

CANTERBURY CONSERVATION AREA
APPRAISAL (PARTS A & B)
FEBRUARY 2023



FOREWORD

The City of Canterbury has outstanding heritage, which is valued locally by our residents and businesses, and nationally and internationally by our many visitors.

This heritage links us to the past and also delivers many benefits including economic prosperity, regeneration and growth. It is unique, it provides a sense of place which improves our health, wellbeing and quality of life. Our heritage belongs to all of us, and it is our responsibility to care for it.

Change is inevitable, and our heritage changes naturally over time. New development brings with it economic, social and environmental benefits for residents and businesses, but this must be supported by, not at the expense of, our heritage dividend.

The Canterbury Conservation Area Appraisal provides a comprehensive heritage review of the city, identifying what is important to preserve and protect.

The Management Plan creates the framework for everyone to work together to manage and enhance Canterbury's heritage and support the city as it evolves. It is by working together that we can deliver positive change and provide a heritage legacy for future generations.

Cllr Ben Fitter-Harding

Leader of the Council

CANTERBURY CONSERVATION AREA: APPRAISAL

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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 Appraisal of the Conservation Area, containing analysis of its character and an assessment of its special interest. The Management Plan document, which accompanies this Appraisal, contains a critical analysis of the issues and opportunities facing the Conservation Area and a plan for managing future change.

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.

Whilst every effort has been made to trace the copyright and obtain licensing for historic images included in this report, for certain images this was not possible. These feature the annotation 'copyright unknown'. If you have any information relating to the copyright of these images, do get in touch with the report writers.

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.

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.

Canterbury Conservation Area: Management Plan (*separate 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.



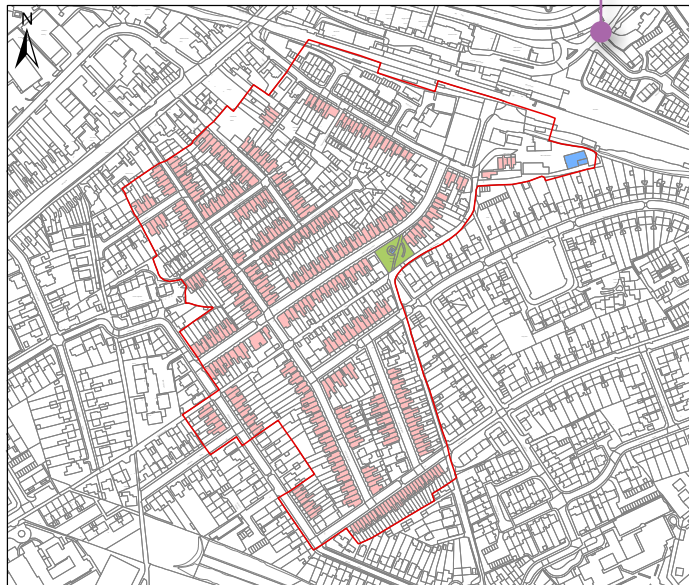
NAVIGATION

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.

The arrow button, featured on the character area pages (PART B), will take you back to the complete character area plan at the start of the section

Clicking anywhere on the plan will take you to an enlarged version

CHARACTER AREA 17: MARTYRS' FIELD



CHARACTER AREA 17
MARTYRS' FIELD

This plan is not to scale

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Open Green Space
- Detracting Zone
- ← Views
- ★ Landmark Buildings

Click on any of the headings to jump to a different part of the document

Use this button to jump back to the page you were previously on

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FREQUENTLY ASKED QUESTIONS



GENERAL CONSERVATION AREA QUESTIONS

What is a Conservation Area?

[See Section 1.2](#)

What are the current boundaries of the Canterbury Conservation Areas?

[See Map 1.1](#)

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

[See Part E of the Management Plan](#)

What is a Conservation Area Appraisal and Management Plan?

[See Section 1.3](#)

What are the overall special interest of the Conservation Areas?

[See Section 5.0](#)

What characteristics of the built environment contribute to the special interest of the Conservation Areas?

[See Section 4.0](#)

What are the problems facing the Conservation Areas?

[See Section 9.0 of the Management Plan](#)

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

[See Section 9.0 of the Management Plan](#)

YOUR PROPERTY IN THE CONSERVATION AREA

Is my property within the Conservation Area?

[See Map 1.1](#)

Which character area is my property in?

[See Map 2.1](#)

Is my property a listed building?

[See map in relevant character area assessment in Section 7.0, you may 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, you may 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 of the Management Plan](#)

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

[See Section 9.3 of the Management Plan](#)

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

[See Section 9.4 of the Management Plan](#)

How can I get advice about making changes to my property?

[See Section 1.4, Section 9.4 of the Management Plan and \[Further Information and Sources\]\(#\)](#)



PART A CONSERVATION AREA APPRAISAL

This part of the document provides an introduction to the Canterbury Conservation Areas and an overview of their character, historic development and special interest. It defines what a conservation area is, what designation means along with identifying relevant planning policy and guidance.

PART B
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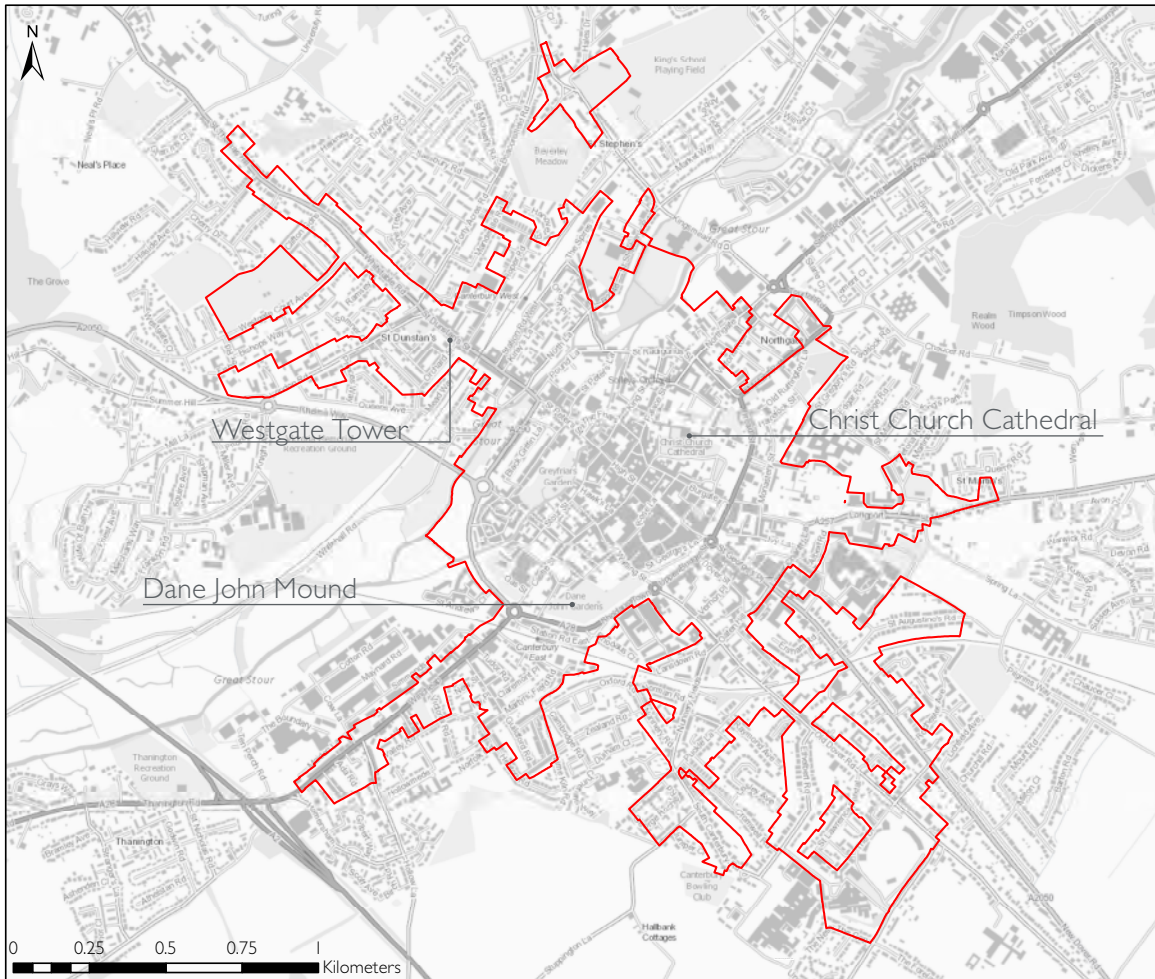
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1.0 INTRODUCTION

1.1 CANTERBURY CONSERVATION AREA

The Canterbury Conservation Area encompasses the whole of the city centre of Canterbury, its important approaches and historic suburbs. The city is located at the centre of East Kent, approximately equidistant between Ashford, Dover and the Thanet towns. It is located at the foot of the North Downs in the valley of the River Stour. The map below shows the boundary of the conservation area.

The Canterbury Conservation Area is in fact made up of 13 separately designated conservation areas. The first of these areas was designated in 1968 with the others designated in the 1990s. A plan showing the boundaries of each of these 13 sub-conservation areas is included on [page 13](#). Further information about their designation is located in [Section 2.2](#).



Map 1.1: Canterbury Conservation Area boundary

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1.2 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”⁰¹

Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings / structures, positively shape the character of a conservation area is derived from their elevations, principally those which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and can contribute to the special interest of an area. Furthermore, the spaces between buildings, alleys, streets and paths all contribute to appearance and character.

1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities “*formulate and publish proposals for the preservation and enhancement*” of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, as well as setting out a plan of action for its ongoing protection and enhancement. This CAAMP is publicly

⁰¹ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

⁰² Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

available and intended to provide information and guidance to a wide audience including the local planning authority and local residents.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

The criteria for mapping conservation area boundaries has changed over time. Consequently, it is important to periodically review the boundary and include / exclude buildings and spaces which do / do not meet conservation area designation criteria. The review of the Canterbury Conservation Area boundaries can be found in Part E (Boundary Review) of this CAAMP.

Although this document is intended to be comprehensive, the scale and complexity of the conservation area means that specific mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Canterbury Conservation Area. The protocols and guidance provided in Part D (Management Plan and Recommendations) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

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I.4 PLANNING POLICY, GUIDANCE AND ADVICE

Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (July 2021) which set out the overarching requirement for local planning authorities to identify and protect areas of special interest.

In addition to these legislative requirements, this CAAMP has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (February 2019)
- Conservation Principles, Policies and Guidance (April 2008)
- Valuing Places: Good Practice in Conservation Areas (January 2011)
- The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017)
- Heritage at Risk: Conservation Areas (June 2009)

Canterbury City Council's Local Plan (July 2017) contains policies and guidance for protecting and enhancing the historic environment including conservation areas. The preparation of a new Local Plan, which once adopted will guide development up to 2040, is currently underway. The Council have produced a Heritage Strategy (Final Draft, June 2019) which sets out the vision and objectives for caring for the city's heritage along with an annual action plan. This CAAMP has been prepared to accord with the policies and strategy set out within these documents.

The legislation, policy and guidance identified in the previous paragraphs should be referenced when planning changes within the Canterbury Conservation Areas to ensure that proposals are in line with policy and will preserve and enhance the special interest of the area.

Furthermore, when changes are being considered to buildings in the conservation areas, or where new development is proposed, it is advised that the Council's Pre-Application Advice service is used to gain early guidance on proposals and highlight any constraints or opportunities.

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I.5 CONSULTATION AND ENGAGEMENT



It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of Local Authorities to be subject to public consultation, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

A draft of this CAAMP underwent public and stakeholder consultation between 12 May and 31 August 2022. This included the publication of the draft document on the Canterbury City Council's website. During and prior to the statutory consultation, engagement with the local community was undertaken using a digital questionnaire and a drop-in consultation. This engagement was intended to raise awareness of the conservation area review, utilise local knowledge of the area's special interest and gather feedback on the opportunities for enhancing this special interest and changes proposed to the conservation area boundary.

The results of this consultation have informed the preparation of this document.

During the drafting of the Appraisal, an initial consultation workshop was held with invited members of local heritage and amenity groups to highlight the conservation

area review being undertaken. This was designed to achieve an early understanding of how the conservation areas are valued by their residents, what threats are facing them, and what opportunities there are for strengthening significance.



Consultation Workshop undertaken during the preparation of the CAAMP review with invited attendees considering what they think is special and distinct about Canterbury and the opportunities for enhancing the conservation area (July 2019)

⁰³ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

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2.0 OVERVIEW OF CANTERBURY CONSERVATION AREA

2.1 INTRODUCTION TO CANTERBURY

The Canterbury Conservation Area designations cover the ancient city within the city walls and surrounding historic suburbs. The city has pre-Roman origins, flourishing through the Saxon and medieval periods as a national and international religious centre and regional capital for trade and industry. The city wall is one of the best preserved medieval city walls and includes a surviving gatehouse, the Westgate.

The historic core of the city, within the city walls, is characterised by the irregular medieval street pattern, a rhythm of development created by two to four storey buildings, on narrow plots and within narrow streets with steeply pitched tiled roofs. The city is characterised by small-scale incremental development established in a piecemeal fashion, which has resulted in a fine-grain, considerable variety of expression and irregularity in building forms, roofscapes and façades. Relief is given by the generous open spaces along the River Stour, formerly monastic precincts, and Dane John Gardens.

Canterbury Cathedral is the dominant building in the townscape and city-wide views. Other highly significant religious foundations including St Martin's Church and St Augustine's Abbey survive either as standing buildings or visible archaeological remains.

The city quickly expanded beyond the bounds of the city wall with extramural development largely focused on the numerous approach routes to the city. Several are Roman, or pre-Roman in origin including St Martin's Hill, Old Dover Road and Whitstable Road / St Dunstan's. Other routes gained importance as pilgrimage routes following the martyrdom of St Thomas Becket such as the route from Harbledown described by Chaucer in Canterbury Tales. The city lies in a valley bottom, surrounded by gentle green slopes. The approaches to the

city are therefore of significant importance as they allow views of the relatively compact city straddling the River Stour in the valley bottom. The cathedral is the most important and identifiable building in these views.

Following the arrival of the railways and the general urban expansion of the Victorian period, development spread beyond the historic approach roads onto what was previously largely farmland. Notable examples include Nunnery Fields and Martyrs Fields to the south-east of the city.

Change took place to the layout of the city following Second World War bomb damage and perceived improvements were undertaken, the most visible and impactful element was the construction of the ring road and Rheims Way in the 1960s and 1970s.

2.2 DESIGNATION HISTORY

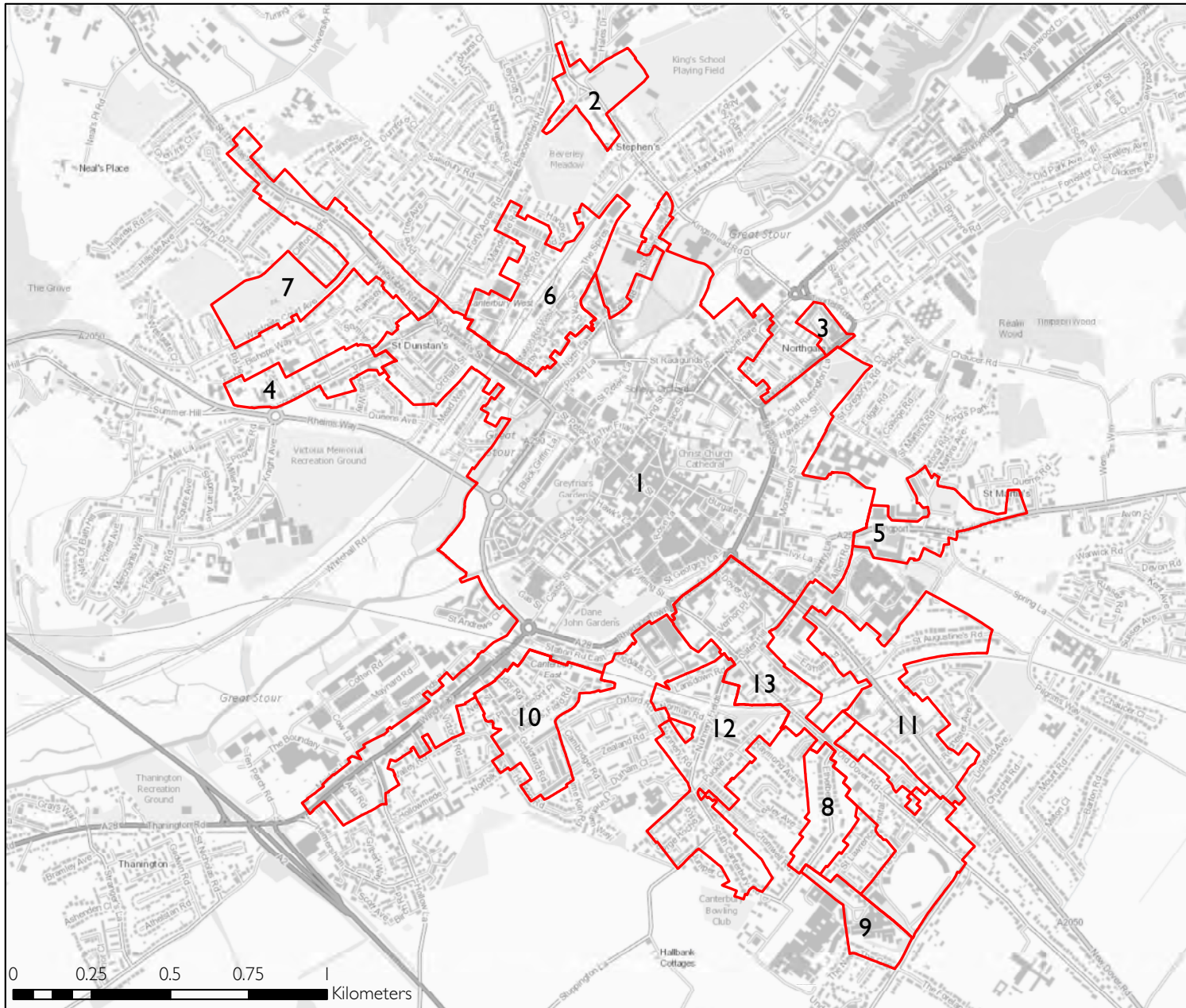
The Canterbury Conservation Area is made up of 13 separately designated conservation areas, defined as sub-conservation areas within this document. The Canterbury City Conservation Area was the first to be designated in 1968 and included parts of several of the adjoining conservation areas including St Martin's, Whitstable Road and Old Dover Road. The City's urban conservation areas were reviewed and rationalised in the 1990s and included the designation of new areas. St Stephen's, which is the only sub-conservation area entirely detached from the rest, was designated in 1974. A map showing the 13 areas is overleaf and the designation dates and dates of amendments to the boundaries of all 13 conservation areas is set out in the table on the following pages. Plans showing these historic changes to the conservation area boundaries can be found within the relevant entries on the [Council's Interactive Planning Map](#).

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Map 2.1: Map showing the sub-conservation areas which make up the Canterbury Conservation Area

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Table 2.1: Designation and Amendment Dates of Canterbury's Conservation Areas

NO. ON PLAN	SUB-CONSERVATION AREA	DESIGNATION DATE	DATE OF AMENDMENTS
1	Canterbury City Conservation Area	As City Number One Conservation Area on 20th September 1968.	Amended: 4th August 1982 Amended and re-designated as Canterbury City: 10th November 1998
2	Canterbury, St Stephen's Conservation Area	18th November 1974	N/A
3	Canterbury (Alma, Clyde and Notley Street) Conservation Area ⁰⁴	3rd December 1996	N/A
4	Canterbury (London Road) Conservation Area	3rd December 1996	N/A
5	Canterbury, St Martin's Conservation Area	3rd December 1996	N/A
6	Canterbury West Station Conservation Area	23rd April 1986	Amended: 3rd December 1996
7	Canterbury Whitstable Road Conservation Area	3rd December 1996	N/A
8	Canterbury (Ethelbert Road) Conservation Area	10th November 1998	N/A
9	Canterbury (1937 Kent & Canterbury Hospital) Conservation Area	10th November 1998	N/A
10	Canterbury (Martyrs Field) Conservation Area	10th November 1998	N/A
11	Canterbury (New Dover Road and St Augustine's Road) Conservation Area	10th November 1998	N/A
12	Canterbury (Nunnery Fields) Conservation Area	10th November 1998	Amended: 27th July 2011
13	Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area	As Old Dover Road on 23rd May 1984	Amended and re-designated as Canterbury (Old Dover Road Oaten Hill & St Lawrence): 10th November 1998

⁰⁴ It is proposed to amalgamate the Canterbury (Alma, Clyde and Notley Street) Conservation Area into the Canterbury City Conservation Area.

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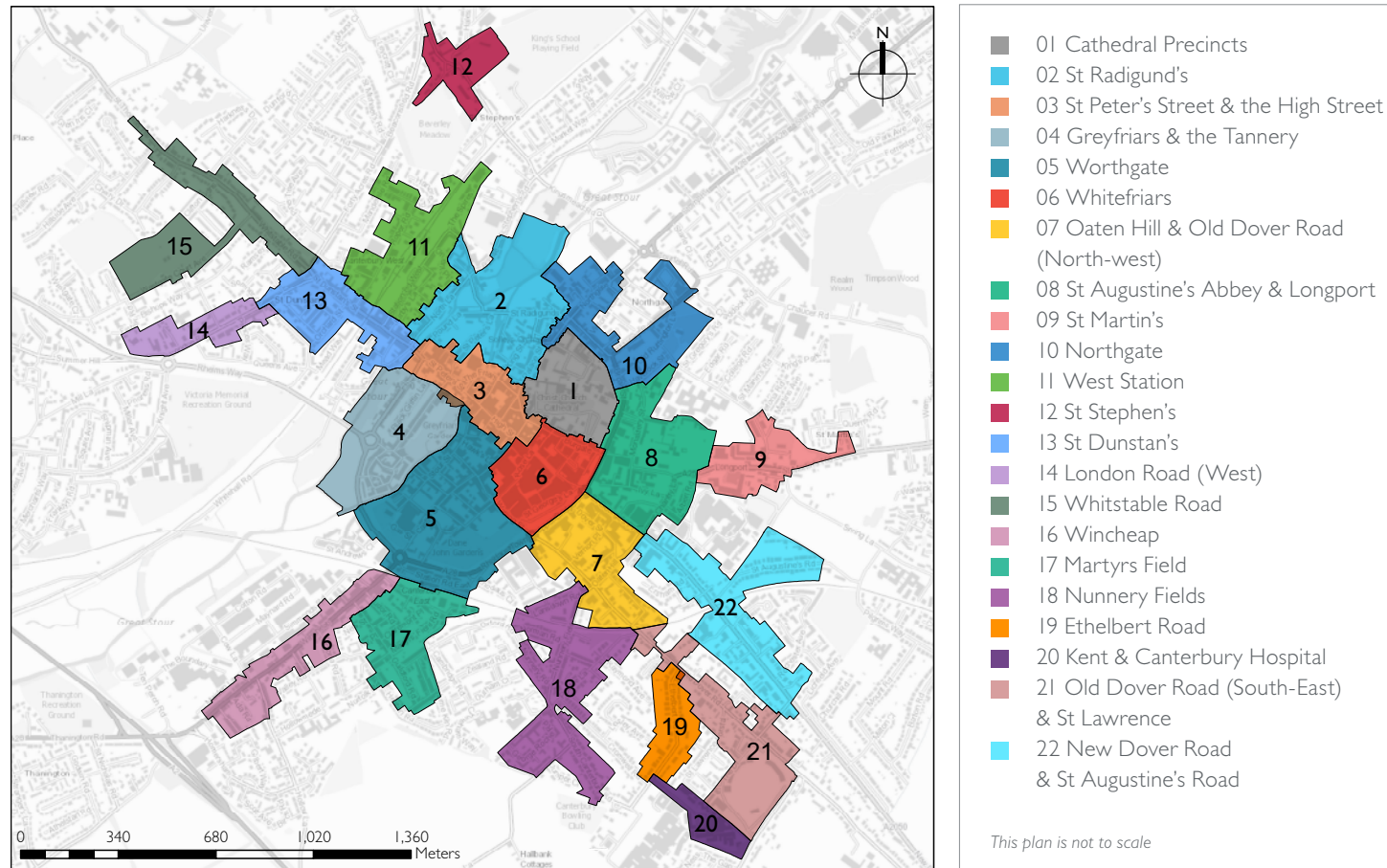
2.3 CHARACTER AREAS

Due to the scale of the area covered by the Canterbury Conservation Area designations, it is necessary to break the area into smaller parts for appraisal. The conservation area has been divided into 22 character areas listed in the table overleaf and shown on the map below.

The character areas follow the sub-conservation area boundaries, however some of the larger sub-conservation areas have been divided into multiple character areas to aid analysis.

The Canterbury City Conservation Area has been divided into 10 character areas and the Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area has been divided into two character areas. Character areas do not extend across more than one sub-conservation areas. The table overleaf identifies which sub-conservation area each character area is within and provides a short description of each area.

Part B of this appraisal provides detailed assessment of each of the character areas.



Map 2.2: The Character Areas within the Canterbury Conservation Area

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Please note:

Although more detailed than Part A, the analysis and appraisal of the character areas is not exhaustive and omission of any individual building or site does not mean that it does not contribute to the special interest of the character area or wider conservation area.

Table 2.2: Character Areas within the Canterbury Conservation Area

NO.	AREA NAME	SUB-CONSERVATION AREA	DESCRIPTION
1	CATHEDRAL PRECINCTS	Canterbury City Conservation Area	The Cathedral Precincts character area occupies the north-eastern quarter of the walled city; the character area is bounded on the east by a medieval city wall with bastions. The character area includes the Cathedral Precincts, the Archbishop's Palace and the King's School.
2	ST RADIGUND'S	Canterbury City Conservation Area	This character area is located to the north-east of Character Area 3: St Peter's Street and the High Street with a western boundary formed by North Lane and St Stephen's Fields and an eastern boundary of the River Stour and Palace Street.
3	ST PETER'S STREET AND THE HIGH STREET	Canterbury City Conservation Area	This character area is centred on St Peter's Street and the High Street, a continuous and important route leading from the Westgate through the medieval city. The area includes the medieval streets leading off this main route including The Friars and Best Lane. Also included are the very fine-grained medieval streets around the Christchurch Gate and the adjacent open space of the Butter Market.
4	GREYFRIARS AND THE TANNERY	Canterbury City Conservation Area	This character area, situated on the north-west side of the medieval city, covers the Victorian terraces and semi-detached houses between Tower Way and St Peter's Roundabout, the modern housing development on the former tannery site to the south and several green open spaces around the peripheries of the character area.
5	WORTHGATE	Canterbury City Conservation Area	This character area consists of the south-western segment of the medieval walled city. It is bound by the River Stour, the rear of buildings on St Peter's Street, Watling Street and then follows the city wall. It also includes Rheims Way and Canterbury East Station to its south. The area contains significant green public spaces as well as a dense medieval streetscape.

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NO.	AREA NAME	SUB-CONSERVATION AREA	DESCRIPTION
6	WHITEFRIARS	Canterbury City Conservation Area	This character area covers the south-eastern part of the medieval city extending both sides of St George's Street to include Burgate to the north and Watling Street to the south. Badly bombed in the Second World War, the area is largely of post-war or more recent date with the Whitefriars Shopping Centre being early 21st century. Historic buildings mainly survive at the fringes of the character area including the city wall and along Burgate.
7	OATEN HILL AND OLD DOVER ROAD (NORTH-WEST)	Canterbury (Old Dover Road Oaten Hill and St Lawrence) Conservation Area	This character area is located immediately to the south-east of the medieval city walls and covers the north western half of Old Dover Road up to the railway line. It also includes the predominantly residential streets around Old Dover Road including Dover Street, Cossington Road, Vernon Place and Oaten Hill.
8	ST AUGUSTINE'S ABBEY AND LONGPORT	Canterbury City Conservation Area	This character area is centred on the St Augustine's Abbey precinct with the King's School and Christ Church University campuses to its north. The rest of the character area, to the east and south contains fine-grained streets of terraced buildings except for along St George's Place and the ring road where the historic grain has been eroded.
9	ST MARTIN'S	Canterbury, St Martin's Conservation Area	St Martin's character area is a suburban character area to the east of the city centre. It is centred on St Martin's Hill and also includes St Martin's Church and Querns Windmill.
10	NORTHGATE	Canterbury City Conservation Area and Canterbury (Alma, Clyde and Notley Street) Conservation Area ⁰⁵	This irregularly-shaped character area lies immediately to the north-east of the Cathedral Precincts and city walls. It is broadly U-shaped and comprises the principal routes of Borough / Northgate and Broad Street with Old Ruttington Lane forming the eastern arm. The southern half of Military Road is also included within the character area.
11	WEST STATION	Canterbury West Station Conservation Area	This character area encompasses Canterbury West Station and the streets, which run parallel on both sides.

⁰⁵ It is proposed to amalgamate the Canterbury (Alma, Clyde and Notley Street) Conservation Area into the Canterbury City Conservation Area.

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NO.	AREA NAME	SUB-CONSERVATION AREA	DESCRIPTION
12	ST STEPHEN'S	Canterbury, St Stephen's Conservation Area	This character area covers the small village settlement of St Stephen's to the north of the city centre, beyond Beverley meadow, approached via St Stephen's Road.
13	ST DUNSTAN'S	Canterbury City Conservation Area	This character area is the principal route north-west out of the medieval city through the only surviving gate, the Westgate. The area primarily encompasses St Dunstan's Street, before it becomes Whitstable Road, and the eastern end of London Street. It also includes the early 19th century terraced streets between these two roads.
14	LONDON ROAD (WEST)	Canterbury (London Road) Conservation Area	This character area covers the western end of London Road, historically an important approach into Canterbury from London through Harbledown. From the junction with St Dunstan's Terrace London Road has a more suburban in character than its eastern end.
15	WHITSTABLE ROAD	Canterbury Whitstable Road Conservation Area	This character area covers Whitstable Road, from its junction with London Road to c.120 north of Cherry Garden Road, and Canterbury City Cemetery including its approach along Westgate Court Avenue. Whitstable Road is a historic approach into Canterbury from Whitstable to the north-west and leads steadily downhill into the city from St Thomas Hill. Westgate Court Avenue leads off Whitstable to the south-west.
16	WINCHEAP	Canterbury City Conservation Area	The character area covers Wincheap from the railway bridge at its north-east end to its junction with Homersham Lane, and side streets to the north-west and south-east. Wincheap is a historic approach into Canterbury from the south-west, now the A28.
17	MARTYRS FIELD	Canterbury (Martyrs Field) Conservation Area	This relatively large character area comprises a late 19th century residential housing development to the south-west of the city centre. The railway line forms the north-east boundary of the character area and Wincheap sits to the north-west. Beyond, to the south is agricultural land.

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NO.	AREA NAME	SUB-CONSERVATION AREA	DESCRIPTION
18	NUNNERY FIELDS	Canterbury (Nunnery Fields) Conservation Area	This character area is centred on Nunnery Fields and South Canterbury Road, which formerly led to South Canterbury Station, and includes the residential streets on both sides. The area was developed from the mid-19th century beginning with the former workhouse then surrounded by fields. Most buildings date to the late 19th or early 20th centuries.
19	ETHELBERT ROAD	Canterbury (Ethelbert Road) Conservation Area	This small character area covers only Ethelbert Road, a residential street extending south-west from Old Dover Road and comprises Victorian suburban housing.
20	KENT AND CANTERBURY HOSPITAL	Canterbury (1937 Kent and Canterbury Hospital) Conservation Area	This small character area covers only the historic part of the Kent and Canterbury Hospital campus, accessed off Ethelbert Road, which remains in use as a hospital.
21	OLD DOVER ROAD (SOUTH-EAST) AND ST LAWRENCE	Canterbury (Old Dover Road Oaten Hill and St Lawrence) Conservation Area	This character area covers the south-eastern half of Old Dover Road, beyond the railway line, and several of its side roads including St Lawrence Road and St Lawrence Forstal, all are in predominantly residential use. Also included is the St Lawrence Ground, home ground of Kent County Cricket Club.
22	NEW DOVER ROAD AND ST AUGUSTINE'S ROAD	Canterbury (New Dover Road and St Augustine's Road) Conservation Area	This character area encompasses New Dover Road from the city centre to just beyond St Lawrence Road and St Augustine's Road, which runs adjacent to the South Eastern Railway line.

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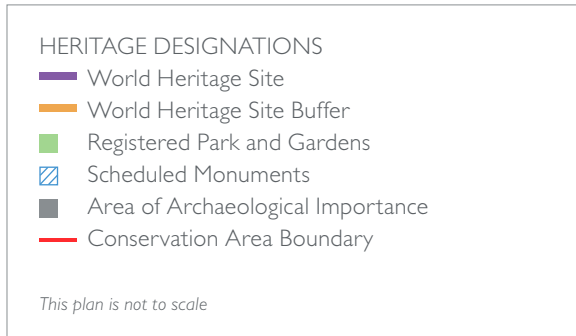
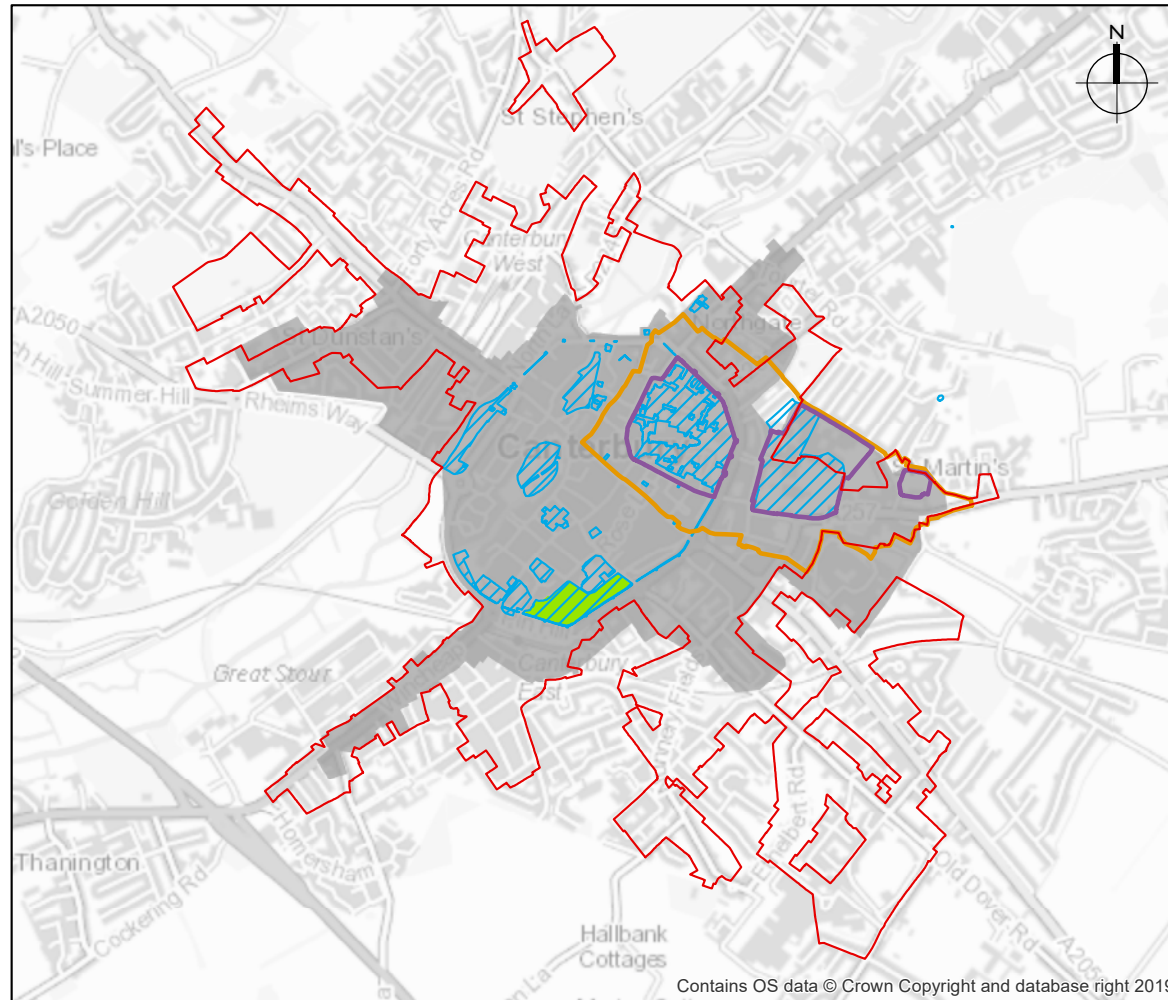
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2.4 OTHER RELEVANT DESIGNATIONS

Canterbury has a very long history beginning before the Roman occupation and since that time has grown into an important local, regional, national and international city. The city is significant for many different reasons. As well as the special interest of its character and appearance, which are the reasons for its conservation area designation, Canterbury contains a World Heritage Site, it has extensive Scheduled Monument designation, a large Area of Archaeological Importance and over 1500 listed buildings. There is also a Registered Park within the city and a large number of locally listed buildings.

These designations all contribute tangibly to the evolution of the city and visibly to its appearance and character. This CAAMP draws upon the relevant aspects of these other designations to assist in distilling the special interest of the conservation area and how it may be preserved and enhanced. Separate consent procedures are required for the majority of proposals to these other heritage assets, these will be briefly highlighted where relevant, however this CAAMP is not exhaustive on the procedures and consents required for all the other types of heritage designation within the city.



Map 2.3: Map showing other important heritage designations within Canterbury, specifically Scheduled Monuments, Registered Parks and Gardens and the World Heritage site. Listed and Locally Listed Buildings are shown on the individual character area maps in Part B

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3.0 HISTORIC DEVELOPMENT OF CANTERBURY

The following pages provide a timeline of the historic development of Canterbury, this is an overview of the important events and activities which have taken place in the city over the last two millennia. The entries in purple boxes highlight events of particular significance in the historic development of Canterbury.

PRE-ROMAN

Over 2000 years ago

The 'Belgae' tribe established a widely scattered settlement on both sides of the River Stour marking the beginning of the continuous occupation of Canterbury.

1st Century BC

A large Iron Age hillfort was constructed at Bigbury to the west of the city; tradition holds that it was attacked by the Roman invasions of 54 / 55 BC, led by Julius Caesar.

ROMAN CANTERBURY

43 AD

Roman Canterbury was founded soon after the Claudian invasion in 43 AD and became a regional capital, later known as Durovernum Cantiacorum.

The earliest Roman development is thought to be located at the Westgate Gardens area in close proximity to the 'Belgic' settlement.



Roman floor mosaic, ©Canterbury Roman Museum

1st Century AD

By the end of this century, a town with a street grid had evolved.

275 AD

Canterbury was a town of 120 acres enclosed by a wall, backed by an earthen rampart.

Fragments of the Roman wall survive including part of a brick arch at Queningate; the medieval walls largely follow the line of the Roman defences.⁰⁶

The road network linking Canterbury with Dover, London, Reculver and Richborough was established.

Archaeological excavations have revealed the sites of the forum, basilica, theatre and two bath complexes.

⁰⁶ Pevsner and Newman, p. 169.

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ANGLO SAXON CANTERBURY

End of the 6th Century

Following the collapse of the Roman administration, Canterbury became the centre of a new Kentish kingdom and the capital of the independent Anglo-Saxon Kings of Kent, known as Cant-wara-byrig.

597

The date of St Augustine's arrival from Rome, sent by Pope Gregory to convert King Ethelbert to Christianity.

Canterbury became the centre of English Christianity represented by the building of the first Cathedral of Christ Church and the Abbey of St Augustine's, both were founded by St Augustine, the first archbishop of Canterbury.



No early depictions of St Augustine's Abbey have been identified, this engraving of the abbey church in a ruinous state was published in 1816 (Canterbury Cathedral Archives)

725

The independent kingdom of Kent came to an end and for the next century it alternated between domination of Wessex and Mercia.

9th Century

A new street pattern had been established, which essentially survives today.

Roman ruins were plundered for building materials, as testified by several buildings in Canterbury containing reused Roman bricks and tiles.

Early 11th Century

By the eve of the Norman Conquest, Canterbury was a prosperous town with two major monastic foundations, churches, watermills and some extra-mural development.

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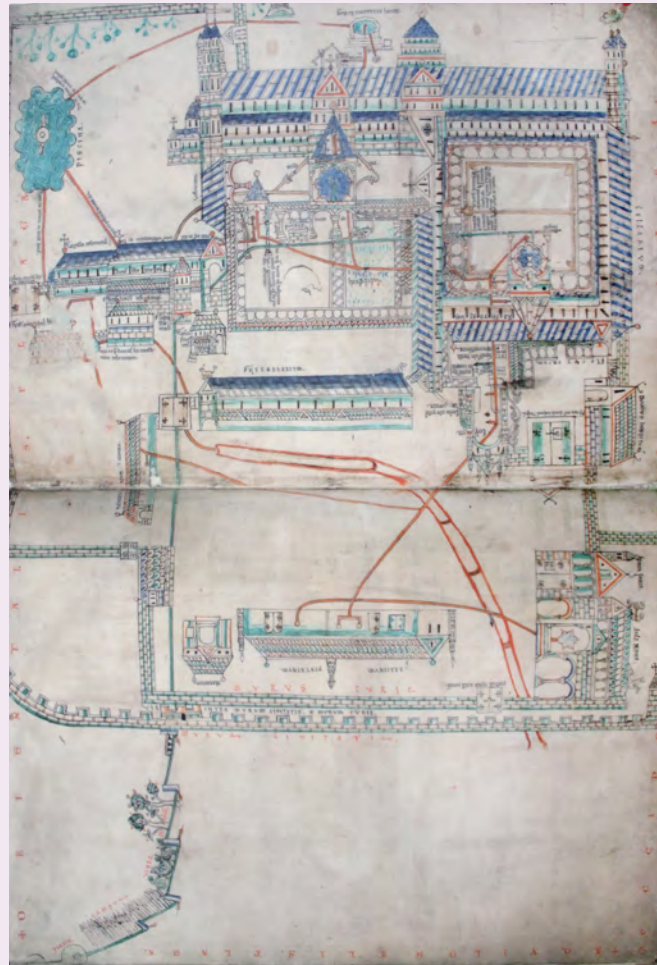
MEDIEVAL CANTERBURY

Late 11th Century

The Norman Conquest prompted the construction of a new stone castle, replacing a timber structure on the Dane John Mound, itself thought to be of pre-Roman origin.

The Anglo-Saxon cathedral was damaged by fire in 1067 and was replaced with a larger building commissioned by Archbishop Lefranc (the first Norman archbishop), built from 1070–1077. Like its Saxon predecessor, little of this structure survives, although the present nave and transepts stand on Lanfranc's foundations.⁰⁷

In 1071, Abbot Scotland or Scolland began rebuilding St Augustine's Abbey (not finished until 1110); subsequently dismantled during the Dissolution of the Monasteries.



This plan of Canterbury from the Tripartitum Psalterium dating to c.1150 is the oldest map of the city focusing on the cathedral as rebuilt in the previous century and its precinct walls (Master and Fellows of Trinity College, Cambridge: R.17.1, folio 284v)

⁰⁷ Pevsner and Newman, p. 170.

1130

The present shell of the choir and eastern transepts of the cathedral was built and consecrated in 1130 by Lanfranc's successor, Archbishop Anselm.

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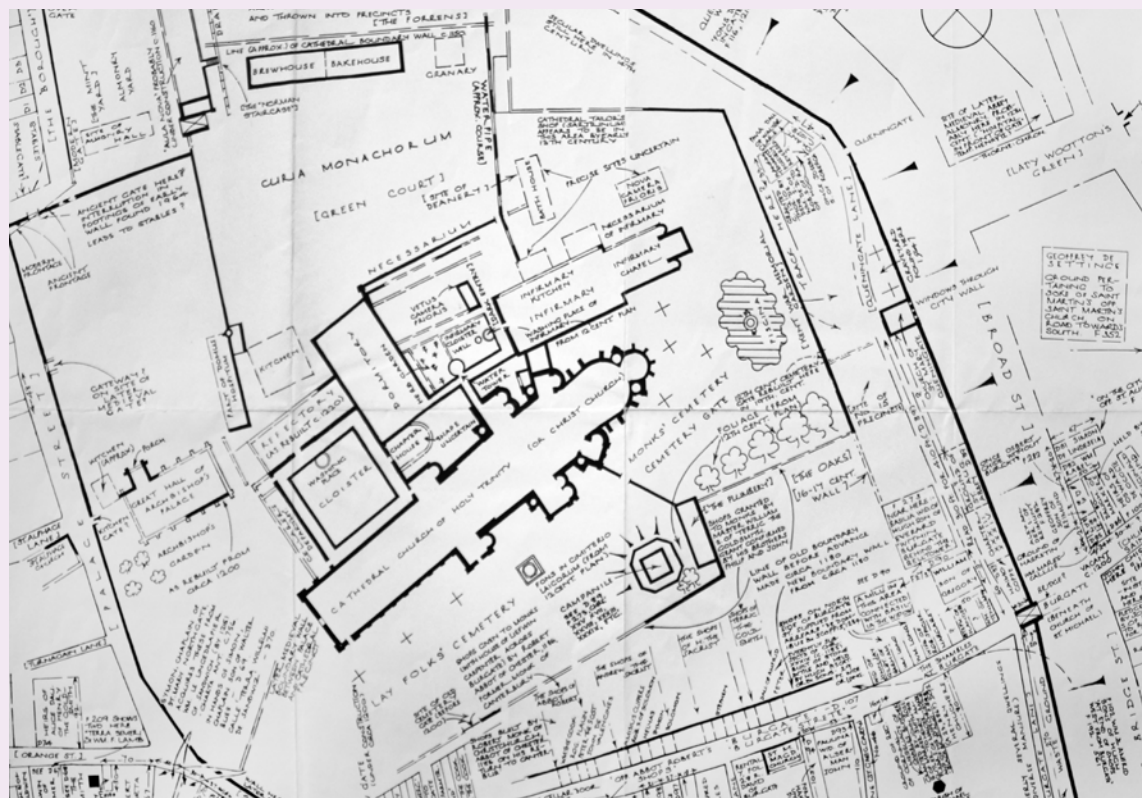
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1170s

Archbishop Thomas Becket was murdered in 1170; this significant event led to Canterbury becoming an important destination for pilgrims. A number of inns, taverns and lodging houses were built in response to the new influx of pilgrims.

Following a fire gutting the cathedral choir, the interior was rebuilt and extended in the late 1170s to house the shrine of Thomas Becket.



William Urry, *Canterbury under the Angevin Kings* (Canterbury Cathedral Archives: C-38-3)

1180

The Eastbridge Hospital of St. Thomas was built as a hostel for poor pilgrims.

13th Century

The Blackfriars and Greyfriars were granted sites in Canterbury in 1236 and 1267 respectively (remains of both survive).

Canterbury grew during this period due to its position as a trading centre; the main market activity in medieval times was centred on the Buttermarket.

Fragmentary remains of a number of stone or stone and timber early medieval merchants' houses survive in undercrofts or cellars of later buildings but most survivals from this period are the more prestigious, better quality, religious or institutional buildings.

14th and 15th Centuries

The city walls were extensively repaired and rebuilt in flint and stone in response to the threat of French raids, 13 of the original 24 towers and bastions survive. Long stretches remain around the southern and eastern boundaries of the medieval city.

The cathedral's south transept, the north transept and the south-west tower and central (John Wastell's Bell Harry Tower) were built in the 14th century.



Bell Harry Tower and the south-west transept

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1373

The Poor Priests Hospital in Stour Street was constructed.



The Poor Priests Hospital is now Marlowe Theatre's Marlowe Kit theatre and learning centre

1375–1381

Westgate was built by Archbishop Simon of Sudbury.



Westgate is the only remaining city gate intact, largely due to its use as a city prison from the early 15th to early 19th century

1381

The castle and the Archbishop's Palace were sacked during Wat Tyler's Peasants' Revolt and Archbishop Sudbury was beheaded.

16TH AND 17TH CENTURIES

Late 14th Century

A number of substantial medieval timber-framed buildings survive from this period, including several large lodging houses or pilgrims' inns such as the Chequer of Hope in Mercery Lane (Nos.1–9 and Nos.1–2 High Street).

The new cathedral nave was built in 1391–1405.

From 1536

Henry VIII's Dissolution of the Monasteries saw the closure of all Canterbury's religious houses except the cathedral; the shrine of Thomas Becket was destroyed dramatically reducing pilgrimages to Canterbury. The Cathedral Priory of Christchurch was dissolved, the Prior and monks replaced by the Dean and Chapter and St Augustine's Abbey buildings were dismantled, although part of the site was converted to a Royal Palace.



Painting of the ruined Ethelbert Tower at St Augustine's Abbey by John Bulman, c.1780

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End of 16th Century

A period of economic decline was halted by the influx of Huguenot and Walloon refugees bringing silk and worsted weaving skills; silk manufacture began in about 1600. The timber-framed Old Weavers House on St Peter's Street, is a reminder of the silk industry and its prosperity. The building, which dates to the 16th century, functioned as one of the workshops of the Huguenot weavers.



The Weavers, St Peter's Street



G. Braun and F. Hogenburg's birds-eye view plan of Canterbury from 'Civitates Orbis Terrarum', vol iv, c.1588, shows the robustness of the continuous city walls punctuated by city gates, the concentration of development within these confines with few outlying buildings and the dominance of buildings like the cathedral, the castle and smaller churches generally set within generous precincts. The Market Place is also a distinctive building at the centre of the city. (Canterbury Cathedral Archives: CCA-U88/A/8/9)

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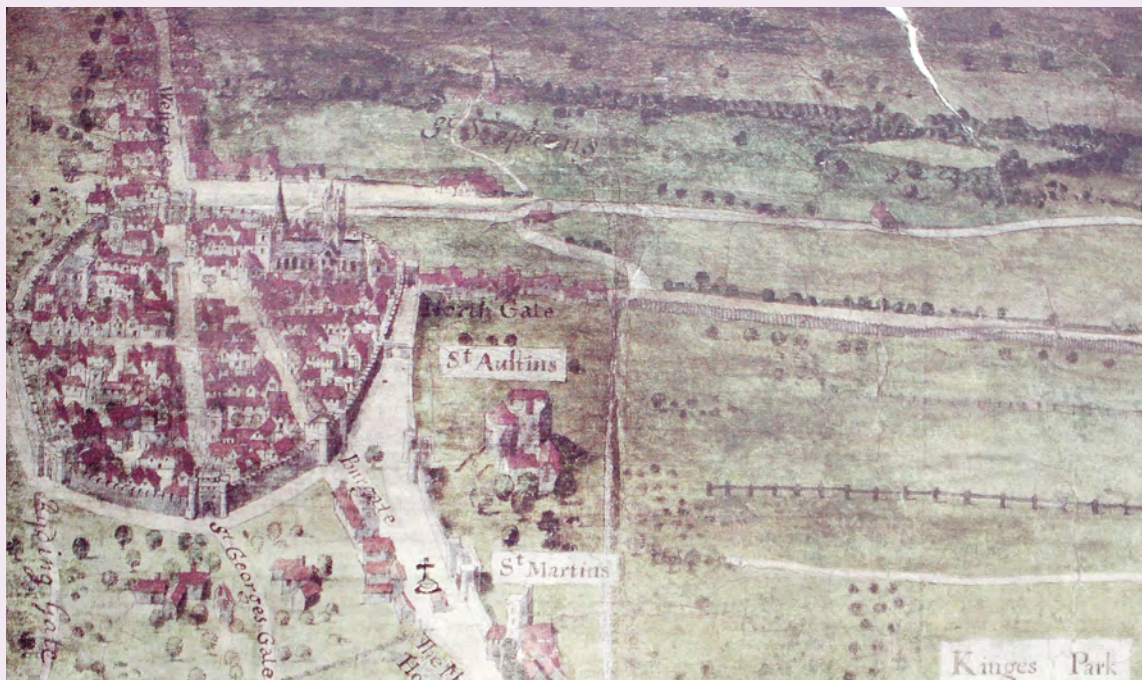
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1647

During the Civil War, Parliamentary troops demolished the west section of the city wall, the first breach in the circuit.

The famous leaning house in Palace Street (No.28) was built at this time.

The city's prosperity during this period is reflected by the fine gabled houses in St Dunstan's Street, the grandest of the city's suburbs outside of the city walls.



Map of 1734, a copy of a c.1600 view showing Fordwich, Westbere, Sturry, Canterbury and Bridge. This map again shows the distinctive city walls (still intact) sitting in a rural setting. By this point, the density of development within the city walls had been increased. The map also shows the beginnings of extra-mural development, on St Dunstan's Road (here marked as the road to London). The map is informative labelling the gates (St George's Gate, Burgate, North Gate, Westgate, Wincheap, Riding Gate) and clearly illustrates key routes running across the city. (Canterbury Cathedral Archives: CCA-Map/5)

1675

By this date, one third of the city's population was involved in the silk trade.

18TH CENTURY

During the 18th century, many medieval timber-framed buildings were altered according to the Georgian principles of taste. Jettied fronts were removed or encased, sliding sash windows were inserted and elevations clad with hung or mathematical tiles.



William Somner's print of Canterbury, included in his *Antiquities of Canterbury* 1703, shows the high concentration of development in the city and the ubiquitous cathedral and church towers, contrasting with the agricultural landscape beyond the city walls

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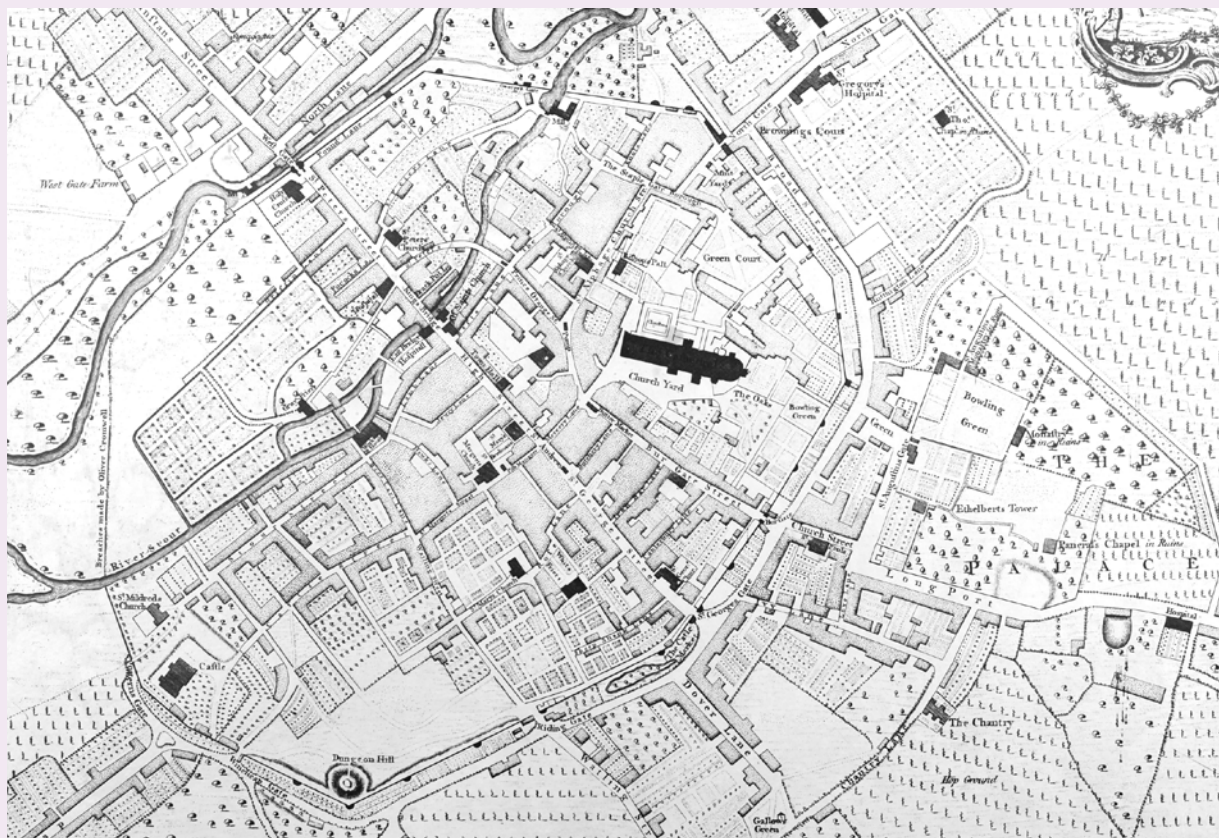
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1755

Wincheap was the first of the city gates to be removed in 1755 to allow increased access into the city.



This Plan of the City of Canterbury surveyed in 1768 (by John Andrews and Matthew Wren) provides a detailed mapping of the city, recording principal and minor street names and major building names. The high proportion of open space still remaining within the city walls at this date is striking; this is either cultivated to form orchards or landscaped to provide formal gardens within monastic precincts or private houses. Development on the peripheries of the city walls is mapped clearly for the first time. The map shows the breaching in the city walls, made in the Civil War, on the north-west side of the city (Canterbury Cathedral Archives: CCA-DCc-PRINDRAW/31A/13)

1780s

Northgate, Burgate, Riding Gate had been demolished by 1782 to allow wider entrances into the city to accommodate new horse-drawn coaches.

The Commission for Paving and Lighting was established, responsible for the repaving of the city streets.

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19TH CENTURY

1790s

In 1790, James Simmons, a wealthy alderman, transformed the Dane John into a pleasure garden.

The Worthgate was demolished in 1791.

The New Dover Road was constructed in 1792 to give a more direct route into the city through St George's Gate from the Dover Road.

The first Canterbury hospital was erected (1793), the first permanent cavalry barracks was built (1794) and the infantry barracks followed soon after (1799).

In this century, many previously open areas within the city were infilled with artisan houses (Castle Street, Castle Row, Wincheap, Northgate, St Radigund's and King Street) and terraced houses in a regular street pattern (St Peter's Place, Ivy Lane, Blackfriars Street / Mill Lane and Military Road). These smaller terraced houses, adopting Georgian character, still represent the typical housing within the old city.

1800–1801

Newingate and Saint George's Gate were demolished.

1806

Guildhall Street was constructed, forming a link between Palace Street and High Street.

1820s

New civic buildings were constructed in the 1820s including a new Longmarket and Corn Exchange (1824), Fishmarket (1827), Philosophical Institute (1825).

The Guildhall was refaced.

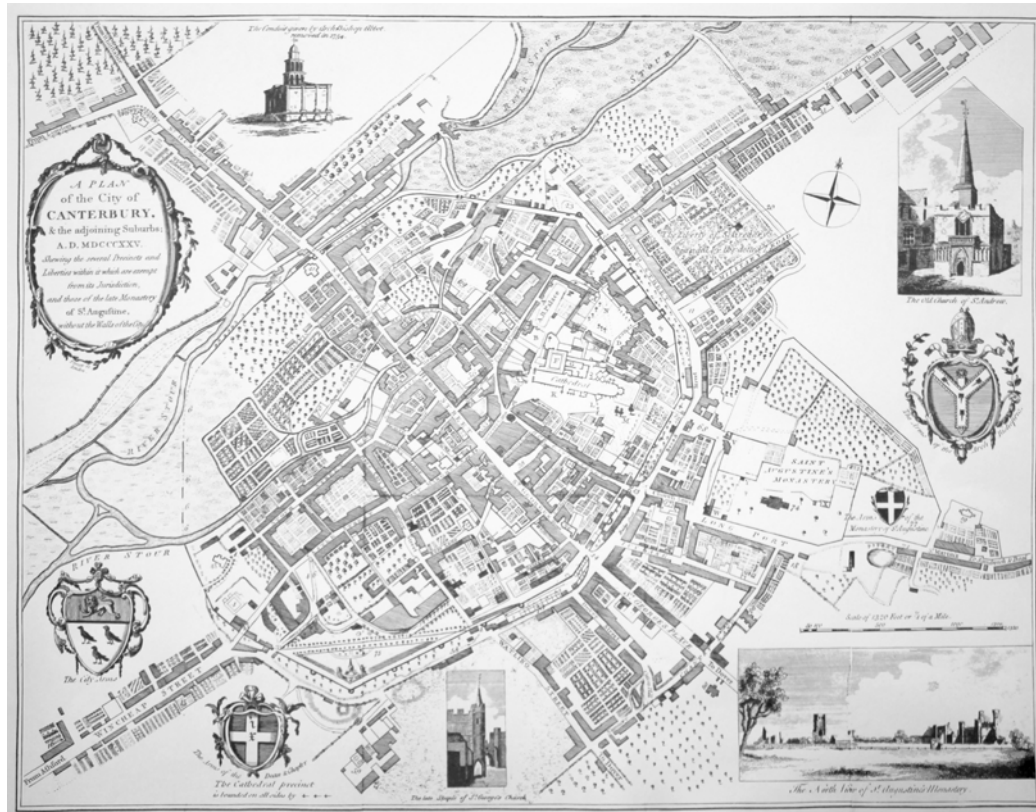


This engraving by W. H. Ireland shows the man-made mound, Dane John, in 1830; the mound was a pre-Roman sepulchral construction, which was later adopted as a strategic motte in the Norman period. The defensive mound was transformed by Alderman James Simmons in 1790 into a pleasure garden with paths and gardens laid out around the hill. (Canterbury Library and Local Studies)

1820s and 1830s

Canterbury became a garrison town in the 19th century and the military and their families were accommodated in terraces laid out behind St Dunstan's Church and Northgate.

The opening of the railway from Canterbury to Whitstable in 1830, was a pioneering early railway,⁰⁸ sometimes referred to as the world's first passenger railway, improving links between the town and enabling the transport of heavy goods.⁰⁹



The Plan of the City of Canterbury, dating to 1825, shows little change to the main city inside the city walls but indicates new development and infrastructure around the southern and eastern edges of the walls, for example along the newly established St George's Place and New Military Road (Canterbury Cathedral Archives: PRINDRAW/31A/4)

1846 and 1860

The main railway lines, London to Ramsgate and London to Dover, respectively, were built, both with stations at Canterbury.

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⁰⁸ Historic England List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1392354>

⁰⁹ Canterbury Historical and Archaeological Society: <http://www.canterbury-archaeology.org.uk/railwhit/4590809529>

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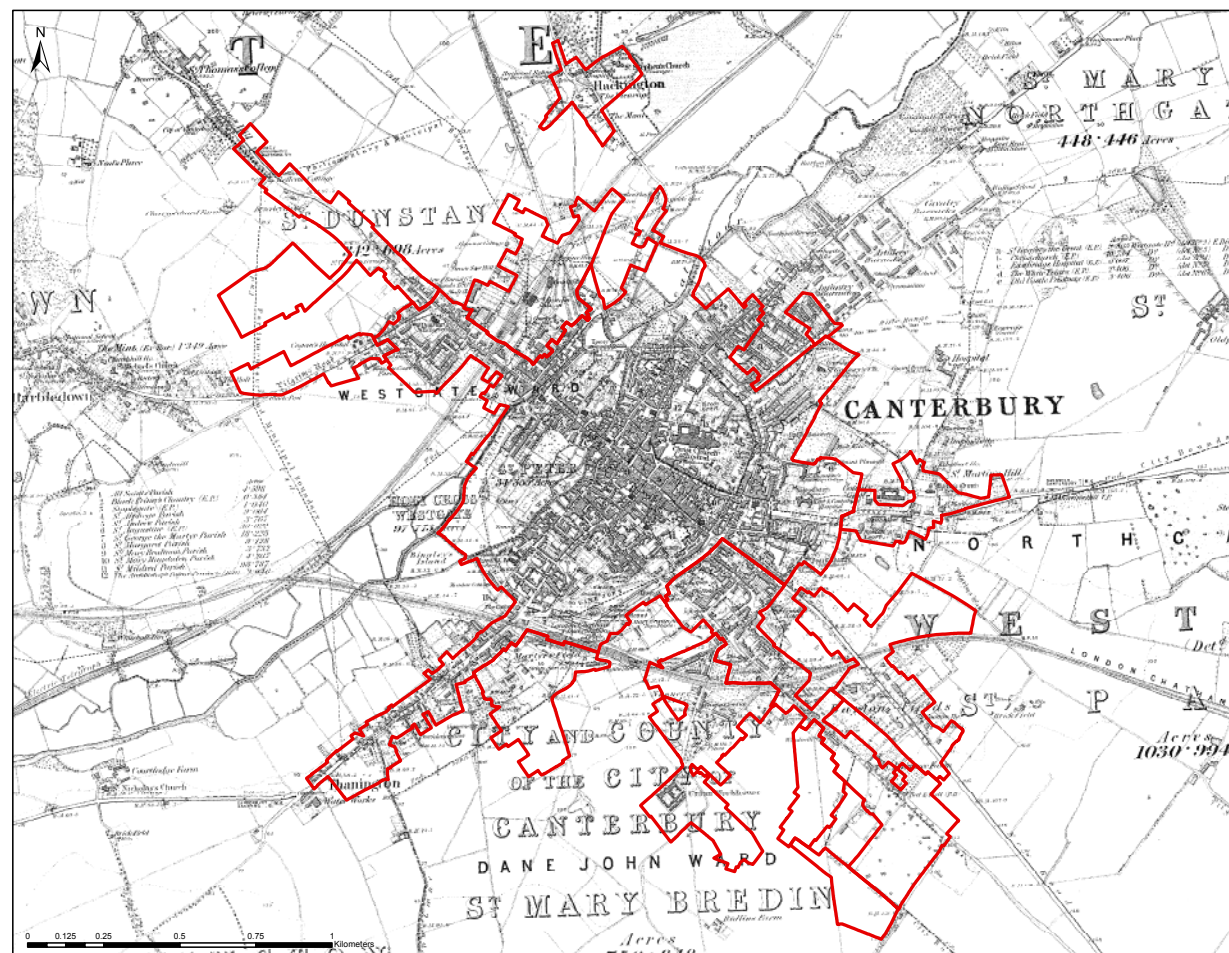
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Mid-/ late 19th century

Builders became less reliant on local materials and traditional design and began to employ a variety of architectural styles, exhibited at 49 High Street (16th century influences), 11 The Parade (Italian palazzo façade) and the Beany Institute (Arts and Crafts).



