• Public car parks at Watling Street, Castle Row and Rosemary Lane, as well as some car parks associated with private developments, form areas of opportunity or enhancement as indicated on the map. Improvements could involve the introduction of sensitive screening in the form of planting or potentially, new development. • The reoccupation of certain vacant buildings would enhance the appearance of the conservation area. • There are opportunities to improve the interpretation relating to St Mildred's Church and other historic buildings in this area. • There are opportunities to install sensitively designed lighting in St Mary's Park. • The opportunity to undertake the necessary repairs to the Castle so this site can be reopened to the public. • There are opportunities to restore lost boundary treatments and repair damaged surface treatments, such as cracked pavement surfaces/granite curbs, in St Mary's Street.

Character Area

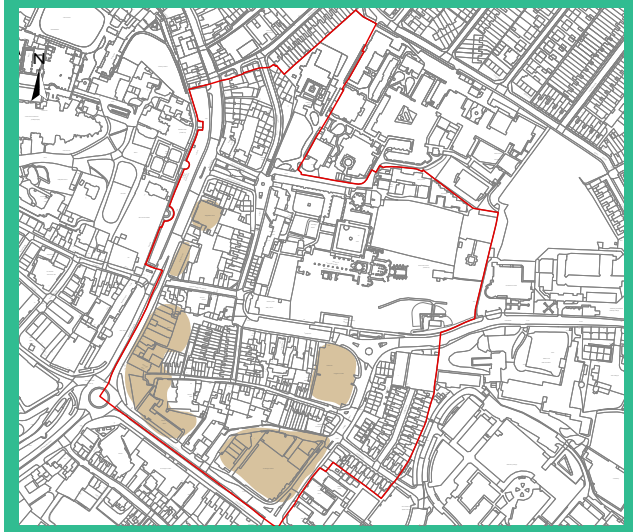
Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
6: WHITEFRIARS  	• There are two areas where there are specific opportunities for enhancement as indicated on the accompanying map. • These include the open areas between St George's Street and Burgate at Iron Bar Lane and between Watling Street and St Margaret's Street, which both feature car parking and low-quality public realm. There are opportunities to enhance this area of the city centre by carrying out improvements to these areas, including upgrades to the public realm. • There are opportunities to replace modern concrete and brick finishes, where deteriorating with more sympathetic and durable materials. • There are opportunities to review the appropriateness of A-boards, which are prevalent in this area and can hinder movement.
7: OATEN HILL AND OLD DOVER ROAD (NORTH-WEST)  	• There are a number of specific areas where there is opportunity for enhancement in this area, which are shown on the map. • These present opportunities for new sensitive development due to the nature of the existing buildings, which are unsympathetic to their surrounding buildings in terms of scale, location set-back from the street's building line and lack of reference to typical architectural features. • Other areas marked on the map are areas for enhancement as they comprise large open areas of surface car parking which could be improved through sensitive screening or planting or through new development if appropriate. • Reinstating and returning lost historic boundary treatments where they have been lost, particularly along Old Dover Road, would be beneficial to the character and appearance of the area. • There is an opportunity for the redevelopment of the redundant ATC site on Cossington Road (an application relating to the site will shortly be determined). • There are opportunities to repair damaged surface treatments (Oaten Hill, Old Dover Road) and also to install more durable and sympathetic treatments in those streets where there is a patchwork of surface finishes (Cossington Road, Oaten Hill Place).

Character Area

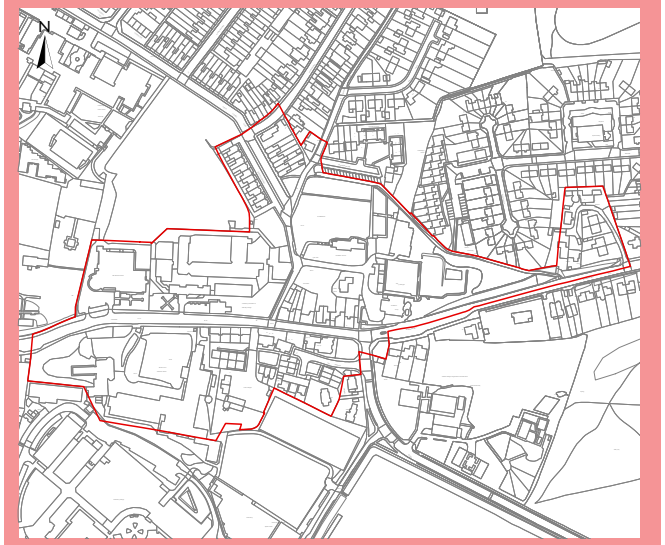
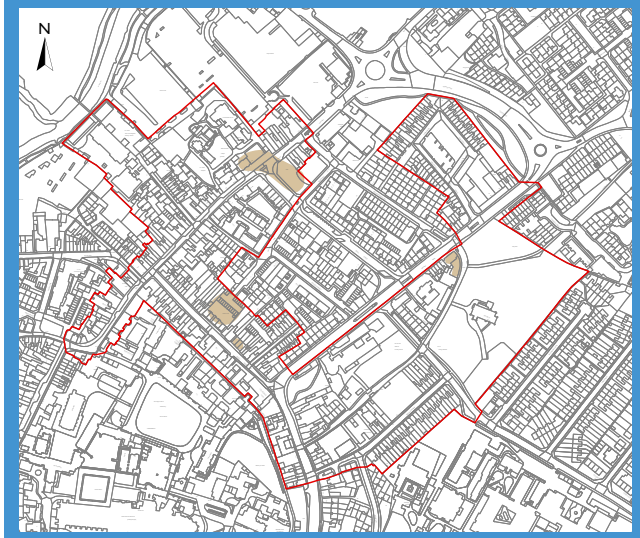
Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
8: ST AUGUSTINE'S ABBEY AND LONGPORT	• There are several specific areas where there is opportunity for enhancement in this area, which are shown on the map. • These present opportunities for enhancement or sensitive new development owing to the character and form of the existing buildings on these sites, which are typically oversized office buildings with plain elevations lacking articulation or expression and bearing little or no relationship with each other or, more importantly, with their historic context. • Longport Car Park is also an area of opportunity for enhancement as this site, highly visible at a busy junction, could be improved visually by sensitive screening or more permanently by new development where appropriate. • There are opportunities to improve signage and interpretation to encourage visitors to St Augustine's Abbey, a key component of the WHS. • Removing redundant TV aerials and satellite dishes on certain residential buildings in Love Lane, Albert Road, Edward Road, Ivy Lane and Monastery Street would enhance the appearance of the conservation area. Alternatively, where still in use, these could be moved to more discreet locations. • There are opportunities to reinstate historic porches in Albert and Edward Roads, which would contribute positively to the character of the conservation area. • Repair or reinstatement to the kerbstones and pavement surfaces that have been damaged by cars mounting the pavements in Ivy Lane would be beneficial. Where reinstatement is needed, more durable and historically appropriate finishes should be used.



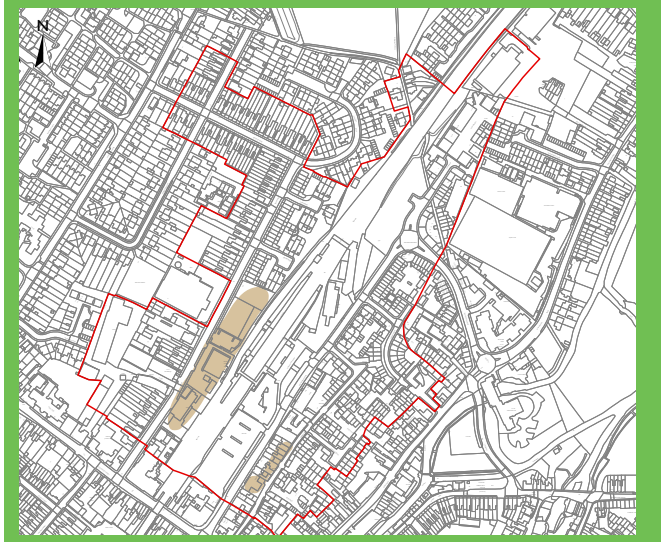
Character Area

Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
9: ST MARTIN'S 	• Certain buildings, particularly those on St Martin's Hill, would benefit from maintenance and repair to their brickwork and paintwork, which would enhance the appearance of the area. • Replacement of uPVC windows with timber units as well as the removal, or relocation to a more discreet location, or surface wiring, TV aerials and satellite dishes would be beneficial at certain properties including those in St Martin's Terrace. • Certain gravestones in St Martin's Churchyard would benefit from maintenance to ensure the churchyard is safe as well as to enhance the appearance of the conservation area and WHS. • There are opportunities to enhance public footpaths in the area, including replacing the high municipal fence along the St Martin's Hill path with a more sympathetic boundary treatment.
10: NORTHGATE 	• There are a few specific areas where there is opportunity for enhancement in this area, which are shown on the map. • These present opportunities for new sensitive development owing to the detracting nature of the existing buildings, which are flat-roofed, set-back at odds with the main building line or fail to reference surrounding vernacular and materials. The east end of Northgate would particularly benefit from improvements owing to its dilution in terms of its historic plot pattern and grain. • The car park on the corner of Union Street and Northgate is in a prominent position and would benefit from better screening or sensitive redevelopment. • Some buildings, including certain shopfronts in Northgate, would benefit from maintenance to paintwork and render, which would also help enhance the general character of the area. • Removing unsympathetic modern additions to residential buildings (including in Broad Street, Notley Street and Havelock Street), such as surface-mounted wiring and satellite dishes that are redundant, and relocating those in use more discreetly would enhance the appearance of the conservation area.

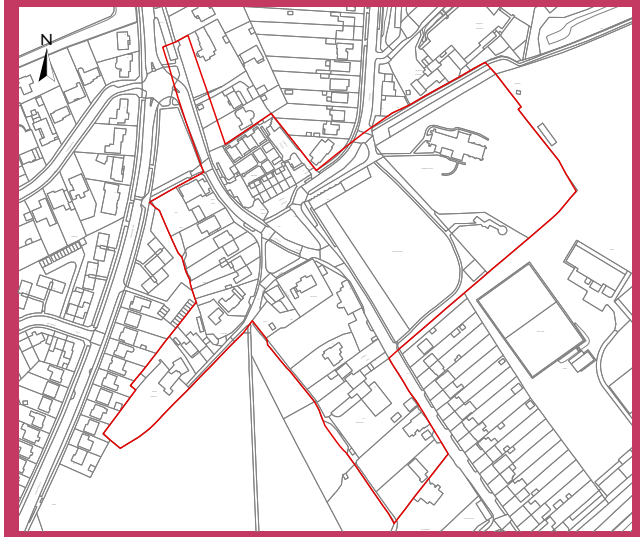
Character Area

Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
11: WEST STATION 	• The two areas where there is specific opportunity for enhancement are shown on the map. • These include the yards and industrial sheds along the south-west side of Roper Road which detract from the appearance of this street owing to their poor-quality materiality and boundary treatments. • The other area on Station Road West/ backing onto Kirby's Lane presents opportunities owing to the oversized scale of the buildings, the lack of architectural detail or articulation and the appearance of cluttered rear extensions. • There are opportunities to review the quantity of street furniture around the station forecourt, potentially considering a reduction as long as it is safe to do so. • There are opportunities to improve the immediate setting of the listed Goods Shed, which would in turn enhance the appearance of the conservation area. • There are opportunities to improve the public realm in the area through repairs to the surface treatment of pavements and footpaths including Hackington Place, Orient Place, Roper Road, Beverley Road and Mandeville Road. • Removing unsympathetic modern additions to residential buildings including in Beverley and Mandeville Roads, such as surface-mounted wiring and satellite dishes, and relocating those in use more discreetly, would enhance the appearance of the conservation area.

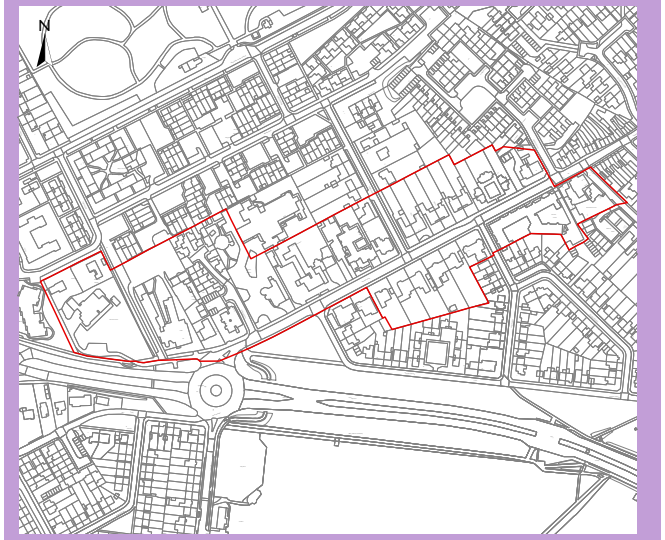
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Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
12: ST STEPHEN'S  	• There may be opportunities to consider reviewing traffic management through the green to reduce its impact on the historic suburban area. • Related to this, there may be opportunities to review the amount of street furniture and signage within the green, subject to it being safe to do so, as this would enhance the historic appearance of the area. • There are opportunities for less sympathetic extensions including a number of flat-roofed garage extensions to be altered to be more sensitive stylistically. • There are opportunities to enhance the appearance of the area through repairs to historic surface treatments and installation of more durable and sympathetic surfaces where there are currently patched tarmac finishes. • Introducing more sensitive boundary treatments to public paths and the churchyard, which currently have a municipal character, would enhance the appearance of the conservation area. • Reversing insensitive modern changes including the replacement of historic windows with uPVC units would enhance the appearance of the conservation area.
13: ST DUNSTAN'S  	• There are opportunities to considerably enhance this important retail area, where there has been some unsympathetic alteration and replacement of traditional shopfronts particularly fascia signage and canopies, by restoring lost features and returning modern shopfronts and signage to more traditional designs. • Suitable reoccupation of the small number of vacant buildings would deter anti-social behaviour and enhance the appearance of the area. • There are a number of historic building features, specifically timber windows and drainage goods which would benefit from repainting and repair, undertaking these works would enhance the appearance of the area. • The removal or discreet relocation of unsympathetic additions such as surface-mounted wiring, TV aerials and satellite dishes in some streets, including Church Street, Linden Grove, Ryde Street and New Street, would enhance the appearance of the area. • There are opportunities to enhance the area through repair to degraded surface treatments in St Dunstan's Terrace, New Street, Orchard Street, Church Street and Ryde Street, or replacement with more sympathetic and durable finishes.

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Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
14: LONDON ROAD 	• The removal or relocation of insensitive modern accretions such as TV aerials and excessive surface-mounted cabling would enhance the appearance of the area. • The reinstatement of high-quality, sympathetic boundary treatments and planted front gardens, some of which have been converted to driveways, would result in a more unified streetscene and would enhance the character of the area. • The replacement of modern, unsympathetic signage to former residential buildings that have been converted to hotels or other commercials uses (namely at the western end of London Road) would be beneficial to the character and appearance of the area. • There are opportunities to enhance the pavement surface finishes in places, which are damaged or in need of maintenance.
15: WHITSTABLE ROAD 	• Reinstating sympathetic boundary treatments and traditional timber windows, where replacement has taken place, would enhance the appearance of the area. • Certain gravestones and memorials within the cemetery would benefit from maintenance and repair to enhance the appearance of this important open space. • There is an opportunity to consider replacement of the public conveniences in the cemetery with a structure that is more sympathetic to the historic character of the open space. • There are opportunities to remove redundant television aerials and relocate others to more discrete locations, as well as bury overhead wires, to de-clutter the area and enhance general character.

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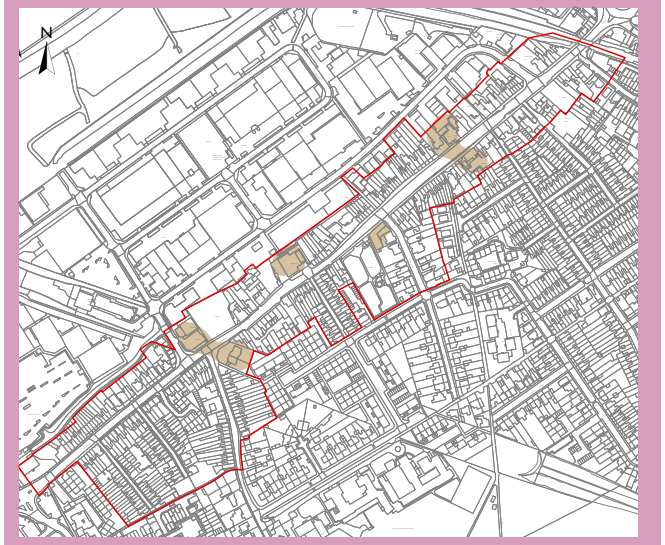
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16: WINCHEAP  	• There are several specific areas where there is opportunity for enhancement in this area, which are shown on the map. • These present opportunities for new sensitive development owing to the detracting nature of the existing buildings which feature inappropriate flat-roofs, insensitive materiality and articulation, or inconsistent positioning, set-back and discordant with the existing building line. • Views along this historic approach to the city, which are currently cluttered by telephone masts and cables, would be better revealed and appreciated by burying cables below ground. • There are a number of historic building features, specifically timber windows and rendered elevations, which are in need of repainting and repair, undertaking these works would enhance the appearance of the area. • The removal of unsympathetic additions, including surface-mounted wiring, TV aerials and satellite dishes to residential streets off Wincheap that are redundant or, where still in use, their relocation to more discreet locations, would enhance the appearance of the area. • There are opportunities to considerably enhance this important retail area by restoring lost features particularly fascia signage and canopies and returning modern shopfronts and signage to more traditional designs. • The reoccupation of certain vacant buildings would enhance the appearance of the conservation area. • The installation of traditional and durable surface treatments to pavements would be beneficial to the general streetscene of this character area. • Re-introducing historic sash windows at the south-west end of Wincheap, where these have been replaced by uPVC units, would enhance the appearance of the conservation area.

