

Appendix 3

Summary of Sandgate Conservation Area Appraisal Stakeholder Consultation

1. **Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.**
 - *Sweeping coastline
Martello Tower
Redoubt (Napoleonic enclave)
Sandgate Castle
Woodland
Original architecture from 18th Century
Proximity to the sea with green hills behind.*
 - *The Castle
Volunteer Fire station
Historic Street patterns
Former National School
Coastguard cottages*
 - *Foremost amongst the special qualities in Sandgate are surely the relationship of the village with both the sea and the frontage of its many lovely old buildings. Also to the rear of the village, the escarpment containing several Martello Towers and the lovely natural enhancement of both the woodland and the Undercliff which already falls in the Conservation Area. Here we have a truly unique village much of which dates back to the 18th century where several of the original wooden ship lap houses built to house the workers in the shipbuilding industry still stand today. We have the wonderful views across the channel, and of course Sandgate Castle, which dates back to the time of Henry VIII. We have many lovely old buildings within the village and shops with their original frontages, add to this the very openness and the feeling of the history of the village and you have the answer to this question.*
 - *Following the 1967 Civic Amenities Act, Folkestone Borough Council were obstinately opposed to the designation of Conservation Areas in Sandgate. Except for a small area around the 1539 Castle. With the interest and support of KCC Chief Planning Officer, Mrs L René-Martin was successful in forcing a change of mind by Folkestone Borough Council, with a photographic and written survey of the Village. As a result the Folkestone BC were required to draw up and publish the Sandgate Study, an informal District Plan (1975), Consultative Draft and Appendices, encompassing two Conservation Areas east and west, and later eight Tree Preservation Areas. This forms a benchmark for preservation, enhancement, and new development together with other policies – notably the Shepway District Policy Plan (Adopted to 2011), Government Planning Guidelines PPG3, 14, 15 & 16, an update of buildings of architectural, historic interest and of those forming a group and Kent Design Guide to Sustainable Development (KCC March 2000). This last is applicable throughout Kent and is a ‘field of PYO’.*

SANDGATE : STAKEHOLDER FEEDBACK

In the views of Sandgate Society and those of the recently formed Sandgate Parish Council, and in their experience, these policies may have been quoted but have become more obvious in the breach that in the observance. I.e. quoted but ignored or over-ridden. Conservation has become a mockery and a farce. The questionnaire merely serves to highlight discrepancies and shameful inroads. Action and enforcement is what is needed and usually lacking.

- *Openness and sea views and retention of character in the form of local houses and open spaces.*
- *The Old Fire Station
Original shop fronts on the High Street
Old Sandgate Primary School
Sandgate Castle
Retention of original architectural features
Walkway along seafront*

2. Can you identify any key features that you feel have been eroded over time?

- *Open land that is now over developed
Building facades updated and modernized to the detriment of the area*
- *A key feature of Sandgate is its character which is currently being eroded by development. Shepway DC states when talking about conservation areas 'We have a responsibility to ensure that the character of these areas is not diminished in our lifetime' then it goes on to say 'However, conservation areas are not open air museums but living communities which must be allowed to change over time in order to remain vital and prosperous.' In my view the correct balance between character and change is not being fulfilled.*
- *With regard to the key features that may have been eroded over time, we have to consider the fact that many of the open spaces that were in the village have been blighted by the addition of blocks of flats, many out of character with the village. Permission has been granted for further flats to be built where the Sea Cadet Building is at present' this will be right next to Sandgate Castle, totally out of place in the setting, however granted permission by Shepway planning department. One of our key features is without doubt the High Street and we should mention the little group of five workshops, known locally as 'Kirby Arcade'. These cannot be saved but are soon to be demolished to make way for five 'Town Houses' even after efforts by the Sandgate Society to have them listed. There are several derelict shops in the High Street; the old Fleur de Lis Public House is in a very sorry state of repair, Gough Road (just off the High Street), originally a very small lane leading from Military Road and back round into the High Street has been intensively developed with several tall houses all grouped together in this tiny lane which originally held only two dwellings and some garages. The loss of many convenience shops over time in the village, and the addition of a large second hand garage at the centre of the High Street does nothing to add to the ambience of the place.*

SANDGATE : STAKEHOLDER FEEDBACK

- *The garage / car sales depot in the centre of the village. Riviera Court (formerly known as Beach Court). After the callous demolition of the 18th century coaching inn the Royal Kent Hotel (formerly The New Inn) together with adjacent shops etc, many unsuitable developments were proposed. Finally an acceptable design for Franklyn Housing Association by John Floyd together with the John Moore Court on the High Street carried the character of a fishing village, blending with the Ship Inn, in white rendering and black weatherboard trims and window frames. Riviera Court is now a sickly beige and strikes a cheap discordant note in the centre of the village.*
- *Sheltered seating on the Esplanade*
- *Local convenience stores*

3. Can you identify any development that has taken place since designation, which you feel has had a negative effect on the Conservation Area?

