



SANDGATE DESIGN STATEMENT 2019

BY SANDGATE FOR SANDGATE

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SANDGATE DESIGN STATEMENT

2019 Review





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Foreword

As Chairman of the Parish Council and former Leader of Shepway District Council I am delighted to fully endorse this revision of the first Design Statement in Folkestone and Hythe District Council.

For a small parish, Sandgate's history is particularly rich and varied, while periods of land instability over many centuries have also shaped the character and appearance of many parts of the parish.

The Sandgate community produced their Village Design Statement in response to the Parish Plan 2010. The Design Statement sets down key planning principles for the parish of Sandgate in one comprehensive document and outlines its historical and topographical background in brief. It provides guidance for householders, planners, developers and other statutory bodies as they consider future development in the Parish of Sandgate. It complies with the Folkestone & Hythe District Core Strategy Review* and has been adopted as a Supplementary Planning Document to it. As such it forms a material consideration in the determination of all planning applications in the parish of Sandgate.

The document represents the wishes of a community passionate about the protection of its built heritage and its outstanding natural setting of wooded hillsides and long coastline, at the same time eager to enhance its environment in challenging economic times.

To download a digital copy of this document visit: www.folkestone-hythe.gov.uk

Front cover: Sandgate Beach at Coastguard Cottages, looking west

Rear Cover: Perfect Rainbow, Sandgate Beach looking east

*At the time of publication this was a Submission Draft 2019

The review team identified the need for an Article 4 Direction to remove permitted development rights in the Conservation Areas and Heritage buildings of Sandgate. This will strengthen our position when planning applications are made which do not comply with the recommendations of this Design Statement.

You will also see a list of Heritage assets, Grade 1 and 2 listed buildings, scheduled monuments and buildings of local interest as identified by Historic England on the title page of each of the Character areas discussed in this document.

The Sandgate Society has concurrently produced a useful reference document as an Appendix which includes a database (with photographs) of all the Heritage assets within the village, both listed and those of local interest. Unlisted Heritage assets make an important contribution to the rich diversity of architecture in the village - the Appendix explains how an Article 4 Direction can help to protect these buildings from inappropriate alterations.

We continue our endeavours to preserve, protect and enhance Sandgate. I hope it will help make Sandgate a better place and that you find it both interesting and useful.

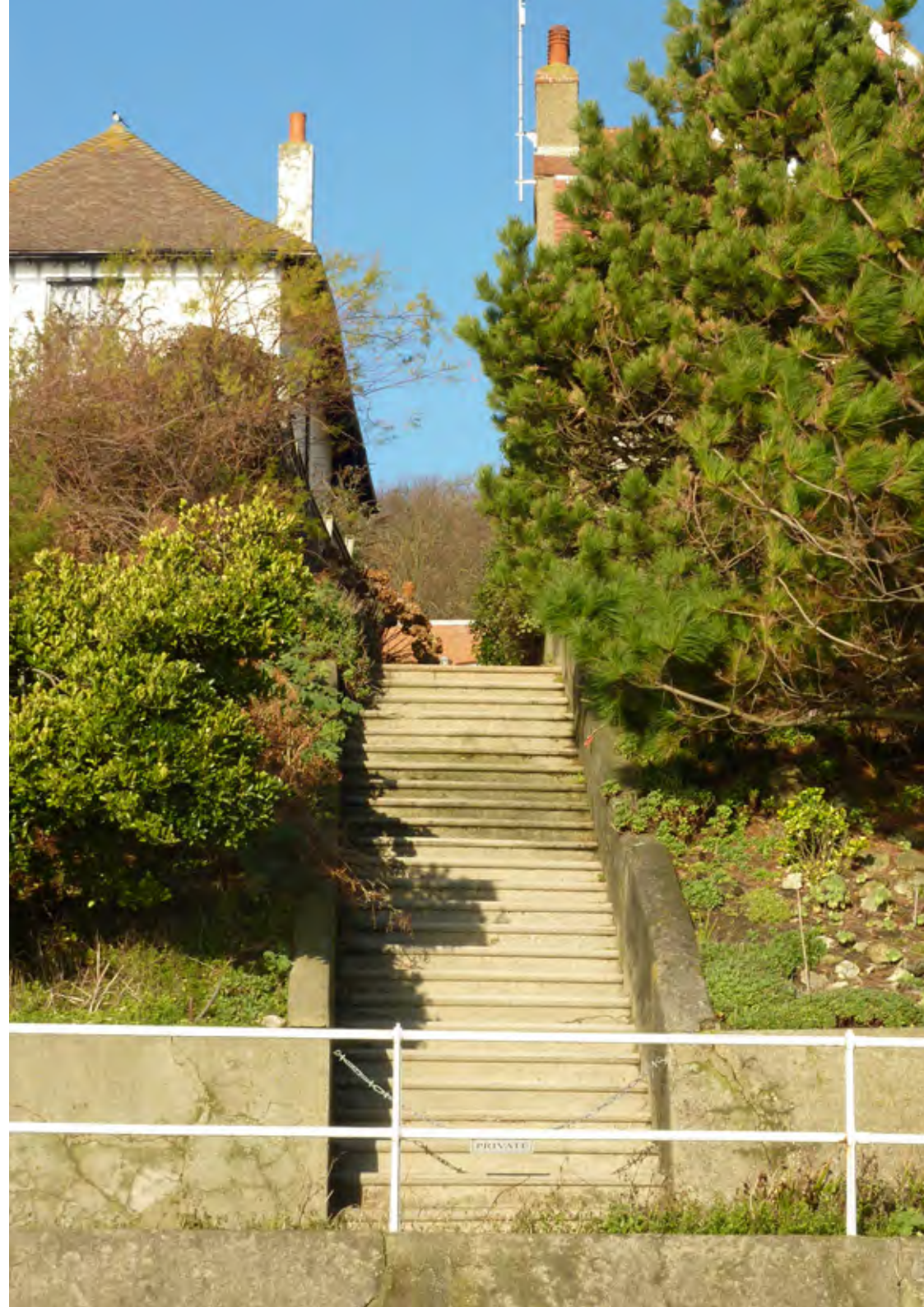
Councillor Robert Bliss, Chairman Sandgate Parish Council

Opposite page: Sandgate Seafront, Granville Parade, on the annual Regatta day

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Opposite: Steps opposite Sir John Moore Memorial, Esplanade with views to the wooded Shornccliffe Escarpment above



Aims of the Sandgate Design Statement

SDS 1

Compliance with the Sandgate Design Statement

All planning applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

There is widespread and growing local concern at the increasing threat to the highly attractive and historic built environment of Sandgate by unsympathetic new development in recent years. One of the principal actions proposed in the Sandgate Parish Plan (2010) therefore was the production of a Village Design Statement to

“ensure that the wishes of the Sandgate Community will have a persuasive influence on the future development of the village”.

Village and Town Design Statements focus specifically on design and local distinctiveness. They have been promoted by the government for over 20 years as a way for communities to have a stronger voice in the planning decisions that affect their towns and villages directly. Over 50 Village Design Statements are in use across Kent.

Such community-produced Design Statements have a clear and narrow frame of reference: the design of new development¹. It has thus always been the intention that they have a close ‘fit’ with the statutory planning system in order to maximise their effectiveness.

Village and Town Design Statements have proved to be highly useful and effective in planning decisions and appeals and a popular method of recording, celebrating and enhancing what a local community feels are the distinctive features that make their town or village unique.

The 2013 Sandgate Design Statement was based on extensive survey work, consultation and analysis by residents and businesses in the Parish. Folkestone-Hythe, formally Shepway District Council has also provided welcome support throughout the process.

A series of 11 Design Principles have been produced. These are referenced throughout the Design Statement and are listed again in full towards the end of the document.

This 2019 revised version is a supplementary planning document for Sandgate². It is a material consideration which must be consulted by those planning to build in the parish, together with those responsible for making decisions on development proposals. The aim is to ensure that new development accords with the Sandgate Design Statement and its Design Principles and is of high and appropriate quality and design and respecting the historic content in the Conservation Areas*.

¹ For the purposes of this Design Statement ‘development’ refers to both new development as well as alterations and extensions to existing buildings.

*Historic England - Advice note 1, Conservation Area Designation, Appraisal and Management (2016)

² National Planning Policy Framework (NPPF) 2019

Planning Policy Context

“To be successful, any new development needs to be based on a good understanding of local context ... The positive features of the area should be identified and reinforced in any new proposal.”

Kent Design Guide, 2006

The NPPF seeks to ensure that planning empowers local people to shape their surroundings. The creation of high quality buildings and places is fundamental to what the development process can achieve.

The District Council's Development Plan³ includes the Core Strategy Review and the Places and Policy Local Plan. Core Strategy Review (Policy SS3) requires that all new developments deliver high quality and sustainable design. Policies HB1 and HB2 in the Places and Policies Local Plan⁴ require that a high standard of layout, design and choice of material will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture.

The District Council's Places and Policies Local Plan (Policy HE3)⁵, and Folkestone & Hythe District Heritage Strategy encourage local listings of undesignated Heritage assets. Creating a local list has been identified as a priority in the 2019 Consultation Draft.

Folkestone & Hythe District Council's Development Plan states that 'Development should be consistent with the NPPF, policies in the development plan for the district, the principles and objectives of Kent design and of this Design Statement and should acknowledge, preserve and enhance the built and natural heritage of the Parish of Sandgate'.

SDS 2

Compliance with the Development Plan

Planning applications will show an understanding of an area's defining characteristics and demonstrate that proposed changes improve and enhance the area. NPPF 2019 is strongly supportive of community driven design codes. Sandgate Parish Council will seek to ensure that all applications comply with NPPF 2019 and the District Council's Development Plan.

³ The Development Plan for the District includes Local Plans, Minerals and Waste Plans and Neighbourhood Plans

⁴ The Submission Draft 2019

⁵ The Submission Draft 2018



FOLKESTONE WEST

Shorncliffe Camp

Saga

Sandgate Castle

Sandgate Parish Map

- Key
- 1. BREWERS HILL
 - 2. PARADE ROAD
 - 3. GRANVILLE ROAD
 - 4. LACHLAN WAY
 - MAINTENANCE GANGWAY

Historical Development of Sandgate

Sandgate is a parish that is both distinctive and diverse in character. Situated between the towns of Folkestone and Hythe, its largely linear layout stretches along two miles of coastline, from where a number of deep valleys extend inland up the steep, extensively wooded escarpment which runs parallel with the sea, providing a dramatic setting for the village itself.

While there have been findings from the Iron Age in the area, the origins of Sandgate largely lie with its castle, built in the 16th century, along with those at Walmer, Deal, Sandown and Camber, on the orders of Henry VIII as a defence against the growing threat from France and Spain.

Early maps confirm that Sandgate Castle stood in relative isolation until the late 18th century, when a thriving shipbuilding industry began taking advantage of the long coastline and direct access to the English Channel.

More rapid expansion of the village occurred with the development of a large garrison at Shorncliffe Camp on the escarpment above Sandgate, temporary wooden barracks being replaced in 1804 by more solid stone structures housing cavalry and artillery, in addition to the Shorncliffe Redoubt. Further fears of invasion, this time by Napoleon, prompted the construction of a chain of Martello Towers along this stretch of coast, including five in this parish and the construction of the Shorncliffe Redoubt and Garrison on the escarpment above the village to defend the coast. The establishment of such a military base led to fine officers'

dwelling, shops, taverns and other services springing up in the village below to support the occupants of the camp and to cater for their entertainment.

In 1828, Lord Radnor built the Lower Sandgate Road (known also as Radnor Cliff) along the foot of the Undercliff to provide improved access from Folkestone Harbour to Sandgate. The 1840 Tithe Map shows much development that would be recognisable today, though as expected, it is mainly single depth fronting the High Street. During the 1830s and 50s groups of early Victorian Italianate houses were built along the undercliffs here expanding the village and making full use of the wonderful sea views.

By the early 20th century, the village had become an attractive coastal settlement appealing to many well-known artists and writers of the time - many social reformers and celebrities of literature and the arts visited or made their home in the village including HG Wells, John Ruskin, Mary Shelley, William Wilberforce and Jocelyn Brooke. It was also home to a number of hospitals, including the Female Hospital on Hospital Hill, which featured in a book by Florence Nightingale, the Shorncliffe Military Hospital and the Helena Hospital for the military families and their families, as well as the Star and Garter Home at Enbrook House for seriously disabled ex-servicemen; all taking advantage of the presumed health benefits of the sea air. Sandgate also developed as a highly attractive seaside resort.

SDS 3

Footpaths and Alleyways

The existing layout and character of the historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the High Street and the Esplanade should be retained, respected and enhanced in any new development. The Design Statement will seek to ensure that:

- Developments protect or enhance the quality of any Public Right of Way (PRoW) contained within the site to ensure opportunities for active travel, leisure and recreation and access to the wider countryside including walking. In addition contributions may be sought to improve PRoW in the locality, where appropriate and justified.