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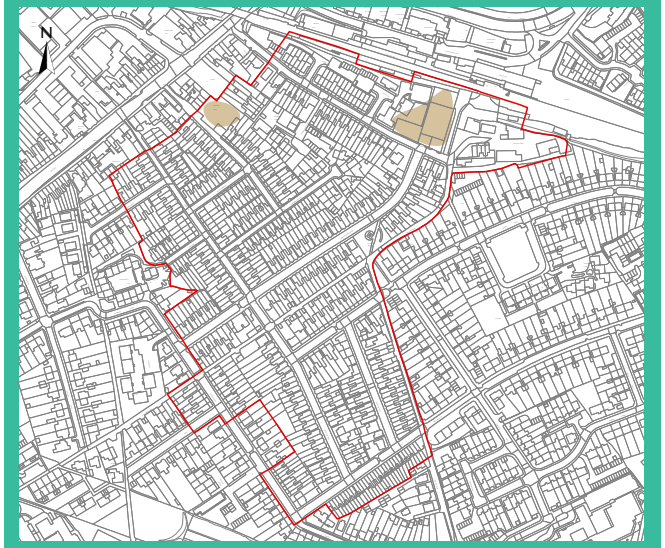
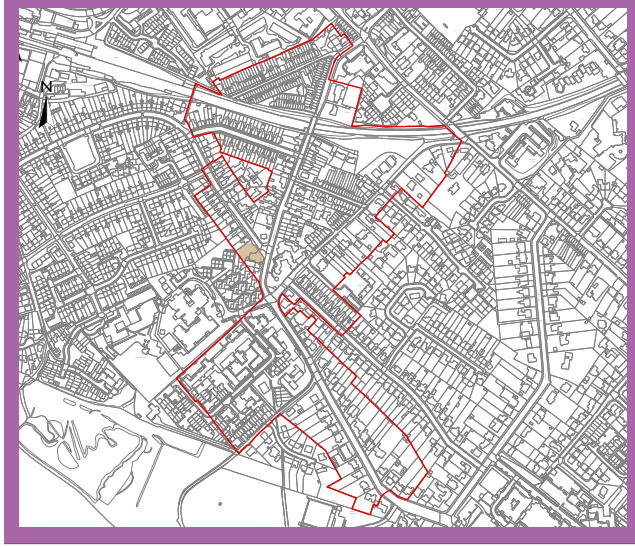
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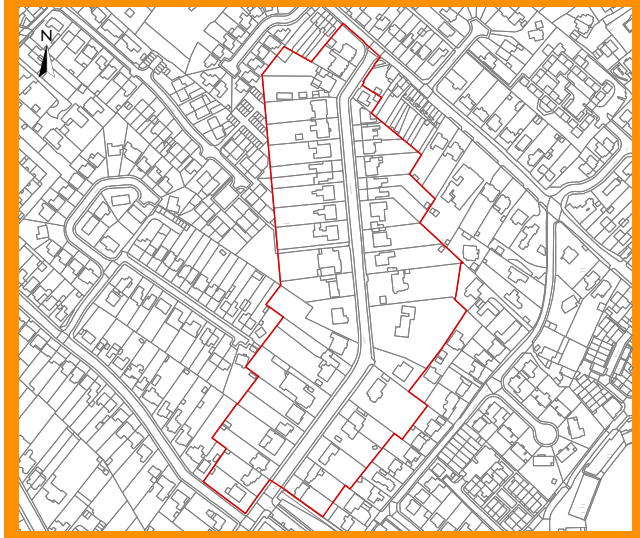
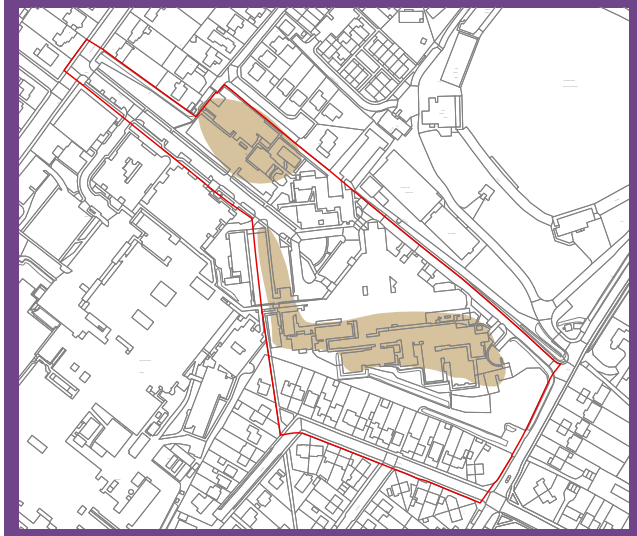
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CHARACTER AREA	SPECIFIC OPPORTUNITIES
17: MARTYRS FIELD 	• There are two specific areas where there is opportunity for enhancement in this area, which are shown on the map. • The first of these is the industrial area on Gordon Road, where the buildings are out of keeping with the character of the area. The second is an open area of surface parking which could be improved through new development or improved screening. • There are opportunities to improve the appearance of rear boundary treatments where these are visible from the public realms, in particular along the cycle path between Martyrs' Field Road and Oxford Road (Hop Garden Way). • Reinstating traditional timber units, where they feature unsympathetic uPVC replacements, as well as the removal, or relocation to a more discreet location of wiring, dishes and aerials would be beneficial to the character of this character area. • Undertaking repair works to historic building features, specifically timber windows and rendered elevations, which are in need of repainting and repair, would enhance the appearance of the area. • Repairs to pavements or replacement where heavily patched with more traditional and durable surface treatments would enhance the appearance of the public realm and the character area.
18: NUNNERY FIELDS 	• There is one specific area where there is opportunity for enhancement, which is shown on the map. This presents an opportunity due to the unsympathetic nature of the existing building on a prominent corner site. • Reversing inappropriate modern changes including the replacement of historic windows with uPVC would enhance the character and appearance of the conservation area. • The reinstatement of high-quality sympathetic boundary treatments and front gardens, which have been converted to driveways or replaced with less sensitive materials, would create a more unified streetscene and enhance the character of the area. • Removing redundant TV aerials and satellite dishes installed to front elevations and roofs or moving those still in use to more discreet locations would enhance the appearance of the conservation area.

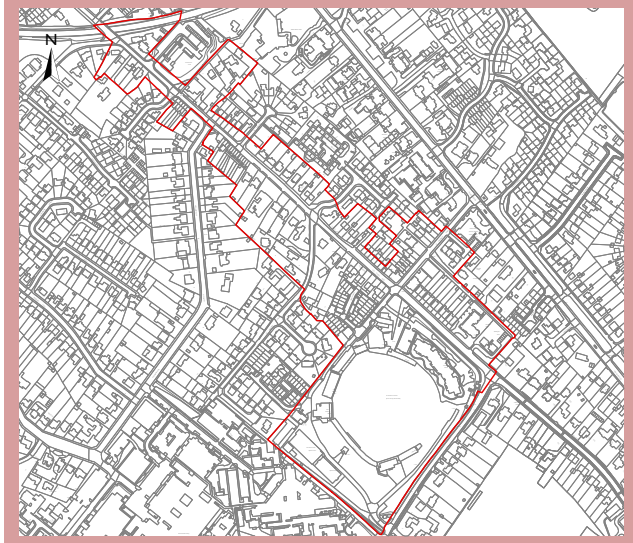
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Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
19: ETHELBERT ROAD 	• Maintenance and repair of certain boundary treatments, which are in disrepair, would enhance the appearance of the area. • Resurfacing would improve the appearance of the area as despite being a residential street the road surface is damaged through heavy wear due to the proximity of the Kent and Canterbury Hospital.
20: KENT AND CANTERBURY HOSPITAL 	• There are a few specific areas where there is opportunity for enhancement, shown on the map, which relate to unsympathetic buildings, including temporary buildings, and extensions to the main building within the hospital campus. There are opportunities to improve the area through the replacement of these buildings and restore more of the historic character to the area. • There are opportunities to carry out maintenance to certain buildings, which feature peeling paintwork and foliage growth, to improve the appearance of the area. • The main hospital building is a positive and landmark building in the area, but it could be enhanced through the reinstatement of metal windows and removal of the extensive surface wiring.

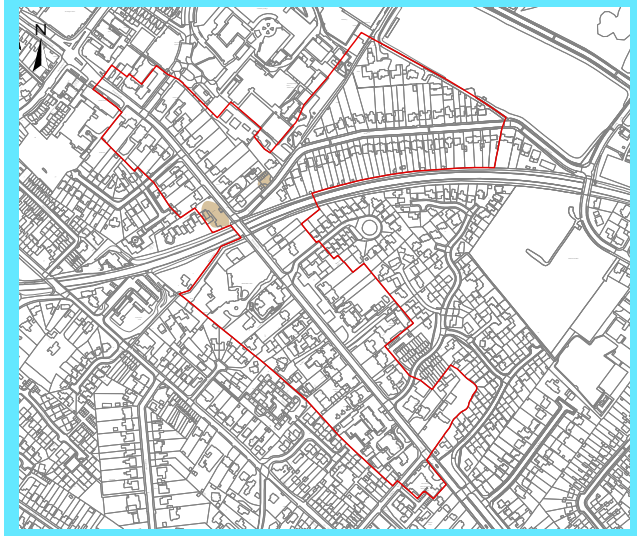
Character Area

Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
21: OLD DOVER ROAD (SOUTH-EAST) AND ST LAWRENCE  	• There is an opportunity to improve the nature of car parking on this historic road as currently cars park partly on the pedestrian pavement which hinders movement and damages surface finishes. • There are opportunities to enhance the appearance of the area by ensuring buildings are in a good state of repair, particularly paint work and render. • There are opportunities to improve the appearance of the area by reinstating traditional timber windows where historic windows have been replaced with uPVC units. • There are opportunities to enhance public foot paths and pavements in the character area, including Abbots Barton Walk (also partly within Character Area 22), particularly improving surface treatments.

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Areas of Opportunity for Enhancement

CHARACTER AREA	SPECIFIC OPPORTUNITIES
22: NEW DOVER ROAD AND ST AUGUSTINE'S ROAD 	• There are two specific areas where there is opportunity for enhancement, as shown on the map. These present opportunities due to the detracting nature of the existing buildings on the site owing to flat roofs, lack of green boundary or buffer and an absence of vernacular detailing or materiality. • There are considerable opportunities in this character area to encourage maintenance and improvements to boundary treatments and, where lost, to reinstate lost boundaries and front gardens. These actions will help create a more cohesive streetscene, enhancing the character of the area. • There are opportunities to enhance public foot paths in the character area, particularly Pilgrim's Way and Abbots Barton Walk (the latter is also partly within Character Area 21).

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This part of the document identifies the control measures bought about by conservation area designation and provides advice on best practice repair and maintenance of historic buildings. It also includes guidance on the design of alteration and new development within the conservation area and specific recommendations arising from the issues and opportunities identified in the SWOT analysis. It is intended that the recommendations within this part of the document will be reviewed alongside the review of Part C.

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9.0 MANAGEMENT PLAN

9.1 INTRODUCTION

The Management Plan is perhaps the most important part of the Conservation Area Appraisal, it sets out the vision for the future of the conservation area and a framework to guide change. The overarching ambition for the conservation area is to preserve and enhance what is special about the conservation area. Preserving and enhancing the special interest is achieved by ensuring that change and development take place in a considered and sympathetic way and through the knowledge that we all have a shared responsibility for looking after Canterbury's internationally important heritage and the conservation area as a whole. This aligns with the vision for the heritage of the whole district contained within the Council's Heritage Strategy and the aims set out within the Local Plan. This Management Plan should therefore be used alongside these other documents, in particular policies within the Local Plan. The Council also has a suite of specific guidance documents to assist in developing proposals.

The long-term objectives are to address elements that erode or detract from character and appearance and to ensure that new development responds positively so that it preserves or enhances special interest. This applies to very small changes such as reinstating lost historic features to much larger proposals for new buildings both within the conservation area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical fabric of individual buildings. Repairs can often be necessary, ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the conservation area as a whole.

The following sections set out how and why change within the conservation area is managed, good practice advice on maintenance and repair and specific guidance on alterations, extension and new development. Specific recommendations are within Section 10.0.

9.2 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

9.2.1 CHANGES TO PERMITTED DEVELOPMENT RIGHTS

Owing to the special interest of the conservation areas, permitted development rights are restricted to ensure that new development preserves and enhances the character of the area. Planning permission is therefore needed for works which materially affect the external appearance of a building: This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures.
- Extensions.
- New openings in external elevations and roofs.
- Works to trees.
- Changes to the external cladding of a building.
- Advertisements and other commercial signage (Advertising Consent may also be required).

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal (https://www.planningportal.co.uk/info/200125/do_you_need_permission), the Council's own website (https://www.canterbury.gov.uk/homepage/4/planning_and_building), contact the Planning and Building Department or use the Council's pre-application advice service.

Proposals which affect listed buildings, including changes to their setting, may also require Listed Building Consent and works to Scheduled Monuments will require Scheduled Monument Consent.

All these statutory control measures are intended to manage development and change, preventing that which may have a negative impact and promoting positive change.

9.2.2 ARTICLE 4 DIRECTIONS

The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) can be further restricted in conservation areas through application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken.

There are a number of Article 4 Directions in place across the Canterbury Conservation Areas. These cover different types of change in different areas and more information can be found on the Council's Interactive Planning Map: https://mapping.canterbury.gov.uk/webapps/Planning_information/.

There are some areas which are not currently under an Article 4 Direction but may benefit from having additional controls placed on certain types of change, such as changes to windows and boundary walls. Any new Article 4 direction would be considered separately from the adoption of this Conservation Area Appraisal and Management Plan.

9.3 ADVICE ON CONSERVATION AND REPAIR

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area.

In addition to the advice in the following sections, Historic England have a wide range of helpful advice and guidance on how to care for and protect historic places, including advice on maintenance and repair on their website: https://historicengland.org.uk/advice/. Other bodies such as the Society for the Protection of Ancient Building (SPAB) also have extensive guidance on repair (https://www.spab.org.uk/advice)

9.3.1 MAINTENANCE

Maintenance is defined by Historic England as *"routine work necessary to keep the fabric of a place in good order."* [01] It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work are needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term.

Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves.
- Clearing any blockages in downpipes.
- Sweeping of chimneys.
- Removal of vegetation growth on or abutting a building.
- Repainting or treating timber windows and other external timberwork.

01 Historic England, Conservation Principles, Policies and Guidance (April 2008)

- Servicing of boilers and gas and electrical systems.

- Repointing, periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to the brickwork and stonework of historic and traditional buildings as it is an impermeable material. Repointing should always be carried out using a lime-based mortar and after raking out any cementitious material.

9.3.2 REPAIR

Repair is *"work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration"* [02].

Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.

- Repair is always preferable over the wholesale replacement of a historic feature.

- For historic features, the priority should be to preserve and enhance so as to protect the aesthetic value and character of the building and conservation area. This can be achieved by carrying out like-for-like repairs where the replaced element is the same as the original in terms of material, dimensions, method of construction and finish.

- Where a historic feature has previously been repaired using inappropriate materials or techniques, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints.

- Only undertaking the minimum intervention required for any given repair.

- Repairs, should, where possible, be reversible as better alternatives may become available in the future.

- Historic England have a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair, on their website: https://historicengland.org.uk/advice/.

02 Ibid

9.4 ADVICE ON DESIGN AND NEW DEVELOPMENT

9.4.1 ALTERATION, EXTENSION AND DEMOLITION

Canterbury is a living place that reflects over 2000 years of evolution and change. The conservation area designation does not seek to prevent change but rather preserve those elements of the past that are significant and ensure that new changes respond positively to its past.

Planning permission is required for the demolition of buildings in conservation areas. The appropriateness of demolition should be considered on a case-by-case basis, as what is appropriate in one location may not necessarily be appropriate in another. Buildings that are important or integral to the character or appearance of the conservation area should be retained. Where demolition is necessary and agreed this will be supported by justification and a full understanding of its contribution to the conservation area. All reasonable steps will be taken to ensure the new development proceeds after the demolition.

Alterations should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of the conservation area and the specific character area in which it is located and using appropriate materials, whether these are the same as those typically found in the conservation area or they are new materials that are complementary. Enhancement could be achieved through removing a detracting feature and replacing either with something more 'in keeping' or with something that draws inspiration from the character of the conservation area.

Extensions should usually be subordinate to the existing buildings in their scale, massing and design. All extensions should be of high-quality design and construction and whilst the design may use materials and finishes which are characteristic to the conservation area, including brick or painted, lime-based render and tiled or slated roofs, there may be scope for use of a wider, less traditional material palette where these are part of a high-quality, sensitively-designed extension that complements or enhances the appearance of the original building. In all cases, materials added to a building should be high-quality and sympathetic.

9.4.2 NEW DEVELOPMENT

There are opportunities for new development within the conservation area. Sensitive new development has the potential to enhance an area, particularly if addressing those areas that detract.

Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed;
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The significance or contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract)
- The potential impact of the new design on known or potential archaeological remains;
- The potential impact of the scale and design of new development on the setting of any neighbouring listed buildings or identified locally listed buildings and positive buildings;
- The potential impact of the new design on the Outstanding Universal Value or setting of the World Heritage Site;
- The potential impact on important views, both city-wide and local and both in daytime and at night;

- The materiality and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design; and

- The scale and grain of the surrounding area, including historic plot widths and boundaries.

This list is not exhaustive; every location will present its own unique opportunity and its own requirements for a sensitive and appropriate new design. Honestly-modern, non-traditional (i.e. contemporary) designs may be acceptable, and, in all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate setting and the conservation area as a whole.

The height of buildings will be an important consideration in assessing the acceptability of new development. The majority of the city centre is composed of buildings of between two and six storeys and in the residential suburbs buildings in the conservation area are generally no more than three storeys. Generally, proposed buildings should fit within their context in terms of height. Where buildings are proposed that would be substantially taller than their surroundings or have the potential to affect important views or the dominance of landmark buildings due to their height, proposals will need to demonstrate that they preserve or enhance the character and appearance of the conservation area, important views, the setting of other heritage assets such as the World Heritage Site and the setting and prominence of landmark buildings.

There are also opportunities for new development within the extensive setting of the conservation area. As within the conservation area itself, new development within its setting should consider the character and appearance of the conservation area. It should be sensitive to its location within the setting of the designated heritage asset, preserving or enhancing its special interest.



Heritage Court, Stour Street, an example of sensitive new development within the conservation area



Recent terraced row in St Peter's Lane which is in keeping with the character and appearance of the area

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Any new development within the setting of the conservation area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the conservation area and help phase out ill-considered and unsympathetic interventions from the past.

The wider green setting of Canterbury is particularly important in interpreting its special interest and historic character; long views into and out of the city frequently have a green backdrop. Selection of sites for new development within the wider setting of the conservation area will need to ensure that this green setting is preserved.