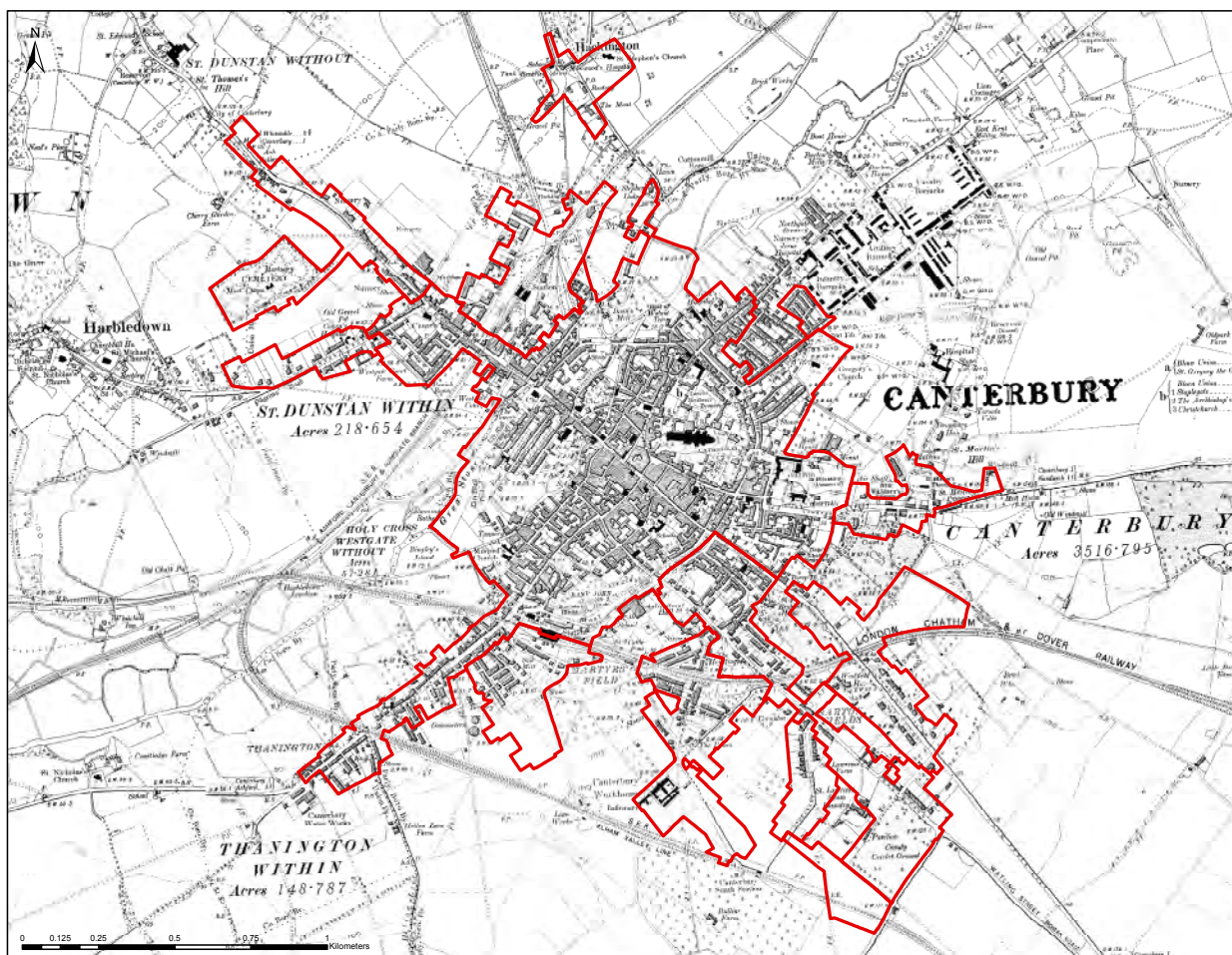
This 1873 OS map marks the recent arrival of the railways to Canterbury and the building of two stations, South Eastern Station to the north of the city (now Canterbury West) and London, Chatham & Dover Station to the south-west (Canterbury East); new housing was built up around the peripheries of the city in response to this new transport infrastructure. Roads were built to the east and west of St Dunstan's Road at the north side of the city, the adjoining suburbs were extended to the east, especially around the barracks' site and to its south. The 19th century map also shows the development of industrial sites in the city, such as the gas works off Castle Street and St Dunstan's Brewery.

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This 1896 map shows some minor developments since the 1873 OS map, including the construction of a cemetery to the north of the city and the building of more terraced housing to the west of St Peter's Street.

The following photographs capture primary streets and landmarks within the city walls in the late 19th and early 20th centuries before Second World War bomb damage and later 20th century developments.



This photograph shows the Buttermarket in c.1895 and the Christchurch gate to the Cathedral Precincts. Many medieval buildings refronted during the 18th century, their ground floors in retail use and the elevations painted to advertise their wares (Canterbury Library and Local Studies: 239)



This image captures the High Street in c.1900; the historic shopfronts remain intact. (Canterbury Library and Local Studies: 2928)



This image shows Stour Street, c.1900, focusing on a refronted medieval building, which retains its jetties. (Canterbury Library and Local Studies)



This image shows the historic buildings and shopfronts along St Dunstan's Street and the West Gate in the background, c.1900 (Canterbury Library and Local Studies: 50)

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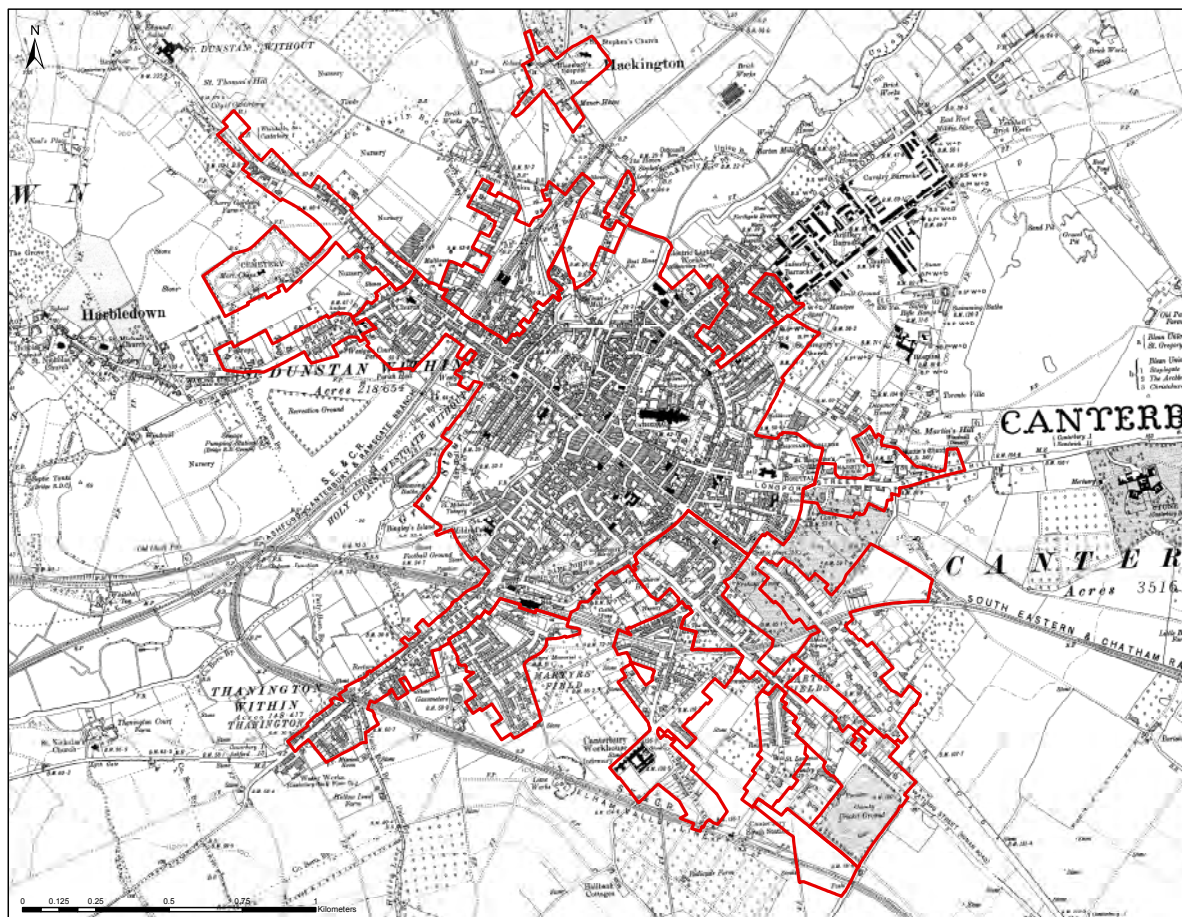
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1900–1942

The early years of the 20th century saw the loss of many houses and ancient gardens owing to increased commercialisation and the burgeoning use of motor vehicles. The first of many slum clearances was also responsible for the loss of a number of historic houses that had become unsanitary. Residents were relocated to new Council housing estates on the suburbs of the city on greenfield sites. Within the city much of the building at this time was designed in the 'Tudorbethan' style.



This 1906 OS map shows the development of housing in the suburbs of the city, for example further housing along New Dover Road and North Holmes Road, as well as a new electric light works off Northgate Street.

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1927

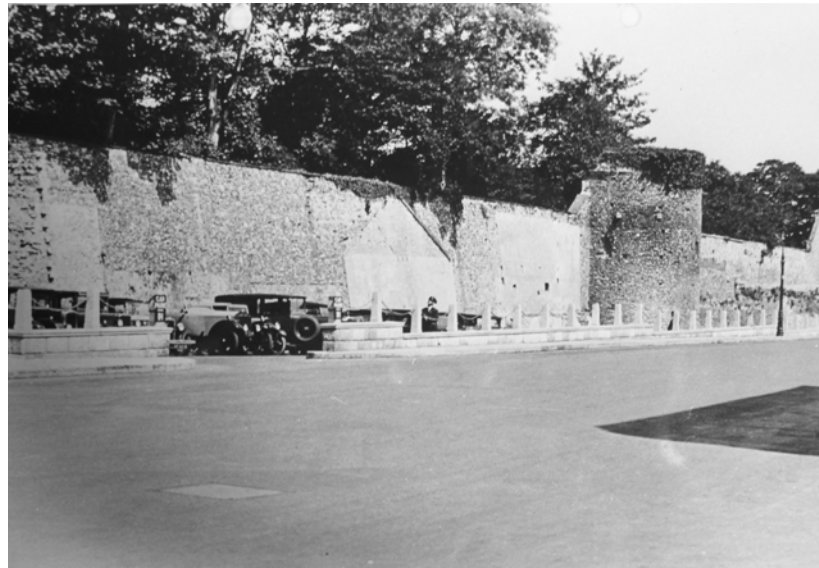
The modern Debenhams building was built in Guildhall Street in 1927. It was originally built as Lefevre's drapery shop with a steel-frame and white tile cladding.



The 'Modern' Debenham's building in 1927 (Canterbury Library and Local Studies: 5313, copyright unknown)

1930s

The first road improvements were carried out incorporating the widening of Broad Street and the building of car parks across the city.



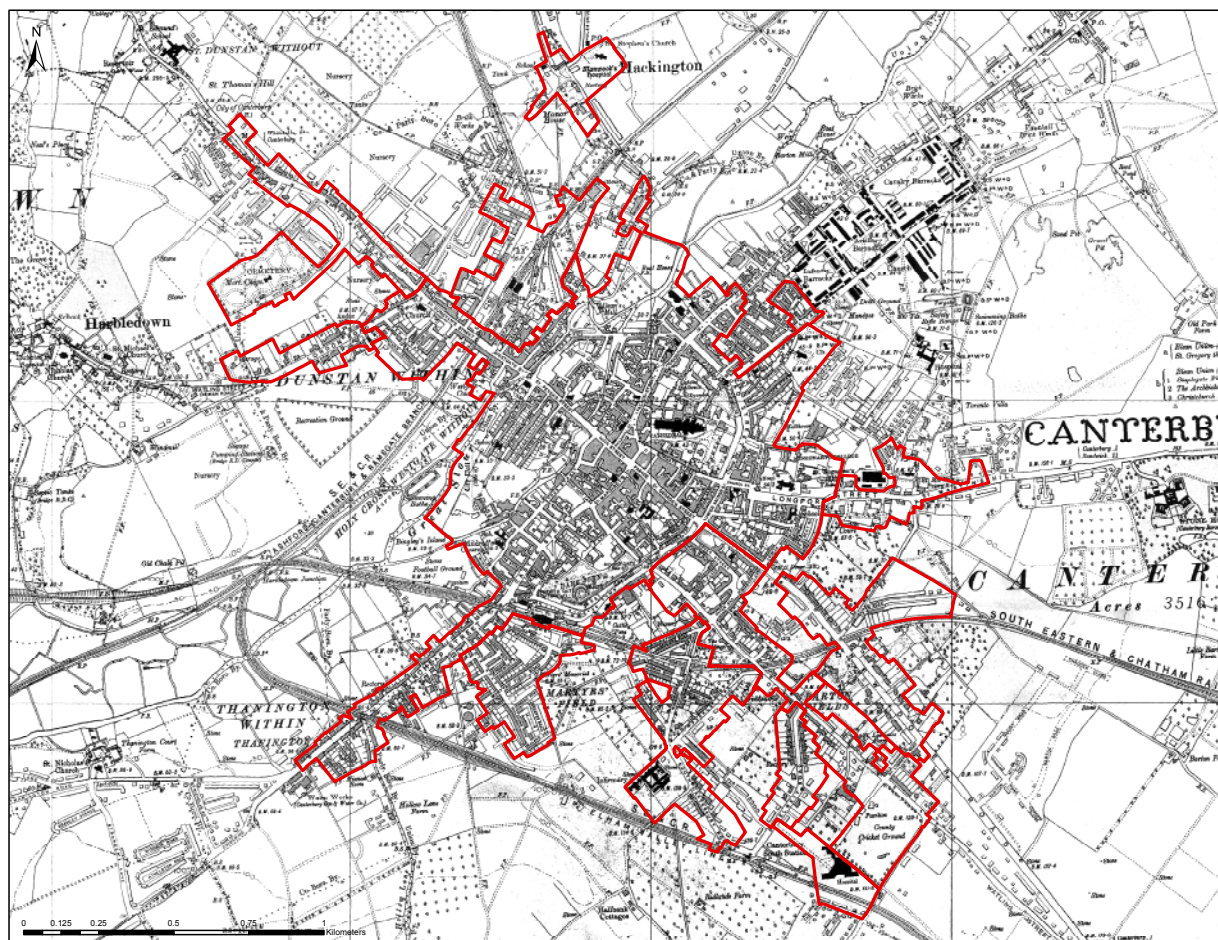
This image shows the city walls with a car park adjacent, c.1938 (Canterbury Library and Local Studies: 1941, copyright unknown)

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This 1938 OS map depicts the development of larger, detached dwellings in the suburbs to the south and south-east, for example along South Canterbury Road, Ethelbert Road, Querns Road, St Gregory's Road, Edgar Road, St Martin's Road and Pretoria Road.

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1942

Canterbury was severely affected by the Baedeker bomb raids, which wiped out the majority of the eastern part of the city. Over 300 properties were completely destroyed and 2,500 were damaged. The devastation centred on St George's Street and Burgate, where many ancient buildings including two churches were destroyed. The cathedral, remarkably, escaped with only minimal damage.



A photograph showing new buildings under development in Burgate, following Second World War bombing, January 1951 (Canterbury Library and Local Studies: 178, copyright unknown)



This photograph shows Butchery Lane and Longmarket after Second World War demolition (Canterbury Library and Local Studies: 2237, copyright unknown)

1942 – PRESENT DAY

1940s

There was much debate during the immediate post-war period as to how the damaged areas should be rebuilt; in December 1943, Dr Charles Holden was appointed as the 'artist' tasked to reconstruct the city and in 1945 he published his modernist utopian masterplan. His scheme, which proposed the redevelopment of the centre and the removal of all but the major historic buildings, was met with much opposition. The plans were reviewed again in 1948.

1950s

The Minister finally approved Holden's plan in February 1952.



This photograph shows the presence of modern shopfronts and showrooms, which from the mid-20th century began to replace certain historic shopfronts, 1953 (Canterbury Library and Local Studies: 1748, copyright unknown)



Post-war development in Canterbury with the cathedral in the background, late 1950s (Canterbury Library and Local Studies: 2138, copyright unknown)

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1960s and 1970s

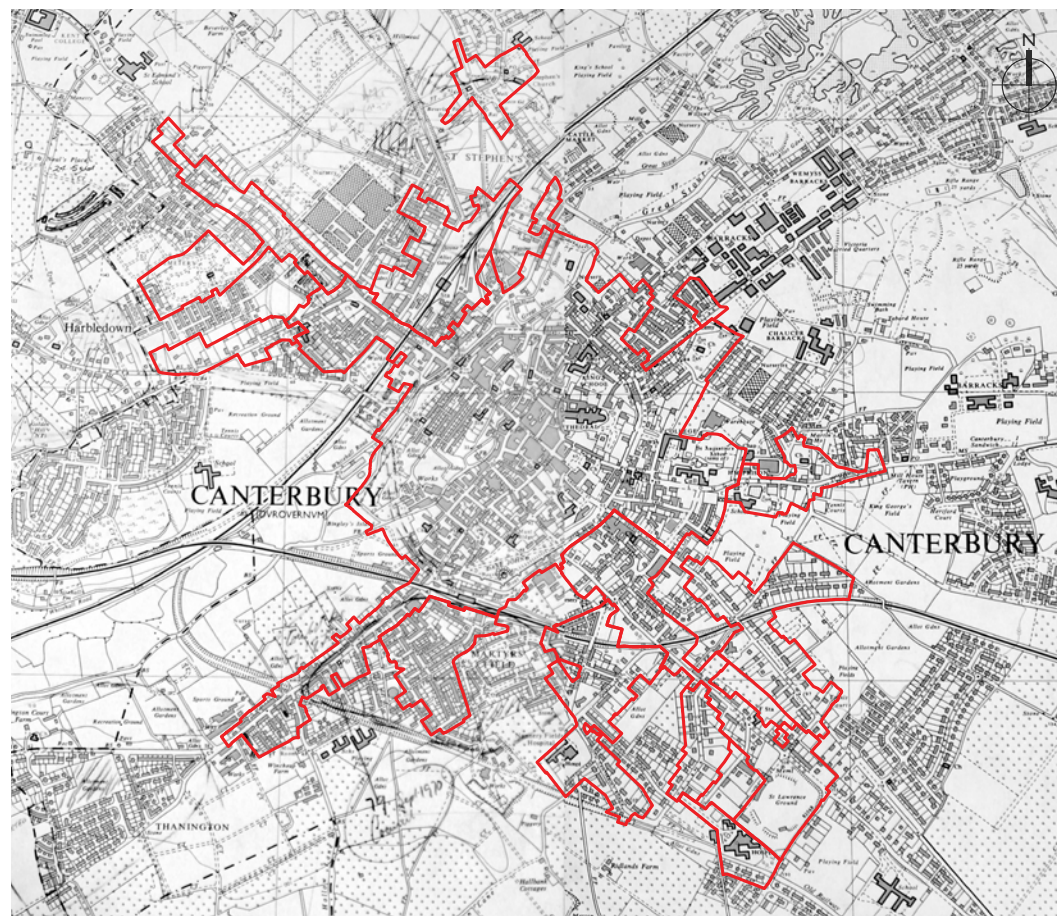
Only part of Holden's plan was realised: the construction of the southern half of a ring road circuit to alleviate growing traffic problems in the city centre, followed the line of the city walls and involved the demolition of many historic buildings. Following much protest, the proposals for completing the circuit were abandoned in 1976.

Some of the earliest post-war construction was well-designed with good quality materials and detailing, however other examples were insensitive in scale or awareness of their historic context.

Infill development involved the setting back of new building lines to allow for future road widening (for example in Broad Street and St Margaret's Street); this impacted the historic street pattern, altering the intimacy and scale of these streets.

The University of Kent was developed in the 1960s sensitively preserving the green landscape setting of the city.

A number of developments were successful in integrating with the historic environment including the East Kent Bus Company's offices in North Lane (Nos.16–22) (which breaks down larger developments into a series of separate buildings which reflect the style and character of buildings in the local area).



By the 1962 OS map, the suburbs of Canterbury had expanded significantly with modern housing developments built to the north along Whitstable Road, to the west at Harbledown, to the south-west at Thanington, to the east off Longport Lane, and to the south-east off New Dover Road.

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1980s

A couple of sensitive schemes in the 1980s include the extension of Dane John Terrace, the vernacular design for the extension to the Millers Arms in Mill Lane and the terraced housing of traditional form at Roper Road, Station Road West.

2005

The Whitefriars shopping development was completed.

2009–2011

The Marlowe Theatre was re-developed involving new public realm in its setting and a new, landscaped riverside walk connecting the Marlowe to the banks of the Stour.

Other recent, successful modern developments include the Cathedral Lodge Hotel, which sensitively employs late Gothic and Tudor elements, the tannery buildings, which nod to the industrial character of the former tannery site and Heritage Court, Stour Street, which reflects the modestly scaled, surrounding vernacular.

There are a number of examples of sympathetic new housing, including on both sides of St Peter's Lane and at the north end of Lower Chantry Lane; both developments demonstrate an awareness of their surrounding environment through sensitive use of materials and considered articulation. Another good example of new housing is 8 St Peter's Lane, an individual, contemporary intervention drawing on the steep angled roof of the Marlowe Theatre behind but which remains discreet through its recessed positioning and sensitive scale.



The Marlowe Theatre constructed in 2009–2011 is an important recent building within the historic city core.

Present

The Cathedral and Precinct have seen significant investment in recent years, with improved access, wayfinding and visitor facilities partnering the ongoing works to conserve and repair the building fabric. Major fabric works are now focused on the completion of the West Front and landscape.

4.0 CHARACTER OF CANTERBURY

4.1 LOCATION, GEOLOGY AND TOPOGRAPHY

4.1.1 LOCATION

Canterbury is located in the centre of east Kent, approximately equidistant (10–15 kilometres) between Ashford, Dover and the Thanet towns, and is the principal settlement within the City of Canterbury district and a regional centre in east Kent. The city is positioned astride the River Stour (the Great Stour), at the foot of the North Downs, located to the south-west of the city, and a London clay escarpment to the north and north-west known as the Blean. The positioning of the city is important in understanding the early origins and success of the city which contribute considerably to its special interest.

The Conservation Area covers the whole of the city centre, within the medieval walls, and important suburbs and approach routes on all sides, particularly to the south-east (Old and New Dover Roads), south-west (Wincheap) and north-west (Whitstable Road). The population of the city is approximately 55,000, according to the 2011 census.



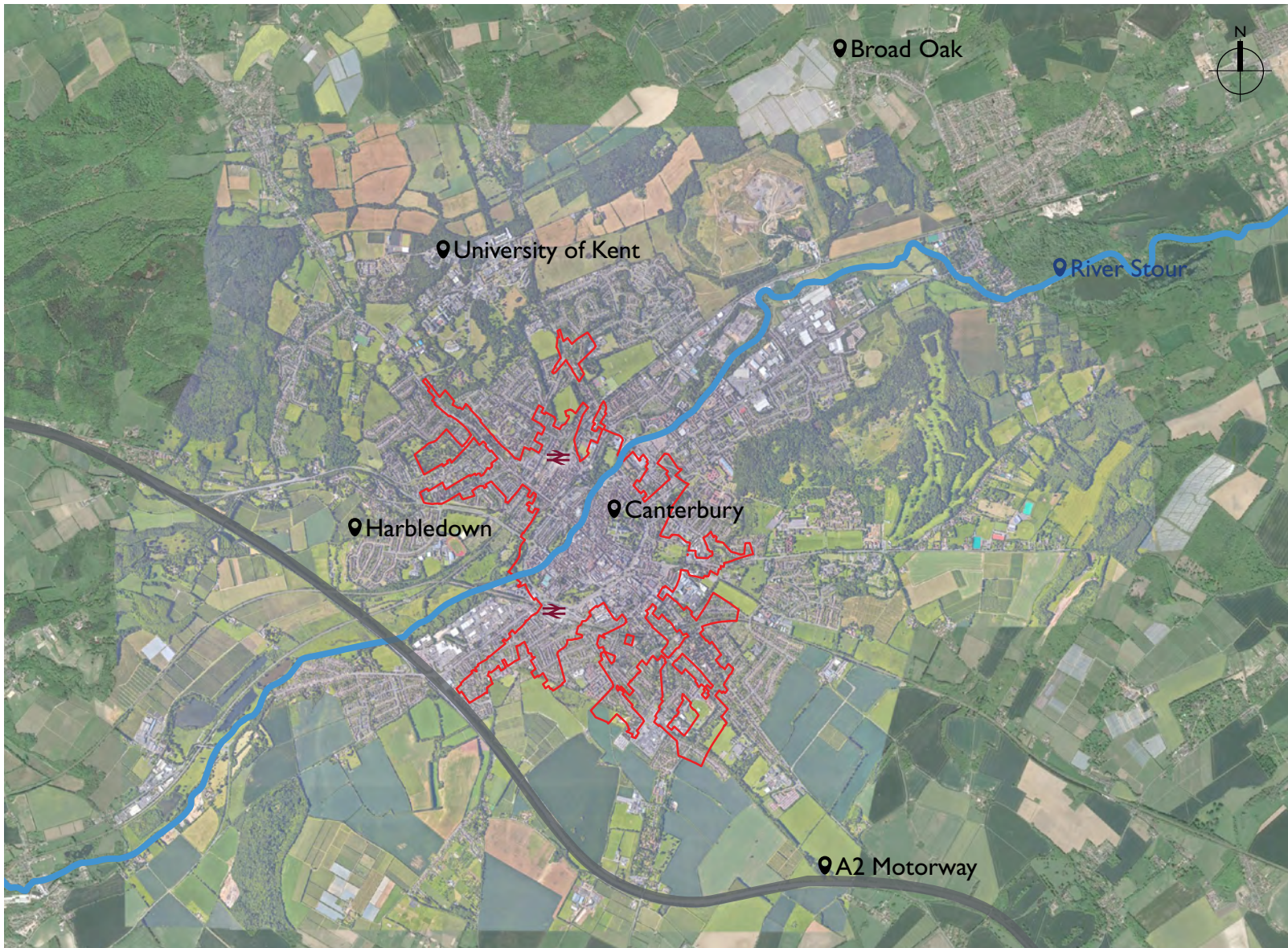
Map 4.1: Canterbury within the wider context of east Kent relative to the North Downs (© GoogleEarth 2019), the approximate location of the Conservation Area is shown in red

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Map 4.2: The City of Canterbury within its local context (© GoogleEarth 2019), the Conservation Area boundary is shown in red

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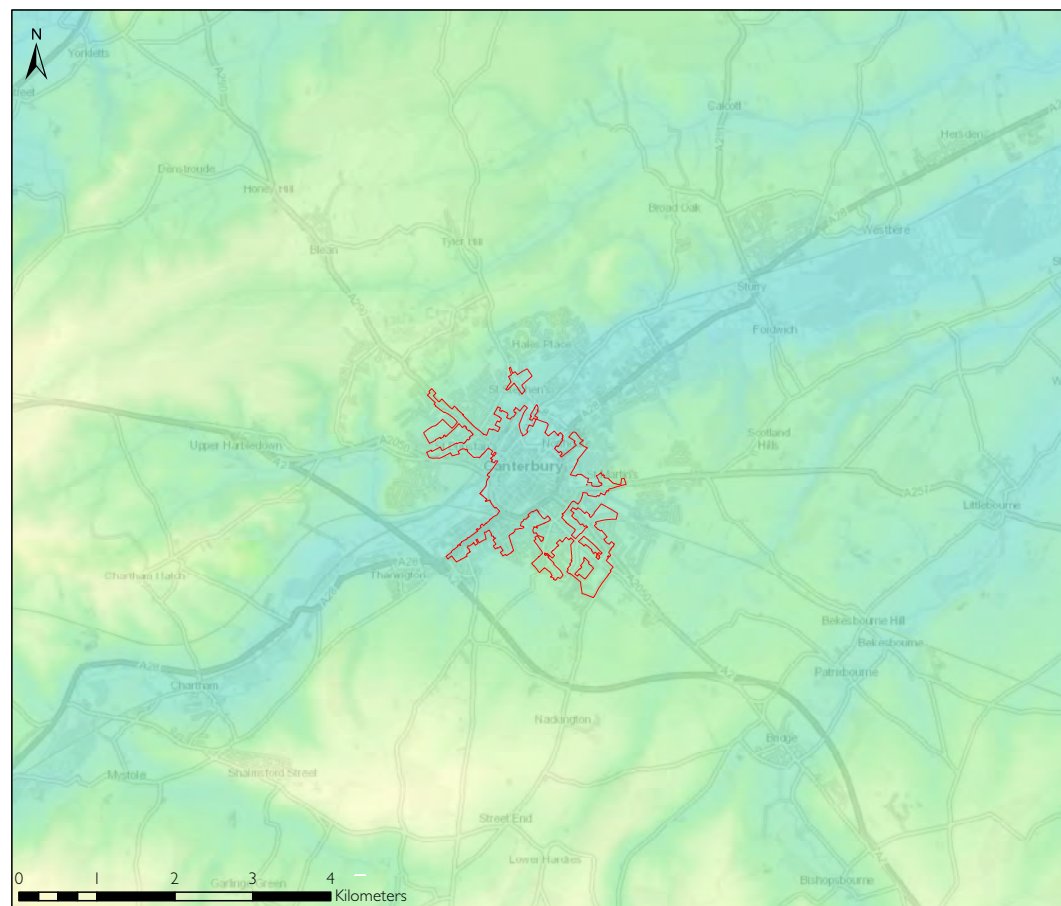
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4.1.2 GEOLOGY

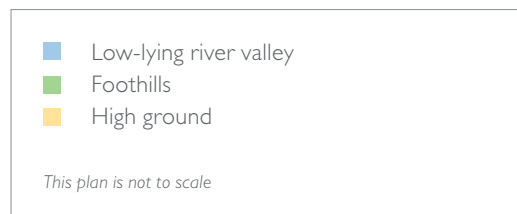
Canterbury is located between the foot of the North Downs, to the south, and the extensive area of London clay of the Blean, to the north. Canterbury is predominantly located on the floodplain and valley sides of the River Stour, which divides these two geological areas. The underlying bedrocks are chalk and Thanet sands. The surface geology is a mix of clay and silts, river terrace gravels and alluvium along the River Stour. These are fertile well-drained soils, with outcrops of thinner acidic loams and gravels such as occur at Bigbury Hill and Old Park. The fertile soils are suited to fruit growing and brick production, important industries which have assisted in the prosperity of the city and contribute to its special interest.

4.1.3 TOPOGRAPHY

The topography of Canterbury relates closely to its underlying geology with the city lying within a horseshoe-shaped valley. A ridge that runs north-east from Harbledown to Broad Oak defines the north side of the Stour River Valley. This ridge also forms the edge of the London Clay plateau that drops relatively steeply down to the valley floor. To the south-west the valley side is less distinct and more gently rolling, comprising a number of river terraces and ridges forming the foothills of the North Downs. To the east there is lower lying, gently folded landforms associated with the river basin and its mixed geology. The valley sides form a visual backdrop to the city and the cathedral with a number of historically significant vantage points of the cathedral and panoramic views of the whole city, which contribute to the special interest of the conservation area. These views and their significance are identified and discussed in [Section 4.6.3](#).



Map 4.3: Topography of Canterbury and its surroundings, the conservation area boundary is shown in red



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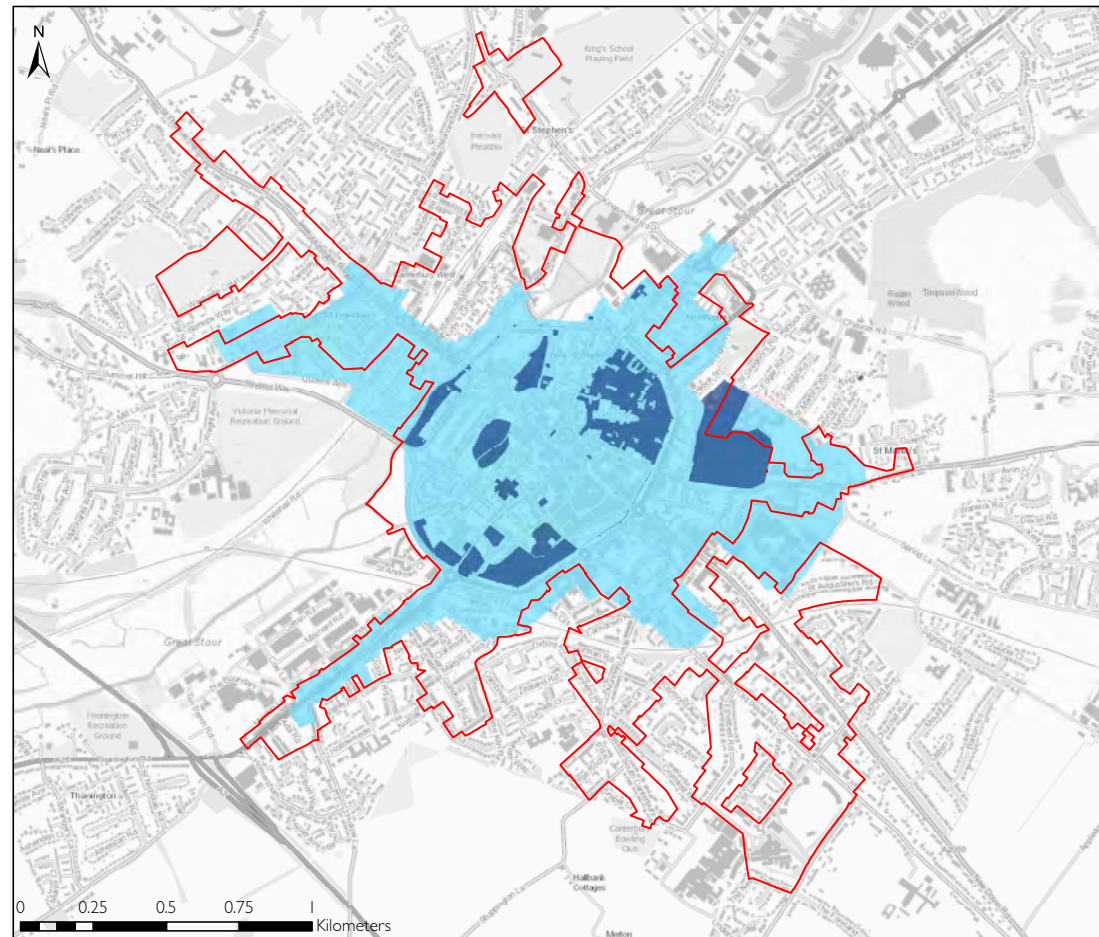
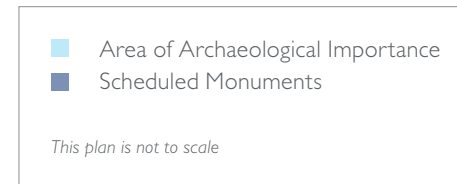
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4.2 ARCHAEOLOGY

Canterbury has ancient origins, as set out within the Historic Development of Canterbury (Section 3.0). There has been permanent settlement of the area for 2000 years at the minimum, since at least the Anglo-Saxon period. Early occupation is indicated both by Prehistoric artifacts and evidence of settlement, including an Iron Age hillfort at Bigbury, which is a Scheduled Monument. Roman and Post-Roman occupation in the area have also left substantial archaeological remains both below and above ground many of which are either protected through Scheduled Monument designation or are within an Area of Archaeological Importance. Even areas without specific archaeological designation or protection have high potential of containing important remains which could further understanding about the origins, early history and evolution of the city. In turn this could further contribute to the special interest of the conservation area.

Many of the known below-ground and standing archaeological remains within the city are designated as Scheduled Monuments, these include parts of the city walls, Canterbury Castle, several former monastic sites (Greyfriars, Blackfriars and St Augustine's) and the Cathedral Precinct itself. These structures and remains contribute to the understanding of how the city has developed and the ways in which it is significant. The Scheduled Monuments within the conservation area are shown on the adjacent map and details can be found on the National Heritage List for England.

Although there is considerable potential across the city for as yet undiscovered archaeology, a large part of the city is designated as an Area of Archaeological Importance, which reflects an increased potential. This Area of Archaeological Importance is also defined on the adjacent map.



Map 4.4: Scheduled Monuments and Area of Archaeological Importance within the Canterbury Conservation Area, the conservation area boundary is shown in red

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4.3 BUILT FORM AND FABRIC

4.3.1 STREET AND PLOT PATTERN

A number of the key approaches into the city of Canterbury date back to the pre-Roman or Roman period and were instrumental in forming the original street pattern. More detail relating to these early approaches, including Iffin Lane, Whitstable Road, St Stephen's Hill and St Martin's Hill, is included in [Section 4.6.2](#).

The city is significant for retaining much of its medieval street layout and plot pattern in addition to the considerable number of medieval, albeit often refaced, buildings which survive. During the medieval period the city development was principally within the city walls although there was also development along the important approach roads such as Wincheap, St Dunstan's Street and Old Dover Road. Substantial stretches of the medieval city wall survive and its whole length can be traced within the existing urban layout. The wall along with its gates are the feature which has had the greatest effect on the layout of the city. Of the seven medieval gates, only the Westgate survives.

Within the city walls, the loosely gridded street pattern survives. The principal streets are those which provide access from the former city gates to the centre of the city. The most principal route was and continues to be St Peter's Street, the High Street and St George's Street, which extends from the Westgate to St George's Gate, on the main road from London to Dover. This route rose to prominence following the waterlogging of the London Gate, in what is today Westgate Gardens and through which went the important Roman road of Watling Street. The southern part of Watling Street survives and continues out of the city as Old Dover Road. The other major east-west route is Burgate, which leads directly to the Butter Market and Christchurch Gate entrance to the cathedral and beyond the city walls leads to the other two sites of the Canterbury World Heritage Site, St Augustine's Abbey and St Martin's Church. In the opposite direction entering from the south of the city is Castle Street and St Margaret's Street, joining the High Street opposite the Butter Market;

this is the principal route in this direction. Parallel is Stour Street which although important is more secondary to its neighbour. The main route north through the city is Palace Street and Borough exiting the city through the Northgate.

Connecting these routes is a network of secondary lanes and alleys. These are generally narrow and of medieval origin, there is particularly strong survival and character around the Butter Market, between Burgate and St George's Street and between Castle Street and Stour Street. These medieval streets are generally narrow-fronted deep plots (burgage plots), typical of the medieval period. Plots are not consistent in their width however, adding variety to the street scene. There has also inevitably been some plot amalgamation leading to broader frontages. These are often reserved for more important buildings such as the Beaney Institute and Old Post Office (28 High Street). Several new streets were also established in the 19th century on formerly open land, St Peter's Place, Black Griffin Lane and St Peter's Grove, these parallel streets contain regular terraced plots typical of Victorian housing. Churches are the exceptions to the otherwise terraced plot pattern; they stand detached within comparatively generous churchyard plots.

Some erosion of the historic street pattern and layout resulted from bomb damage during the second world war and during the post-war period, this is particularly apparent on the east side of the city between Watling Street and Burgate where the plots are large, and the historic

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alignment of streets has been altered. Further erosion has taken place through clearance of buildings to form large surface car parks across the city. Another area of modern street layout is the recent Tannery housing development at the eastern corner of the city.

The walled city also possesses significant open spaces as part of its layout, which provide relief from the dense and compact street pattern. The most notable is the Cathedral Precinct, which also contains the main buildings of the King's School. This is separate from the rest of the city and has a collegiate layout of green spaces loosely surrounded by buildings with the cathedral detached and dominant at its heart. The Dane John Gardens were historically common land and remain in public use, this area has therefore always been an important open space within the city fabric. In addition to the cathedral, formerly a Benedictine priory, a number of other monastic sects had precincts within the city; two of these, the precincts of the Greyfriars and the Blackfriars, are now important open spaces along the River Stour with some of the medieval buildings surviving within both.

Outside the city walls the most important approaches (Wincheap, St Dunstan's Street, North Lane, Northgate and Longport) retain a medieval plot pattern of narrow fronted deep plots, similar to those within the city itself. Other streets close to the city also possess a similar pattern including Ivy Lane, Dover Street, Oaten Hill and Old Dover Road. Immediately outside the city walls is perhaps

where the greatest erosion of the historic layout has occurred with the construction in the 1960s and 1970s of the ring road; this dual carriageway roughly follows previous routes except for Rheims Way but is much wider and lined with large plots along its outer edge.

Surrounding Canterbury are ancient hamlets and villages including Harbledown, St Stephen's, Patricbourne and Nackington. Of these St Stephen's has become incorporated into the city and is included within the city's conservation area. It has a distinctive layout compared to the rest of the conservation area featuring generally detached buildings centred on a village green with church and public house.

The remainder of the conservation area comprises late Georgian, Victorian and Edwardian suburbs, often entirely new streets built over former open fields. These include Martyrs Field, Nunnery Fields, Ethelbert Road, New Dover Road and St Augustine's Road and the streets to the south of St Dunstan's Church and Canterbury West Station. These streets have a more regular and planned layout of plots, getting more generous in size further from the city centre.

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4.3.2 SCALE AND MASSING

Buildings within the conservation area are generally between one and four storeys with the majority being two or three storeys. Buildings around the post-war ring road and other more recently developed or redeveloped areas are sometimes taller, up to six storeys; however, this is not typical.

Buildings are generally fine-grained and terraced within the city and its immediate surroundings with semi-detached and detached more common within the more distant Victorian and Edwardian suburbs. The buildings within the principal streets and closest to the centre of the city are generally taller, with residential buildings at the edges of the city having more diminutive massing. Due to the long evolution and continual change within the city, there is variety in building width and height which adds important visual interest to the townscape. The later suburbs have a more planned layout and consistency to their appearance.

The generally low scale of buildings allows more important buildings to be prominent, at a local level this is largely church towers and important civic buildings as well as structures such as Canterbury Castle, the Westgate and the Dane John Mound. The tallest and most dominant building in the city is the cathedral, its Bell Harry Tower and two west towers soaring above the roofscape. This would have been the case historically as it is today and contributes considerable special interest to the conservation area. The lower and, at a city-wide level, relative consistency in building heights allow the cathedral to be visible from many places within the city and, perhaps more importantly, the surrounding area. More recent is the Marlowe Theatre, its fly tower the second tallest structure within the city and also visible from many places within the city and a feature in views from the wider area.



Within the historic core of the city the buildings have varied height, width and roofline adding variety to the street scene, demonstrated by this view along St Peter's Street



The Victorian suburbs contain streets of terraced buildings with a consistent roofline and appearance such as this terrace in Lansdown Road

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4.3.3 MATERIALS AND ARCHITECTURAL FEATURES

Historically the dominant character of buildings within the historic city core would have been timber-framed and jettied with pitched roofs and gables. Although many such buildings do retain this vernacular appearance and contribute considerably to the historic interest of the area, many buildings of medieval origin have been refronted, infilling the jettied lower levels and refacing in brick or mathematical tiles, which also give the appearance of brick. Buildings have also been replaced over the centuries with Georgian and Victorian style buildings adding interest to the eclectic and varied appearance of the city centre townscape, these often have parapets concealing hipped or pitched roofs. Some buildings have also continued to be built in a vernacular style with half-timbering and gables.

Today brick is perhaps the most abundant cladding material, mainly local red brick but also brick of other colours introduced following the arrival of the railways in the 19th century. Stucco and other rendered finishes are also common as well as painted brickwork, hungtiles and weatherboarding; the latter two being part of the Kentish vernacular. The predominant roofing materiality is clay peg tiles, typical of Kent, although again since the 19th century slate roofs have become more common. The oldest buildings have multi-paned leaded windows. However, windows are generally timber-framed sash windows, often with glazing bars, although there are some timber-framed casement windows. There has been some replacement of traditional timber-framed windows with uPVC units which can detract from the appearance of the conservation area and can result in loss of historic building fabric. Bay windows are a common feature, sometimes extending through multiple floor levels and sometimes just at first floor forming an oriel window.

Higher status buildings are constructed in stone, including often knapped flint and Kentish ragstone. These include the medieval churches and their towers, the cathedral and buildings within the precinct, the city walls and Westgate, the castle and surviving monastery buildings along the River Stour.

Within the principal historic streets where retail uses remain common, there is considerable survival of historic shopfronts, mainly from the Victorian period, which greatly add to the character of these streets. There has been some modern reinstatement of traditional shopfronts and this is encouraged. Similarly projecting, hanging signs are a positive feature within buildings in retail use.



High status buildings such as churches are constructed in stone such as the former St Margaret's Church

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High status buildings such as the cathedral have a wealth of ornamentation and decorative stonework which contribute significantly to the special interest of the conservation area. However even lower status buildings in the conservation area have decorative features which contribute to the overall appearance and character of the area. Generally decorative features are picked out in contrasting colours of brick or render. Features include doorcases and porches, window architraves, storey bands, quoins, diaperwork shaped gables, bargeboards and ridge tiles.



No.28 Palace Street is an example of a timber-framed jettied building within the city, many buildings like those also visible in this picture now bear a polite classical appearance of brick, sash windows and a parapet



Many historic shopfronts survive within the city, particularly in the High Street as shown here

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4.4 PUBLIC REALM AND GREEN SPACES

4.4.1 PUBLIC REALM

As a largely urban and suburban environment, the public realm of the conservation area is generally the pavements and streets which have pedestrian priority; the latter specifically associated with streets within the city walls.

Pavements within the conservation area are generally narrow, often proportionate with the width of the streets that they line. Many of the streets within the city walls are of medieval origin and therefore narrow with equally narrow or non-existent pavements. Other streets containing fine-grained worker or military terraced houses are also relatively narrow. Even the more major streets such as Old Dover Road and St Dunstan's Street do not have particularly generous pavements; however, this is in keeping with the historic nature of the area which pre-dates motor vehicles and the need to separate pedestrians from other road users.

Within the city walls, the principal streets and those around the cathedral have pedestrian priority and therefore provide some of the best public realm within the conservation area. Relief from the narrow and compact medieval streets is provided by more spacious areas and broader streets. The Butter Market is perhaps the best and most historic example of this but the newly landscaped area around the Marlowe Theatre and the new spaces created within Rose Lane and Gravel Walk as part of the Whitefriars Shopping precinct redevelopment are also positive spaces. Furthermore, the High Street, Parade and St George's Street are all broader in width following post-war reconstruction of the buildings which line them allowing greater public realm with trees at its centre.

Many streets, particularly within the city walls and along some of the historic approach roads, retain historic surface treatments. These include Yorkstone pavements, granite kerbstones and cobbled roadways. These are of particular special interest and contribute greatly to the historic appearance of the area. There are however also

large areas of modern surface treatments including tarmac, concrete paving stones and kerbs and brick sets. These modern materials are often damaged or eroding and there is a lack of consistency of finishes within the streets, which can detract from the appearance of certain areas. Some areas of new surface treatments have been installed, along Orange Street and Palace Street for example, these have been designed in a sensitive manner in keeping with the historic character.

As with surface treatments, the appearance and quality of street furniture across the conservation area is mixed. There are many examples of historic or historically appropriate lampposts and other historic features such as bollards and signage, particularly within the city walls but also beyond including within the Victorian suburbs. However, many areas also contain modern street furniture often of inconsistent appearance. Some streets also suffer from an excess of street furniture which causes visual clutter and detracts from the appreciation of the historic street scene.



The Butter Market, one of the city's most important and historic areas of public realm

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4.4.2 GREEN SPACES

In addition to the generally hard-landscaped public realm identified above there are a significant number of public gardens within Canterbury, rare for such a compact city. The majority of the gardens in the city walls have been green spaces since at least the medieval period although not always publicly accessible. Solleys Orchard (also called Abbots Mill Gardens) was originally the precinct of the Dominican Blackfriars and Greyfriars Gardens, were part of the Franciscan Greyfriars precinct. Both flank the River Stour and are pleasant public amenity spaces. The latter is particularly tranquil and secluded from the bustle of the city, it remains in private ownership but is open to the public on a daily basis.

The Westgate Gardens and Tannery Field form a green corridor along the northern branch of the River Stour leading south-west straight out of the city into the countryside along the Great Stour Way. To the north the riverside walk is also an important amenity connecting Abbots Mill Gardens to Kingsmead Playing Field, the latter outside the conservation area.

Another highly significant public green space within the city are the Dane John Gardens, at the southern tip of the walled city. This space was originally common land before being bought for the residents of the city by an alderman and converted into a pleasure garden in the late 18th century. The formal nature of the gardens remains and being flanked by the city wall assists in screening some of the noise from the adjacent ring road. Perhaps the most prominent feature of the gardens is the Dane John Mound, a motte and bailey castle thought to lie over a Roman burial mound. The mound now provides excellent panoramic views of the city at close quarters.

Also, within the city itself are the Cathedral Precincts, although not fully publicly accessible, many visitors and those working within the precincts enjoy the various green spaces within the complex. Other churchyards both within the city walls and beyond also provide green public spaces. Some no longer have their churches but the churchyards remain as evidence of this past use as well as being good quality amenity spaces. Likewise, the Canterbury Cemetery off Whitstable Road is a significant green space, it has a tranquil and contemplative atmosphere.

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Other green spaces within the conservation area are private and not freely publicly accessible, the most significant are the remains of St Augustine's Abbey, accessed from Longport, the County Cricket Ground on Old Dover Road and St John's Primary School playing field between the branches of the River Stour. There are also many private gardens across the city and its suburbs, including front gardens which contribute to the greening of the streetscene. There are also mature trees within the street and public and private gardens. Green foliage and soft landscaping serve to soften the often hard urban character of the city and also strengthen the verdant character of some of the outer suburbs and approach roads.



The Dane John Gardens have been a public garden since the 18th century and remain an important amenity within the city walls



Canterbury Cemetery is a pleasant public space to the north of the city

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4.5 USES, MOVEMENT AND ACTIVITY

4.5.1 PRINCIPAL LAND USES

As a city and regional urban centre, Canterbury has a wide range of uses to meet the needs of residents and visitors.

Within the city walls the principal streets, including St Peter's Street, the High Street and St Margaret's Street, are retail and leisure (restaurants, cafés and pubs) with some office and residential uses to the upper storeys of retail or restaurant units. The Whitefriars Shopping precinct is a modern retail area at the heart of the city. Away from these principal streets there is a high proportion of residential uses within the city walls particularly around St Peter's Place, Castle Street and King Street.

Religious use is also important and highly visible, most notably within the Cathedral Precincts where the cathedral is accompanied by supporting buildings. There are also a significant number of churches within the city walls many of medieval origin. Within the Cathedral Precinct and beyond, buildings in use by the King's School and other schools strengthen the educational use in the city centre.

Despite its compact nature, the city centre also contains significant green open space, much of it publicly accessible. Perhaps the most important are the Dane John Gardens, at the southern edge of the city, which are a well-used amenity for both locals and tourists. Other gardens are focussed along the River Stour including the Westgate Gardens and the more tranquil Greyfriars Gardens and Abbots Mill Gardens. Smaller public spaces are often associated with lost churches, their churchyards turned into public open spaces. The churchyards of surviving churches are also often publicly accessible. Parts of the city wall have also been converted into a public walk elevated above the city and busy ring road.

There are considerable areas of car parking within the city which can detract from its appearance and character.

Outside the city walls the uses are predominantly residential, both along the historic routes into the city such as Wincheap, London Road and St Martin's Hill, and within Victorian suburbs. Along the more principal and historic approaches close to the city walls, such as St Dunstan's Street, there are further retail and leisure uses; hotels and guest houses are also common, particularly along New Dover Road for example.

As within the city, there is significant religious use mainly focused around Longport, Monastery Street and St Martin's Hill and including the remains of St Augustine's Abbey and St Martin's Church. Although there are highly significant medieval churches elsewhere in the suburbs including St Dunstan's, St Gregory's and St Stephen's. Canterbury Cemetery also contributes to religious use of the conservation area and provides a tranquil green amenity space off Whitstable Road.

The King's School and Christ Church University occupy some of the historic formerly religious buildings and sites associated with St Augustine's Abbey with both institutions also having other sites elsewhere within the conservation area.

Civic uses are also represented by the Kent and Canterbury Hospital. The city's two railway stations lie outside the city walls, Canterbury East just outside at the northern end of Wincheap, and Canterbury West near the Westgate.

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4.5.2 MOVEMENT AND ACTIVITY

The intensity of activity and movement varies across the conservation area with the city centre and its principal approaches appropriately busier and more active than the residential areas.

Much of the area within the city walls, in particular the principal shopping streets and streets around the cathedral, have pedestrian priority. These areas are bustling and lively with locals and tourists. St Peter's Street and the High Street are especially busy being the principal thoroughfare in the city and the main route from Canterbury West Station to the cathedral. The Butter Market is also busy, due to its location adjacent to the entrance to the cathedral precinct it would always have been used as an important congregating or meeting place. The Dane John Gardens and Westgate Gardens are well used and often busy whereas the other green public spaces are generally more tranquil due to their more secluded nature.

Areas in predominantly residential use, both within and outside the city walls, are generally much less busy and are quieter as is to be expected. There are however exceptions, these include residential streets which are also primary approaches to the city, such as St Peter's Place and Wincheap, and those at Ethelbert Road and South Canterbury Road which are residential streets which happen to be the approaches to the Kent and Canterbury Hospital. These streets have higher levels of both vehicular and pedestrian activity than other residential areas.

As identified above, the approaches to the city are important arterial routes and consequently have greater levels of vehicular movement in particular. New Dover Road, St Dunstan's and Wincheap are particularly demonstrative of this. The routes into the city from both stations are busy with pedestrians namely Station Road West, St Dunstan's and St Peter's Street from Canterbury West, and along Castle Street and the footbridge into the Dane John Gardens from Canterbury East.

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4.6 SETTING, VIEWS AND APPROACHES

The character and appearance of Canterbury is not solely contained within the boundaries of the conservation area but also applies to its landscape setting, its road entrances, other approaches and important views.

4.6.1 SETTING OF THE CONSERVATION AREA

Prior to the outward expansion of Canterbury, which began at the end of the 18th century, the City was confined to the valley bottom and largely retained the character of a medieval market town with considerable areas of open space and gardens within the city walls.

Despite expansion, particularly during the Victorian and post-war periods, the city remains relatively compact with open countryside both easily accessible and clearly visible from within the city.

Due to this expansion however much of the immediate setting of the conservation area is still part of the city, mainly suburban post-war housing or large industrial, retail, educational or commercial complexes typical of the outskirts of many cities. These features do not generally contribute to the special interest of the conservation area itself except for reinforcing the importance of Canterbury, a thriving urban centre. Some of the complexes have a coarser grain and larger massing which detract and distract from the appreciation of the city from surrounding views and from some viewpoints within the conservation area itself. However, the residential areas beyond the conservation area do not detract from the special interest and are considered to be a neutral part of the conservation area setting.

Beyond the city boundaries the setting quickly becomes rural. The landscape is generally arable with some woodland interspersed with villages and hamlets situated on the principal and historic approach roads to the city. The green setting of the city is a particularly important part of its special interest as it has retained this appearance and setting through centuries of evolution. Views of the city from its surroundings, a compact urban centre with the soaring cathedral at its centre, are very similar to those which would have been seen by Pilgrims arriving into the city in medieval times. This green backdrop is also an important part of views within the conservation area, particularly from the Dane John Mound.

The green setting of the conservation area is also apparent in views from important routes which lead downhill into the city such as Whitstable Road and Nunnery Fields.

4.6.2 APPROACHES TO THE CITY

Due to the position of Canterbury nestled within the valley bottom many of the roads to the city allow for glimpses and views of the city upon approach. The approaches to the city are nearly all historic, some have Roman or pre-Roman origins, rose to prominence in the medieval period or were constructed as relief roads. Many modern views seen from road entrances will be substantially the same as those of our predecessors. Of the road entrances to the city only Rheims Way dates from the 20th century though many pilgrims would have seen similar views as they came into the city from Harbledown.

There are today two railway lines serving the city; the Ashford to Thanet line passes to the north of the City (Canterbury West Station) and the London to Dover line passes to the south west (Canterbury East Station). However historically there were two further lines, the Canterbury to Whitstable Line (known as the Crab and Winkle Line), which has a station near Canterbury West, and Elham Valley Line with a station near the Kent and Canterbury Hospital.

The approaches to Canterbury vary in their character. Some, like Sturry Road, follow the Stour Valley bottom and are flat, while others, such as St Stephen's Hill, descend the valley sides. Nearly all approaches to Canterbury give a view of the cathedral at some stage along their route. Some views such as from the top of St Thomas' Hill and St Stephen's Hill show the cathedral clearly in relation to the rest of the City. The valley bottom routes tend to have occasional glimpses with buildings in the foreground often interrupting the sight of the cathedral. Most of the approaches offer a gradual transition from a rural to suburban to urban form. There are, however, approaches where the traveller is suddenly confronted with the urban form, such as the junction of Rheims Way and Summer Hill and the Harbledown By-Pass.

To help improve the state of the roads and enable journeys to be completed in a shorter time many of the roads were turnpiked throughout the 18th and early 19th centuries.

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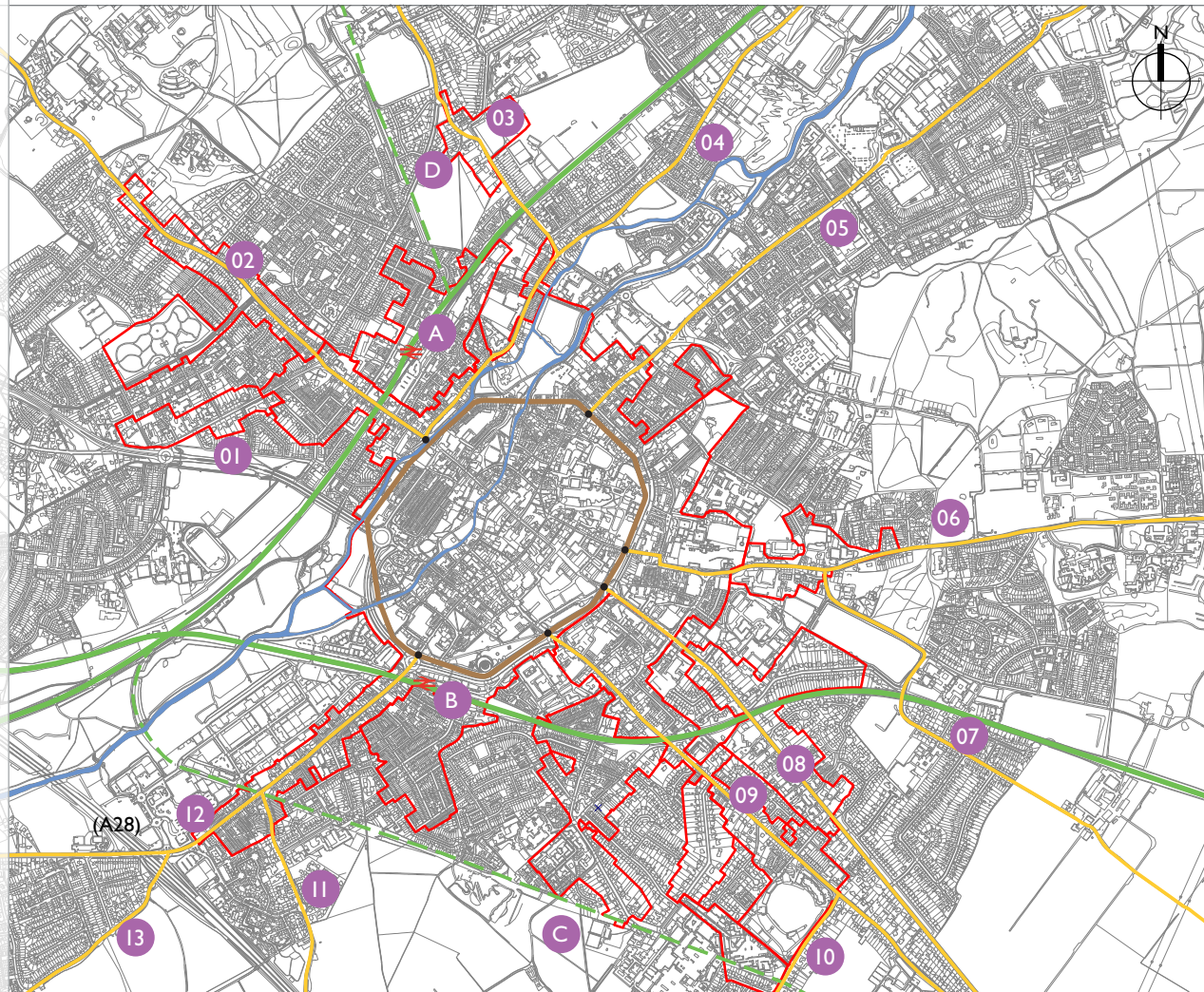
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CONNECTIVITY AND ACCESS INTO THE CONSERVATION AREA

- Conservation area boundary (existing)
- River Stour
- Important approach road
- Railway lines (dashed no longer existing)
- + Railway Station
- Approximate boundary of medieval city walls
- 01 Summer Hill, Harbledown and Rheims Way
- 02 Whitstable Road and St Dunstons Street
- 03 St Stephen's Hill and St Stephen's Road
- 04 Broad Oak Road and North Lane
- 05 Sturry Road and North Gate
- 06 Littlebourne Road and St Martin's Hill
- 07 Pilgrims Way and St Martin's Hill
- 08 New Dover Road
- 09 Old Dover Road
- 10 Nackington Road
- 11 Hollow Lane and Wincheap
- 12 Thanington Road and Wincheap (A28)
- 13 Cockering Road (formerly connecting to Wincheap)
- A Canterbury West Station
- B Canterbury East Station
- C Route of Elham Valley Line
- D Route of the Canterbury to Whitstable Line (Crab and Winkle Lane)



Map 4.5: Connectivity into the conservation area

Note: In addition to these road routes, there are numerous footpath approaches to the city, which are not identified on this map

This plan is not to scale

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FOOTPATHS AND PILGRIMAGE ROUTES:

Historically, some of the most important approaches to the city were those used by pilgrims visiting the Shrine of Thomas Becket. Canterbury was the most important pilgrimage destination in the country and was also the starting point for pilgrimages to Rome and Santiago de Compostela. Pilgrimage routes have inevitably become major roads in modern times but footpaths nearby provide an good impression of the way pilgrims would have experienced the approach to Canterbury. The key routes are identified below but it should be noted that there are many public footpaths in the countryside around the city which provide a similar experience.

Pilgrim's Way:

The pilgrimage route from Winchester to Canterbury, popularised following Henry II's pilgrimage of atonement following the martyrdom of Thomas Becket. The approach to the city along this route is through Harbledown.

North Downs Way:

Largely follows the same alignment of the Pilgrim's Way but also passes through Rochester and is therefore similar to the route taken by the pilgrims in Chaucer's Canterbury Tales. The approach to the city may have historically be via Watling Street from the north, with the present route running along London Road and St Dunstan's Road. The route continues out of the city, south-east to Dover.