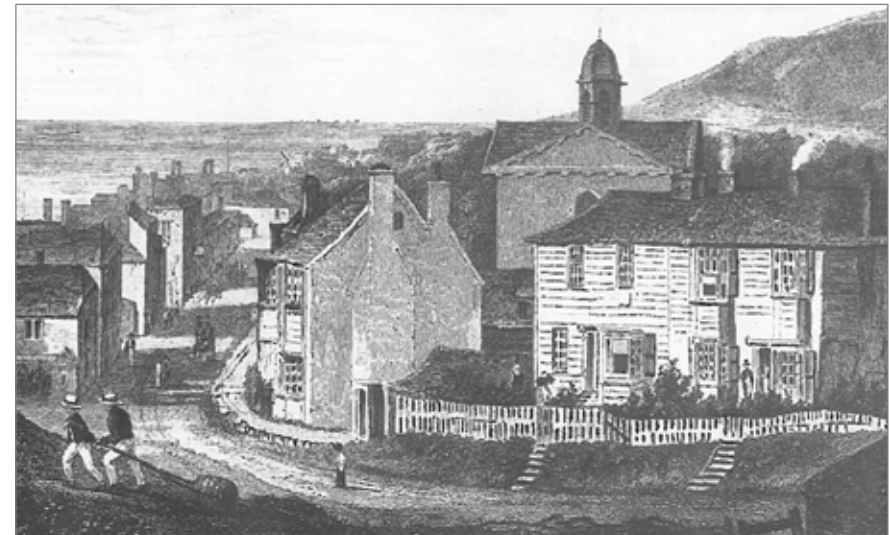
- Consideration is given to sustainable transport choices
- The Parish Council will seek to work with the highways authority to ensure that the character and value of any quiet roads connected to or adjacent to proposed developments, with potential to provide access to the PRoW network, remain accessible and attractive for pedestrian users



Above left: Three Centuries of Development in Sandgate 1815, 1903, 2007 (watercolour by Euan Williamson) seen from the same view point at the end of the Leas looking west
Right: The Old Fire Station, Sandgate High Street

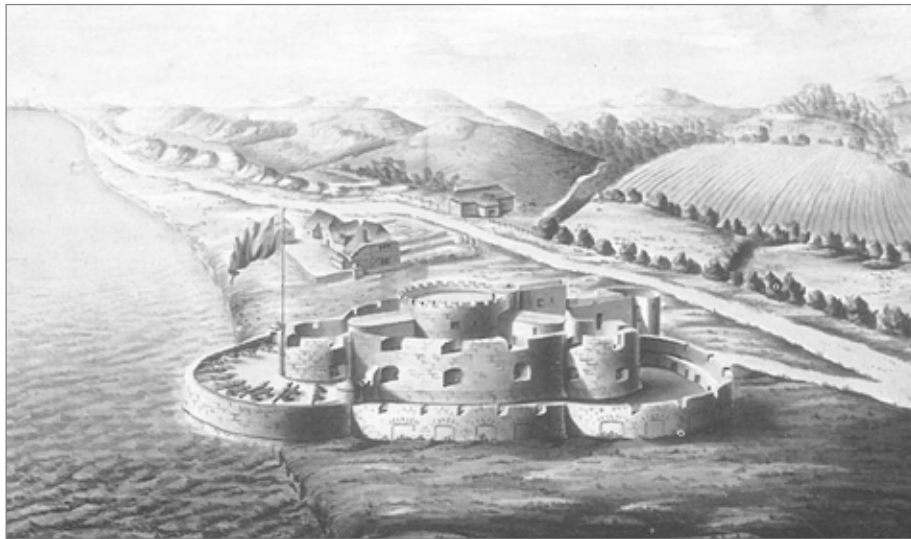
Sandgate has a very rich and varied community life with a wide range of clubs and societies. The Sandgate Society, established in 1962, is dedicated to preserving, maintaining and enhancing the character and amenity of Sandgate. The Sandgate Heritage Trust was established in 1982 and saved the Old Fire Station building on the High Street where The Sandgate Society is based and which houses a large collection of archives, books, postcards, documents and photographs of the village. The Folkestone & Hythe Operatic and Dramatic Society formed in 1902 is based in the parish at the Tower Theatre, formerly St Mark's Church for the Shorncliffe garrison, the scouts (first formed here in 1908) and cubs are based at the Undercliff, while the Folkestone Rowing Club on Granville Parade is one of many organisations utilising the excellent access to the sea that Sandgate offers.

Since 1999, Enbrook Park has been home to the headquarters of the Saga Group with a contemporary group of buildings designed by the noted architects Michael Hopkins and Partners. In 2010 the Sandgate Community Trust was established to work to preserve, restore and enhance the heritage of the Parish and it has also been instrumental in establishing a high-speed broadband network for the village. Community events take place throughout the year with the annual August bank holiday Sea Festival being an increasingly popular event drawing in visitors to enjoy the wonderful built and natural environment, which gives Sandgate its particularly special sense of place.



Top: Saga Pavillion, Michael Hopkins and Partners, 1999

Bottom: Bottom of Sandgate Hill, Sandgate High Street with the original St Paul's Church, from an engraving by G.S.Shepherd 1829



Top:View of Sandgate looking east, from Coastguard Cottages (with the Saga Headquarters building above) to Radnor Cliff.

Bottom left: Sandgate Castle and Sandgate High Street towards Hythe 1733

Bottom right: Sandgate Castle and Foreshore looking east from a watercolour by Lt. Col. WH Ford c.1811

Sandgate Conservation Areas

Map Key

A Conservation Area is, in law, an area of special architectural and historic interest. The Sandgate High Street and Esplanade Conservation Areas were originally designated on 15th September 1972, with amendments to the former passed on 25th August 1976. In 2009 both Conservation Areas were revised and extended. See maps on pp 9 & 10 for Conservation Area boundaries.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities: to pay special attention to the desirability of **'preserving or enhancing the character or appearance'** of a Conservation Area; **and** in the case of listed buildings, **preserve or enhance the building or its setting**. Any proposed development which conflicts with these objectives should normally expect to be refused.

In order to further protect the integrity of the Conservation Areas as well as the character of identified buildings of local interest, an Article 4 Direction in specified areas will be pursued⁵ by the Parish Council in conjunction with the District Council. This aligns with the Folkestone & Hythe Places and Policies Plan and the Appendix of the Conservation Area Designation, Appraisal and Management

Document.

The 21 Conservation Areas in Folkestone and Hythe District, of which there are two in Sandgate, are subject to National and Local Policies⁶. When considering new development the District Council has to have regard to the desirability of preserving or enhancing the character or appearance of that area. Considerations include:

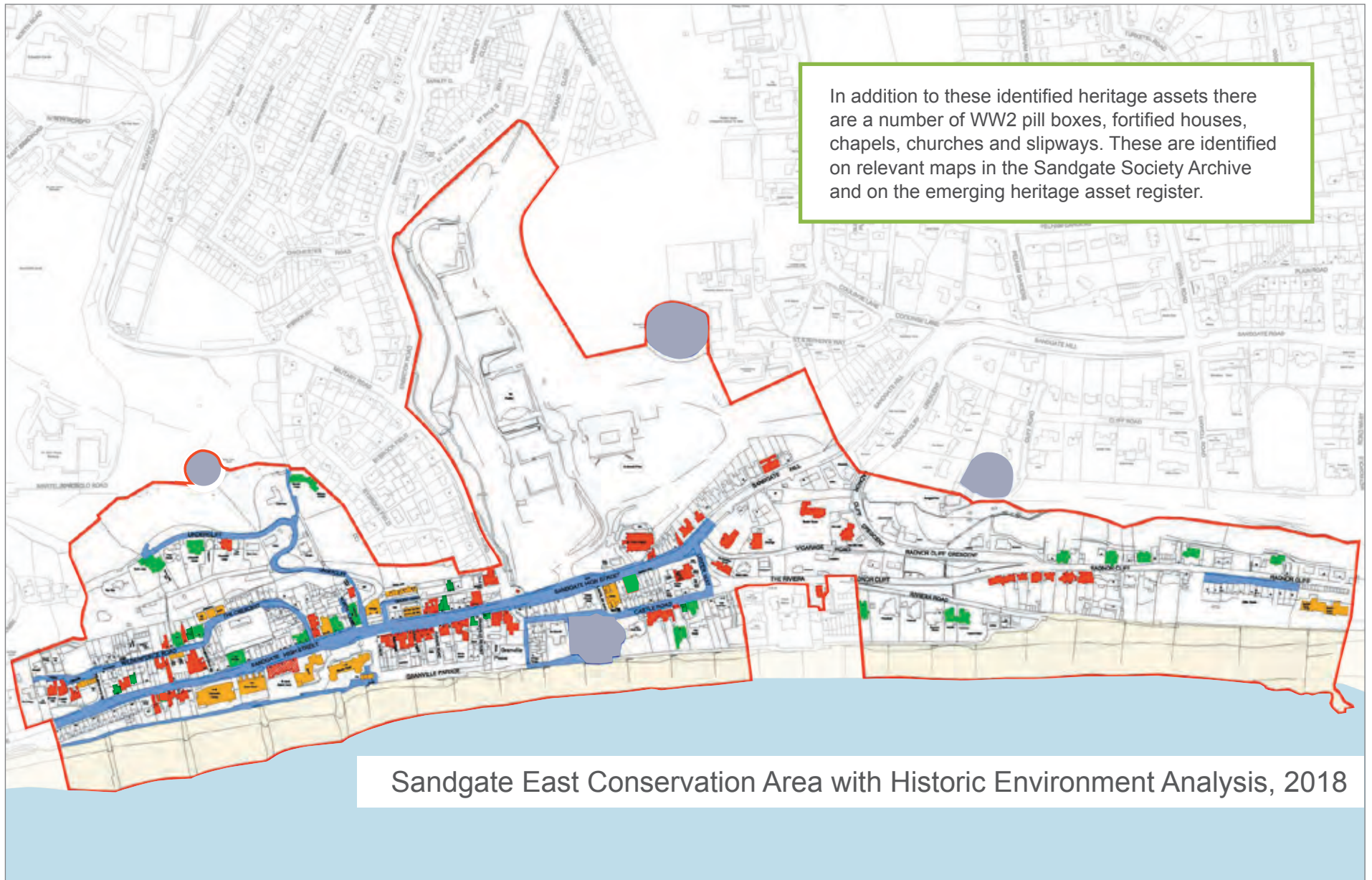
- Ensure the development makes a positive contribution
- Identify the historical 'significance' of the conservation area
- The impact demolition of unlisted buildings and structures would have on the character
- The impact of infilling development between buildings and back land development would have on the character
- The height, scale, form and use of materials in new development, including alterations or extensions to existing buildings
- The loss of features and details that contribute to the character or appearance of Conservation Areas, such as open spaces, historic street patterns or original features such as curbs⁷.

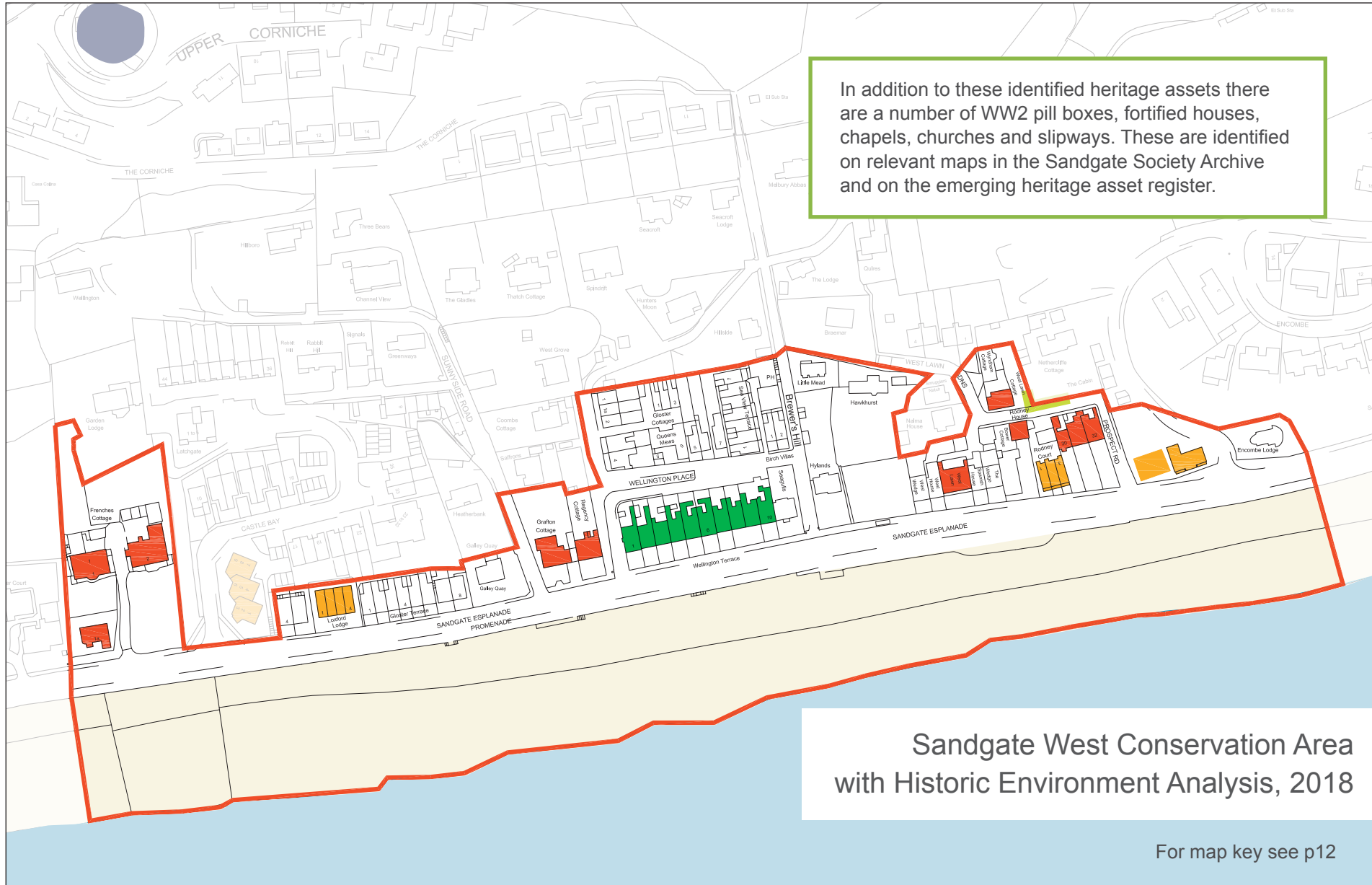
	Scheduled monuments
	Listed buildings
	Buildings recommended for listed status review
	Enhancement opportunity
	Buildings of local interest (Historic England and the Conservation Area Appraisal 2009)
	Negative buildings
	Notable wall
	Conservation area boundary
	Sea
	Sand/shingle

⁵ FHDC Heritage Strategy and the Sandgate Conservation Appraisal

⁶ Planning - Listed Conservation Areas Act 1990: NPPF; PPLP, Policies HB1 & HB2

⁷ The Heritage Strategy has identified the use of Article 4 Directions under Priority 4 - The Review of Conservation Areas





SDS 4

Conservation Areas

All development proposals in or affecting the setting of the two Conservation Areas and/or heritage assets in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design and how the proposed design will preserve or enhance the character or appearance of the areas. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.