When considering new development within the setting of the conservation area, Historic England's guidance should be consulted: *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3*.

9.4.3 ARCHAEOLOGY

Canterbury is extremely rich in archaeological heritage, a result of over 2000 years of occupation. This archaeology is well-protected using Scheduled Monument designations, an extensive Area of Archaeological Importance designation and policy to protect known and potential undesignated archaeological remains, which can be of demonstrable equivalent significance to designated assets.

Within the city walls there is a high density of Scheduled Monuments including extensive remnants of the city walls both above and below ground. The city also contains below ground remains of Roman buildings, remains of several monastic precincts, lost medieval churches and ancient defensive structures such as the Castle and Dane John Mound. The entirety of the Cathedral precinct is also scheduled and outside the city walls the most significant remains are those of St Augustine's Abbey. The protection of the conservation area's known and potential archaeological heritage is therefore a central part of decision-making. Scheduled Monument Consent (SMC) is required for any proposals or works which may affect any of the city's Scheduled Monuments, including any repair works. Historic England should be consulted on any works which may affect the Scheduled Monument and also administers the SMC process on behalf of Secretary of State for Digital, Culture, Media and Sport. More information on SMC can be found here: https://historicengland.org.uk/advice/planning/consents/smc/.

Given the number and extent of known archaeological remains and the very high significance of many of these remains, there is high potential across the conservation area for further evidence of the city's illustrious history to remain as yet undiscovered. Planning applications, on sites within the conservation area where there is or is the potential for an archaeological heritage asset, must include an appropriate desk based assessment of the asset. In addition where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ where possible. Policies HE11 and HE12 of the Adopted Local Plan provide the policy requirements in relation to development affecting archaeology.

9.4.4 BOUNDARY TREATMENTS

Although within the city walls the majority of buildings are hard against the pavement edge, within residential streets both inside and outside the city wall's buildings are generally set back behind front gardens. As identified in Part C, there has been incremental loss of certain historic boundary treatments, in particular the low walls surrounding front gardens. Where historic boundary treatments have been lost, their reintroduction is encouraged. This also includes replacement of less sympathetic boundary materials such as close board timber fencing with more appropriate and traditional brick or hedged treatments. Further detrimental alteration and loss of historic and traditional boundary treatments is discouraged

9.4.5 PLASTIC WINDOWS, DOORS AND DRAINAGE GOODS

Whilst the majority of buildings in the conservation area contain traditional timber sash or casement windows, there have been instances of replacement with inappropriate uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic and traditional buildings in the conservation area. This can have a detrimental impact on the appearance of the conservation area but also often constitutes loss of historic fabric. Furthermore, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building.

Replacement of historic windows, doors and drainage goods is strongly discouraged as is replacement of those which retain their traditional materiality and appearance. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged. Drainage goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design. White-painted timber is likely to be the most appropriate materiality for windows with the proportions and type of window being dependant on the age and style of individual buildings. In some limited circumstances metal windows may be appropriate in order to replicate early to mid-20th century metal windows. For doors, painted timber is also likely to be the most appropriate material, although a greater range of colours will be acceptable. Multi-panelled doors and glazed fanlights may also be appropriate within some buildings.



Examples of historic timber windows and doors across the conservation area

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9.4.6 AERIALS AND SATELLITE DISHES

The installation of telecommunications antennas, i.e. aerials and satellite dishes, on chimneys and the front and sides of elevations and roofs of buildings in the conservation area is discouraged and requires planning permission. Such features are not in keeping with the historic character and appearance of the conservation area. The removal of existing visible aerials and dishes is encouraged, as this will enhance the appearance of the conservation area.

9.4.7 SHOPFRONTS

Retail and restaurant uses are an important part of the city's economy and also part of its historic character, particularly the principal retail streets within the city walls. The character and appearance of shopfronts is therefore a particularly important part of the overall special interest of the conservation area. Many historic shopfronts exist within the conservation area, as well as many which retain some historic features or have been designed in an appropriate traditional manner. However, there are also shopfronts which have been replaced with inappropriate designs and materials. The Supplementary Planning Document, *Shopfront Design*, should be used alongside this section as key guidance when considering change to shopfronts.

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. Where a unit extends across more than one building (i.e. across two or more buildings in a terraced row), it is important that the vertical division between the buildings is retained or reinstated. This may require the use of signage which is divided in two or more parts.

Where historic shopfronts survive or existing shopfronts contribute to the character and appearance of the conservation area, these should be retained and enhanced where possible.

Any historic shopfront features that survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.





Examples of some of the many shopfronts in the conservation area which exhibit historic and traditional features.

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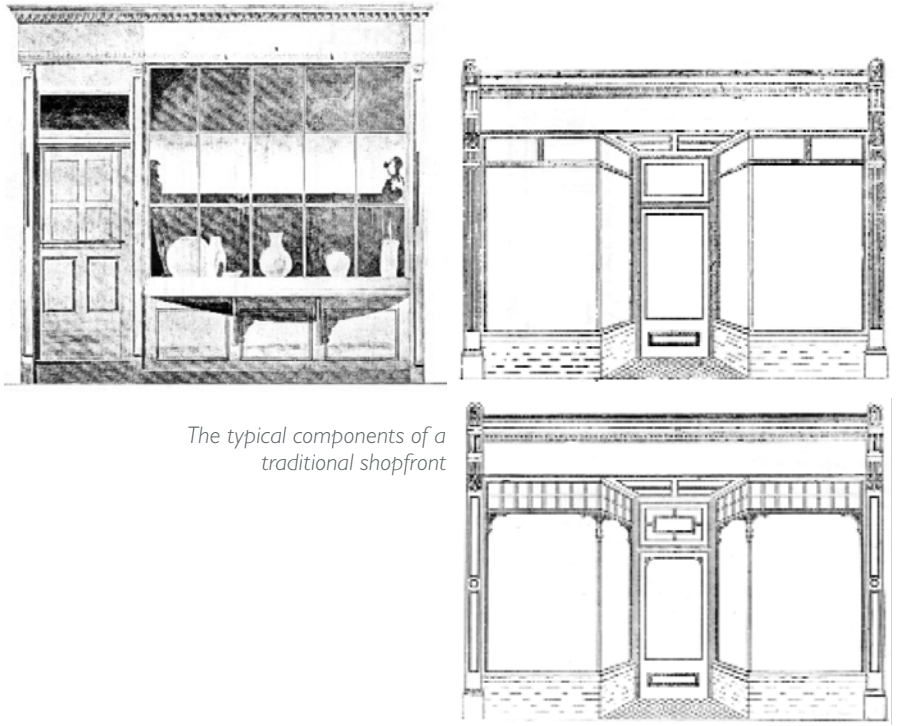
Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional alternatives is encouraged.

Pilasters, corbels, cornice, fascia and stall risers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be well below the sill of the window above), or beyond the corbels on either side. Full-height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stall risers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts. Traditional and characteristic materials, such as painted timber, will best enhance the historic character of the buildings.

The design and detailing of advertising and signage content, both on fascias, hanging signs and any free-standing signage, are also important in the conservation area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality, rather than brashness. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the conservation area, with subtle external lighting being more appropriate. Careful consideration needs to be given to the appropriateness of free-standing signage such as A-boards as these can cause visual clutter and physical impediment to pedestrian movement.

There are some examples of fabric canopies within the conservation area and such features add interest to the street scene if of an appropriate design suitable for use in the conservation area. Canopies should avoid obscuring historic features and should be retractable.

Metal roller shutters have a detrimental effect on the appearance of the conservation area. They obscure historic features as well as window displays and internal illumination. There are several alternatives to roller shutters, the use of which is encouraged. These are detailed in the *Shopfront Design* SPD and include more open grilles which can be fitted internally and toughened glazing. Improving the overall appearance of the street scene, including public realm and street lighting, would assist in lowering crimes targeting shops and, along with other measures, could reduce the need for such high-security requirements.



The typical components of a traditional shopfront

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9.4.8 PUBLIC REALM

The majority of people experiencing and interacting with the conservation area will do so from the public realm, meaning the maintenance and enhancement of its character and appearance is of considerable importance for preserving the special interest of the area. The public realm consists not only of the surfaces but the street furniture, signage and interpretation.

A sensitive and holistic approach will be taken to changes and improvements to the public realm within an overarching strategy and implemented over multiple phases. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

There are areas where surface finishes are in a poor condition and there is considerable variation even within single streets. Reinstatement of more traditional surface treatments such as granite kerbstones, cobbles and York stone slabs will bring a more unified appearance to the conservation area and enhance its historic appearance. An overarching approach to street furniture would ensure that a similar design language is being used across the whole conservation area. This approach is particularly important within each character area to give each a more unified appearance. Public realm features (bins, bollards, seating etc.) often become dated in appearance, sometimes due to heavy wear or anti-social behaviour, but also as a result of poor design and short-lived trends. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in -Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area, and can be either traditional or honestly-modern in their design. Materials both for the street furniture and surface treatments should be of high-quality and durability to ensure their longevity as much as possible.

In addition to street furniture, free-standing shop-signage, interpretation boards, broadband cabinets and items such as café seating can collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the conservation area. Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.





Examples of high-quality, durable and attractive public realm within the conservation area; to the left The Friars and to the right St Margaret's Street

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9.4.9 SURFACE CAR PARKING

The visual impact of surface car parks has been identified as a particular issue within the Canterbury Conservation Areas. Although some car parks occupy areas which were historically open, many are the result of building clearance. The large areas of hard surfacing and cars can detract from the historic character of the area. Proposals are encouraged which reduce the visual dominance of surface car parks. This may be through new development which omits the surface car park entirely, integrating the parking more sensitively, or providing a new street frontage of buildings which screens the car park behind and may also restore gaps in the frontage. Guidance on new development at Section 9.4.2 should be referred to as part of any proposals for new buildings.





Examples of car parking being concealed behind a new building on the street frontage in Kirby's Lane (above) and St John's Lane (below)

9.4.10 ENERGY EFFICIENCY AND REDUCING CARBON EMISSIONS

Proposals which reduce energy consumption, carbon emissions and improve energy efficiency are encouraged where these are compatible with preserving and enhancing the character and appearance of the conservation area. Historic buildings are inherently sustainable, however there are alterations which can improve their energy efficiency, and therefore reduce energy consumption, such as secondary glazing, draught exclusion and thermal insulation. Traditional buildings were designed to be breathable, letting moisture in and out, care needs to be taken when making improvements to ensure that breathability is not compromised as this could result in degradation of historic fabric.

In addition to reducing energy consumption, utilising renewable energy sources is another way of reducing carbon emissions. While the use of renewable energy sources is encouraged in the Local Plan, features such as wind turbines and solar panels can be highly visible modern elements, which will need to be carefully considered to ensure that historic character and appearance are preserved.

Historic England has extensive guidance and advice regarding energy efficiency and historic buildings: https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/

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10.0 RECOMMENDATIONS

The following recommendations, which have been developed in response to the issues and opportunities identified in Section 8.0 and the advice and guidance in Section 9.0, have been prepared considering the document's various different user groups. Whilst some recommendations are clearly enshrined in planning policy, this section draws together the relevant recommendations for the conservation area alone, to guide the local authority's planning decisions and decision-making within this area of considerable special interest. In addition, the recommendations are available as a public resource to provide overarching guidance and information for local residents.

MANAGING CHANGE

01 That the historic environment of Canterbury, in particular that which contributes to the character and appearance of the conservation area, is maintained to ensure the city remains a thriving economic centre and tourist destination.

02 That appropriate enforcement action is undertaken for inappropriate works that do not have consent as set out in Canterbury City Council's *Planning Enforcement Plan*.

03 That proposals for extension, alteration and new development only be approved where they meet the policy and statute test to preserve or enhance the character and appearance of the conservation area.

04 Sensitive proposals to bring vacant buildings and sites back into use are encouraged.

05 Due consideration and protection is given to archaeological remains and potential wherever below-ground intervention is proposed.

06 That views of city-wide and local importance both from within and from the setting of the conservation area, in particular those of Bell Harry Tower, are preserved.

07 Development within the setting of the conservation area should be sympathetic to its special interest and development which harms its special interest will be resisted.[03]

PRESERVING AND ENHANCING THE CONDITION AND APPEARANCE OF BUILDINGS

08 That awareness is raised regarding the benefits of regular maintenance and sensitive repair, and advice regarding good practice be given when necessary.

09 To find appropriate solutions for Heritage At Risk

10 That buildings, features, spaces, uses and views identified as making a positive contribution to the conservation area are preserved or enhanced.

11 Removal of inappropriate and negative additions to buildings is encouraged.

12 Reinstatement of lost historic features is encouraged.

13 The replacement of uPVC windows and doors with traditional timber units is encouraged.

14 Restoring historic boundary treatments where they have been lost to residential properties, often for car parking, is encouraged.

15 The design and construction of any new development, extension, alteration or repair is required to be of the highest quality.

03 Policy and statute requires the setting of the conservation area and WHS be preserved

16 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.

17 Proposals to improve the energy efficiency of buildings or to utilise renewable energy sources is encouraged where they are compatible with preserving the character and appearance of the conservation area.

ENHANCING THE PUBLIC REALM

18 Consideration be given to improvements to the quality and appearance of the public realm, including street furniture and surface treatments, within the conservation area, ensuring that any future proposals are of high-quality, durable and respond to the character of the area.

19 Reduction in visual and physical clutter in principal retail areas, particularly A-board signage, is encouraged.

20 Ensure that the character and appearance of the conservation area is taken into consideration as part of future highways strategies.

21 A review of the existing interpretation within the conservation area be undertaken and improvements made to raise greater awareness of the conservation area.

MONITORING AND REVIEW

22 That the boundary changes proposed within Part E be adopted in order to ensure that the special interest of the area is strengthened by adding areas which would contribute and removing areas which dilute its character.

23 That the condition of the conservation area be monitored and reviewed periodically, along with review of the boundary and this CAAMP.

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This final part of the document identifies the boundary changes proposed as part of this current review of the conservation area. Following public consultation, the boundary changes will be finalised and incorporated into the final document, with this part extracted to become the Designation Report for the boundary amendments.

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PART E: BOUNDARY REVIEW

Best practice prescribes that Conservation Area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them.

Under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that Councils are required to review conservation area designations periodically these proposals are periodically reviewed.[01] The Canterbury Conservation Area boundaries were last reviewed in 2010 and therefore due to review.

This Part of the Consultation Draft Conservation Area Appraisal will become the Designation Report for any boundary revisions, particularly additions, to the Conservation Area boundary to be adopted at the same time as the final Conservation Area Appraisal and Management Plan.

The proposed amendments to the boundary are listed in the table below along with justification. These are listed by character area and maps for each character area where changes are proposed follow the table showing the proposed changes.

TABLE OF PROPOSED BOUNDARY CHANGES

CHARACTER AREA	SUB-CONSERVATION AREA	ADDITION / OMISSION	REASONED JUSTIFICATION
CHARACTER AREA 11: WEST STATION	Canterbury West Station Conservation Area	Omission of Nos. 39-40 Hackington Place	These buildings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion.
		Move No. 1 Roper Road into the Canterbury West Station Conservation Area from the Canterbury City Conservation Area	This building is more in keeping with the character of the West Station area than the Canterbury City area, forming the end of the residential Victorian terrace (Roper Road) that developed following the arrival of the railway. Moving this building would strengthen the special interest of both conservation areas.

01 Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

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CHARACTER AREA	SUB-CONSERVATION AREA	ADDITION / OMISSION	REASONED JUSTIFICATION
CHARACTER AREA 12: ST STEPHEN'S	Canterbury, St Stephen's Conservation Area	Omission of parts of the gardens of Nos. 2, 4 and 8 St Stephen's Hill and part of the roadway	Rationalisation of the boundary to ensure that it aligns with property boundaries. The buildings associated with these gardens are not of heritage interest.
CHARACTER AREA 13: ST DUNSTAN'S	Canterbury City Conservation Area	Omission of the buildings on the south-west side of St Dunstan's Terrace (Nos. 1-25, Westerly Mews and No. 1 Queens Avenue)	These inter- and post-war dwellings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion.
		Omission of Nos. 18a and 18b Whitehall Gardens and No. 11 Linden Chase	These are modern buildings which are of no heritage interest and do not contribute to the character of the conservation area.