Routes from the continent:

The North Downs Way and other routes known as the Pilgrim's Way arrive into Canterbury from the Kent Coast, principally from Dover. The routes roughly follow the Dover Road, the Roman Watling Street, and pass through the ancient villages of Bishopsbourne and Patricbourne.



The North Downs Way between Patricbourne and Canterbury

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There are thirteen important approaches to the city by road, identified on the plan overleaf along with the railway lines and stations. Each of the key routes is described briefly over the following pages.

01 Summer Hill Harbledown, and Rheims Way

Watling Street, the A2, has always been one of the most important roads in the country. Historically it was the main link between London and Canterbury. The historical alignment of this road (now the A2050) from Harbledown to the city originally ran on a course similar to the first part of Rheims Way, entering the city by London Gate (in what is now the Westgate Gardens). At a later stage in the Roman occupation the Westgate was built, and this section of the Watling Street was diverted to its present course along London Road and St Dunstan's Street. Throughout the Middle Ages this was the main route for pilgrims entering the city and was also part of the Pilgrim's Way that linked Canterbury and Winchester.

The western part of this approach is along Summer Hill through Harbledown village and was described as 'Bob up and down' by Chaucer in the Manciple's Tale. As one leaves the village via Summer Hill and joins Rheims Way the cathedral dominates the skyline. Further south along the dual carriageway the mature trees to the east restrict and then block views of the cathedral.

02 Whitstable Road and St Dunstan's Street

Some form of road or trackway existed between Whitstable and Canterbury by the Roman period. Whitstable oysters were much favoured by the Romans and a link between the two settlements is likely to have been established. The oyster and fishery trade flourished once the abbeys and friaries were established in the City. By the 18th century goods from London were being unloaded at the Horsebridge in Whitstable and then transported to Canterbury by packhorse and wagon. The road was turnpiked in 1736 improving the city's access to the coast.

Part of Whitstable Road is known as St Thomas Hill, so called for a chapel dedicated to St Thomas Becket. The strongest characteristics of this north-west approach to the city are the panoramic views of the city and countryside beyond, obtained from the upper parts of St Thomas Hill. There are frequent views of the cathedral descending the hill where it is seen attractively framed by a partial screen of trees. As the slope lessens the view of the city and its surroundings gives way to an increasingly urban setting with only occasional glimpses of the cathedral.



St Dunstan's Street is one of the most historic routes into Canterbury, through the only surviving city gate, the Westgate

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03 St Stephen's Hill and St Stephen's Road

This route is also probably Roman in origin. The mid-13th and early 14th century saw the growth of the pottery and tile industry at Tyler Hill, which supplied nearly all the domestic pottery for Canterbury and the east of Kent. This road, from Tyler Hill to Canterbury was well used due to the pottery and tile industry, and in the opposite direction its route took it through the village of Hackington and on to Whitstable.

St Stephen's Hill descends from the City's north-west ridge near the University of Kent campus. There are glimpsed views through the hedgerows of open countryside, valley slopes, the city and cathedral. The eastern side of this lower section of St Stephen's Hill is lined by detached and semi-detached modern houses opposite which, at a raised level, are the Archbishop's School playing fields. There are good views of the cathedral from these playing fields although they are on private property and not publicly accessible. Historically this route passed through St Stephen's Green and along St Stephen's Road before joining North Lane to enter through the Westgate. The Causeway was constructed in 1888 allowing a shorter route into the city.

04 Broad Oak Road

Broad Oak Road runs along the north-west bank of the Stour. It appears on 16th century maps of the area and was almost certainly in use before then. The main use of the road was probably for local farmers and millers taking their produce into the city. Like the route from St Stephen's, Broad Oak Lane would have joined North Lane and entered by the Westgate prior to the construction of The Causeway.

Broad Oak Road heading westwards after the railway level crossing is a fairly wide, flat curving approach that makes an abrupt transition from open countryside to car showrooms, retail warehousing and industrial units. Consequently, it is one of the least attractive of the approaches to the city centre, further marred by the electricity grid station on its south side.

Beyond the junction with Farleigh Road the industrial zone gives way to residential development and allotments providing a less detracting buffer to the conservation area. There are good views across the Kingsmead Playing Fields of the cathedral, although limited views from the road itself.

05 Sturry Road

King Cnut granted the farming land at Sturry (Esturai) to the monastery of St Augustine in Canterbury in 1027 and the monastery continued to hold the land until it was dissolved in 1538. Canterbury's earliest port was in the vicinity of Westbere, on the north-west bank of the Stour and traces of a Romano-British quayside, a gravelled causeway and commercial buildings having been found. In Saxon times Fordwich replaced this earlier port, also held by St Augustine's Abbey. The port allowed heavy imports of Caen stone, wine and oil to be easily transported to the Abbey along Sturry Road. The last barge using Fordwich was recorded in circa 1875. The road was increasingly busy in the 18th and 19th centuries due to the development of the Thanet towns with sections turnpiked during this period.

Like Broad Oak Road, Sturry Road is a straight, level road running along the valley bottom in parallel with the River Stour. From Sturry and Fordwich, the road passes briefly through open countryside offering a glimpse of the cathedral. Then, also similarly to Broad Oak Road, it passes through industrial and retail parks and post-war residential development. There are very few historic buildings along the Sturry Road approach and aside from some further glimpses of the cathedral.

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06 Littlebourne Road and St Martin's Hill

In Roman times this road was the earliest and most important route in Britain. It linked the port of Richborough (Rutupiae) with Canterbury and London. St Augustine's Abbey precinct expanded across the route, but it can be traced in the alignment of Church Street St Paul's and Burgate. A considerable amount of trade existed between Canterbury and Sandwich, due east, for many centuries. The road was turnpiked in 1802.

The transition from open countryside to city is abrupt on this approach. Entry into the outer fringe of the city occurs close to the top of the city's south-eastern enclosing ridgeline and consequently the urban centre is seen as the descent begins although frequently only glimpsed through mature trees which edge much of the route. St Martin's Hill is cut into the hillside at the upper level resulting in a sense of enclosure made stronger by the overhanging branches of the mature trees. The road alignment is emphasised by earth banks and retaining walls.

Querns Windmill on St Martin's Hill was constructed in 1817. It is a tower mill and is still an important element on the city skyline and seen at close quarters along this approach.

07 Pilgrim's Way

The Pilgrim's Way from Canterbury to Dover is an historic trade route. The Dover straits were the main entry point to England from the continent and the Downs presented the best passable route to the west. By 500 BC there is evidence that this route was an important trade route. After Thomas Becket's martyrdom in 1170 it became a pilgrimage route and became known as the Pilgrim's Way.

The route is part of the North Downs Way long distance trail opened by Archbishop Dr Donald Coggan in 1978. As a consequence, the route remains a rural track for much of its length. From the village of Patricbourne trees screen the route until Hode Farm is reached where open fields and orchards allow more extensive views of the countryside setting of Canterbury. After climbing up to the Barton Business Park the track descends into Canterbury and allows good views across the city. On the descent into the city the track becomes the Pilgrims Way, a suburban road that is part of the Barton Estate housing development.

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08 New Dover Road

New Dover Road was constructed in 1792 to give a more direct route into the City through St George's Gate from the Dover Road. The Old Dover Road, from which it diverges at The Old Gate Inn roundabout, was deemed to be too narrow with several dangerous turns (it went along Oaten Hill and Dover Street) and an Act of Parliament was obtained for a new straight route through Barton Fields.

An attractive feature of the New Dover Road approach is the almost continuous sequence of views of the cathedral as the road descends in a straight line from the top of the south-eastern ridge towards the city centre. Another distinctive feature of this approach is the contribution made by the mature trees close to the front boundaries of large and attractive Victorian residences. These trees attractively frame the long view to Bell Harry Tower. Beyond the Ersham Road junction, the character of the road changes from a residential street to a commercial one.



New Dover Road is a straight route with good views of the cathedral

09 Old Dover Road

This was an important Roman road and was the main route to and from Dover until 1792. It was the route used by pilgrims visiting the shrine of Thomas Becket. Traffic entering Canterbury from Dover used the Ridigate entrance until the 15th century. St George's Gate was re-constructed, in 1488, and the main route into the city then utilised Oaten Hill and Dover Street (the dangerous turns which ultimately resulted in the construction of the New Dover Road). The road from Dover was turnpiked by 1753.

In contrast with the almost parallel New Dover Road approach the cathedral does not figure significantly in views from Old Dover Road. From the roundabout junction with New Dover Road, the route gently descends through residential suburbs interrupted only by the existence of two large secondary schools (St Anselm's and Simon Langton Girls Grammar School) and their associated open spaces. The alignment of Old Dover Road contains subtle curves that prevent long vistas and views. Kent County Cricket Club (St Lawrence Ground) provides a further open space, although the land is raised and enclosed by iron railings and a screen of trees providing enclosure. There follows an attractive sequence of spaces created by a combination of walls, trees, hedges and buildings. The width of the carriageway and pavements vary considerably, adding to the character of the road.

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10 Nackington Road

Nackington Road forms the approach from the medieval village of Nackington and joins Old Dover Road at the Cricket Ground. It has a relatively abrupt transition from countryside to suburbs as the road passes over the A2. A stone marks the city boundary and a view of the chimney at Kent and Canterbury Hospital acts as an indication that one is approaching an urban area. The character is still that of a rural road with farmland and hedgerows to the southern side, however the Chaucer Hospital can be seen through the trees on the northern side. Earth banks and hedges visually contain the road with trees on both sides as it curves to the south. Abruptly, the rural nature of the road changes with the new housing development, Underwood Close, to the northern side of the road. However, the road still has an attractive character created by areas of natural landscape and the more formal appearance of front gardens and grass verges. The road straightens and the houses on the eastern side terminate the view of Old Dover Road.

11 Hollow Lane and Wincheap

This route actually begins as Iffin Lane, which was the northern section of Roman Stone Street running from the Port of Lympe (Portus Lemanis) to Canterbury. Nackington Road branches off Stone Street at Lower Hardres ('Street End'), but the line of the Roman road can be followed along Iffin Lane and Hollow Lane.

Iffin Lane has a very rural character with good distant views of the Cathedral's Bell Harry Tower from the vicinity of Iffin Farm. The transition from a rural to urban character is rapid beyond the bridge under the A2. The mini-roundabout is an urban feature in the lane. Beyond the roundabout the siting of two long terraces of Victorian Cottages on opposite sides of the road strengthens the curving nature of the lane leading to the junction with Wincheap.



Iffin Lane is a rural but ancient approach to Canterbury, Bell Harry can be seen although the rest of the city is concealed within the valley bottom

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12 Thanington Road and Wincheap (A28)

This route, along with Cockering Road to its south, probably dates back to a pre-Roman trackway running along the eastern bank of the Stour from Wye. The Romans used part of this track as a route from the ironworking area in the Weald via Ashford and the Stour Valley to Canterbury. It was of importance during the Middle Ages as a means of bringing wool from the downlands to the south to be used in Canterbury's weaving industry.

The road follows the Stour Valley and a ribbon development of bungalows and houses commences at Reed Cottage (number 178 Ashford Road). The church tower of St Nicholas gives the road visual interest. After the church, development on the northern side gives way to open space in the form of a recreation ground and allotments, across which the cathedral and University of Kent can at times be glimpsed. Beyond this the A2 junction, retail park buildings, car parks, and the Park and Ride site have a large-scale with no townscape merit. After the A2 junction the Thanington Road joins Wincheap to enter the city at Worthgate

13 Cockering Road (formerly connecting with Wincheap)

Cockering Road is also likely to date back to a pre-Roman trackway associated with ironworking in the Weald. Cockering Road is a country road and runs along the north-west facing slope of the Stour Valley. It is an attractive, undulating route through good agricultural land with occasional areas of woodland. Panoramic views can be had across the valley to the opposite ridge with the University of Kent and the water tower standing out as focal points. Occasional views of the cathedral tower occur as the road reaches the outer fringes of the City. The historic junction of Cockering Road with Thanington Road that formed the western end of Wincheap has been lost to the A2 road junction.

4.6.3 IMPORTANT VIEWS AND LANDMARK BUILDINGS

Impressions of the appearance and character of the conservation area are primarily derived from views. Views can comprise general townscape views of the street scene, important views towards specific landmark buildings and views encompassing the city as a whole.

For the Canterbury Conservation Area, city-wide views are defined as those which extend beyond individual character areas or those found outside or at the fringes of the conservation area, giving a sense of the wider city and its landscape setting. Local views on the other hand focus within the character area itself, frequently towards buildings of landmark value.

Important city-wide and local views, located within the conservation area, are identified for each character area in Part B. These comprise important city-wide views including from elevated landmarks such as Dane John Mound and Westgate Towers. This section, however, maps and includes descriptions of city-wide views that are beyond the boundaries of the conservation area. These views from the wider area focus on the cathedral, a building that was designed to be conspicuous and prominent. The Bell Harry Tower, which is the tallest 'structure' in the city and the principal landmark, was created to make an impression and still has a major visual impact today.

There are few other buildings or features which can be picked out at a city-wide level; these include the Marlowe Theatre, the second most frequently seen building in views, the Westgate, Querns Windmill and the spire of the Canterbury Cemetery chapel, as well as the Dane John Mound. At a more local level the towers of medieval churches are the most frequent local landmark towards which there are important views. In addition, the gatehouses of St Augustine's Abbey, the Castle, and civic buildings such as the Kent and Canterbury Hospital main building and the war memorial in the Butter Market are all landmarks and more visible than other buildings within the townscape.

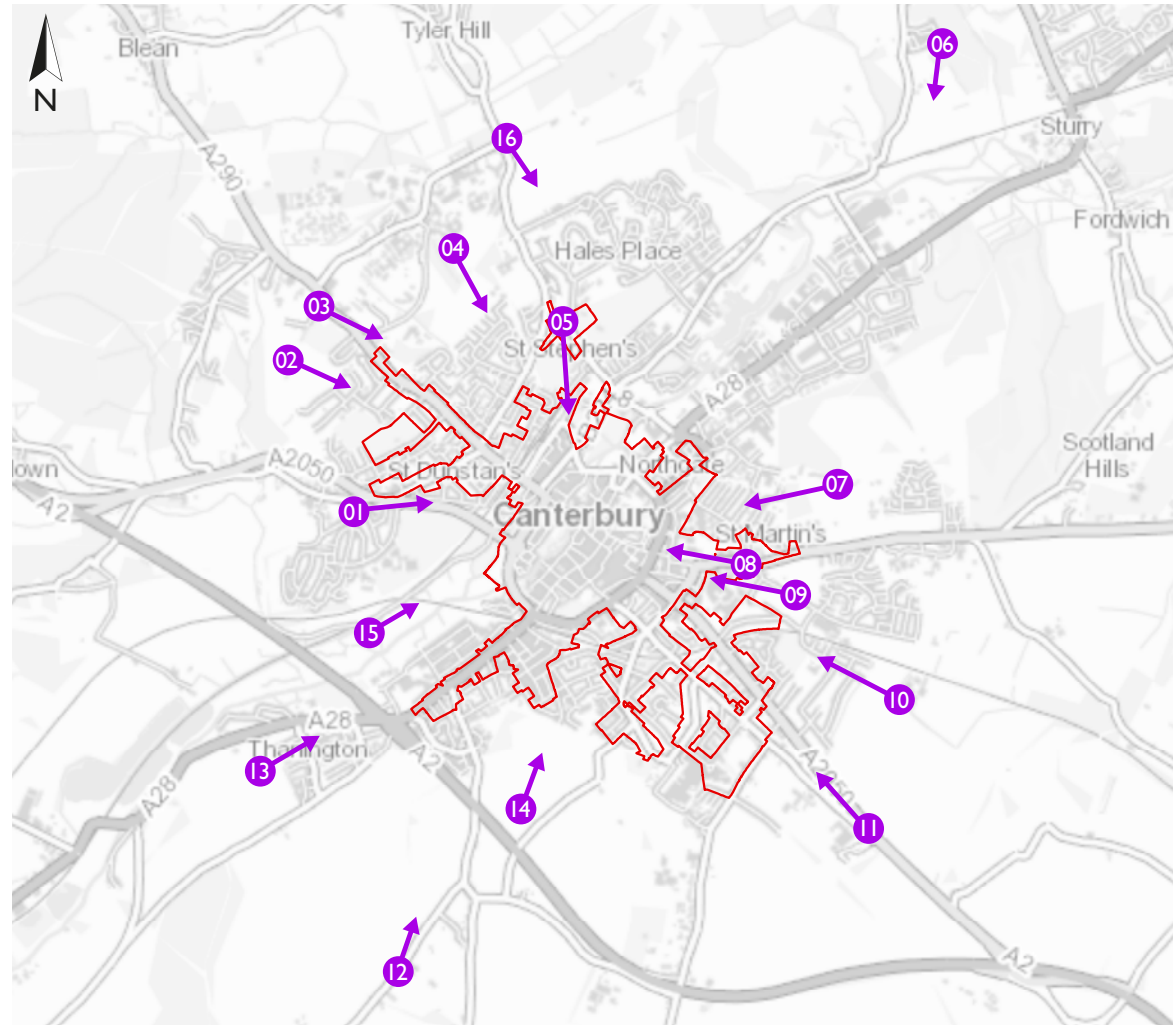
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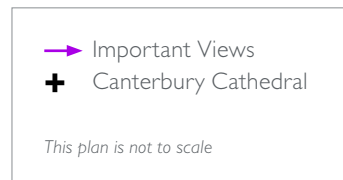
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The following views have been selected for assessment because they are well-established, were subject to historic artistic impressions, or provide the best location to illustrate the heritage significance of the city and the World Heritage Site. However, many of the views are kinetic, not static, a quality which is key to understanding and experiencing the conservation area. For example, there are often similar views from nearby positions that could be just as important and equally worthy of protection. There are also many more incidental or intimate views of the Cathedral's Bell Harry Tower or west towers, glimpsed fortuitously between buildings, through gaps in tree foliage, or on approaches to, and moving around, the city. Therefore, whilst the singular views included in this section should be used to guide development proposals, it is important that planning applications consider a more holistic and wider-ranging set of kinetic views that could be impacted to ensure the broader landscape setting to the city, conservation area and World Heritage Site is preserved.



Map 4.6: Map showing important viewpoints



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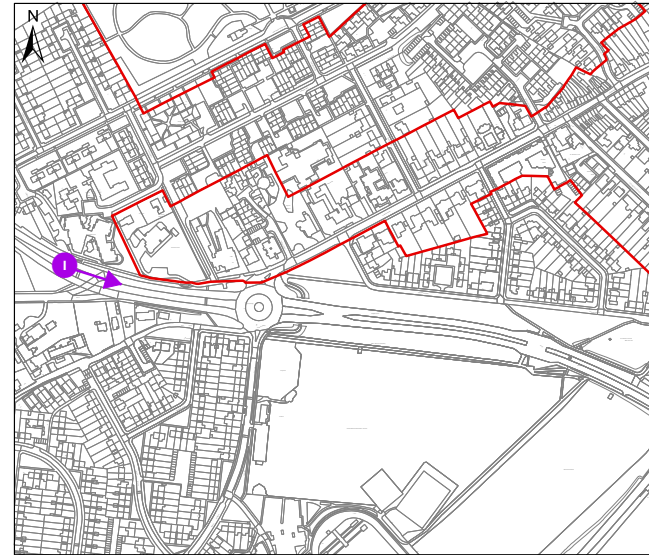
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01 Junction of Summer Hill with Rheims Way

This viewing position captures a historic view of the cathedral seen by pilgrims arriving into the city through Harbledown. It is one of the few views which is centred on the west front taking in the west towers with Bell Harry beyond. The cathedral is framed by trees on a main approach to the city. The Rheims Way dual carriageway road dominates the foreground and middle ground of the view. The road lighting interferes with the view at night and the dominance of the cathedral is partially lost. Trees frame the view, and these should be managed so that they do not completely obscure views of the cathedral. The background is composed of the roofscape of the city and the valley slopes.



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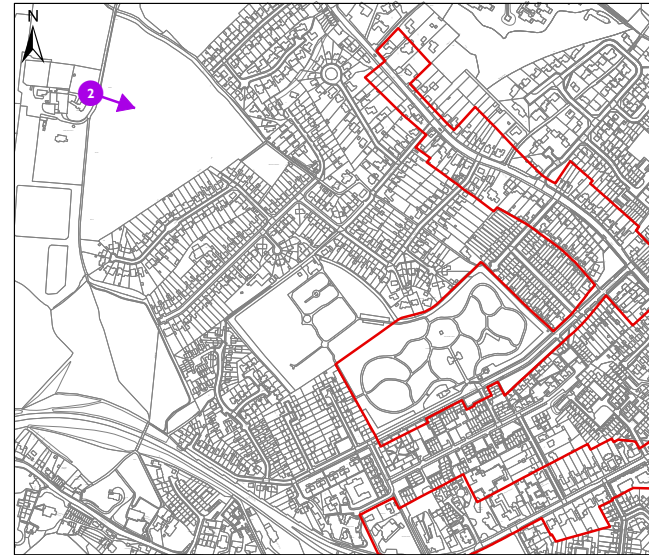
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02 Neal's Place Road

This viewing position provides an excellent view of the city across open land. The best views are from the upper parts of the paths crossing the field and Neal's Place Road. Bell Harry is very prominent breaking the skyline of the valley side and new development should not challenge its prominence in this view. The Marlowe Theatre is visible in front of the cathedral but does not compete. The foreground of the view is open agricultural land and any development on this land would have an adverse impact. The middle ground is a mixture of trees and suburban development. Development in the middle ground would be feasible if it was carefully considered and allowed the continued appreciation of the existing view. The Canterbury Cemetery Chapel spire is also a visible landmark in the middle ground of the view and should be respected by any proposed development.



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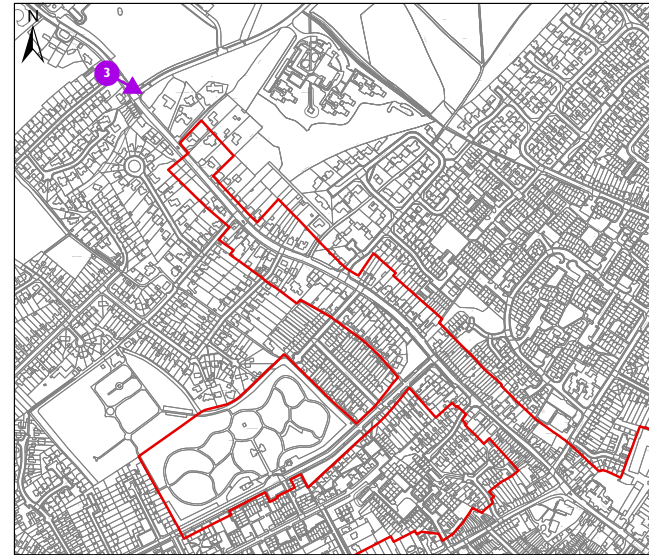
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03 St Thomas's Hill at junction of Glen Iris Avenue

This view is significant in showing one of the important approaches to the city from the north, from the junction of St Thomas's Hill with Glen Iris Avenue. There are further views of the cathedral and its city setting moving down the hill on Whitstable Road. This position provides an extensive view of city, framed by several large mature trees, which funnel views towards the cathedral and the roofscape of the city. The trees, which at time of writing were overgrown, should be managed to avoid entirely blocking the view of the cathedral. The valley slopes to the south of the city provide the background. Development proposals should preserve or enhance the roofscape of the city, ensure the cathedral remains pre-eminent, and preserve the city's green setting.



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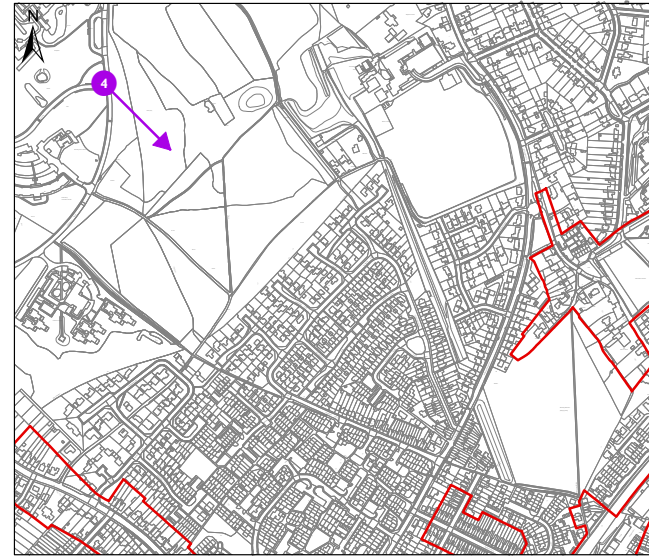
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04 University Road

Similar to Neal's Place Road, this view across the grassy slopes south of University Road, provides an excellent view of the city. These slopes, and those all around Canterbury, contribute to the important green setting of the city and the special interest of the conservation area.

Development in the foreground would adversely affect views to and from the city. The trees in the middle ground on the university slopes should be managed so that they do not block the view of the cathedral or too much of its city setting. The valley slopes and ridgeline provide the background to the view with Bell Harry Tower breaking the skyline and dominating the roofscape. The Marlowe Theatre is visible and identifiable but does not compete with the cathedral. Tall buildings in the city centre that would interfere with or interrupt the view of the cathedral should be resisted.



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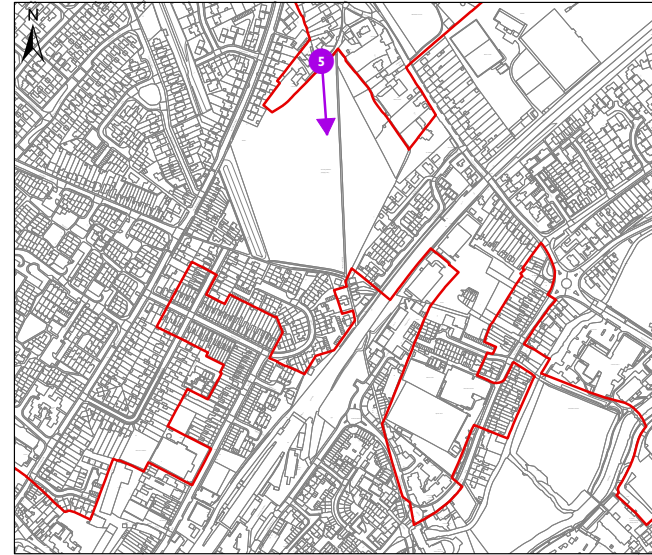
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05 Beverley Meadow

Beverley Meadow is a public park separating the city from St Stephen's, which contributes to the village character and green setting of St Stephen's. At the northern corner of the meadow, closest to St Stephen's Green, there is a view of Bell Harry rising above a dense bank of trees. Part of the roof of the former Malthouse on the south side of the railway is also visible, however this building does not compete with the cathedral. Development on the field would adversely affect views of the cathedral. The trees need to be managed so that they do not grow and obscure views of the cathedral.



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06 Sturry Footpath

Sturry and nearby Fordwich have close historic connections with Canterbury. Due to their position on the river Stour, both were ports bringing goods to the city. The urban sprawl of the city today extends nearly all the way to Sturry but a band of countryside maintains the rural setting of the city. This view is taken from a footpath to the north of the railway line and looks across open fields to the cathedral rising high above the flat river valley. The valley sides can be seen, particularly to the south-east. Aside from the electricity pylons and glimpses of the roofs of the industrial buildings along Sturry Road, the Cathedral's Bell Harry tower rises in splendid isolation with the rest of the city concealed from view. Any new development should ensure that the cathedral retains its dominance. Removal to below ground of the electricity pylons would improve this view.



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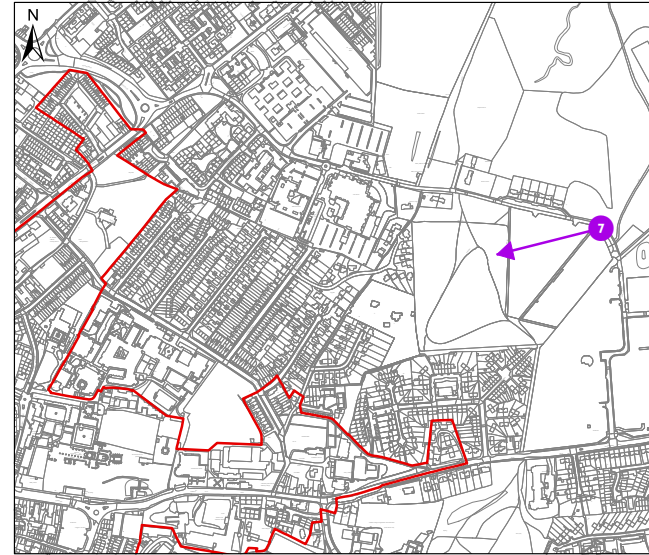
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07 Howe Barracks

Howe Barracks closed in 2015 and the site is to be converted into a new housing development with a new public park. The position of the barracks on the south-eastern slopes of the city allow for excellent views across the city with the cathedral at its centre. The new park will take advantage of these views and will allow them to be opened up to the public for the first time to appreciate and enjoy.



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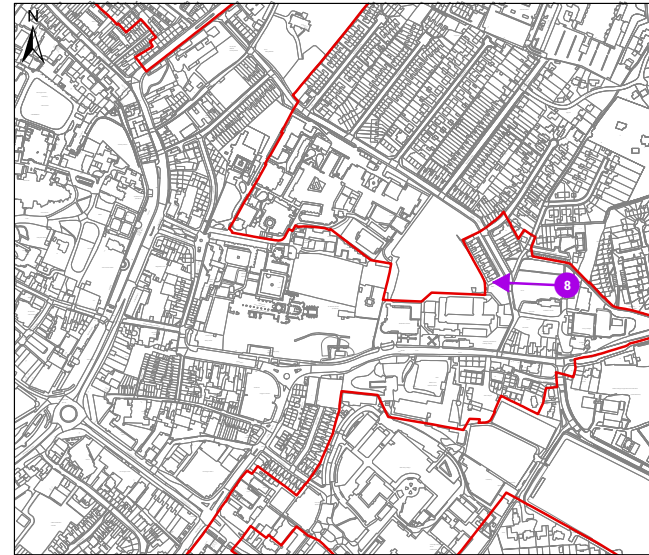
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08 St Martin's Churchyard

This view is taken from the eastern edge of St Martin's churchyard upon the highest of a series of raised terraces. The church is highly significant being perhaps oldest Christian place of worship still in use in England and, with the cathedral and St Augustine's Abbey, are a designated World Heritage Site. There is a good view of the east end of the cathedral which is framed by trees that dominate the fore and middle ground. At time of writing the trees were becoming large and somewhat overgrown; these should be managed to better preserve and open up further views both out, towards the cathedral, and views in, of the church. Any new development should ensure that the cathedral retains its dominance in this view's skyline.



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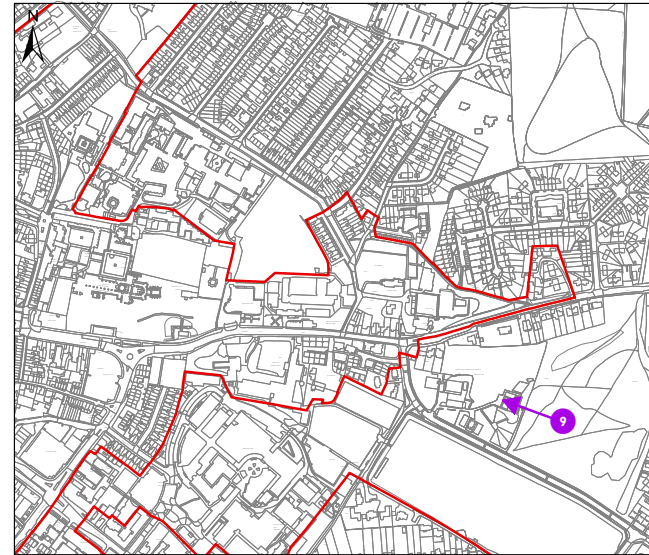
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09 King George's Field

King George's Field, named in memory of George V, is a public open space with good views over the western part of the city. It is located on the rising slopes of St Martin's Hill giving a good vantage point. The open space contains clusters of trees and has a mature treed boundary to the west which serve as a soft foreground to the view of the cathedral rising above the surrounding city roofscape and green valley slopes in the background to the west. At points in the open space the trees can obscure the view and the trees should be managed to retain the view of the cathedral and of the roofscape to the west. Taller buildings or those constructed of bright materials would compete with the view of the cathedral and should be resisted.



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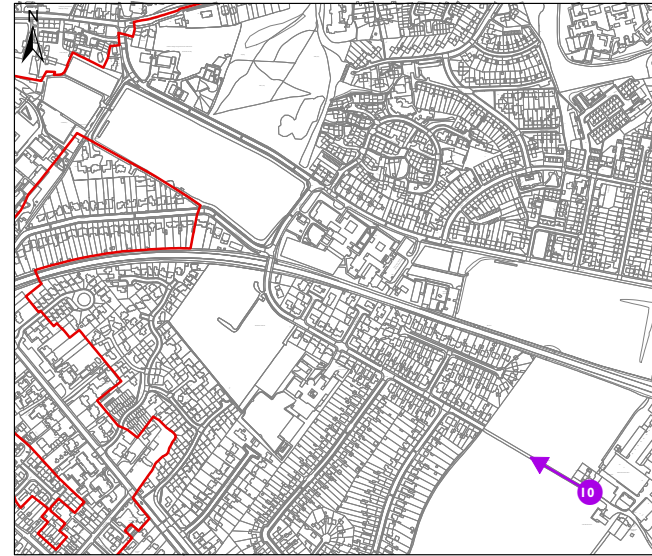
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10 North Downs Way

This view is taken from the North Downs Way, which historically formed part of a pilgrimage route between Canterbury and Dover, and from there to Europe. The scenic countryside setting affords frequent views of the cathedral and this view is the last before entering the suburbs of the city. The rural lane channels the view to the cathedral, rising above the roofscape of the city nestled below. New development should not challenge the landmark status of the cathedral in this view. The green setting of the city is apparent with the slopes to the north-west of the city forming the background and this green buffer should be preserved. The hedgerows should be managed to maintain views along this stretch of footpath.



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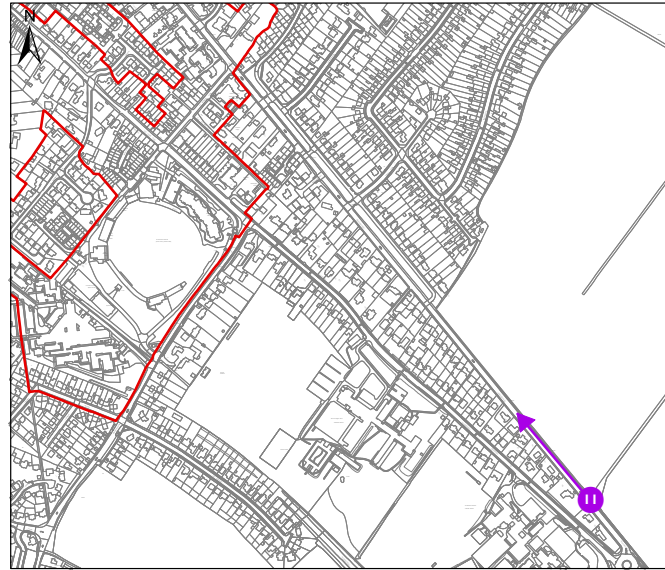
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11 New Dover Road

This view is taken from the crest of New Dover Road and is indicative of the excellent sequence of views of the cathedral gained on this approach to the city. The road is directly aligned with the cathedral, which is seen in glimpse views beyond the trees and vegetation lining the road. The growth of these trees should be managed so as not to obscure this view and others on this approach. From this vantage point, both Bell Harry and the west towers can be seen, with the top of Bell Harry silhouetted against the sky. The rest of the cityscape is not visible but the foreground has become increasingly suburban in character. The green slopes of the city's setting form the backdrop and this character-defining element of the conservation area's setting should be preserved.



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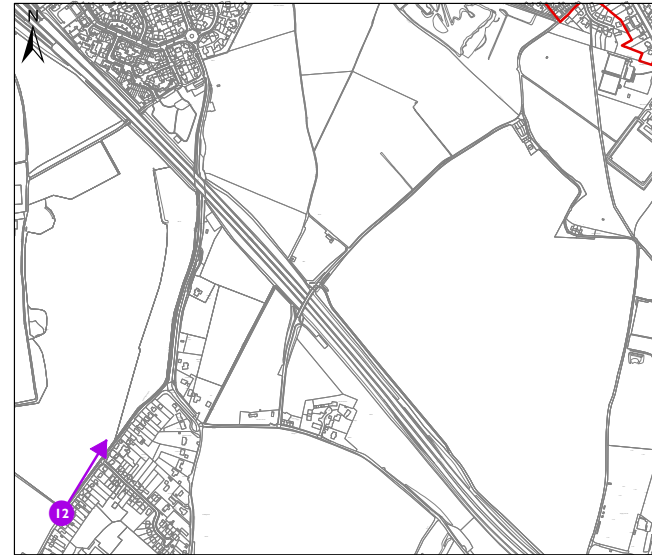
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12 New House Lane

This distant view of the cathedral perhaps best demonstrates the rural setting of the city of Canterbury. It shows the importance of the valley slopes in providing the backdrop of the city. The fore and middle ground should be retained as open agricultural land. The cathedral is the most visible feature, breaking the line of the horizon. On the opposite side of the view is the water tower on Neal's Place Road, prominent for its white colouration but distant enough from the cathedral so as not to compete. Developments on the valley slopes or affecting the skyline should be carefully considered so as not to compete with the cathedral or harm the rural setting of the city.



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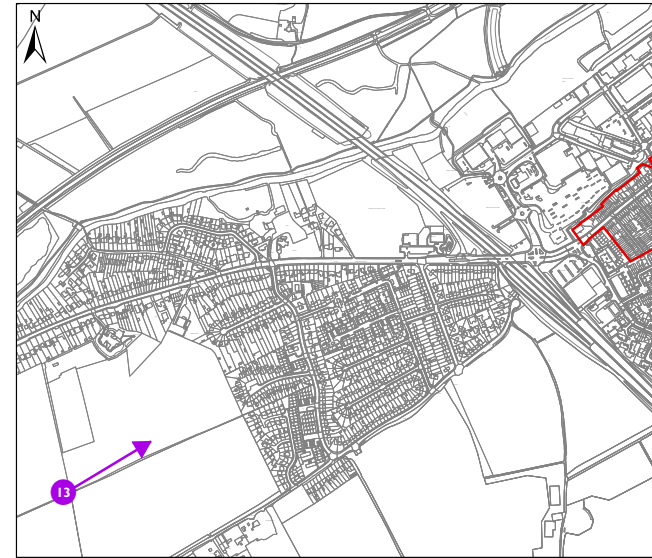
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13 Thanington Footpath

This view is taken from the agricultural fields between Thanington Road and Cockerling Road, on the rising ground on the southern side of the Stour river valley. The openness of the countryside allows for panoramic views with the cathedral as the focal point. Here it is seen rising high above the skyline with both Bell Harry and the west towers silhouetted. Although there are glimpses of the rest of the city, the cathedral generally appears in isolation with rural, green foreground and background settings. New development should ensure to avoid competing with the dominance of the cathedral in this view.



View dates to June 2020

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14 Fields North of Stuppington Lane

The viewing point is representative of a series of views at the west end of Stuppington Lane and from the fields to the north-west. The foreground shows an open, agricultural landscape to the south-east of the city, which forms an important part of the setting of the conservation area and should be retained as farmland. The Tower of Bell Harry and the west towers of the cathedral are prominent in the middle ground, illuminated by early evening sun. The only other prominent building is the Marlowe Theatre to the left, although its roof line clearly lies below the cathedral towers. New development should not compete with the prominence of the cathedral. The background reflects a green, undeveloped setting on the valley slopes to the north-east of the conservation area, which similarly to the foreground, is an important element of the special interest of the conservation area and should remain a green buffer. The skyline is characterised by pylons, removal of these to below ground would improve this view.



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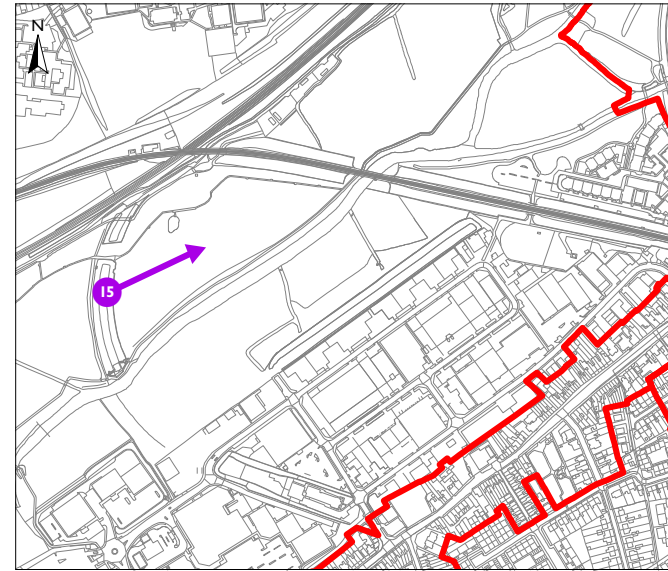
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15 Whitehall Meadows

The viewing position is one of a series of kinetic pastoral views in Whitehall Meadows to the east of the conservation area. The foreground and middle ground reflect the verdant character of the setting to the east of the city showing agricultural fields with cattle grazing and dense tree canopies beyond, with the only manmade structure being the railway bridge. This green setting, which helps define the special interest of the conservation area, should be preserved. Bell Harry is the only building visible in the background and the focal point of the viewing position. Tall buildings that compete with the dominance of the tower should be resisted.



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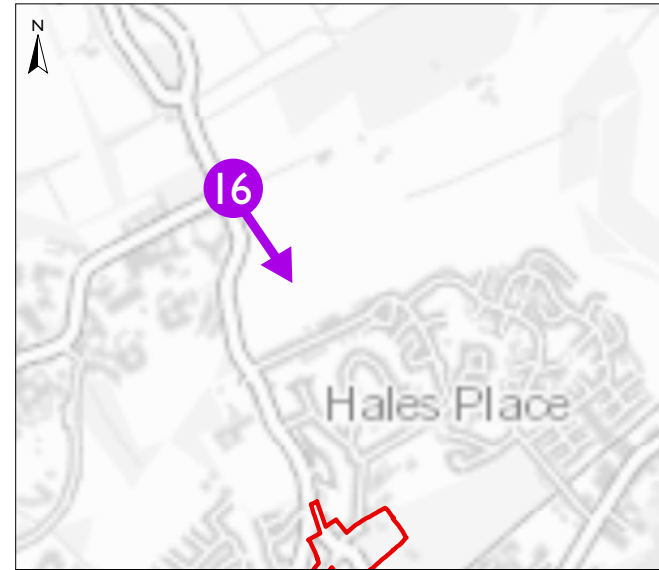
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16 Fields to the East of St Stephen's Hill

This viewing position is representative of a series of wide, panoramic views of the city from the fields to the east of St Stephen's Hill. The foreground shows the open countryside of the setting to the north of the conservation area, characterised by agricultural fields with cattle grazing and a dense belt of trees beyond. Development on this foreground would have an adverse impact on the conservation area and its setting. The middle ground shows the city's principal landmark, Bell Harry tower, in silhouette, which rises above the roofs of the city. Development should not detract from its landmark status. The view is also important in capturing the green landscape setting to the south, east and west of the city and conservation area, a defining feature of the special interest of the conservation area.



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5.0 SPECIAL INTEREST OF CANTERBURY

Canterbury is a compact city in a valley setting that allows for a close relationship between the town and its surrounding rural landscape. This is particularly emphasised by those parts of the valley sides that have remained undeveloped (open fields, park and woodland) and by a considerable number of mature trees in the older suburbs included within the conservation area designation.

Canterbury Cathedral is the dominant element and main landmark building in the townscape, as it has been for centuries, and is the focus of many views from city streets and the surrounding areas. As the city is located in the valley floor, views of the cathedral are often seen against the backdrop of the valley sides and in the context of the fine-grained roofscape of clay-tiled pitched roofs, chimneys and gables. Perhaps nothing is more symbolic of Canterbury than this image.

In addition to the cathedral there are other buildings of great historic, archaeological and architectural interest such as the remains of the various religious foundations, centres of education and learning, hospitals and churches, which were established from Saxon to late Medieval times. Local views towards these many important and landmark buildings contribute to the special interest of the city. As well as these major historic buildings there is the valuable contribution made by the many fine, but more humble and diminutive historic buildings that form the majority of the fabric of the historic core of the city and its suburbs.

The city wall is still a very strong element in forming an image of the city and together with its single surviving gateway, the Westgate, is of immense historical importance. The city wall, largely medieval fabric, is one of a handful in the country and is the best preserved in the south-east. The alignment and origin of the wall are in fact Roman, with fabric from this period present around the Cathedral Precincts and the Castle.

Despite some post-war erosion, the street pattern enclosed by the wall (and to a lesser degree, that which is outside it) remains recognisably that which was in existence almost a thousand years ago. This medieval street pattern is highly subtle in the variety and quality of spaces which are created; gently curving streets, staggered junctions, market squares, narrow lanes and alleyways all play their part in this urban composition. Development up to the edge of the street is a fundamental feature of the street pattern, the side alley or coach entrance providing additional texture to the urban fabric. Such urban street spaces are by landscaped open spaces such as the Westgate Gardens, Dane John Gardens and the Greyfriars Gardens. These spaces provide important amenity for residents and visitors as well as being of significant historic interest.

The approaches to the city by road and foot are mostly those that have been in use throughout the history of the city. They have a very varied character, and several contain important collections and individual buildings of architectural or historic interest. St Dunstan's Street, Northgate and Wincheap are examples of such streets and it is rare for so many of a city's medieval buildings to have survived outside of the city wall.

The streets are generally characterised by narrow plot widths that were developed piecemeal in the medieval period leading to a very eclectic and idiosyncratic street scene. In the Victorian and Edwardian periods, the predominant residential building form was the terrace, which produces a more homogeneous character. The Victorian and Edwardian periods have an underlying compatibility, however, derived from their vertical rhythms, proportions and plot widths.

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The city exhibits a rich mixture of building forms, types, styles and materials. The jettied timber-framed building (whether hung-tiles, stuccoed or exposed timbering with render infill) with steeply pitched tiled roofs is the most characteristic of the city, although not now the most common. Many of these buildings received 'face lifts' in the 18th century when fashion dictated a façade should be based on classical principles of design. Timber-framed buildings were clad in brick, mathematical tiles or stucco, jetties were under built and vertically proportioned sash windows inserted together with other embellishments of the period, such as parapets, cornices, string courses and elaborate doorcases. This 18th century veneer is commonplace throughout the city and can often conceal earlier structures. Today brick is visually the most common materiality.

Until the late 19th century materials were restricted to mainly local red bricks, timber, stucco and clay tiles but the development of the rail network saw the introduction of the yellow / buff stock bricks and welsh slate for roofing. During the Victorian period, many of the shopfronts, which still exist in the city, were introduced and form valuable elements in the historic development of the city as well as being attractive in their own right. There are also notable modern buildings such as 23 St George's Street, which is Grade II listed.

Other traditional townscape elements such as boundary walls, trees, stone and brick paving together with street furniture items such as historic or historic style bollards, railings, street lighting brackets and lampposts provide an important contribution to the City's character.

The city is a vibrant and thriving urban centre, the mix of uses which include residential, religious, commercial and educational contribute greatly to the vitality of the city and allow it to maintain its special interest.

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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 and provides a detailed analysis of each one, including a summary of its special interest, historic development, characteristics, views and landmarks.

FURTHER
INFORMATION
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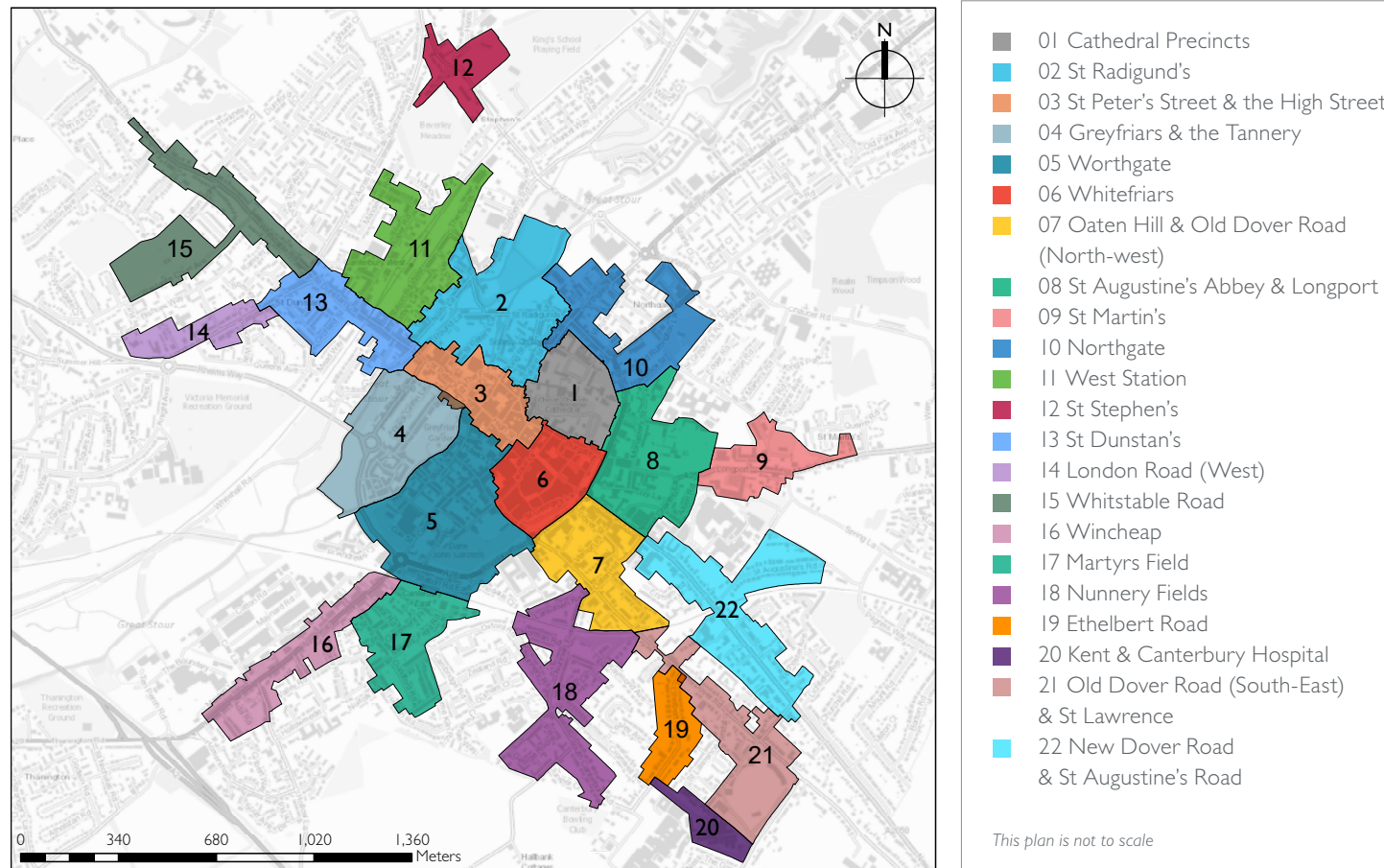


6.0 CHARACTER AREA ASSESSMENTS

6.1 STRUCTURE AND CONTENT OF CHARACTER AREA ASSESSMENTS

As identified in [Section 2.3](#), the size of the Canterbury Conservation Area means that it is necessary to break down the conservation area into parts for more detailed analysis. A map and accompanying table showing each of the character areas below. [Clicking on any of the character area numbers on the map or in the key will take you to that character area entry.](#) [← is located on each page of this section and brings you back to the map on this page.](#)

The character area entries have been kept as succinct as possible with further sources of information given where necessary.



Map 6.1: The Character Areas within the Canterbury Conservation Area

The entries for each character area include:

- Brief Description of the Area
- Summary of Special Interest
- Historic Development
- Character Analysis
- Audit of Built Heritage Assets
- Further Sources of Information

Please note: Although more detailed than Part A, the analysis and appraisal of the character areas is not exhaustive and omission of any individual building or site does not mean that it does not contribute to the special interest of the character area or wider conservation area. Buildings which are not identified as Landmark, Listed, Locally Listed or Positive Buildings, can still contribute to the character and appearance of an area.

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PART B DETAILED ASSESSMENT BY CHARACTER AREA

6.0	Structure and Content of Character Assessment
7.0	Assessment by Character Area

01	Cathedral Precincts
02	St Radigund's
03	St Peter's Street & the High Street
04	Greyfriars & the Tannery
05	Worthgate
06	Whitefriars
07	Oaten Hill & Old Dover Road (North-west)
08	St Augustine's Abbey & Longport
09	St Martin's
10	Northgate
11	West Station
12	St Stephen's
13	St Dunstan's
14	London Road (West)
15	Whitstable Road
16	Wincheap
17	Martyrs Field
18	Nunnery Fields
19	Ethelbert Road
20	Kent & Canterbury Hospital
21	Old Dover Road (South-East) & St Lawrence
22	New Dover Road & St Augustine's Road

FURTHER INFORMATION AND SOURCES

Table 6.1: Character Areas within the Canterbury Conservation Area

NO.	CHARACTER AREA NAME	SUB-CONSERVATION AREA
1	Cathedral Precincts	Canterbury City Conservation Area
2	St Radigund's	Canterbury City Conservation Area
3	St Peter's Street and the High Street	Canterbury City Conservation Area
4	Greyfriars and the Tannery	Canterbury City Conservation Area
5	Worthgate	Canterbury City Conservation Area
6	Whitefriars	Canterbury City Conservation Area
7	Oaten Hill and Old Dover Road (north-west)	Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area
8	St Augustine's Abbey and Longport	Canterbury City Conservation Area
9	St Martin's	Canterbury, St Martin's Conservation Area
10	Northgate	Canterbury City Conservation Area and Canterbury (Alma, Clyde and Notley Street) Conservation Area ⁰¹
11	West Station	Canterbury West Station Conservation Area
12	St Stephen's	Canterbury, St Stephen's Conservation Area
13	St Dunstan's	Canterbury City Conservation Area
14	London Road (west)	Canterbury (London Road) Conservation Area
15	Whitstable Road	Canterbury Whitstable Road Conservation Area
16	Wincheap	Canterbury City Conservation Area
17	Martyrs Field	Canterbury (Martyrs Field) Conservation Area
18	Nunnery Fields	Canterbury (Nunnery Fields) Conservation Area
19	Ethelbert Road	Canterbury (Ethelbert Road) Conservation Area
20	Kent and Canterbury Hospital	Canterbury (1937 Kent & Canterbury Hospital) Conservation Area
21	Old Dover Road (south-east) and St Lawrence	Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area
22	New Dover Road and St Augustine's Road	Canterbury (New Dover Road and St Augustine's Road) Conservation Area

⁰¹ It is proposed to amalgamate the Canterbury (Alma, Clyde and Notley Street) Conservation Area into the Canterbury City Conservation Area.

01 Cathedral Precincts
02 St Radigund's
03 St Peter's Street & the
High Street
04 Greyfriars & the Tannery
05 Worthgate
06 Whitefriars
07 Oaten Hill & Old Dover
Road (North-west)
08 St Augustine's Abbey
& Longport
09 St Martin's
10 Northgate
11 West Station
12 St Stephen's
13 St Dunstan's
14 London Road (West)
15 Whitstable Road
16 Wincheap
17 Martyrs Field
18 Nunnery Fields
19 Ethelbert Road
20 Kent & Canterbury Hospital
21 Old Dover Road (South-
East) & St Lawrence
22 New Dover Road & St
Augustine's Road



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DESCRIPTION OF AREA

The Cathedral Precincts character area occupies the north-eastern quarter of the walled city; the character area is bounded on the east by medieval city wall with bastions. The character area, which includes the Cathedral Precincts, the Archbishop's Palace and the King's School, is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Both architecturally and historically, this is the most important character area in the Canterbury City Conservation Areas.
- The cathedral's special significance in the history and life of western Christianity is recognised by its inclusion as a UNESCO World Heritage Site.
- The cathedral exhibits a range of architectural styles including Norman, Early Gothic and Late Gothic (perpendicular).
- The character area features a Scheduled Monument: Christchurch Priory and Archbishop's Palace.
- The cathedral towers (Bell Harry in particular) dominate the skyline of the city and this character area.
- The character area is also notable for its large proportion of open green space.
- The cathedral's scale, massing and height forms a marked contrast to the residential scaled buildings on its periphery.
- Contains the King's School, the oldest public school in the country operating since before the medieval period and re-founded by Henry VIII after the Dissolution.



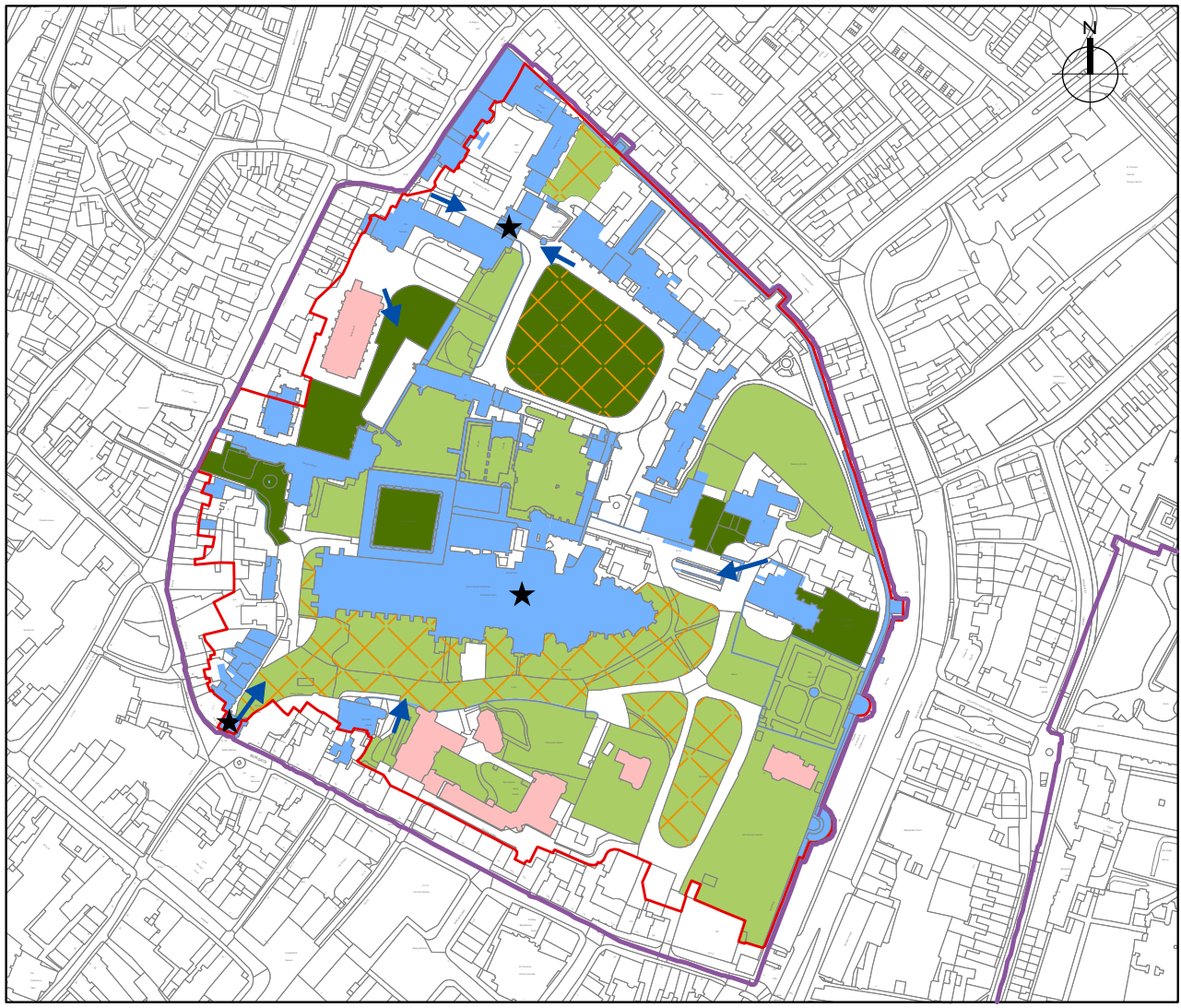
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CATHEDRAL
PRECINCTS

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- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

Note: The Scheduled Monument is mapped on the following page.

This plan is not to scale

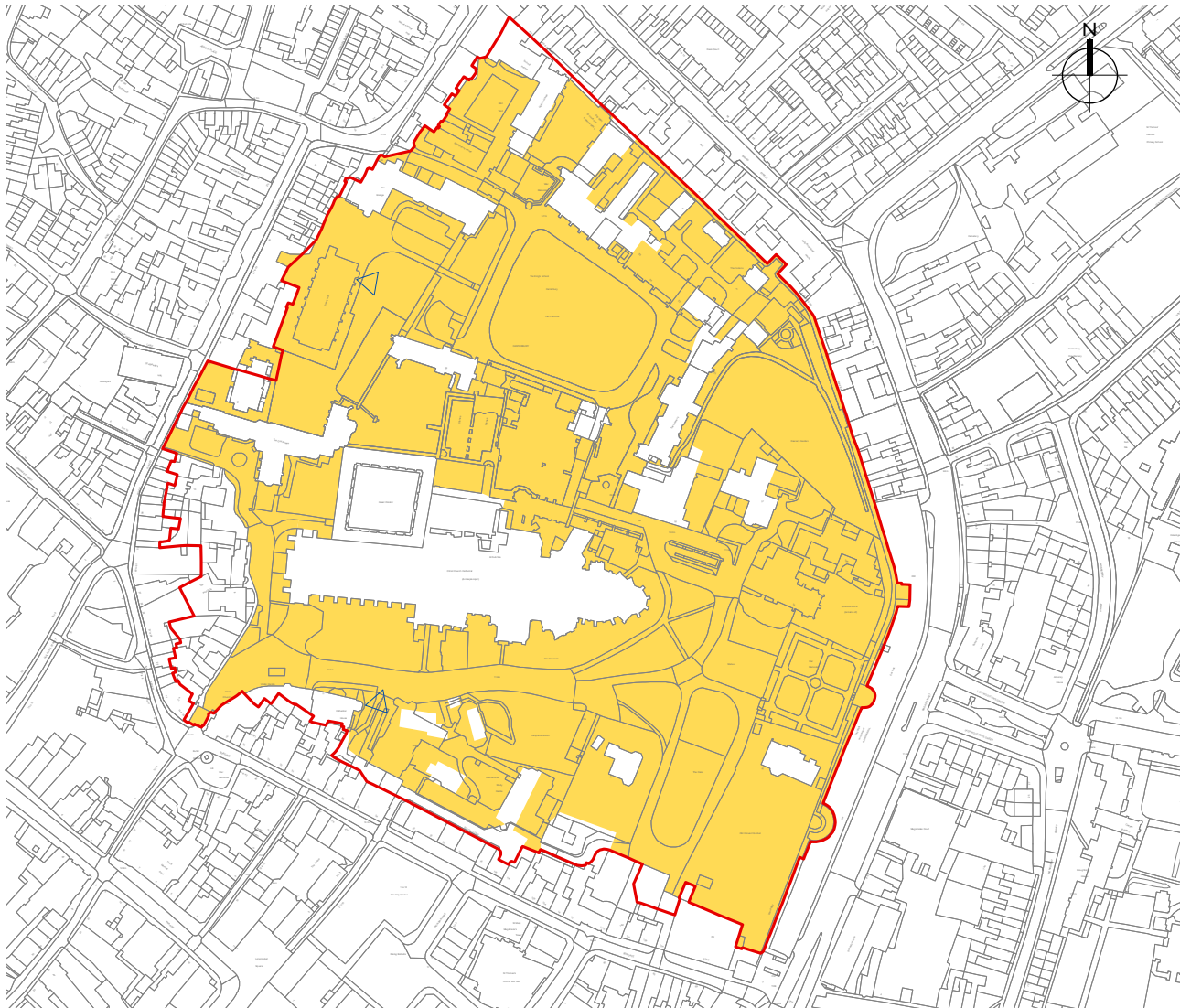
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**CHARACTER AREA I
CATHEDRAL
PRECINCTS**

- Scheduled Monument
(Christchurch Priory and
Archbishop's Palace)

This plan is not to scale

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HISTORIC DEVELOPMENT

- The character area is defined by the medieval city wall, which runs on or in close alignment with the original Roman Wall, between Burgate and Northgate.
- Almost the whole of the section of medieval city wall remains in this character area, with six bastions surviving intact; it also contains well-preserved fragments of the Roman city wall and the position (and some fabric) of one of the original Roman gates, Queningate. The current postern at Queningate was made in c.1448–1449 and the Roman entrance blocked in 1468.
- The original church on the site of the existing cathedral was built for Roman Christians,
- Following his arrival to England in 597AD, St Augustine built the first cathedral at Canterbury, becoming the first Archbishop of Canterbury.
- St Augustine's original building lies beneath the floor of the nave. It was rebuilt and enlarged by the Saxons.
- The present cathedral nave and transepts, commissioned by Archbishop Lefranc and built from 1070-1077, stand on the foundations of the earlier cathedral.
- The present shell of the choir and eastern transepts of the cathedral were built and consecrated in 1130 by Lanfranc's successor, Archbishop Anselm
- Green Court Gate and New Hall, at the far north-western corner of Green Court, were built by Prior Wibert in c.1153 to serve lay visitors to the precincts.
- Following the murder of Thomas Becket in the cathedral, his body was placed in a new Shrine in Trinity Chapel.