National Policy states that in determining applications in conservation areas local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. This should be a thorough assessment of impact proportionate to the significance of the heritage asset. Heritage statements are a method of ensuring that this work is undertaken as part of any development procedures. Their importance has been identified in the districts 'Heritage Strategy'⁸ which proposes a standard methodology to enable clear and consistent statements.

Sandgate Parish has seven Scheduled Ancient Monuments, four of which are Martello Towers⁹; Sandgate Castle; the Redoubt and the Battery Wall on the Esplanade. There are 117 listed buildings the majority being found in the two Conservation Areas. Many of these are residential properties dating from the late 18th century, and are in generally good states of preservation. These include a number of timber framed and weather-boarded buildings, which contribute to the Conservation Areas domestic scale seaside character. In addition the WW2 beach defences, pill boxes and (possible) gun placements add to the significant historic development of this area. Many of the listed buildings occur within groups and are listed for their group value, such as the eight early Victorian Italianate Marine Villas at Radnor Cliff dating from 1847.

In addition, the Conservation Area Appraisal and a 2017 survey undertaken by the review team (see Appendix A) identified over 40 buildings of local interest including the Chichester Memorial Hall, the Little Theatre (since converted into dwellings) and a not inconsiderable number of houses.

Of these, the pair of houses at Nos. 1 and 3 High Street, No. 61 High Street and the terrace at Nos. 91-99 High Street are considered to merit review by Historic England for statutory listing, the latter on account of retaining a fine group of original shop fronts. Pending any decisions by Historic England these are included in the proposed list of buildings of local interest. Coastguard Cottages have also long been an important element of the street scene of Sandgate due in part to their attractive integral uniformity.

In Radnor Cliff and The Riviera recommended buildings of merit include: 17/19, 27, 31/33, 41, and 57 Radnor Cliff, and 6, 14/16 (Beaulieu/Seaholme) on The Riviera.

Negative buildings in the Conservation Areas have also been noted on the maps. These are almost entirely buildings of modern form and massing, or buildings which have been so altered as to have lost any resemblance to their originally intended or traditional appearance.

Sandgate Parish Council (SPC) has appointed a Heritage Champion and the SPC and Sandgate Society (SS) would support training in this role and encourage the development of a network of Heritage Champions throughout the district of Folkestone and Hythe.

⁸ Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and locally listed buildings

⁹ Martello No. 8 was **removed from the Ancient Monument List** when developed and is now a Grade II Listed Building along with Martello No.9

Character Areas

Sandgate is a diverse parish with its buildings originating from many distinct architectural periods. As a result buildings and streets exhibit an attractive and unusually rich range of characteristics and styles.

Development pressures in the past have, however, unfortunately resulted in schemes that have often failed to reflect the scale, quality and detailing of their immediate built context. Many of such developments were classified as negative buildings in the Sandgate Conservation Area Appraisal. This situation is of great concern to the local community which values and works actively to protect Sandgate's environment, amenities and sense of place. It is the overarching aim of this Design Statement that such inappropriate developments cease and that the character and appearance of the parish, its streetscapes and its exceptional environmental setting is acknowledged and respected in all new development here.

Given the wide variety of architectural styles and built characteristics across the parish it was decided to divide the parish into different Character Areas for the purpose of this Design Statement, each being made up of streets of broadly similar architectural style and origins with its own particular identity and coherent sense of place.

Each Character Area has been surveyed by local residents during the preparation of this document and the results have been discussed and agreed with a wide range of agencies and statutory consultees. The following pages set out the dominant and distinctive characteristics of each of these areas; characteristics which the Design Statement urges new development to respect and reflect.

SDS 5

Character Areas

Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation while not preventing or discouraging appropriate innovation. In particular the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. A confused application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers closing views to the sea or the wooded escarpments are not created.

SDS 6

Street Scene Detailing

For all applications in the parish developers should provide elevation drawings to scale that accurately show the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.

FOLKESTONE WEST



Map Key




- Listed buildings
- Scheduled monuments
- Local interest

Sandgate Character Areas

Coolinge Lane Character Area

INCLUDING
ST STEPHEN'S WAY AND
EVERSLEY WAY



-  Listed buildings
-  Scheduled monuments
-  Local interest

Until the middle of the nineteenth century, Coolinge Lane was a narrow rural track running from Martello Tower no.5 at the southern end to Coolinge Farm with its associated buildings at the other. The coming of the railway to Folkestone led to building at the northern end of the lane which today lies just outside Sandgate Parish in the vicinity of Folkestone West Railway Station, while by 1914 five private schools had moved into purpose-built buildings with spacious grounds at the Sandgate Hill end of Coolinge Lane. These buildings were all acquired by Kent County Council after the Second World War and dominated the lane for the greater part of the 20th century.

The parish boundary runs along the lane with the west side, as far north as Romney Avenue. This area is still characterised by fine early twentieth century detached properties with close links to educational uses including Coolinge Lodge, St Christopher's, Swanscombe and Red Hay and by large attractive school buildings including St Stephens (1892) and Penfold House (1904), which along with the Martello Tower, are on the site of the Folkestone School for Girls. This side of the road is characterised by properties adjacent to the lane but with large open areas and playing fields behind. Sadly "Clewer", formerly a beautiful Edwardian school building and its neighbour, "White Lodge", have been demolished and currently fourteen somewhat unremarkable executive type

houses have been erected on this site. Sandgate Primary School is located here, a fairly typical 1972 single storey, flat roofed, school building with associated playing fields. Eversley College, formerly a KCC school, has been successfully developed with the extensive grounds retained and the new buildings, although dense in number, reflecting the design features of the refurbished old school building.

Key Design Characteristics

Top row: 36-38 Cooling Lane

Middle row: Eversley College; Sandgate Primary School

Bottom row: The Acers



GARDENS AND BOUNDARY TREATMENTS:

front gardens, usually small. No fences. Low red brick walls with hedge planting. Off street parking provision except at the northern end of the lane.



SCALE:

2 and 3 storey, large, detached.

ROOFS:

pitched with peg tiles. Dormers not characteristic.

DOORS:

various, no prevailing colour, porches.



WALLS:

mix of red brick, tile hanging and weather boarding with white and cream render deployed also. Brick quoin detailing used at the northern end of the lane. Some attractive tiling detailing.

WINDOWS:

multi-paned sash, predominantly upvc.



DISTINCTIVE FEATURES:

grass verges and tree-lined road create strong landscaped character. Interesting recent architectural additions in modern style. Quantity of road markings has taken away the semi-rural character of the lane.

The Corniches Character Area

INCLUDING
LOWER CORNICHE
ALEXANDRA CORNICHE
HELENA CORNICHE
TEMERAIRE HEIGHTS
THE CORNICHE AND
UPPER CORNICHE



- Listed buildings
- Scheduled monuments
- Local interest

The Corniches lie on a steep and sensitive hillside site, with an important woodland backdrop (colloquially known as the Shorncliffe Escarpment), overlooking Sandgate itself and Hythe Bay towards Dungeness and occupying the site of the former four hundred and thirty four bed Shorncliffe Military Hospital. A report from 1858 describes the hospital as being situated on a steep hill sloping towards the sea, considerably below the level of Shorncliffe camp itself. Consisting of five parallel ranges of wards and offices of wood and brick it was built on terraces cut out of the hill slope, rising rapidly one behind the other.

There are two scheduled monuments and two listed buildings in this character area.

A Corniche is a road on the side of a cliff or mountain, with the ground rising on one side of the road and falling away on the other. The word comes from the French route à corniche or road on a ledge. The word also refers in the Arabic language, in general, to a headland formed at a land's end, which describes a most remote geographical border of a mainland by a water line, with a natural corner, usually, or a cliff. In Lebanon and Egypt, the word typically describes a waterfront promenade usually paralleled by a main road, such as the renowned Corniche in Beirut. In Cairo, the Corniche (“شيزنروك”), the French word borrowed into Arabic, runs alongside the River Nile. Luxor, Aswan and Maadi all have such Corniches. However, Alexandria's Corniche in Egypt

forms a notable exception: it runs along the harbour. In the Gulf States, the Corniche often runs along the coast.

The housing now on the site was built from 1980 onwards with the latest developments towards the bottom of the hill (Alexandra and Lower Corniche) being built in 2004 on the site of the Napoleonic Battery Wall Gun Emplacement (a Scheduled Ancient Monument), which later became Sandgate Railway Station and sidings. The wall is thought to have been built in about 1804 and would have been surmounted by 2 banks of 4 gun emplacements designed to carry 32 or 64 pounder guns built to protect the Royal Military Canal sluice at Seabrook. Although the guns themselves have long gone, the foundations of the eight gun placements still remain and are now protected under a layer of topsoil in the gardens of numbers 68, 71, 72, 82 and 83 of Alexander Corniche'.* Planning authorities and home owners must observe the covenants which protect these historic sites.

The housing is predominantly of a Mediterranean style not found elsewhere in the parish, with white rendered facades and red interlocking tiled roofs. Almost all of the properties benefit from excellent sea views with many exploiting this through the incorporation of balconies.

* Michael Cook Associates Map of The Corniche (south), Hospital Hill, Sandgate. Taken from the Sandgate Society Archives.

Key Design Characteristics

Top row: Benvenue & Westerleys, Helena Corniche
Middle row: Tsunami & Welbeck, Helena Corniche;
View through private gates, Temeraire Heights
Bottom row: 15-17 Alexandra Corniche;
4-12 Lower Corniche



GARDENS AND BOUNDARY TREATMENTS:

small front gardens, with low brick boundary walls and off street parking.

DISTINCTIVE FEATURES:

Mediterranean design not typical of the rest of the parish, balconies a characteristic feature here.



SCALE:

two and three storey.

ROOFS:

pitched, dormer windows, chimneys, Spanish style red tiling.



WALLS:

red and yellow brick, painted render, some upvc weatherboarding.

WINDOWS:

casement, upvc. Bay windows prevalent.

DOORS:




various styles, mostly white, porches.



Enbrook Valley Character Area

INCLUDING
ENBROOK ROAD
SOUTHERNWOOD RISE
HIGHLAND CLOSE
DARNLEY CLOSE
ST PAUL'S WAY
MEADOWBROOK
CHALCROFT ROAD
OXENDEN ROAD
FENNER CLOSE
VINCENT CLOSE
ROMNEY AVENUE
SANDWICH CLOSE
WALMER WAY
FREEMANTLE ROAD
BRAMBLEY CRESCENT
COLLINGWOOD RISE
REDMILL CLOSE AND
DIGBY ROAD



-  Listed buildings
-  Scheduled monuments
-  Local interest

Sandgate's Enbrook Valley, also known as Golden Valley, which lies inland from Enbrook Park, gets its local name from the abundance of gorse that used to grow on the slopes and the Enbrook Stream that runs through it and out to sea at Sandgate beach. Initially, very much part of Sandgate, it then became absorbed into Folkestone and Cheriton for administrative purposes. More recently it became part of Sandgate Parish again.

Over time the gorse has been replaced by a widely diverse residential area with a distinctive open-plan style. The area is characterised by townhouses with bungalows, blocks of flats and, more recently, terraces of executive style houses adding to a diverse mix of housing design.

The community here is now well-established with a small hub of shops arranged centrally around two sides of a large rather nondescript car park where residents and shoppers can park and a network of green spaces, all of which give this area a self-contained character within the wider parish.

Given the level of recent additional development in Enbrook Valley the SPC supports the upgrading of the Digby Road commercial area to enhance the retail experience.