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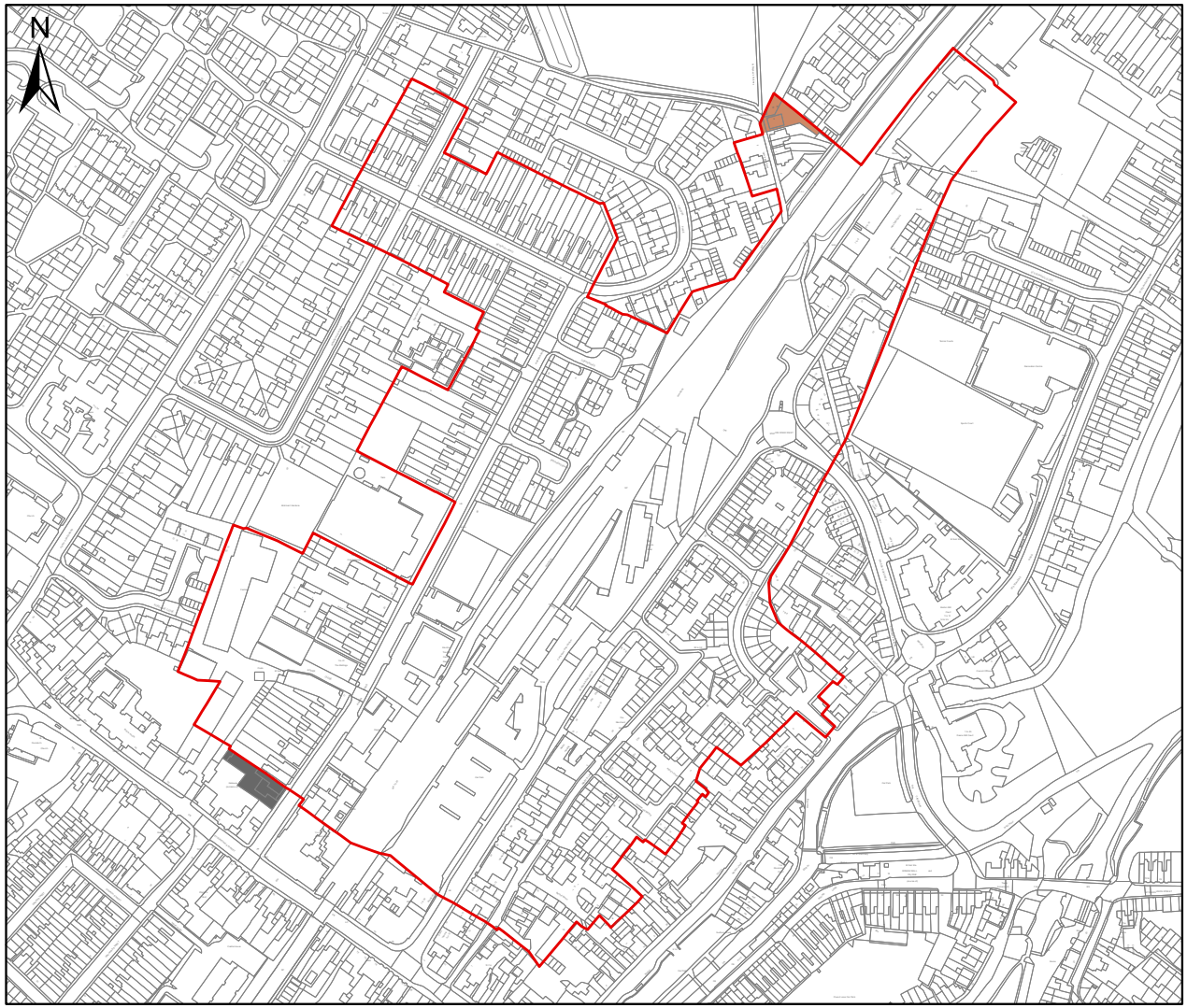
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CHARACTER AREA	SUB-CONSERVATION AREA	ADDITION / OMISSION	REASONED JUSTIFICATION
CHARACTER AREA 15: WHITSTABLE ROAD	Canterbury Whitstable Road Conservation Area	Omission of the rear gardens of Nos. 1-2 Roseland Gardens and Nos. 4-16 Cherry Avenue (which all front onto Whistable Road / St Thomas Hill)	Rationalisation of the boundary to ensure that it aligns with property boundaries. The buildings associated with these gardens are of no heritage interest and do not warrant inclusion in the conservation area.
		Omission of the front gardens of Nos. 136-138 Whitstable Road and Nos. 2-10 St Thomas Hill	Rationalisation of the boundary to ensure that it aligns with property boundaries. The buildings associated with these gardens are of no heritage interest.
		Omission of Tree Shadows and Nos. 12 and 18 St Thomas Hill	These buildings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion warrant inclusion in the conservation area.
CHARACTER AREA 17: MARTYRS FIELD	Canterbury (Martyrs Field) Conservation Area	Omission of Nos. 54-56 Heaton Road	These buildings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion.

CHARACTER AREA	SUB-CONSERVATION AREA	ADDITION / OMISSION	REASONED JUSTIFICATION
CHARACTER AREA 18: NUNNERY FIELDS	Canterbury (Nunnery Fields) Conservation Area	Addition of No. 24 Nunnery Road	This building is similar in character to those included within the conservation area adjacent and could reinforce and make a positive contribution to the conservation area.
		Addition of part of No. 11 Raymond Avenue	Rationalisation of the boundary to ensure that it aligns with property boundaries.
		Omission of buildings on south and east sides of George Roche Road	Although these buildings were designed in consideration of the conservation area, they are of no heritage value and do not warrant inclusion in the designation.
		Omission of Nos. 39 (Mikyle Court), 41 and 43 South Canterbury Road	These buildings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion.
		Move The Kendall Hall and No. 57 Nunnery Fields from Canterbury (Nunnery Fields) Conservation Area to Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area	These buildings are the vicarage and church hall of St Mary Bredin's Church and are therefore more associated with the conservation area in which that building is located.
CHARACTER AREA 20: KENT AND CANTERBURY HOSPITAL	Canterbury (1937 Kent & Canterbury Hospital) Conservation Area	Omission of buildings on the north side of The Gap (Nos. 1-35)	These buildings are of no heritage interest and do not make sufficient contribution to the character of the conservation area to warrant inclusion.

CHARACTER AREA	SUB-CONSERVATION AREA	ADDITION / OMISSION	REASONED JUSTIFICATION
CHARACTER AREA 21: OLD DOVER ROAD (SOUTH-EAST) AND ST LAWRENCE	Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area	Omission of part of the garden of No. 16 Randolph Close, part of the grounds of Durovernum Court and the front gardens / driveways of Nos. 83-97 Old Dover Road	Rationalisation of the boundary to ensure that it aligns with property boundaries. The buildings associated with these gardens are of no heritage interest and do not warrant inclusion in the conservation area.
		Addition of the rear garden of No. 77 Old Dover Road	Rationalisation of the boundary to ensure that it aligns with property boundaries.
		Omission of Nos. 15-26 St Lawrence Road	This building is a post-war apartment building, it is of no heritage value and does not contribute to the character of the conservation area.
		Omission of Nackington Court, Old Dover Road	This building is a post-war apartment building, it is of no heritage value and does not contribute to the character of the conservation area.
CHARACTER AREA 22: NEW DOVER ROAD AND ST AUGUSTINE'S ROAD	Canterbury (New Dover Road and St Augustine's Road) Conservation Area	Omission of part of Canterbury College	Rationalisation of the boundary to ensure that it aligns with property boundaries. The College buildings are modern and do not warrant inclusion in the conservation area.
		Addition of rear grounds of Nos. 15-19 New Dover Road	Rationalisation of the boundary to ensure that it aligns with property boundaries.

CHARACTER AREA 11: WEST STATION



- Canterbury West Station Conservation Area Boundary
- Area to be added to the conservation area designation
- Area proposed to be moved from one conservation area into another
- Area to be removed from the conservation area designation

This plan is not to scale

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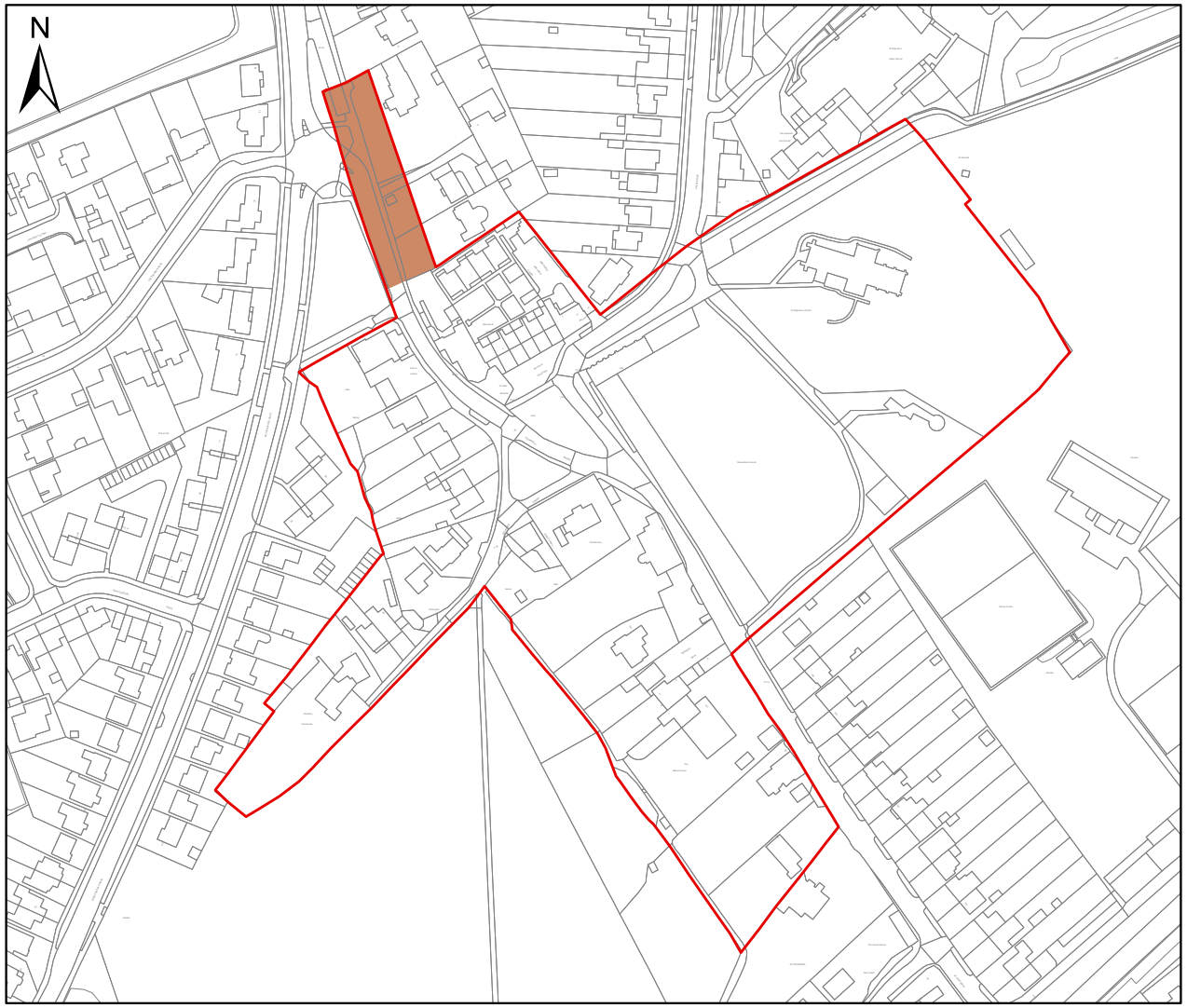
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CHARACTER AREA 12: ST STEPHEN'S



- Canterbury St Stephen's Conservation Area Boundary
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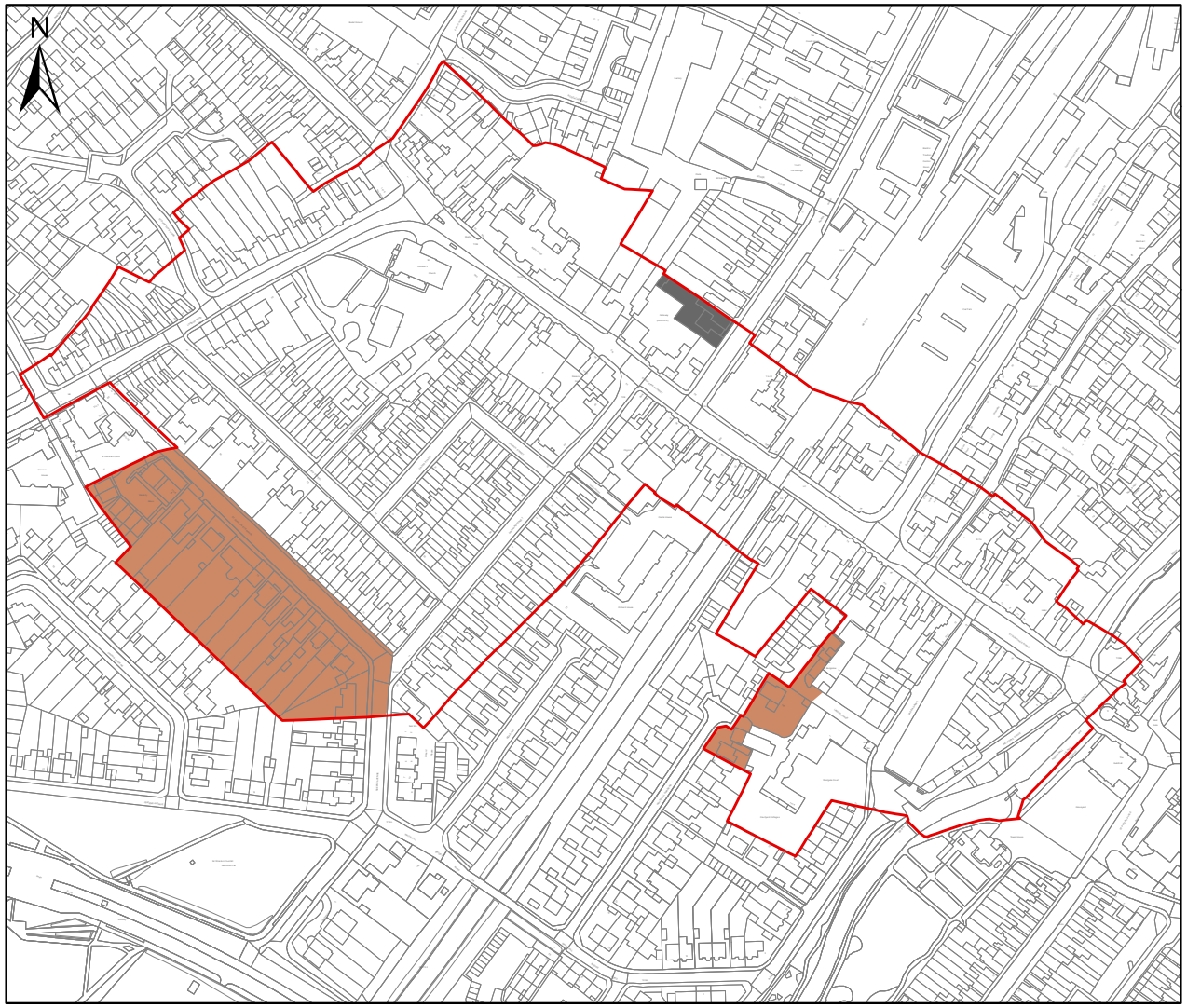
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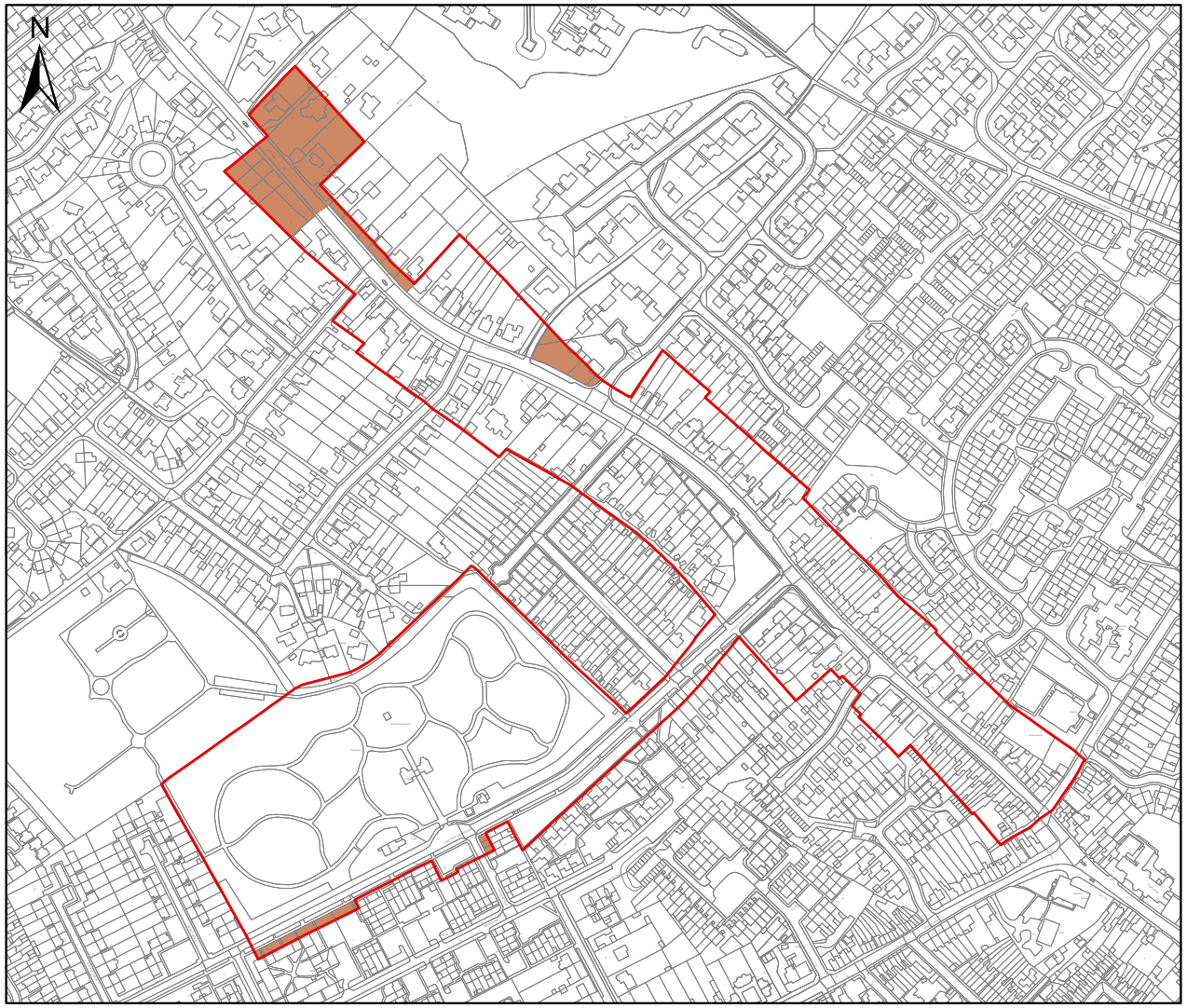
CHARACTER AREA 13: ST DUNSTAN'S



- Canterbury City Conservation Area Boundary
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- Area to be removed from the conservation area designation

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CHARACTER AREA 15: WHITSTABLE ROAD



- Canterbury Whtistable Road Conservation Area Boundary
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CHARACTER AREA 17: MARTYRS FIELD