- In 1174 the cathedral choir was destroyed by a fire, which started in a congested area of dwellings between the cathedral and Burgate; as a result the choir was rebuilt and the precinct boundary wall was set 25 feet back from the north side of Burgate Street.
- Many of the monastic buildings on the north side of the cathedral have survived, wholly or in part, with the earliest 12th century buildings following the normal Benedictine pattern, these include the Great Cloister, the Chapter House and the water tower.
- Throughout the 12th century and later, the boundaries of the precinct were revised and extended, so that by the end of the medieval period, the whole quadrant bounded by the Archbishop's Palace to the west, Burgate Street to the south and the city wall to the north and east, was included within the liberty of Christchurch.
- The cathedral's south transept, north transept and south-west tower and central Bell Harry Tower (by John Wastell's) were built in the 14th century.
- The Chapter House was rebuilt by Prior Henry of Eastry in 1304, measuring 30 metres long it is the most complete building to survive from the monastery.
- The Almonry Chapel was built by Prior Eastry in 1328.
- The cloister walks were built to a consistent design under Prior Chillenden in 1390–1411.
- The range of buildings along the north side of Green Court, now part of King's School, were largely rebuilt by Prior Chillenden in the late 14th century and their functions included the Priory bakehouse, brewhouse and granary.

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HISTORIC DEVELOPMENT

- The medieval buildings in the densely built area immediately to the north of Christchurch Gate (built in c.1517–1521) originally served as hostleries for pilgrims.
- Mint Yard was where money for the crown was coined between 1540 and 1550, the Almonry Chapel occupied the southern part of the present Mint Yard; in 1573, this became the first permanent building to be occupied by the King's School (demolished in 1865).
- Henry VIII destroyed Becket's Shrine in 1538.
- The cathedral's role as a monastery came to an end in 1540 with the dissolution of the monasteries by Henry VIII. The Prior and monks were replaced by the Dean and Chapter. Many of the monastery buildings were demolished or fell into ruin, like the infirmary. Others were adapted for new uses, like the former monastic kitchen and guest lodgings, which became The Archdeacon of Canterbury's House.
- During the Civil War of the 1640s, the cathedral was damaged by the Puritans - much of the medieval stained glass was smashed.
- Following the Restoration in 1660, the building was repaired.
- The Archbishop's or Old Palace was rebuilt in 1896 by W.D. Caroe.

- Most of the buildings used by King's School are situated around Mint Yard and date to the 19th and 20th centuries; Grange House takes its name from the medieval Archbishop's granary that occupied part of its site and Shirley Hall occupies the site of Palace Court, once surrounded by buildings of the medieval Archbishop's Palace.
- Soon after the First World War, the Dean and Chapter's bowling green, at the south-east side of the character area, was re-landscaped by Sir Herbert Baker to form the Kent War Memorial Garden.
- During the Second World War, the cathedral precinct was affected by some bomb damage, for example the King's School buildings.
- To the north-east of Green Court, is a King's School boarding house by Maguire & Murray dating to 1979–1980.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- This character area contains a Scheduled Monument: Christchurch Priory and Archbishop's Palace. The character also lies entirely within the city's Area of Archaeological Importance.
- There are significant archaeological remains, both standing and buried, present within the character area and very high potential for further buried remains not yet uncovered.
- The significant, known archaeological remains within the character area include buried Roman remains, buried remains of the Anglo-Saxon church, and buried and standing remains of the medieval Christchurch Priory including the infirmary hall and chapel. There may also be remains associated with the church built by St Augustine.

Land Use

- The land use within the character area is largely religious; the cathedral is the dominant building and creates a dramatic contrast to the smaller scale residential buildings, characterised by narrow-fronts, pitched roofs, chimneystacks and dormer windows.
- The character areas also contains a high proportion of educational uses, associated with the King's School, as a boarding school there is also some residential use.
- There is a modern hotel and conference centre to the south of the cathedral, Canterbury Cathedral Lodge, continuing the historic use of hospitality within the precinct.
- Some of the smaller scale buildings facing into the west side of the precinct (Nos.1–9), have retail and office uses.

Street and Plot Pattern

- The street pattern is largely determined by the alignment of the city wall and the boundary to the precincts.
- Rather than organised around ordered streets and densely packed building plots, the character area comprises a more collegiate style arrangement, orientated around monumental buildings and courtyards.
- The character area is centred on the cathedral, which occupies a vast plot with at least some open space on all sides.
- The north-side of the cathedral is surrounded by medieval buildings and ruins, often connected to or in close proximity to the cathedral fabric.
- The south side of the cathedral is more open, fringed by open grassed space and a pedestrian path, known as The Precincts.
- The buildings in the west corner of the character area (Nos.1–9) face inwards towards the cathedral and are therefore included within the character area; these buildings have much finer grain.
- Around the peripheries of the character area are rear elevations of buildings facing onto Sun Street, Palace Street, Borough, Broad Street and Burgate; these are generally back of house or service areas, such as South Close to the south of the cathedral.

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Scale and Mass of Buildings

- The cathedral is striking for its size: the cathedral is 168 metres long, the nave is 24 metres high and Bell Harry Tower is over 75 metres in height; the lofty cathedral proportions offer a stark contrast to the other buildings in the precinct.
- The buildings at the periphery of the character area, either facing inwards or facing out towards Burgate for example, are generally no more than three storeys high.

Building Materials, Style and Architectural Details

- The cathedral is constructed in Caen stone and features a mixture of architectural styles.
- Norman / Romanesque arcading on the east side.
- Early and Late Gothic (Perpendicular) architectural features such as towers, cloisters, steep pitched roofs, pointed arches, window tracery, pinnacles, crockets, finials
- The other buildings associated with the cathedral comprise a combination of stone, brick, mathematical tiles, stucco, rag stone and knapped flint.
- The residential / office/ retail buildings within the precinct are predominantly render or brick with clay-tiled roofs, although there are examples of weather-boarded elevations; many of these are refronted medieval buildings.
- Rendered window or door heads and string courses.
- Towers with crenellations.
- Ground or first floor bay windows.

- Pitched roofs with gable ends and gabled dormers.
- Buttresses.
- Timber-framed sash windows.
- Stone hood moulds and mullions.
- Carved heraldry and insignia.

Green Spaces, Trees and Vegetation

- There is a good proportion of open space in the cathedral character area including the grassed area immediately to the south of the cathedral, and to the south-east, the Old Convent Garden and Kent War Memorial Garden; close by The Oaks, which features lime trees, is currently used for car parking.
- The character area is less open to the north of the cathedral, however, the cloister features a manicured lawn at its centre and there are lawns with planted beds in the courtyard to the south of Green Court, between the cathedral library and the Wolfson Library.
- Many of the open spaces are not accessible to the paying public such as the Deanery Garden to the north-east of the cathedral, the Old Palace Grounds to the north-west and the King's School areas such as Green Court and the landscaping around Shirley Hall.
- The character area contains a number of mature trees, particularly at the south-east corner and the southern side of Green Court.

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FURTHER INFORMATION AND SOURCES

Public Realm

- Although the Cathedral Precincts are not technically publicly accessible, they are accessible to the paying public to the most frequented attraction in the city
- The cathedral forecourt within Christchurch Gate was redeveloped in 2019, as part of a larger scheme of restoration work to the cathedral; having been recently reworked, the public realm to the south of the cathedral features good-quality surface treatment (of mixed materiality and levels), sensitively-designed lampposts and benches and bollards.

Movement and Activity

- Parts of the character area can be bustling with visitors and students of the King's School, however much of the character area is generally peaceful, especially in the enclosed gardens / cloister to the north of the cathedral.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- The cathedral character area has many significant buildings; Christchurch Cathedral is the most obvious landmark building due to its immense scale and massing and its soaring towers. The building and central Bell Harry Tower in particular are in many views both within the precinct and outside the walls.
- The Great Cloister dates back to the late 15th century and is a landmark building, adjoining the cathedral's north-west side.
- Green Court Gate, a much celebrated piece of Norman architecture to the north-west of the Cathedral Precincts is a landmark building.

Views

There are many important views within this character area, the cathedral being visible from almost all parts. Only those of particular note are included here.

- The oblique view of the cathedral upon entry to the cathedral precinct through the Christchurch gate, is particularly significant; it shows the west end of the cathedral, nave, main transept and distinctive Bell Harry Tower; the gate frames the view well.
- Views of the cathedral, Bell Harry Tower in particular from an open space at the south side of the cathedral precinct and the area of open landscaping to the east of Shirley Hall.
- Views of Bell Harry Tower from Broad Street, just to the east of the cathedral precinct.
- Views of the infirmary ruins and the east end of the cathedral characterised by the Trinity Chapel.
- Views looking into Green Court through the characterful, Norman Green Court Gate.

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FURTHER INFORMATION AND SOURCES

Other Positive Features

- The cathedral has one of the finest surviving collections of 12th and early 13th century stained glass in Britain. It also contains many fixtures, fittings, monuments and other artefacts of significant historic interest.



City-wide view of the cathedral upon entry to the precinct through Christchurch Gate

AUDIT OF BUILT HERITAGE ASSETS

- The Cathedral Precincts form part of the UNESCO Canterbury World Heritage Site.
- Much of the character area is scheduled as part of the Christchurch Priory and Archbishop's Palace. The character area contains a high concentration of listed buildings but no locally listed buildings.
- The listed buildings are generally associated with the cathedral, a number of these are listed at Grade I such as the cathedral itself, the cloister, the chapter house, the Old Palace, the library, the lavatory tower, the prior's chapel, the Wolfson Library and the Cathedral Choir School
- The smaller residential buildings, many of which date back to the medieval period but have been refronted in the 19th century are generally listed at Grade II.
- Due to such a high proportion of Listed Buildings, there are few undesigned buildings, three of these have been identified as positive buildings.

FURTHER SOURCES OF INFORMATION

- Kent: North East and East (The Buildings of England by Nicholas Pevsner)
- 2009 Canterbury Conservation Area Appraisal.

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DESCRIPTION OF AREA

This character area is located to the north-east of Character Area 3: St Peter's Street and the High Street with a western boundary formed by North Lane and St Stephen's Fields and an eastern boundary formed by the River Stour and Palace Street. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- This area draws special interest from the presence of remnants of the medieval city wall including two towers in Pound Lane, as well as archaeological remains below ground. All are designated as a Scheduled Monument.
- The character area contains the remains of the 13th century Blackfriars monastery, including two extant buildings (formerly the guesthouse and refectory, both Grade I listed) and below ground remains (Scheduled Monument). Survival of standing buildings and archaeology from this period are of significant special interest. Evidence of the historic use of the area also survives in the name of Blackfriars' Street.
- The character area also draws special interest from its other Scheduled Monuments: Abbot's Milland sluice, evidence of this important use in the area, and the site of St Radigund's Hospice.
- Significant special interest is also drawn from the extensive open, green spaces within the character area, which bring aesthetic and communal value; these open areas form a marked contrast and relief to the high density of buildings in the city centre
- The multiple appearances of the River Stour within this character area, along river banks and riverside walks and from bridges, make these parts of the area particularly attractive.
- The Victorian terraced housing in this character area is illustrative of the expansion of the city during this period; their diminutive scale and simple decorative features contribute to the area's special interest.



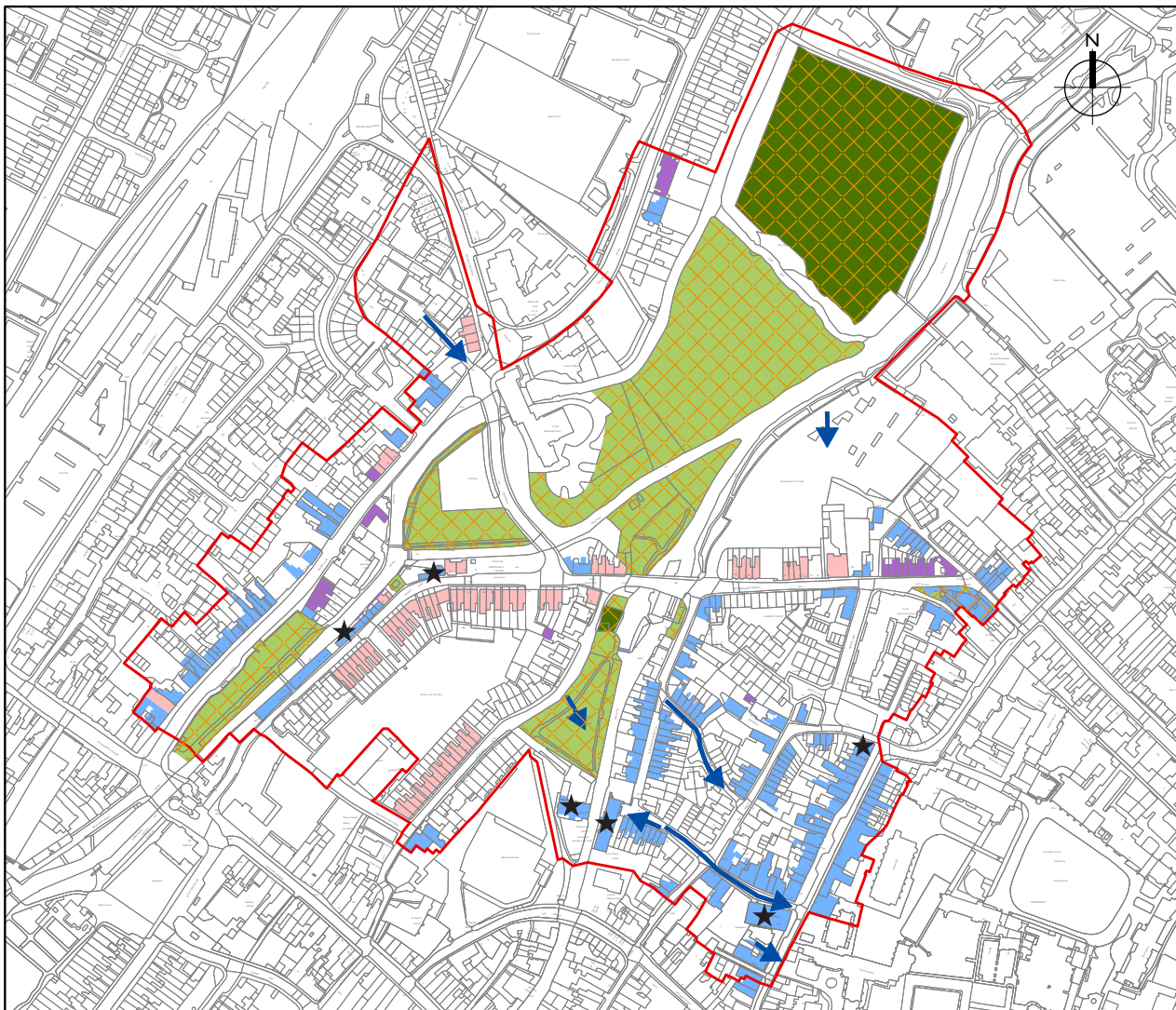
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CHARACTER AREA 2
ST RADIGUND'S

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- Views
- ★ Landmark Buildings

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HISTORIC DEVELOPMENT

A large part of the character area contains the site of the Dominican Friary (Blackfriars), established in 1236 and now a Scheduled Monument. The main approach to the monastery was from what is now St Peter's Street / The Friars and the complex straddled the River Stour.

By 1260 the Blackfriars had erected several buildings including a church; most of the buildings were demolished by the 1650s but the monastery guesthouse and refectory survive as standing buildings, both are Grade I listed.

The area has long associations with water mills. The earliest mill being the early 12th century Abbot's Mill, at the junction of Mill Lane and St Radigund's Street; the most recent mill on this site, Denne's Mill or the White Mill was built in 1792 (destroyed by fire in 1933). Hooker's Mill, dating back to at least the 13th century, was located at the junction of the Causeway and St Stephen's Road (destroyed by fire in 1954). Remnants of both the mills' infrastructure survive on both sites.

The area includes the northern part of the city wall dating to the 14th and 15th centuries. Little remains above ground, although part of it can be seen on the western side of Pound Lane along with two of the towers.

Also during the medieval period, a large garden belonging to the Abbot of St Augustine's Abbey, occupied the area between St Radigund's Street and King Street. A house, adjoining this garden, served as a chantry for chaplains; the site is now occupied by Abbots Place and Chantry Court housing development. The other part of the garden area, now occupied by Homespire House and Cobden Place, housed Archbishop's stables.

Following the dissolution of the monasteries, from 1538, the Crown took the lands and possessions of the Abbot; these areas were slowly infilled with buildings.

CHARACTER ANALYSIS

Archaeology

- This character area contains several Scheduled Monuments: Blackfriars Monastery, Abbot's Mill and sluice, Medieval wall of Black Prince's Chantry, Canterbury city walls and the site of St Radigund's Hospice. There are known archaeological remains associated with all of these sites.
- The character area lies largely within the city's Area of Archaeological Importance.
- There is therefore significant archaeological remains present within the character area and very high potential for further buried remains not yet uncovered outside the Area of Archaeological Importance.

Land Use

- A large part of the character area was historically used by the Dominican friars; this use ceased following the Dissolution of the monasteries. Another large portion was used by the Abbot of St Augustine's Abbey as a garden
- The area retains a significant amount of open green space and playing fields surviving from these historic uses. The River Stour also meanders through the character area on various courses.
- There is a high proportion of residential use with some commercial and retail units, including public houses, particularly along Palace Street; there is survival of historic shopfronts across the character area.
- There is also a number of surface car parks within the area.

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03 St Peter's Street & the High Street
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06 Whitefriars
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FURTHER INFORMATION AND SOURCES

Street and Plot Pattern

- Most of the streets along the south and south-east sides of the character area (those closer to the city centre) are very fine-grained and densely filled with terraced buildings on both sides of the streets occupying narrow plots with relief provided by only side streets and alleys.
- However, the central and northern parts of the character area are more open with more spacious landscaping or townscape; much of the south-east side of North Lane for example looks onto the river; although at the southern end this is due to the North Lane car park on land formerly also densely developed
- Relief from the tight grain is also provided by Solleys Orchard (also known as Abbots Mill Garden) in the centre of the character area.
- St Radigund's Street features closely arranged buildings with gaps for carriageways, allowing parking without disrupting the street line or plot pattern.
- Car parks occupy large plots, most of these are contained behind terraces reducing their visibility and impact on the streetscene. These include the car parks at Pound Lane and St Radigund's (although the latter is visible from the riverside). However the North Lane car park is much more visible.

Scale and Mass of Buildings

- The buildings in Palace Street and North Lane are three storeys high and those along the residential streets, which are more secondary, tend to be slightly smaller in scale and massing, generally two to three storeys.
- The skyline features a diverse mix of pitched roofs and gable ends with some parapets concealing roofs; chimneys are also prominent features.

Building Materials, Style and Architectural Details

- Buildings are predominantly brick, sometimes painted or rendered with clay-tiled roofs.
- Along Palace Street there are examples of timber-framing, hung tiles and weatherboarding as well as jettied upper storeys and an array of flat parapets, pitched roofs and gable ends; many medieval buildings have been refronted.
- Historic (medieval) buildings and structures including the city wall and former monastery buildings are in flint, ragstone and other stone materiality.
- Characteristic features of the Victorian terraces in the character area include: bay windows, contrasting coloured brick or rendered string coursing, window heads and door surrounds; some feature round-arched entrances and terraces on Pound Lane have verandas
- Curved corners to historic pub buildings.
- Timber-framed sash windows.
- Timber doors.
- Date and name plaques on terraces, for example 'Blackfriars Place, 1847'.

Green Spaces, Trees and Vegetation

- The River Stour has a strong presence in this character area, with various crossing points and riverside walks and gardens such as the Butterfly Garden.
- Solleys Orchard is a large open green space overlooking the river; this is a tranquil garden with grassed lawns, trees and planted beds as well as benches and views through to the cathedral.

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FURTHER INFORMATION AND SOURCES

- The Arrowhead is a nature reserve managed by the Abbots Mill Project, occupying a triangular plot of land flanked by the River Stour and the mill race of Abbot's Mill.
- The land between the two branches of the River Stour is private green space and includes an open playing field.
- Between St Radigund and Church Lane there is a village green area. The small grassed area adjacent to St Mary Northgate Hall is included in Northgate character area.

Public Realm

- The area has good provision of open, publicly accessible open space.
- The surface treatment is mixed featuring paving stones and tarmac; many areas would benefit from upgrade such as the tarmac road surface in Pound Lane and the pavement treatment in North Lane.
- The majority of lamp posts are historic in style, however there are some of modern appearance including in St Stephen's Road.

Movement and Activity

- North Lane is a busy route for traffic and Palace Street is a bustling shopping street, otherwise the character area, which features many residential streets, is relatively quiet.
- The open green space at Solleys Orchard, the presence of the River Stour and the Abbot's Mill sluice, which controls the flow of the River Stour, makes this area particularly tranquil.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are a number of landmark buildings in the area including the highly significant surviving buildings of the 13th century monastery.
- The former Blackfriars guesthouse adjacent to the Marlowe Theatre is visible from this open area of public realm on the route from the city centre to Solleys Orchard.
- The former Blackfriars refectory, its riverside position makes it visible across the river from Solly's Orchard and also from Blackfriars Street.
- St Alphege's Church (now the King's School Shop) is a landmark building visible from both St Alphege's Lane and Palace Street due to its prominent corner position.
- The triple jettied No.28 Palace Street leans dramatically to the north and is a distinctive building at the junction between Palace Street and King Street
- The 14th century towers (Sudbury Tower and 16 Pound Lane) are highly visible remnants of the medieval city wall and are landmark buildings in Pound Lane.

Views

Due to its close proximity to the cathedral precinct, this character area contains many views of the cathedral, these include:

- The close view of the cathedral's west elevation and Bell Harry Tower from Palace Street just north of the junction with Turnagain Lane.
- Kinetic views of the west elevation towers along Mill Lane.

- View from St Stephen's Fields looking south to Bell Harry Tower.
- Kinetic views along Blackfriars Street and St Alphege Lane of Bell Harry Tower and of landmark local building St Alphege's Church.
- View of the west elevation and Bell Harry Tower from Solleys Orchard.
- View of the west elevation towers and Bell Harry Tower from St Radigund's car park.
- There is a brief glimpse view of Bell Harry Tower from Pound Lane car park.
- The landmark building, Blackfriars monastery refectory is visible along Blackfriars Street as a terminating view.
- The Marlowe theatre, immediately to the south of the character area, is visible from a number of positions in the character area.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of the cathedral's west elevation and Bell Harry Tower across Solleys Orchard

AUDIT OF BUILT HERITAGE ASSETS

- The character area has a high proportion of listed buildings; these are largely along North Lane, Pound Lane, King Street, Blackfriars Street and Palace Street and range from medieval religious buildings, 16th century timber-framed houses and brick mid- to late-19th century terraces.
- The character area contains several locally listed buildings, which are largely located on North Lane, St Radigund's Street and St Stephen's Road.
- Many other buildings have been identified as positive buildings, these are generally Victorian terraces.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area is centred on St Peter's Street and the High Street, a continuous and important route leading from the Westgate through the medieval city. The area includes the medieval streets leading off this main route including The Friars and Best Lane. Also included are the very fine-grained medieval streets around the Christchurch Gate and the adjacent open space of the Butter Market. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The character area contains one of the most important and historic thoroughfares in the city (St Peter's Street and the High Street) and also the only surviving medieval city gate (the Westgate), from which is drawn significant special interest.
- St Peter's Street and the High Street remain a highly important route into the city and a bustling retail and leisure area.
- Two medieval churches survive in the area, St Peter's and Holy Cross (now the Guildhall), these buildings are prominent within the townscape and contribute to the special interest of the area.
- The varied and eclectic style of building, the majority of which are listed, contribute greatly to the historic interest and visual appeal of the area.
- The narrow medieval streets around the Butter Market, and the more open spaces around the Sun Street / Orange Street junction and the Butter Market itself retain their medieval character and remain important spaces for residents and tourists to meet and congregate.
- The new public realm around the Marlowe Theatre and the presence of the River Stour also contribute to the aesthetic interest of the area.



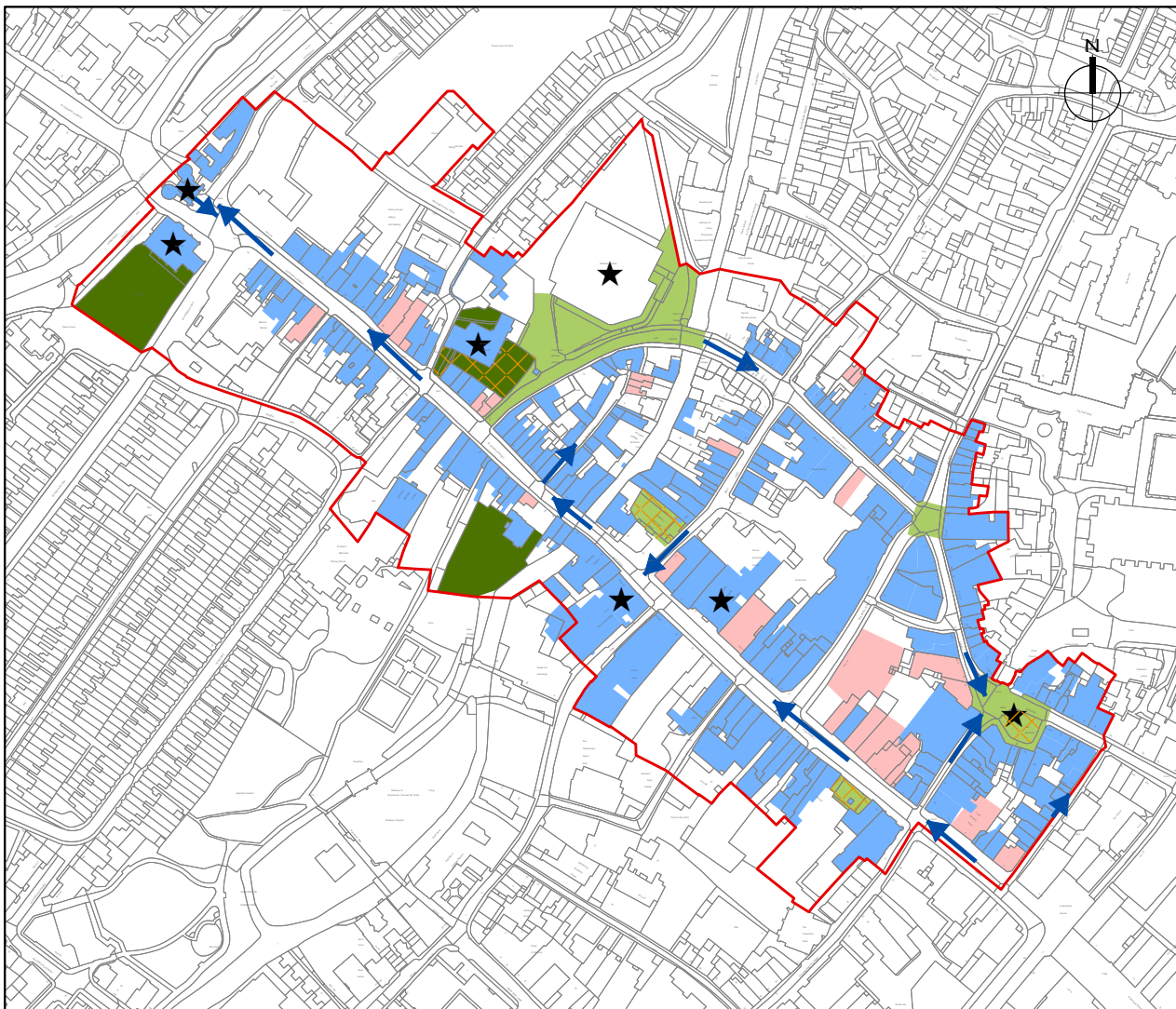
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FURTHER INFORMATION AND SOURCES



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

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
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HISTORIC DEVELOPMENT

St Peter's Street, High Street and the Parade have been Canterbury's main thoroughfare at least since the 12th century.

King's Bridge, spanning the Great Stour acts as the link between St Peter's Street and High Street and is built on medieval foundations but has been rebuilt several times. King's Bridge, an inscription on a stone plaque records that the bridge was widened 10 feet in 1769.

The Eastbridge Hospital, on the south side of the King's Bridge, was founded in 1180 for the needs of poor pilgrims travelling to the shrine of St Thomas Becket.

Six churches formerly existing in the area, all of medieval origin but only two survive, St Peter's which is 13th century and Holy Cross (now the Guildhall), which is late 14th century.

All Saints, in existence by 1200, was situated on the western corner of Best Lane and High Street. It was rebuilt in 1828 and destroyed during the Second World War. A pavement plaque marks the location of the church and the graveyard remains as a small public garden

St Mary Bredman occupied the site of the Memorial Garden fronting No.47 High Street (former Nason's store). This was a 12th century church, rebuilt in the 19th century and demolished in 1900.

St Andrew's, an 11th century church, was of particular interest being located in the middle of the Parade, just to the east of the junction with Mercy Lane and St Margaret's Street. St Andrew's church was pulled down in 1763 and rebuilt 20 metres to the south of the Parade to the rear of the Nat West Bank in 1775 and was finally demolished in 1956.

The main access to the 13th century Dominican Friary (Blackfriars) was from St Peter's Street, via the street now known as the Friars. The site is a Scheduled Monument and contains two standing buildings (within Character Area 2: St Radigund's). A gateway on the opposite side of St Peter's Street led to the Franciscan Friary (Greyfriars), also 13th century (see Character Area 4: Greyfriars and Tannery).

The Roman Westgate was rebuilt in the 1370s by Archbishop Sudbury and is the sole surviving medieval gate in Canterbury. Its design includes gunloops, the earliest documented in the country.

The original church of the Holy Cross was situated over the Roman Westgate. Upon its demolition Archbishop Sudbury constructed a new church. The church was converted to the City Council's Guildhall in 1985.

In the 16th century the area contained many premises of the Walloon and Huguenot refugees who set up a flourishing weaving industry in the city. Across the King's Bridge from the Eastbridge Hospital is a group of mid-16th century half-timbered houses formerly occupied by Huguenot weavers.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- The character area contains two Scheduled Monuments; the remains of the Blackfriars monastery and those of the medieval Guildhall. Immediately adjacent to the character area are the Scheduled Monuments of Christchurch Priory (the cathedral) and Greyfriars.
- The area is also entirely within the city's Area of Archaeological Importance.
- There is therefore significant archaeological remains present within the character area and very high potential for further remains not yet uncovered.

Land Use

- The principal uses within the character area are retail and leisure, namely restaurants, cafés and pubs. These uses are at ground floor with residential and office uses above.
- Other secondary uses include hotel, religious and theatre uses.

Street and Plot Pattern

- St Peter's Street turning into the High Street at King's Bridge is the principal thoroughfare through the area, it is aligned south-west from the Westgate and becomes St George's Street after it leaves the character area to the east. The street narrows as it passes over the river, giving this part a more enclosed character.
- The street generally retains its medieval plot pattern of narrow fronted, deep plots however some amalgamation has taken place leading to some broader frontages. Buildings front directly into the street.

- Several streets lead off this principal route including All Saints Lane, Best Lane and Mercery Lane, in general these also retain their medieval, fine-grained plot pattern, but here also there has been some plots amalgamation. These streets are particularly narrow which adds to their enclosed historic character.
- Guildhall Street however has undergone greater change containing much broader plots nearly a whole urban block.
- Important buildings such as the Westgate, the Guildhall and St Peter's Church are all on detached plots, with the latter two set within open space.
- The Marlowe Theatre is likewise a detached building and sits prominently within new public realm.

Scale and Mass of Buildings

- Buildings in the character area range from two to four storeys with the exception of the Marlowe Theatre which is much greater in scale
- Along the main thoroughfare of St Peter's Street and the High Street, the taller buildings are south of the River Stour where they are generally a tall three storeys with a small number at four storeys. North of the Stour the scale gradually decreases to generally two storeys. Friar Street is also generally two storeys increasing to three storeys towards the cathedral in Orange Street. The rest of the character area is generally between two and three storeys. Rooflines are varied adding interest to the street scene.
- Buildings generally have small footprints and are fine-grained and terraced. However some more recent buildings, for example in Guildhall Street and Best Lane, have larger massing and generally appear larger within the street scene. The Marlowe Theatre is also dominant due to its large massing.
- The Westgate is also taller than its surroundings demonstrating its historic importance.

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FURTHER INFORMATION AND SOURCES

Building Materials, Style and Architectural Details

- All the streets in the character area have varied architectural style and materiality.
- Brick of various colours and render are the most common facing materials although there are also many examples of half timbering.
- High status buildings such as the medieval churches and the Westgate are in stone.
- Jettying is a common architectural feature.
- Roofs are pitched or hipped and finished in clay tiles or, in a small number of cases, slates.
- Parapets.
- Gables, sometimes shaped, and with decorative timber bargeboards.
- Decorative features are in contrasting coloured brick, render or terracotta.
- Ornamentation includes classical doorcases and window surrounds.
- Traditional shopfronts and hanging signs.
- Bay windows.
- Timber-framed sash windows.
- Leaded windows
- Timber doors.

Green Spaces, Trees and Vegetation

- There is little green public space within the character area itself, however the gardens of Greyfriars and Abbots Mill are adjacent to the south and north of the High Street, respectively. The only small green public space is the former churchyard of All Saints in Best Lane.
- The Guildhall (former Holy Cross Church) and St Peter's Church have private churchyards, the trees and foliage of which contribute to the character of the area and soften the generally hard landscaping and built form.
- The river is also an important natural feature, greenery from the private gardens which front the river and the aquatic plants within the river itself providing idyllic views from the bridges over it on the High Street and The Friars.

Public Realm

- The character area has pedestrian priority for much of the day and therefore the streets make an important contribution to the amenity of the area in addition to its appearance.
- The Butter Market and the junction of Guildhall Street, Sun Street and Orange Street provide some relief from the narrow medieval streets and continue to serve as spaces where people meet and congregate.
- A more generous area of public realm has been installed around the Marlowe Theatre.

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FURTHER INFORMATION AND SOURCES

Movement and Activity

- The character area is bustling and lively being at the heart of the medieval city.
- As perhaps the most principal thoroughfare in the city and the main route to the centre from Canterbury West Station, St Peter's Street and the High Street have very active pedestrian movement.
- The narrow medieval streets around the entrance to the cathedral are also busy, as they would have been historically.
- The back route to the cathedral along The Friars and Orange Street is less busy and therefore has a more tranquil character.
- At certain times of the day service vehicles are active in the area, however this does not generally harm or disrupt its special interest.



City-wide view from the viewpoint at the top of Westgate Towers showing the varied city roofscape and the towers of the cathedral

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- Due to the important and historic nature of this character area there are a significant number of landmark buildings.
- Perhaps the most significant is the Westgate terminating St Peter's Street and visible for much of its length. Adjacent is the Guildhall (formerly Holy Cross Church) which forms an important group at this entrance / exit to the medieval city.
- St Peter's Church, although set back, is also of landmark quality, particularly its tower.
- Within St Peter's Street itself the Beaney Institute and the Old Post Office are particularly striking due to their scale.
- The War Memorial at the centre of the Butcher Market is a focal point within this public space.
- Finally, the modern Marlowe Theatre, is a highly visible building within the character area and beyond, with only the cathedral taller and more dominant within the city's roofscape.

Views

- The viewpoint at the top of the Westgate provides important city-wide views, particularly looking south-east across the characterful roofscape of Canterbury and towards the towers of Canterbury Cathedral.
- There are a number of locally important views within the character area
- The Westgate can be glimpsed for the majority of the High Street and St Peter's Street with kinetic views improving moving north-west, particularly important is the view from the King's Bridge.

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FURTHER INFORMATION AND SOURCES

- There are views of Bell Harry Tower from Butchery Lane and Mercy Lane, the latter view also encompassing the Christchurch Gate and Butter Market.
- A further view of the Butter Market, looking from Sun Street towards the War Memorial is also of importance.
- Also, of special interest is the view along All Saints Lane, a cul-de-sac of significant historic value, and the terminating view of the Old Post Office from Best Lane.

Other Positive Features

- The Christopher Marlowe Memorial in The Friars, an 1891 bronze statue of the Muse of Poetry, makes a positive contribution to the newly landscaped public realm around the Marlowe Theatre



There are many good views of the Westgate from the High Street and St Peter's Street, this view is from the King's Bridge over the River Stour where the road narrows and is slightly elevated

AUDIT OF BUILT HERITAGE ASSETS

- The majority of buildings within the character area are listed buildings, these include the Westgate and the eclectic range of buildings lining St Peter's Street and the High Street.
- There are no locally listed buildings in the character area but most of the unlisted buildings are defined as positive buildings.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area, situated on the north-west side of the medieval city, covers the Victorian terraces and semi-detached houses between Tower Way and St Peter's Roundabout, the modern housing development on the former tannery site to the south and several green open spaces around the peripheries of the character area. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The area is of special interest for lying, in the most part, within the medieval precincts of the city, just to the south-west of the Westgate Tower.
- A large section of the character area, is situated on the site of the former 13th century Greyfriars' monastery; the built remains and archaeology relating to this monastery make this character area particularly significant.
- This character area draws significant special interest from its open, green spaces, which bring aesthetic and communal value; these open areas form a marked contrast and relief to the high density of buildings inside the city walls.
- The presence of the River Stour within this character area, along river banks and riverside walks and from bridges, make the area particularly attractive and peaceful.
- The three streets of Victorian terraced or semi-detached housing in this character area are illustrative of the expansion of the city during this period; their diminutive scale and simple decorative features are of special interest.



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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 4
GREYFRIARS AND THE
TANNERY

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
INFORMATION
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HISTORIC DEVELOPMENT

- The earliest archaeological remains in this character area date back to the early 1st century.
- Roman finds include part of a cremation cemetery and the Roman Watling Street running from London Gate (located to the south of Westgate Gardens), to Ridingate.
- When first built in c.270–290, London Gate would have been one of the busiest of the town gates, however, it became waterlogged and during the Anglo-Saxon period, the Westgate became the primary access to and from London.
- The section of city wall in this character area was partially demolished by Parliamentary troops in 1647 and completely demolished in 1787; none of the wall is visible above ground but its foundations run through the Westgate Gardens, across Rheims Way, and through the former Tannery site.
- A large part of the character area contains the site of the Franciscan Friary, or Greyfriars; in 1267 the island of Binnewith, formed by a division of the eastern arm of the River Stour, was granted to them and over time their holding of land extended to around 18 acres. The main entrance to Greyfriars was through a gateway between Nos.53 and 54 St Peter's Street.
- Tannery Field, which formed part of St Mildred's Tannery, was given to the City in 1930s along with Westgate Gardens.

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- 6.0 Structure and Content of Character Assessment
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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- The section of the character area relating to the former Greyfriars' monastery lies within the city's Area of Archaeological Importance and is a Scheduled Monument, including the core precincts, the lodging building and the remnants of the friary church.
- There is very high potential within the character area for further remains not yet uncovered including outside of the Area of Archaeological Importance.

Land Use

- The buildings in this character area are almost entirely residential in function.
- The Carpenter's Arms Public House (commercial use) and the Methodist Centre (religious use) are some of the few buildings not in residential use.
- The remaining land is largely given over to public gardens and some private open space.

Street and Plot Pattern

The character area comprises substantial areas of green space and two main, contrasting areas of residential development, detailed below.

St Peter's Place, Black Griffin Lane, St Peter's Lane (North)

- The street pattern at the northern half of the character area comprises three linear terraced streets running parallel on a north-east / south-west axis; the plots generally retain their

historic, long and narrow arrangement however there has been some modern infill on St Peter's Place in particular diluting the historic plot pattern.

- St Peter's Place is the principal street, denoted by its breadth and its connection to St Peter's Roundabout, which brings traffic into the city from Rheims Way.
- Black Griffin Lane and St Peter's Grove are narrower and are therefore quieter residential streets. Both feature large car parks at their north ends, which disrupt the historic plot pattern at this end of the street.
- The three streets are linked through alleys; these along with gaps between rows of terracing provide visual relief from the ordered rhythm of terracing.

The Tannery (South)

- The street and plot pattern at the south corner of the character area is irregular and asymmetrical with much larger plots of a more substantial grain.
- The plots contain whole blocks of buildings, arranged around central courtyard spaces, small green spaces or parking.
- The roads between the modern blocks are wide and car parking is within the central courtyards, accessed through carriage arches.

Scale and Mass of Buildings

- The Victorian residential streets at the northern end of the character area are finely grained and have a diminutive scale of two storeys with pitched roofs.
- The housing development on the former tannery site comprises modern blocks of up to four storeys in height.

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FURTHER INFORMATION AND SOURCES

Building Materials, Style and Architectural Details

Northern part of the character area (St Peter's Place, Black Griffin Lane, St Peter's Grove).

- Generally red or yellow stock brick, some knapped flint and half-timbering.
- Painted brick.
- Coloured render.
- Bay windows.
- Some examples of gables including Dutch gables to Tower House.
- Round-arched doors.
- Contrasting coloured brick window heads.
- Date / name plaques.
- The Victorian terraces generally retain boundary enclosures and feature planted front gardens.

Southern part of the character area (former tannery site).

- Modern housing nods to the former industrial character of the site.
- Combination of render, weather-boarding and brick.
- Bay windows.
- Gabled pitched roofs.
- Channelled render at ground floor level.
- Jettied upper storeys.

Green Spaces, Trees and Vegetation

- Westgate Gardens are public gardens straddling the north-west section of the River Stour in this character area; the gardens comprise open grassed lawns, riverside walks and pedestrian crossings, as well as more formal planting in front of Tower House.
- The Greyfriars Gardens are peaceful public gardens on the north-east edge of the character area, overlooking the Stour; which feature grassed lawns, paths, planted trees and bushes, as well as public realm.
- The Franciscan Gardens, approached from Stour Street, are privately owned but open to the public at certain times of the day, they are situated just to the east of the Greyfriars Gardens. These tranquil gardens comprise a former walled garden with formal planting enclosed by high brick boundary walls.
- Tannery Field is situated at the south-west corner of the character area; this was historically associated with St Mildred's Tannery, where hides were laid out to dry (tan). The space is characterised by open green field, with a central wooded area.
- Whilst the buildings on St Peter's Place lack front gardens, and those on St Peter's Grove have relatively few, those on Black Griffin Lane feature well-planted front gardens which soften the streetscene.
- The modern tannery flat blocks are bound by metal railings and softened by shrub and hedge planting; there are larger green spaces in certain internal courtyards enclosed by the buildings and a much larger private garden for residents, to the north of the tannery development, adjacent to Greyfriars Gardens.

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FURTHER INFORMATION AND SOURCES

Public Realm

- The public realm on St Peter's Street is cluttered and untidy including cluttered bus stops and signage and steps up to the road over a concrete plinth. The paving does not contribute to the character of the area and is in need of maintenance.
- The surface treatment in Black Griffin Lane is varied and irregular comprising tarmac, bricks and red brick kerbstones.
- Black Griffin Lane and St Peter's Grove feature sensitively-designed, historic-style lampposts.
- The number of car parks in this character area detract from its special interest along with the associated infrastructure and signage.
- The public realm in the modern tannery housing development is of good quality and in good condition, with sensitively-designed street lamps attached to buildings' elevations and benches overlooking the Stour. The surface treatment features a shared surface between road and pavement, which is a positive feature.
- There are a number of municipal bridges crossing the Stour at the south end of the character area, their utilitarian appearance is not particularly sympathetic to the character of the area and could be enhanced.

Movement and Activity

- St Peter's Place, which is linked to the busy Rheims Way by St Peter's Roundabout, is busy with traffic entering the city and is as expected of a main thoroughfare.
- Black Griffin Lane and St Peter's Grove are quiet residential streets.
- The modern tannery development is also a relatively quiet residential area but is noisy due to its close proximity to St Peter's Roundabout and Rheims Way.

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FURTHER INFORMATION AND SOURCES

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- The Tower House is the principal building in Westgate Gardens and it features as a distinctive building in views across the gardens.
- The Friary lodging house, which straddles the Stour, is a highly significant remnant of the Greyfriars' monastery on the site of this character area, recognised by its listing and scheduled status. It is visible from within the Greyfriars' Gardens.
- The Carpenters Arms is distinctive for its height and corner position at the north end of the residential Black Griffin Lane.

Views

- There are a three city-wide views in this character area comprising glimpsed views of The Cathedral's Bell Harry Tower from several places in the Tannery housing development: at the junction of Old Watling Street and Tannery Way North, and the north end of Great Stour Mews, and a view taking in Westgate Tower and Tower House from Westgate Gardens.
- Due to the large proportion of open, green space and the appearance of the river at a number of points in the character area, there are several local views in the area; these include a view looking north-east across Westgate Gardens towards the Tower House, a view looking south-west across Greyfriars' formal garden and a view looking upstream to the north from the bridge connecting Stour Street and the Franciscan Way.

Other Positive Features

- Tannery Square is a hard-surfaced area of public realm serving the modern tannery housing development containing a café and shop.

AUDIT OF BUILT HERITAGE ASSETS

- There are many listed buildings in this character area; most of the mid-19th semi-detached and terraced housing in St Peter's Place are listed and the remaining listed buildings and structures are positioned in either Westgate Gardens and associated with Tower House or in Greyfriars' gardens and associated with the former Greyfriars' monastery.
- There are no locally listed buildings within the character area
- Many of the unlisted Victorian terraced houses in Black Griffin Lane and St Peter's Grove are positive buildings.
- The remaining buildings are neutral, there are no detracting zones in this character area.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area consists of the south-western segment of the medieval walled city. It is bound by the River Stour, the rear of buildings on St Peter's Street, Watling Street and then follows the city wall. It also includes Rheims Way and Canterbury East Station to its south. The area contains significant green public spaces as well as a dense medieval streetscape. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- This area has extensive Roman remains including the visible Dane John Mound thought to be a Roman burial mound and extensive below ground archaeology.
- The area has been significant in the defence of Canterbury since the middle ages with the Dane John becoming a defensive mound and the Castle being constructed by the Normans; the physical remains of these features as well as the remains of the medieval city wall are of important special interest.
- Special interest is also derived from the surviving medieval street pattern and fine-grained plots.
- The many highly significant buildings also contribute to the area's special interest, including two medieval churches, the former Poor Priests Hospital and other refronted medieval buildings.
- Later and more diminutive buildings are also of important special interest contributing to the overall eclectic and historic appearance of the area.
- The varied architectural style and appearance of buildings add visual interest and aesthetic value.
- The green open spaces are also of great importance, the Dane John Gardens in particular contribute to the historic layout and appearance as well as being an important amenity; demonstrated through their being the only registered park within Canterbury.



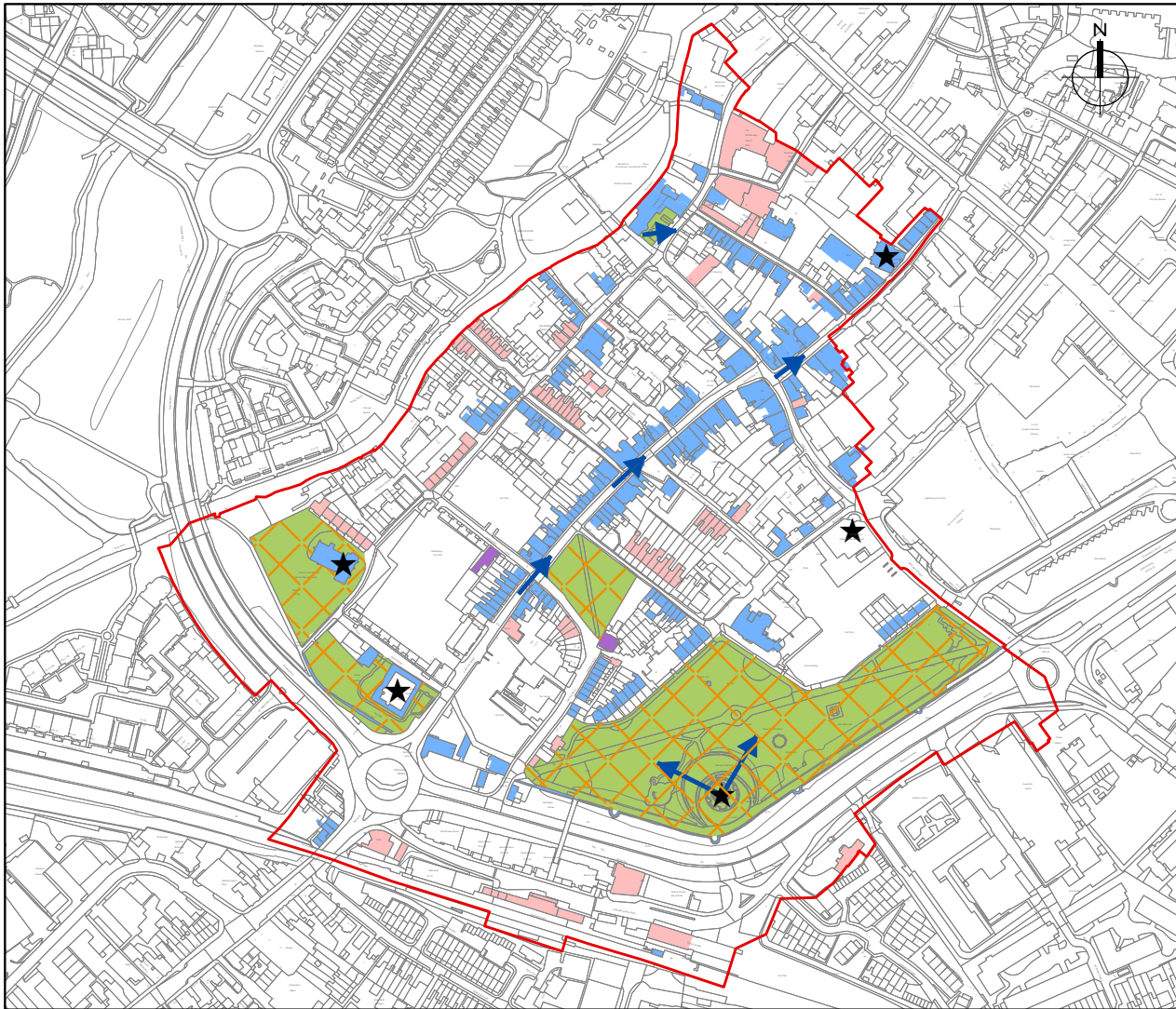
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FURTHER INFORMATION AND SOURCES



**CHARACTER AREA 5
WORTHGATE**

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- ★ Landmark Buildings

This plan is not to scale

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**FURTHER
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HISTORIC DEVELOPMENT

Worthgate was a Roman gateway in the city walls. Roman remains are extensive in this area and principal amongst these is the Roman theatre that lies beneath the Castle Street / Watling Street road junction. Excavations in Castle Street have also shown that a major Roman street ran parallel to the west of St Margaret's Street. The Dane John Mound may be a Roman or pre-Roman burial mound but later became used as a fortification.

The course of the Roman city wall follows the south-western boundary of St Mildred's Churchyard and the Castle grounds; some preserved Roman fabric survives in the southern corner next to the pedestrian subway. Parts of the medieval wall, which follows the same line, also survive at the Castle grounds and between Castle Street and Castle Row.

Canterbury Castle was established on this site in the 1080s and replaced an earlier motte and bailey fortification built in the Dane John soon after 1066. The stone keep was constructed in the reign of Henry I (1100 to 1135) as one of three royal castles in Kent.

Worthgate formed the entrance to the castle and city from Wincheap, passing through the castle yard. The gateway was blocked in 1548 and by the end of the 16th century the Keep had fallen into a state of decay.

A new gate (Wincheap Gate) together with a new street was made round the castle yard (now Castle Row and Worthgate Place). This gate was rebuilt in 1670 but 100 years later was taken down, partly due to its poor condition and partly due to the extension of Dane John House.

The route through the former castle precinct was restored as Castle Street in the 1790s.

Also, at this time the Dane John Gardens were formally laid out as a public garden having formerly been common land. The project was funded by Alderman James Simmons to transform the field into a pleasure garden.

The responsibility for the gardens passed to the City Corporation in 1802 with the Simmons monument added to the top of the Dane John mound a year later.

The upper storeys of the Castle were demolished in 1817 and nine years later the newly formed Gas and Water Company acquired the shell of the building for use as a coke store and it remained as such until 1928.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- There are several Scheduled Monuments within the character area protecting Roman, Norman and medieval remains.
- The area is also entirely within the city's Area of Archaeological Importance.
- There are significant archaeological remains present within the character area and a very high potential for further remains not yet uncovered.

Land Use

- The character area has a wide variety of uses although predominantly residential and retail.
- Retail and other leisure uses such as pubs and restaurants are focussed along St Margaret's Street, Castle Street and Stour Street and generally, in the case of Stour and Castle Streets, towards their north-eastern ends. There are also retail and commercial uses along the more secondary streets in particular Beer Cart Lane and Watling Street where there are offices as well as shops.
- There are a small number of religious uses, including St Mildred's and St Andrew's Churches and visitor attractions in the form of Canterbury Heritage Centre and the Canterbury Tales Experience.
- The Dane John Gardens are also an important use in the area, having been publicly accessible pleasure gardens since the late 18th century.
- Surface car parks are common in the character area with large car parks in Rosemary Lane, Castle Row and Watling Street.

Street and Plot Pattern

- The character area retains its gridded medieval street pattern, the two principal routes of Castle Street / St Margaret's Street and Church Lane / Stour Street, both roughly parallel with the River Stour, are bisected at right angles with narrower lanes including Hospital Lane and Hawk's Lane. Similar lanes connect Castle Street with Marlowe Avenue.
- The plot pattern is generally very fine, small plots with narrow frontages with buildings terraced and hard against the pavement edge.
- There are some broader frontages, for example the regency and modern terraces fronting Dane John Gardens and the former Poor Priests Hospital (now the Canterbury Heritage Museum).
- Buildings tend to have larger and more irregular plots in the north of the character area to the rear of St Peter's Street and the former brewery and post office buildings at the northern end of Stour Street.
- Dane John Gardens makes an important contribution to the layout of the area, occupying a large plot at the southern corner of the medieval walled city.
- The surface car parks disrupt the plot pattern by creating wide gaps in the street frontages.

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FURTHER INFORMATION AND SOURCES

Scale and Mass of Buildings

- Buildings in the character area range from one to four storeys with the majority being between two and three storeys.
- The height, width and roofscape of buildings is varied, particularly St Margaret's Street, Castle Street and Stour Street where there is little uniformity, each building or small group of buildings has different frontage width, height and roof form. This is the result of centuries of evolution and the diversity brings great visual interest to the street scene.
- This is similarly the case on the secondary streets, although the buildings here tend to be more consistently two storeys rather than three.
- The Castle and Dane John Mound are particularly prominent due to their scale and footprint compared to their surroundings.

Building Materials, Style and Architectural Details

- The character area is varied and eclectic in terms of materiality and building style.
- The predominant materials are brick, mainly red and sometimes painted.
- Stucco or render are also common, particularly around the Dane John Gardens.
- High status buildings such as the medieval churches, the former Poor Priest Hospital and the Castle are in stone and flint.
- Some jettying, half timbering, weatherboarding and hung tiles.
- Roofs are pitched or hipped and finished in clay tiles or slates.
- Parapets are common, partly concealing the roofs from street level.

- Some gables in Stour Street and St Margaret's Street.
- Decorative features are in contrasting coloured brick or render.
- Ornamentation includes classical doorcases, window surrounds.
- Traditional shopfronts and hanging signs.
- Bay windows.
- Timber-framed sash windows.
- Timber doors.

Green Spaces, Trees and Vegetation

- There is extensive public green space within the character area, most significant is the Dane John Gardens which have a formal layout of lawns and avenues lined with plane trees. The Dane John Mound dominates the gardens, which are very well used due to their close proximity to the main retail and tourist attractions of the city.
- The churchyard of St Mildred's Church and the former graveyard of St Mary de Castro are also important green spaces, the latter is well used and the former a pleasant space despite being adjacent to the busy Rheims Way.
- The Castle and its surrounding lawned open space.
- There is also a small formal garden in front of the Canterbury Heritage Museum with geometric planted beds.
- All these public spaces are well treed as is the boundary of the character area along the River Stour, however otherwise there is limited soft landscaping or foliage within the street scene of this central, urban area.

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FURTHER INFORMATION AND SOURCES

Public Realm

- In addition to the multiple public green spaces within the character area, St Margaret's Street has pedestrian priority for much of the day and other streets have low levels of vehicle movement. Therefore, the streets in this character area contribute in terms of both amenity and special interest.
- The surface treatments vary but include historic York stone and granite as well as modern tarmac, brick setts and concrete.
- Lampposts are mainly historic or historic style but other street furniture, including bollards and bins are generally modern.

Movement and Activity

- Castle Street is one of the principal entrances to the city from the south-west and from Canterbury East Station; there is also a footbridge connecting the station with the Dane John Gardens.
- Consequently, the area is busy with pedestrians passing through the area to the city centre and using the gardens.
- Despite the number of car parks, the character area is not busy with vehicles creating a pleasant environment.
- The Dane John Gardens are well used both as a pedestrian route and a place to dwell. The other gardens, particularly St Mildred's are less busy and therefore more tranquil and peaceful spaces.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are several landmark buildings within the character area, these consist of Canterbury Castle, the historic churches of St Mildred's and former St Margaret's and the recent St Andrew's Church which hold a prominent position at the junction of Watling Street and Marlowe Avenue.
- Although not a building, the Dane John Mound is a man-made structure and is considered to be of landmark quality.

Views

- There are three views of local importance and one view of city-wide importance within the character area.
- The local views are kinetic views of the Cathedral's Bell Harry Tower from St Margaret's Street and Castle Street and a static view of the bell tower from the garden of the Marlowe Kit (the 14th century Poor Priest Hospital)
- The view of city-wide importance is the panoramic view of the medieval city and its setting from the top of the Dane John Mound.



Panoramic city-wide view from the elevated Dane John Mound

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FURTHER INFORMATION AND SOURCES

Other Positive Features

- The bandstand within the Dane John Gardens makes a positive contribution to the character of the pleasure gardens.



There are near continuous views of the Cathedral's Bell Harry Tower of the cathedral from Castle Street and St Margaret's Street, this view is from Castle Street close to the junction with Hospital Lane

AUDIT OF BUILT HERITAGE ASSETS

- There is a high density of listed buildings within the character area including the majority of buildings along Castle Street and St Margaret's Street.
- The Dane John Gardens are a registered park and garden of special historic interest, the only one in the whole of Canterbury.
- There are three locally listed buildings in the character area, the White Hart and the Cardinals Cap pubs and the Boer War Memorial in Dane John Gardens.
- The majority of the remaining buildings are positive.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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DESCRIPTION OF AREA

This character area covers the south-eastern part of the medieval city extending both sides of St George's Street to include Burgate to the north and Watling Street to the south. Badly bombed in the Second World War, the area is largely of post-war or more recent date with the Whitefriars Shopping Centre being early 21st century. Historic buildings mainly survive at the fringes of the character area including the city wall and along Burgate. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Although badly bombed during the war and significantly changed in the decades that followed, this area remains a part of the historic medieval walled city.
- Special interest is drawn from the surviving medieval street plan north of St George's Street where also the greatest density of listed buildings survives
- Significance is also drawn from the street names retained to the south of St George's Street (including Rose Lane and Gravel Walk) although the road alignment in this part of the character area has been eroded.
- Special interest is also drawn from the two highly significant medieval church towers in the character area which serve as focal points in the streetscape.
- There are areas of positive public realm within the area which contribute to its special interest, in particular the broad width of St George's Street and the walk along the city walls.



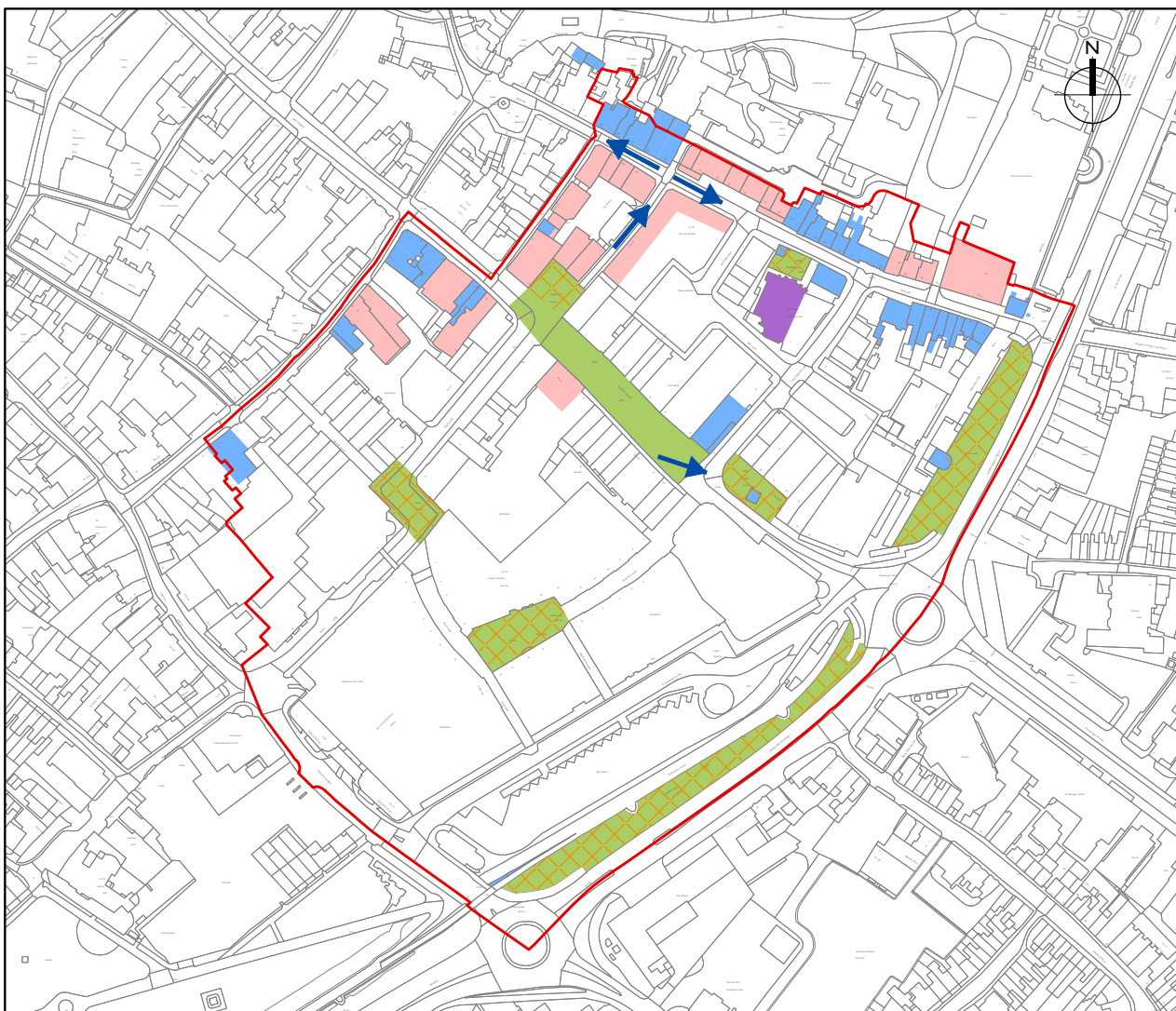
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 6
WHITEFRIARS

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- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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HISTORIC DEVELOPMENT

St George's Gate (or Newingate) is of Anglo-Saxon origin. The gate was rebuilt in 1483 in a similar style to the Westgate and superseded Ridigate (through which Watling Street entered the city) as the main point of entry to the city from Dover.