- *Saga office block, and ultra modern tent structure; Current planning consent for development directly adjoining and obscuring the castle from the sea side*
- *Development next to Sandgate Castle. Planning permission has been granted for a two three-story blocks of flats, this will be over intensive and overbearing. English Heritage stated when first consulted that the proposed development should be two stories. Sandgate Parish Council objected to the development but the Development Control Committee finally overturned this. SDC has ignored conservation and listed building policies. The consequences of the Saga building, the traffic it generates has just negative impact on Sandgate, the building also causes light pollution and noise pollution.*
- *Many developments have taken place since designation and amongst those that should be mentioned are the garages and offices at Sandgate Castle which is felt detracts from the building especially as is an Historic Monument, although still outside the province of English Heritage. The Saga Building, although within its own grounds totally out of character with the village. The demolition of the Methodist Church in Gough Road, which was a lovely old building in ragstone, and was replaced with a block of flats. All of the new buildings in Gough Road already mentioned, and the flats which were permitted within the grounds of the old Sandgate School in Castle Road. There were several very nice weather boarded houses in Sandgate High Street opposite the Fire Station, which were demolished and replaced with yet more flats. Worth mentioning is the loss of many of the original doors on some of the oldest buildings and the replacement with modern ones, totally out of character to the buildings. To conclude on this particular question many of the development have not always added anything aesthetically to the village Sandgate and were certainly not built with that in mind.*

SANDGATE : STAKEHOLDER FEEDBACK

- *Sandgate Castle: Provision of garages and offices ancillary to residential conversion is higher and bulkier than desirable. Reason to house archives, but actually used mainly for extensive business interests. Adjacent to the Castle walls, but outside the province of EH who could only express their views and their dismay. This oversize development devalued the CA and that of an historic monument.
Removal of stained glass windows from Congregational Church on High Street converted to Little Theatre.
Replacement of straight panelled doors on older buildings with fake Georgian fanlight doors – notably door to Masonic Hall within Victorian ceramic surround, next to Albion Cottage on Granville Parade.
Demolition of Wesleyan /Methodist Church , in ragstone, corner of Gough Road.*
- *Excessive infilling; the latest example being the proposal to build five dwellings on the tiny site occupied by the derelict wooden buildings constituting Kirby Arcade.*
- *Toilet block on seafront / Granville Parade
Blocks of flats south side of High Street*

4. Can you identify any areas on the attached map that you consider should be included or excluded from the Conservation Area? Please give your reasons.

- *The area between the conservation areas is a land slip area; however the woodland offers beautiful walks and enhances the area.*
- *The following should be included in the conservation area:
Encombe, Encombe Lodge and Serena Cottage
Woods behind Sandgate from the Undercliffe to Military Road.
Frenches, Littlebourne Lodge and extending along to the western extremity of the Esplanade to include the Napoleonic Wall and grassed area (on the A259).
East along Radnor Cliffe, and the Riviera*
- *The area between Sandgate Hill and The Riviera to Martello Tower No 4. The reason for this choice is because over development of the surrounding area has had a definite negative impact on the conservation area. The Consultative Draft, Sandgate Study, Shepway District Council, 1975 recognises this stretch of coast in lacking green areas to the small amount we have should be preserved. Also the area to the east has listed buildings important to the history of Sandgate and is in danger of being spoilt by unsympathetic development. At the most easterly point of Radnor Cliff Road stands a new overbearing development; this could set a precedent for more. The Consultative Draft recognises the need to give the area some protection. Radnor Cliff Crescent as Wells House is sited here (once the home of H G Wells).
Cooling Lane as there are listed buildings here.*
- *We can see no areas that should be excluded, however we should like to see the joining on Conservation Areas both east and west and thus to*

SANDGATE : STAKEHOLDER FEEDBACK

include Radnor Cliff and Vicarage Road. We feel this area is of great importance and it contains a high concentration of Historic buildings of defined character, amongst them would be included Spade House, the Vicarage and the Toll Cottage; in fact the length of Radnor Cliff and the Rivera down to the seafront in the easterly direction and to the west to include the Encombe Estate, the John Moore Garden and along the Esplanade towards Seabrook. The Napoleonic Walls, the Canal and Battery Point would be included and up Hospital Hill to include Martell tower No 9, the World War I trenches in Sandy lane and finally to the Shorncliffe Redoubt, all a great part to local history. Our reasons for wanting this extension to the inclusion are that Sandgate is such a wonderful source of things that we must treasure and hang on to, the amazing views, lovely old buildings, and interesting landscape, the history of the place and above all our heritage.