- Canterbury (Martyrs Field) Conservation Area Boundary
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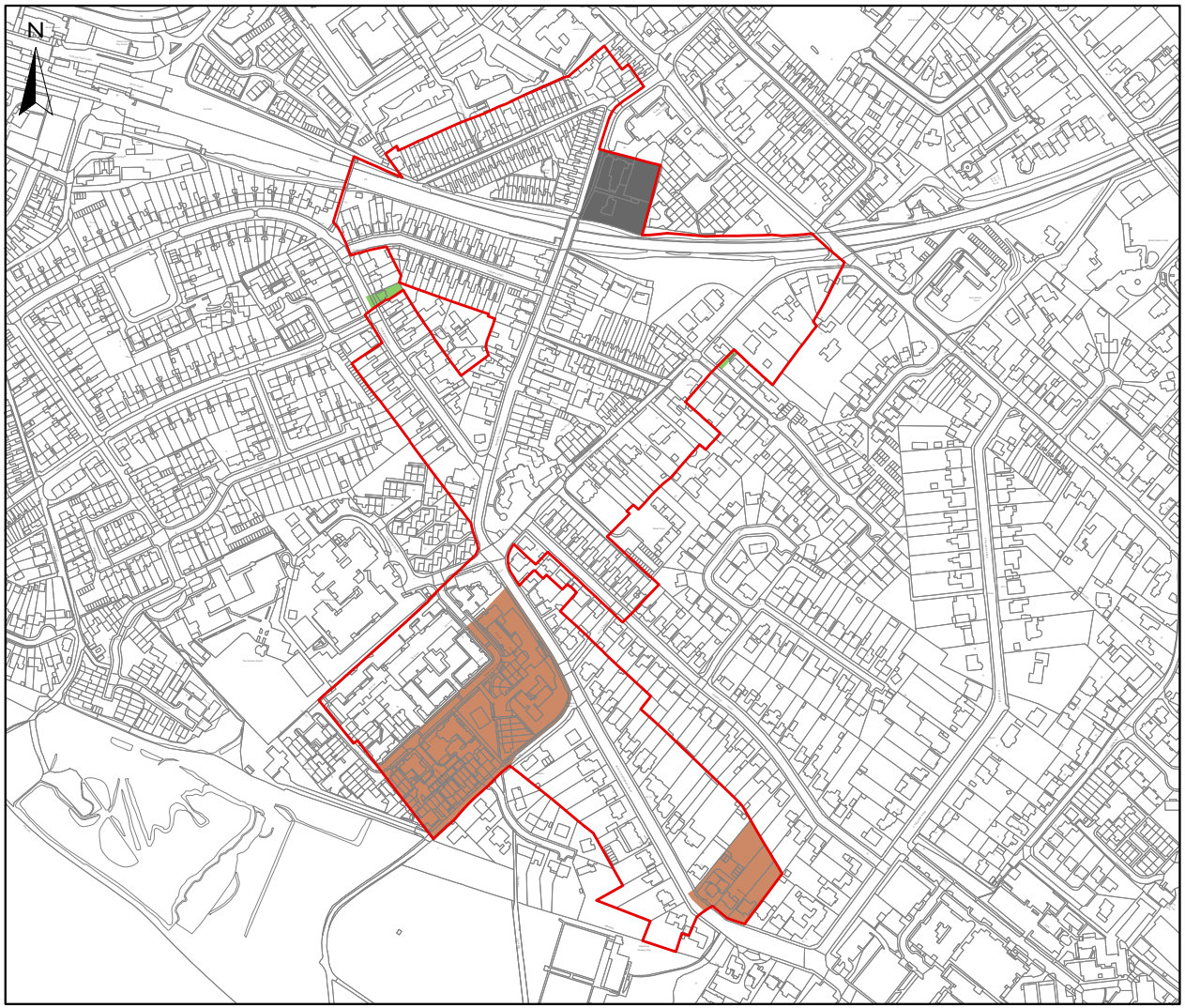
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CHARACTER AREA 18: NUNNERY FIELDS



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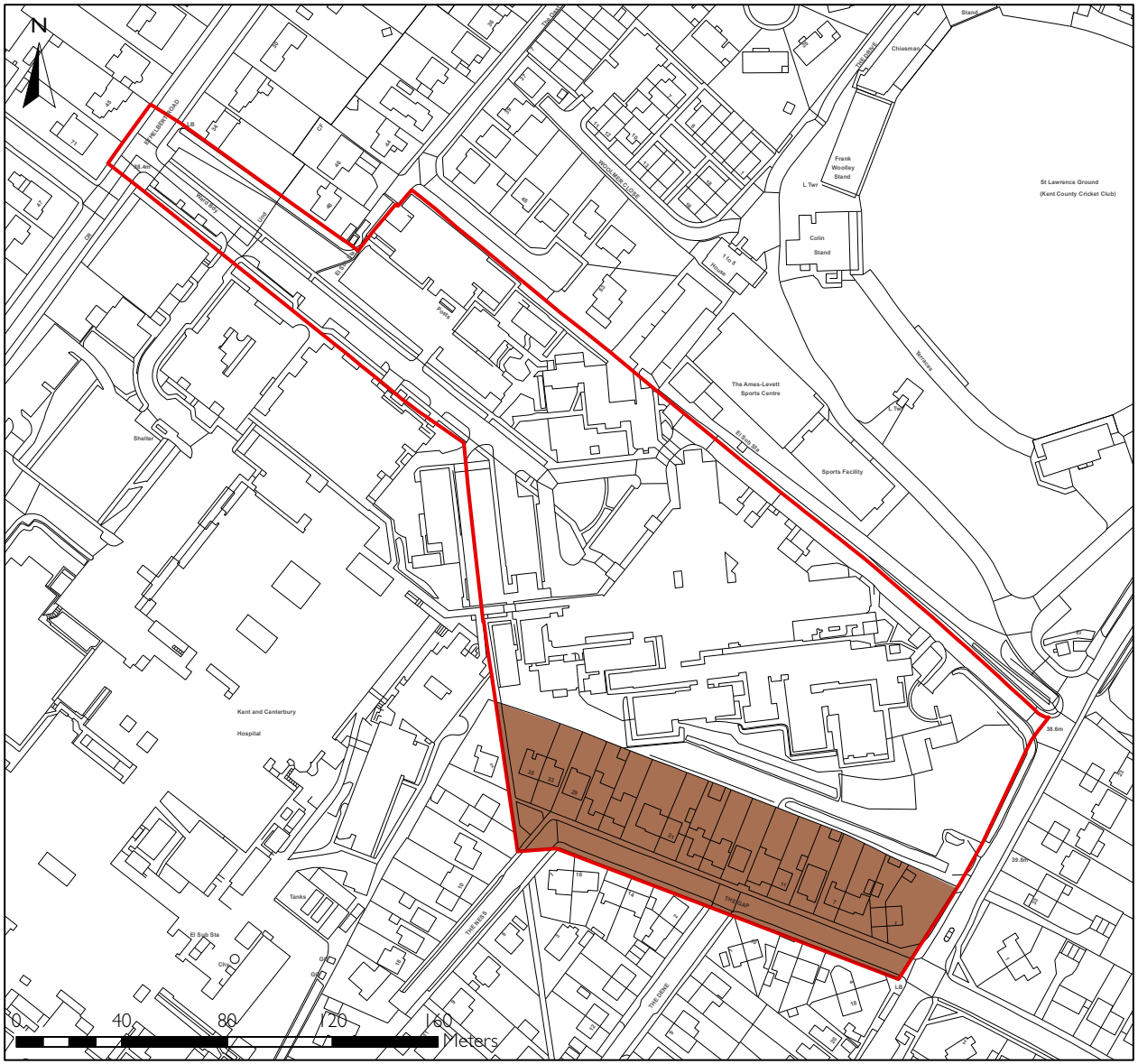
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CHARACTER AREA 20: KENT AND CANTERBURY HOSPITAL



- Canterbury (1937 Kent and Canterbury Hospital) Area Boundary
- Area to be added to the conservation area designation
- Area proposed to be moved from one conservation area into another
- Area to be removed from the conservation area designation

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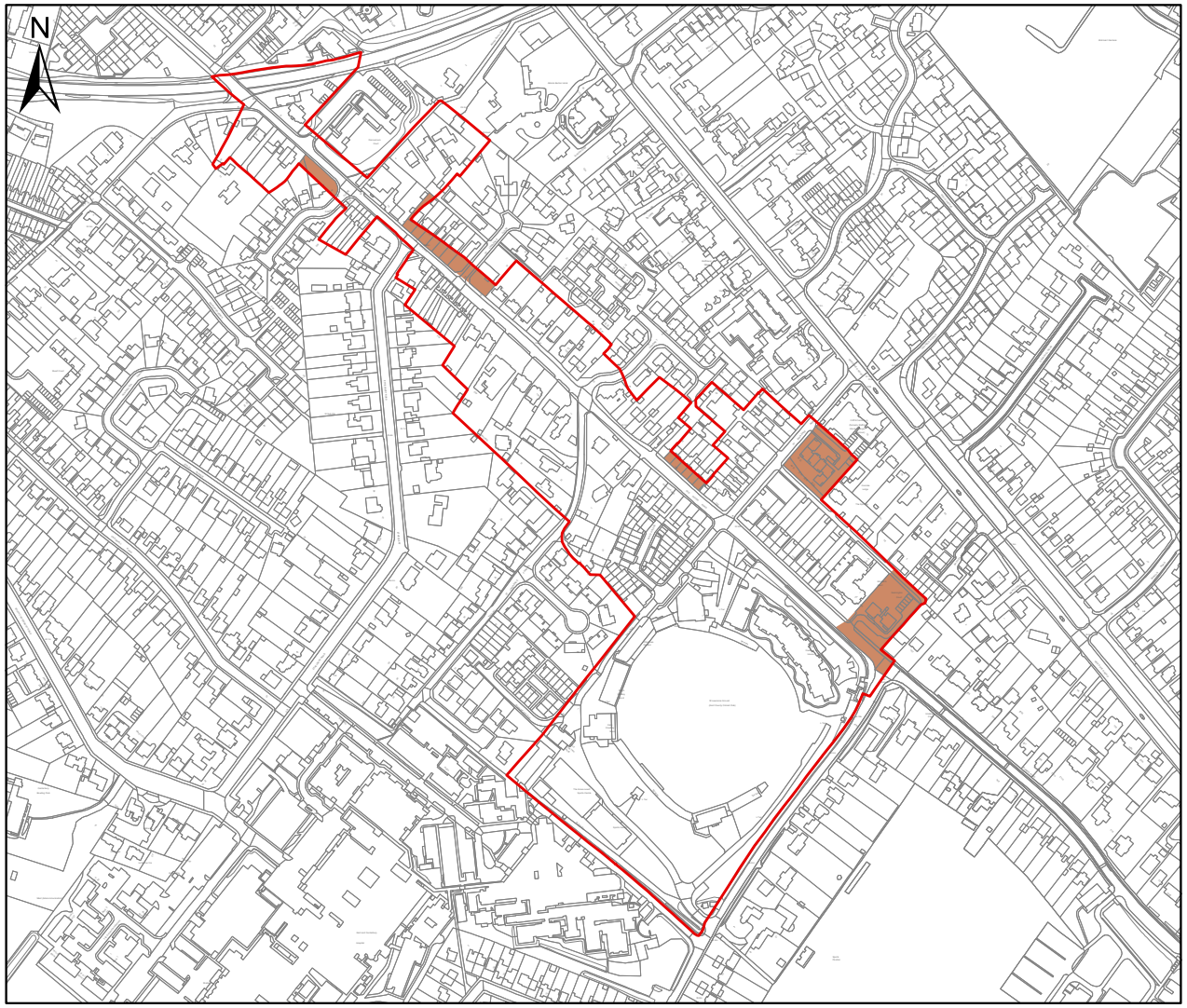
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CHARACTER AREA 21: OLD DOVER ROAD, OATEN HILL AND ST LAWRENCE



- Canterbury (Old Dover Road, Oaten Hill and St Lawrence) Conservation Area Boundary
- Area to be added to the conservation area designation
- Area proposed to be moved from one conservation area into another
- Area to be removed from the conservation area designation

This plan is not to scale

PART C
ISSUES AND OPPORTUNITIES

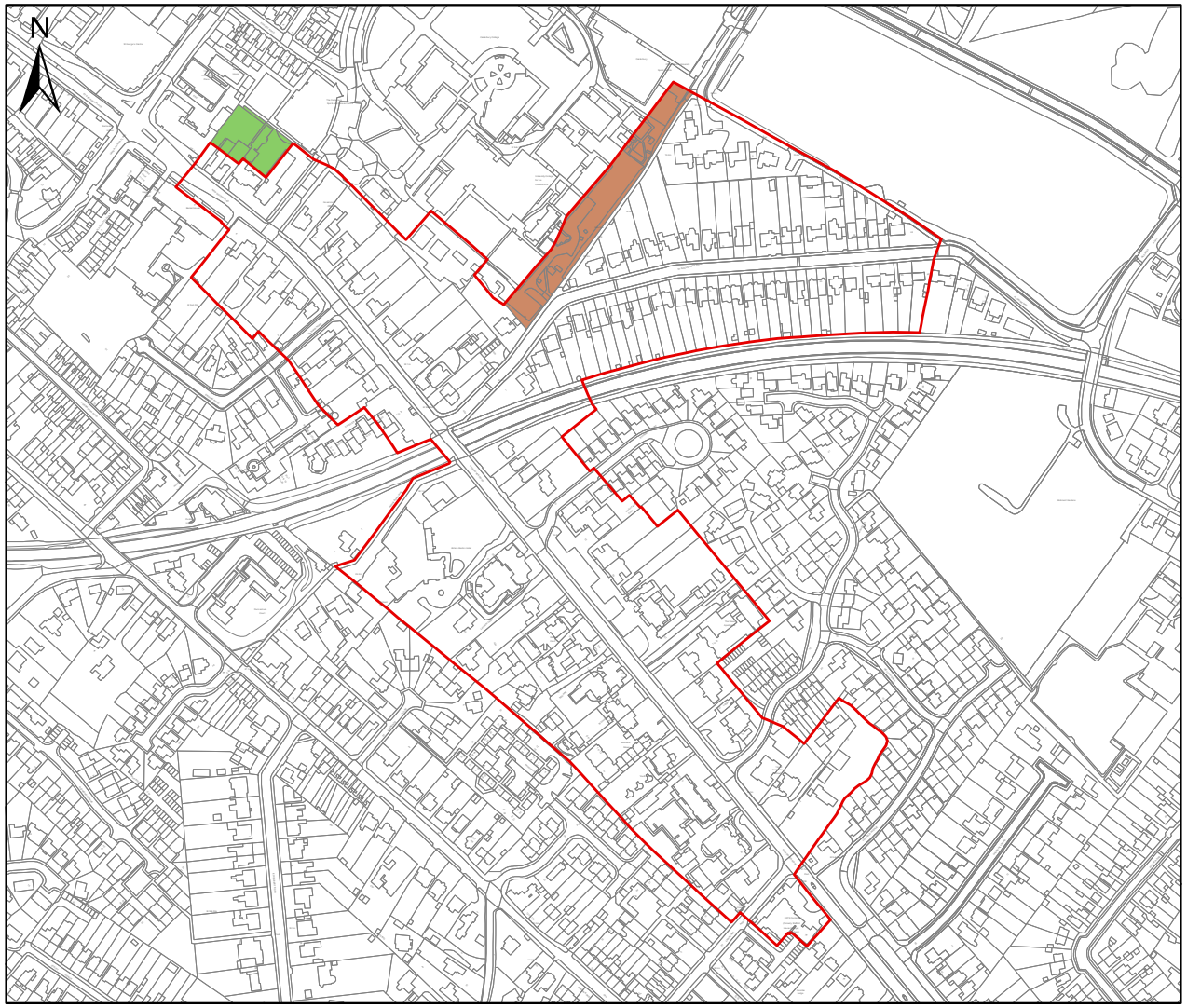
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CHARACTER AREA 22: NEW DOVER ROAD AND ST AUGUSTINE'S ROAD)



- Canterbury (New Dover Road and St Augustine's Road) Conservation Area boundary
- Area to be added to the conservation area designation
- Area proposed to be moved from one conservation area into another
- Area to be removed from the conservation area designation

This plan is not to scale

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GLOSSARY

ARCHITRAVE Moulded surround to an opening or recess. In classical architecture the lowest part of the entablature.

ASHLAR Masonry of smooth squared stones in regular courses.

BALUSTER Short post or pillar supporting a handrail or coping.

BARGEBOARD A timber board, often decorative, fixed at the overhanging edge of a gable to hide the ends of the roof timbers.

BUTTRESS Mass of brickwork or masonry projecting from or built against a wall to give additional strength.

CASEMENT A window hinged on one side, so it open outwards or inwards.

CASTELLATED Decorated with battlements.

CONSOLE A carved or moulded bracket supporting a door hood or canopy.

COPING A capping or covering to the top of a wall, to throw off water.

CORBEL A projecting block, usually of stone, often elaborately carved or moulded, supporting a floor, roof, vault, or other feature.

CORNICE An ornamental moulding at the junction of the wall and the ceiling, or a moulded ledge along the top of a building. In classical architecture the top part of an entablature.

CUPOLA A small polygonal or circular domed turret crowning a roof.

EAVE The horizontal overhang of a roof projecting beyond the face of a wall

ENTABLATURE The horizontal component of a building or structure, usually decorated, that lies directly above columns or other supports; in classical architecture the entablature is composed of an architrave, a frieze and a cornice.

FOUR CENTRED ARCH An arch struck from four centres, in use from the 15th to mid-17th centuries, also known as a Tudor arch.

FRIEZE A band, sometimes ornamental, at the top of a wall below the ceiling or cornice. In classical architecture the centre division of an entablature.

GABLE The triangular upper portion of a wall at the end of a pitched roof. It normally has straight sides but there are variations such as crow stepped (stepped sides), Dutch (curved sides crowned by a pediment) and shaped (multi-curved sides).

GALLETTING Small pieces of flint or stone used to decorate and protect mortar joints from weathering.

GLAZING BARS Bars dividing window sashes into smaller parts.

HEADER Brick laid so that the end only is visible in the face of the wall.

HIPPED ROOF A roof where the slopes rise from the eaves on all sides of the building i.e. with sloped ends instead of vertical gables.

HOOD MOULD Projecting moulding over an arch, door or window designed to protect it from water running down the wall face.

JETTY The overhang of an upper floor on a timber framed house.

KNAPPED FLINT Flints broken or snapped on one side to create a dark flat surface.

LIGHTS Openings between mullions in a window.

LINTEL A beam spanning an opening: doorway, widow or fireplace.

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MANSARD Roof with double slope, the lower slope being longer and steeper than the upper (named after Francois Mansart).

MATHEMATICAL TILE Special tiles used for vertical cladding, made to resemble the appearance of brickwork.

MODILLION Small bracket or console of which a series is used to support the upper part of a cornice.

MULLION Vertical stone or timber structural post or upright dividing a window into two lights or more.

PEDIMENT A shallow pitched gable used in classical, renaissance and neoclassical architecture above doors and windows. Derived from the shallow pitched gable end of a classical temple.