The towers of the medieval churches of St Mary Magdalene, in Burgate, and St George the Martyr, in St George's Street, survive but the churches themselves have been lost.

The area to the south of St George's Street was the site of an Augustinian Friary (1325–1538), the buildings of which lay over Roman buildings and streets. At the Dissolution the Friary buildings were either demolished or converted to town houses.

After the construction of New Dover Road, which entered through St George's Gate, the gate was found to be too narrow and was demolished in 1801.

One of the semi-circular bastions on Burgate Lane was adapted as a reservoir and continued in that use until 1845, when it began to be used as a Zoar Chapel.

The surviving Friary buildings were purchased for the construction of the Simon Langton Grammar Schools in 1878.

This part of the city was largely destroyed by the 'Baedeker' air raids in 1942 and plans for redevelopment were quickly drawn up. Although not implemented, the area was designated as a Comprehensive Development Area and most of the surviving buildings and structures were cleared to enable reconstruction. This included remnants of the Whitefriars buildings, although the precinct wall survived until the 1960s.

The area south of St George's Street was again redeveloped in the early 21st century with the construction of the new Whitefriars Shopping Quarter.

CHARACTER ANALYSIS

Archaeology

- There are four Scheduled Monuments within the character area; part of the medieval city walls, the church towers of St Mary Magdalene's and St George the Martyr (both also Grade II listed) and a Roman site in Butchery Lane
- The character area also lies entirely within the city's Area of Archaeological Importance.
- There is therefore significant archaeological remains present within the character area and very high potential for further remains not yet uncovered.

Land Use

- The principal land uses within the character area are retail and restaurant as to be expected within the heart of the town centre.
- There are some secondary office and residential uses to upper floor levels and along Burgate Lane.
- Service yards and car parking also feature, between St George's Street and Burgate.

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FURTHER INFORMATION AND SOURCES

Street and Plot Pattern

- The majority of the character area has lost its medieval plot pattern although the approximate alignment of many of the historic streets survives.
- The area consists of three roughly parallel streets; Burgate, St George's Street and Watling Street, each once terminating in a city gate.
- Burgate and St George's Street are connected by a series of narrow lanes, Butchery Lane, Longmarket (on the alignment of the former Corn Exchange), Iron Bar Lane, Canterbury Lane and Burgate Lane although the alignment is almost all that survives and even that has been eroded on those south of Longmarket.
- South of St George's Street there has been even greater erosion of the historic layout with only the approximate alignment of Rose Lane and Gravel Walk surviving.
- Burgate is the only street in the character area to retain any of its historic narrow-fronted plot pattern.

Scale and Mass of Buildings

- The buildings in the character area are generally three to four storeys, however there is great variation in the massing and footprint of buildings.
- The buildings of the Whitefriars Shopping Quarter have large footprints and are generally taller in height but have an interest and varied roofline. The area between Longmarket and Burgate Lane has similarly large footprint buildings which are generally flat roofed.
- St George's Street has similar large footprint buildings but is broken into smaller units at ground floor level.

- Burgate generally retains its historic character of terraced buildings, particularly along the north side and south-eastern end. The buildings are no taller than three storeys with a variety of pitched roofs and gables forming the roofline.

Building Materials, Style and Architectural Details

- The most historic buildings and structures in the area, namely the medieval church towers and city wall, are constructed in stone and flint.
- Other buildings are predominantly brick, mainly red but with some other colours.
- Some historic buildings have been refronted with only a small number of half-timbered jettied buildings surviving.
- Some historic buildings are rendered or painted in pale white or cream.
- Clay-tiled or slate pitched roofs sometimes with parapets.
- The modern buildings have alternative materials in addition to the traditional brick including cladding panels and concrete; these are not characteristic of the conservation area as a whole. These buildings also have little architectural detailing, limited to simple gables, dormers, panels or details of contrasting materiality.
- Historic buildings also have relatively modest detailing including timber-framed sash windows, timber doors, historic shop frontages and dentilled, projecting eaves.

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FURTHER INFORMATION AND SOURCES

Green Spaces, Trees and Vegetation

- The urban nature of the character area means that there is very little green space and very limited soft-landscaping and vegetation.
- The site of St Mary Magdalene's Church is a small lawned public garden.
- There are a number of trees in the centre of St George's Street and edging the bus station.
- The outer edge of the city wall is also lawned, providing a soft buffer to the ring road.

Public Realm

- Due to the lack of green space, the majority of the public realm in the character area is hard surfaced. Finishes vary and include cobbles in Burgate, brick setts in St George's Street and stone paving within the Whitefriars Shopping Quarter.
- There are a number of public squares; Longmarket Square, on the site of the historic corn exchange, Clock Tower Square, on the site of St George the Martyr's Church and Rose Square and Whitefriars Square within the shopping quarter.
- In addition, St George's Street is a generous avenue and the walkway along the city wall formed by St George's Terrace and Burgate Lane provides further quality public space.
- The car parks and service areas between St George's Street and Burgate are of low quality and detract from the appearance of the area.

Movement and Activity

- As the principal uses of the area are retail and restaurant, the character area is bustling and lively with pedestrians. The majority of the area is free from vehicles during the daytime enhancing the pedestrian activity.
- The service yards and car parking areas between St George's Street and Burgate have much less activity.
- The bus station parallel with St George's Terrace is by the nature of its use a busy vehicle environment as is Watling Street due to the presence of multiple car parks.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- The landmark buildings in the area consist of the two medieval church towers, St George the Martyr's and St Mary Magdalene's, and the Victorian, Catholic church of St Thomas.

Views

- There are four views of local importance in the character area, all towards the surviving historic buildings both inside and outside the sub conservation area.
- The view toward the cathedral is of its south transept from Longmarket.
- There is a glimpsed view of Christ Church Gate from Burgate and views of the St Mary Magdalene Church tower.
- There is also a view from St George the Martyr's Church tower from St George's Street.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of the medieval St Mary Magdalene Church tower from Burgate

AUDIT OF BUILT HERITAGE ASSETS

- Despite the majority of the character area containing post-war or modern buildings, there is a reasonable number of listed buildings in the area. These are mainly focused in Burgate but also include the two church towers, the Zoar Chapel and a post-war retail building on St George's Street.
- There is one locally listed building, St Thomas's Church.
- Some of the other buildings in the area are positive, mainly sensitive, post-war reconstructions in Burgate, Longmarket and Butchery Lane.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area is located immediately to the south-east of the medieval city walls and covers the north western half of Old Dover Road up to the railway line. It also includes the predominantly residential streets around Old Dover Road including Dover Street, Cossington Road, Vernon Place and Oaten Hill. The character area is within the Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The character area contains three significant, historic routes into the city, Old Dover Road, Oaten Hill / Dover Street, and New Dover Road. Old Dover Road is of Roman origin.
- The location of this character area outside the city walls means that it has associations with activities which could not take place within the city walls including cattle and oat markets of ancient origin, and the location of executions.
- Special interest is also drawn from historic associations with the 11th century nunnery, St Sepulchre's.
- The character area also demonstrates the Victorian residential expansion of Canterbury in the mid-19th century, which was directly related to the arrival of the railways in the early-19th century.



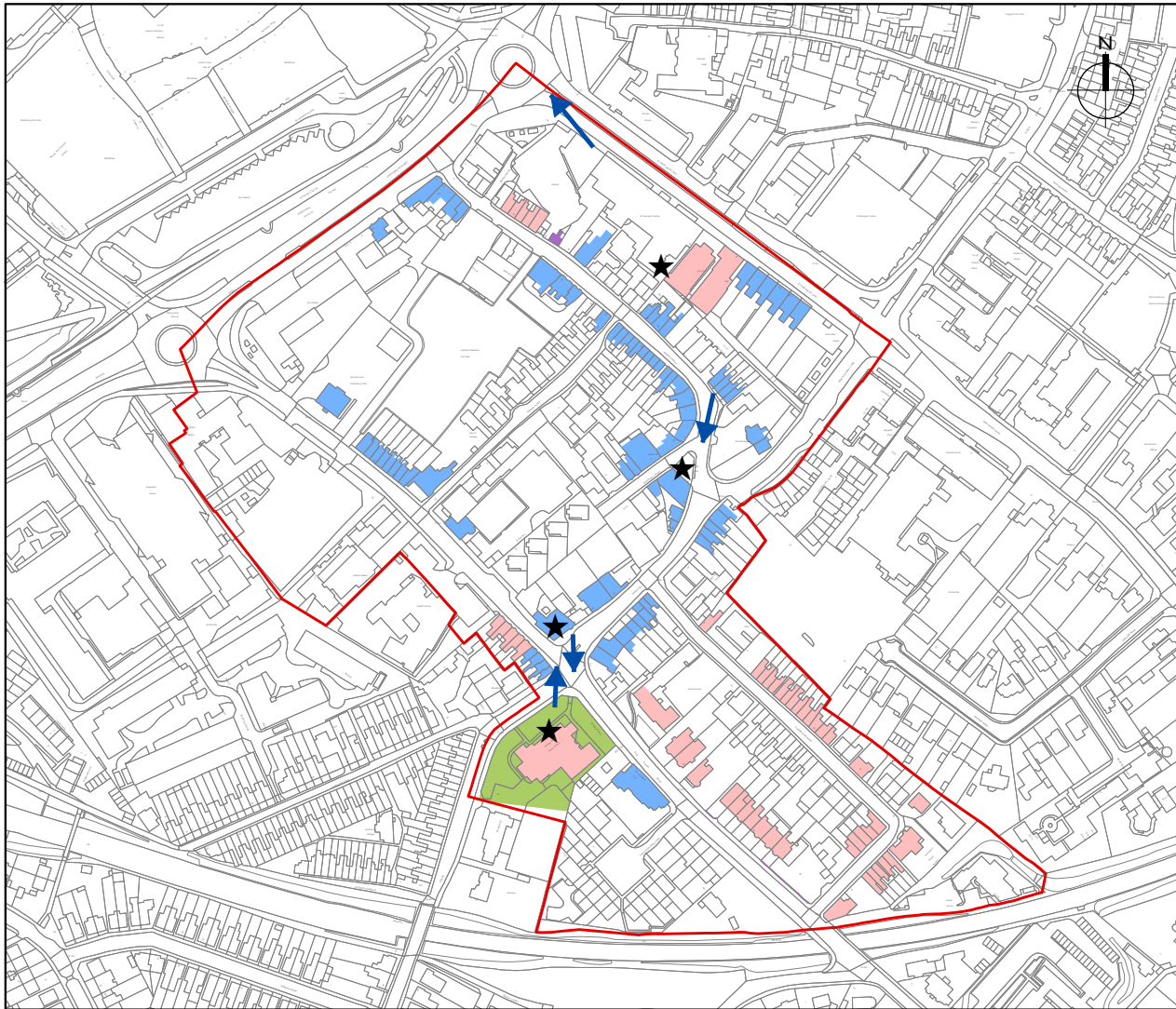
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 7
OATEN HILL AND
OLD DOVER ROAD
(NORTH-WEST)

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
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HISTORIC DEVELOPMENT

The character area features three historic routes between Dover and Canterbury: the first being Old Dover Road, which dates to the Roman period and entered the city through Ridingate.

The second route diverged from Old Dover Road at Oaten Hill and entered the city along Dover Street at Newingate (later known as St George's Gate). This is the only gate of Anglo-Saxon origin.

The third route, New Dover Road, which also entered the city at St George's Gate, dates from 1790 and was built to assist the stagecoach service.

Two of Canterbury's oldest hostelries still remain close to these routes, the Flying Horse and the Cross Keys.

The area was historically associated with a cattle market which took place in the vicinity of the city wall, to the south of St George's Gate, for over a thousand years.

Oaten Hill derives from an oat market that existed in the Middle Ages; it also served as the city's place of execution until the 18th century.

The area now partly occupied by Cossington Road was historically occupied by St Sepulchre's, a small Benedictine nunnery, founded in the 11th century; a group of former convent buildings survived on the site until the early 19th century remembered today in the name of nearby Nunnery Fields.

St Mary Bredin Church was built in 1957, replacing a previous church of the same dedication in Rose Lane.

The construction of the ring road just outside the city walls in the 1960s dramatically changed the relationship of this character area to the city within the walls. It also resulted in several larger scaled buildings in particular along Upper Bridge Street, Upper Chantry Lane and St George's Place.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The character area is almost entirely within the city's Area of Archaeological Importance. There is therefore high potential for archaeological remains to be present within the character area, as well as outside the Area of Archaeological Importance.

Land Use

- The character area comprises a range of uses including residential, commercial, office, retail, institutional and religious.
- There is a high proportion of residential use primarily along Oaten Hill, Vernon Place, Dover Street and Cossington Street.
- The commercial and office presence is primarily larger developments along Upper Bridge Street and St George's Place but there are some smaller commercial buildings including several historic public houses.
- There are also several institutional or civic buildings such as the police station and the fire station, both on Upper Bridge Street / Old Dover Road.

- There is a retail presence along Oaten Hill and at the north end of Dover Street.
- Religious buildings consist of St Mary Bredin on Old Dover Road and the Baptist Church on St George's Place.

Street and Plot Pattern

- Due to bomb damage sustained during the Second World War and modern infill, the plot and street pattern has deteriorated in places and the character area, therefore, has a mixed character.
- The principal streets are Old Dover Road, Upper Bridge Street, St George's Place and Upper Chantry Place. Oaten Hill and Dover Street are also historically important routes although today have a less dominant presence in the street layout.
- The character and historic plot pattern of streets like St George's Place and Upper Bridge Street has been eroded by modern, large-scale commercial development; Lower Chantry Lane was widened in 1957 and St George's Place was widened to a dual carriageway in 1969 meaning many of its historic buildings were lost although some of the Regency terraces on the south side survive.
- Old Dover Road retains several groups of historic buildings including terraces and detached buildings but has also been affected by the post-war introduction of surface car parking and modern infill development at the south end (Nos.58–66), which does not respect the historic building line or plot pattern.
- Oaten Hill, Vernon Place, Dover Street and Cossington Street retain a good proportion of their historic fine-grained plot pattern and buildings.

Scale and Mass of Buildings

- The residential buildings are generally two to three storeys and are fine in grain.
- Modern development buildings along Upper Bridge Street, Upper Chantry Lane and St George's Place are larger in scale and massing, such as the Fire Station and St George's Centre, and not characteristic of the historic character.
- Elsewhere in the character area there are buildings with inappropriate scaling relative to their street and surrounding historic context. The exception is St Mary Bredin Church, whose tower is taller than surrounding buildings but is appropriate due to its use.

Building Materials, Style and Architectural Details

- The area comprises busy roads lined with modern commercial development as well as smaller side streets with early 19th houses or Victorian terracing and therefore incorporates a wide variety of materials and detailing, only those of historic value and which contribute to the special interest are included below.
- Brick and render are the most common materials used; other materials include hung-tile detailing and jettied, timber-framing; the roofs of historic buildings are generally clay tiles.
- Contrasting brick detailing including string courses, quoins, window heads and door surrounds.
- Gable ends.
- Bay windows.
- Timber-framed sash windows.
- Round-arched or canopied entrances.

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FURTHER INFORMATION AND SOURCES

- Timber doors.
- There are early 19th century shopfronts surviving on Dover Street.

Green Spaces, Trees and Vegetation

- St Mary Bredin is set within a large churchyard with lawns and mature trees, otherwise there little open green space within the character area.
- There are some trees and shrubbery in the central reservation of St George's Place and there are also some trees at intervals along Upper Bridge Street and planting on the roundabouts; however this does little to soften the urban and trafficked character of these routes.
- Other trees and soft landscaping is generally limited to private spaces.
- The buildings on the north-east side of Old Dover Road, south of the junction with Oaten Hill, are set back and have soft-landscaped front gardens including some mature trees and hedges.
- Trees also feature heavily at the southern edge of the character area screening the railway cutting and forming the boundary of No.68.
- Nos.3 and 4 Upper Chantry Lane has a generous and well-treed garden and there are other trees visible in Oaten Hill Place and Cossington Road.

Public Realm

- Due to the minimal provision of public open space, the public realm is restricted to the streets. These are of mixed quality as they include the busy routes of St George's Place and Upper Bridge Street which have a poor pedestrian environment and modern street furniture and signage.

- Elsewhere there are historic-style lampposts and York stone paved surface treatments and granite kerbstones.

Movement and Activity

- St George's Place is dominated by traffic and Upper Bridge Street features a busy dual carriageway, which was constructed between 1966 and 1969 forming part of the ring road.
- Oaten Hill and Old Dover Road are important transport routes historically and remain well-used by both vehicles and pedestrians.
- The more secondary streets such as Vernon Place, Dover Street and Cossington Road are residential in character and are therefore quieter and do not experience much traffic.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- The maltings, a mid-19th century oast with two kilns, features as a prominent building at the junction between Dover Street, Oaten Hill and Upper Chantry Lane.
- The Cross Keys is a prominent building on the corner of the junction between Old Dover Road, Oaten Hill and Nunnery Fields when approaching the city along the Old Dover Road.
- The Church of St Mary Bredin and its distinctive tall tower lies at the same junction.
- The Baptist Church which sits in the centre of St George's Place is distinctive as one of the remaining historic buildings on the street, although it is dominated by the adjacent larger-scaled buildings.

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Views

- Despite its relatively close proximity, there are few views of the cathedral from this character area; there is one distant view of Bell Harry Tower from the north end of St George’s Place.
- There are three local views in this character area: a view of the maltings from the junction of Dover Street with Oaten Hill; a view of St Mary Bredin at the junction between Old Dover Road and Oaten Hill and a view of the Cross Keys from the same junction.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of St Mary Bredin from the junction between Oaten Hill and Old Dover Road

AUDIT OF BUILT HERITAGE ASSETS

- The character area has several listed buildings, these are concentrated along Dover Street, Oaten Hill and Old Dover Road and include 18th century brick houses, to timber-framed buildings refaced in the 18th century and an 18th century public house.
- There are two locally listed structures, remains of the boundary wall of St Sepulchre’s along Old Dover Road and No.55 Dover Street.
- Many of the remaining Victorian terraces, not listed or locally listed, have been identified as positive buildings.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER
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DESCRIPTION OF AREA

This character area is centred on the St Augustine's Abbey precinct with the King's School and Christ Church University campuses to its north. The rest of the character area, to the east and south contains fine-grained streets of terraced buildings except for along St George's Place and the ring road where the historic grain has been eroded. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- This is an area of great historical and archaeological importance and is of significant special interest for containing the remains of St Augustine's Abbey, birthplace of English Christianity.
- Founded in the 6th century, the Abbey site contains the earliest remains of a Saxon monastic community in southern England. The abbey complex remains dominant within the area forming an important open space and visitor attraction.
- Parts of the former abbey site are now in use by two important Canterbury institutions, King's School and Christ Church University.
- The area also contains the medieval St Paul's Church, which lies on the former Roman road from Canterbury to Richborough, special interest is derived from the aesthetic and historic value of the church.
- As well as containing high status buildings such as the church and remains of the abbey, in particular the two gateways, special interest is drawn from the more diminutive and fine-grained buildings which occupy many of the surrounding streets.
- There are also important green spaces within the character area from which are drawn special interest as well as amenity value, these include the Lady Wootton's Green, historically and physically connecting the cathedral and abbey, and the former graveyard in Longport.



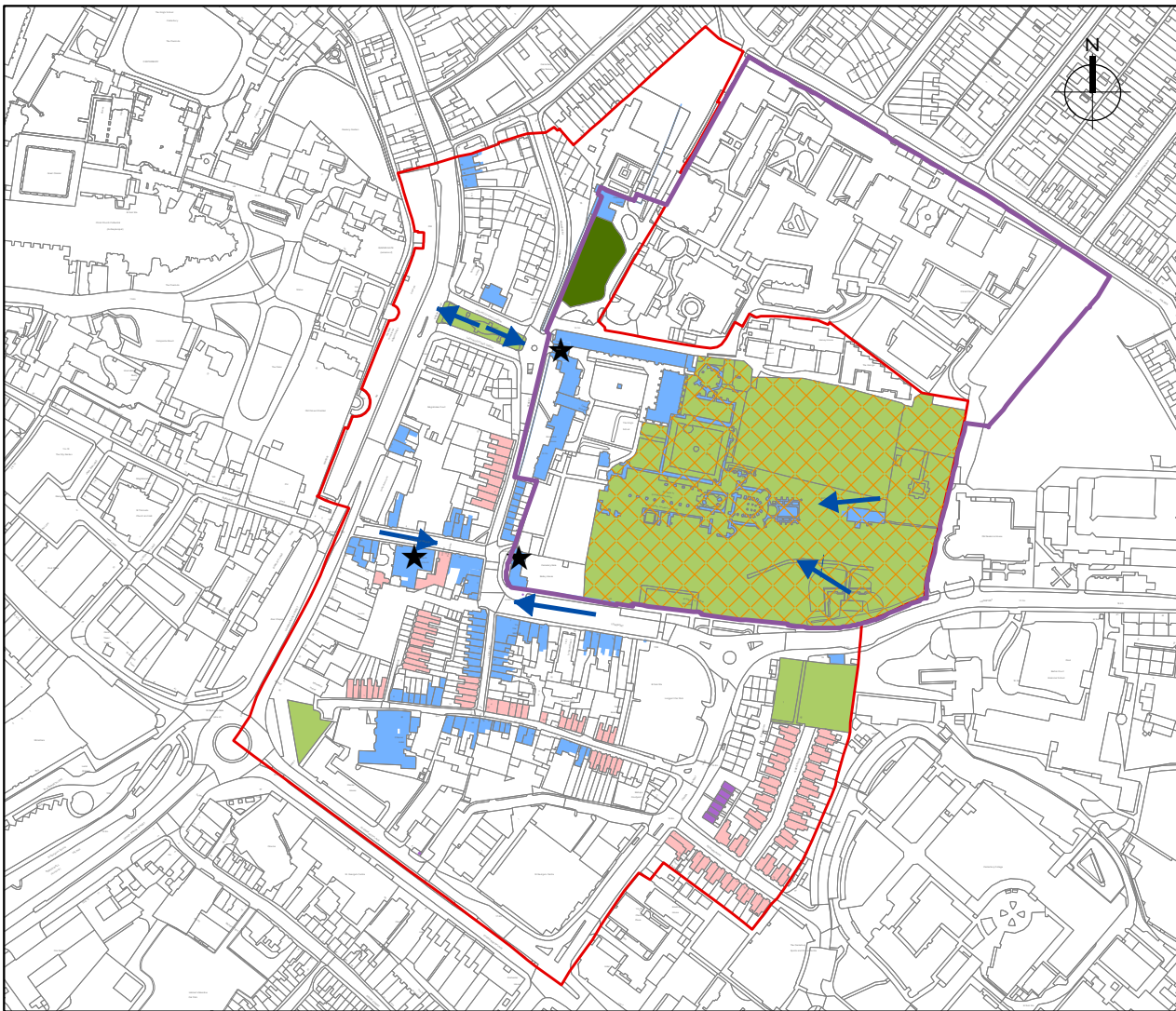
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ST AUGUSTINE'S
ABBEY AND
LONGPORT

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- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

Note: The Scheduled Monument is mapped on the following page.

This plan is not to scale

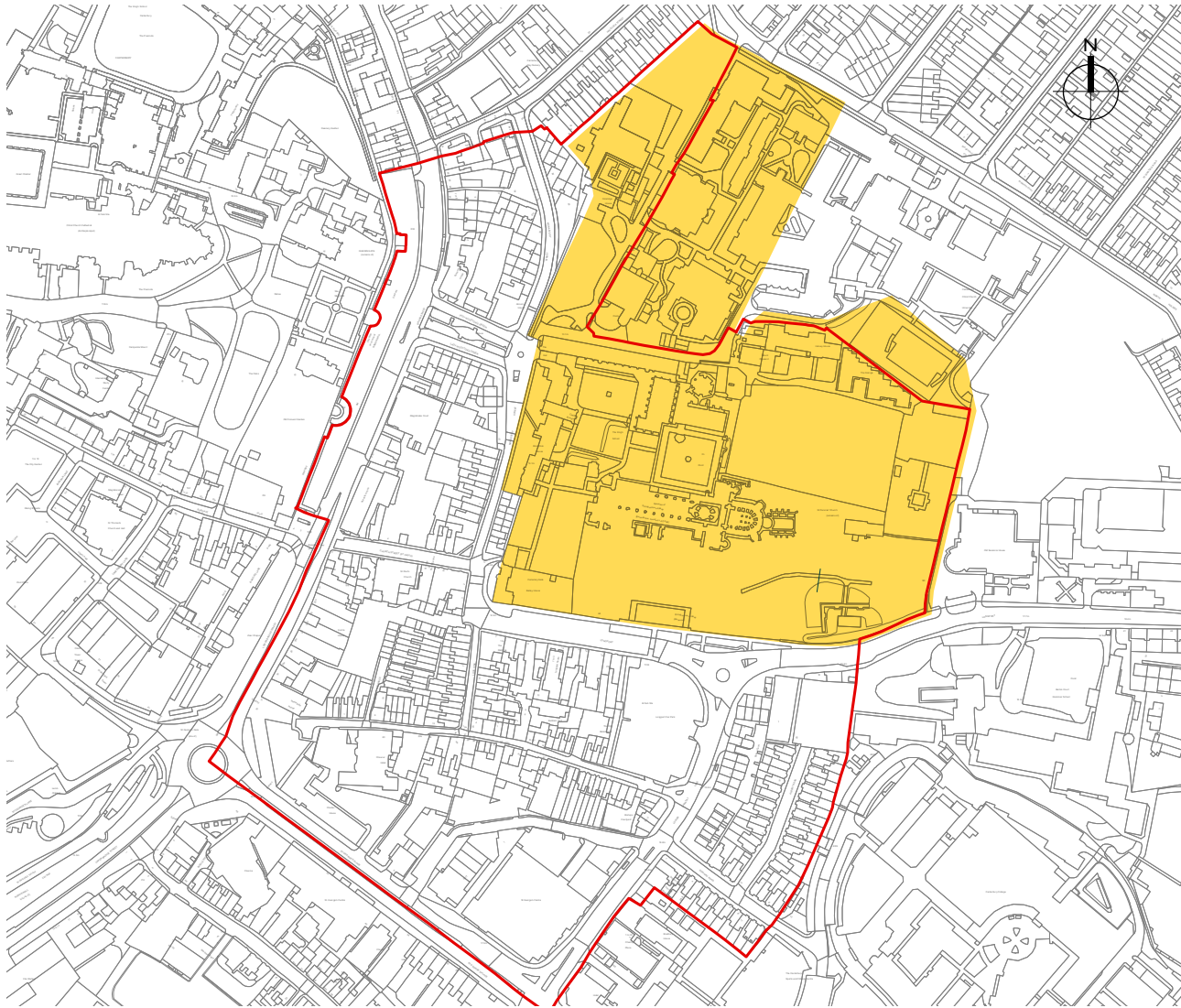
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CHARACTER AREA 8
ST AUGUSTINE'S
ABBAY AND
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■ Scheduled Monument (St Augustine's Abbey)

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HISTORIC DEVELOPMENT

Archaeological excavations indicate that this area has been occupied since the early Iron Age. The site of St Augustine's Abbey has archaeological remains dating to the Late Bronze Age or Early Iron Age.

The Roman Road from Richborough to Canterbury passed through the area, the only surviving part being Church Street St Paul's, which would have continued straight through to St Martin's Hill. The Roman road was diverted southwards via Longport when the Abbey extended its boundary to enlarge the cemetery. As well as cemetery remains and road surfaces, St Augustine's also features a water conduit dating from the Roman period.

St Augustine arrived in Kent in 597 founded his abbey and converting King Ethelbert to Christianity, the first church was dedicated in 613 to St Peter and St Paul, a second church, dedicated to St Mary, was completed in 620 and a third church dedicated to St Pancras, in the early 7th century.

St Pancras Church was rebuilt in the mid-8th century and is the only Saxon structure to survive above ground within the precinct. The walling of both main phases of St Pancras is of re-used Roman brick.

St Augustine's Abbey has evidence for mid/ late Saxon industrial activity.

Longport is likely of Saxon origin, the name probably derived from its use as a long open street market. The origins of Ivy Lane are not known, however it pre-dates Lower Chantry Lane and may have been the western end of the Pilgrim's Way from Dover to Canterbury.

In 978 Archbishop Dunstan refounded the Abbey and added the dedication to St Augustine.

Following the Norman Conquest, a new Norman Abbot was appointed in 1070, Abbot Scolland began rebuilding the monastery in the Romanesque style destroying the Anglo-Saxon church. The abbey church, complete with a cloister, chapter house, infirmary hall and chapel, was largely complete by the early 12th century and stood in the vanguard of architectural developments in Europe.

Lower Chantry Lane originated as New Street in the 11th century, likely renamed after the chantry established there in 1252.

The monastic buildings, to the north of the abbey church, were rebuilt from the 13th century and Abbot Fyndon built a new gate, completed in 1309, this gate remains and is known as Fyndon's Gate.

A further gate, known as the Cemetery Gate, was constructed by the then sacrist Thomas of Ickham in 1390.

Further reconstruction took place in the late 14th and 15th centuries.

The crown retained the complex following the Dissolution and some of the buildings were converted into a royal residence. Although demolition of the church began in 1541, only part of the north wall of the nave was retained along with one of the towers which finally collapsed in 1822. The tomb of St Augustine was destroyed.

Following the reign of Henry VIII, the complex was leased and by 1612 were in the hands of Lord and Lady Wootton. During their occupation, John Tradescant laid out formal gardens over much of the site.

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HISTORIC DEVELOPMENT

In 1659, the Hales family acquired the complex and for the next 150 years used it as a brewery, maltings and public house.

By the mid-18th century, many of the buildings were in ruins.

Parcels of land were sold off for the Kent and Canterbury Hospital (1793) and for the County Gaol and House of Correction (1808) and the remainder sold as 32 separate lots. The complex continues to be primarily in brewery use.

Through the efforts of A J B Beresford-Hope MP and Edward Coleridge the site of the former royal palace was purchased in 1844 "to serve better purposes" and to reunite the former monastic site under single ownership. A series of excavations were carried out to uncover the ruins. Surviving buildings were restored and converted into a missionary college with new buildings being erected by the architect William Butterfield between 1844 and 1848, some sited on medieval foundations. The Chapel incorporates an Early English structure on a vaulted undercroft and the Library is raised on the undercroft of the former abbot's hall.

In the 1860s, the Abbey kitchen, refectory and cloisters were excavated, before the area was turned back into a garden.

The site of the former monastic church was eventually acquired in 1900. Excavations began with the St Pancras Chapel.

Butterfield's buildings still survive and were acquired by the King's School in 1948.

Following discussions with the then Ministry of Public Buildings and Works, the ruins of the abbey were taken into public guardianship in 1938. The hospital was closed in 1937 and was subsequently used as a technical college, upon expiry of the lease in 1971 the site was excavated and turned into municipal gardens.

The northern part of the Abbey site, the former outer court of the Abbey, was sold in 1961 for the development of a teacher training college, now the Canterbury Christ Church University.

In 1997 as part of the celebration of the 1,400th anniversary of the arrival of Augustine in Kent a new Museum and Visitor centre was constructed at the Abbey.

The Museum and Visitor Centre was opened in 1997 in alignment with the medieval precinct wall.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- The character area contains the highly significant remains of St Augustine's Abbey, which are a Scheduled Monument. The area is also entirely within the city's Area of Archaeological Importance.
- There are significant archaeological remains present within the character area and very high potential for further remains not yet uncovered. Archaeological finds exist relating to the Late Bronze Age or Early Iron Age and the Roman period. There is also evidence for mid/ late Saxon industrial activity in the outer court area.
- The most significant archaeological evidence relates to the development of the Saxon and medieval Abbey of St Augustine, particularly the 7th century church of St Pancras, as well as fragments of the magnificent new church and monastic buildings erected by the Norman abbots and their successors. The site is significant in containing the earliest remains of a Saxon monastic community in England.

Land Use

- This character area is one of mixed use including education, residential and retail.
- The educational uses comprise Christ Church University and King's School campuses to the north and east of the area. There are also several modern university buildings along St George's Place.
- Residential is the other predominant use within the character area focussed along Love Lane, Ivy Lane,

Longport, Monastery Street and Edward and Albert Roads.

- The remains of St Augustine's Abbey are a visitor attraction and therefore are nominally in leisure / cultural use.
- St George's Place contains a supermarket and Longport has several ground floor retail units.
- Other uses include commercial / office uses along Lower Bridge Street and Lower Chantry Lane.

Street and Plot Pattern

- The street pattern of the area is irregular. To the east is Lower Bridge Street, part of the ring road and the southern edge of the area is formed by St George's Place. The historic plot pattern of these streets has been eroded following bomb damage and post-war clearance, the plots are large and the grain coarse, although some fine-grained historic plots survive in both.
- Lower Chantry Lane has also been eroded although the eastern side retains a fine grain, to the west is a large surface car park.
- The broad width of Longport is characteristic of it being a historic market street, the plots are varied but generally narrow and deep.
- The former abbey site partly built over to become Christ Church University and King's School govern the layout of the area, the precinct wall forms the north side of Longport and part of the east side of Monastery Street. The buildings generally have relatively large and irregular footprints interspersed with open space.
- Other streets, which are in residential use, have regular plots of terraced buildings, although there is some variation in width on Ivy Lane in particular. Plots are generally small with narrow street frontages.

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FURTHER INFORMATION AND SOURCES

Scale and Mass of Buildings

- Buildings in the character area are generally two to three storeys, the exceptions are the two gateways into the former abbey which are taller in height and are therefore focal points.
- The post-war commercial and university buildings along Lower Bridge Street and St George's Place are also taller in height and have larger footprint and massing, however these are not characteristic within this character area.
- The rooflines are varied due to the different ages of buildings within streets however there is some consistency within Albert and Edward Roads, Ivy Lane and Love Lane where the buildings are more diminutive.

Building Materials, Style and Architectural Details

- Principal building material is red brick with higher status buildings and structures including those associated with the former abbey and St Paul's Church in stone or flint.
- Some painted brick and render.
- Clay-tiled hipped or pitched roofs.
- Some slate roofs.
- Jettied front elevations.
- Half-timbering.
- Timber-framed sash windows.
- Leaded windows.
- Bay windows.
- Simple classical doorcases, including round-arched or with canopies.
- Timber doors.
- Decorative brick and plaster work in Albert and Edward Roads.

Green Spaces, Trees and Vegetation

- The character area contains extensive green open space, a mix of both public and private. The remains of St Augustine's Abbey form the biggest open space with, lawns and banks of mature trees between visible archaeological remains, and a more formal garden to the east. Although open to the paying public the space is identified as private as it is not a freely accessible public space.
- A large playing field associated with the King's School and a garden within the grounds of Christ Church University form the other main private green spaces within the character area, although there are also generous gardens within the school complex.
- Public open space is more limited. Lady Wootton's Green is a public garden important for being the physical and historic connection between the cathedral and the abbey. A small former graveyard at the junction of Lower Chantry Lane and Longport has also been converted into a public garden enclosed by mature trees shielding it from the surrounding busy roads.
- There are few street trees, most being within the private or public open spaces, however visible foliage is a characteristic feature of many parts of this character area, particularly the northern half.
- The residential streets in the southern half of the area are much less green with few trees or visible soft landscaping.

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FURTHER INFORMATION AND SOURCES

Public Realm

- The streets within the character area form its public realm, as they are generally narrow so are the pavements, particularly along Love Lane and Ivy Lane, where in some places there is only a pavement on one side. Longport is broader and has comparatively wider pavements.
- Lady Wootton's Green is an important piece of public space, the central garden with generous pavements on either side.
- Lower Bridge Street and St George's Place are busier arterial routes and therefore although the pavements are more generous, they are not pleasant public environments.
- The surfaces are mixed with historic York stone slabs and granite kerbs to brick setts and concrete slabs.
- Street furniture is a mix of historic or historic style within the majority of the character area with modern lampposts and other items limited to Lower Chantry Lane, Lower Bridge Street and St George's Place.

Movement and Activity

- The educational uses of the school and university and tourist attraction of the abbey site mean the area is active with pedestrians in particular.
- Lower Bridge Street and St George's Place and to an extent Lower Chantry Lane are busy modern vehicular routes and do not present a pleasant pedestrian experience.
- The residential streets, particularly Albert and Edward Roads to the east of Lower Chantry Lane, are quieter with less movement and activity.

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FURTHER INFORMATION AND SOURCES

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark buildings

- There are three landmark buildings within the character area which are focal points within the townscape, these are the medieval St Paul's Church (earliest fabric dating to the 13th century), the 13th century Fyndon's Gateway and 14th century Cemetery Gateway.

Views

- There are various views of local importance from within the English Heritage managed parts of the St Augustine's site including from the medieval campanile mound at the south-east corner of the site looking across the Abbey ruins showing the Cathedral's Bell Harry Tower distinctly on the horizon.
- There is also a view of local importance to the north-east of the Abbey ruins looking towards the former Lady Chapel, the Victorian missionary college buildings and showing Bell Harry on the horizon.
- There are several other views of local importance within the character area, beyond the Abbey ruins including the view along Church Street St Paul's taking in St Paul's Church and terminating with the Cemetery Gate of St Augustine's Abbey.
- Another view of local importance beyond the Abbey ruins is the view west along Longport terminating with the pedimented Royal Inn.
- Finally, there are views from Lady Wootton's Green, looking east towards Fyndon's Gateway and west to the Cathedral's Bell Harry Tower seen above the city walls; the ring road detracts from the experience of the latter in particular from this position.



This important local view looks along Church Street St Paul's towards the Cemetery Gate of St Augustine's Abbey with St Paul's Church to the right

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.

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AUDIT OF BUILT HERITAGE ASSETS

- There are a number of highly significant listed buildings within the character area including the Grade I listed Fyndon's Gate, Cemetery Gate and remains of the Saxon St Pancras Church. There are also many other listed buildings in the fine-grained terraced streets dating from the 16th to early 19th centuries.
- The Almshouses in Lower Chantry Lane are the only locally listed buildings within the character area, with many of the remaining buildings being positive or neutral.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

St Martin's character area is a suburban character area to the east of the city centre. It is centred on St Martin's Hill and also includes St Martin's Church and Querns Windmill. The character area has the same boundary as the Canterbury, St Martin's Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The character area is of special interest for its link with Roman Britain; St Martin's Hill was an early, and significant, early Roman road, and St Martin's church contains late Roman and Anglo-Saxon fabric.
- The church has been in use as a church since the 580s and may be the oldest continuously used Christian site in England; its importance is reflected by its inclusion on the UNESCO World Heritage Site List in 1988.
- The area has significant historic associations with the arrival of St Augustine from Rome in the 6th century.
- The character area has a village character derived from the concentration of buildings in a 'high street' arrangement along St Martin's Hill, the spacious plot sizes and the presence of a church and graveyard.
- The early 19th century former HMP Canterbury is a landmark building, owing to its historical importance and visual prominence within the character area.
- The early 19th century windmill at the eastern extent of the character area is a distinctive landmark feature both in the character area and beyond.



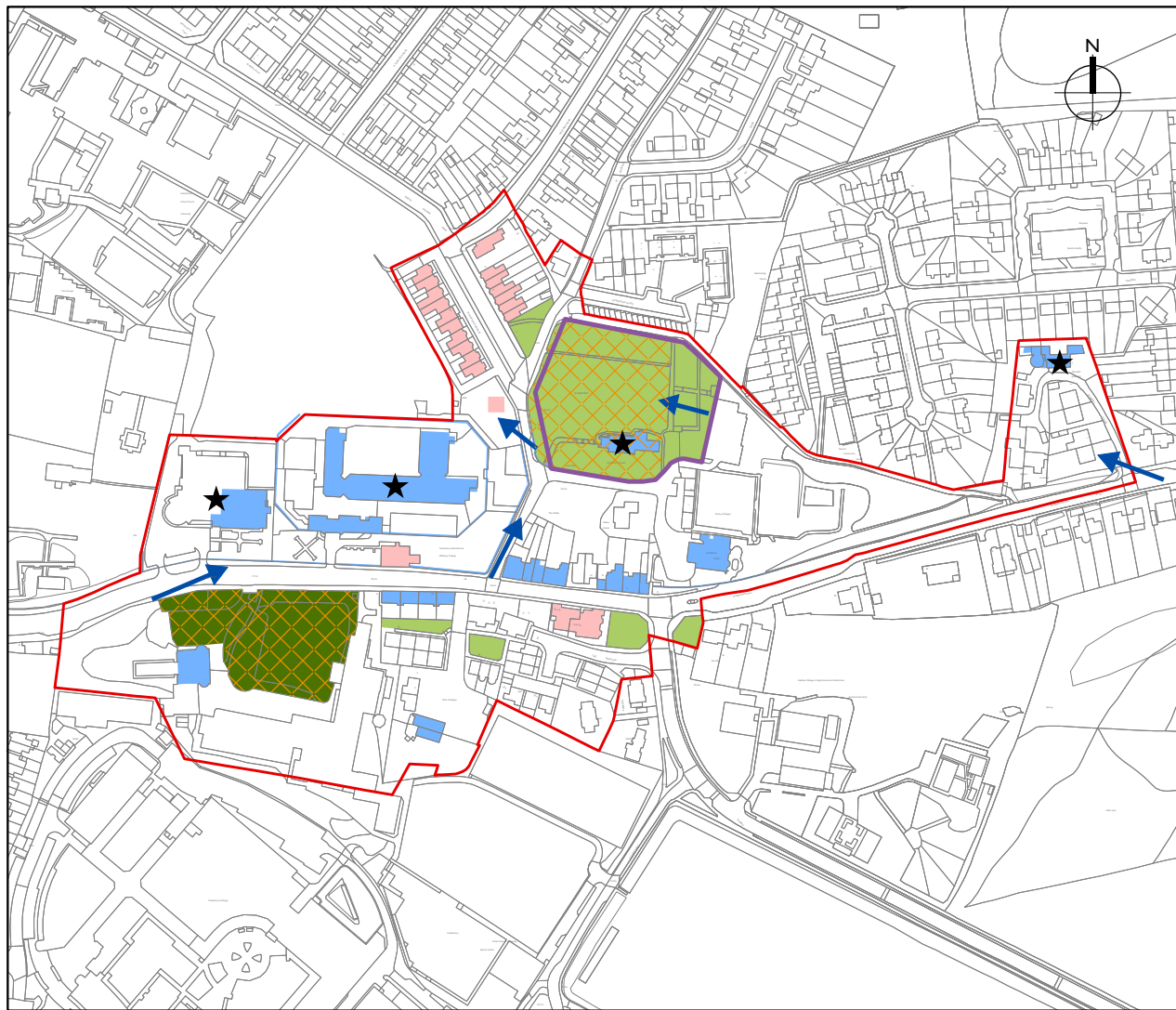
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CHARACTER AREA 9
ST MARTIN'S

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- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
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HISTORIC DEVELOPMENT

St Martin's Hill and the original line of Longport were part of one of the earliest and most important Roman roads in Britain, linking the Port of Rutupiae (Richborough) with Canterbury and London.

St Martin's Church dates back to a building that St Augustine and his followers worshipped at on their arrival from Rome in 597. The church has been in use as a church since Queen Bertha arrived from her Frankish homeland in the 580s and therefore, is probably the oldest continuously used Christian site in England.

The earliest part of the church, comprising the western part of the chancel and an area beneath the present nave, contains Roman bricks, some of which were re-used. This is the building that was likely converted or rebuilt for Queen Bertha.

In around the 7th century, the western half of the original church was replaced by the present nave.

St Martin's Church served as a church of the royal borough or 'ville' and, at the end of the Saxon period, became briefly the seat of a suffragan bishop (who assisted the archbishop). One of its bishops, Eadsige, became archbishop in 1038 and later crowned Edward the Confessor in 1043.

The east end of the chancel of St Martin's probably dates to the 12th or 13th century and the tower to the 14th century.

The church has a fine timber lychgate dating to 1844.

The former HMP Canterbury was designed by architect George Byfield; the entrance lodge, perimeter walls and Octagon building were completed in 1808. The wings were constructed in the mid/ late 19th century.

HISTORIC DEVELOPMENT

The tower windmill, Querns Windmill, was built in 1817 by John Adams; it was in use until 1890.

The windmill was bought in 1920 by Mr Cozens, a Canterbury builder, who restored the tower and extended the property to include a house known as Querns.

CHARACTER ANALYSIS

Archaeology

- The character area lies almost entirely within the city's Area of Archaeological Importance (to just east of St Martin's Priory). There is high potential for archaeological remains to be present in the character area as well as beyond the Area of Archaeological Importance.
- Although later vaults and burials have destroyed much early fabric at St Martin's, excavations have demonstrated that the early church was of two phases of construction (late Roman and 7th Century). The church therefore has significant archaeological value in preserving important late Roman and Anglo-Saxon fabric

Land Use

- The character area is a mix of residential and institutional use.
- Towards the east end of the character area many of the buildings are in residential use, whilst towards the west end the buildings are institutional such as the former East Kent Sessions House, now used by Christ Church University, the former HMP Canterbury and Barton Court Grammar School.
- Religious uses are historically very important within this character area and this use remains in the form of St Martin's Church and St Martin's Priory.

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FURTHER INFORMATION AND SOURCES

Street and Plot Pattern

- The principal route within the character area is St Martin's Hill, which lies roughly on an east-west axis, the incline of the route increases as it heads east before plateauing as it leaves the conservation area.
- At its western end, St Martin's Hill is generous in width and is less enclosed than further east, however there is some sense of enclosure from the boundary treatments and trees which screen much of Barton Court Grammar School from view.
- The end of the road contains the large institutional or historic institutional buildings, such as the former East Kent Sessions House and former Canterbury prison. These occupy spacious plots and are set well back from St Martin's Hill.
- The institutional character of the road lessens as it begins to incline eastwards, being replaced by a village-like character. It contains a small group of fine and medium grained plots featuring semi-detached and terraced buildings, either hard up against the road or behind narrow brick boundary enclosures.
- The route then cuts through the hillside towards its eastern end. Much of the north side of this part of the route is formed by a two metre high brick retaining wall; above the wall are high hedges and dense tree coverage. The southern side, outside the conservation area is lined with detached and semi-detached houses raised high above the road.
- North Holmes Road is a historic route leading to the church, the narrow route heads north from St Martin's Hill and is dominated by the former prison at the southern end. Beyond the street has fine-grained terraced housing including St Martin's Terrace.

- Windmill Close is at the very eastern edge of the conservation area, north of St Martin's Hill, the close leads to the historic windmill and has an irregular plot pattern, established in the later 20th century.
- The character area also contains a footpath leading from the upper part of St Martin's Hill to St Martin's Church.

Scale and Mass of Buildings

- The residential buildings are low in scale, generally two storeys in height, whilst the institutional buildings (historic and existing) are larger in scale and massing; the former prison for example is three storeys high and comprises large blocks or ranges with pitched roofs.

Building Materials, Style and Architectural Details

- The materials palette of this character area comprises red brick (sometimes painted), render or timber weather-boarding; Stone and flint are also represented.
- Bay windows or projecting front bays with gabled roofs.
- Half-timber gable detailing on North Holmes Road.
- Timber-framed sash windows.
- Some historic dormer windows.
- Alternating brick colour for string coursing and quoining.
- The almshouses (John Smith's Hospital) has a modillion eaves cornice, steep peg tile roof and tall chimneys.
- Round-arched entrances.
- Timber door cases with classical pediments or canopies.

PART A CONSERVATION AREA APPRAISAL

PART B DETAILED ASSESSMENT BY CHARACTER AREA

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FURTHER INFORMATION AND SOURCES

Green Spaces, Trees and Vegetation

- The character area has a suburban and leafy character.
- Trees and hedges edge much of St Martin's Hill, particularly the north side and towards the east end and on the south side of the road at the west end, screening Barton Court Grammar School.
- The graveyard to St Martin's Church is a well-preserved green space with mature trees, which is open to the public.
- There is a small grassed area with a bench at the junction of St Martin's Hill and Spring Lane.

Public Realm

- Other than the small grassed area with a bench at the junction of St Martin's Hill and Spring Lane, and the graveyard the public realm is limited to the public streets.
- The surface treatment is generally tarmac and is generally in good condition.
- The public footpath path between St Martin's Hill and the church is overgrown and has detracting boundary treatments. The entrance to the path is directly onto the busy main road of St Martin's Hill.

Movement and Activity

- St Martin's Hill is an important approach to Canterbury from the south-east and is therefore a relatively busy and trafficked route.
- Most streets off St Martin's Hill are in residential use and therefore relatively quiet.
- The graveyard is a pleasant and tranquil space.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- Querns Windmill is a landmark building owing to its height, style and raised position on St Martin's Hill.
- St Martin's Church is an important landmark building, due to its historical association with early Christianity dating back to the 6th century and its strong visual appearances.
- The former HMP Canterbury is notable for its scale and massing and, therefore, visible from St Martin's Hill and North Holmes Road.
- East Kent Sessions House is notable for its grand classical style, scale and is visible in views from the west end of St Martin's Hill.

Views

- There are two views of city-wide importance and three locally important views in this character area.
- The first city-wide view is from the upper terrace in St Martin's churchyard across the whole World Heritage Site, showing St Martin's in the foreground and the Cathedral's Bell Harry Tower in the background, framed by churchyard trees.
- The second city-wide view is the distant view of the Cathedral's Bell Harry Tower through the gap between 5 St Martin's Terrace and former Canterbury prison; the former prison too is of local interest.
- There is a brief view of the listed Querns Windmill looking north-west along down St Martin's Hill just west of the junction with Querns Road and another view upon entering Windmill Close.

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FURTHER INFORMATION AND SOURCES

- The East Kent Sessions House, a landmark building, features in views across St Martin's Hill just to the south-west of the building.
- Kinetic views along North Holmes Road of the listed lych gate of St Martin's Church; this is important as there are no long views of the church itself due the enclosure provided by dense tree screening.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of Querns Windmill looking north upon entering Windmill Close

AUDIT OF BUILT HERITAGE ASSETS

- The character area contains 15 listed buildings, these include the Church of St Martin, which may be the oldest Parish Church in England, an early 19th century, weather-boarded tower windmill and 19th century institutional buildings such as the East Kent Sessions House and former Canterbury prison (both by George Byfield).
- There are no locally listed buildings in the character area.
- Most other buildings in the character area are positive buildings, including the terraced houses in St Martin's Terrace.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This irregularly-shaped character area lies immediately to the north-east of the Cathedral Precincts and city walls. It is broadly U-shaped and comprises the principal routes of Borough / Northgate and Broad Street with Old Ruttington Lane forming the eastern arm. The southern half of Military Road is also included within the character area. The character area is within the Canterbury City Conservation Area and also includes the entirety of the Canterbury (Alma, Clyde and Notley Street) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Northgate takes special interest from the Roman fabric retained in the north wall of the former church of St Mary Northgate, which was built over a Roman gateway and incorporated into the city wall
- The character area has two significant historic associations, first with Archbishop Lanfranc, who built almshouses here at St John's Hospital in the 11th century and second with the Priory of Saint Gregory; fragments of the hospital remain whilst there are no physical, visible remnants of the priory.
- Northgate and Borough are of special interest derived from their mix of buildings dating from the 15th to 20th centuries, the west half of Northgate is of particular aesthetic interest due to its rich variety of materials and architectural features; the remaining historic shopfronts on this street also add further special interest.
- There are a number of historic shopfronts remaining along Northgate.
- The streets of Victorian terraced or semi-detached housing in this character area are illustrative of the expansion of this side of the city in the 19th century following the development of the military barracks.
- The character area has several open green spaces, including one spacious and historic area around the former Church of St Gregory which is of special interest.



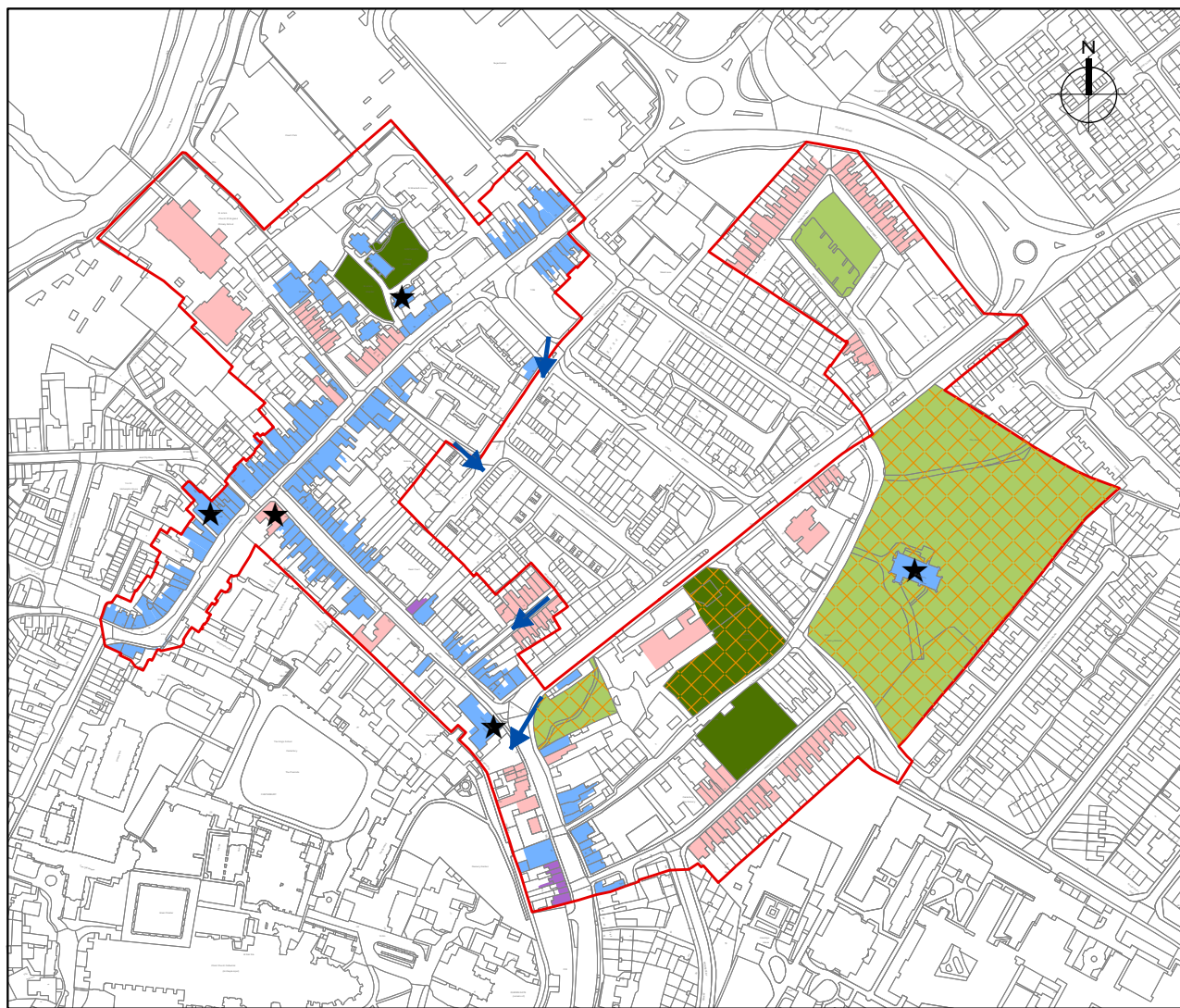
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 10
NORTHGATE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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HISTORIC DEVELOPMENT

During the Anglo-Saxon period, the church of St Mary Northgate was built over the Roman gateway; elements of the church were demolished in the 19th century, however, the north wall of the church is built onto the city wall within which Roman fabric remains.

The Hospital of Saint John, located on the west side of Northgate, may be one of the oldest almshouses still in use in England; although originally founded in the 11th century by archbishop Lanfranc, the site was either restored or rebuilt in the 19th century.

The Priory of Saint Gregory, also founded by Lanfranc in the 11th century, historically lay on the east side of Northgate; the site comprised a Priory church (burnt down in 1145), chapel of St Thomas and an Archdeacon's House. The priory was dissolved in the Dissolution with Canterbury Christchurch University hall of student accommodation now occupying the site.

Northgate was widened in 1787.

The Northgate military barracks were developed in the 1780s and Military Road was created c.1800.

During the same period, regular streets of modest terraced cottages were laid out on parts of the former St Gregory's Priory.

Further military housing was developed following the Crimean War in the later 19th century such as Havelock Street and Alma, Clyde and Notley Streets.

Many buildings were refronted in the 18th and 19th centuries.

Slum clearance and road widening schemes of the 1960s destroyed the north-eastern end of the Northgate and many of the terraced cottages serving the military barracks along Military Road.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- This character area contains a Scheduled Monument: the Hospital of St John the Baptist.
- A large part of the character area lies within the city's Area of Archaeological Importance.
- There is therefore very high potential for archaeological remains to be present within this area as well as beyond the Area of Archaeological Importance.

Land Use

- The character area contains a range of uses; the main streets such as Borough, Northgate and Broad Street comprise retail and commercial units at ground floor level, often with historic shopfronts, with residential above.
- There are several streets which have a high proportion of residential use namely Alma, Clyde and Notley Streets and Havelock Street.
- Other building uses include institutional buildings such as almshouses and schools (St John's Place and Old Ruttington Lane); there are also religious or formerly religious buildings such as the St Gregory's Centre for Music, which was historically a church.

Street and Plot Pattern

- The character area has two main streets: Northgate / Borough and Broad Street.
- The west half of Northgate is an exemplar street at Canterbury's historic core made up of narrow, fine-grained plots, the road width too is narrow; this historic form begins to erode towards its eastern end, due to building replacement and areas of surface car parking although the historic narrow form of the street is briefly re-established at Nos.28–37 and Nos.109–114.
- Borough forms a short south-western extension of Northgate, linking it to Palace Street.
- Broad Street is wider than Northgate, the south section (south of Military Road) is particularly broad; this street follows the alignment of the north-eastern section of the city wall.
- Military Road is also an important route, however, only the south side of this street is included in the conservation area. The route dates to the 19th century and cuts through the more historic street layout.
- The other streets in the character area leading off Northgate, Broad Street or Military Road are secondary; these generally feature a mixture of open space and detached and terraced buildings. Others have a finer grain of small terraced plots including Havelock Street, a straight terraced street with original military houses on narrow plots; Notley, Alma and Clyde Streets, built as further military housing following the Crimean War and Albion Place, which is a Victorian residential terrace.

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FURTHER INFORMATION AND SOURCES

Scale and Mass of Buildings

- The buildings are varied in scale and massing; those on the main streets are between two and three storeys tall with some extending more than five bays in width, whilst the smaller residential streets such as Albion Street and Havelock Street are more diminutive in scale at two storeys and two bays wide.
- The skyline of the main streets is varied due to different building heights with pitched or gabled roofs and the presence of dormer windows.

Building Materials, Style and Architectural Details

- There are a range of materials within the character area, the most common being: stone, flint, brick (often painted), painted render / stucco, hung tiles and timber-framing with clay-tiled or slate roofs.
- Many medieval buildings were refronted in the 18th and 19th centuries and now feature painted brickwork, stucco or mathematical tile.
- Pitched or hipped roofs sometimes with parapets concealing them from street level in Northgate.
- Some buildings use Kentish ragstone such as The Diocesan Payne Smith School on Broad Street.
- Common architectural features in the principal streets include jettied upper storeys, first floor bay windows and gabled roofs.
- Typical features on terraced streets include bay windows, round-arched entrances, alternate coloured window heads.
- Historic shopfronts, timber-framed with fascias and console brackets, including in particular Nos.110–114 Northgate.
- Timber-framed sash windows and timber doors.

Green Spaces, Trees and Vegetation

- The buildings of St John's Hospital are arranged around large grassed lawns, however the hospital is not publicly accessible.
- The schools have extensive private open space for playing fields and playgrounds, although some is hard-landscaped but much is green.
- St Gregory's Centre of Music sits in a well-treed graveyard, which forms an important green space; the mature trees are protected by a tree preservation order.
- Adjoining the former graveyard is a playground and green public space, accessed from both Old Ruttington Lane and Military Road.
- There is a further public green space at the corner of Broad Street and Military Road, also on the site of a former graveyard.
- In some residential streets, the houses have front gardens with soft-landscaping, for example St John's Place.
- Notley, Alma and Clyde Streets are arranged around a green central square, partly used for car parking. This area is considered to be a semi-private green space. The 'square' also contains extensive mature trees.

Public Realm

- In addition to the green public spaces identified above, the public realm consists of the streetscape.
- Surface treatments are varied and in some places in need of maintenance.
- Havelock Street has good quality paving slabs and granite curbs.

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FURTHER INFORMATION AND SOURCES

Movement and Activity

- Whilst not pedestrianised, Borough and Northgate are not busy routes, shared surfaces have reduced the impact of car parking.
- The south section of Broad Street forms an extension to the ring road system and therefore suffers from high volume of traffic, bringing associated noise and pollution, whilst the north end has much less traffic.
- Away from the principal streets the area has a residential character and is therefore less busy with people and traffic.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- Canterbury Christchurch University's St Gregory Centre for Music was formerly a church; this landmark building sits alone in a green open space, framed by mature trees.
- The Diocesan Payne Smith School is located at the junction of Military Road and Broad Street; due to its corner position, height and distinctive gables, this building designed by William Butterfield, is visible along both streets.
- The Jolly Sailor Public House terminates the buildings on Broad Street and also visible in Northgate.
- St Mary Northgate Hall features prominently on Borough.
- Whilst not visible from Northgate or St John's Place, St John's Hospital form a cluster of landmark buildings with origins dating back to the 11th century including the Chapel, Refectory Hall, Kitchen and section of wall to the rear of the chapel.

Views

The character area has three city-wide views, all of the cathedral, these consist of:

- A clear view of the cathedral in relatively close proximity from the junction of Military Road and Broad Street, just to the west of the public garden; the nave and transept are visible but most prominent is Bell Harry Tower.
- Kinetic views of the cathedral along Victoria Row, at its junction with Union Street and High Street St Gregory's; these show the vast length of the cathedral and Bell Harry Tower.
- Kinetic views of Bell Harry Tower along the length of Albion Place.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of the cathedral from the junction of Victoria Row and Union Street

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FURTHER INFORMATION AND SOURCES

AUDIT OF BUILT HERITAGE ASSETS

- The Northgate character area contains many listed buildings, which are primarily located along Borough, Northgate and Broad Street closest to the cathedral and the historic core of the city; these range from almshouse buildings dating back to the 11th century, refronted in the 18th and 19th Centuries medieval buildings and 19th century public houses.
- There are few locally listed buildings in the character area including No.58 and Nos.93–98 Broad Street.
- Most other buildings in the character area are identified as positive buildings including many around Notley, Alma and Clyde Streets.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area encompasses Canterbury West Station and the streets, which run parallel on both sides. It has the same boundaries as the Canterbury (West Station) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The character area demonstrates the Victorian expansion of Canterbury in the mid-19th century, which was directly related to the arrival of the railways in the early 19th century.
- Special interest is drawn from the landmark buildings within this area, which demonstrate the railway use and former industrial uses of the character area from the mid-19th century.
- The residential, late Victorian and Edwardian development on the streets to the north-east of the station (Roper, Beverley and Mandeville Roads) exhibit a variety of architectural and decorative features which also contribute to the area's special interest.