The Enbrook Valley is integral to the landscape of the parish and is linked to Sandgate High Street and seafront by the attractively landscaped Enbrook Park with its network of recently upgraded footpaths, offering much to visitors and newcomers to the area, and classified as a Local Landscape Area by the local planning authority.

Key Design Characteristics

Top row: Enbrook Court, Enbrook Road

Middle row: 37-43 Enbrook Road; 174-162 Enbrook Road

Bottom row: Digby Road shopping centre and car park, Enbrook Valley; 85-87 Enbrook Road



GARDENS AND BOUNDARY TREATMENTS:

good sized front gardens largely laid to grass, giving open character. Off street parking provision typical.

DISTINCTIVE FEATURES:

open plan layout.

SCALE:

one, two and three storey, semi-detached and terraced.

ROOFS: pitched, concrete tiles. Dormer windows not characteristic.



WALLS:

brick – mostly yellow, weather boarding white and green.

WINDOWS:

casement, painted or upvc.

DOORS:

various, porches and porticos. Widespread use of upvc.



The Escarpment Character Area

INCLUDING
UNDERCLIFF
ENCOMBE
WILBERFORCE ROAD
HILLSIDE
NORTH LANE AND
THE CRESCENT



- Listed buildings
- Scheduled monuments
- Local interest

The steep slope north of Sandgate High Street and Esplanade establishes the form of development here which is one of narrow streets winding up the escarpment or running parallel to Sandgate High Street. On a platform immediately below the crest of the escarpment are the large detached properties of the Undercliff. These are predominantly early Victorian villas and, although there is no common architectural style, a unifying theme is provided by the comparatively large size of each and their stuccoed exteriors. From a distance the Undercliff buildings are seen to rise out of the wooded escarpment while the smaller, more recent properties, are hidden by tree cover.

Further west lies Encombe Estate, former site of Encombe House which was also situated immediately below the crest of the hill. This area, like the Undercliff, is strongly defined by its backdrop of a skyline of trees. In the 1920s Encombe House was altered by the architect Basil Ionides including Encombe Lodge, which still survives, the Bathing House now known as Serena Cottage which is further East on The Esplanade. In 1924, Country Life wrote 'the result is as satisfactory as it is fresh. Encombe to my mind, is the most successful "modern" villa that has been built in this country, using the word villa in its classic sense'. Above Encombe Lodge is a modern development laid out on estate lines, with buildings of similar design. Between these developments and the escarpment, modern houses have been built on the former Encombe Estate. There is no common architectural style here and a

unifying approach would be desirable. The Encombe area as a whole is the most notorious part of Sandgate for earth movements and is characterised by collapsed walls, distorted fencing and a proliferation of cracks and fissures particularly evident in the retaining walls roads and paths. In 1998, the Encombe Stabilisation Scheme was undertaken with dowelling installed along 400m of the beach front to support the toe of the landslip area. It is vital, therefore, that any development proposals here are required to address land stability issues as a part of any planning application.

Wilberforce Road and The Crescent form the main spine of the lower slopes of this area, running parallel with and to the north of Sandgate High Street. These roads, together with North Lane and Hillside, have tall buildings directly fronting the roads and, along the south sides of The Crescent and Wilberforce Road, many houses are entered at first floor level. The Crescent comprises a number of substantial Edwardian terraces of between three and four storeys forming a well-defined enclave.

Hillside car park on Wilberforce Road provides welcome off road parking facilities in this part of the parish. It provides direct public footpath links up to Encombe and the wooded escarpment above.

The Encombe Estate is currently being developed as 3 blocks of 12 apartments each.

Key Design Characteristics

Top row: Encombe Lodge

Middle row: Walking on the Escarpment

(Martello 6 in distance); 1-3 Mariners Gate, Encombe

Bottom row: Undercliffe House; 21-24 Wilberforce Road

SCALE:

detached with three storey along The Undercliff and a mix of single, two and three storey found in Encombe.

ROOFS: pitched, slate, dormers and chimneys present. Ornate chimneys on several houses of The Undercliff.



WALLS:

painted render, some brick and render.

WINDOWS:

sash.

DOORS:

multi-panelled, white; porticos a feature on The Undercliff.



GARDENS AND BOUNDARY TREATMENTS:

small front gardens and large rear gardens. Fences and walls used as boundaries.

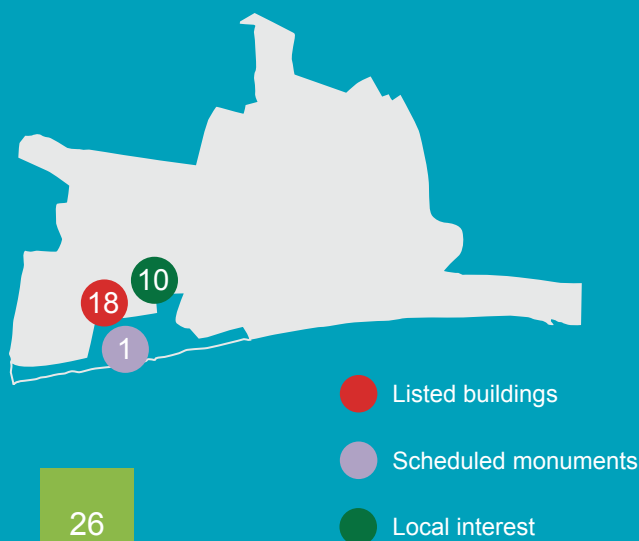
DISTINCTIVE FEATURES:

sea views and green wooded backdrop distinctive elements of the character here.



The Esplanade Character Area

INCLUDING
PROSPECT ROAD
SUNNYSIDE ROAD
CASTLE BAY AND
BREWERS HILL



This Character Area is a long linear one, contained by the lower escarpment slopes on its northern side and the sea, which stretches out along its southern edge as far as the westerly extent of the parish. Two lovely Grade II listed, clapboarded Regency houses and a number of early Victorian Grade II listed stuccoed terraces overlooking the coast remain, reminiscent of the grand seaside feel of that period. Balconies and verandahs characterise the façades. These have been particularly prone to disrepair and their removal, coupled with ground movement disturbance of foundations, and a number of visually conflicting infill developments over the years, has led to a regrettable decline in the quality of the environment in this highly prominent and visually significant part of the Parish.

That said, the massive improvements in the sea defences has resulted in the stabilisation of a significant part of the western escarpment, and people are buying and improving existing properties because they recognise their merits and the charm of Sandgate itself.

Behind the Esplanade, there are many small no-through roads climbing the hillside (one or two of which are still unadopted). Here, sheltered from the noise of the main road and the gales, you will find an eclectic mixture of buildings. They range in architectural style from 18th and 19th Century houses and mews cottages (some sporting ornate Kent peg-tiled roofs), through one of the lost pubs of Sandgate (now a dwelling),

to Edwardian, Art Deco, and even one rather splendid thatched house, and many more modern houses. Here and there you will find exquisite glimpses of past eras. At the western end of the Esplanade and just to the east of Brewers Hill are two stretches of the Napoleonic wall that together with the Royal Military Canal and the Seabrook Redoubt, formed part of the defences against invasion by the French in the late 18th and 19th Centuries.

Looking at the view down the stepped Brewers Hill to the sea you might almost think that you were somewhere in Cornwall a century ago. Look up Seaview Terrace and, with a bit of imagination, one can picture the cottages occupied in past times by smugglers and fishermen: walk past Queens Mews cottages and around the corner into Upper Wellington Place and imagine people living in these houses in the 18th century. Everywhere you will find character, and there are at least ten listed buildings in this western part of Sandgate alone.

This charming end of the village is constantly threatened by demolition of sound buildings to be replaced with apartment blocks; unsympathetic infilling of gardens and green spaces; inferior building works; and significant changes to boundary walls - all of which dramatically affect the street scene in this conservation area. The proposed Article 4 direction (p12) will help minimise this in the future and contribute to the much needed strong protection of this area.

Key Design Characteristics

Top row: Wellington Terrace, looking east late 19th century; Spanish House, looking east 2013
Middle row: Littlebourne Lodge and Frenches
Bottom row: Grafton Cottage and Regency Cottage;
Detail of balcony at Spanish House,
30-32 The Esplanade



WALLS:

painted brick and render in pale pastel shades, and others clapboarded.

WINDOWS:

multi-paned painted sash.

DOORS:

4 panelled.

GARDENS & BOUNDARY TREATMENTS:

small front gardens with low boundary walls. Off street parking not characteristic.

DISTINCTIVE FEATURES:

dutch style gable end and balconies on Nos 30 – 34 inclusive (all Grade II listed), balconies on Wellington Terrace, total clapboarding of Regency Cottage and Grafton Cottage (both Grade II listed).



SCALE:

three+ storey, terraced and detached. Vertical emphasis in style and building form, typical of seaside and sea fronting development.

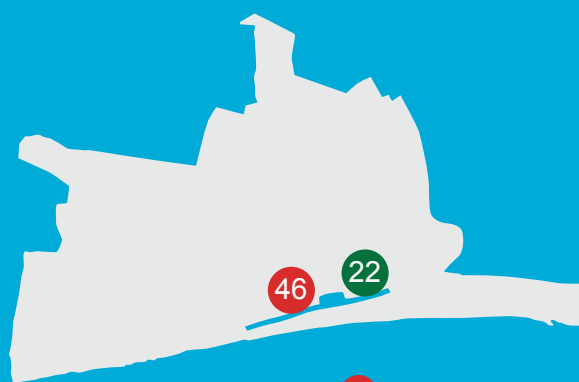
ROOFS:

pitched, peg tiles and slate with chimneys. One thatched roof. Dormer windows not prevalent.



The High Street Character Area

INCLUDING
GOUGH ROAD



- Listed buildings
- Scheduled monuments
- Local interest

Viewed from Sandgate Hill, the High Street appears as a gently curving ribbon of buildings at the foot of the steeply sloping escarpment. Although there is considerable variety in the detailed design of buildings along the High Street, they are seen, as the 1975 Sandgate Study: an Informal District Plan (Shepway District Council) concludes, to coalesce into a cohesive whole with common building heights, forms, elevational details and building lines providing an overall unifying theme. It is only where buildings have not respected these predominant layout characteristics that the street scene has been interrupted to the detriment of the overall form.

Sandgate High Street has a strong commercial character with a wide range of building styles and a number of particularly fine individual and groups of buildings which contribute positively, both in themselves, and the important streetscape contribution they afford to views along the street. These include the neo-Georgian brick Chichester Hall and Jubilee Clock, weather boarded Vine Cottage, the late 18th century 43 High Street with its interesting and well preserved 19th century shop front, the Ship Inn, the Coastguard Terrace with its provenance reflected in its fine ornamental plasterwork of Crown and Anchor and oak leaf scroll detailing, the Old Fire station and Library now home to The Sandgate Society with its distinctive red double doors, oriole window and fish scale bell-côte, the recent award-winning Seafront House at 127 High Street

by Guy Holloway Architects and a number of fine shopfronts, including Nordens.

Shopfronts are a distinctive and important element of the streetscape here. Still largely traditional in form, shopfronts along the High Street are, as noted in the Conservation Area Appraisal, mainly painted softwood, some with iron columns or mullions, stone or timber pilasters and brackets, painted timber fascias and hand-written shop signs. Occasional projecting hanging signs are also present generally on pubs.

Gough Road draws much of its built character from its relationship with the High Street. Any original commercial character has been largely lost. The road is now characterised by residential properties, ancillary storage and servicing accommodation together with garaging for High Street properties.

Key Design Characteristics

Top row: View looking east

Middle row: Vine Cottage; 43, Norden's Antiques

Bottom row: 38; 78, formerly Lloyds Bank and 76, Sandgate Village Shop



GARDENS AND BOUNDARY TREATMENTS:

none. All properties open direct to the street.
Clear building line.

DISTINCTIVE FEATURES:

a number of highly distinctive shopfronts including Norden's Antiques with curved glass shopfront, The Ship Inn, the old Lloyds bank building and the Old Fire Station.



WALLS:

painted brick and painted render. Stucco on brick. Limited use of weatherboarding on timber frames, and tile hanging.

WINDOWS:

sash on upper floors, painted. Multi-paned. Commercial shopfronts. Some instances of bay windows and decorative window detailing.

DOORS:

various given range of land uses along the High Street. Limited instances of porticos.



SCALE:

three and four storey, terraced.

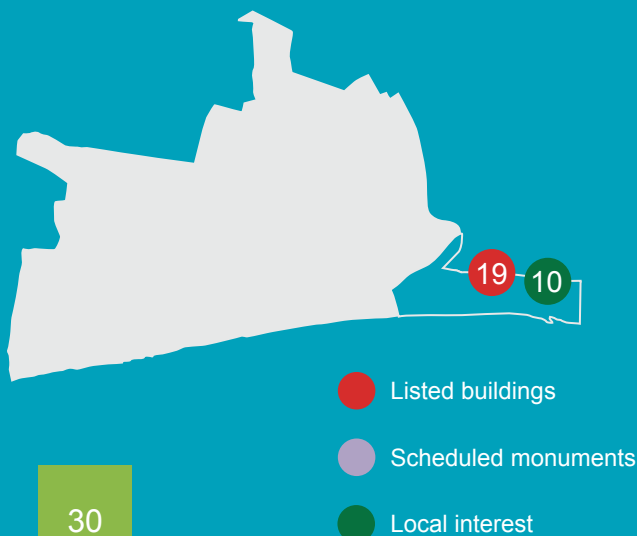
ROOFS:

pitched, both peg tile and slate characteristic here. Some dormer windows. Properties have chimneys.