PICTURESQUE Late 18th century term that suggested variety, irregularity, a variety of textures and asymmetry. Originally a landscape or building which looked as if it had come from a painting by Poussin.

PILASTER A rectangular pier or column projecting only slightly from a wall, often framing a door opening. Its projection is never more than half its breadth.

PORTICO A porch, open on at least one side that is enclosed by columns that support the roof (usually pedimented).

RENDER A durable external covering (normally a lime / sand mix) that is designed to; protect the wall from weather, to act as a decorative coating, or to hide coarse masonry.

RUSTICATION Masonry of stone, stucco or brick formed into large blocks separated from each other by deep recessed joints giving emphasis and visual strength to the wall.

SASH WINDOW A timber window consisting of two vertically sliding sashes, operated by counterweights concealed in a boxed frame

SETTS Small Granite, or Yorkstone, blocks of stone commonly used in the 19th century to pave city centre streets. Modern versions can be in brick

SOFFIT The underside of a projecting element such as a cornice or any flat underside.

STRETCHER A brick laid so only its long side is visible on the face of a wall.

STUCCO A fine grade of external lime render characteristic of late eighteenth and early nineteenth century classical buildings.

TERRACOTTA Fired clay and sand mix, glazed or unglazed, usually red or buff in colour, often used for decoration particularly where a repetitive detail was required.

TIE-BEAM Horizontal beam joining the feet of a pair of rafters in a roof.

TRACERY Ornamental intersecting stonework in the upper part of a window, screen or panel.

TRANSOM Horizontal bar of stone or wood across the opening of a window.

UNDERCROFT Vaulted underground room, below a church or chapel.

VAULT An arched ceiling constructed of stone, or brick, found in cellars or undercrofts.

VERNACULAR Unpretentious, simple, indigenous, traditional structures made of local materials and following well-tried forms and types.

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Map 49: Plan of Canterbury, 1165 (map)

Map of Canterbury, c.1640 / 50 (map)

John Andrews and Matthew Wren, Plan of the City of Canterbury, 1768 (map)

C-38-3: William Urry, Canterbury under the Angevin Kings (map)

PRINDRAW/3/A/4: Plan of the City of Canterbury, 1825 (map)

CANTERBURY LIBRARY AND LOCAL STUDIES

PENDING PERMISSION

6729: The covered Buttermarket and the Christchurch Gate, 1815 (drawing)

118175 : W. H. Ireland, Dane John (engraving)

239: The Buttermarket and the Christchurch Gate, c.1895 (photograph)

2928: The High Street, c.1900 (photograph)

50: St Dunstan's Street showing the West Gate, c.1900 (photograph)

5313: The Debenham's building, 1975 (photograph)

1941: The city walls with a car park, c.1938 (photograph)

178: New buildings under development in Burgate, 1951 (phototgraph)

1748: Modern shopfronts and showrooms in Canterbury, 1953 (photograph)

2138: Post-war development in Canterbury (photograph)

SECONDARY SOURCES

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National Planning Policy Framework (2021): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance

Planning Portal: https://www.planningportal.co.uk

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A Heritage Strategy for Canterbury District Consultation Draft (January 2019)

Canterbury District Transport Strategy 2014-31 (July 2017)

Canterbury Interactive Planning Map: https://mapping.canterbury.gov.uk/webapps/Planning_information/

Further advice can be sought from the Council's pre-application advice service: https://www.canterbury.gov.uk/planning-and-building/apply-pre-planning-application-advice/

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HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of their website: https://historicengland.org.uk/advice/

Links to the most relevant guidance and that used in the preparation of the Conservation Area Appraisal and Management Plan are below.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2019): https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/

Conservation Principles, Policies and Guidance (April 2008): https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/
Please note: this guidance is currently being reviewed and updated by Historic England

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/

Heritage at Risk: Conservation Areas: https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/

National Heritage List for England: https://historicengland.org.uk/listing/the-list/

Information and advice on Scheduled Monument Consent: https://historicengland.org.uk/advice/planning/consents/smc/.

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Telephone: 01483 252020
Website: https://historicengland.org.uk/about/contact-us/local-offices/south-east/

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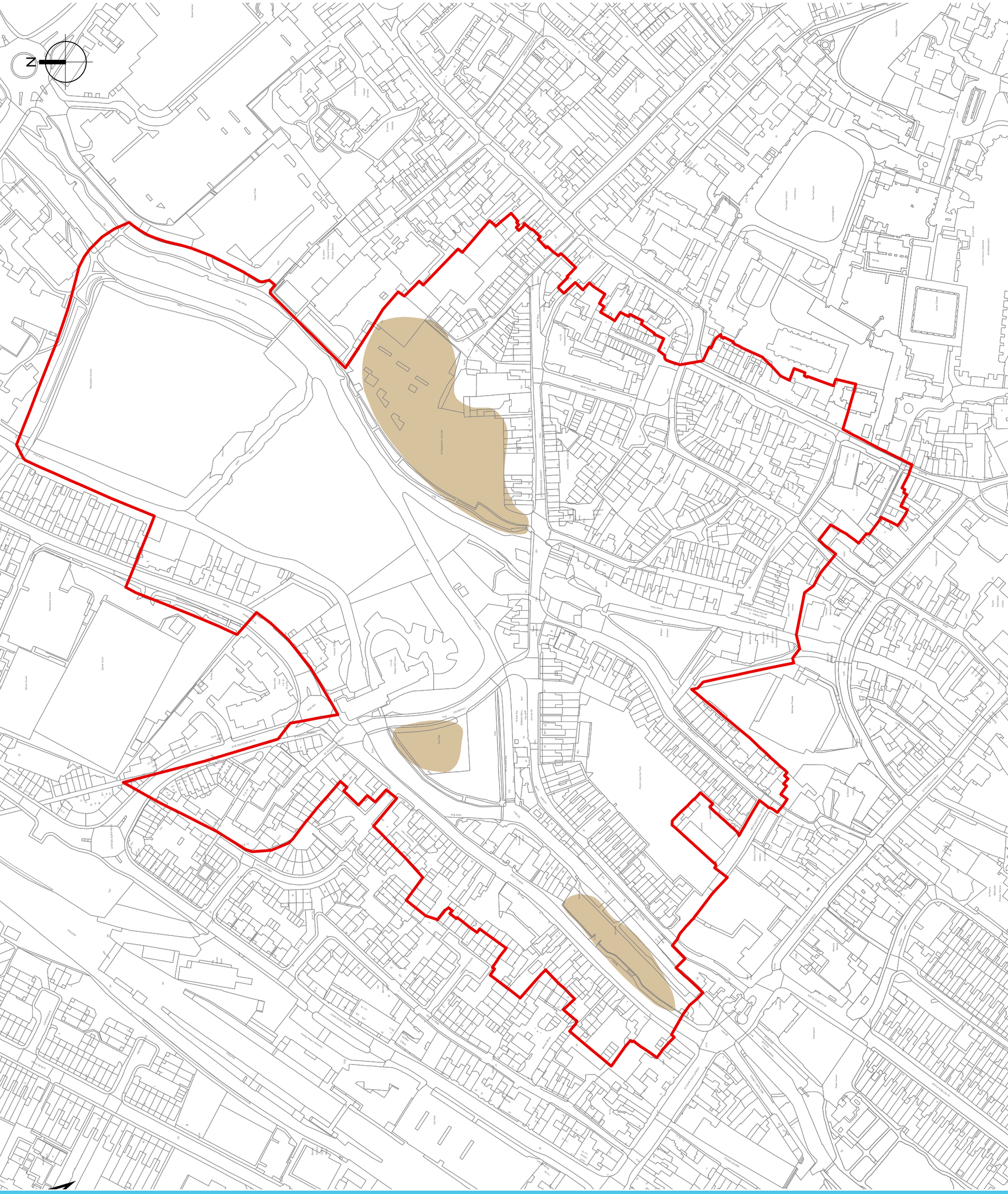
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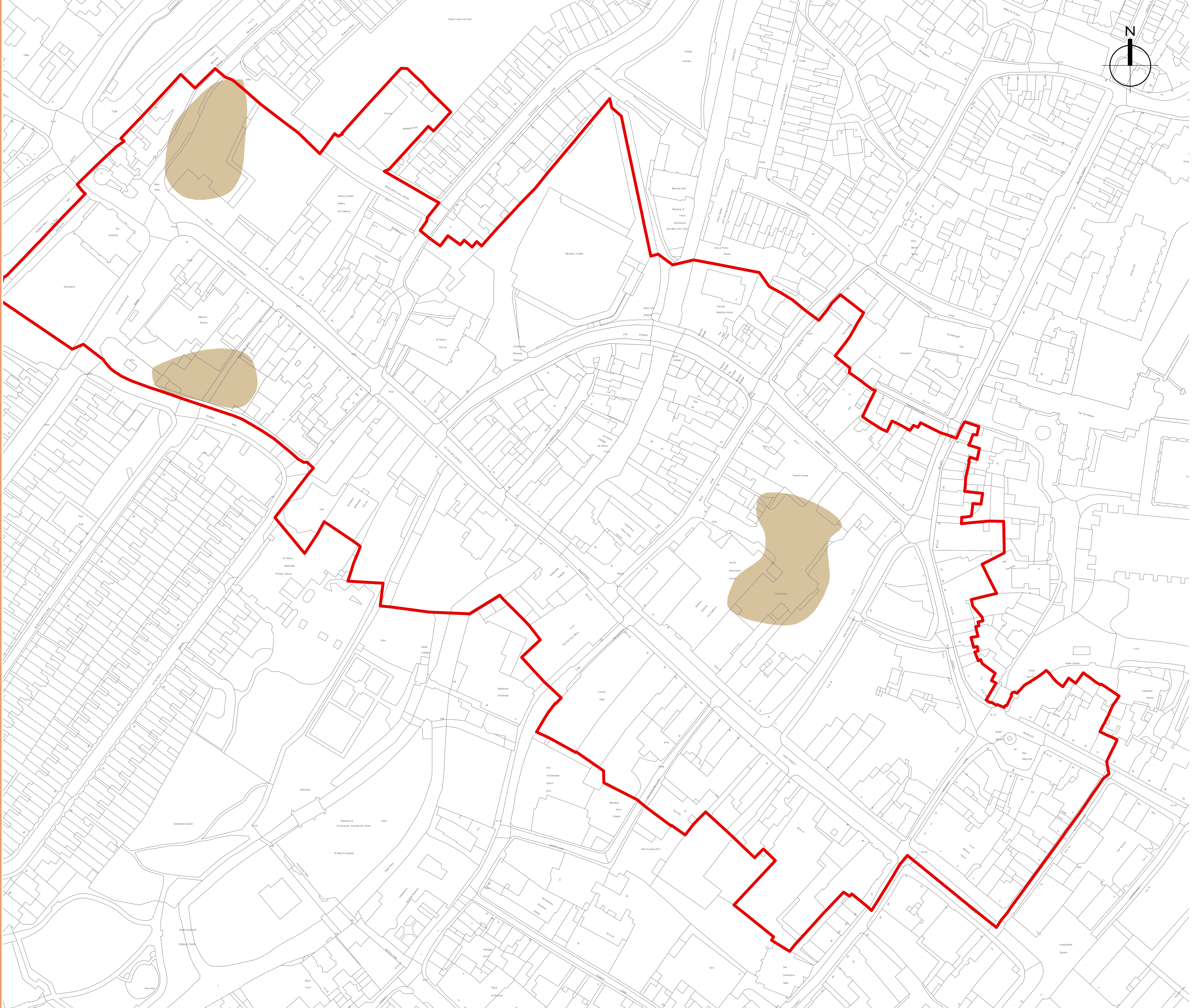
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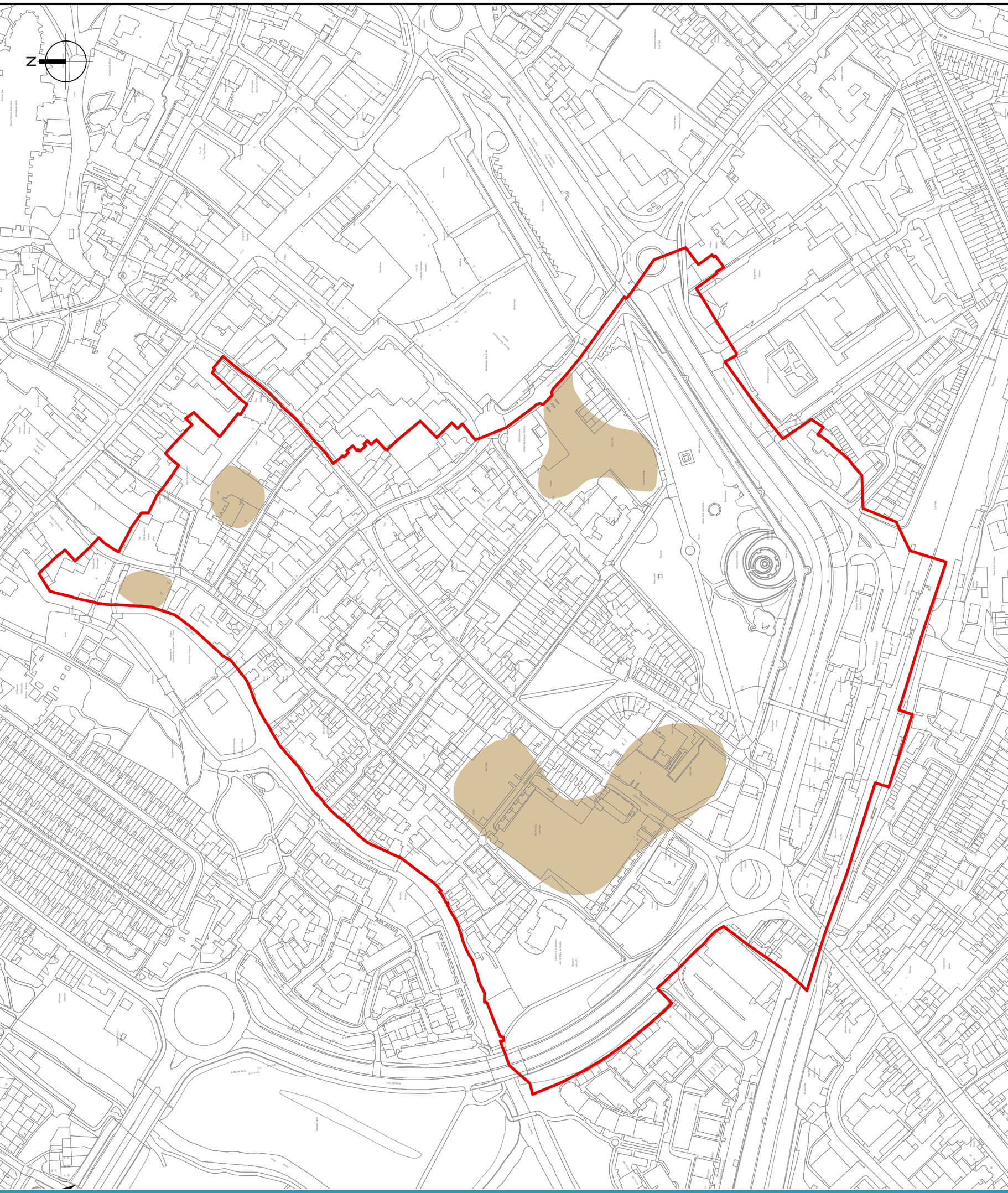


