























To the north the river flows between informal greenspaces with residential areas and some sports facilities on either side. Cycleways follow the river and there is a strong matrix of native planting. To the west there is a narrow connection through to the formal grasslands, avenues and play facilities of Victoria Park. The wetland park beside Beaver Road, Victoria Park, Singleton Fishing Lake and the meadow at Buxford Mill are important and attractive destinations along the route.

There is also an attractive sequence of riverside walks and green spaces along Aylesford Stream. At New Town the sports pitches have an open character, but the floodplain becomes more intimate in scale at Aylesford, where the riverside landscapes have a domestic character. The New Town area has a rich industrial heritage, with a complex of historic workshops, warehouses and tracks associated with early railway construction.

There is no Landscape Condition map for the town centre component as this area was not included within the study area for Ashford's Local Landscape Character Assessment



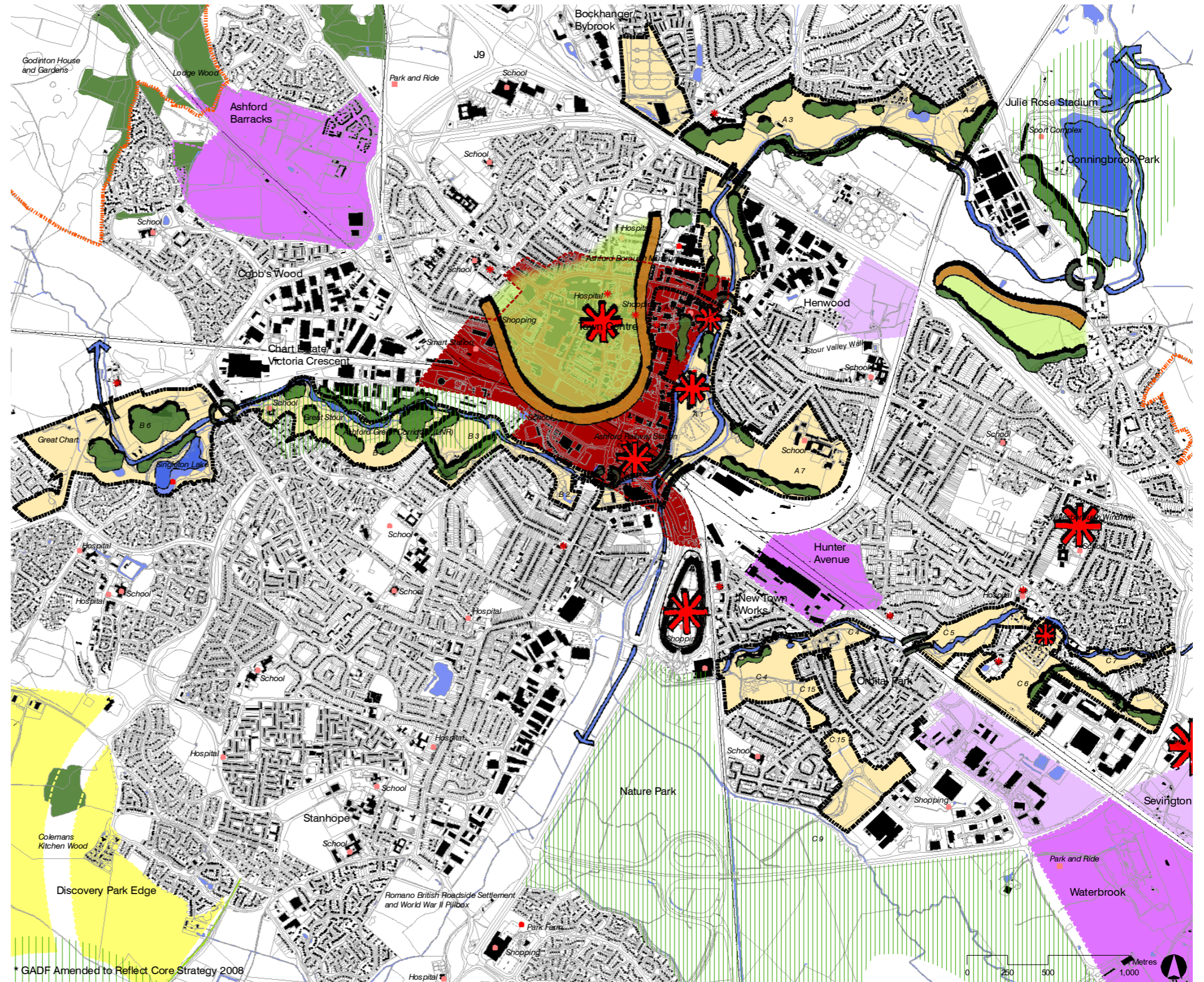
Victoria Park

-  Component Area with Detail Units
-  Distinctive Landform
-  Key Vantage Point
-  Trees and Hedges
-  Flood Plain
-  Key Built Edges
-  Key Views
-  Landmark Building
-  Green Lane
-  Ancient Woodland
-  Watercourses and Waterbodies
-  Urban Area
-  Town Centre Regeneration Area
-  Primarily Employment Development Areas
-  Primarily Residential Development Areas
-  Mixed Use Development Areas
-  Main Urban Extension area (CS5)
-  Possible Direction of Post 2021 Urban Extension
-  Strategic Parks (Core Strategy 2008)
-  Primary Parks (Original GADF Document)
-  Visual Envelope (approximate)
-  1.2 km Extent from Ashford (based on GADF development)

3.3.4 Ashford Town Centre – Legibility (Map 36d)

Key landmarks within the town centre are the church, which is sited on the summit of a low hill, the station and the historic mill at the end of the High Street. The river is relatively inconspicuous and often seems 'lost' amongst the confusion of over-bridges, railway tracks and buildings which do not respond to the opportunities of a river frontage. The legibility diagram shows that this sense of disorientation and severance is most intense in the town centre.

To the north there is a more successful sequence of riverside spaces; the inner bypass, motorway and railway line are barriers but in between the river is an obvious focus. The riverside routes to the west of the town centre thread between residential areas to the south and a series of transitional industrial zones to the north. Groups of mature trees are important in screening and integrating buildings and transport infrastructure. The retail outlet centre is a local landmark in views from the car, but is perceived as an 'island' from a pedestrian perspective.



Map 36d – Ashford Town Centre - Legibility