Radnor Cliff Character Area

INCLUDING
RADNOR CLIFF CRESCENT
LISTER WAY
VICARAGE ROAD AND
THE RIVIERA



This area falls within the Sandgate High Street Conservation Area and includes, on The Riviera and Radnor Cliff Crescent, a number of distinguished later Victorian and Edwardian houses, two of which are listed, including the house built by CFA Voysey for HG Wells in 1898. The area also contains ten buildings of local interest as identified by the Sandgate Conservation Area Appraisal from a similar period, seven of which are located on Radnor Cliff, and three on The Riviera including 'Beaulieu' and 'Seaholme'.

The Sandgate Conservation Area Appraisal highlights the importance of the homogenous character of the western end of Radnor Cliff and Radnor Cliff Crescent, which remains coherent and distinctive, in contrast to the highly diversified character of the eastern end of Radnor Cliff which contains a number of unsympathetically designed infills and variations in quality, including Marine Point classified as a negative building.

The views from and relationship with the beach and seafront below are especially important here, as is the landform and planting to the foreground and the protected wooded escarpment backdrop. "A vital component of the Radnor Cliff area's character... is its dramatic hillside setting and planting. Views into or out of this area and gaps between houses are important to its setting".

The low density of much of the development in this area is a significant feature of its character and appearance. Such characteristics have led in the past to redevelopment pressures and the consequent construction of large infill blocks, out of keeping in scale and detailing with the surrounding built form. **This part of the district is recognised** for its special environmental quality, including important skylines and detached houses in large gardens with much mature vegetation, which contributes significantly to the attractive appearance and character of their surroundings. The community strongly supports the protection of such areas from development that fails to make a positive contribution to the special character and appearance of the area.

The very evident environmental quality and sensitivity, together with the quiet residential character of this area, requires that the design of new development should be of a high standard commensurate with protecting the area's amenity and built context, and in scale, massing and orientation should ensure that physical barriers closing views to the sea or wooded escarpment are not created and that any opportunity to undo such barriers that have been erected in the past is given appropriate consideration.

Key Design Characteristics

Top row: View looking east down Radnor Cliff, 27 in foreground

Middle row: Radnor Cliff & The Riviera from the sea; 16-18 Radnor Cliff from the beach

Bottom row: View of eastern end of Radnor Cliff towards the coastal path; View of The Riviera looking east

SCALE:

two and three storey, with more than three storeys mostly found along the eastern end of Radnor Cliff. Properties are mainly detached and semi-detached. Density of development is characteristically low on the wooded hillsides to the north of Radnor Cliff, while at the eastern end of the southern side, higher density development in the form of purpose-built blocks of flats prevails.

WINDOWS:

painted, predominantly sash.



DOORS:

various, mostly panelled. Porches typical on Radnor Cliff Crescent and The Riviera. Porticos characteristic of Radnor Cliff.

GARDENS AND BOUNDARY TREATMENTS:

small front gardens with low ragstone boundary walls. Some off-street parking in Radnor Cliff, Radnor Cliff Crescent and The Riviera. Eastern end of Radnor Cliff heavily congested with parked cars.



WALLS:

majority are of painted render with a few using red/brown brick. Some brick detailing. White weatherboarding present on The Riviera.

ROOFS:

majority are pitched using of peg tiles and slate, apart from several flat roofed larger scale buildings at the eastern end of Radnor Cliff. Properties mostly have chimneys. Dormer windows are prevalent in some period properties.



Sandgate Hill and Military Road

INCLUDING
BYBROOK FIELD
BYBROOK WAY
CHICHESTER ROAD
VALLEY ROAD AND
SOUTHERN PART OF
ENBROOK ROAD



- Listed buildings
- Scheduled monuments
- Local interest

Sandgate Hill and Military Road descend from the escarpments and meet at the Village Green and Sandgate War Memorial, at the eastern end of Sandgate High Street. There are excellent views of the historic form of the original village of Sandgate and tempting glimpses of the sea from both roads. From Military Road there are important views of the row of cottages next to the castle, and from Sandgate Hill the Romney Marsh coastline together with particularly attractive sunsets.

The High Street rises to become Sandgate Hill near the listed former primary school, which has now been converted into flats, and St Paul's Parish Church - both in the Gothic Revival style. Development on Sandgate Hill lies on both sides of the road, linking Sandgate with the west end of Folkestone. At the foot of the northern side of the hill are two pairs of weatherboarded shipbuilders' cottages dating from the late 18th century and Enbrook Park, site of the Saga Group's offices designed by Michael Hopkins and Partners. Enbrook Park surrounds the Saga complex as an attractive and valuable open space on rising ground. Although alien to the scale and materials of the Conservation Area the Conservation Area Appraisal notes that the Saga complex is of high quality and that the development of which has helped to preserve and enhance park landscape. The building frontage on the south side is less pronounced with significant gaps between detached houses set in large

mature gardens. Buildings on this side are of mixed architectural styles. Many of the homes are built into the slopes, with tall ragstone walls bordering the roadside.

Military Road is made up of more recent residential properties on its western side. Built mainly between the two wars, these are set above the road on a short embankment with ragstone boundary walls and with garages or parking places at the rear. Properties off Enbrook Road to the north date from a similar period. A number of mature trees continue the woodland from the escarpment through to Enbrook Park where there are unrivalled views as the park descends towards the sea.

Bybrook Field and Bybrook Way run off Military Road and are also residential with properties from various time periods. Chichester Road with its steep gradient is characterised by detached and semi detached houses and bungalows from the interwar period. Valley Road at the top of the incline dates from the 1970s with chalet style bungalows.

Key Design Characteristics

Top row: Darnley Cottage, Sandgate Hill

Middle row: 29-31 Military Road; Enbrook Park

Bottom row: 45-49 Chichester Road; Bybrook Field

WALLS:

red brick, painted render. Small amounts of painted weatherboarding on Sandgate Hill.

WINDOWS:

sash, painted, multi paned. Bay windows.

DOORS:

6 panelled. Porticos present.



GARDENS AND BOUNDARY TREATMENTS:

medium sized front gardens. Boundaries of high ragstone walls or hedges. Off-street parking not a characteristic of this area.

DISTINCTIVE FEATURES:

instances of wooden balconies and interesting decorative finials. Mature planting.



SCALE:

two and three storey, semi-detached.

ROOFS:

peg tiles, slate, profiled concrete. Dormer windows prevalent. Properties have chimneys.



Seafront Character Area

INCLUDING
GRANVILLE PARADE
CASTLE ROAD
LACHLAN WAY
MARTELLO TERRACE
GRANVILLE ROAD EAST
PARADE ROAD
GILBERT PLACE AND
SEA WALK



- Listed buildings
- Scheduled monuments
- Local interest

This area comprises the development behind the High Street between Granville Road West and Lister Way, including Granville Parade and Sandgate Castle. It is an area of mixed development styles and charm arising from its dramatic location at the edge of the sea and its more intimate scale compared to other parts of the parish, with small lanes and cottage style terraced houses. Granville Parade is a popular and ideal setting for community events with its wide promenade, extensive sea frontage and backdrop of interesting 19th century buildings. It hosts the strongly supported Folkestone Rowing Club regattas and Sandgate Sea Festival, events which are important elements of the local social calendar. However, it has a poor sense of place, given the dominance of the rear aspects of High Street properties which detract from the unrivalled coastal identity and views of the sea.

The eastern part of this Character Area is dominated by the castle, an Ancient Monument, listed Grade I and, historically, the most important building in the parish. Sandgate Castle has had a long and mixed history. Built in 1539-1540 at the same time and as part of the same series of defences as Sandown, Deal and Walmer Castles, it originally comprised a large central tower surrounded by three smaller towers connected with each other by a curtain wall and covered galleries, with an outer curtain wall and gate-tower on the north and a rectangular building connecting

the latter to the central tower. In 1805, the tops of the towers were removed and the central tower was converted into a Martello tower. After the Napoleonic threat the castle fell gradually into poor condition and virtual disuse. From 1855 to 1857 it served as a prison for German Crimean War prisoners. It has been periodically vacant since then and put to a mixture of uses ranging from restaurant to a museum. It is now a private dwelling. Unfortunately its open setting has been irretrievably lost by recent infill development and sadly this most significant of local buildings is no longer open to the public.

East of the Castle larger residential properties front Castle Road with gardens extending to the beach while, to the west, Castle Road Car Park provides welcome parking facilities for visitors to the area.

Key Design Characteristics

Top row: Seafront House, 127 Sandgate High Street and Strand House, 125 Sandgate High Street
Middle row: Granville Parade; 11-15 Castle Road
Bottom row: Granville Place; Gilbert Place



GARDENS AND BOUNDARY TREATMENTS:

small front gardens, walled. Hedges and fences not typical.

DISTINCTIVE FEATURES:

direct relationship with the sea. Narrow alleyways between the High Street and Granville Parade afford important views and linkages. Some attractive shutters remain on Granville Parade properties.



SCALE:

predominately two storey, semi-detached and terraced with atypical examples of 3 storey buildings.

ROOFS:

pitched, slate, with dormers and chimneys present.



WALLS:

painted render, painted weatherboarding, tile hanging, ragstone.

WINDOWS:

sash, casement, painted, metal and upvc. Bay windows.

DOORS:

mainly white, 4 -6 panel. Porches typical.



The Shorncliffe Camp Character Area

Shorncliffe Garrison is located on level land at the top of the Sandgate Escarpment and, as stated previously in this Design Statement, is an important element of the parish's military and built heritage, with the major part of the camp lying within Sandgate Parish. Situated on a plateau, this Character Area enjoys far reaching views to the north towards the Downs, south across Sandgate to the sea and west into Seabrook Valley and Seabrook. Within the camp the landscape, characterised by large open spaces, military and other buildings with tree lined avenues is under rapid change as the Ministry of Defence has released 70 hectares for redevelopment.

Currently dominated by military development, it is characterised by by large scale, often simple form, buildings in regimented groups, located in extensive areas of open land. The landscape is distinctive with mature tree planting, either in parkland or linear distribution and this should be protected and enhanced in any new development. There are six listed buildings of some architectural quality including the former library at Somerset Barracks and the listed former garrison church now the Tower Theatre.

Also in this Character Area is the Shorncliffe Redoubt, a nationally significant Scheduled Ancient Monument which played a key role in the military history of this country.

The Redoubt was constructed at the end of the 18th century as an integral part of a programme of military developments to protect the south coast against invasion by Napoleon Bonaparte. It is likely that due to its prominent position and ease of defence Shorncliffe was used for defence of the coast from very early times, probably back to the Roman occupation and maybe back beyond and had been a site of vigilance and defence in every conflict that threatened our shores. Built to a design by Colonel William Twiss, the ramparts and ditches overlook the English Channel and inland to the Seabrook Valley. Sadly, the surviving portion of the Redoubt is being badly eroded. Apart from its physical importance, it is also recognised as the birth place of the modern army. Under Sir John Moore, soldiers, including the newly formed Rifle Corps, were trained using new weapons and tactics to form the Light Division, whose methods were to defeat Napoleon at Waterloo and are still used by forces today.

A hybrid planning application (ref Y14/0300/SH) was granted permission for mixed use development for the construction of 1,200 new homes, community facilities, primary school and open space. An assessment of the historic assets within the development has been undertaken, in consultation with Historic England, during the planning application process. The site will be developed in phases following an agreed masterplan. Any future applications or amendments to the masterplan should accord with the Sandgate Design Statement.

Sandgate Parish Council will continue to monitor progress.



- Listed buildings
- Scheduled monuments
- Local interest

Key Design Characteristics

Top row: Burgoyne House, Shorncliffe

Middle row: Glimpse of Martello 7, now a dwelling

Bottom row: West Road Gymnasium, Shorncliffe

Camp; former garrison church, now the Tower Theatre



SCALE:

two/three storey semi-detached and terraced.

ROOFS:

pitched, slate particularly on historic buildings, concrete tiles. Some decorative ridge tiling and brick parapets, chimneys.

GARDENS AND BOUNDARY TREATMENTS:

front gardens, open character dominating, buildings set back, boundary treatments low.

DISTINCTIVE FEATURES:

parkland, mature planting. Military focused design and streetscapes. Long tree lined avenues with significant views west across Seabrook valley and south across Escarpment to the sea.



WALLS:

red brick.

WINDOWS:

sash, casement, painted.

DOORS:

various.



The Shorncliffe Camp Development



The Redoubt was also important in WW1 as a training camp for soldiers heading to France including several thousand Canadian men, and the training trench system they dug is still visible today, although also being eroded. Just below the redoubt are some remnants of WW2 usage including “Pill Boxes”, and the site also has links with Brigadier Bernard Law Montgomery, of Desert Rat fame who served at Shorncliffe.