CHARACTER AREA 3: ST PETER'S STREET, THE HIGH STREET AND PARADE

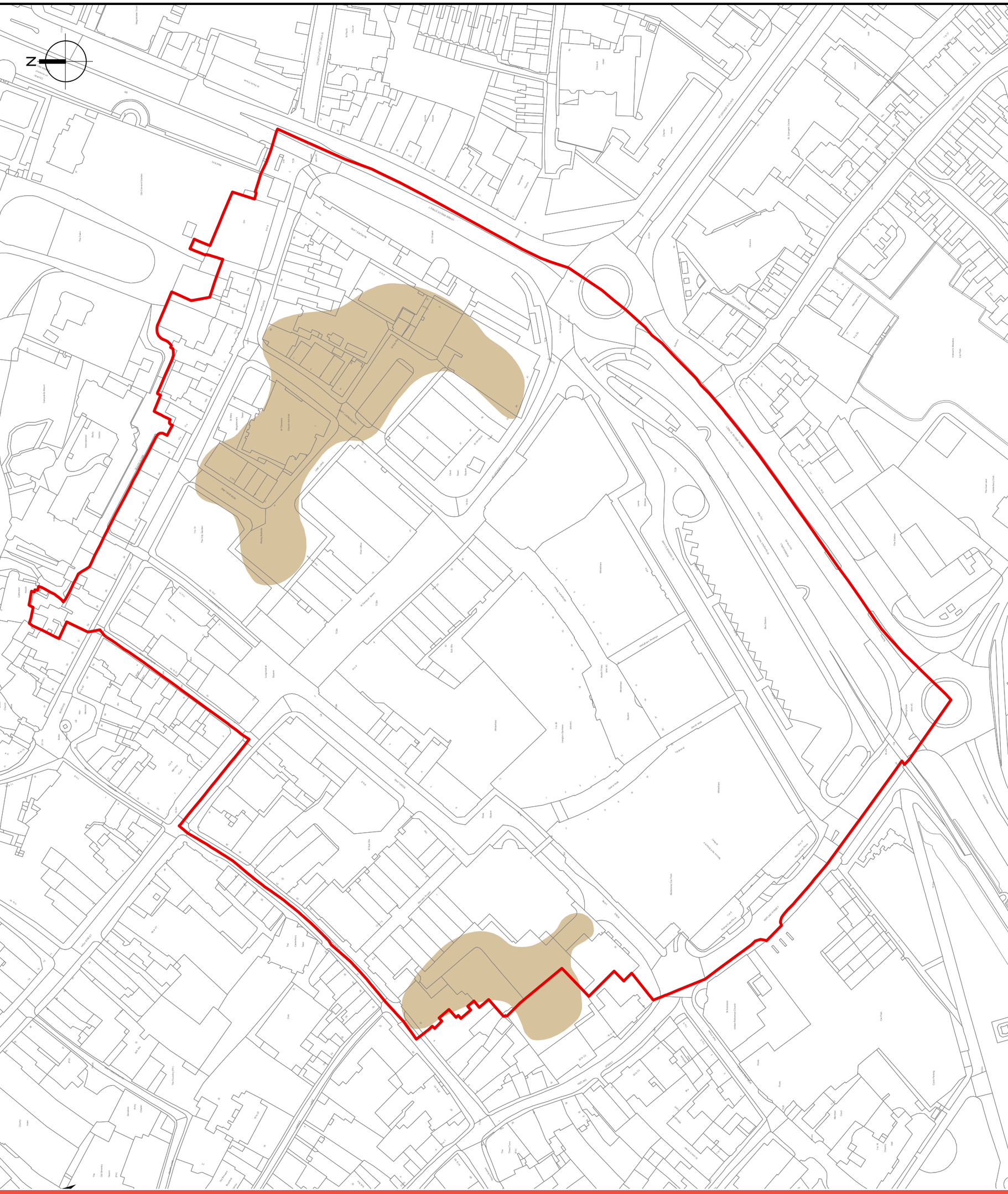


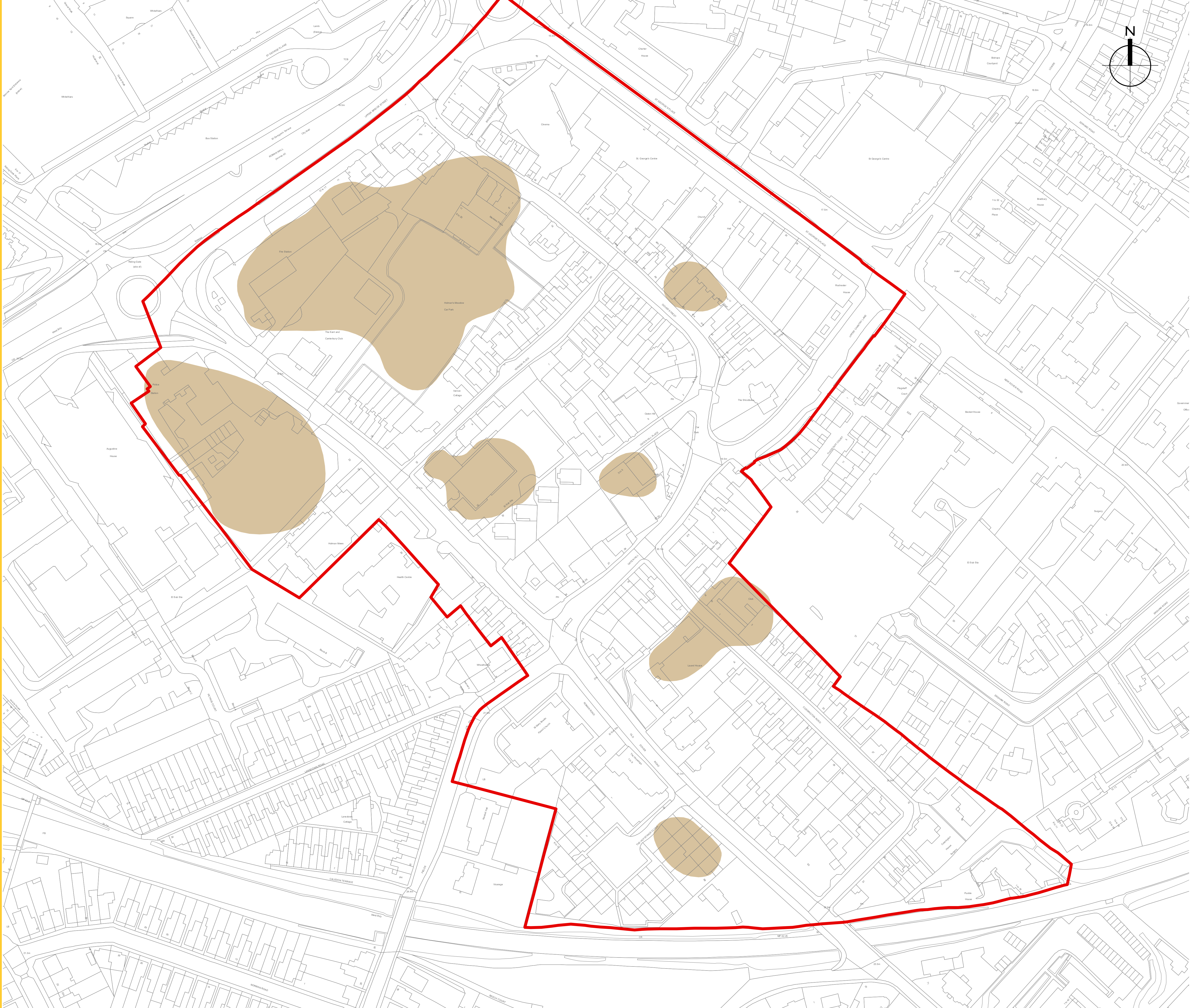
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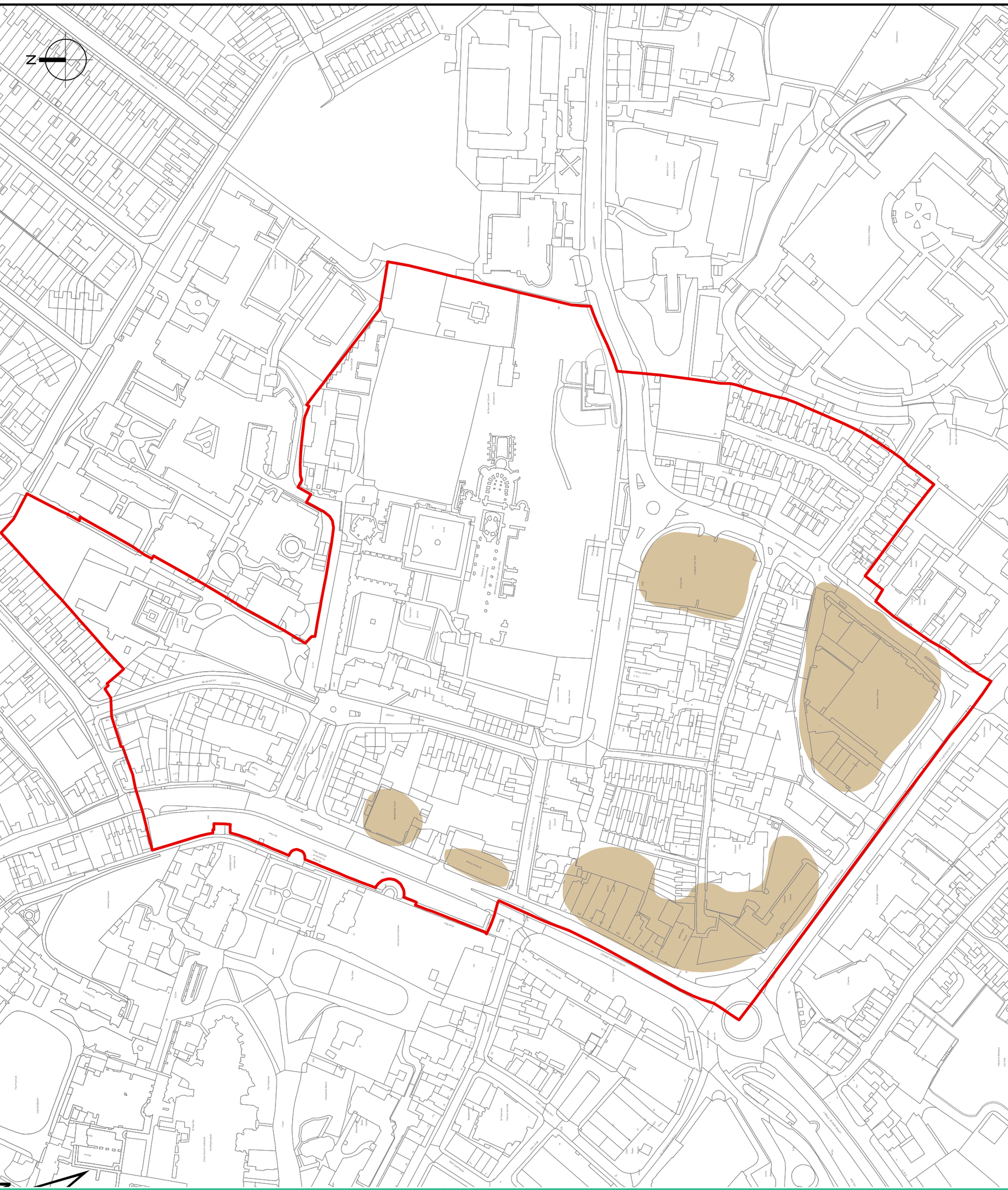
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N
Whitefriars
Square
Lamb
(Statue)
ST GEORGE'S LANE
TCB
Bus Station
St Georges's Terrace
City Wall
ROMAN WALL
(course of)
UPPER BRIDGE STREET
Subway
Riding Gate
(site of)
Fire Station
Holman's Meadow
Car Park
The Kent and
Canterbury Club
Police
Station
Augustine
House
Holman Mews
Health Centre
Vernon
Cottage
VERNON PLACE
Marlowe Place
Cinema
St. George's Centre
Charter
House
ST GEORGE'S PLACE
BIGGLESTONS LANE
Church
Hall
Rochester
House
DOVER STREET
Winston
Lodge
UPPER CHANTRY LANE
The Shrubbery
Oaten Hill
OATEN HILL PLACE
Copperfield
Court
Flagstaff
Court
FLAGSTAFF COURT
St George's Centre
Bishops
Courtyard
LOWER
CHANTRY
LANE
EDWARD ROAD
Bradbury
House
Chantry
Place
Hotel
NEW DOVER ROAD
Becket House
Surgery
Government
Office
El Sub Sta
Block B
Block A
Block C
Block D
Block E
PETROS COURT
LANSDOWN ROAD
Lansdown
Cottage
CALEDON TERRACE
Invicta House
Rhodaus House
NORMAN ROAD
FIELDS
Wheelhouse
Nunnery
Green
St Mary Bredin
Parish Church
ROMAN ROAD
OLD
DOVER
ROAD
The Hoystings
1 to 6
THE HOYSTINGS CLOSE
Kendal Hall
Vicarage
OATEN HILL
Oaten Hill
Court
Club
Laurel House
COSSINGTON ROAD
Cossington
House
Surgery
ERSHAM ROAD
MAGDALEN COURT
Puckle
House
BEECH COURT

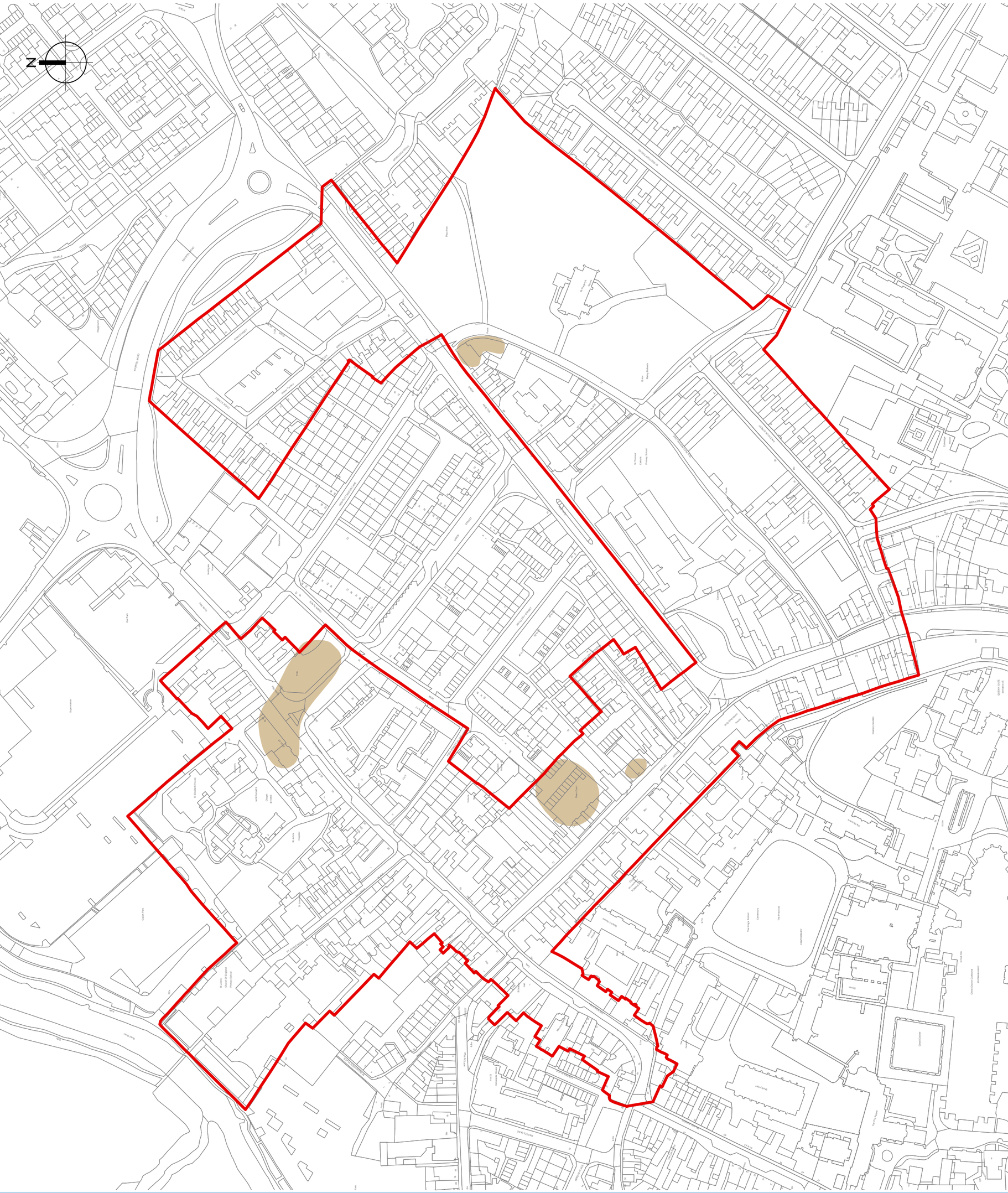
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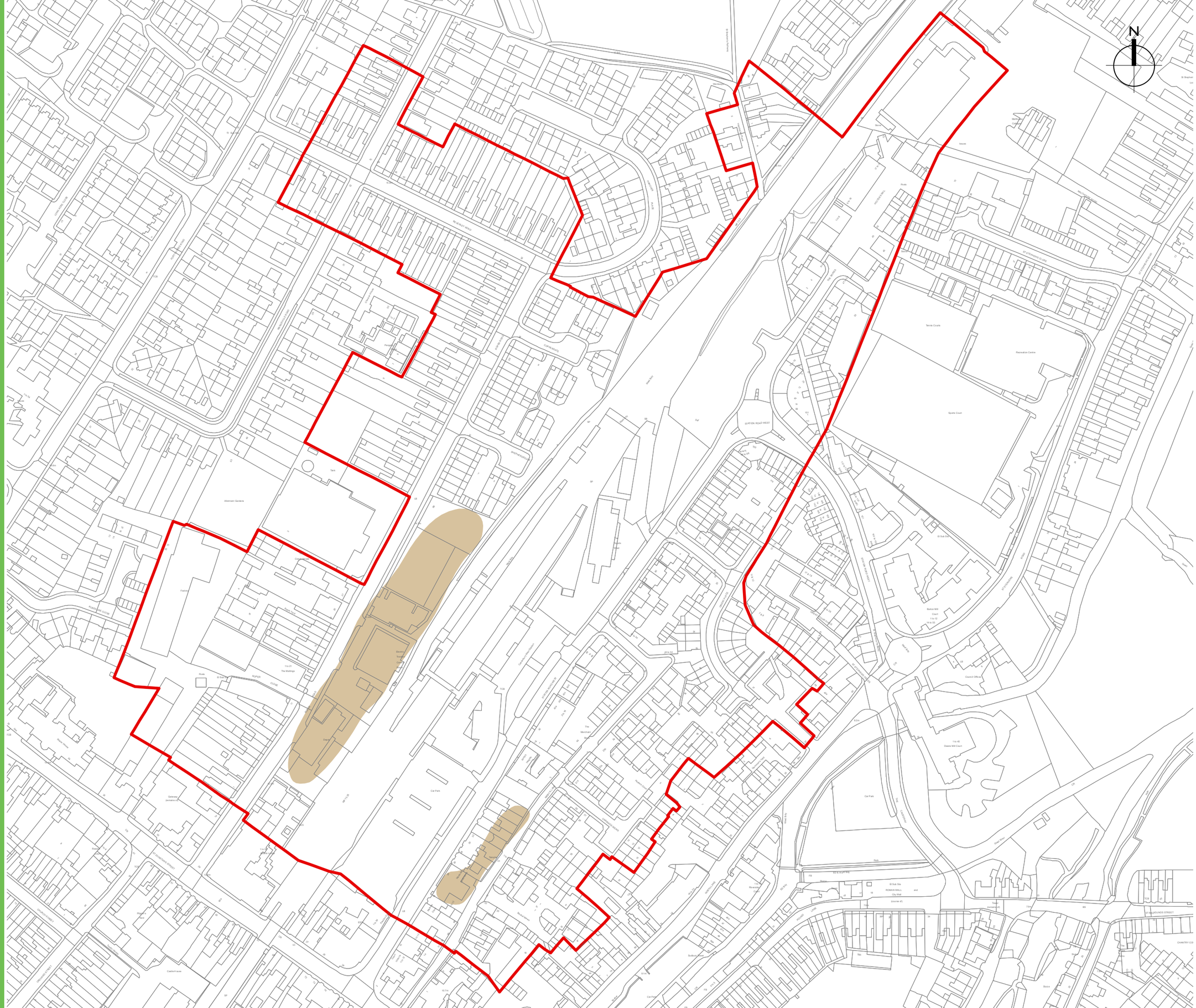