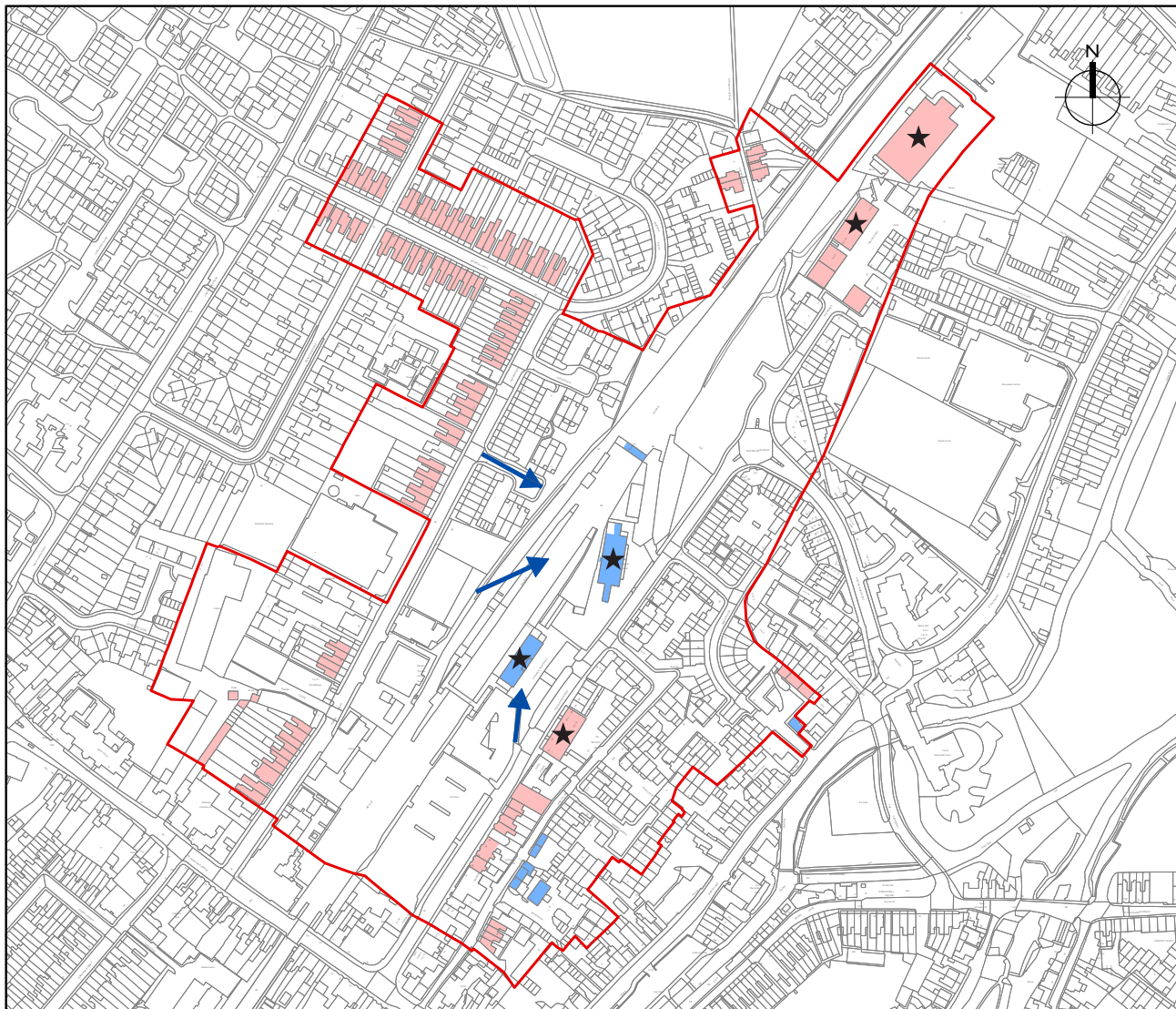
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA II
WEST STATION

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
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HISTORIC DEVELOPMENT

This character area was farmland until the 19th century when it was developed following the construction of the Canterbury to Whitstable railway line in the 1820s (complete in 1830) and, a new station was built on St Stephen's Fields, off North Lane.

The original terminus buildings were rudimentary and in use for only 16 years, before being made redundant by the construction of the London to Ramsgate railway in 1846, which included a new Canterbury Station (now Canterbury West). The Whitstable line was diverted to run into the new station.

The site of the previous terminus became part of an extensive goods yard associated with the station; a goods shed was built c.1860 and from 1874 until the 1980s the land functioned as a coal depot.

Hanover Road (now Roper Road) was constructed on open farmland to the north of the railway in 1870 and developed with terraced housing. The land between the railway and the new road became developed with industrial and commercial uses associated with the railway.

The early 20th century saw the expansion of the terraced streets to include Beverley Road, Mandeville Road and Forty Acres Road; the latter formerly a track.

The former farm track of Kirby's Lane was developed in the late 19th century / early 20th century with groups of workshops, a bus garage, stables and terraced cottages.

The police station was constructed at the end of Kirby's Lane in 1870, beyond this the lane continued as a footway crossing the sidings and connecting with St Stephen's Pathway.

In 1920, a signal box on a gantry was built over the tracks to control the main railway line and goods sidings.

The area was further industrialised in 1920 when the East Kent Road Car Company's central works was set up on land between Kirby's Lane and North Lane.

The goods yard was closed in the 1980s, leaving vacant buildings, which were subject to vandalism and the open land was used for fly tipping.

The site was acquired for housing and from 1995 to 1998 and the former goods yard and Kirby's Lane were converted for residential use. The warehouses were converted to apartments, the Goods Shed restored as a Farmer's Market (2001) and new apartments designed by Berkeley Homes on a former 'brownfield' site, using natural materials such as brick, clay tiles and weatherboarding.

PART A CONSERVATION AREA APPRAISAL

PART B DETAILED ASSESSMENT BY CHARACTER AREA

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- A small section at the north-east end of the character area (Gordon Road) is within the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- This character area is orientated around the railway and associated infrastructure (station building and other associated buildings, platforms, bridges, car parks, tunnels / underpasses).
- In association with the railway, the area formerly featured a number of industrial functions – illustrated by the conversion of former mill buildings at Holters Mill and The Goods Shed, which are named to reflect their former function. There remain some warehouse and depot uses north of the railway lines.
- The character area contains substantial residential accommodation, first developed in response to the arrival of the railways from the Victorian period onwards and more recently, modern housing has been constructed using vernacular materials and sensitive design to its historic context.

Street and Plot Pattern

The railway line bisects this character area and therefore the street / plot pattern will be discussed in two parts.

Streets to north-west of station / railway line

- The main street to the north-west of the railway line is Roper Road; the north side of the road is predominantly rows of terraced houses with relief provided by side alleys and gaps between rows of terraces. The repetitive appearance of the street is disrupted by the large Lenleys building (Nos.25–34), whilst this building is not included in the conservation area, its deep setback from the road and its expansive car park have a negative presence within the street. The south side of the street, backing onto the station, has sensitively designed terraced buildings at the north end with two cul-de-sacs to the south; however, the majority of the south side of the street is characterised by much larger plots containing yards and large industrial buildings or showrooms, which while less visually appealing are part of the historic use of the character area.
- Beverley Road is at right angles to Roper Road at its north end and Mandeville Road extends north-east off Beverley Road; these streets are characterised by narrow plot widths containing terraced or semi-detached pairs of late Victorian or early Edwardian houses.

Streets to south-east of station

- Station Road West is the principal road to the south-east of the station; there is no ordered plot pattern on the north side; the area is characterised by large buildings and car parks associated with the station as well as a new large multi-storey car park (under construction). The south side contains a mixture of narrow plots of terraced housing and larger plots comprising apartment buildings or historic buildings associated with the station.
- The Spires and Orient Place consists of late 20th century housing arranged terraces with parking or gardens to the rear.
- Holters Mill comprises an irregular arrangement of former mill buildings, and modern buildings echoing their industrial style, around a central space.

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FURTHER INFORMATION AND SOURCES

- Kirby's Lane has a varied plot pattern containing on the north, rear returns and yards behind Station Road West and on the south a mix of historic, industrial buildings, short rows of terraced housing and modern cul-de-sac / mews developments.

Scale and Mass of Buildings

- The late Victorian and Edwardian residential buildings tend to be fine-grained, two storey buildings, rising to three storeys in places on the principal streets (Roper Road).
- The modern residential development is less finely grained and generally reaches three storeys in height including an attic.
- The buildings associated with the railway (station, goods shed and warehouse) are large and grand in style, the station and the goods shed are low, one-storey buildings.
- The former industrial buildings (such as those at Holters Mill) are the tallest buildings, reaching to four storeys.
- The skyline is varied and characterised by pitched roofs, gable ends (particularly steep on Beverley Road).

Building Materials, Style and Architectural Details

- Red brick is the dominant material in the character area, a few buildings are rendered and some weather-boarded.
- Clay-tiled or slate pitched roofs.
- Doric classical order portico to station building.
- Victorian and Edwardian terraces contain a selection of the following: porches or verandas, contrasting brick window heads and surrounds, string coursing, decorative timber bargeboards and finials, ridge tiles, dentilled eaves and quoins.

- Bay windows.
- Gables.
- Timber-framed sash windows.
- Timber doors.
- Industrial architectural features – pitched roofs with gable ends, jettied section at upper floor level indicative of sack hoist, casement windows.

Green Spaces, Trees and Vegetation

- There are trees planted in the station forecourt, as these mature they will soften the hard-landscaping of the forecourt and car park.
- There are mature trees in Roper Road.
- Most of the Victorian and Edwardian terraces to the north-west of the station have front gardens set behind low brick walls; these feature trees and planting.
- There are some front gardens along Kirby's Lane and in the new streets of Orient Place and The Spires containing limited planting.

Public Realm

- The station forecourt is newly refurbished including bollards, signage, and high-quality surface treatments.
- The public realm to the modern housing developments to the south-east of the station is also in good condition containing historic-style lampposts and granite pavements.
- The surface treatments elsewhere in the character area comprise tarmac or concrete, in varying states of repair.

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FURTHER INFORMATION AND SOURCES

Movement and Activity

- Station Road West, which is the main station linking Canterbury with London, is busy with traffic and pedestrians approaching the station as is to be expected.
- The residential areas in the character areas are quieter and have little traffic.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are several landmark buildings in the character area, all located south of the railway lines.
- Two former mill buildings at Holters Mill, which are grand in scale and massing and important remnants of the former industry of the area.
- The former warehouse (No.42 Station Road West), which is visible upon exiting the station building and is prominent for its large scale and decorative style (pilasters, gables and large round-arched windows).
- The station building itself, prominent in Station Road West; the building is the focal point of the area, forming the transport hub for people arriving and leaving Canterbury.
- The goods shed is also a landmark building due to its prominent position at an angle to the station building, off Station Road West, and its characterful Victorian industrial style.

Views

- The character area contains several views, of both city-wide and local importance.
- Upon entry into Shepherdsgate, off Roper Road, the Cathedral's Bell Harry Tower is visible.
- The local views take in the goods shed, from the north-west station platform, and the station building from the Station Road West approach.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



The Goods Shed adjacent to Canterbury West Station

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FURTHER INFORMATION AND SOURCES

AUDIT OF BUILT HERITAGE ASSETS

- The character area has six listed buildings and structures but no locally listed buildings; the listed buildings are generally railway buildings or associated industrial buildings such as the Victorian station building, goods shed and the overhead signal box.
- Many of the remaining buildings in the character area have been identified as positive buildings, these are generally Victorian or Edwardian terraced houses or buildings associated with the railway or former industrial use.
- The recent buildings in Roper Road (Nos.63–88), while not identified as positive buildings, have been sensitively-designed and are in keeping with the character of the area.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area covers the small village settlement of St Stephen's to the north of the city centre, beyond Beverley meadow, approached via St Stephen's Road. The character area has the same boundaries as the Canterbury, St Stephen's Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The character area's small scale and village character is the principal reason for its special interest.
- The domestic scale of buildings, which employ vernacular materials and detailing are visually attractive.
- The retention of the village green is an important element both historically and as an amenity.
- The character area carries historic associations with past archbishops and archdeacons of Canterbury.
- St Stephen's Hill is a key historic approach route to the city, probably of Roman origin.



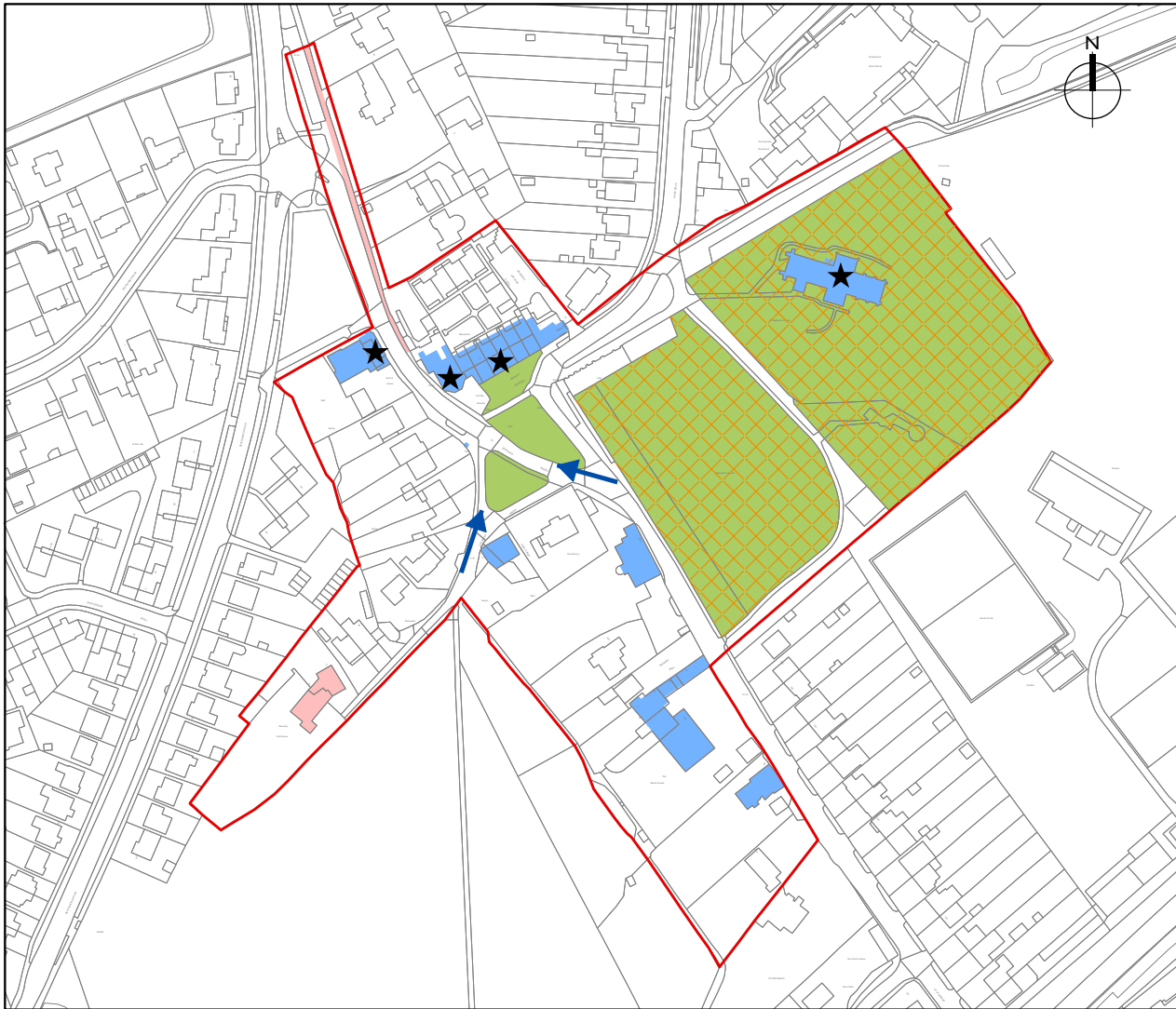
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 12
ST STEPHEN'S

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
INFORMATION
AND SOURCES

HISTORIC DEVELOPMENT

Canterbury Cathedral owned the parish of St Stephen (Hackington); monks and archdeacons lived there.

In 1227, the Archbishop, Stephen Langton, made his brother, Simon Langton, the Archdeacon of Canterbury and accommodated him at St Stephen's, relocating other archdeacons to St Gregory's.

The Langton family lived in a mansion known as 'Place House', located roughly on the site of the row of shops on Hales Drive, until the dissolution of the monasteries.

Henry VIII annexed the parish to the crown, and Elizabeth I gave the estate to Sir Roger Manwood in 1563, who refurbished 'Place House' and constructed the almshouses and a house for the Clerk of the Parish (now the 'Olde Beverlie' public house).

The house and estate were under the ownership of the Hales family from 1675; the Fifth Baronet, Sir Edward demolished Place House and built Hales Place (1766–1768). The site of Hales Place is now occupied by The Terrace.

The school was built as a National School in 1848 (now in residential use).

A French Order of Jesuits purchased the estate in 1885 to use as a college.

When the Jesuits left in 1928, the house and estate were sold and developed for local authority housing in the 1960s.

Only the Hales Place Chapel (recorded smallest chapel in the world in the 2002 Guinness Book of Records) in Tenterden Drive, remnants of estate boundary walls (including on the east side of St Stephen's Hill) and elements of parkland landscape survive.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The character area is not within the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across this character area.

Land Use

- The land use in the character area is largely residential
- There is one religious building, St Stephen's Church.
- There is one building in commercial use, *Ye Oldie Beverlie* public house.
- A significant proportion of the character area is open space, mainly in use as a recreation ground.

Street and Plot Pattern

- The settlement is arranged around a central, village green (St Stephen's Green), which has several streets approaching it – St Stephen's Hill, St Stephen's Road and Hales Drive.
- The green is characterised by an open arrangement of houses facing the green, these are generally detached or semi-detached and set well back behind boundary walls or front gardens and with large rear gardens.
- The plots are expansive due to their location within a former village away from the urban centre of Canterbury.

- No.99 St Stephen's Road is hard-up against the road with no front garden, although it does have a spacious rear garden.
- The almshouses comprise a long-terraced range, with formal gardens behind.
- The eastern section of the character area is particularly open with large undeveloped plots – the church plot, which also accommodates a spacious graveyard, is particularly large, as is the recreation ground to its south-west.

Scale and Mass of Buildings

- The scale is diminutive (two storeys and an attic), consistent with the village character of the character area. The more recent residential buildings are frequently single storey.
- The skyline generally comprises clay-tiled, pitched roofs with prominent chimney stacks and in places crow-stepped gable ends.
- The domestic buildings are relatively fine grained.

Building Materials, Style and Architectural Details

- Vernacular materials – half-timbering, red brick, knapped flint, hung tiles, clay tiled roofs.
- Crow-stepped gables.
- Brick diaperwork in contrasting brick colours
- Timber-framed sash windows.

Green Spaces, Trees and Vegetation

- The character area is well-served by open green space including the grassed village green itself (although bisected

by the road), the recreation ground with its informal paths and peripherally planted mature trees, and the churchyard which also features trees and other planting.

- The houses tend to sit back behind front gardens; the recent houses are have hedged boundary treatments.

Public Realm

- Overall the public realm is high-quality due to the extensive green open space within the character area.
- Some areas of the public realm are however are overcluttered, for example the excessive and degraded timber bollards on Hales Drive and the busy junction of traffic lights, bollards, service boxes and bins to the south of *Ye Olde Beverlie* at the pedestrian crossing
- The surface treatments are mixed paving and tarmac.

Movement and Activity

- St Stephen's Hill / St Stephen's Road forms one of the approaches to the city and there is, therefore, plenty of activity along this route.
- Away from the main green, the character area is more tranquil – the churchyard for example is peaceful and relatively quiet.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are several landmark buildings in the character area.
- St Stephen's Church due to its contrasting function, scale and grandeur relative to other buildings in the character area.
- Manwood almshouses owing to their decorative gables and prominent positioning off the green.

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FURTHER INFORMATION AND SOURCES

- *Ye Oldie Beverlie* Public House – distinctive plan and corner location off the green.
- The old National School owing to its decorative gables and diaperwork.

Views

- There are two locally important views within the character area focusing on its landmark buildings.
- These consist of two views across the village green towards the pub and almshouses.

Other Positive Features

- There is a monument dating to the millennium on the western half of village green.
- The historic wall, former boundary to Hales Place, lining the east side of St Stephen's Hill, is another positive feature.



The Manwood Almshouses with the *Ye Oldie Beverlie* Public House beyond

AUDIT OF BUILT HERITAGE ASSETS

- There are several listed buildings in this character area, most of which are grouped around the village green and a few dispersed along St Stephen's Road; these include a medieval church, a Victorian school, late 16th century almshouses and a pub also dating back to the late 16th century but with an 18th century front.
- There are no locally listed buildings.
- The other historic buildings in the area are positive buildings.
- The remaining buildings, which are recent, are neutral.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (The Buildings of England by Nicholas Pevsner).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area is the principal route north-west out of the medieval city through the only surviving gate, the Westgate. The area primarily encompasses St Dunstan's Street, before it becomes Whitstable Road, and the eastern end of London Street. It also includes the early 19th century terraced streets between these two roads. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- St Dunstan's Street is one of the oldest and most important routes into and out of Canterbury and its historic, varied architectural character is of significant special interest. The street contains a high density of listed buildings and important views towards the Westgate.
- St Dunstan's Church is of 11th century origin and marks the junction of London Road, another important historic route from Canterbury to the capital, both the Church and the historic character and buildings of London Road contribute greatly to the special interest of the area.
- The churchyard and River Stour are pleasant and important green spaces within the character area and contribute its special interest by providing relief from the otherwise hard urban character.
- The residential streets south of St Dunstan's demonstrate the residential expansion of the city during the Victorian period as a result of both the arrival of the nearby railways and the increasing military presence in Canterbury. These streets of modest terraced houses have a unified and coherent appearance and are of special interest.



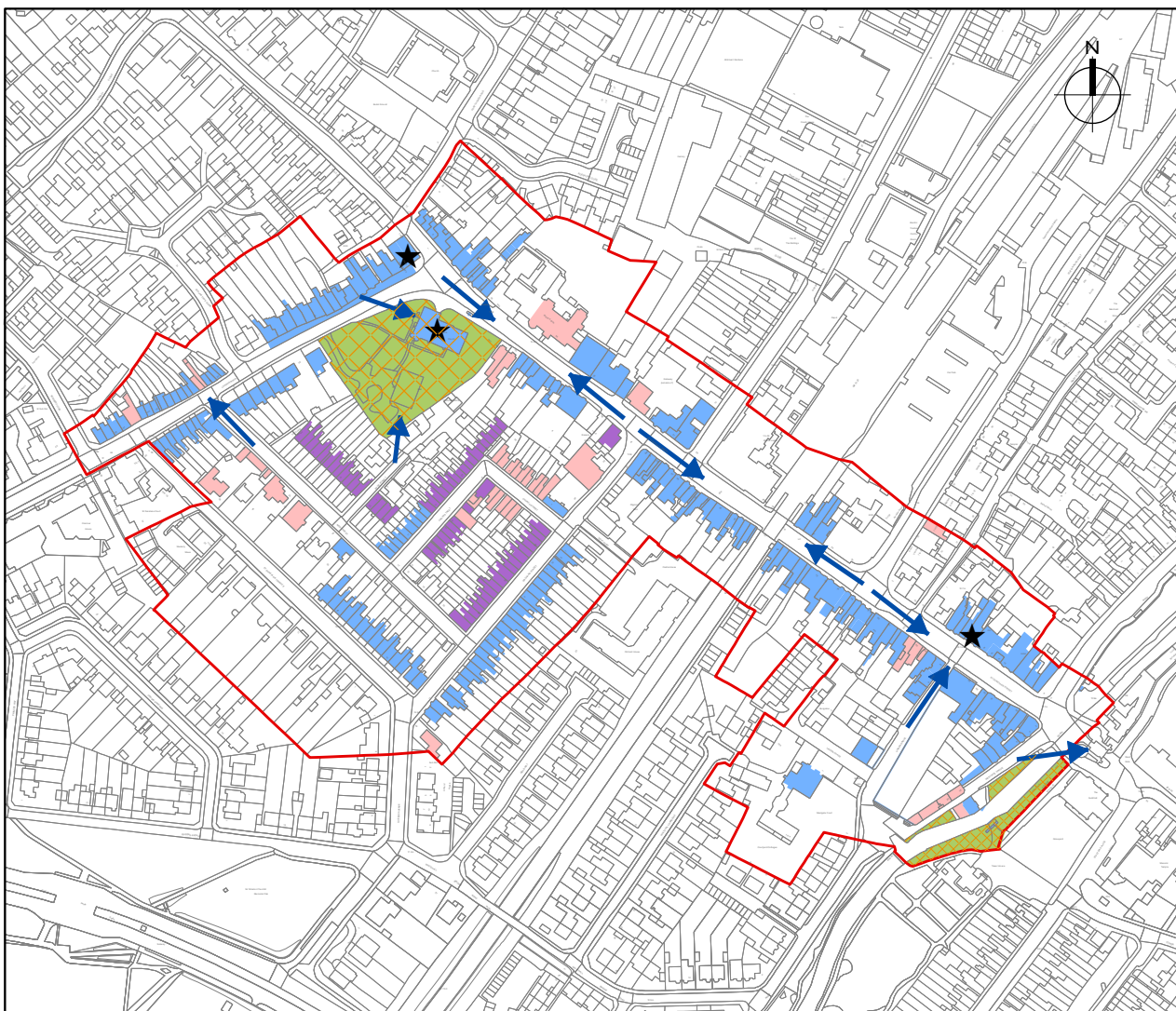
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 13
ST DUNSTAN'S

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- Locally Listed Buildings
- Positive Building
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- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

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FURTHER
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HISTORIC DEVELOPMENT

This area was first occupied in the Roman period, with evidence of extensive Roman cemeteries on either side of St Dunstan's Street.

St Dunstan's Street is an important historic route out of the city to the north and west; the routes to London and Whitstable diverge at St Dunstan's Church at the northern end of the street.

Archbishop Lanfranc founded St Dunstan's Church during the late 11th century, the earliest part of the building is the north wall of coursed flints. Otherwise the church and tower date from the 15th century.

In 1829 a new 'City Gaol and House of Correction' was built on the north side of the Westgate, replacing that within the gate itself.

The terraced streets between St Dunstan's Street and London Road were laid out during the first half of the 19th century, mainly to provide accommodation for the increasing military population in Canterbury. A speculative builder erected the houses in St Dunstan's Terrace between 1830 and 1840 for the families of officers.

This area is closely associated with the early railways in Canterbury. The terminus for the Canterbury and Whitstable Railway Line (1830) was to the rear of North Lane. In 1846 Canterbury West Station, a one-storey stucco building in neoclassical style, was built to serve the Ashford to Thanet branch line of the South-Eastern Railway. This railway line was threaded through existing buildings on St Dunstan's Street, but required the demolition of the Jewish Synagogue.

During the Victorian period there was extensive building on the eastern side of St Dunstan's Street.

Wartime damage was limited to areas at the corner of Roper Road with St Dunstan's and at North Lane at the junction with Station Road West and it is in these areas where modern infill development took place.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The area is almost entirely within the city's Area of Archaeological Importance.
- There is therefore High potential for archaeological remains to be present within the character area as well as beyond the Area of Archaeological Importance.

Land Use

- The character area is mixed in use, St Dunstan's Street is predominantly in retail and restaurant use south of Roper Road, becoming more residential to the north. There is also religious use in the form of St Dunstan's Church.
- The streets leading off St Dunstan's Street, Westgate Grove, Linden Grove, London Road and the streets south of St Dunstan's Church are predominantly in residential use.
- There are a small number of light industrial and office uses within the character area.

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FURTHER INFORMATION AND SOURCES

Street and Plot Pattern

- The principal routes in the character area are St Dunstan's Street, extending slightly up hill north-west from the Westgate, and London Road which leads west from St Dunstan's Church. Both streets retain historic, long and narrow plots with buildings generally fronting the street edge although there are some buildings which are set back behind small gardens in London Road.
- There are some broader frontages to St Dunstan's Street, however these are in part post-war replacement buildings and not wholly characteristic of the street.
- The streets south of St Dunstan's Church are laid out in a regular grid connecting with both St Dunstan's Street and London Road. The buildings are on fine-grained terraced plots positioned hard against the pavement.
- St Dunstan's Terrace contains larger plots with grander terraced houses with small front gardens and the large rear gardens of the irregular pattern of plots on New Street.

Scale and Mass of Buildings

- Buildings in the character area are generally between two and three storeys although their height and frontage width vary. The exception is the church tower of St Dunstan's which is the tallest structure within the character area and located in a prominent position at the junction of St Dunstan's Street and London Road.
- Particularly varied is St Dunstan's Street where there is little uniformity, each building or small group of buildings has different frontage width, height and roof form. This is the result of centuries of evolution and the diversity bring great visual interest to the street scene.

- London Road is similar but the buildings are generally taller and grander than those in St Dunstan's Street, particularly the stuccoed terrace at Nos.73–78.
- The streets to the south of St Dunstan's Church are more modest in scale and massing, generally two storeys and only two bays wide. There is much more consistency in roofline and appearance within these streets.

Building Materials, Style and Architectural Details

- The character area is varied in terms of materiality and building style with St Dunstan's Street being particularly eclectic. Buildings on the principal and more historic streets generally have greater decoration with the modest terraces south of St Dunstan's Church more restrained in appearance.
- The predominant materials are brick, mainly red or yellow and sometimes painted, render, half-timbering and timber weatherboarding. The exception is St Dunstan's Church which is mainly knapped flint.
- Roofs are pitched or hipped and finished in clay tiles or slates.
- Gables are common, particularly on St Dunstan's Street, often with timber barge boards.
- Jettying of upper floors.
- Parapets are also common.
- Decorative features are in contrasting coloured brick or render.
- Ornamentation includes classical doorcases, window surrounds, dentils, traditional shopfronts and hanging signs to St Dunstan's Street.
- Bay windows.

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FURTHER INFORMATION AND SOURCES

- Timber-framed sash windows.
- Timber doors.

Green Spaces, Trees and Vegetation

- The most important green public space in the character area is the churchyard of St Dunstan's, there is also green public space along the River Stour at the southern edge of the character area. The churchyard in particular contains mature trees and has a pleasant character despite the busy surrounding roads.
- Otherwise, due to the majority of buildings being hard against the pavement, there is limited soft landscaping or trees within the public realm.
- The small front gardens to a limited number of the terraced buildings in London Road provide some soft landscaping, Linden Grove contains the mature gardens of Westgate Court and Westgate House and St Dunstan's Terrace contains the rear gardens of New Street giving it a much greener character than the rest of the character area.

Public Realm

- Beyond the public green spaces identified above, the public realm in the character area is limited to the pavements. These are generally narrow, particularly on the side residential streets.
- St Dunstan's Street is paved with York stone slabs and granite kerbstones but with some tarmac beyond the railway line. London Road is also stone paved and has buffers of flint at the eastern end. Other streets are a mixture of tarmac, stone paving and concrete, the condition of these streets is not as good as the principal streets.
- Street furniture consists of modern lampposts, concrete bollards and bins in addition to road signage and infrastructure.

Movement and Activity

- St Dunstan's was historically and continues to be a main route in and out of the city centre and is also on the route from Canterbury West railway station to the city. The street is therefore busy and bustling with both vehicles and pedestrians, in this case a positive part of its character.
- London Road is also a principal route, historically the route into the city from London and now leading to Rheims Way and the A2. Although less busy than St Dunstan's Street, vehicle and pedestrian activity are part of its character.
- The other streets in the character area are predominantly residential and therefore quieter with less pedestrian and vehicular activity.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are three landmark buildings within the character area; St Dunstan's Church, particularly its tower; the residential building 'The Pointers' (No.1 London Road), for its prominent position at the end of the street, and Bishop's Finger Pub.

Views

- There are seven views of local importance within the character area.
- These consist of kinetic views both ways along St Dunstan's Street looking south-east towards the Westgate and north-west towards 'The Pointers' (No.1 London Road). There is also a good close view of the Westgate from Westgate Grove.

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FURTHER INFORMATION AND SOURCES

- Other views are of the framed views of the Bishop's Finger pub from Linden Grove, and of No.24 London Road from New Street.
- Finally, there are two views of St Dunstan's Church, firstly from London Road and secondly from Ryde Street, in the latter only the tower is visible.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



There are good views of the Westgate for the full length of St Dunstan's Street, this view is taken towards its south-eastern end close to the junction with Linden Grove

AUDIT OF BUILT HERITAGE ASSETS

- The majority of buildings in the character area are listed including almost all those in London Road and along the southern side of St Dunstan's Street.
- Also listed are many of the terraced houses in Orchard Street and New Street with the majority of the rest being locally listed.
- Some of the other terraces and buildings in London Road and St Dunstan's Street are positive buildings with the rest being neutral.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area covers the western end of London Road, historically an important approach into Canterbury from London through Harbledown. From the junction with St Dunstan's Terrace, London Road is more suburban in character than its eastern end. The boundaries of this character area are the same as those of the Canterbury (London Road) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Demonstrates the Victorian residential expansion of Canterbury after the arrival of the railways and gradual urbanisation of the 19th century.
- A fashionable and comfortable suburb when it was first developed, the character area retains its attractive avenue character, lined with mature trees and generous Victorian villas.
- Contains an attractive group of listed buildings at Aucher Close and many other positive buildings, which are of aesthetic value due to their scale, plot patterns, brick materiality and architectural details.



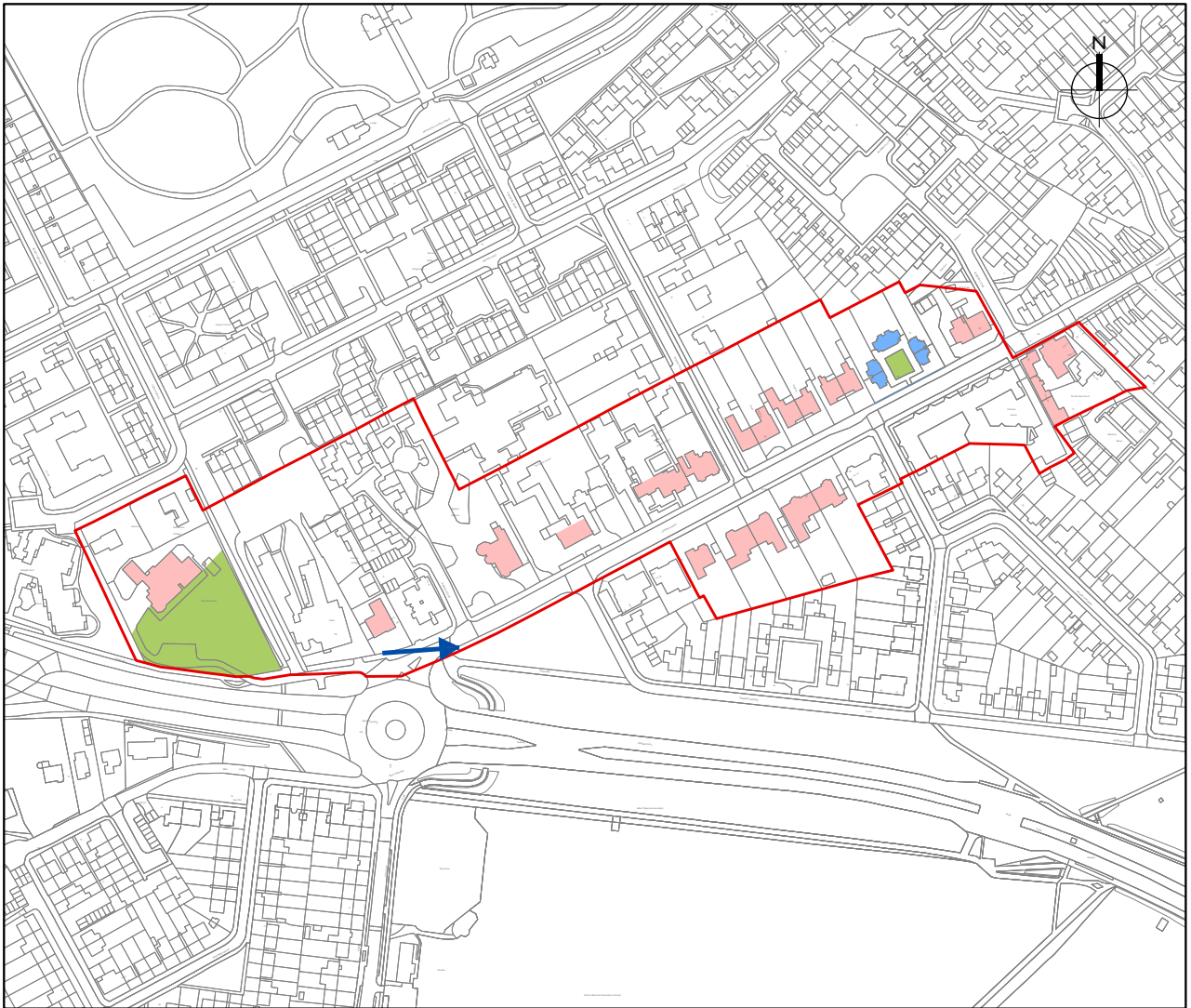
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 14
LONDON ROAD WEST

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER INFORMATION AND SOURCES

HISTORIC DEVELOPMENT

Following the alignment of an earlier Roman road, until the later 19th century London Road was built up only to St Dunstan's Terrace. Beyond was undeveloped farmland on both sides all the way to Harbledown. The buildings of Westgate Court Farm on the south side of the road, survived until the post-war period.

Some of the earliest buildings to be built were Aucher Close, a group of residential buildings around a green, designed by the architect J.G. Hall in 1869 and the former St Dunstan's National School (now converted to residential use) of a similar date.

In the late 19th century this western part became a fashionable address, with grander detached and semi-detached houses being built within large garden plots.

Alderman Mount planted the avenue of trees which line the road in 1887.

Rheims Way was cut in the 1960s bisecting London Road from its western continuation to Harbledown, now Summer Hill.

Opposite Aucher Close Cranmer House, a housing development was built in the 1970s on the site of Westgate Court Farm.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The majority of the character area does however lie within the city's Area of Archaeological Importance.
- There is high potential for archaeological remains to be present within the character area as well as beyond the Area of Archaeological Importance.

Land Use

- The historic use of the area was principally residential with secondary school and agricultural uses.
- Many of the residential villas have been converted into hotel, hospitality, office and health and social care uses and others have been sub-divided into flats internally.
- The school has been converted into residential use, which remains an important use in the character area.

Street and Plot Pattern

- The western part of London Road is wider than the eastern stretch (in character area 13) and the trees which line it give a more avenue-like character.
- The street is broadly level and is aligned south-west until it begins to curve west at the very western end as it meets the Rheims Way roundabout.
- The plots are spacious with buildings set back from the street with long gardens to the rear. Some of the gardens have back-land development within them but this is not often visible from the street.

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FURTHER INFORMATION AND SOURCES

- The buildings are generally semi-detached at the eastern end of the character area and detached at the western end, although several have been greatly extended to the side and rear.
- Aucher Close has a distinctive layout around a small central green and the former school buildings also have a less formal layout than the residential buildings further west.
- Cranmer House has a long, unbroken street frontage which is not characteristic of the character area.

Scale and Mass of Buildings

- Buildings in the character area are generally two storeys, although some of the villas have a third storey within their pitched roofs.
- The buildings have grander proportions moving west along the road, the detached villas being of larger scale and mass than the semi-detached buildings further east.
- The former school buildings and the semi-detached pair of houses, at the very east of the character area have the most diminutive scale.
- Extensions are generally subordinate in height to the principal building at one-two storeys, however their massing varies with some extending over a much larger footprint than the host building, which is a negative characteristic.

Building Materials, Style and Architectural Details

- The principal architectural style is that of polite Victorian suburban housing, with one example of an Italianate pair of semi-detached villas.
- Materiality predominantly red brick, limited use of stucco and flint.
- Wealth of decoration and ornamentation to buildings including contrasting brick, stucco and stone details, hung-tiles, decorative bargeboards and ridge tiles.

- Clay-tiled or slate pitched roofs, often with decorative tile patterns.
- Tall brick chimney stacks.
- Gable ends to roofs.
- Bay windows.
- Timber-framed, sash and casement windows.
- Timber doors.
- Low brick walls or hedged boundary treatments.

Green Spaces, Trees and Vegetation

- The mature trees which line London Road are a significant aspect of the character of the area, originally planted in 1887, giving the street its pleasant avenue-like appearance.
- Other visible vegetation includes shrubbery in front gardens and boundary hedges, further softening the built development and contributing to the residential character.
- Aucher Close has trees screening it from the road but there are glimpses through to the private green around which the houses are arranged.
- A further large green open space is the lawned area in front of the Red House at the very western edge of the character area.

Public Realm

- As a residential street, the public realm comprises primarily of the pavements, which are paved in a mixture of concrete slabs and brick setts. There are areas of tarmac and this becomes the predominant material close to the junction with Rheims Way. The pavements are reasonably generous in width but the surfaces are uneven around the trees due to root growth, otherwise they are in a fair condition.

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FURTHER INFORMATION AND SOURCES

Movement and Activity

- London Road was once one of the principal approaches to the city. However the construction of Rheims Way has lessened the importance of this route. The road remains reasonably active with traffic and pedestrians alike.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are no landmark buildings in this character area.

Views

- There is one city-wide important view within this character area, this is a view of the Cathedral's Bell Harry Tower from the western end of London Road at its junction with the roundabout and Rheims Way. The view looks out of the conservation area across a green open space towards the cathedral which rises above the trees which line Rheims Way.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.

AUDIT OF BUILT HERITAGE ASSETS

- There is one group of listed structures in the character area, Aucher Close which is three pairs of semi-detached Victorian villas arranged around three sides of a green. The fourth side is enclosed by a boundary wall, also listed.
- There are no locally listed buildings in the character area.
- The majority of other buildings in the character area are positive buildings.

- The remaining buildings are neutral, there are no detracting zones in this character area.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (Pevsner Architectural Guides: Buildings of England).



View of Bell Harry Tower from London Road, at the junction with Rheims Way

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area covers Whitstable Road, from its junction with London Road to c.120 north of Cherry Garden Road, and Canterbury City Cemetery including its approach along Westgate Court Avenue. Whitstable Road is a historic approach into Canterbury from Whitstable to the north-west and leads steadily downhill into the city from St Thomas's Hill. Westgate Court Avenue leads off to Whitstable to the south-west. The boundaries of this character area are the same as those of the Canterbury Whitstable Road Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Whitstable Road is an important and historic approach into Canterbury, in use since at least the Roman period.
- Contains a cluster of 18th century buildings at the southern end, which are either listed or locally listed.
- The Victorian and Edwardian development north of Forty Acre Road is demonstrative of the expansion of the city during this period, likely associated with the arrival of the railways.
- Whitstable Road generally marks the transition between the urban area of the city and the suburban part with a marked contrast in the character of the southern and northern parts of the route.
- The steeply descending character of Whitstable Road as it approaches the city allows for good views of the cityscape with its green valley setting and glimpses of Bell Harry Tower.
- The Canterbury Cemetery is a significant open space both historically and today. It is of historic, communal and aesthetic value and also an important local amenity.
- The cemetery chapel is a landmark building, particularly due to its soaring spire, the axial view towards this building is also of local importance.



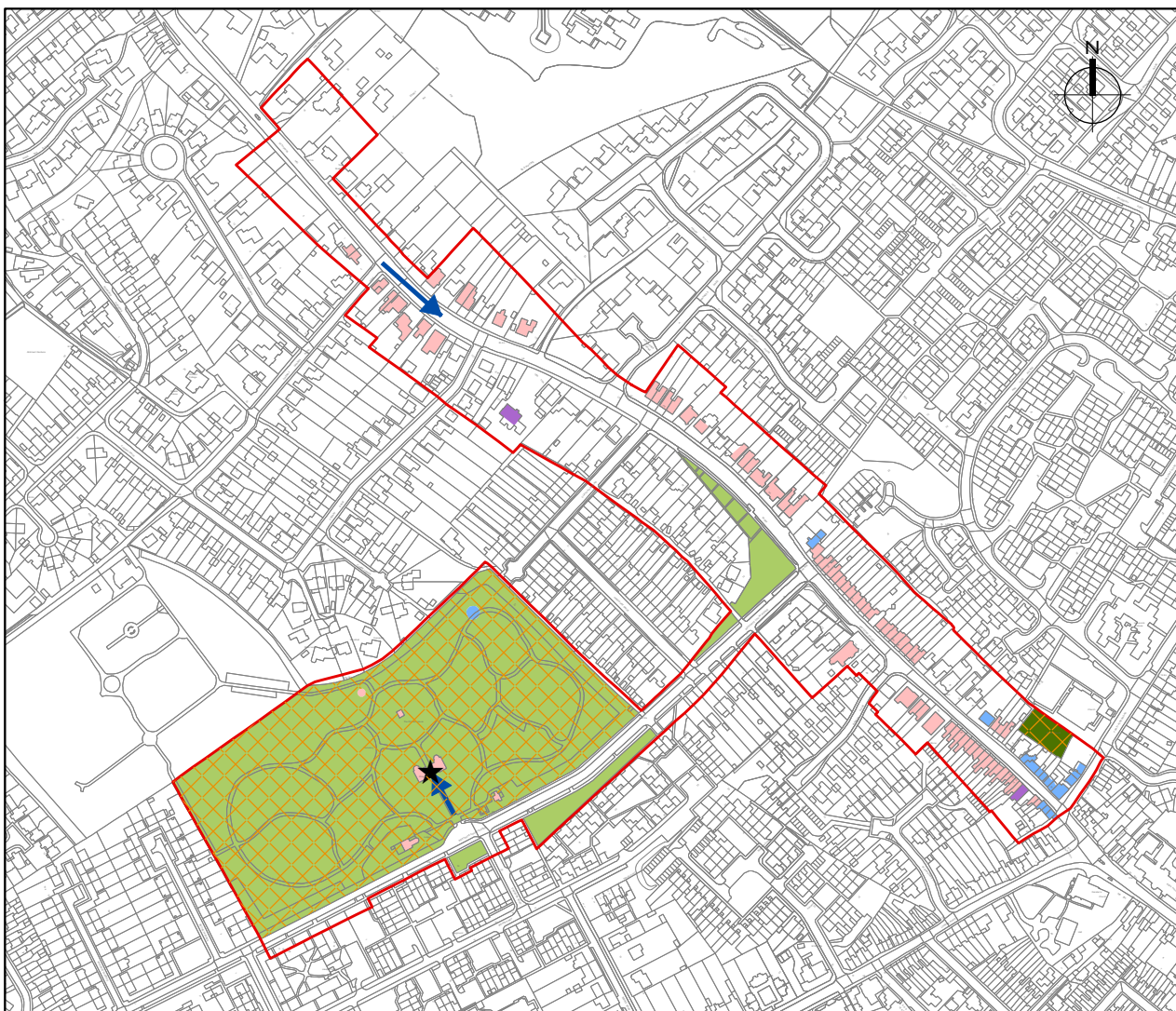
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 15
WHITSTABLE ROAD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
INFORMATION
AND SOURCES

HISTORIC DEVELOPMENT

Some form of road or trackway existed between Whitstable and Canterbury during the Roman period, used for transporting salt from the coast to the city. The current Whitstable Road is thought to follow the same alignment.

Whitstable Road was turnpiked in 1736 but remained undeveloped farmland until the late 19th century.

It was at this time only built up to about 50m beyond the junction with Forty Acre Road, which was then a track. The buildings generally date to the 18th century.

Beyond this it only began to be developed in the later 19th century with a mix of houses date from the late 19th and the early 20th century periods.

The cemetery was opened in 1877, the striking chapel building is of the same date designed by local architect J. G. Hall.

The cemetery contains the gravestone of author Joseph Conrad (1857–1924) which is Grade II listed.

Inter- and post-war infill housing completed the remaining gaps in the street frontage, mainly on the south side between Westgate Court Avenue and Cherry Drive.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The southern end of Whitstable Road is within the city's Area of Archaeological Importance, including the Jewish Cemetery.
- There is high potential for archaeological remains to be present within this part of the character area as well as beyond the Area of Archaeological Importance.

Land Use

- The character area has two principal uses, residential and cemetery.
- Whitstable Road is in entirely residential use, which is its historic use.
- The cemetery is also an important use, located off Westgate Court Avenue.

Street and Plot Pattern

- The southern end of Whitstable Road, developed before the 19th century, is narrower and is occupied by fine-grained terraced buildings on small, narrow plots.
- Beyond Forty Acre Road the street begins to broaden and the plots become more generous although plots remain long and narrow and the buildings terraced.
- North of Westgate Court Avenue Whitstable Road becomes more suburban, the building density is lower with broader plot frontages with detached or semi-detached Edwardian villas.

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FURTHER INFORMATION AND SOURCES

- Westgate Court Avenue is a generous width developed with post-war buildings on the south side (these are excluded from the conservation area).

Scale and Mass of Buildings

- The scale of buildings varies between two and three storeys.
- At the southern end of Whitstable Road, the terraced houses are generally diminutive in scale, at two storeys, and are narrow-fronted although there are some taller three storey buildings. Buildings are hard against the pavement.
- The scale of the terraced buildings gets greater moving northwards and the frontage width also increases. Here three storeys is common, with basements below. The buildings are set back from the street behind the basement areas.
- North of Westgate Court Avenue the buildings are semi-detached or detached and generally two storeys, sometimes with a dormered attic above.
- The cemetery chapel is the tallest structure in the character area due to its striking central spire.
- The other cemetery buildings are all single storey and of diminutive massing

Building Materials, Style and Architectural Details

- Variety of architectural styles including Georgian and Victorian in classical and gothic traditions.
- Variety of materials principally, red brick, stucco or render, weather-boarding, half-timbering and hung-tiles.
- Slate and clay-tiled pitched and hipped roofs.
- Gabled roofs.

- Timber-framed sash windows, often multi-paned.
- Timber doors.
- Bay windows.
- Variety of boundary treatments, principally walls, either stuccoed or red brick, railings and hedges, and combinations.
- Cemetery chapel in ragstone with Bath stone dressings.
- Chapel and other cemetery buildings High Victorian and combine classical and gothic forms.

Green Spaces, Trees and Vegetation

- The Canterbury Cemetery is the principal green open space in the character area. It is a mature, designed landscape with circuitous paths, lawns, planted beds and many mature trees. There is a formal central axis from the entrance gate to the chapel.
- Westgate Court Avenue is a broad avenue lined with mature trees, forming an attractive approach to the cemetery. It has generous grass verges and several larger lawned areas.
- There is a generous lawned area at the junction between Whitstable Road and Westgate Court Avenue which also contains many mature trees.
- After the junction with Westgate Court Avenue, Whitstable Road becomes more suburban and the houses often have hedged boundaries and their front gardens contain trees and shrubbery.
- There is a dense bank of mature trees at the northern edge of the character area on the south-west side of Whitstable Road.
- The historic Jewish cemetery, is a private green space to the rear of Nos.18–26 Whitstable Road, accessed from between Nos.26 and 28.

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FURTHER INFORMATION AND SOURCES

Public Realm

- As a residential street, the public realm comprises mainly tarmaced pavements with some areas of concrete paving. The pavement has multiple patch repairs and many of the slabs and kerbs are cracked or damaged.
- The pavements at the southern end of Whitstable Road are relatively narrow, commensurate with the narrowing width of the street at this end. Further north the pavements are more generous.
- In Westgate Court Avenue the pavements are flanked by grass verges and mature trees, giving a pleasant avenue character to the street.
- There is also a lawned and treed open space at the junction of Whitstable Road and Westgate Court Avenue which gives some relief from the narrower street and pavement to the southern end of the street and marks the change in the character of the street from urban to suburban.

Movement and Activity

- Whitstable Road is a principal approach route to the city from the north-west and is one of the two main access routes to the University of Kent. As such it is often quite busy with traffic, particularly buses, however this corresponds with it being an important route and so does not harm the area's special interest.
- Westgate Court Avenue is a residential street and is therefore much quieter. The cemetery is a tranquil and pleasant space with a contemplative atmosphere consistent with its use.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There is one landmark building in the character area, the Canterbury cemetery chapel. It is the principal building within the cemetery and is located on axis with the entrance. The soaring spire is an important element in views from within the cemetery and can also be seen in some of the important views from the wider setting of the conservation area.

Views

- There is one city-wide and one locally important view within this character area.
- The view of city-wide importance is of the Cathedral's Bell Harry Tower, seen clearly on the skyline for a short stretch of Whitstable Road between Cherry Garden Road and No.131 Whitstable Road.
- Further up the road the cathedral disappears from view replaced with general views of the roofscape of the city with the green valley slopes to the south of the city beyond.
- The locally important view is from the entrance to the Canterbury Cemetery looking along the straight axis towards the chapel.
- Views of the chapel, particularly its spire, can also be gained from many positions within the cemetery and it is also visible from Westgate Court Avenue.

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FURTHER INFORMATION AND SOURCES

Other Positive Features

- The war memorial in the Canterbury Cemetery, and the gravestones in both this cemetery and the Jewish Cemetery, make a positive contribution to the open spaces within which they are located.



View of Canterbury Cemetery chapel from the entrance to the cemetery

AUDIT OF BUILT HERITAGE ASSETS

- There are a number of listed buildings in this character area, concentrated at the southern end of Whitstable Road. These are terraced buildings dating to the 18th century, except for Holly Tree Cottage, which is an 18th century detached cottage, and Walnut Cottage, a medieval, timber-framed building refronted in the 19th century
- There are three locally listed buildings in the character area, Nos.21 and 23 Whitstable Road, No.121 Whitstable Road.
- Many of the other buildings in the character area are positive buildings, including the taller terraced houses on the north side of the road and many of the Edwardian detached and semi-detached villas.
- The remaining buildings are neutral, there are no detracting zones in this character area.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.
- Kent: North East and East (Pevsner Architectural Guides: Buildings of England).

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

The character area covers Wincheap from the railway bridge at its north-east end to its junction with Homersham Lane, and side streets to the north-west and south-east. Wincheap is a historic approach into Canterbury from the south-west, now the A28. The character area is part of the Canterbury City Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The A28 (Wincheap / Thanington Road) is an important and historic approach into Canterbury, in use since before the Roman period.
- The area demonstrates the Victorian expansion of Canterbury, which was directly related to the arrival of the railways in the mid-19th century.
- Wincheap retains a high street quality with its mixed function and style of buildings (shopfronts, public houses and terraced houses).
- The domestic and diminutive scale of buildings, particularly along the side streets adjoining Wincheap, is attractive and illustrative of their residential function.



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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 16
WINCHEAP

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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HISTORIC DEVELOPMENT

Wincheap probably originated as the first part of an ancient route along the eastern bank of the Stour, later used by the Romans, as a line of communication to the ironworking area in The Weald.

The name 'Wincheap' derives from the Saxon *Wenchiape*, possibly meaning ancient wine-market or, alternatively, a wain or wagon market.

In the 13th century, a timber-market existed halfway along the street and a cherry fair was held on Wincheap Green (which lay to the north-east of the present Wincheap but was destroyed by the construction of the ring road in the 1960s) until the early 19th century. The former market function of the character area is still discernible in the widening of the road to the west of the railway bridge.

By the 13th century, Wincheap was well-established as an extra-mural suburb of Canterbury, with many of the ground plots recorded at that time still identifiable today.

Like other approach roads to Canterbury, Wincheap holds a number of buildings dating to the 15th century, originally functioning as inns and hostelries.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments
- The majority of the character area, up to the Priory of St Jacob, is within the city's Area of Archaeological Importance.
- There is high potential for archaeological remains to be present within the character area as well as beyond the Area of Archaeological Importance

Land Use

- Ground floors in the north-east half of Wincheap are largely in retail or commercial use; these are mostly shops but there are also a number of restaurants, hotels, pubs and garages/ service stations. The upper floors are predominantly residential in function
- The south-west end of Wincheap, the furthest section from the town centre, is almost entirely residential in character with commercial uses reduced
- Ada Road, St Jacob's Place, the northern end of Hollow Lane and Seymour Place, the northern stretch of Victoria Road were built in the late 19th as terraced housing; these streets retain their residential function

Street and Plot Pattern

- The character area is based on the linear form of Wincheap and includes side roads, footpaths and alleyways to the north-west and south-east; the linear nature of Wincheap features subtle variations in direction and width
- The hierarchy of streets in the character area is indicated by the broad width of Wincheap compared to the narrower side streets
- Of all the side streets, Victoria Road has the most spacious plot sizes and the buildings, accordingly, are larger and detached or semi-detached
- The plots within the character area tend to be long and thin, with many retaining their original plot boundaries; these are largely retained along the residential side streets, however, some plots along Wincheap have been merged as a result of modern development comprising block buildings or car parks such as the Esso Garage (196 Wincheap), Jubilee Court or Cow Lane Car Park
- Whilst Wincheap contains many narrow, domestic scaled plots, it also has grander dwellings and pubs of wider plot width than the predominantly residential side streets
- The side streets included in the character area lie to the south-east; these generally lie on a north-west / south-east orientation
- Where they occur, modern infill buildings and developments are often set back behind the main building line, disrupting the rhythm of the street frontage
- In the north-east half of the character area, nearest to the city centre, buildings tend to be hard up against the pavement, whilst at the south-west end there are more front gardens set behind low brick boundary walls

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FURTHER INFORMATION AND SOURCES

Scale and Mass of Buildings

- The secondary, terraced streets off Wincheap are characterised by a fine grain, which is representative of their domestic function; they are generally two bays wide and two storeys high.
- The buildings along Wincheap are more varied in scale and mass due to the range of building types and functions; many of the terraces are also two storeys high, although some are three storeys. The grander institutional buildings and pubs are generally three storeys. Most buildings along this street range from between two and four bays in width.
- Modern infill buildings tend to have larger scale and massing and broader frontages with less articulation or decoration.
- The skyline is characterised by pitched roofs, gable ends and chimneys.

Building Materials, Style and Architectural Details

- Various styles and architectural details.
- Mix of red brick, painted brick and rendered materiality with some examples of half-timbering, hung-tiles, contrasting coloured brickwork and stone detailing.
- Render or brick detailing for higher status buildings (channelling, quoins, string courses, dentilling below eaves).
- Clay-tiled or slate pitched roofs.
- Timber-framed sash or casement windows.
- Timber doors.
- Bay windows.

- Gables with decorative bargeboards.
- Refaced jettied shopfronts.
- Historic or historic-style shopfronts.

Green Spaces, Trees and Vegetation

- There are few open green spaces in the character area; there is a public park, on the south side of Wincheap near its junction with Victoria Road, and a Non-Conformist Burial Ground to the north of Wincheap opposite the junction with Hollow Lane, but the latter is not publicly accessible.
- The urban character of the area is emphasised by the lack of street trees and other soft landscaping. The main groups of trees are situated in the burial ground and the playground. The latter in particular features mature tree planting.
- There are relatively few front gardens; these are located at the south-west end of the character area, some feature shrubbery and planting.

Public Realm

- Beyond the public park identified above, the main public realm consists of the pavements. These are mainly tarmaced with some areas of concrete paving; multiple patch repairs and many of the slabs and kerbs are cracked or damaged.
- There is a section of attractive early 19th century cast-iron bollards and railings at the eastern end of the character area, which coincide with a raised section of pavement.

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FURTHER INFORMATION AND SOURCES

Movement and Activity

- Wincheap is a main route into Canterbury; therefore, it is often quite busy with traffic and pedestrians alike. The street can be congested at the east end.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are no landmark buildings in this character area.

Views

- There is one city-wide important view within this character area, of Bell Harry Tower, seen from the stretch of road from No.152 to the junction with Victoria Road.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



This view of Bell Harry Tower is from close to the junction of Wincheap with Victoria Road

AUDIT OF BUILT HERITAGE ASSETS

- The character area has a number of listed buildings, which are concentrated along Wincheap at the east end of the character area; there are several more dispersed regularly along the north-west side of the street towards the west end of the character area.
- These listed buildings include refronted or refaced timber-framed 15th century houses with jettying and late Victorian terraces.
- There are 10 locally listed buildings in the character area (Nos.61-79 Wincheap).
- Most other buildings in the character area are positive buildings, including the terraces on the side streets.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This relatively large character area comprises a late 19th century residential housing development to the south-west of the city centre. The railway line forms the north-east boundary of the character area and Wincheap sits to the north-west. Beyond, to the south is agricultural land. It has the same boundaries as the Canterbury (Martyrs Field) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Martyrs' Field character area lies on the historic site where Protestant martyrs were burnt in the mid-16th century, this historic event is memorialised by present road names and a monument.
- Typical characteristics in terms of scale, materiality and decoration are exhibited across most streets giving the area a consistency and cohesiveness.
- The area demonstrates the Victorian expansion of Canterbury, which was directly related to the arrival of the railways in the mid-19th century.



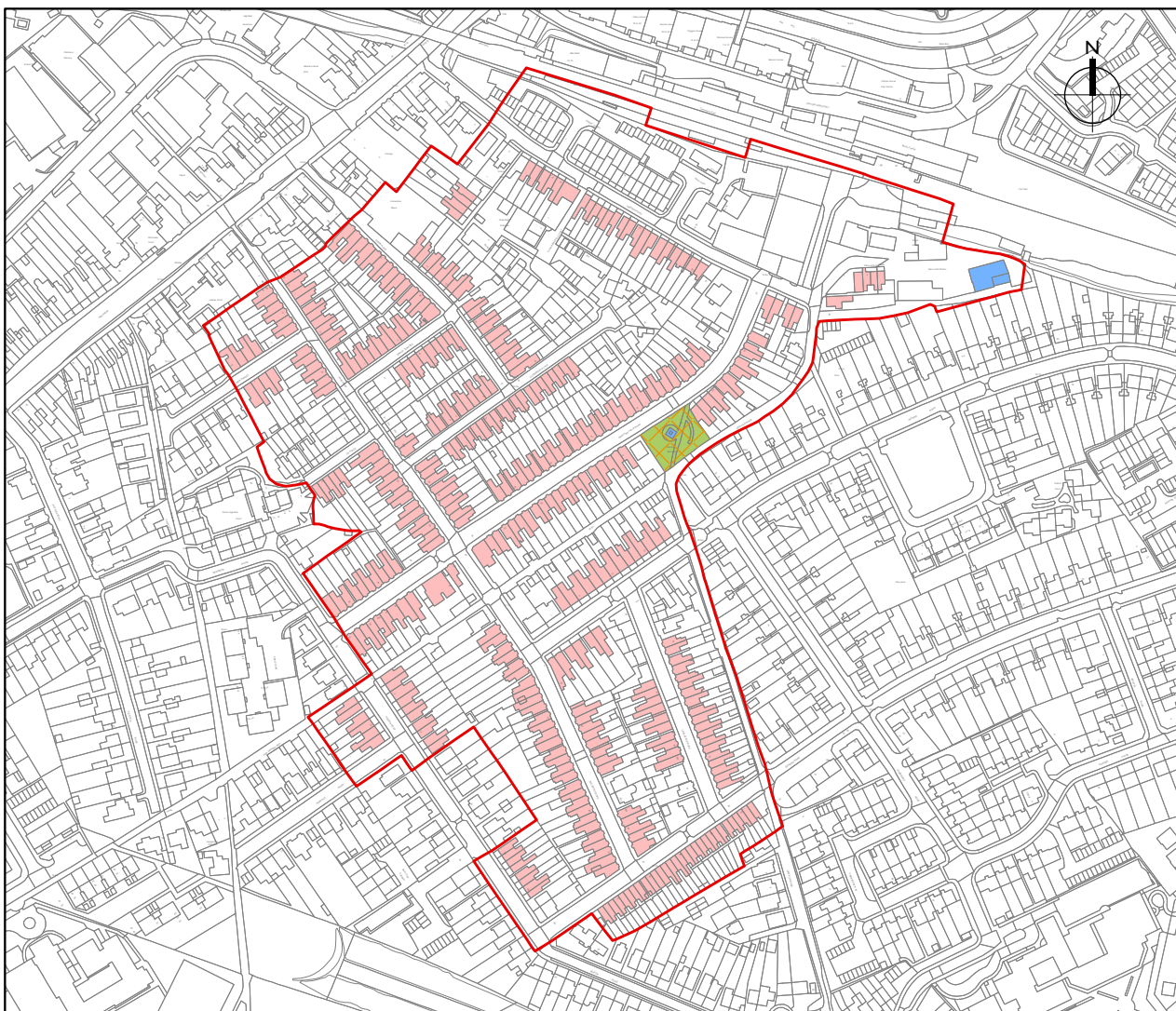
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 17
MARTYRS' FIELD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
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HISTORIC DEVELOPMENT

During Queen Mary's reign, 41 Protestants were burnt at the stake in Canterbury between 1555 and 1558, most of these at what is now Martyrs Field Road.

The Martyrs' Field remained undeveloped and used for agriculture (oast house, ballast pits, lime quarry) until the late 19th century. Lime Kiln Road follows a historic track leading to the lime quarry.

The arrival of the railway in 1859 created an eastern boundary to the area and Gordon Road was constructed following the boundary of the railway and provided access to a coal yard and the Dane John Manor Estate.

Housing development commenced in 1870 with the laying out of Tudor Road, Grove Terrace, Claremont Place and York Road, all connected to Wincheap.

Land to the south-west of Gordon Road was developed from 1890.

The early 20th centuries saw the completion of residential development with the construction of Guildford Road, Lancaster Road and Oxford Place.

In 1899 a stone obelisk monument to the 41 Kentish Martyrs was erected, paid for by public subscription, this is located in the small park between Martyrs' Field and Lime Kiln Road.

During the Second World War, the area was affected by sporadic bomb damage; the gaps were infilled from the 1950s.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- A small section at the north-east end of the character area (Gordon Road) is within the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- Predominantly residential, occupying land on the formerly agricultural Martyrs' Field.
- Some corner shops / pubs, although most have been converted to residential.
- Industrial uses (Dane John Works) at the north-east corner of the character area, between Gordon Road and Canterbury East station.

Street and Plot Pattern

- Tight grid-like street pattern containing rows of terraced houses.
- The principal streets are Martyrs' Field Road, Guildford Road, Oxford Road, Heaton Road, which have the widest roads and plot frontages.
- The building plots are long and narrow except the more modern developments, which tend to occupy wider plots as large blocks.