Strategic Site Policy for Shorncliffe Garrison (SS11) in the emerging Core Strategy Review 2019, states that the built context for any redevelopment of this area is the adjacent area of Cheriton and that redevelopment here should integrate fully and sensitively with both it and the Seabrook Valley. However, the Camp and MOD land holding here is equally important to the setting of Sandgate Parish, covering as it does the full extent of the crest of the Sandgate Escarpment, which forms the wooded backdrop and skyline of the settlement of Sandgate below. This Escarpment is currently protected as a Local Landscape Area. In addition, the parts of the escarpment that lie to the north of Hospital Hill are designated as a Site of Nature Conservation Interest. It is very important to the setting and character of Sandgate that these environmental designations are upheld in order to protect or enhance the landscape character and functioning of the Escarpment as a green buffer here and that the wooded skyline and escarpment, such a vital component of the character and setting of Sandgate, is not altered by any additional development at the Camp.

This Character Area will, under proposed Policies, see significant levels of additional residential properties in the coming years. Density will be an important aspect of the design of new development here, given its well established attractive and distinctive open plan and lower density character. It is important that such distinctive elements of the area’s built character can be reflected in the new development here which should be the subject of a co-ordinated overarching masterplan.

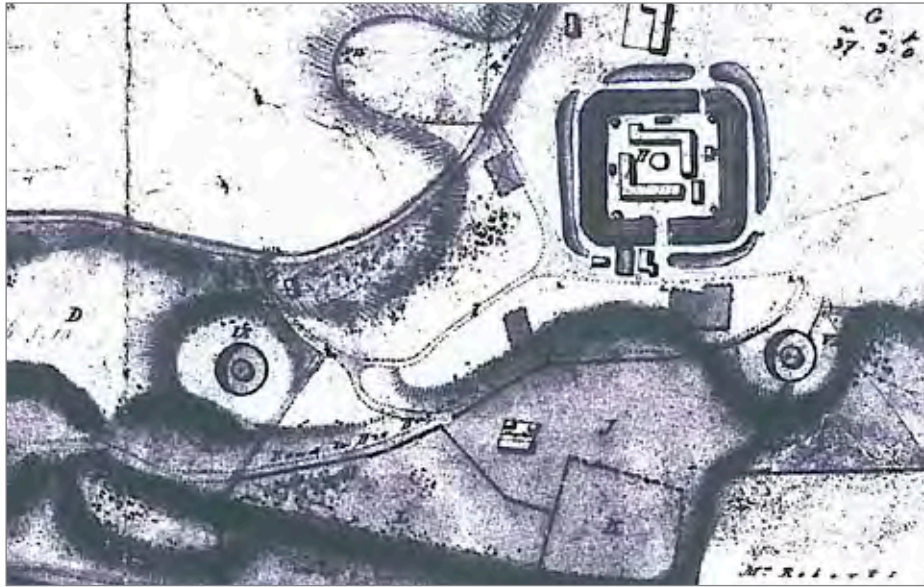
SDS 7

Shorncliffe Garrison Redevelopment

The Shorncliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate is allocated for development in the Folkestone & Hythe Core Strategy and is currently under development.

Any future planning applications or amendments to the masterplan should comply with the Sandgate Design Statement and its Design Principles. Any new proposals that have not been considered as part of any previous planning applications should undertake a robust appraisal of the historic assets of the Shorncliffe Garrison to enable early identification of any remaining historic assets and identifying their significance.

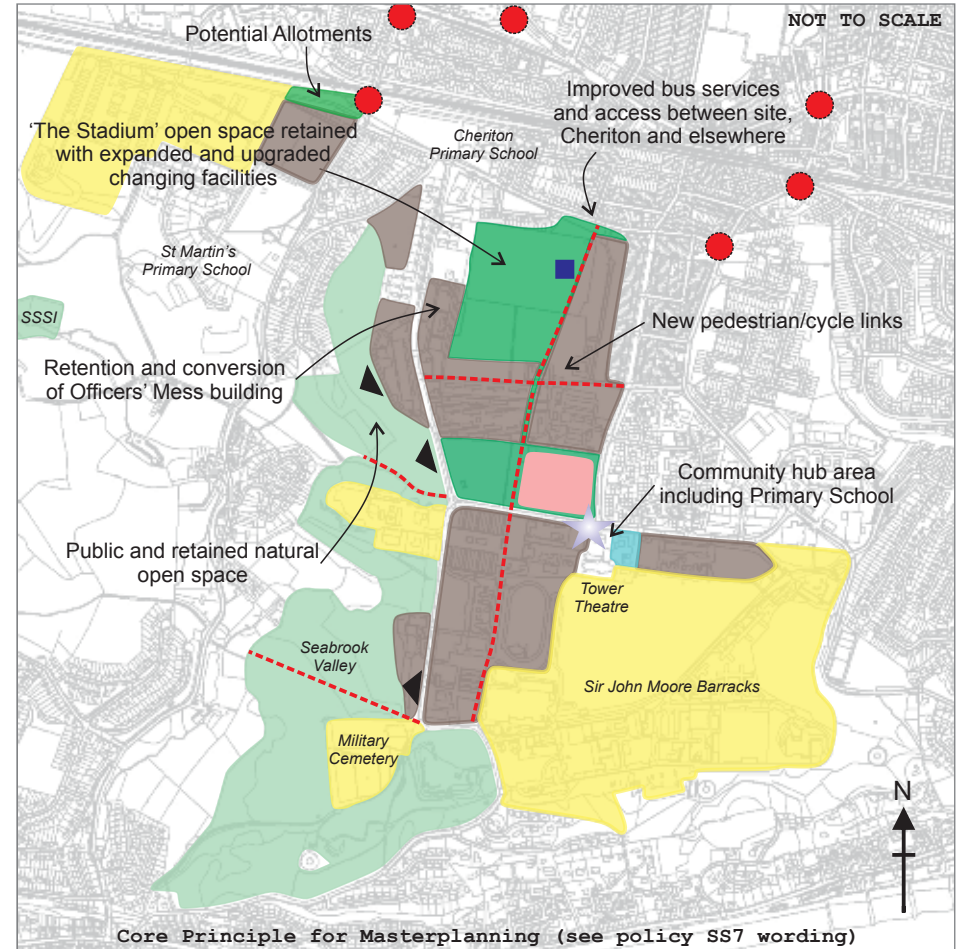
The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.



Top left: Historic Plan of The Redoubt, c.1800

Bottom left: Re-enactment of Sir John Moore's Light Brigade and his Riflemen

Right: Masterplan proposal for Shorncliffe Garrison



Key

- | | |
|--|--|
| Retained Military Land & Improved Facilities | New Changing Facilities & Army Cadet Hut |
| Residential Core Areas | Other New Community Facilities |
| Formal Open Space/ Recreation | Main Focal Point of Mixed Activity |
| Natural Open Space | Improved Pedestrian/ Cyclist Connectivity |
| Location for New Primary School (inc. dual use open space) | Junction Improvements |
| | Long Range Views Retained and Landscape Enhanced |

Land Instability

Sandgate is a community set in a natural landscape of outstanding beauty. It comprises two major escarpments to the north (known historically as Radnor Cliff and the Shorn Cliff) and the sea to the south – hence its long linear character. Both escarpments have a complex geology. Upper greensand layers (sand and sandstone derived from prehistoric shallow marine sediment known as the Hythe, Sandgate and Folkestone beds) lie over softer Gault clays (known as the Atherfield or Weald clays).

A NW/SE slip plane overlays the hard Hythe beds. Interlaced with these layers are the numerous documented and undocumented underground springs and rivulets that, together with the long shore drift that scours the shingle affecting the toe-weighting element of the beach, predisposes the slopes to instability.

The landslip areas of Sandgate tend to be of a type that require that there should be no sudden increase or decrease in the surface loading. Proposed works for future development require carefully engineered solutions based on the specific conditions on the site and adjoining land. In 1991, research for the District Council concluded that landslip movement in the Encombe area is influenced by a combination of factors, in particular the amount of shingle removed or left remaining on the foreshore, and that there is a clear relationship between land displacement and rainfall, especially following a wet winter. The consultants recommended that the landslip mass should be anchored by one hundred and sixty four piles, beach replenishment and 4 rock groynes installed along a 400m section of beach from Coastguard Cottages to Seabrook as a retaining force tying the toe of the Encombe landslip to the stable strata beneath. This was completed at a cost of £2.5 million funded by central Government, KCC, Southern Water and the District Council and is known as the Encombe Landslip Stabilisation Scheme. Thus, any engineering solutions must ensure that the weight of construction does not destabilize the land.

Monitoring since then has shown that the engineering works are acting effectively to stabilise the landslip. The situation at Encombe has been greatly improved but there can be no guarantee that further slippage will not occur in the future. The District Council's Places and Policies Local Plan acknowledges the susceptibility of areas of Sandgate to land instability and that problems have occurred including damage to buildings due to land slippage. The Plan currently requires that "planning permission for development within the area defined on the Proposals Map will not be granted unless investigation and analysis is undertaken which demonstrates that the site can be safely developed and the proposed development will not have an adverse effect on the slip area as a whole"¹⁰.

In addition, a condition known as the Latchgate Condition is attached to new building permissions requiring developers to obtain specialist advice on the suitability of land for development and to carry out such works as are necessary for ensuring the stability of the site or the adjoining land. This Policy applies to landslips which have occurred on other parts of Radnor Cliff, Shorn Cliff, their undercliffs and Enbrook Valley and is based on the latest geotechnical maps. Pre-commencement and site clearance works can, and do, destabilise sites as seen on the Shorn Cliff and Radnor Cliff escarpments.

FHDC requires that a geotechnical survey report accompanies planning applications and addresses matters in relation to surface water management. Owners of adjacent properties should access such reports and the Party Wall Act 1996 which provides a framework for resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.*

¹⁰ Draft FHDC Places and Policies Local Plan 2018 NE6

*www.folkestone-hythe.gov.uk/planning/making-a-planning-application/what-to-submit

*www.gov.uk/government/publications/manual-for-streets

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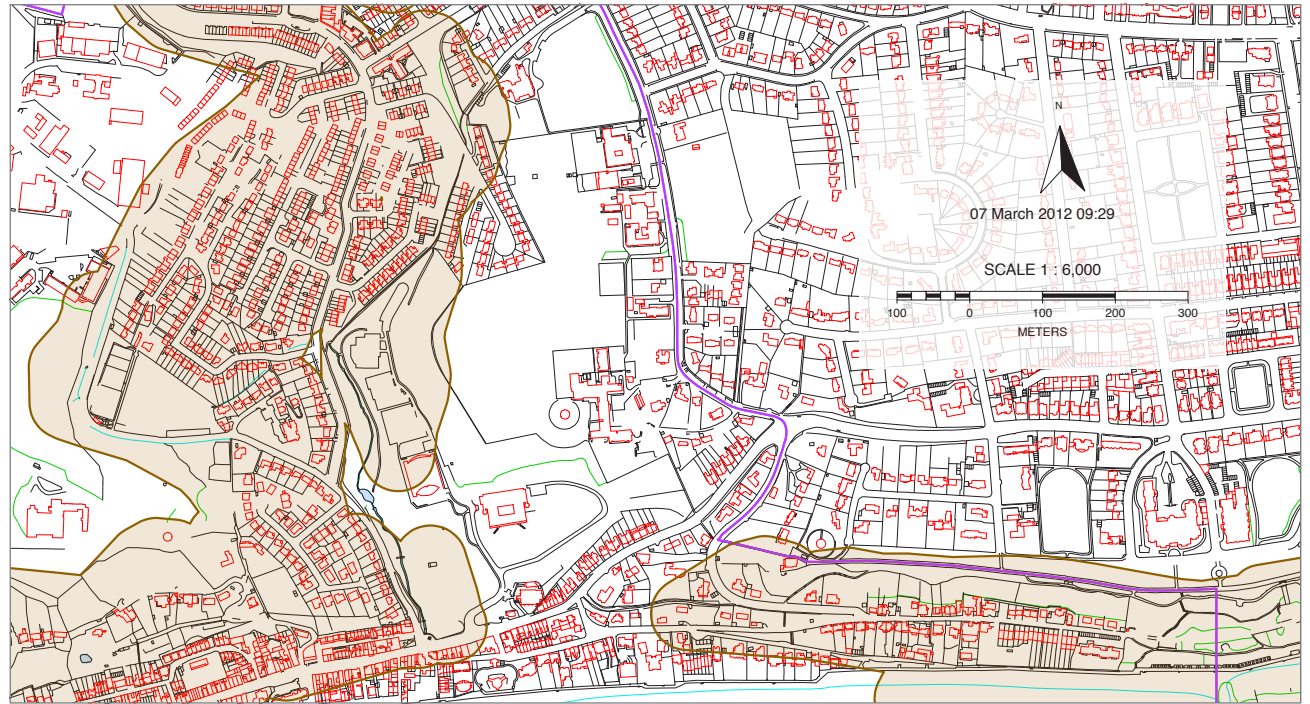
Development in areas of increased landslip risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the local planning authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable.

Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out.

Applicants must submit a soil stability survey report before applications can be determined.* Stabilisation works might invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.