CHARACTER AREA 8 : ST AUGUSTINE'S ABBEY AND LONGPORT

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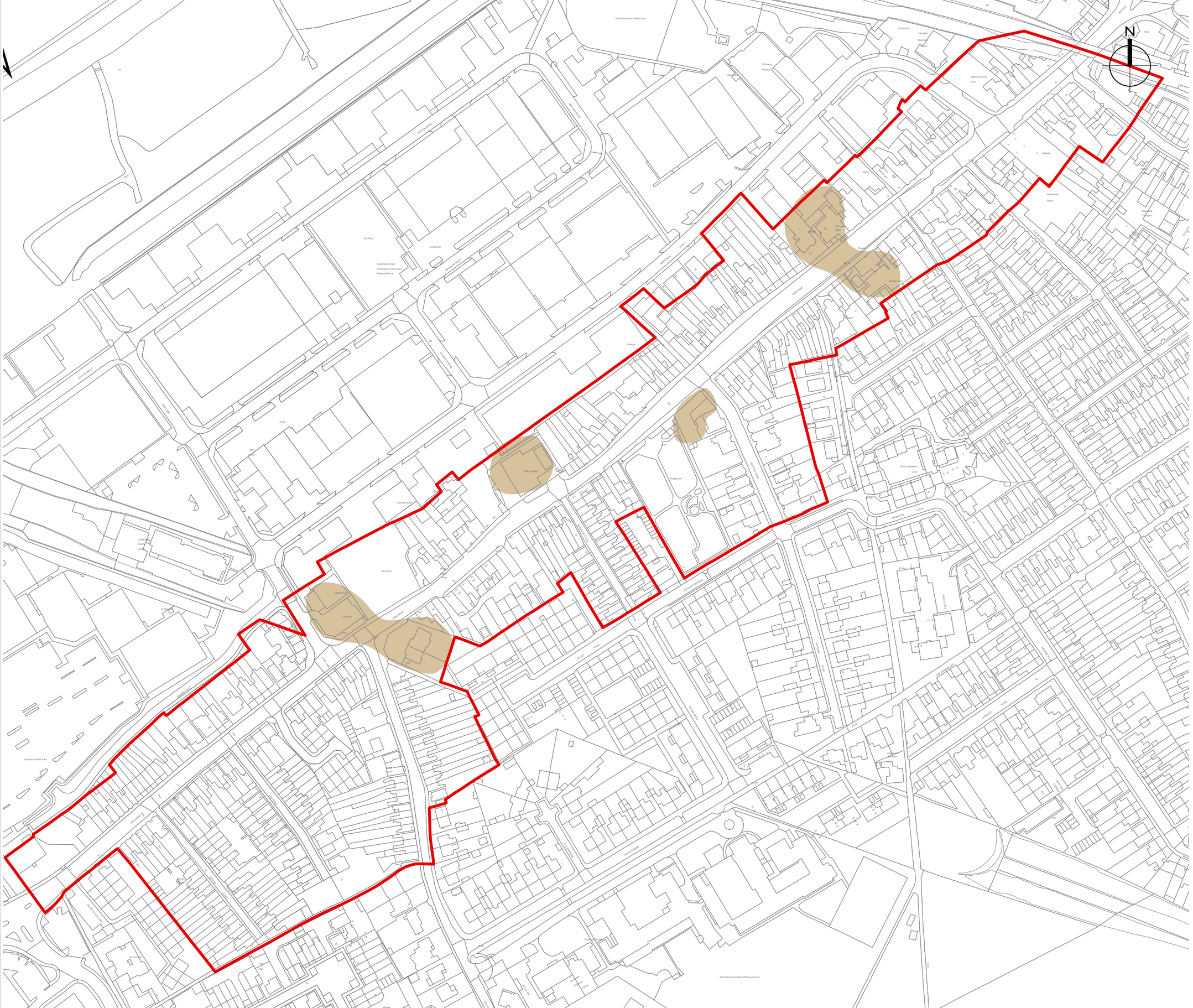


CHARACTER AREA 11: WEST STATION

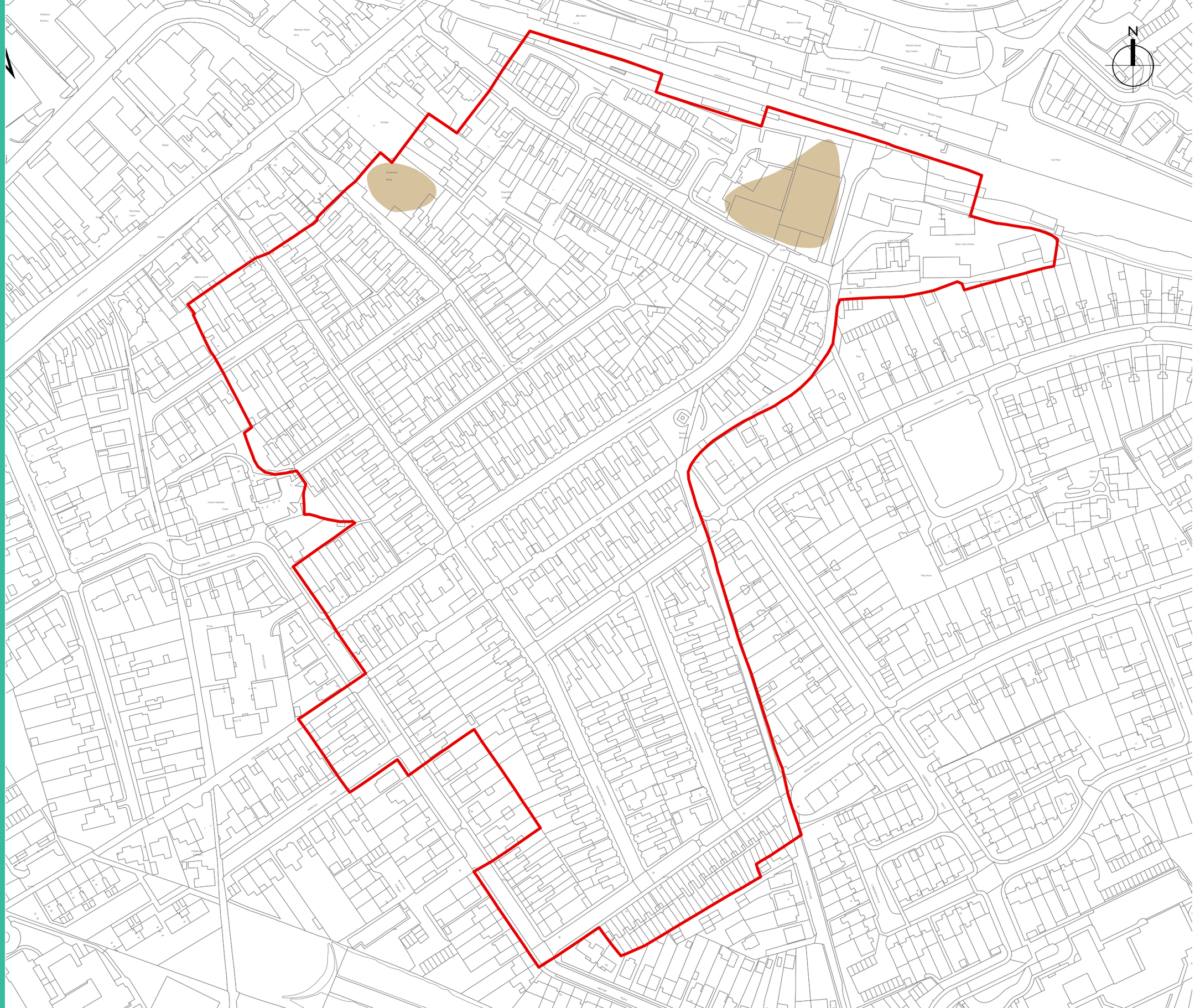


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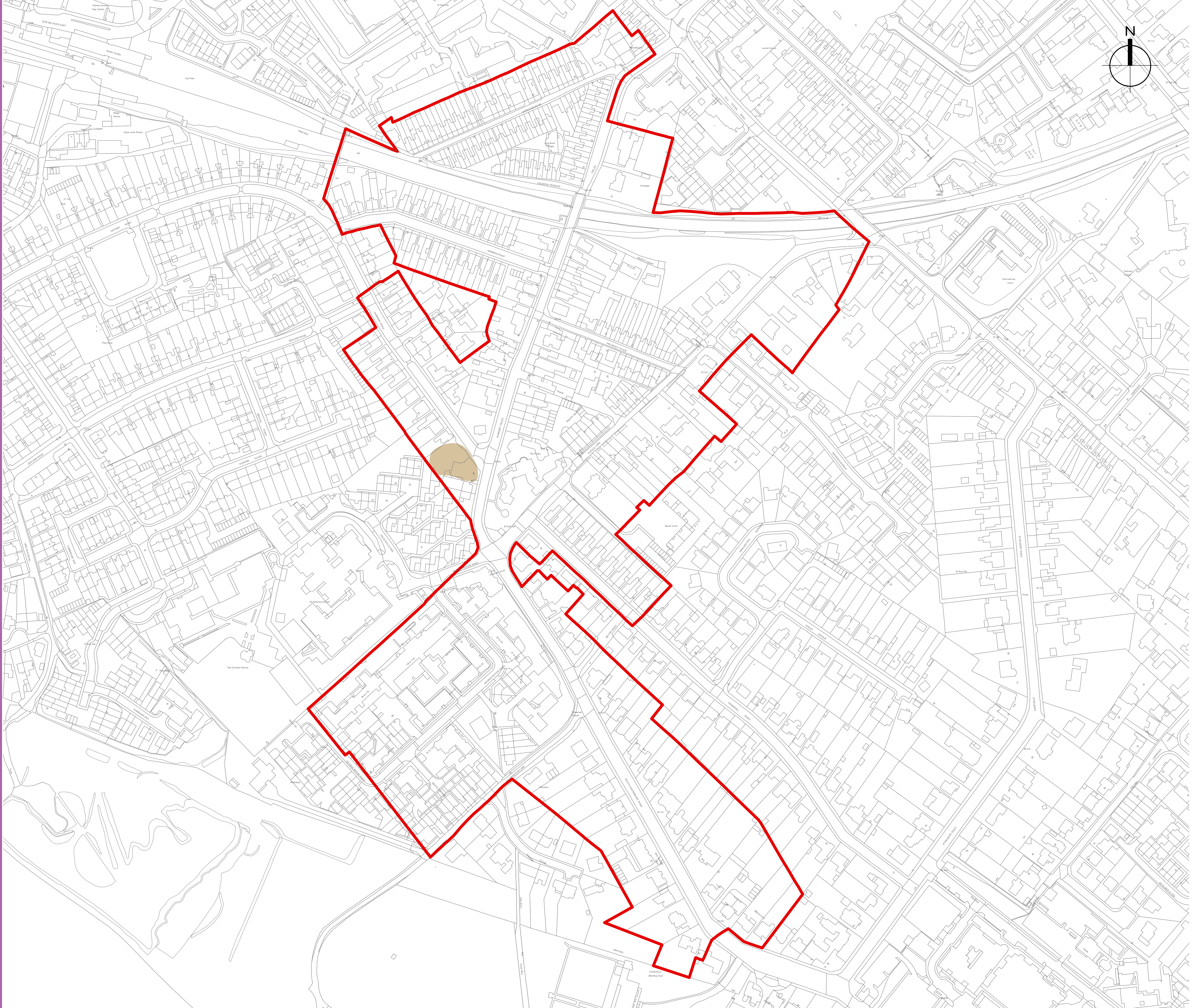
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N
Gas Distribution Station (gas)
El Sub Site
Highfield Guesthouse
Children's Nursery
Masters Head (PH)
Car Park
Canterbury West Ambulance Community Response Post
Gasbge
Chaucer
Wincheap Court
Hotel
Jubilee Hall
Wincheap
Whitehall Road
Whitehall Gardens
Old Dover Road
Kingsmead Road
Private
Riverside Retail Park
Filling Station
Pumping Station
Playground
Cemetery
Jubilee Hall
Car Park
Canterbury Park & Ride
Wincheap Foundation Primary School
Chaucer Academy
Carlton Appleton Court
Gloucester Road
Victoria Road
Victoria Place
Victoria Mews
Victoria Terrace
Victoria Cottages
Victoria Gardens
Victoria Grove
Victoria Avenue
Victoria Crescent
Victoria Close
Victoria Court
Victoria Drive
Victoria Lane
Victoria Walk
Victoria Way
Victoria Rise
Victoria Square
Victoria Vale
Victoria Park
Victoria Hill
Victoria Meadow
Victoria Green
Victoria Heights
Victoria Valley
Victoria Ridge
Victoria Hollow
Victoria Brook
Victoria Stream
Victoria River
Victoria Lake
Victoria Pond
Victoria Pool
Victoria Fountain
Victoria Statue
Victoria Monument
Victoria Memorial
Victoria Plaque
Victoria Sign
Victoria Notice
Victoria Board
Victoria Poster
Victoria Billboard
Victoria Hoarding
Victoria Fence
Victoria Wall
Victoria Gate
Victoria Door
Victoria Window
Victoria Roof
Victoria Chimney
Victoria Tower
Victoria Spire
Victoria Dome
Victoria Arch
Victoria Pillar
Victoria Column
Victoria Obelisk
Victoria Statue
Victoria Monument
Victoria Memorial
Victoria Plaque
Victoria Sign
Victoria Notice
Victoria Board
Victoria Poster
Victoria Billboard
Victoria Hoarding
Victoria Fence
Victoria Wall
Victoria Gate
Victoria Door
Victoria Window
Victoria Roof
Victoria Chimney
Victoria Tower
Victoria Spire
Victoria Dome
Victoria Arch
Victoria Pillar
Victoria Column
Victoria Obelisk

CHARACTER AREA 17: MARTYRS' FIELD



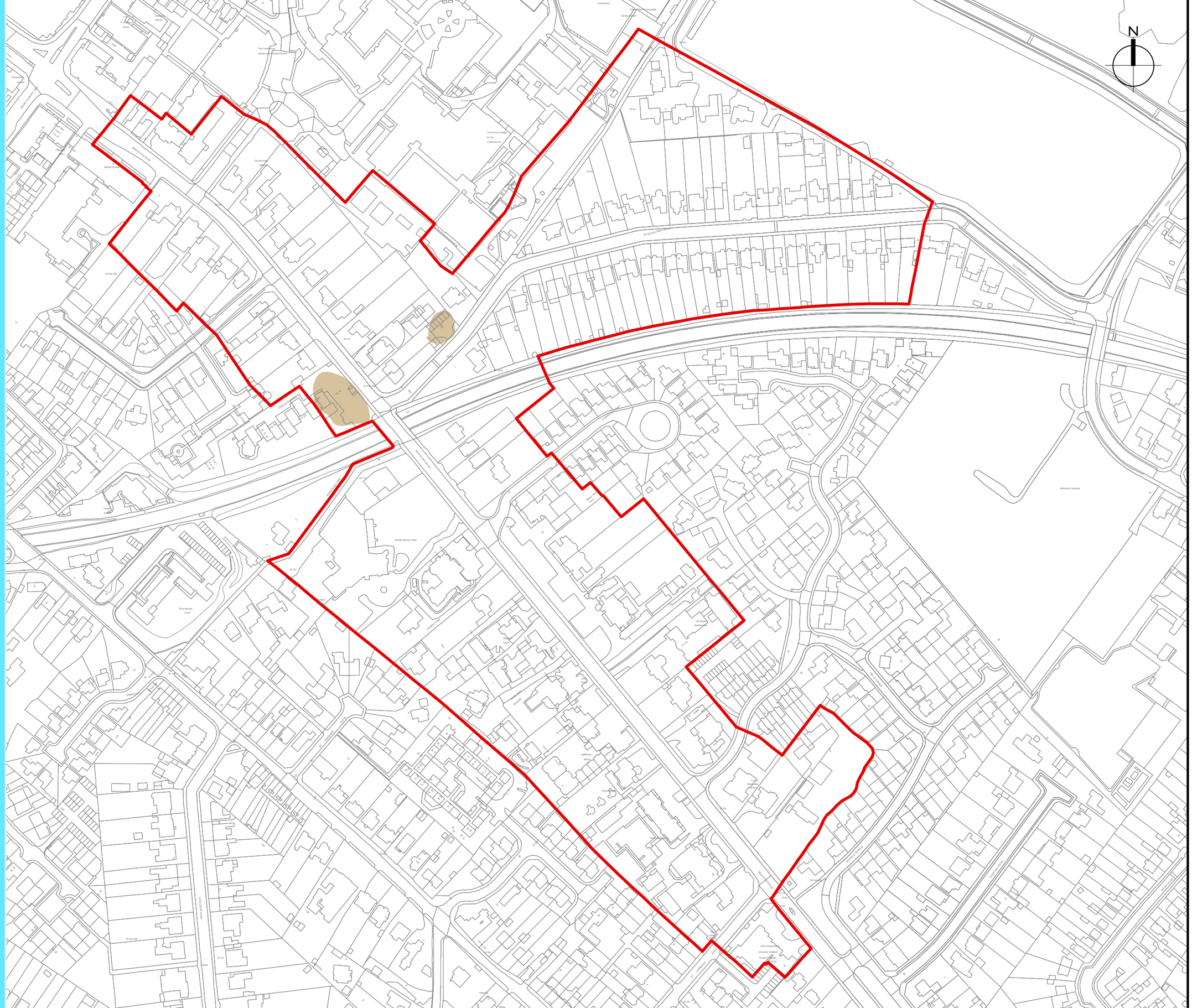
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STATION ROAD EAST
Palmer House Day Centre
Sports Facility
Car Park
Regis House
Dane John Cottages
Dane John Works
RHODAUS CLOSE
OXFORD ROAD
Oxford Court
Manor Court
PEWTER COURT
Play Area
ZEALAND ROAD
BRISTOL ROAD
DURHAM CLOSE
CAMBRIDGE WAY
LIME KILN ROAD
El Sub Sta
CHINEHAM WAY
The Orchard School
St Nicholas School
HOLM OAK CLOSE
GEORGE ROCHE ROAD
KEATS CORNER
Bramleys
NUNNERY ROAD
MARTINDALE CLOSE
LANSDOWN ROAD
Lansdown Cottage
CALEDON TERRACE
NORMAN ROAD
NUNNERY FIELDS
Wheelhouse
St Mary Bredin Parish Church
Vicarage
ROMAN ROAD
OLD DOVER ROAD
THE HOYSTINGS CLOSE
Laurel House
COSSINGTON ROAD
BEECH COURT
PROSPECT PLACE
Hostel
PRIORY GARDENS
PUCKLE LANE
The Pines
Stuart Court
RAYMOND AVENUE
WINCHESTER GARDENS
ERSHAM ROAD
CHAUCER COURT
Durovernum Court
Orchard Corner
RANDOLPH CLOSE
ST LAWRENCE CLOSE
Sheehan House
MILTON ROAD
CROMWELL ROAD
LESLEY AVENUE
SOUTH CANTERBURY ROAD
Adreston
Cycle Way
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