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FURTHER INFORMATION AND SOURCES

- Modern housing developments comprise less formally arranged street / plot patterns, for example the Claremont Place cul-de-sac.
- Modern infill buildings tend to be set back from the line of the terraces behind front gardens.
- The plots at the north-east end of the character area are more industrial in scale, comprising large blocks (warehouses, storage).
- A couple of smaller footpaths paths and cycle paths behind rear gardens, for example Lime Kiln Road and Hop Garden Way.

Scale and Mass of Buildings

- Generally diminutive scale of two storeys and fine grain terraced development.
- Gordon Road has taller scale and larger footprint buildings at its south-east end, associated with industrial use towards the station.
- The terraces house have shallow-pitched roofs with shared chimney stacks.

Building Materials, Style and Architectural Details

- Red and yellow stock brick sometimes with contrasting brick details.
- Painted brick and render.
- Ragstone – only at Greenfield Cottages, these are amongst the earlier properties to be built within the character area and their building materials were reputedly taken from St Augustine's Abbey.

- Clay-tiled or slate pitched roofs.
- Bay windows.
- Round-arched, entrance porches.
- Some examples of gable ends.
- Most houses are modest in their detailing, whilst others exhibit more articulation and decoration, including contrasting brick detailing around windows or representing quoins, polychromatic brick bands, decorative ridge tiles, dentils and terracotta relief details.
- Timber-framed sash windows.
- Some houses retain coal holes and boot scrapers.
- Brick or hedged boundary treatments where there are front gardens, most houses are hard against the pavement.

Green Spaces, Trees and Vegetation

- Little public green space providing relief from densely-packed terraces except the small public gardens off Lime Kiln Road, which also contain several important trees.
- There are no street trees, although there are bushes along Lime Kiln Road.
- The majority of the terraces do not have front gardens and therefore no soft landscaping.
- Streets which do have front gardens include Gordon Road, Tudor Road, Oxford Road and Heaton Road; these are set behind low brick walls with shrubbery within.

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FURTHER INFORMATION AND SOURCES

Public Realm

- Aside from the small park, the public realm is limited to the pavements, the surface treatment is irregular and comprises a mixture of tarmac and paving stones, which are cracked in places.
- Historic style lampposts.

Movement and Activity

- Relatively quiet, consistent with its residential character.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- No landmark buildings.

Views

- There are no important views within this character area, there is little opportunity for views due to the enclosed nature of the terrace development.

Other Positive Features

- The Kentish Martyrs' monument is located within the small park between Martyrs' Field and Lime Kiln Road.

AUDIT OF BUILT HERITAGE ASSETS

- There is only one listed building / structure in the character area, the Kentish Martyrs' memorial (Grade II).
- There are no locally listed buildings in the character area.
- The majority of the buildings within the character area are positive buildings, except the more recent 20th century buildings, which are generally set back from the main line of the terraces.
- Whilst the recent terraced houses on the north side of Gordon Road have not been identified as positive buildings, these have been sensitively-designed and are in keeping with the character of the street.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area is centred on Nunnery Fields and South Canterbury Road, which formerly led to South Canterbury Station, and includes the residential streets on both sides. The area was developed from the mid-19th century beginning with the former workhouse then surrounded by fields. Most buildings date to the late 19th or early 20th centuries. The boundaries of this character area are the same as those of the Canterbury (Nunnery Fields) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The area began to be developed during the 19th century and is of special interest for demonstrating the Victorian residential expansion of Canterbury after the arrival of the railways.
- The oldest buildings in the area are those at the northern end of Nunnery Fields and the former Union Workhouse building, these are of particular historic interest.
- Special interest is also derived from the many positive buildings, which are of aesthetic value due to their scale, plot patterns, brick materiality and architectural details.
- The area has a pleasant suburban and semi-rural character, with mature trees and further landscaping within front gardens.



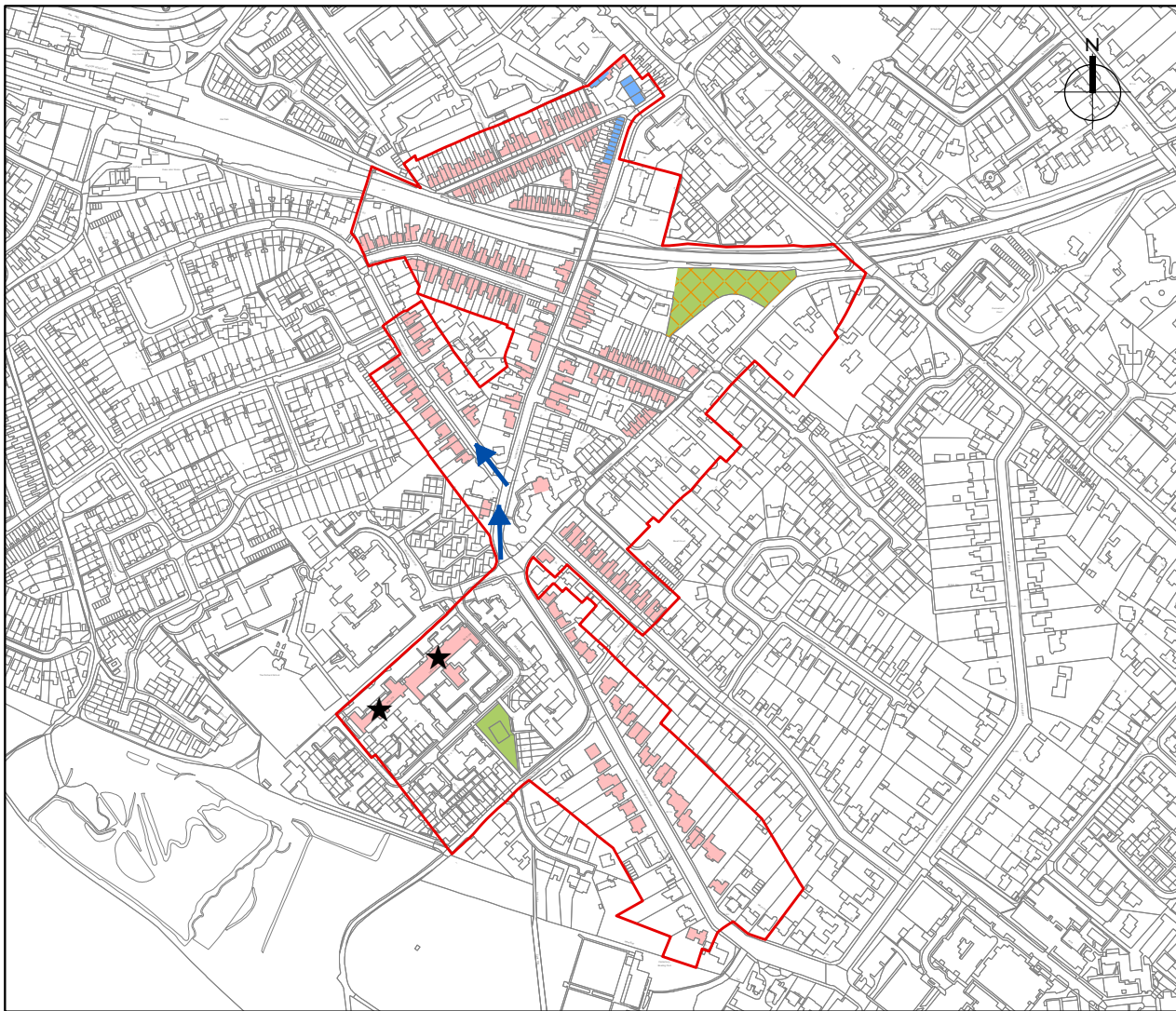
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 18
NUNNERY FIELDS

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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HISTORIC DEVELOPMENT

The Nunnery Fields were historically the property of the St Sepulchre's Nunnery in Oaten Hill. The 'fields' essentially remained in agricultural use until the 19th century.

The northern end of Nunnery Fields, between Lansdown Road and Caledon Terrace, was developed from 1827 to 1830 and gradually extended southwards; included were several villas such as The Pines and Prospect Villa.

A union of 14 parishes combined to create and operate a Workhouse with a new building in Nunnery Fields completed in 1847. A second range of buildings was added in 1887, known as the Infirmary.

The London, Chatham and Dover railway cut through the area in 1860, giving development in the area a boost given its close proximity to Canterbury East Station. Houses were built in Prospect Place, Puckle Lane and Nunnery Fields in the 1870s.

Norman Road dates from 1885 and Nunnery Road is slightly later containing Edwardian and inter-war properties.

The Elham Valley Railway, between Canterbury and Folkestone, opened in 1887. A station was built for South Canterbury at the southern end of the conservation area. This led to development south along what became known as South Canterbury Road, to connect with Ethelbert Road, and Cromwell Road.

The railway line operated for sixty years and closed in 1947; the station master's house survives as No.28.

Infill development continued through the mid-20th century along Puckle Lane in particular.

Since the millennium, the Pines has been converted and extended into apartments. The Workhouse and Infirmary buildings have also been converted to residential apartments with new residential buildings within the former grounds of the complex.

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FURTHER INFORMATION AND SOURCES

CHARACTER ANALYSIS

Archaeology

- There are no Scheduled Monuments in the character area.
- The very northern part is within the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- The use of the character area is almost entirely residential, this varies between dwelling houses and apartment.
- There are a very limited number of commercial uses at the northern edge of the character area including a public house.

Street and Plot Pattern

- The principal route within the character area is Nunnery Fields and South Canterbury Road, the junction of the two being formed by a change in direction from south-west to south-east. The route climbs uphill as it heads south along a ridgeline, the side streets frequently descending on both sides.
- Most streets are suburban in character, with the exception of Puckle Lane which is a semi-rural street connecting Nunnery Fields to Old Dover Road.
- The plots are generally regularly sized and spaced with buildings set slightly back from the pavement edge. The plots tend to be smaller and the building grain finer towards the north of the character area with more generous plots to the

south along South Canterbury Road and the south side of Puckle Lane.

- The former workhouse complex has larger footprint buildings and a less regular pattern being a combination of apartment buildings and townhouses.

Scale and Mass of Buildings

- Buildings are generally two storeys in height with some three storey buildings toward the southern end of Nunnery Fields
- The workhouse buildings are also part three storeys with the new buildings being of similar height.
- The earliest buildings to be developed towards the north of the character area are generally fine-grained, narrow fronted terraces. Norman and Nunnery Roads have more generous massing, being generally semi-detached.
- Towards the south of the area, buildings are generally larger in scale and massing being detached or semi-detached dwellings.

Building Materials, Style and Architectural Details

- Typical Victorian suburban housing.
- The most common building material is red brick, often accompanied with contrasting brick or stone detailing.
- Yellow and brown brick, and render are also used.
- Clay-tiled or slate roofs often with decorative ridge tiles.
- Pitched or hipped roof forms.
- Gable ends to roofs often with timber bargeboards.
- Bay windows.

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FURTHER INFORMATION AND SOURCES

- Timber-framed, multi-paned sash windows.
- Round-arched doorways.
- Timber doors.
- Brick or hedged boundary treatments.

Green Spaces, Trees and Vegetation

- There is only one public green space within the character area, within the recently constructed new development of the former Union Workhouse. This space is not of historic character but does provide an important local amenity.
- Despite the lack of public green space, the character area is generously treed with some streets (Puckle Lane and Stuppington Lane) having a semi-rural character.
- The majority of houses south of the railway line have front gardens, which become more generous on South Canterbury Road. The Pines and the edges of the former workhouse estate have hedged boundaries. Collectively these provide further soft landscaping.

Public Realm

- The public realm is limited to the streets, the pavements are generally narrow and in the cases of the narrower residential streets and the semi-rural Puckle Lane, there are either no pavements or only one which is very narrow.
- Surface treatments are generally modern tarmac or concrete slabs and street furniture is also largely modern.

Movement and Activity

- As a predominantly residential area the majority of streets have a quiet character with limited vehicular and pedestrian movement.
- Nunnery Fields and South Canterbury Road are slightly more principal routes and therefore have a greater level of activity.
- Lansdown Road has greater pedestrian movement due to its connection to a path which leads to Canterbury East Station.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are two landmark buildings in the character area, the former Union Workhouse and adjacent former infirmary.

Views

- There are two views of city-wide importance within the character area.
- The first is a view across the city with its green setting beyond, viewed from the top of Nunnery Road.
- The second is of Bell Harry Tower from the southern end of Nunnery Fields at its junction with George Roche Road.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



The infirmary building of the former Union Workhouse, this along with the adjacent main workhouse building are landmark buildings in the character area

AUDIT OF BUILT HERITAGE ASSETS

- The listed buildings in the character area are focused at its northern end and comprise Nos.3–4 Nunnery Fields, Nos.62–64 Lansdown Road and Nos.4–15 Nunnery Fields.
- There are no locally listed buildings in the character area, however the majority of other buildings in the area are positive buildings.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This small character area covers only Ethelbert Road, a residential street extending south-west from Old Dover Road and comprises Victorian suburban housing. It has the same boundaries as the Ethelbert Road Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Demonstrates the Victorian residential expansion of Canterbury after the arrival of the railways and gradual urbanisation of the 19th century.
- Contains many positive buildings, which are of aesthetic value due to their scale, plot patterns, brick materiality and architectural details.
- The street has a pleasant suburban avenue character, with mature trees within the front gardens.



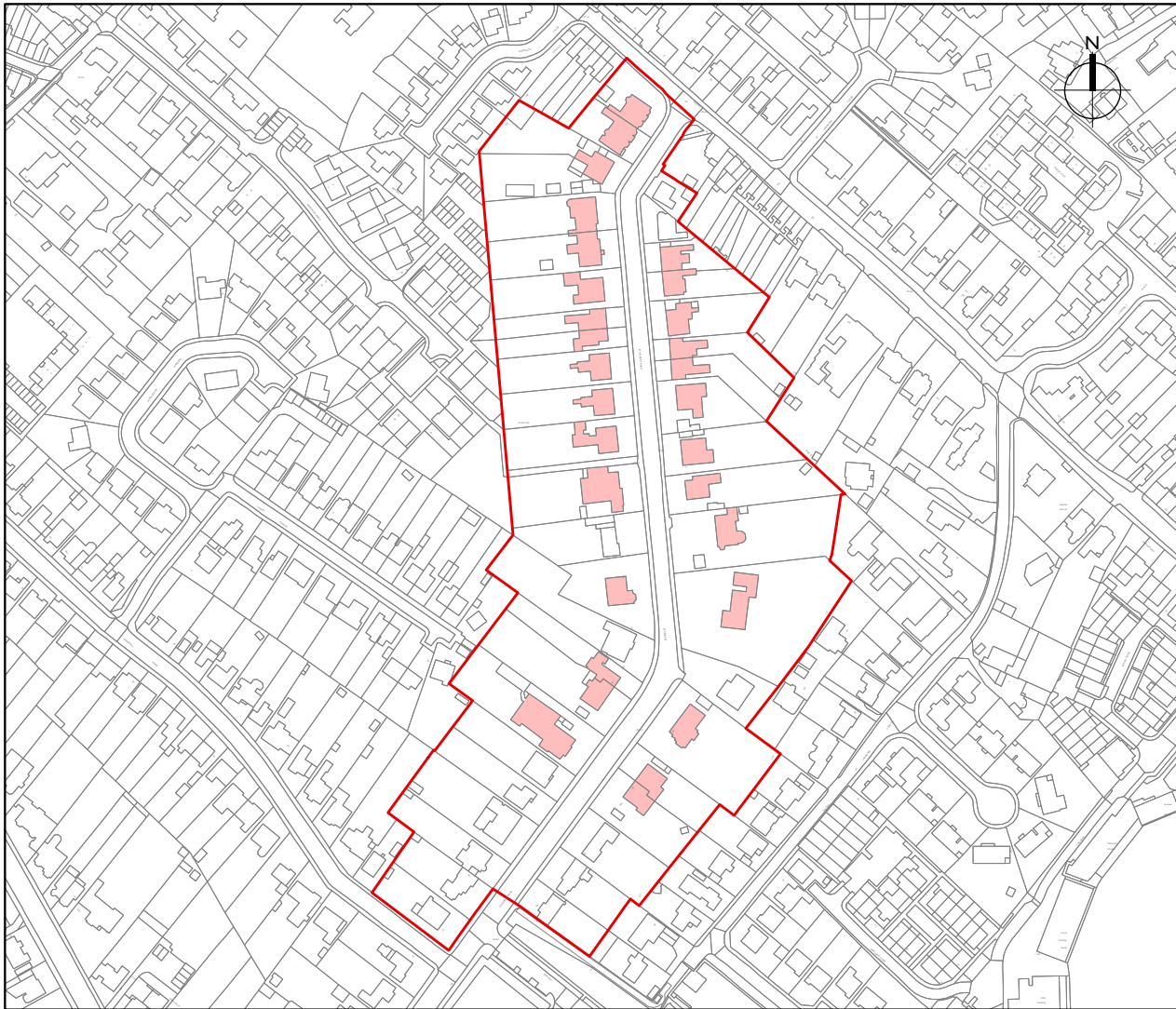
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 19
ETHELBERT ROAD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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**FURTHER
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 AND SOURCES**

HISTORIC DEVELOPMENT

Ethelbert Road originated as a track southwards from Old Dover Road, leading first to a windmill (to the rear of No.94, the millers house) and then on to Nackington Road. The area was known as Barton Fields.

Henry Biggleston purchased the track and surrounding land in the 1860s, laying out the road on the line of the track and sold development plots along its length.

From the 1870s a series of large detached and semi-detached houses, mostly three storeys, were built at the eastern end of the road. No.23 was the Rectory to St Mary Bredin.

At its southern end, the road bends to the west and this section generally contains early to mid-20th century residential properties.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments and is outside the city's Area of Archaeological Importance. However, the northern part of the area adjoins Old Dover Road, a Roman road and a Roman inhumation burial has been recorded at No.9.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- This character area is entirely in residential use, except for a small green public space at the junction of Ethelbert Road and Old Dover Road.
- The residential character contributes to the area's special interest.

Street and Plot Pattern

- The street extends south-west for a short stretch before turning due south and then south-west again.
- There are buildings on both sides of the street, set in large plots with generous front gardens.
- The houses are also large, generally semi-detached in the northern half of the street and detached to the southern half.
- There are few glimpses between buildings to the rear gardens beyond.

Scale and Mass of Buildings

- The houses are generously proportioned, mainly tall three storeys.
- The detached houses in the central part of the street have the most generous massing and greatest scale.
- Those towards the southern end are lower in height at two storeys but still have generous footprints.

Building Materials, Style and Architectural Details

- Typical Victorian suburban housing.
- Red brick, often accompanied with contrasting brick or stone detailing.
- Some use of hung-tiles or half timbering to complement the brickwork.
- Clay-tiled or slate roofs often with decorative ridge tiles.
- Pitched or hipped roof forms.
- Tall brick chimney stacks.
- Gable ends to roofs often with timber bargeboards.
- Some instances of dormer windows in roof segmental or gabled.
- Bay windows.
- Timber-framed, multi-paned sash windows.
- Timber doors.
- Brick or hedged boundary treatments.

Green Spaces, Trees and Vegetation

- Mature trees occupy many of the large front gardens forming a pleasant canopy and backdrop to the built development.
- Other visible vegetation comprises shrubbery in front gardens and boundary hedges, further softening the built development and contributing to the residential character.
- There is a small public green space at the junction of Ethelbert Road and Old Dover Road.

Public Realm

- As a residential street, the public realm comprises primarily of the pavements.
- The pavements are part tarmacked and part paved with concrete slabs with concrete kerbs. The pavement has multiple patch repairs and many of the slabs and kerbs are cracked or damaged.
- There is a small public space at the north end of Ethelbert Road at the junction with Old Dover Road with a bench; the space is overgrown and the bench is in need of maintenance.

Movement and Activity

- As one of the approaches to the Canterbury and Kent Hospital, which is located half way along Ethelbert Road, the road is often busier with cars than might be expected on a residential street. This has a slightly negative effect on the character of the area as it is in conflict with the suburban residential character of the street.
- For the same reason there is also plenty of pedestrian activity, however this has much less of an effect on the overall character of the street.

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FURTHER INFORMATION AND SOURCES

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Views

- There are no important views or landmark buildings which contribute to the special interest of the character area or wider conservation area.
- General street views assist in the appreciation of the leafy suburban character of the area.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



Leafy suburban character of Ethelbert Road

AUDIT OF BUILT HERITAGE ASSETS

- There are no listed or locally listed buildings within the character area.
- The majority of buildings within the character area are positive buildings, except the more recent 20th century buildings at the south-western end, which make a neutral contribution.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This small character area covers only the historic part of the Kent and Canterbury Hospital campus, accessed off Ethelbert Road, which remains in use as a hospital. The character area has the same boundaries as the Canterbury (1937 Kent & Canterbury Hospital) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- The special interest of this area lies primarily in its use as a hospital, a use it has been in since the 1930s.
- The two original buildings of the hospital (the main building and former nurses home) survive, and are in an art deco / modern architectural style which remains despite alteration and extension.



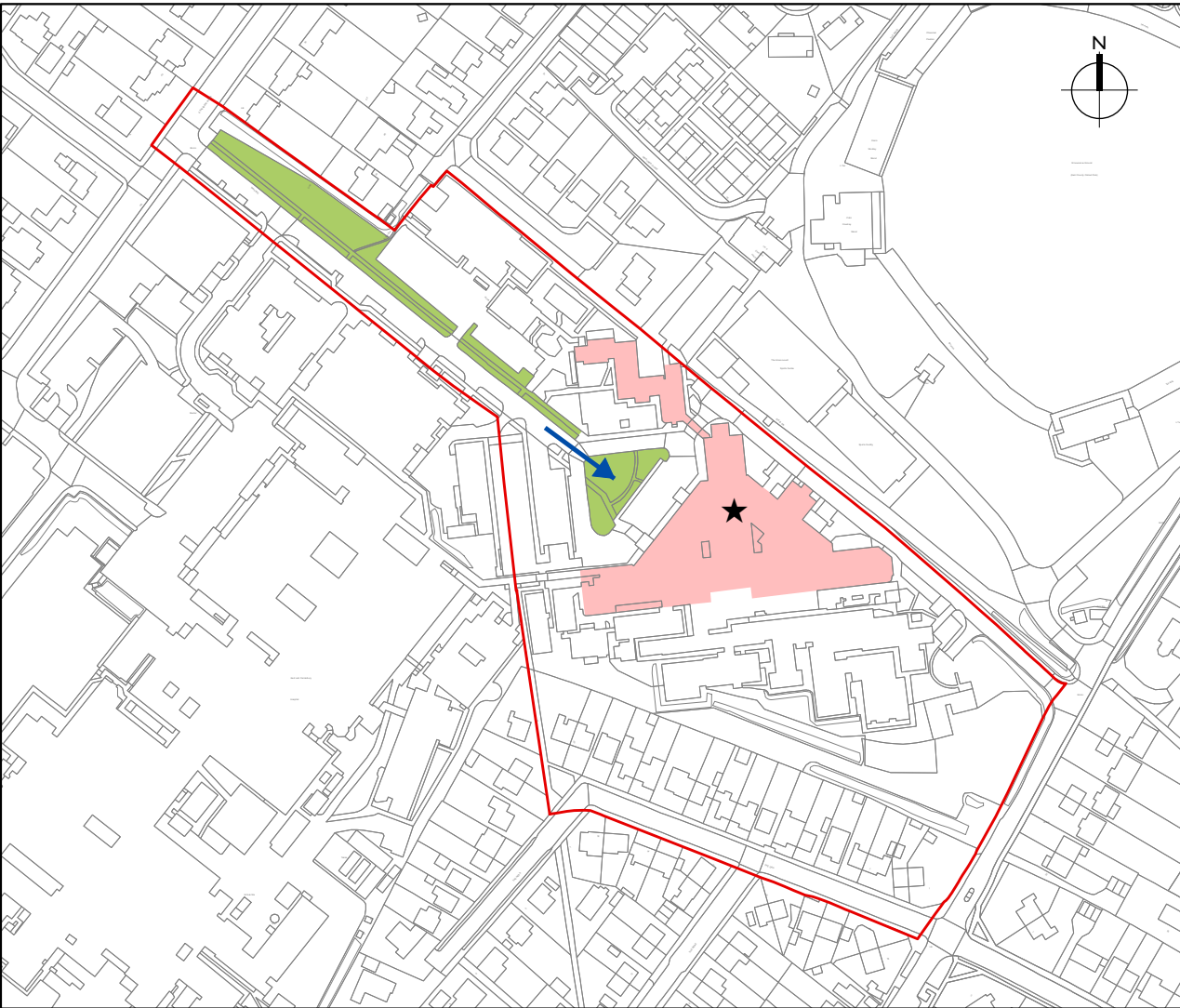
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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 20
KENT AND CANTERBURY
HOSPITAL

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- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ← Views
- ★ Landmark Buildings

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FURTHER
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HISTORIC DEVELOPMENT

Work on the 'new' hospital for Canterbury started in 1935 and it was opened by the Duke of Kent in 1937.

The original hospital buildings were designed by the architect Cecil Burns FRIBA and described by Pevsner as *'being low and white in a modern style, built of reinforced concrete. A triangular plan... architecturally the most distinguished part is the contemporary nurses' home'*.

Both the main hospital building and nurses home remain but have been altered and extended, particularly the main building, so as to continue functioning as a modern hospital.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments and is outside the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- The character area is in healthcare use as the Kent and Canterbury Hospital, there are no other uses in the area.

Street and Plot Pattern

- The driveway to the hospital is the principal vehicular route in the character area forming a generous, tree-lined avenue terminating with the original 1937 hospital building. The road then continues along the northern edge of the character area to join Nackington Road.
- There are various pedestrian and service routes between buildings and around the periphery of the character area.
- There are buildings on both sides of the driveway, those on the northern half, in the conservation area, are set back from the road behind car parks.
- The 1937 building and its extensive extension take up the majority of the eastern half of the character area.

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FURTHER INFORMATION AND SOURCES

Scale and Mass of Buildings

- Buildings range from between one and four storeys.
- The former nurses' home, now The Trust Offices, is the tallest building at four storeys with the main hospital building three storeys, although its clock and chimney towers rise taller and its rear extensions are generally single storey. The buildings on the north side of the approach driveway are two to three storeys.
- The 1937 hospital building has the largest footprint, roughly triangular, and has also been greatly extended to the rear.
- Nearly all the buildings have flat roofs.

Building Materials, Style and Architectural Details

- Two original 1930s hospital buildings in a 'modern' / art deco style.
- White rendered with blue and red detailing.
- Projecting balconies to nurses' home.
- Flat roofs.
- Linear bands of windows.
- More recent buildings and extensions unsympathetic concrete or temporary structures.

Green Spaces, Trees and Vegetation

- Large, mature trees line the hospital driveway giving it an avenue-like character; trees also edge the route as it opens into the forecourt in front of the main building at the eastern end.
- There is also extensive tree coverage to the rear of the main hospital building forming a green buffer between the residential properties in The Gap and the hospital.
- Generous grass verges characterise the main approach drive with a larger lawned area near the entrance and a formal soft landscaped area in front of the main hospital building. There are pockets of green space to the rear of the hospital building.

Public Realm

- Whilst technically not the public street, the hospital grounds are publicly accessible.
- The pavements and paths are of mixed materials and mixed condition. The main paths on either side of the main driveway are brick sets, edges and are in good condition. Elsewhere surfaces are tarmacked or concrete slabs.
- There is a variety of benches, bollards and lighting, again in a mixed condition.

Movement and Activity

- As the main approach to the hospital, the driveway is busy with both cars and pedestrians. The route through to Nackington Road has a more service road character and is much quieter.
- Other routes around the hospital buildings are generally pedestrian pathways.

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FURTHER INFORMATION AND SOURCES

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- The scale and massing of the main hospital building give it a dominant presence within the character area, this along with its two projecting towers give the building a landmark quality.

Views

- There is one view of local importance within the character area, namely the view from the eastern end of the driveway looking towards the main hospital building across the soft-landscaped forecourt.

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections



Main Kent and Canterbury Hospital building

AUDIT OF BUILT HERITAGE ASSETS

- There are no listed or locally listed buildings within the character area.
- The main hospital building and former nurses home building (now The Trust Offices) are both considered positive buildings.
- The other hospital buildings in the conservation area are generally considered to be detracting in appearance but contribute to the important and significant use of the character area.

FURTHER SOURCES OF INFORMATION

- Kent: North East and East (The Buildings of England by Nicholas Pevsner).
- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area covers the south-eastern half of Old Dover Road, beyond the railway line, and several of its side roads including St Lawrence Road and St Lawrence Forstal, all are in predominantly residential use. Also included is the St Lawrence Ground, home ground of Kent County Cricket Club. The character area is within the Canterbury (Old Dover Road Oaten Hill & St Lawrence) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- Old Dover Road has been an important route into Canterbury since the Roman period. Construction of the New Dover Road in the 18th century reduced the pressure on Old Dover Road allowing it to survive in a relatively intact historic state.
- The character area is also of special interest for the historic associations with the 12th century St Lawrence Priory, memorialised in street names, the name of the cricket ground and in physical remains of the priory wall.
- The character areas is home to Kent's county cricket ground, with special interest for the sports' fans across the county.
- The significant amount of mature trees, green verges and soft landscaping in private gardens create a semi-rural appearance to the character area which is of special interest.
- The numerous Victorian infill developments demonstrate the residential expansion of Canterbury during this period. The buildings possess many features of aesthetic value.



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FURTHER INFORMATION AND SOURCES



CHARACTER AREA 21
 OLD DOVER ROAD
 (SOUTH-EAST) AND
 ST LAWRENCE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ▨ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

This plan is not to scale

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FURTHER
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HISTORIC DEVELOPMENT

The Old Dover Road forms the final section of the Dover Road connecting Dover and Canterbury. The road follows the former alignment of the major arterial Roman road of Watling Street.

On the southern side of Old Dover Road the St Lawrence Priory was founded in 1137 to serve the needs of leprosy monks and their relatives. Part of the medieval flint boundary wall to the hospital survives at the junction with St Lawrence Forstal, outside No.136.

During the medieval period and until the construction of New Dover Road in 1792, the road served as the principal means of communication between Dover and London.

The road was turnpiked in 1753.

During the 18th century a house known as St Lawrence occupied the site of the former leper hospital.

Following the construction of New Dover Road the Old Dover Road became a secondary route and pressure for development was reduced. Consequently it became something of a 'backwater' and retained much of its historic interest.

A cricket ground was first established on part of the former leper hospital in the mid-19th century, subsequently becoming the home of Kent County Cricket Club at the end of the century.

Gradual residential development through the first half of the 20th century filled gaps along Old Dover Road and also lined St Lawrence Road and St Lawrence Forstal.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments and is outside the city's Area of Archaeological Importance.
- Despite not having specific archaeological designation there is high potential for archaeological remains to be present across the character area.

Land Use

- The principal use within the character area is residential focussed along Old Dover Road, St Lawrence Forstal and St Lawrence Road.
- The second main use is that associated with the St Lawrence Ground, at the eastern end of Old Dover Road, comprising recreational open space and hospitality uses. Around the entrance to the ground are some commercial and retail uses and opposite is the Bat and Ball pub.

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FURTHER INFORMATION AND SOURCES

Street and Plot Pattern

- Old Dover Road is the principal route through the character area, it extends south-east from the city centre, although largely straight in alignment, the route contains subtle curves that prevent long vistas and views.
- The plot pattern is varied from narrow-fronted plots containing fine-grained terraces fronting directly onto the pavement to more generous and broader plots containing detached and semi-detached house set back behind front gardens.
- The land inclines on the south side of Old Dover Road with the plots on this side raised above the road or edged with a high embankment wall, parts of which were originally the boundary wall of St Lawrence Priory.
- The cricket ground is also raised above the road and is a large rectangular plot with buildings arranged around the pitch itself. Recently completed residential apartments follow the same pattern around the pitch edge.
- St Lawrence Forstal also inclines as it extends south from Old Dover Road, the residential buildings are detached and set in irregular but generous plots.
- St Lawrence Road connects the Old and New Dover Roads and has a regular arrangement of narrow-fronted plots with semi-detached houses set well back from the roadside.

Scale and Mass of Buildings

- Buildings are generally domestic in their scale and mass, the exceptions are the cricket ground stands and buildings which have larger footprints and some of the recent apartment buildings, which are also larger in their massing.

- The scale of buildings ranges from two to three storeys with some of the recent apartment buildings being slightly taller at four storeys.
- The roofline is not consistent with different building lines and pitched and hipped roof arrangements. The street edges are often softened by tree foliage screening views of buildings.

Building Materials, Style and Architectural Details

- The predominant building material is brick, mainly red with some instances of other brick colours.
- Some painted and rendered buildings.
- Decorative features such as half-timbering, hung tiles
- Contrasting brick, rendered or stone details.
- Bay windows.
- Timber-framed sash and casement windows.
- Multi-paned, leaded windows.
- Timber doors.
- Pitched or hipped roof forms with some historic dormers.
- Gables with timber bargeboards.
- Decorative ridge tiles.
- Boundary and embanking walls in brick or knapped flint.
- Embanked grass verges.
- Brick or hedged boundary treatments.

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FURTHER INFORMATION AND SOURCES

Green Spaces, Trees and Vegetation

- The principal green open space in the character area is the St Lawrence Ground, however it not a publicly accessible space. The ground is edged by mature trees and hedges and is raised above the surrounding roads providing a rural character to this part of the character area and in views along Nackington Road and Old Dover Road.
- Mature trees, shrubs and hedged boundaries feature strongly in this character area, although are largely within private gardens. The embanked nature of the north side of the Old Dover Road means that soft landscaping often screens the buildings, adding to the rural character and appearance of the street.

Public Realm

- A landscaped piece of public realm has recently been installed at the entrance to the cricket ground, forming a pleasant entrance with soft and hard landscaping.
- Otherwise, there is little open public space, the pavements are narrow with a mixture of tarmac, brick sets and paving slab surface treatments. Street furniture is limited and generally not historic.

Movement and Activity

- As a historic route into the city, Old Dover Road has always been a busy and important transport link. However, the noise and volume of traffic on Old Dover Road, particularly during rush hour, somewhat diminishes the appreciation of the rural aspects of its character.
- The narrowness of the pavements means that the pedestrian environment is not always pleasant. Although not always well-used the route is busy with pedestrians during match days and events at the cricket ground.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

There are several buildings of landmark nature within the character area, these comprise:

- The Bat and Ball pub which occupies an important corner opposite the entrance to the cricket ground and is visible in long views along Old Dover Road.
- The Frank Wooley Stand and Chiesman Pavilion of the St Lawrence Ground which are the most historic and attractive buildings associated with the ground.
- Nos.121–123 Old Dover Road is a prominent, three storey building which due to its scale and white painted appearance is prominent in street views from Old Dover Road and also from St Lawrence Forstal. The building was historically part of St Lawrence's Farm.

Views

- There are no specific locally important views within this character area and there is very limited visibility of the cathedral. General street views contribute to the appreciation of the semi-rural character of the area.

Other Positive Features

- A First World War memorial in remembrance of cricketer Colin Blythe and other Kent XI cricketers who died in the war. The memorial was relocated following the construction of the apartments on the north side of the cricket ground. **NB – current location has not been identified.**



The Bat and Ball pub is a landmark building for its prominent corner position on Old Dover Road opposite the entrance to the cricket ground

AUDIT OF BUILT HERITAGE ASSETS

- There are seven listed buildings and structures within the character area, these include part of the boundary wall of St Lawrence Priory (former leper hospital) and 17th, 18th and early 19th century buildings along Old Dover Road.
- There are two locally listed buildings, Nos.135 and 155 Old Dover Road.
- Many of the other buildings in the character area are positive buildings dating from the between the late 19th and mid-20th centuries. All other buildings are neutral.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal.

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FURTHER INFORMATION AND SOURCES

DESCRIPTION OF AREA

This character area encompasses New Dover Road from the city centre to just beyond St Lawrence Road and St Augustine's Road, which runs adjacent to the South Eastern Railway line. It has the same boundaries as the Canterbury (New Dover Road and St Augustine's Road) Conservation Area.

SUMMARY OF SPECIAL INTEREST

- New Dover Road is a key historic approach route to the city, constructed in the 1790s to provide an alternative to Old Dover Road.
- This straight route has an almost continuous sequence of views towards the Bell Harry Tower, the best from within the character area are along the stretch between the Best Western Hotel and Ersham Road.
- Distinctive built character with grand detached buildings on New Dover Road and a more domestic scale on St Augustine's Road.
- Rural characteristics of New Dover Road despite being urban / suburban, specifically the many mature trees within front gardens and hedged boundary treatments.
- The area demonstrates the Victorian and Edwardian expansion of the Canterbury Conservation Area.
- Contains many positive buildings which are of aesthetic value due to their scale, plot patterns, brick materiality, architectural details and ornamentation.



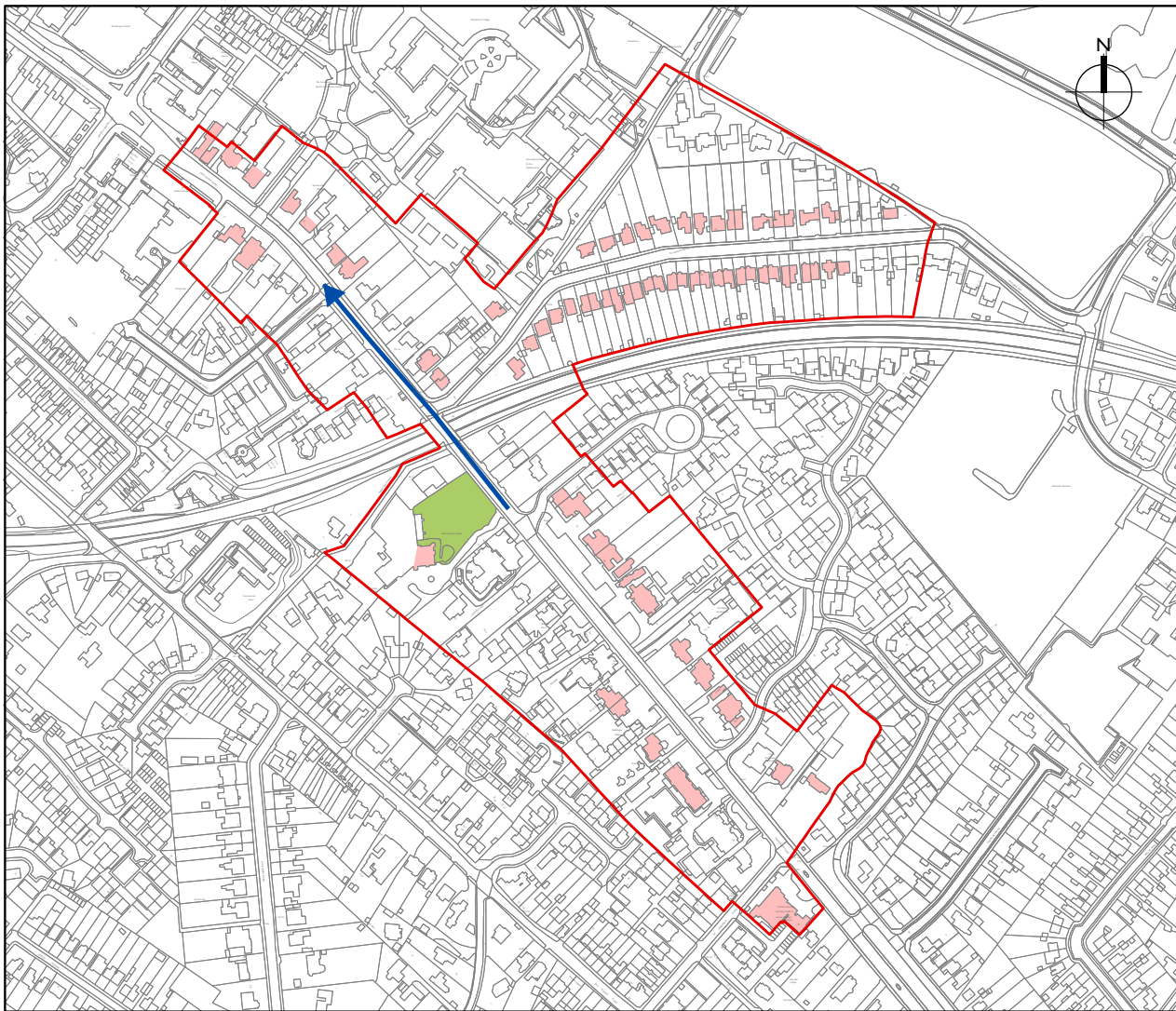
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FURTHER INFORMATION AND SOURCES



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

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ➔ Views
- ★ Landmark Buildings

This plan is not to scale

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HISTORIC DEVELOPMENT

New Dover Road was constructed in 1792 to give a more direct route into the city through St George's Gate from the Dover Road. The Old Dover Road was deemed to be too narrow and dangerous in some places.

The long straight avenue began to be built up with large, genteel residences during the 19th century.

In the early 20th century further detached and semi-detached houses were constructed, infilling many of the gaps along the roadside, however even in the 1930s development did not extend far beyond the junction with St Lawrence Road.

Also in the early 20th century St Augustine's Road was laid out with most of the houses up to the junction with Pilgrim's Way constructed by the late 1930s.

In the early 21st century several buildings were replaced with sensitively-designed apartment buildings.

CHARACTER ANALYSIS

Archaeology

- This character area does not contain any Scheduled Monuments.
- The north-western end of New Dover Road up to the railway line is within the city's Area of Archaeological Importance.
- There is therefore high potential for archaeological remains to be present within the character area as well as beyond the Area of Archaeological Importance.

Land Use

- Historically this character area would have been in solely residential use, however many of the larger houses are now in use as hotels, offices or commercial institutions such as schools.
- There remains a high proportion of residential use within the character area and St Augustine's Road is entirely in residential use.

Street and Plot Pattern

New Dover Road

- New Dover Road extends south-east from Upper Chantry Lane as a continuation of St George's Place. Following a slight curve at Ersham Road, the road takes a very straight route all the way to the Old Gate Inn where it rejoins the original route of the Dover Road.
- The road is a broad avenue, descending as it approaches the city centre.
- The plots are generally large with buildings set back generously from the road.
- The plots are deeper than they are wide, with large gardens to the rear. The frontages are, however, also generous.

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- The detached nature of the buildings allows for gaps between buildings with views to trees and greenery in rear gardens.

St Augustine's Road

- St Augustine's Road extends from New Dover Road adjacent to the north of the railway line.
- The first section of the road continues the line of the Abbotts Barton Walk footpath between the Old and New Dover Roads. St Augustine's Road then turns sharply to the east and follows the railway cutting as it curves south-east.
- The footpath (Pilgrims Walk) to continues behind the properties on the north side of the road until its junction with Pilgrim's Way.
- The plots are generous although much more domestic in scale than those on New Dover Road.
- The plots are long and narrow with buildings set back from the street and large gardens to the rear.

Scale and Mass of Buildings

- The buildings in New Dover Road generally have grand proportions, particularly south of the railway line
- There is a mix of detached and semi-detached buildings.
- Those closest to the town centre on New Dover Road and in St Augustine's Road are more domestic in scale and footprint, at two to three storeys.
- South of the railway line, the buildings have a larger footprint and are three to four storeys.
- At the northern end of New Dover Road, around the junction with Upper Chantry Lane and St George's Place, the buildings

have a larger scale and mass, which is not characteristic of the street. However, Becket House is of local interest and one of the few 1930s buildings in the city and is therefore considered to be positive despite being uncharacteristic of the character area.⁰¹

Building Materials, Style and Architectural Details

- Variety of architectural styles including references to both the gothic and classical traditions.
- Red brick.
- Contrasting brick or stone detailing.
- White painted render and pebble-dash, particularly in St Augustine's Road.
- Clay-tiled and slate pitched roofs.
- Gables.
- Wealth of decoration and ornamentation to buildings including diaperwork, turrets, half-timbering, decorative bargeboards and ridge tiles.
- Timber-framed, multi-paned sash and casement windows.
- Variety of window shapes including square-headed, segmental-arched, pointed-arched and bay and oriel windows.
- Grand entrances with approach steps and porches on New Dover Road.
- Inset porches to St Augustine's Road.
- Timber doors.
- Brick or hedged boundary treatments.

⁰¹ This area is proposed for inclusion within the conservation area due to the special interest of Becket House

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FURTHER INFORMATION AND SOURCES

Green Spaces, Trees and Vegetation

- New Dover Road is one of the principal approaches into the city and a distinctive feature of this approach is the contribution made by the mature trees close to the front boundaries of the large Victorian residences.
- The trees frame views along the road and form a canopy over it, particularly in summer.
- The shrubbery and soft boundary treatments further contribute to the more rural identity of this urban street.
- Mature trees and shrubbery are also characteristic of St Augustine's Road.
- There is limited open green public space within the character area and few trees within the public realm itself.
- The only green open space is the generous private lawn in front of the Best Western Abbots Barton Hotel.

Public Realm

- The public realm in this character area is limited to the pavements which line both St Augustine's Road and New Dover Road.
- The pavements in New Dover Road are relatively narrow with more generous widths around the railway crossing and outside Becket House. The latter has some of the only street trees in the character area.
- The street furniture is modern and of mixed design although not overly excessive.
- The pavements are a mixture of slabs and tarmac with some areas requiring maintenance or repair.

Movement and Activity

- The noise and volume of traffic on New Dover Road, particularly during rush hour, somewhat diminishes the appreciation of the rural aspects of its character.
- Although there is some pedestrian movement, New Dover Road is not a busy pedestrian route.
- As a residential street St Augustine's Road is quieter in terms of both road and pedestrian traffic, however Pilgrims Walk footpath has more pedestrian movement.

IMPORTANT VIEWS AND LANDMARK BUILDINGS

Landmark Buildings

- There are no landmark buildings in this character area.

Views

- An attractive feature of the New Dover Road is the sequence of views of the cathedral as the road descends from the top of the south-eastern ridge towards the city centre.
- Views from within the conservation area are clearer during the winter months when the trees are more devoid of foliage but during the summer the trees attractively frame the long view to Bell Harry Tower.
- The best views are along the stretch of road between the Best Weston Abbots Barton Hotel and Ersham Road.
- There are also glimpses of Querns Windmill, the Water Tower on St. Thomas's Hill and University of Kent buildings to the north-west.

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FURTHER INFORMATION AND SOURCES

Other Positive Features

- There are no other specific positive features within this area beyond those identified in the previous sections.



View of Bell Harry Tower from New Dover Road adjacent to the Best Weston Hotel

AUDIT OF BUILT HERITAGE ASSETS

- There are no listed or locally listed buildings within the character area.
- There are a large number of positive buildings in both New Dover Road and in St Augustine's Road.
- The recent buildings in New Dover Road, while not identified as positive buildings, have been sensitively-designed and are in keeping with the character of the street.
- There are several detracting zones, mainly towards the northern end of New Dover Road. These include Chaucer Court and the buildings to the rear of both the Best Weston Hotel and Becket House.

FURTHER SOURCES OF INFORMATION

- 2009 Canterbury Conservation Area Appraisal

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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 18th and early 19th 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)

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

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

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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 (photograph)

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

2138: Post-war development in Canterbury (photograph)

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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

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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.

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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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CONTACT DETAILS

CANTERBURY CITY COUNCIL PLANNING DEVELOPMENT AND ENGAGEMENT TEAM

Planning,
Canterbury City Council,
Military Road,
Canterbury,
CT1 1YW
Email: planning@canterbury.gov.uk
Telephone: 01227 862000

Website: https://www.canterbury.gov.uk/info/20014/planning_and_building

HISTORIC ENGLAND: SOUTH-EAST OFFICE

Eastgate Court,
195–205 High Street,
Guildford,
GU1 3EH
Email: south-east@HistoricEngland.org.uk
Telephone: 01483 252020
Website: <https://historicengland.org.uk/about/contact-us/local-offices/south-east/>

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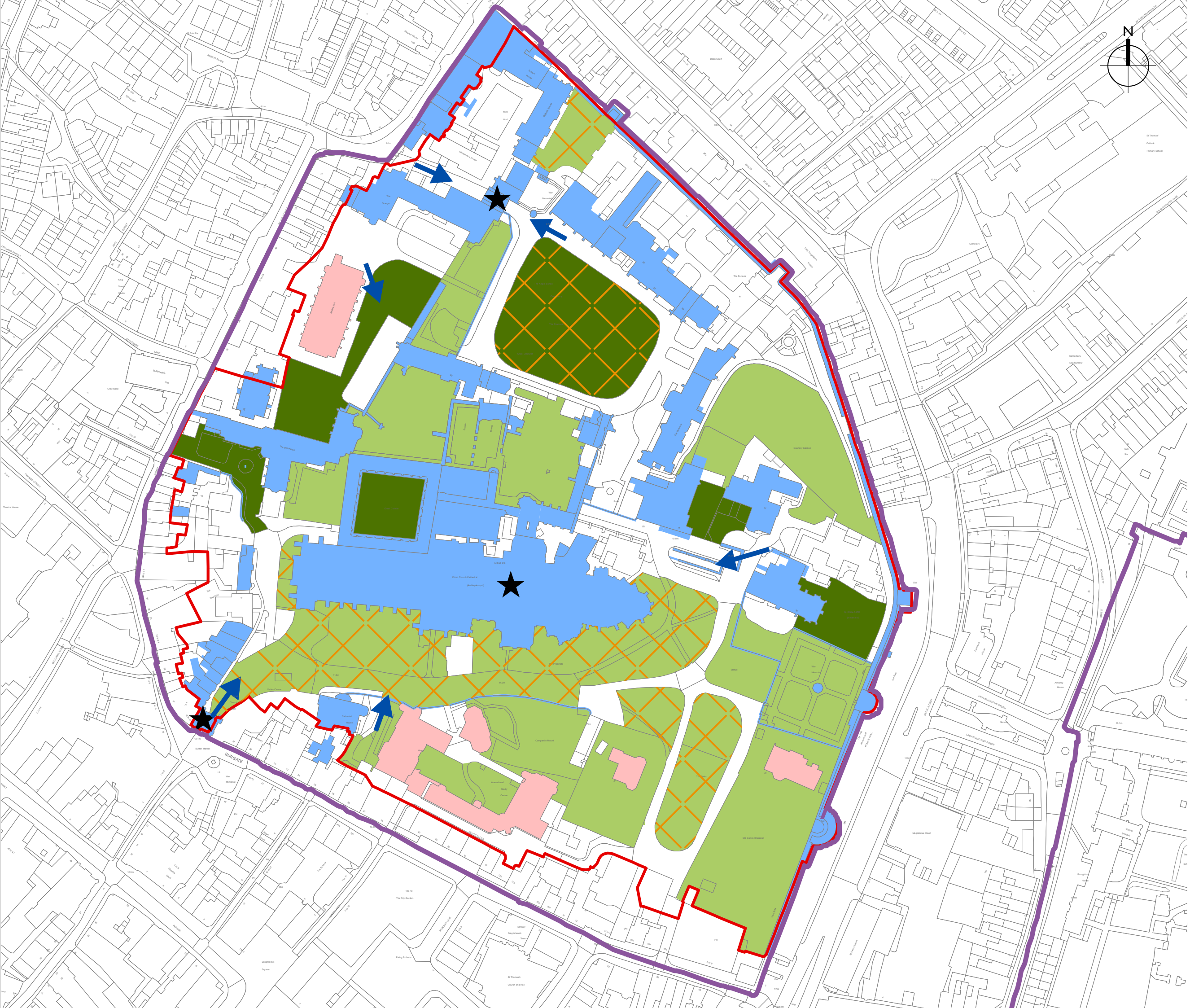


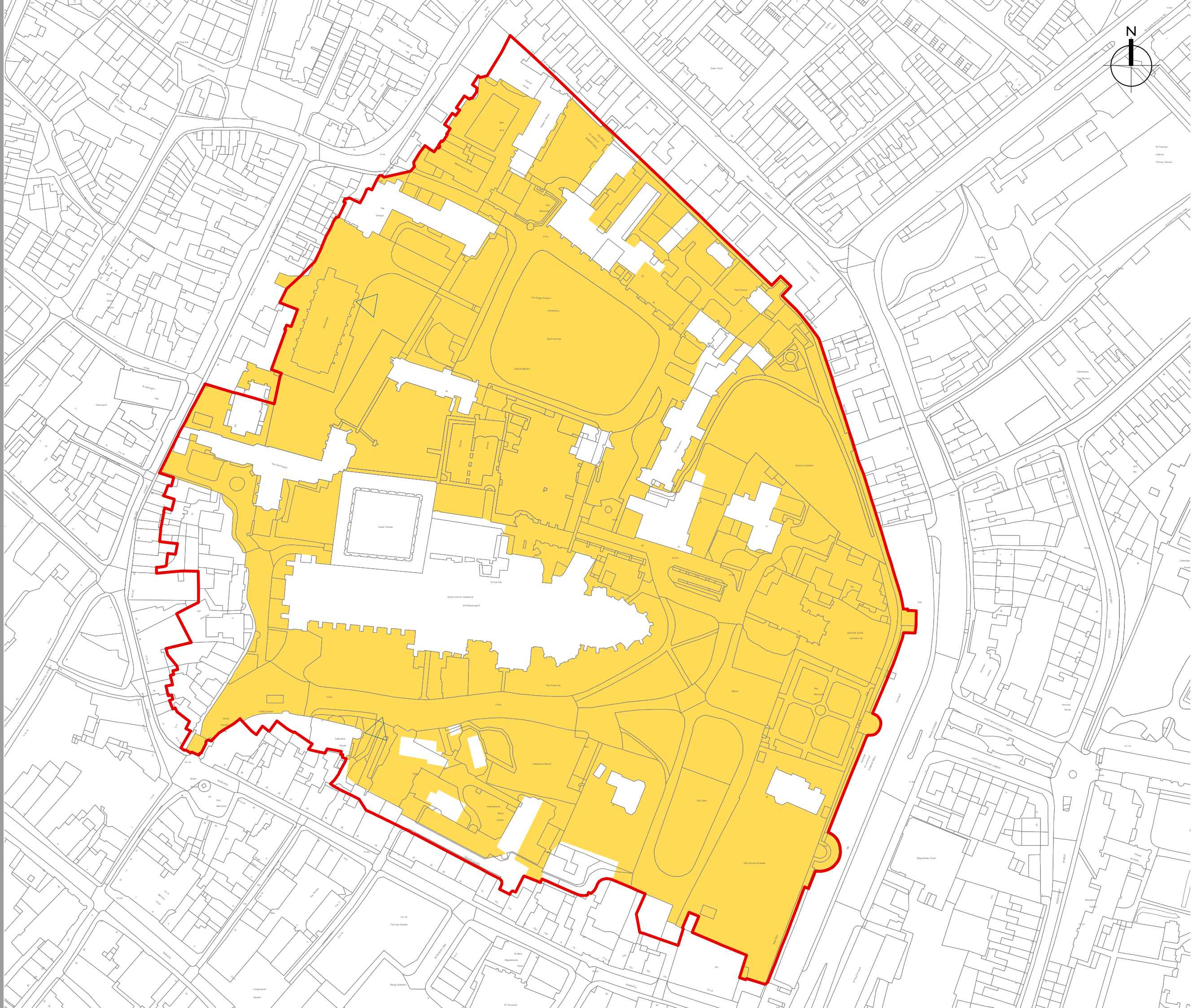
CHARACTER AREA I
CATHEDRAL
PRECINCTS

- World Heritage Site
- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

Note: The Scheduled Monument is mapped on the following page.