*www.folkestone-hythe.gov.uk/planning/



Top: Extract from Ordnance Survey Map of Sandgate (shaded areas indicate potential land instability)

Bottom left: Two Houses affected by the March 1893 landslip in Sandgate High Street

Bottom right: December 2012 landslip from land adjacent to 14 The Corniche

Sandgate's Natural Landscapes

Human wellbeing is intimately connected with our natural environment. Evidence from the UK National Ecosystem Assessment supports what many feel instinctively: regular opportunities to experience nature have positive impacts on mental and physical health, learning and relationships between neighbours. Nature can benefit us at all stages in our lives.¹¹

Sandgate is a community set in a natural landscape of outstanding beauty. The strongly evocative openness of the sea and coastline is, as the Sandgate Conservation Area Appraisal states, a priceless amenity, as demonstrated by the evident competition for buildings which look out upon it. This long coastline and the wooded escarpments which run largely parallel to it have shaped the layout of the settlement and the design of the buildings here for centuries. These wooded hillsides are particularly vulnerable to development pressures given their dominant low density character and their attractive location and views afforded from such coastal settings. Although the beach, and sea, is perhaps more readily visible and visited, the wooded hillsides that provide the strong backdrop for the character and appearance of Sandgate are equally significant and their preservation and enhancement is at the heart of this Design Statement. Given the problems of land instability along the escarpments, the existing woodlands also have a vital role, as promoted by Defra, the Forestry Commission and the Environment Agency, in reducing surface water run-off and soil erosion.

The valuable 'lungs' provided by the woodland north of Encombe, the Undercliff, the Corniches, Radnor Cliff and Enbrook Park also give important green edges, backdrops and leisure opportunities for people in a parish in

which there is almost no other planting. The woodland especially, having only low level management, allows natural ecology to take its course with little disturbance and consequent benefits for the biodiversity of this area. The value of these wooded escarpment areas was recognized in the Sandgate Study conducted by the District Council in 1975: "This area is comparatively steep and was not developed by the military authorities. Being in its natural state and overgrown with shrubs and bushes, it contributes strongly to the amenity of the high slopes and should remain free of development. Its use as open space would be appropriate" and in 2004 by the Inspector into the Shepway District Local Plan Review, "I recognise that, particularly in hilly areas such as Sandgate, some areas of open space may be of high public visual amenity value but access may be limited for some members of the community, such as elderly people, because of the steep slopes. It does not follow that the amenity value of such land would thus be given a lesser weight: rather that in some areas it is the value of the land in terms of visual amenity that is of most importance".

With regard to the Radnor Cliff escarpment the Conservation Area Appraisal emphasises "A vital component of The Radnor Cliff area's character for example is its dramatic hillside setting and planting. Views into or out of this

¹¹ *The Natural Choice: securing the value of nature presented to Parliament by the Secretary of State for Environment, Food and Rural Affairs, June 2011*

Opposite: Detail from a hand painted Map of Sandgate by Phillip Rutt, ARC Creative Design Ltd, shows part of Sandgate's extensive natural landscape found on the Shorncliffe escarpment.



Artist Impression c. 2010 by ARC Creative Design Ltd

area and gaps between houses are important to its setting. Any infill or development proposals should reflect the rhythm of existing plot sizes and the volumes of houses”.

The contribution of the Sandgate Escarpments to the environmental quality and identity of this locality is recognized by the local planning authority and has been designated as a Local Landscape Area where Policy NE3¹² requires that proposals should protect or enhance the landscape character and functioning of Local Landscape Areas. The **local planning authority** will not permit development proposals that are inconsistent with this objective. In addition, the District Council has designated an area north west of Encombe as a Proposed Local Nature Reserve in order to reaffirm that the principle function of this parcel of Council-owned land is for the quiet enjoyment of nature and to provide an opportunity to draw in external funding to help with the management of this part of the escarpment.

Enbrook Park is situated in the centre of the parish and is owned by Saga Group Ltd which permits public access. The park covers 11 hectares along the Enbrook Stream with a network of footpaths wending their way through the mature woodland, informal parkland and cultivated areas that surrounds Saga’s large modern headquarters building and leisure pavilion. Wildlife is protected and interpretive panels guide walkers around here. The importance of the natural environment

and wooded escarpments in the character and appearance of the parish is reflected in the numbers and distribution of Tree Preservation Orders (see overleaf. A general TPO was enacted in 1973 that gave protection to trees in six areas of Sandgate. This was further extended in 2011 to the entire eastern escarpment area. The parish council will consider the suggestion of a Tree Management Scheme with advice from the **District Council’s** arboricultural officer to ensure that the longevity of the woodland is actively preserved and enhanced.

In addition to the extensive informal coastal and wooded areas, Sandgate Parish has four important areas of more formal open space. The National Planning Policy Framework (2019) recognises the importance of open spaces and states that existing open spaces, sports and recreational buildings and their adjoining land, including playing fields, should not be built on except under exceptional circumstances. In 2012 Sandgate Parish Council agreed to a 40-year lease of the Military Road Recreation Ground (renamed Sandgate Park, Military Road Green, the War Memorial and Wilberforce Green. This has ensured that these areas are given greater protection and already the recreation ground has had a petanque pitch built and funding has been secured for a multi-use games area facility. This initiative will put these invaluable pieces of land under the control of the parish council which will be working to ensure that a consistent programme of usage is maintained and encouraged.

SDS 9

Protection of the wooded escarpments

The low density of development on the wooded escarpments significantly contributes to the overall character and appearance of Sandgate. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

The existing mature wooded skyline escarpments are particularly distinct and a well-established landscape characteristic. This must be preserved and enhanced. Additional appropriate planting should replace felled, old or diseased trees to protect the wooded skyline character of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the local planning authority and Natural England to implement this.

Protected and notable species have been recorded in the Sandgate area. Any developments that could affect these species should adhere to Policy NE2 of the Places and Policies Local Plan and improve connectivity to the wider area with landscape proposals.

¹² FHDC Places and Policies Local Plan Submission Draft (2018) Policy NE3 - Protecting the District's Landscape and Countryside



Tree Preservation Orders, public footpaths and cycle routes around Sandgate

- Key**
- 1. BREWERS HILL
 - 2. PARADE ROAD
 - 3. GRANVILLE ROAD
 - 4. LACHLAN WAY
 - ENGLAND COASTAL PATH & CINQUE PORTS CYCLEWAY
 - TREE PRESERVATION ORDERS
 - FOOTPATHS
 - NATIONAL CYCLE ROUTE 2
 - ▨ PROPOSED NATURE RESERVE AREA

Improvements to the Public Realm of Sandgate High Street

Improvements to the Public Realm in Sandgate High Street and Seafront areas are ongoing and require investment. High quality public realm improvements will enhance the special character of Sandgate, as well as providing other benefits such as improved road safety and surface water runoff and enriched biodiversity.

Following the recommendation in the Sandgate Conservation Appraisal document¹³ Sandgate Parish Council undertook an audit of redundant street furniture in 2014 and a significant number of signs and posts have been removed.

The need to improve the public realm of Sandgate High Street is also acknowledged in the Core Strategy 2013 which recognises it as a Local Centre and categorises the upgrading of Sandgate High Street 'to aid the viability of local centre and offset impact of traffic' as Strategically Necessary Infrastructure (Appendix 2 Table 6.2) to be delivered in the period 2016-21.

As well as the need to address traffic related issues identified in the Shepway Transport Strategy, public realm upgrades (at Sandgate) could include improvements to the beach area and the upgrading of existing and provision of new facilities.¹⁴

In 2015 Sandgate Parish Council commenced leasing the Granville Parade toilet block from Folkestone & Hythe District Council and has converted the front of the building to a seaside café. Now named 'The Boathouse', sub-let to private tenants, it provides a welcome and popular addition to Sandgate Seafront.

In July 2017 the first phase of the 'Cinque Ports Cycleway' was officially opened and the Sandgate walkway became part of the designated 'England Coast Path'. The Parish Council worked with KCC and relevant bodies to ensure residents and visitors to Sandgate would continue to enjoy the facility of the maintenance gangway. This cycleway is for the benefit of families and casual cyclists and does not replace Cycle Route 2.

The Sandgate Society and Parish Council have funded planters to screen the bins at Riviera Court so enhancing the street scene in the hub of the village.

A Parish Councillor has responsibility for pursuing '20 is plenty' as a means of slowing traffic down in the High Street. If this is pursued, this will be supported by a speed survey to demonstrate that this could be implemented.

SDS 10

Public Realm Improvements to Sandgate High Street

The Parish council will continue to work with the county and district councils to ensure the delivery of appropriate high quality public realm improvements along the High Street and associated seafront areas.

¹³ Shepway Conservation Area Appraisal, CAP for Shepway District Council, para 85

¹⁴ Shepway Conservation Area Appraisal, CAP for Shepway District Council, para 74

Ongoing Improvements to the Public Realm

As part of the long term aim to work with the community to improve the public realm, The Sandgate Society and Parish Council have worked together to conceal the bins in the hub of the High Street.

Much more work needs to be done but costs are prohibitive.





Top left: Buses turn dangerously at the junction of Sandgate Hill and Cooling Lane. *Now resolved*
 Bottom left: Cars double park on Castle Road forcing pedestrians to walk in the middle of the road and preventing access of emergency vehicles. *Now resolved with controlled parking.*

Top right: Wilberforce Road car park – no parking charges, always nearly full.
 Bottom right: Castle Road car park – parking charges, always nearly empty 2013. *Charges now reduced, car park well used, 2017*

Traffic and Parking

The Sandgate Conservation Area Appraisal makes clear that heavy through traffic is a principal cause of character and environmental degradation in Sandgate. In the longer term, structural stability and the ability to keep old buildings in good repair are adversely affected. Stakeholders who took part in this appraisal considered that further speed restriction, traffic calming measures, replacement of standard highway lighting and other measures with more sensitive installations would promote more local enhancement initiatives.

Historically, Sandgate has been on the major coastal route to the ports and, therefore, has had to cope with cross channel traffic travelling through the centre of the village. With the opening of the M20 and the Channel Tunnel, most of the Dover-bound traffic that used the A259 trunk road through the village disappeared and the road has now been de-trunked. However, Sandgate has been left with a legacy of an extremely busy road running through its heart with little, if any, traffic calming measures along its principal thoroughfare, together with outdated and inappropriate parking restrictions.

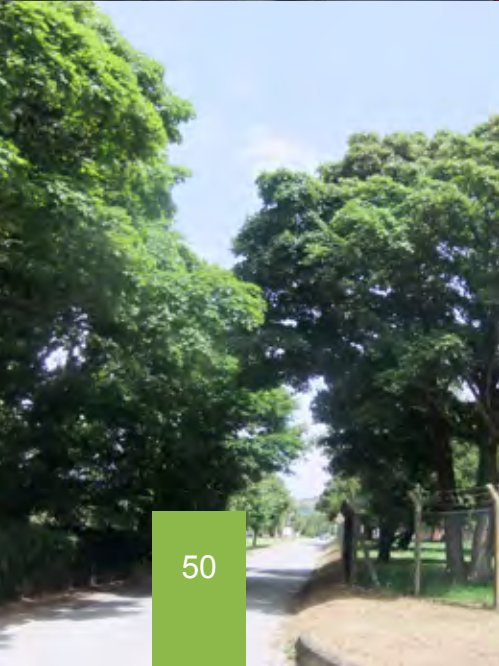
The outcomes of parking surveys and consultations by the District Council have resulted in the implementation of Controlled Parking Zones with reduced car parking charges in the Castle Road and Hillside/Wilberforce Road Car Parks.

Surveys and observations over the last four years have clearly shown that residents would like Sandgate to be a place where visitors can park with ease to shop and to eat and not be plagued by speeding traffic. As a result, through a combination of controlled parking and reduced car parking charges, improvements have been made. Consultations are on-going.

SDS 11

Traffic and Parking

The implementation of a community transport scheme in the parish is supported. The Parish Council would expect all planning applications for new development to include cycle storage facilities (Places and Policies Plan - T5). The provision of private off-street parking through the conversion of front gardens should be resisted in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. Any qualifying proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.



Sandgate Design Principles

SDS 1

Compliance with the Sandgate Design Statement

All planning applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

SDS 2

Compliance with the Development Plan

Planning applications will show an understanding of an area's defining characteristics and demonstrate that proposed changes improve and enhance the area. NPPF 2019 is strongly supportive of community driven design codes. Sandgate Parish Council will seek to ensure that all applications comply with NPPF 2019 and the District Council's Development Plan.

SDS 3

Footpaths and Alleyways

The existing layout and character of the historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the High Street and the Esplanade should be retained, respected and enhanced in any new development. The Design Statement will seek to ensure that:

- Developments protect or enhance the quality of any Public Right of Way (PRoW) contained within the site to ensure opportunities for active travel, leisure and recreation and access to the wider countryside including walking. In addition contributions may be sought to improve PRoW in the locality, where appropriate and justified.
- Consideration is given to sustainable transport choices

The Parish Council will seek to work with the highways authority to ensure that the character and value of any quiet roads connected to or adjacent to proposed developments, with potential to provide access to the PRoW network, remain accessible and attractive for pedestrian users

SDS 4

Conservation Areas

All development proposals in or affecting the setting of the two Conservation Areas and/or heritage assets in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design and how the proposed design will **preserve or enhance the character or appearance of the areas**. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.



SDS 5

Character Areas

Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation. In particular, the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. An application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers obscuring views to the sea or the wooded escarpments are not created.