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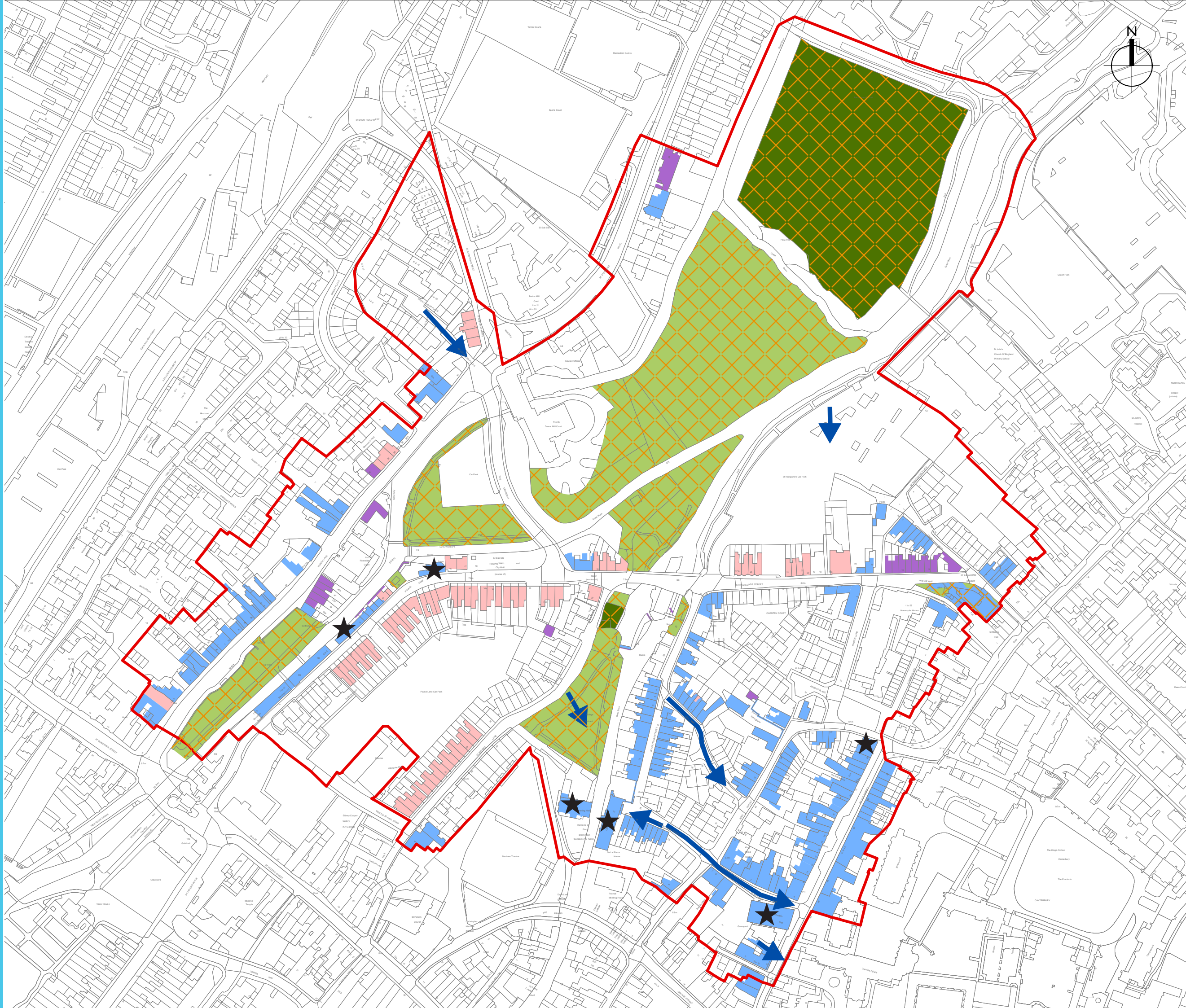




CHARACTER AREA 1
CATHEDRAL
PRECINCTS

■ Scheduled Monument
(Christchurch Priory and
Archbishop's Palace)

This plan is not to scale



CHARACTER AREA 2
ST RADIGUND'S

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

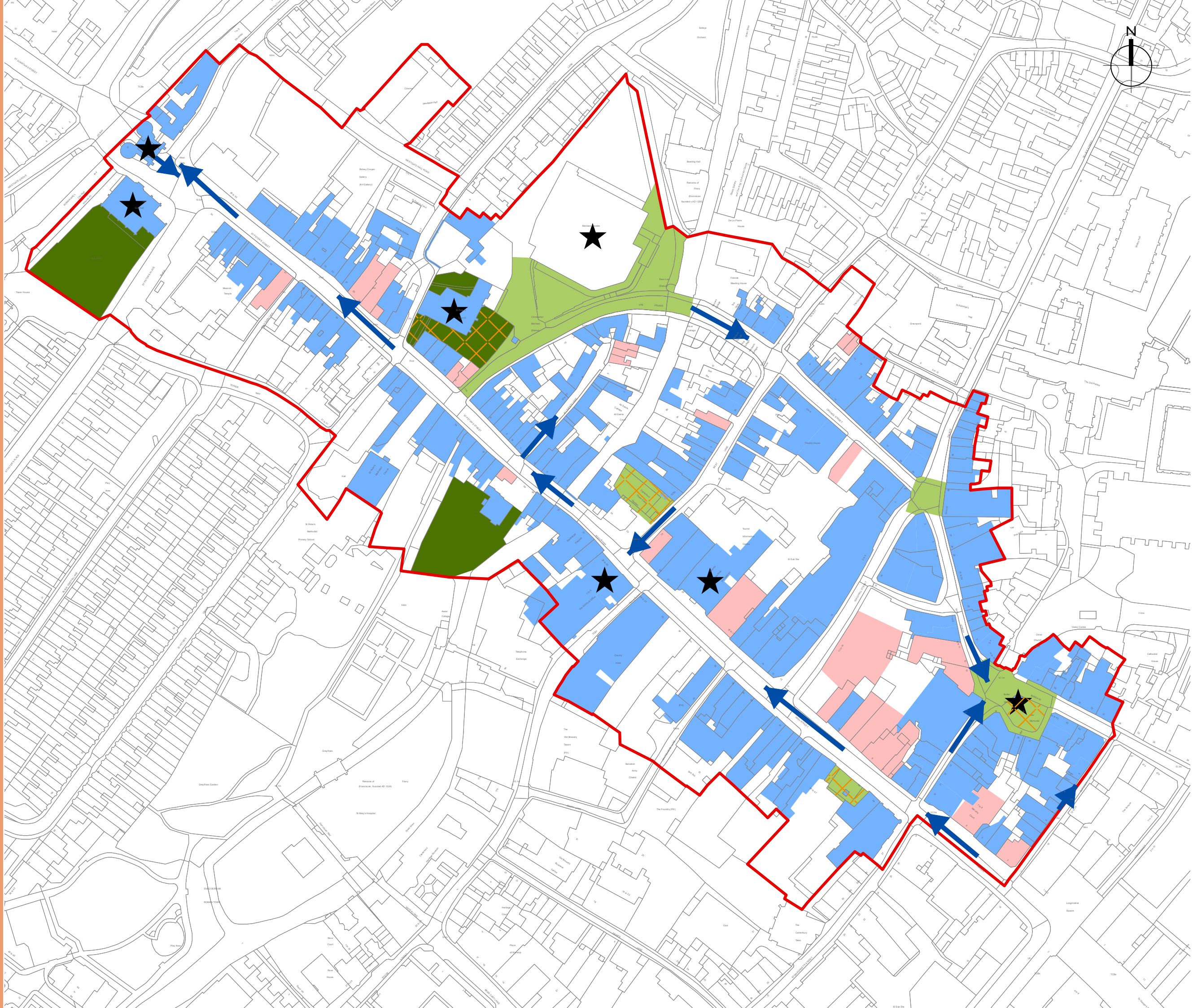
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CHARACTER AREA 3
ST PETER'S STREET,
THE HIGH STREET
AND PARADE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

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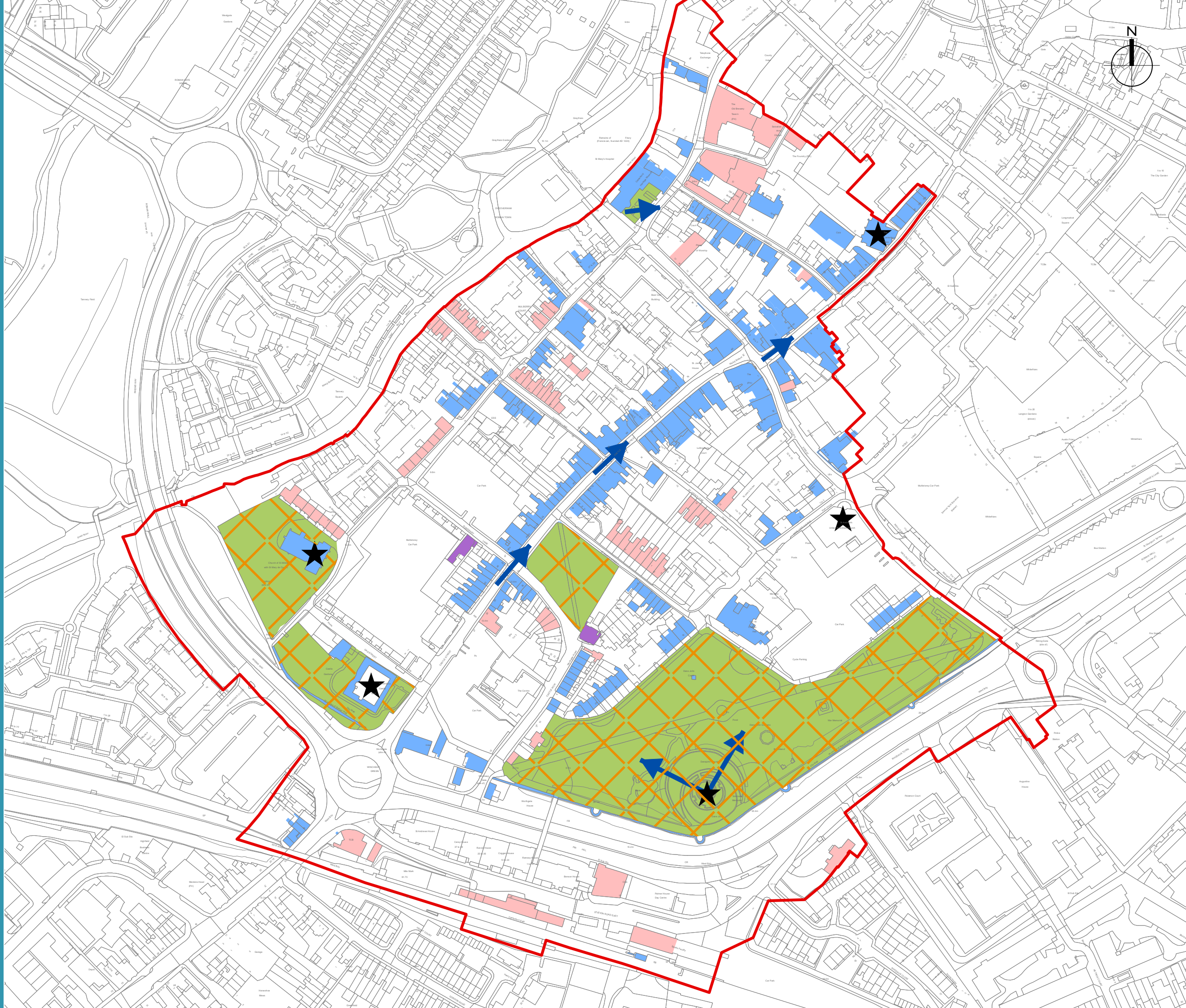




**CHARACTER AREA 4
GREYFRIARS AND
THE TANNERY**

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

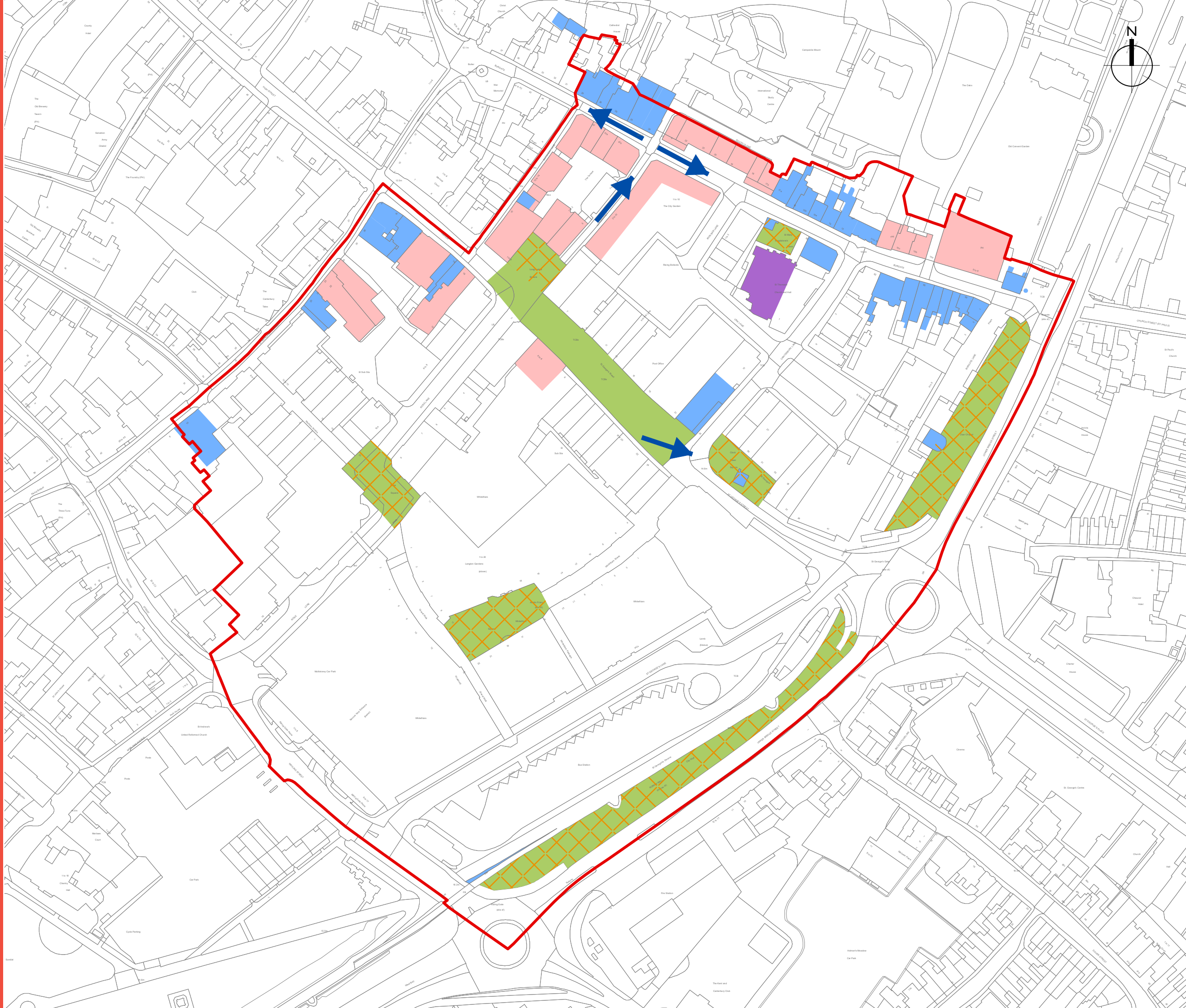
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CHARACTER AREA 5
WORTHGATE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

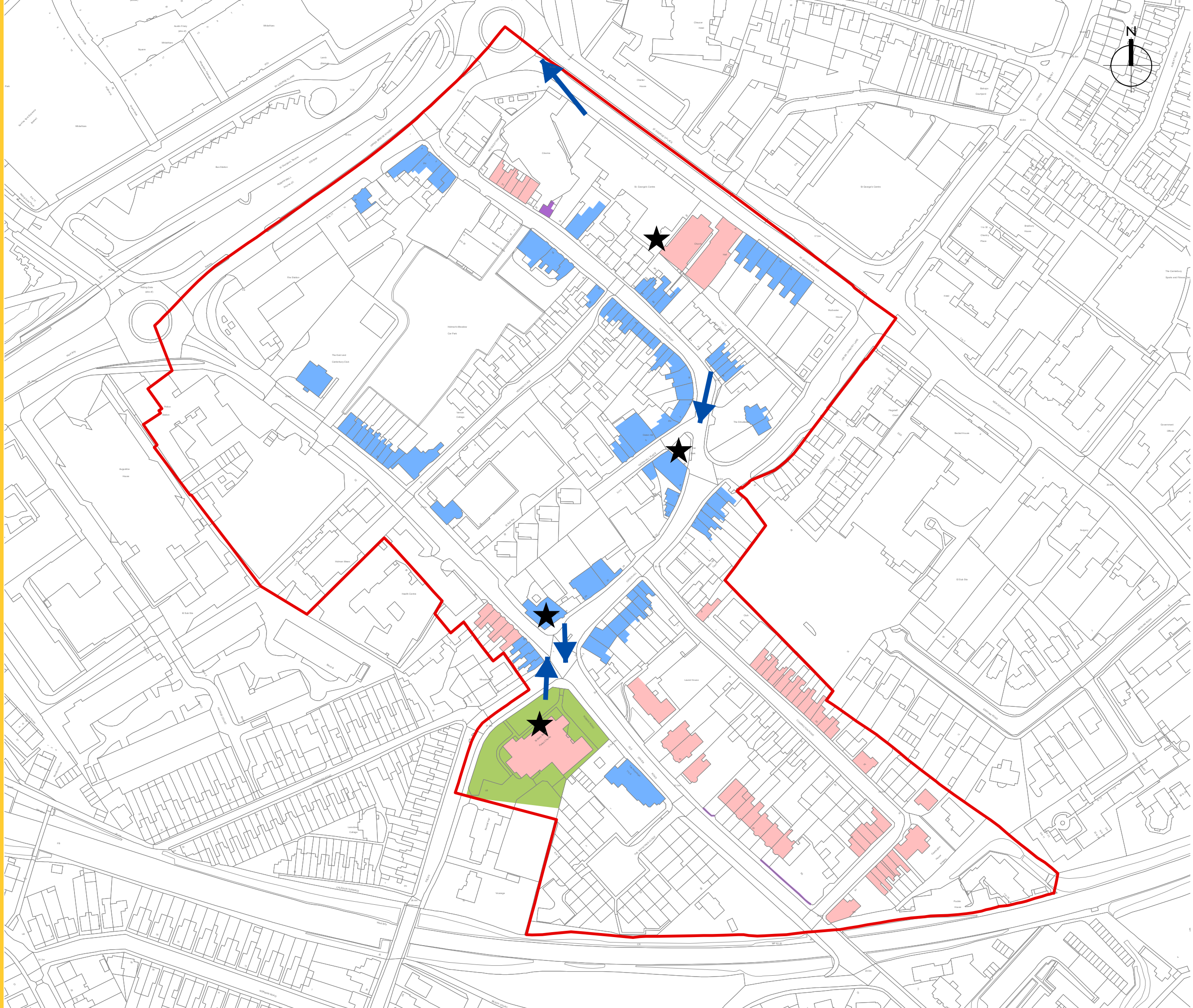
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CHARACTER AREA 6
WHITEFRIARS

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- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

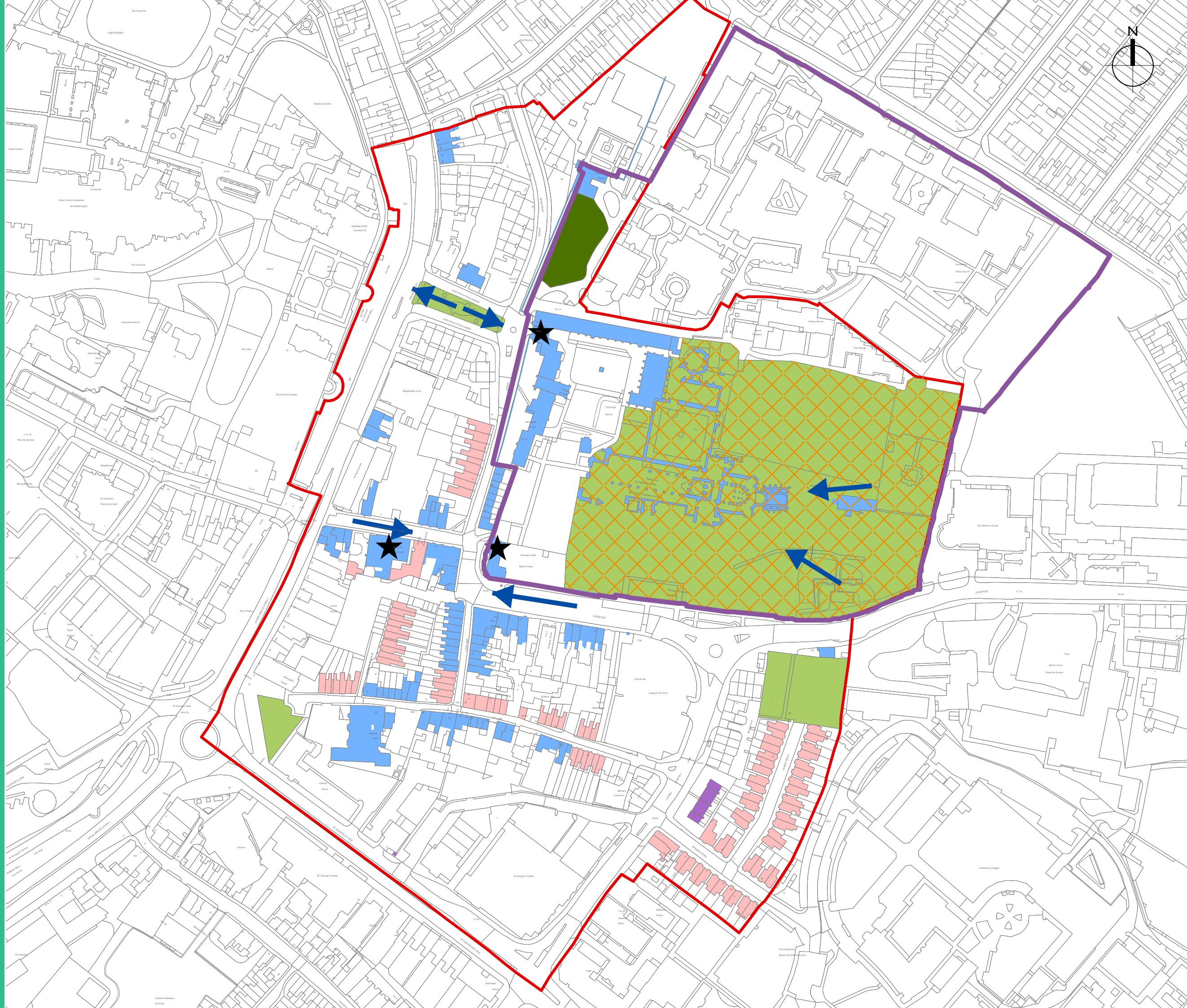
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CHARACTER AREA 7
OATEN HILL AND
OLD DOVER ROAD
(NORTH-WEST)

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

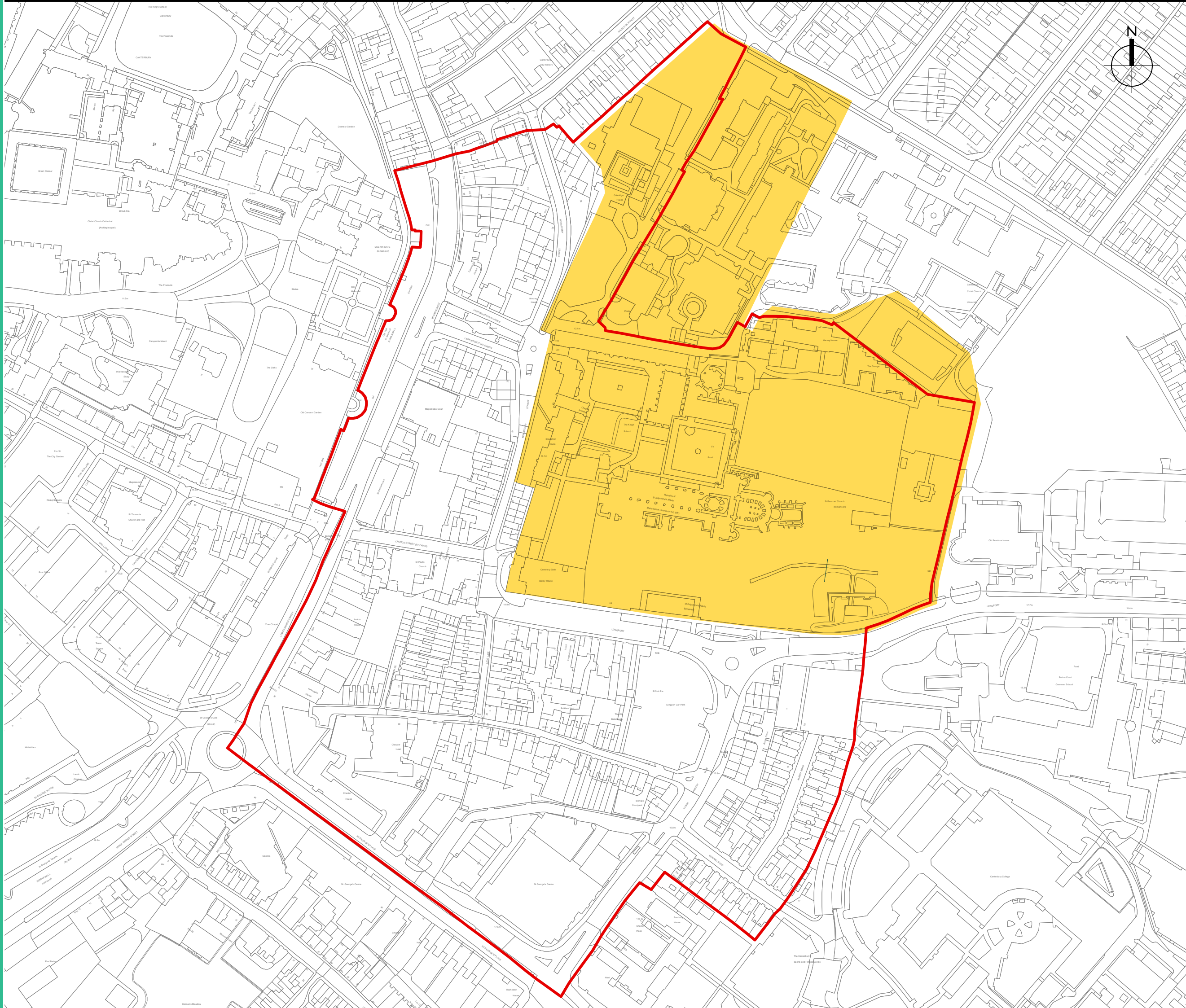
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CHARACTER AREA 8
ST AUGUSTINE'S
ABBAY AND
LONGPORT

- World Heritage Site
- Scheduled Monument
- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

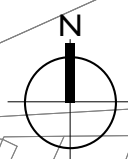
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CHARACTER AREA 8
ST AUGUSTINE'S
ABBAY AND
LONGPORT

- Scheduled Monument (St Augustine's Abbey)
- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- ⊞ Open space designated by the Local Plan
- ← Views
- ★ Landmark Buildings

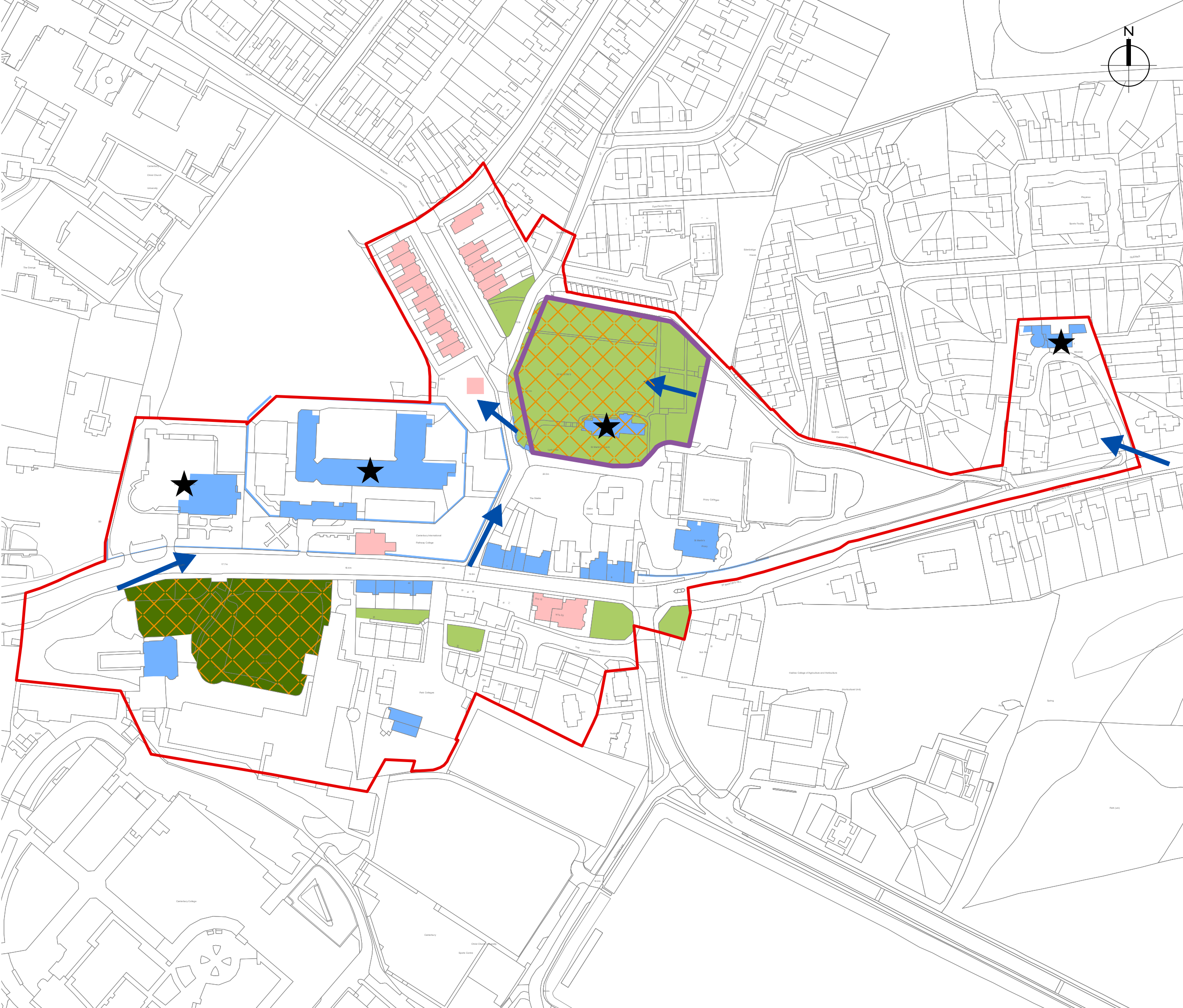
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CHARACTER AREA 9
ST MARTIN'S

- World Heritage Site
- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

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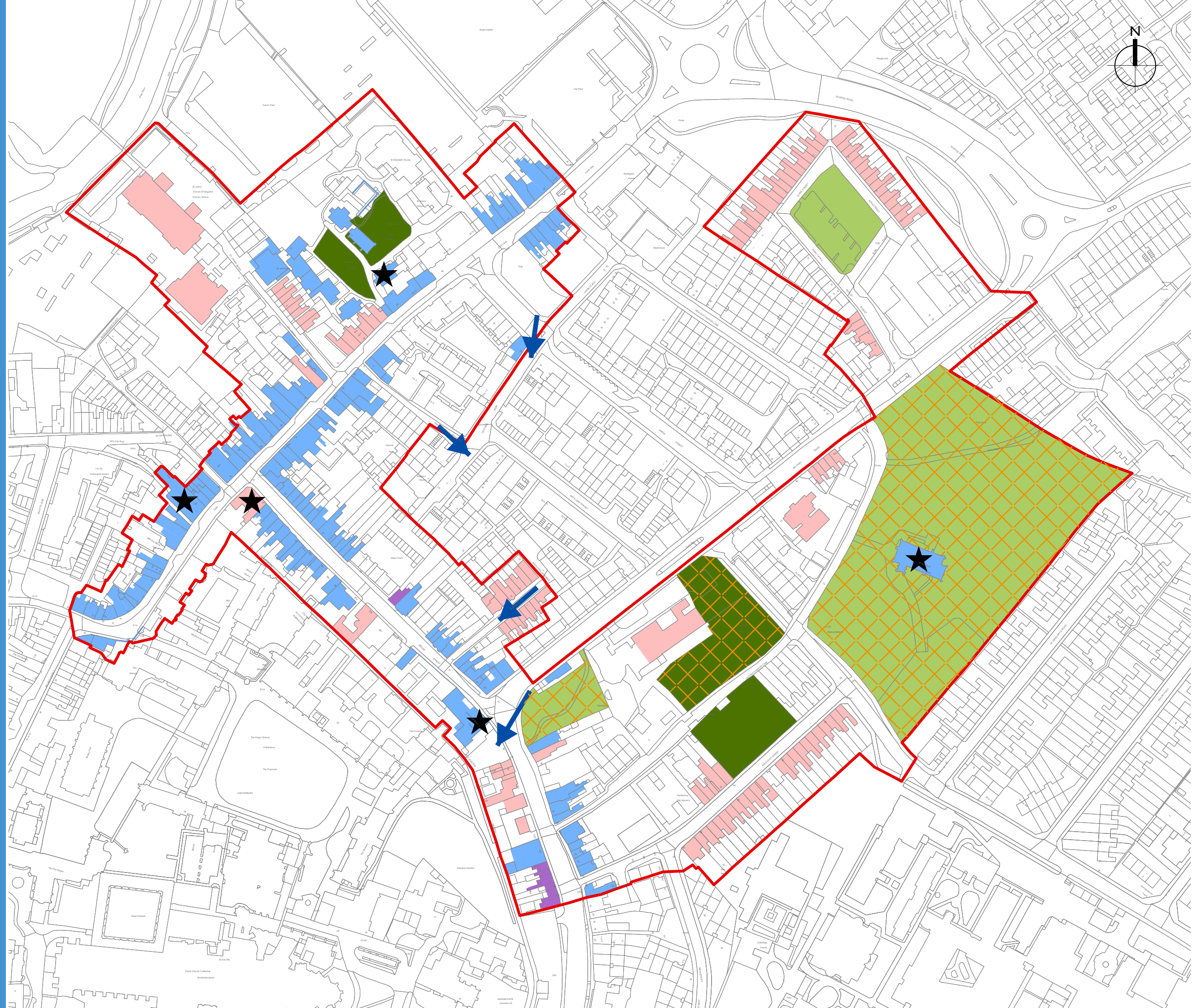


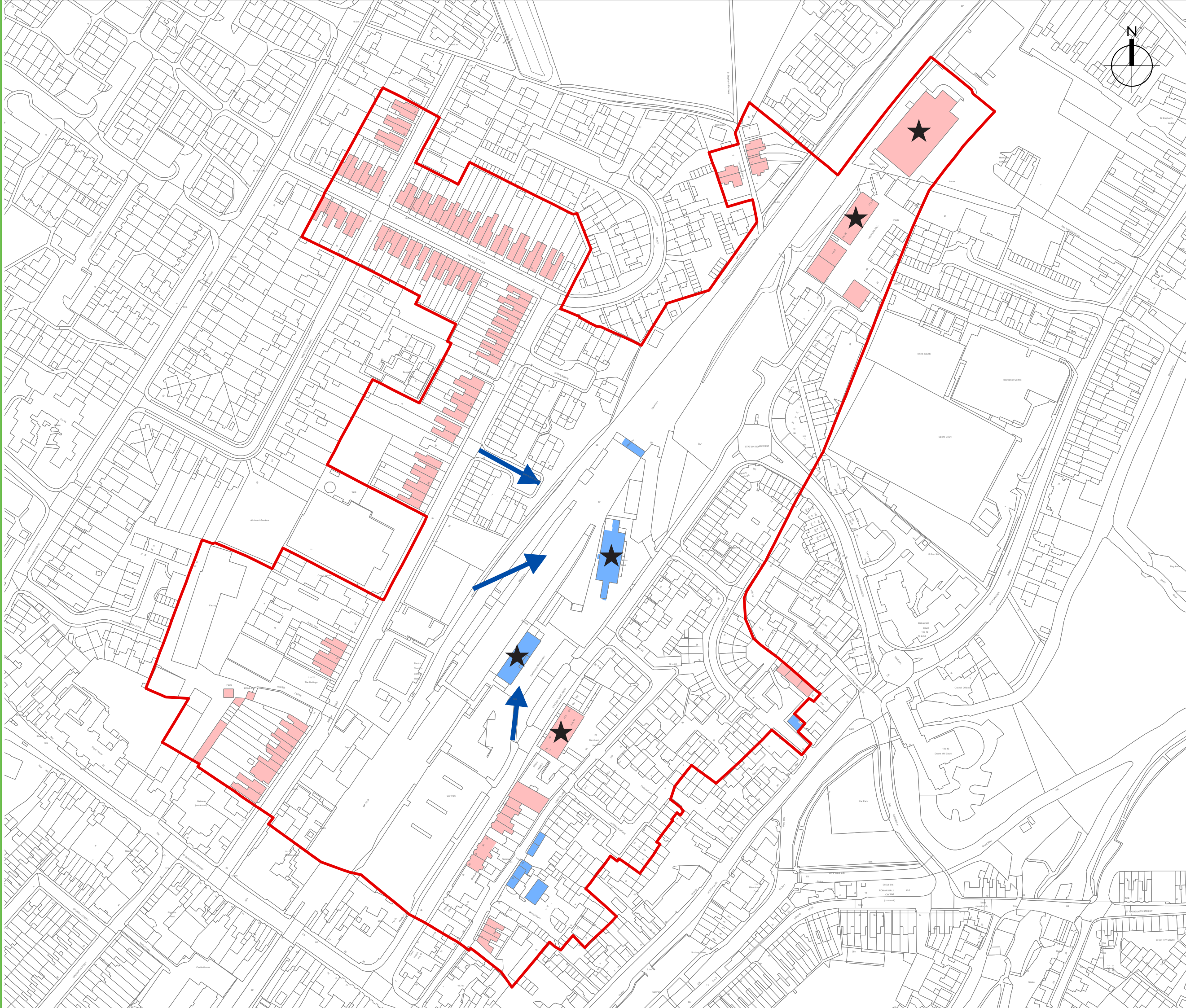
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NORTHGATE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

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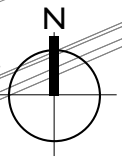




CHARACTER AREA II
WEST STATION

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Views
- Landmark Buildings

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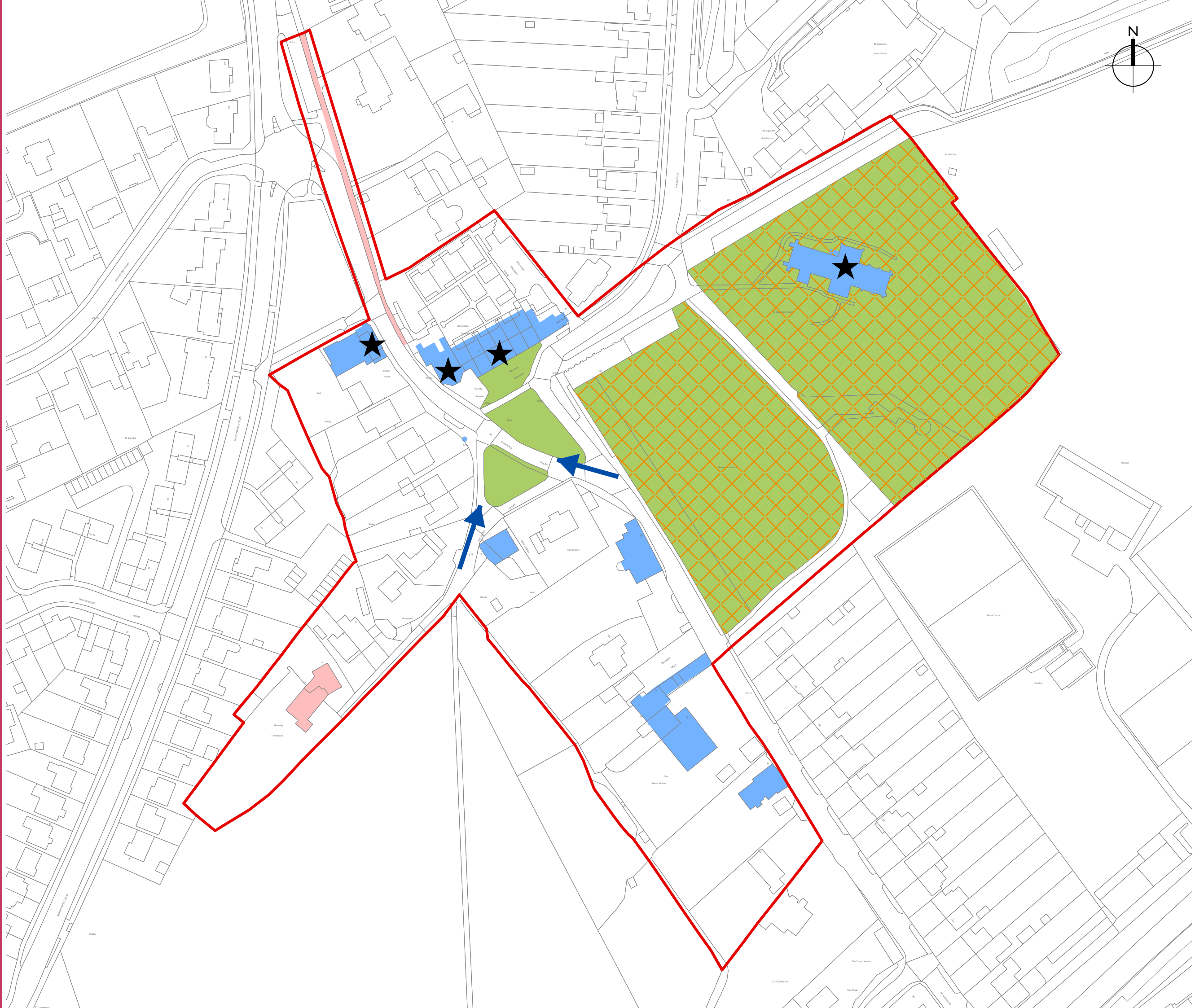


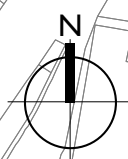
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ST STEPHEN'S

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

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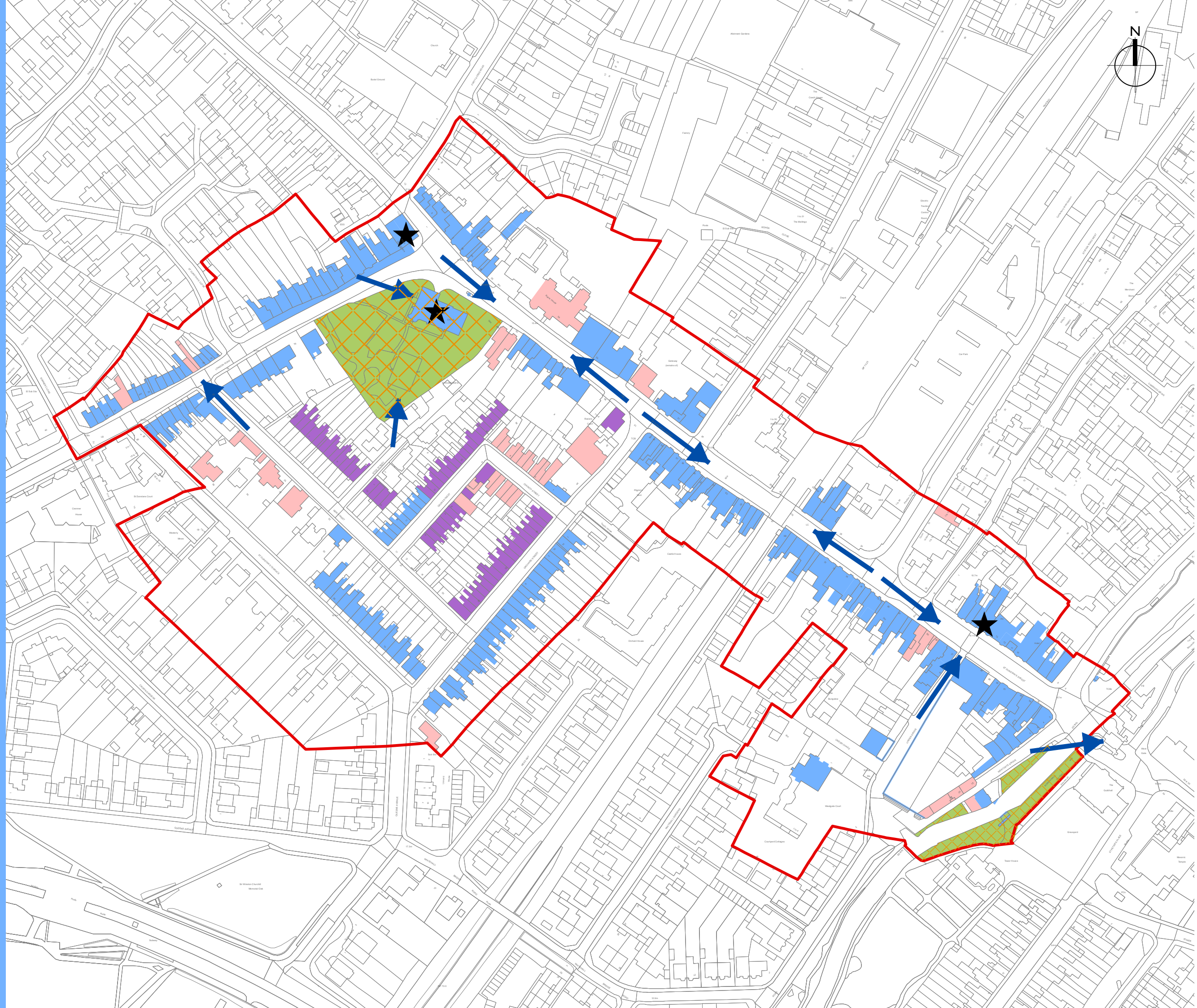


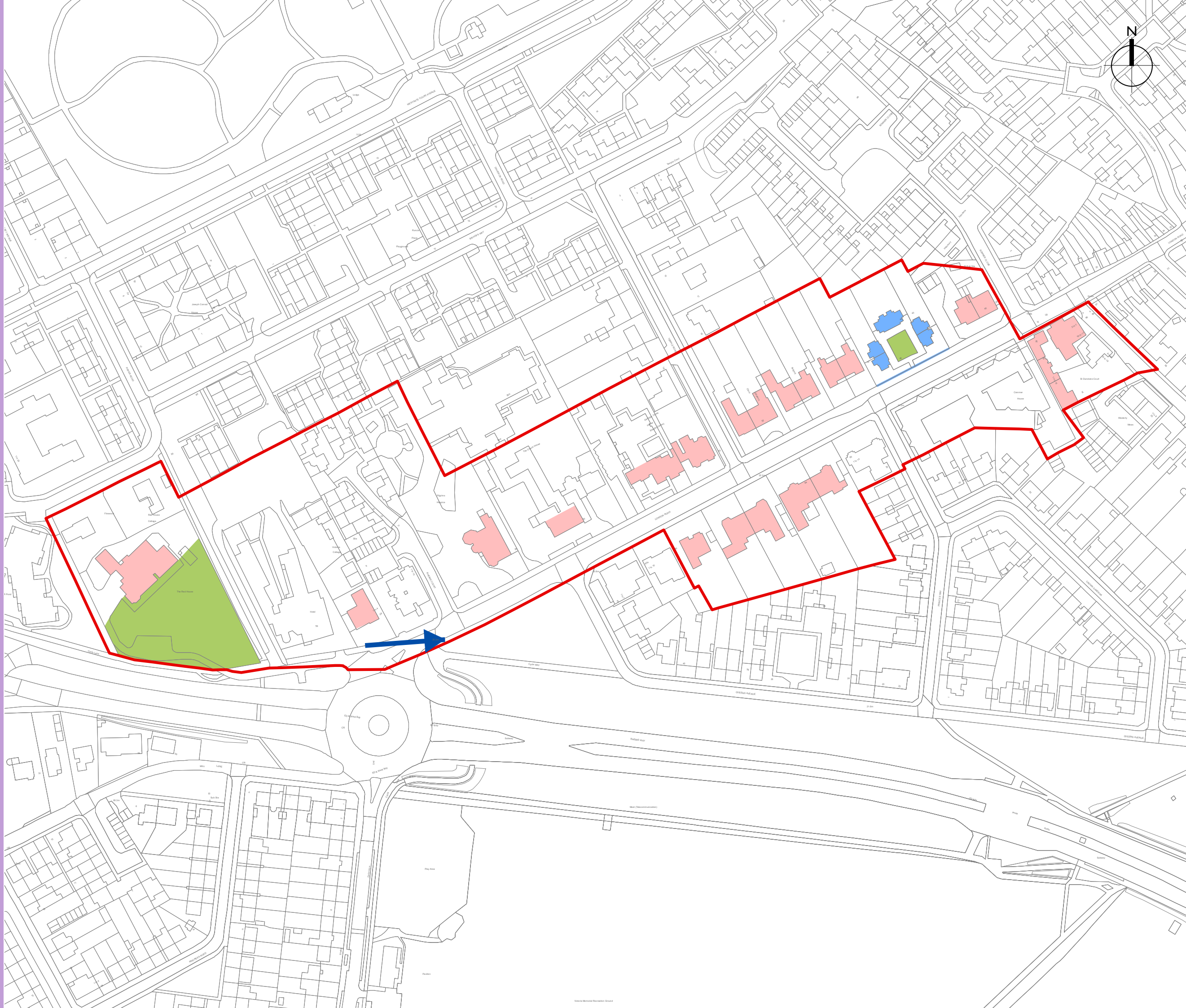
CHARACTER AREA 13

ST DUNSTAN'S

- Listed Buildings
- Locally Listed Buildings
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- Private Open Space
- Public Open/Green Space
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- Views
- Landmark Buildings

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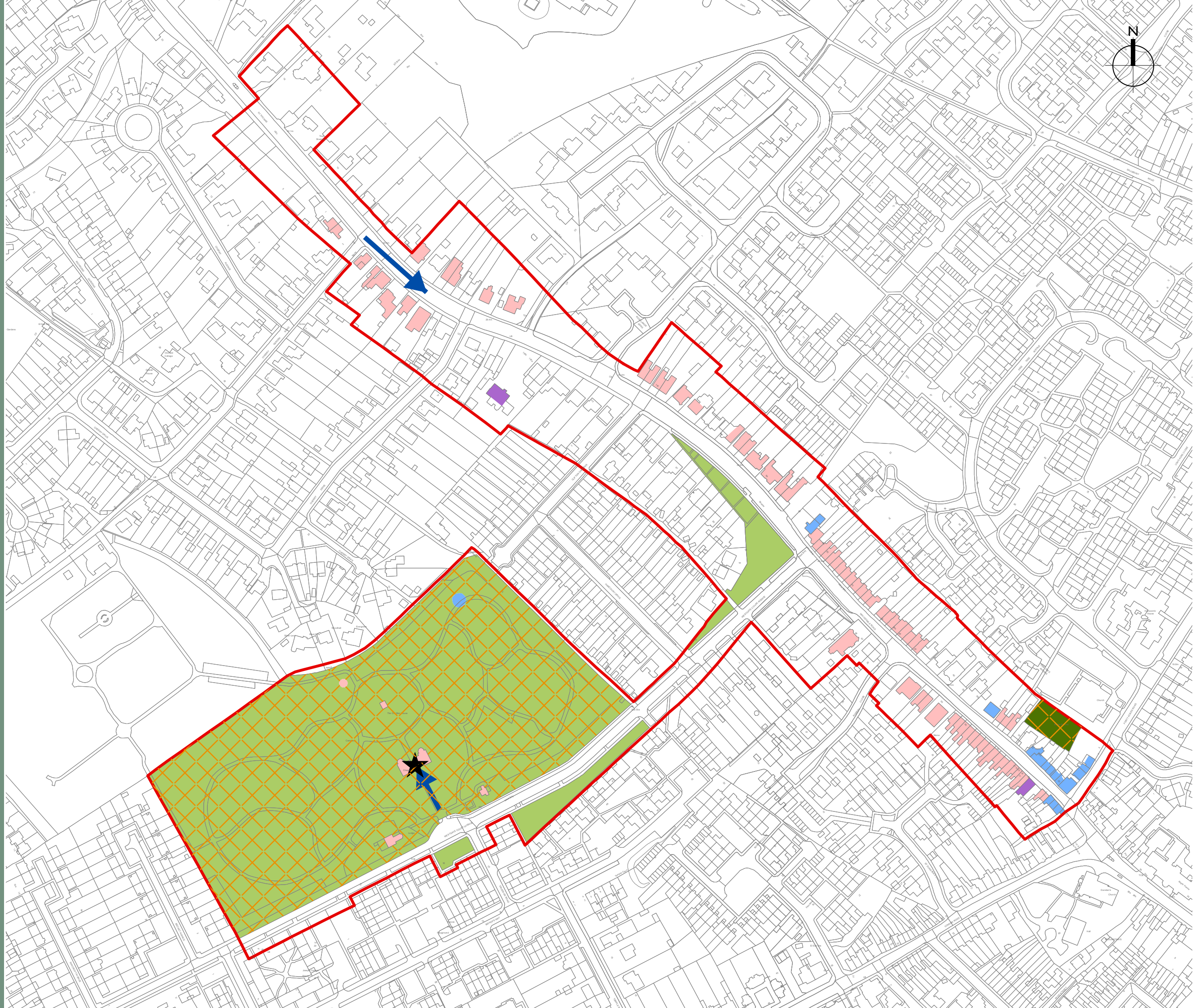




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14
LONDON ROAD
WEST

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Views
- Landmark Buildings

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CHARACTER AREA 15
WHITSTABLE ROAD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
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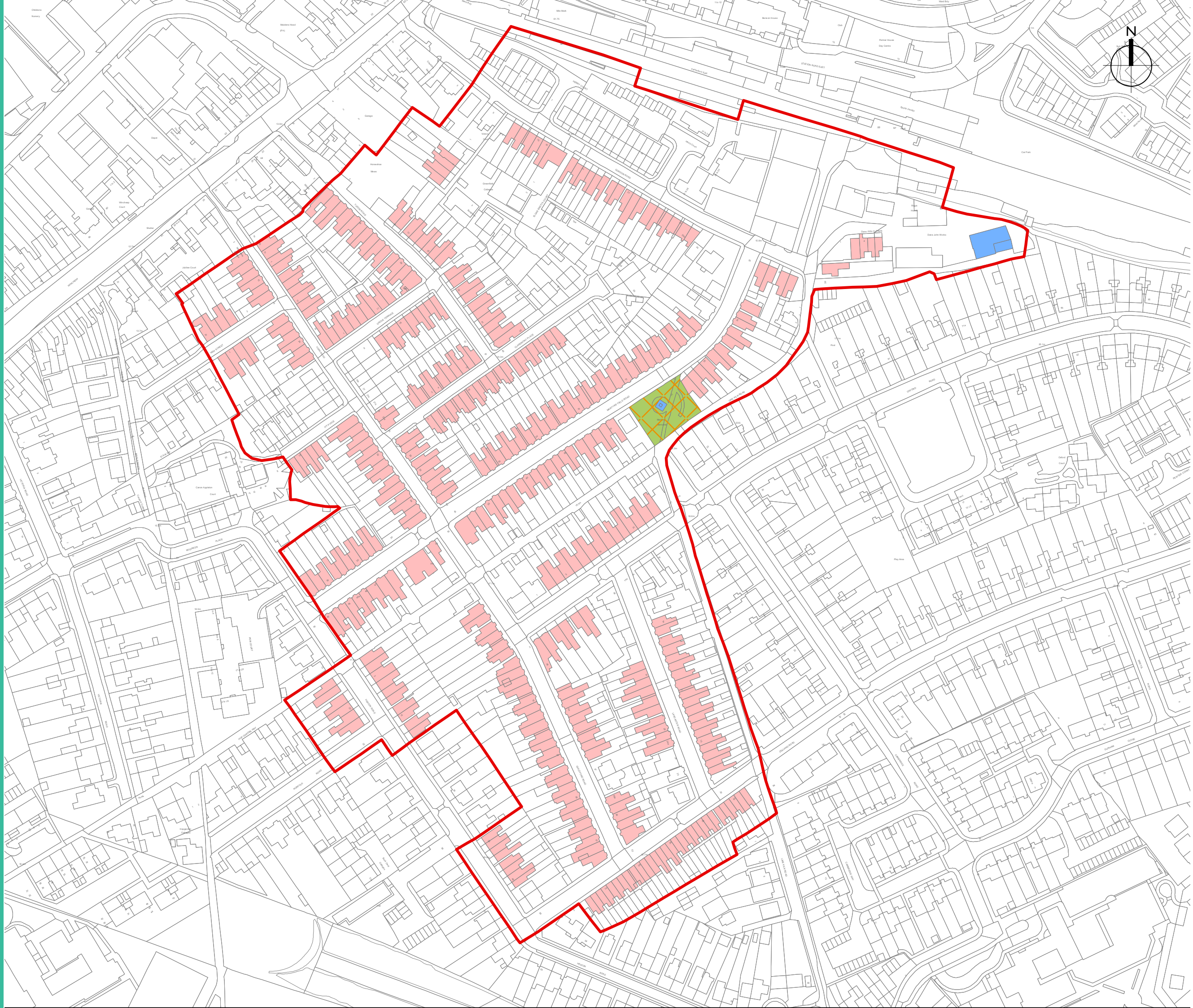
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WINCHEAP

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- Private Open Space
- Public Open/Green Space
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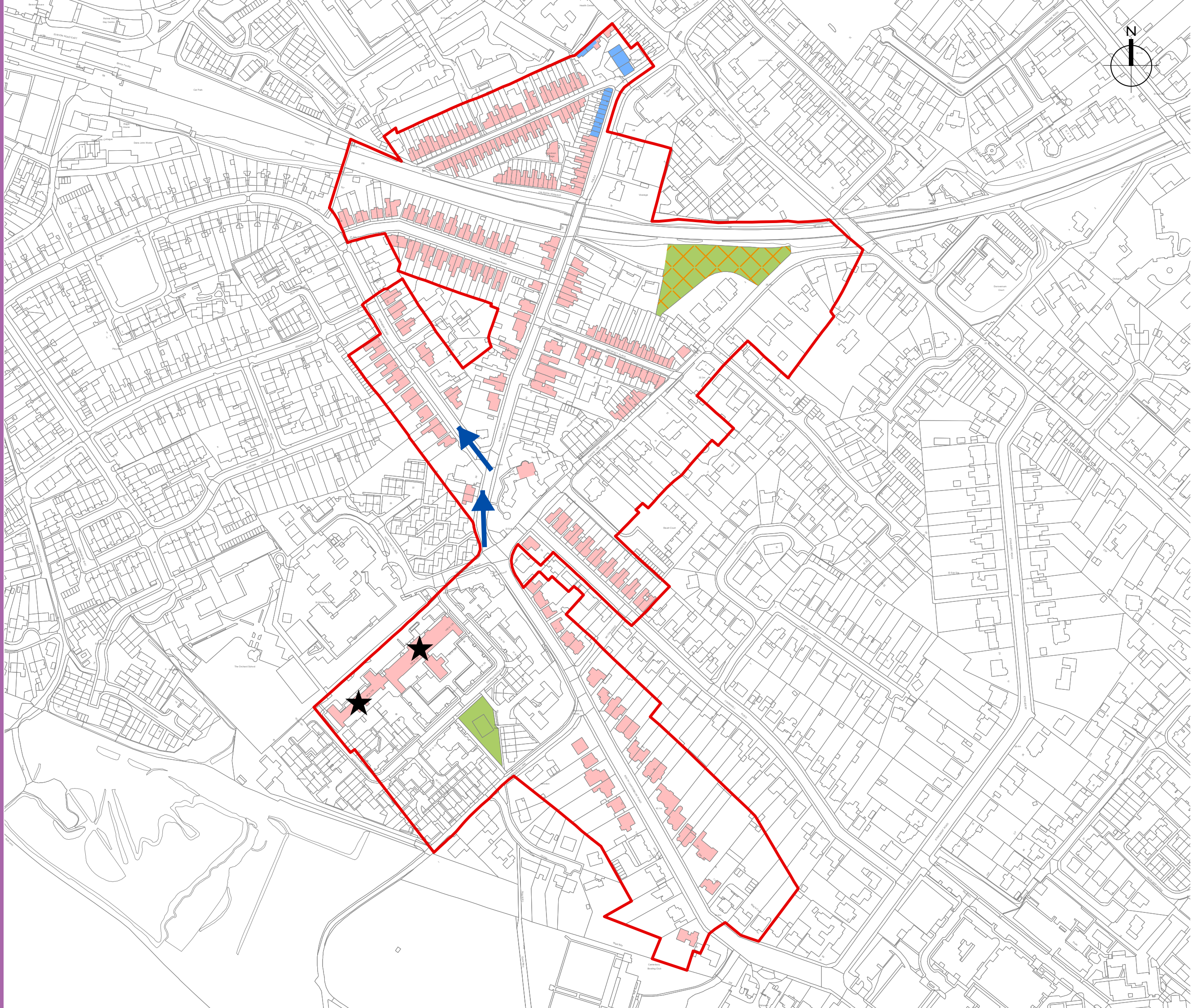


CHARACTER AREA 17

MARTYRS' FIELD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
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- Public Open/Green Space
- Open space designated by the Local Plan
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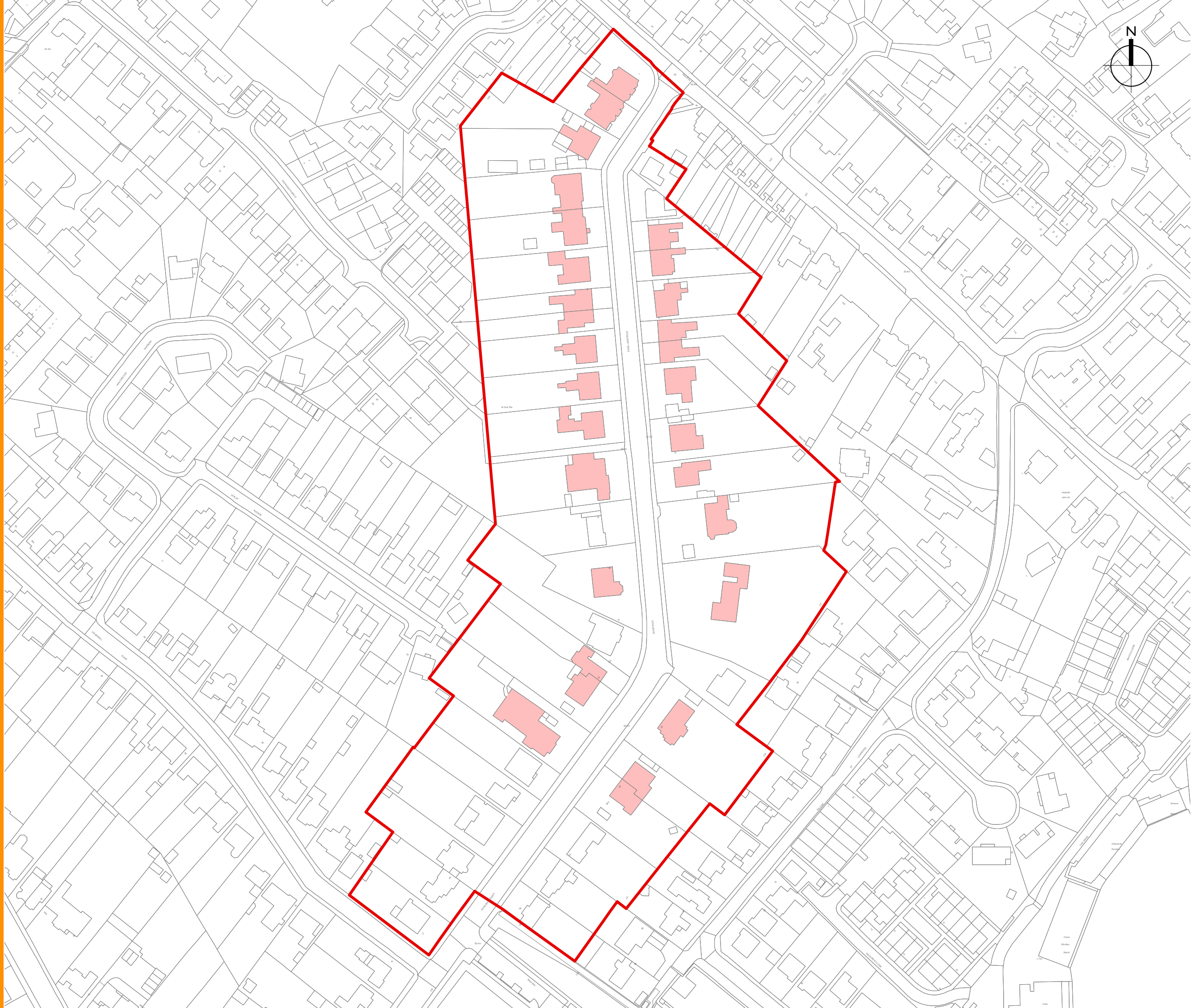


CHARACTER AREA 18

NUNNERLY FIELDS

- Listed Buildings
- Locally Listed Buildings
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- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
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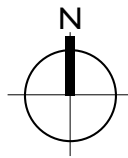


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ETHELBERT ROAD

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- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Views
- Landmark Buildings

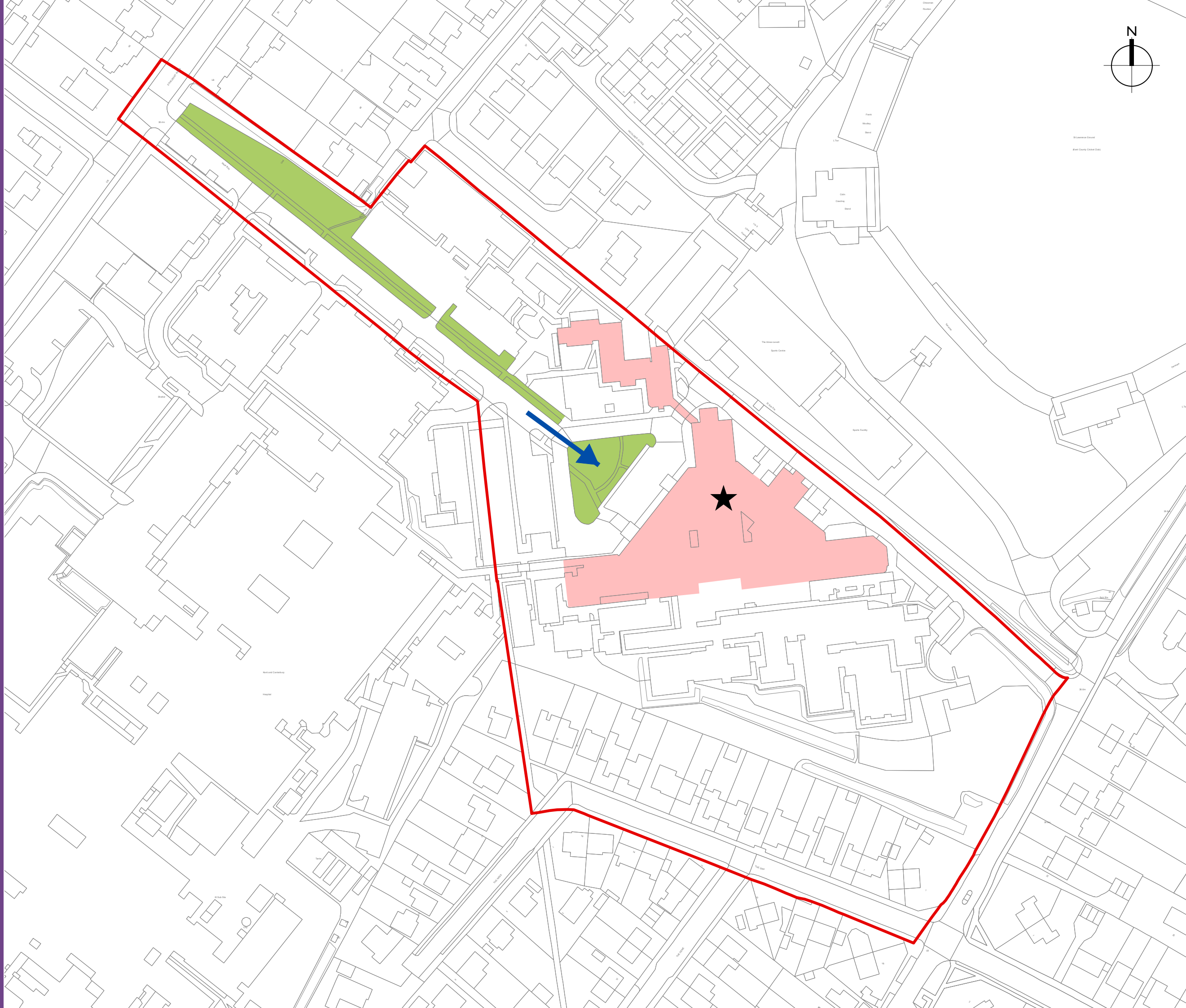
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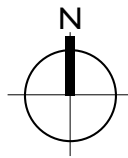


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KENT AND
CANTERBURY
HOSPITAL

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Views
- Landmark Buildings

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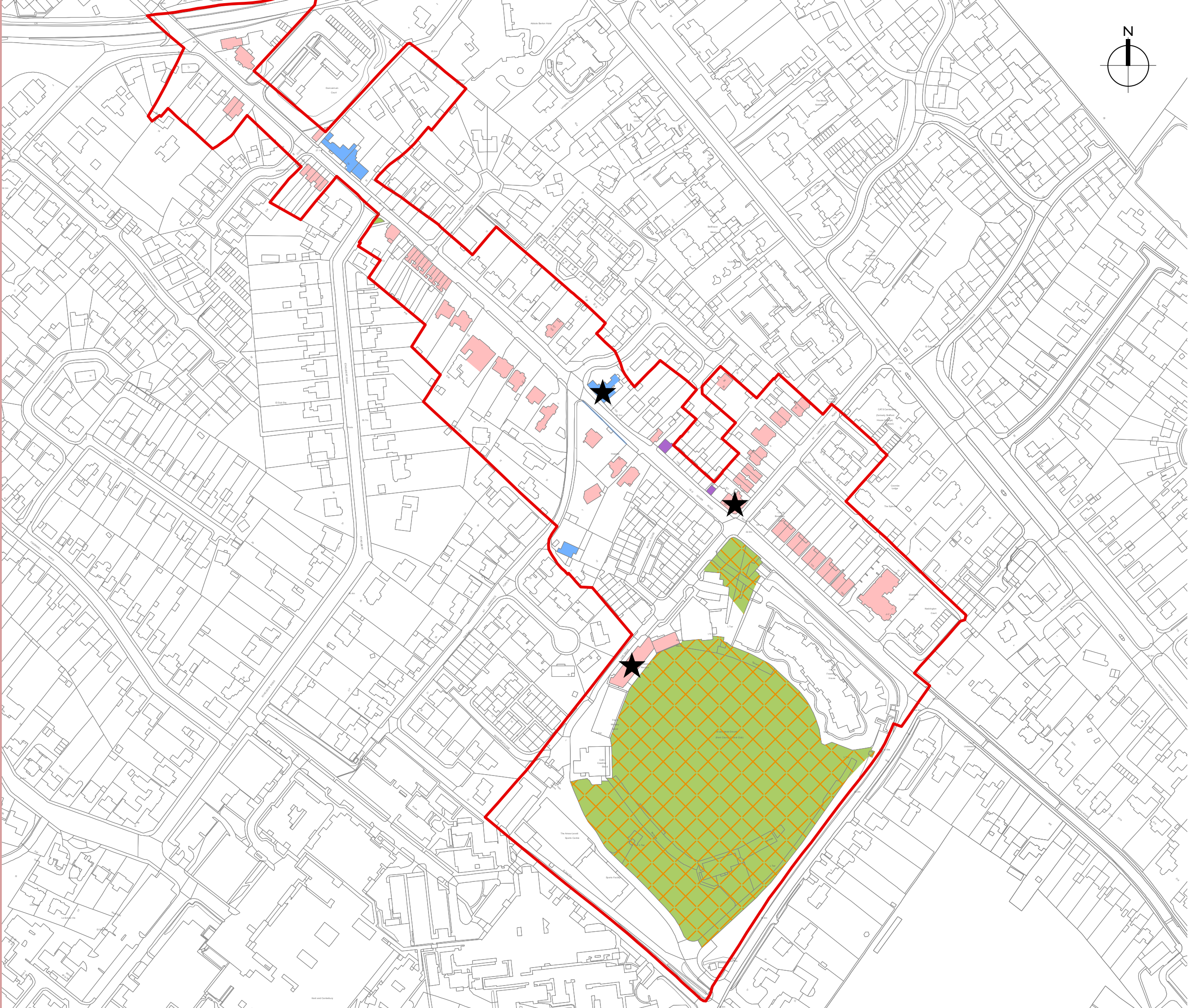




CHARACTER AREA
21
OLD DOVER ROAD
(SOUTH-EAST) AND
ST LAWRENCE

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

This plan is not to scale





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NEW DOVER
ROAD AND ST
AUGUSTINE'S ROAD

- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Views
- Landmark Buildings

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