SDS 6

Street Scene Detailing

For all applications in the parish, developers should provide elevation drawings comprehensively and accurately showing the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.

SDS 7

Shorncliffe Garrison Redevelopment

The Shorncliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate is allocated for development in the Folkestone & Hythe Core Strategy and is currently under development.

Any future planning applications or amendments to the masterplan should comply with the Sandgate Design Statement and its Design Principles. Any new proposals that have not been considered as part of any previous planning applications should undertake a robust appraisal of the historic assets of the Shorncliffe Garrison to enable early identification of any remaining historic assets and identifying their significance.

The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.

SDS 8

Development in Areas of Increased Landslip Risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the local planning authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable.

Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out. Applicants must submit a soil stability survey report before applications can be determined. Stabilisation works may invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.



SDS 9

Protection of the Wooded Escarpments

The low density of development on the wooded escarpments significantly contributes to the overall character and appearance of Sandgate. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

The existing mature wooded skyline escarpments are particularly distinct and a well-established landscape characteristic. This must be preserved and enhanced. Additional appropriate planting should replace felled, old or diseased trees to protect the wooded skyline character of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the local planning authority and Natural England to implement this.

Protected and notable species have been recorded in the Sandgate area. Any developments that could affect these species should adhere to Policy NE2 of the Places and Policies Local Plan and improve connectivity to the wider area with landscape proposals.



SDS 10

Public Realm Improvements to Sandgate High Street

The Parish council will continue to work with the county and district councils to ensure the delivery of appropriate high quality public realm improvements along the High Street and associated seafront areas.

SDS 11

Traffic and Parking

The implementation of a community transport scheme in the parish is supported. The Parish Council would expect all planning applications for new development to include cycle storage facilities (Places and Policies Plan - T5). The provision of private off-street parking through the conversion of front gardens should be revisited in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. Any qualifying proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.

Sandgate Parish Council Action Points

The SDS is a parish council document and, as such, the council is completely committed to its success. Outlined below are specific action points contained in the document, which will enable the parish council, with the help of the local community, to monitor progress.

SDS 2 – Complicance with the development plan (p6)

The Parish will

- work with the District Council to introduce a list of buildings of local interest and an Article 4 Direction to restrict permitted development.
- Work is ongoing to compile Appendix 1 which will set out
 - i) criteria for inclusion on the local list
 - ii) a protocol for including buildings on the local list

SDS 4 – Conservation Areas (p12 - 15)

The Parish will

- seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended by the Conservation Area Appraisal document and Historic England at the earliest opportunity.

SDS 7 – Shorncliffe Garrison Redevelopment and Shorncliffe Camp Development (p37 and 38)

The Parish will

- delegate responsibility to the Shorncliffe Development Steering Group to monitor and work with all relevant bodies as these developments progress
- actively pursue improvements to local infrastructure to accommodate the anticipated increased Sandgate population

SDS 8 – Land Instability (p40)

The Parish will

- pursue a review of issues surrounding landslip as a matter of priority through the process of preparing the Places and Policies Local Plan
- consider an amendment to the Local Validation Checklist in line with national advice.
- review the boundary to which policy BE19 applies and its extension to cover all areas of increased landslip risk in Sandgate as defined by the latest British Geological Map

SDS 9 – The Natural Landscape and Protection of the wooded escarpments (p44)

The Parish will

- consider the suggestion of a Tree Management Scheme with advice from the District Council's arboricultural officer to ensure longevity of the woodland is actively preserved and enhanced
- following the adoption of Sandgate park, formerly the Military Road Recreation Ground, the War Memorial, Wilberforce Green and Village Green on a 40-year lease we will work to ensure that a consistent programme of usage is maintained and encouraged.

SDS 10 – Public realm Improvements to Sandgate High Street (p46)

The Parish will

- work with relevant bodies to support a programmed approach to these improvements
- support applications to funding bodies

SDS 11 – Traffic and Parking (p49)

The Parish will

- work with KCC to seek and support the reduction in speed limits along the A259 and support '20 is Plenty' to protect the built character of Sandgate High Street and The Esplanade and the safety of the community
- support a community transport scheme in the parish

Developer's Checklist

If you are considering any sort of building work in Sandgate, please take a few moments to look through the following checklists before formulating your plans:

Developers

Will what you are planning:

- Blend in with the landscape?
- Blend in with the surroundings in terms of scale, density, character and building numbers?
- Provide new and preserve existing vistas?
- Encourage pedestrian access and link in with existing footways?
- Include high quality street furniture appropriate for its setting?
- Does the proposal incorporate sustainable drainage (SuDS) measures?
- Has the potential for groundwater contamination been adequately assessed?
- Make use of opportunities to incorporate green roofs?
- Incorporate water efficiency devices/schemes?

Architects and Designers of New Buildings

Please ask yourself the following questions about the building or extension which you are planning:

- Is its position and size in keeping with neighbouring buildings?
- Is the roof height and pitch appropriate for the area and the style of building?
- Are the construction materials in common use in Sandgate and the Character Area in particular and is their colour appropriate?
- Are the type of windows to be used appropriate for the building and the area, and is their size and proportion in keeping?
- Are the parking arrangements sufficient, safe and inconspicuous so that, for example, the garage does not dominate the frontage?
- Will there be sufficient storage to allow the garage to be used for its proper purpose and avoid on-street parking?
- Are you retaining all existing hedgerows and native trees and respecting the boundary treatments of the Character Area?
- Will what you are proposing harmonise with existing buildings and make a positive contribution to the character of the area?

Householders

If you are considering altering the exterior of your property or changing any external detail of the building, its paintwork, signs, garden or surrounds, please undertake your own design assessment by studying each elevation or aspect of the building and asking yourself the following:

- List the distinctive features of the property
- Are there any particular features which are out of character with the building itself or with neighbouring properties or with the Character Area as set out in this Design Statement?
- Is what I am proposing in accordance with the Design Principles of this Design Statement?
- Does what I am proposing enhance distinctive features and/or help remove uncharacteristic ones?
- Will it make a positive contribution to the character of the area?

BUILDINGS OF LOCAL INTEREST

PREAMBLE

There are one hundred and nineteen (119) buildings (or 'designated heritage assets' in Sandgate village which are formally listed by Historic England. However there are many more buildings in Sandgate that make a positive contribution to the character and sense of place of Sandgate even though they do not meet the 'special' benchmark for Grade 1 or II listing. Their heritage value places them in the category of 'buildings of local interest', otherwise called 'non-designated heritage assets' or, more formally, in Folkestone and Hythe District Council's Places and Policies Local Plan (PPLP), as the 'Local List of Buildings and Sites of Architectural or Historic Interest'.

The importance of capturing all these buildings of local interest is recognised in the National Planning Policy Framework (NPPF) and their protection, though less than those heritage assets formally designated, can nonetheless be significant in the planning process.

The NPPF 16 'Conserving and Enhancing the Historic Environment' places a requirement on local authorities to produce a positive strategy in their Local Plan for the conservation and enjoyment of the historic environment. This includes both designated and non-designated heritage assets. Folkestone and Hythe District Council (FHDC) have taken this up in the Local Places and Policies Plan 2016 (currently in the last stage of consultation before examination by an Inspector) and the emerging Heritage Strategy 2019 which identifies the council's commitment in the creation of a local list of heritage assets as a priority.

The PPLP lists a number of criteria for inclusion of local heritage assets and identifies that the District Heritage Strategy will confirm such heritage themes and criteria and that each asset must meet one of the proposed criteria.

Sandgate Parish Council and the Sandgate Society (the local civic society) jointly resolved

that, given the exceptional heritage legacy in the village, a Local List should be produced. A joint working group has looked at the good practice of the (many) other local authorities in drawing up Local Lists and has referenced the PPLP and the draft Heritage Strategy 2017.

Based on these sources this appendix includes:

- Criteria for inclusion¹⁵
- A protocol for including buildings in the Local List
- Development control – Appendix A to the Sandgate Design Statement 2019 as a 'material consideration'
- An on-line electronic register of local undesignated heritage assets (to be jointly held with the Kent Historic Environment Record)

¹⁵ Policy HE3 of the Places and Policies Local Plan and FHDC Emerging Draft *Heritage* Strategy 2019

CRITERIA FOR INCLUSION

To be included on the Local List, buildings must satisfy the criteria set out in the District Council's Places and Policies Local Plan (PPLP) and Heritage Strategy 2016 – draft – and the emerging Heritage Strategy 2018.

PPLP 2016 (Policy HE3) identifies the following criteria for inclusion:

Historic Interest

This can include:

- Association with a figure or event of significant local or national importance
- Buildings relating to traditional or historic 'industrial' processes.
- Age and use of distinctive local characteristics
- Archaeological importance

Architectural and Artistic Interest

This can include:

- Buildings of high quality design, displaying good use of materials, architectural features and styles and distinctive local characteristics, which retain much of their original character.
- Designed by an architect or engineer of local or national importance
- Demonstration of good technological innovation
- Good quality modern architecture

Social, Communal and Economic Value

This can include:

- Reflection of important aspects of the development of a settlement
- Demonstrating an important cultural role within the community
- Places which are perceived to be a source of local identity, distinctiveness, social interaction and coherence
- Demonstrating links to a significant local industry or trade.

Townscape Character

This can include:

- Provision of a key local or national landmark
- Significant townscape or aesthetic value
- Playing an integral role within a significant local vista or skyline
- Groupings of assets with a clear visual, design or historic relationship
- Part of a locally important designed landscape, park or garden
- Providing a good example of early local town planning.

Landscape Character

This can include

- Historic hedgerows;
- Paths or lanes; Historic landscape features of particular memory such as named features;
- or Locally designated landscape features, such as veteran trees

In addition each asset is to be identified against a heritage theme with its significance using the draft themes in the FHDC draft Heritage Strategy 2017.

Much work has already been done on identifying and nominating buildings in the village worthy of local listing by a project group of the Sandgate Society. This list will be subjected to scrutiny using the processes and protocol in this appendix including consultation with the relevant homeowners. Further nominations over and above this baseline list can be made by any individual or group using the agreed nomination form included at the end of this appendix.

PROTOCOL FOR INCLUSION

Consultation

If a building has been nominated for Local Listing, it is important to note the following:

- Inclusion on the Local List does not make a building a 'Listed Building' – it is a local designation only
- Nomination of a building does not mean it will definitely be included on the Local List
- The homeowner has an input into whether the building warrants inclusion or not
- No personal details or photographs will be contained on the Local List

The owner of every building considered for inclusion on the Local List is consulted after the receipt of a nomination. An owner has four weeks to comment on whether they think their building deserves inclusion on the Local List or not.

A conservation officer will be enlisted to make a professional assessment of the building's architectural or historic interest. The District Council will consider this professional report and the owner's comments against the details of the nomination before a recommendation is made for Local Listing.

It is important to remember that representations can only be considered in respect of whether the building is of local architectural or historic interest and the parish and district council cannot consider personal circumstances, or current or future development proposals.

DEVELOPMENT MANAGEMENT

Although local heritage assets are not afforded the same protection of those that are designated by Historic England, the NPPF does state that listing should be taken into account in determining planning applications and that they may be offered some level of protection by the local planning authority if they are on a formally adopted list of heritage assets.

FHDC has adopted Places and Policies Local Plan Policy HE3 to put this into effect.

Proposals for development affecting buildings or sites identified in the Local List of Buildings of Architectural or Historic Interest, or would meet that criteria, will be permitted where the particular characteristics that account for that designation are protected and conserved.

Planning applications

The Sandgate Design Statement (rev 2019) has been endorsed by FHDC as a 'material consideration' in the planning application process. This Appendix to the SDS has also been endorsed by FHDC as a 'material consideration' which means that planning applications in the village ALL have to demonstrate how they comply with the relevant Design Principles in the SDS. Where the building is locally listed the development will ALSO have to demonstrate how the proposed development will protect and conserve the particular characteristics that account for the designation.

Article 4 Direction

Whilst there is no specific statutory protection for unlisted buildings outside of conservation areas, FHDC has a responsibility to make every effort within its powers to protect the historic environment. This can include, if it is appropriate, the serving of an 'Article 4(1) Direction' on a locally important building, that removes the permitted development rights (including demolition) granted by Article 3 of the General Permitted Development

Order 1995. The council shall therefore, as far as possible, resist the loss or inappropriate development of any building identified as being of local architectural or historic interest, including the service of Article 4(1) Directions as and when appropriate.

Demolition

FHDC will, as far as possible, resist the demolition of a building identified according to the above criteria as being of local architectural or historic interest.

When required, planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond restoration or sensitive reuse, or is of insufficient architectural or historic interest to merit its retention over the proposed redevelopment.

Acknowledgements

Production of this document was a result of recommendations made in the Parish Plan 2010 that followed an extensive public consultation process with the residents of Sandgate. This 2019 review ensures the document is current and dynamic.

The review team is shown below:

Marjorie Findlay-Stone – Councillor, Sandgate Parish Council
Simon Horton – Sandgate Resident
Gaye Milton – Sandgate Resident
Rosemary Sanders – Sandgate Resident and representative of the Sandgate Society
Guy Valentine-Neale – Councillor, Sandgate Parish Council
David Whittington – Folkestone Hythe District Council/planning KCC

Geological & Conservation Area Maps

HMSO Ordnance Survey
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