- No exclusions to CA but additions needed. Conservation Areas east and west should be joined to include the Encombe area, particularly the steep bank and vegetation overlooking Sandgate Esplanade. Eastwards – the CA should be extended to include Vicarage Road (unadopted) both north and south, taking in the Old Vicarage (Smirke c 1850), Sea Lady, Spade House and open areas in the vicinity of and including Radnor Cliff and Riviera.*
- (Additions) The Encombe site would provide a perfect open air adult amphitheatre, with splendid acoustics, a natural bank for seating, and a reasonable amount of space for parking.*

5. In your opinion, how effective do you consider the present controls over development to be? Please explain.

- Needs to be tighter control over applications in relation to height, parking, and design, taking due account of the heritage, the castle, the redoubt, and the Sir John Moore memorial and the Martello towers within the area.*
- ‘Progress’ is putting too much pressure on the landscape and townscape of the area. The Development Control Committee consistently overturn the Parish Councils objections to larger developments. The Parish Council have given Sandgate a voice but no one listens.*
- Ineffective – we feel constantly thwarted by the local authority when we try to justify our opposition to proposed development. Opposition we feel falls on deaf ears and after token gestures in the form of minor alterations by development plans are passed; often we feel without any thought being given to the detrimental effect these developments have not only on the village structure but also on both the flora and fauna in the area.*
- Lax and lamentable. Too long to list and describe.*
- Controls are ineffective, mainly due to pressures from developers, who buy sites determined to make large profits. Councillors are not powerful or idealistic enough to resist the system of excessive development plans which*

SANDGATE : STAKEHOLDER FEEDBACK

are re-submitted with minor reductions until finally accepted by worn down officials.

- *Planning permission determined by Councillors who do not reside in the districts affected.*

6. Are there any buildings or structures that you consider are of note for their architectural or historical importance? Please list.

- *Sir John Moore memorial
Sandgate Castle
The Redoubt
Martello towers,
The old Fire station
The old Sandgate school
Housing and facades which remain original.
Chichester memorial hall*
- *The Coastguard Cottages are very important to Sandgate and should be Grade 2 listed. Also buildings listed as 'Buildings of local interest' in the Consultative Draft, Sandgate Study, SDC 1975 (although the list needs to be updated to include amongst other buildings the Little Theatre) should carry Local Listing therefore giving these buildings more protection. They have both historical and architectural importance. Canterbury City Council holds a Local List; I think Shepway DC should also hold one.*

A founder member of the Sandgate Society single handedly carried out a study to ascertain the buildings of architectural and historical importance. Since this was carried out several years ago, other buildings have come to mind, and are worth of notice, namely:

*The Cottage (on the esplanade)
Sir John Moore Statue
Green Oaks in Military Road
Houses on the North side of Radnor Cliff Crescent
The Coast Guard Cottages
Scan House in Lower Sandgate Road
Balcot House in Wilberforce Road*

It was felt there are others but that would require an in depth report and is not something we could produce in the time allocated.

- *Architectural Importance: Since the Sandgate Study 1975, residences of character dating from the 1920's and 1930's have become worthy of notice:
The Cottage on the Esplanade adjacent to the Clintons.
Scan House (D J Floyd 1965) on Lower Sandgate Road
Green Oaks (c 1939) Military Road
Houses on the north side of Radnor Cliff Crescent*

Historical Importance: Coastguard Terrace with decorative paving on the High Street c 1864 but rebuilt in 1896 after devastating landslip. See Crown and Anchor which marks it out, it is a significant presence on the High

SANDGATE : STAKEHOLDER FEEDBACK

Street. Because of minor infill prior to 1990 EH could not recommend it for a listing.

- The most important building in the area is the former Garrison Church, which is in fact a magnificent brick built Cathedral with a fascinating history. Its quality as a Cathedral has already been partially lost. (What happened to the military banners?) If restored or even adapted in its present ownership it could be a major feature of a tourist sequence which would include Martello Towers, the Sandgate and Saltwood Castles, and the Roman remains at the foot of the Romney Marshes.*
- Original shop fronts on the High Street
Old Sandgate Primary School
Walkway along seafront
Coastguard Cottages.*

7. Can you identify any open spaces, significant trees or hedges that you feel make a contribution to the special character of the Conservation Area? Please list.

- Sandgate greens, one to the east of military road, and the other below Wilberforce Road adjoining the main road,
Part of the MOD land to the north of the conservation area
Military Road recreation ground*
- Military Green
Wilberforce Green
H G Wells tree (planted by Frank Wells, son of H G Wells)
Eight tree preservation areas
Vegetation in Encombe
Vegetation in Saga grounds
Wooded hill slopes which form a tree belt stretching along the back of Sandgate from Seabrook to Sandgate Hill*
- The following list we feel contribute to the special character of Sandgate:
All open spaces
The Escarpment
Footpaths and wooded areas
The Undercliff
Ragstone walls
Historic buildings
Beach and sea
Seafront walkway
Recreation ground
The Old Fire Station
Panoramic Views
Saga (grounds only)*
- All open spaces, trees, hedges, verges, cobblestone yards, ragstone all (many fossil bearing) combine to give meaning and interest to the CA – in*

SANDGATE : STAKEHOLDER FEEDBACK

particular the Battery Walls and grassed frontage, and the wooded area (Ministry of Defence) bordering Military Road should be strictly maintained and preserved. Similarly North Lane and Undercliff area.

Wooded hill slopes to the north and, southwards, the panorama of the Bay and Channel make all views precious seen from every angle. The views looking west from Vicarage Road, the views from SAGA offices and grounds, from public footpaths across the escarpment, and the view as you descend the A259 into the village are particularly lovely. The Ocean Ridge development of Hospital Hill is an unforgivable blight and density on the landscape. Views from the Encombe Estate are precious.

- *The Encombe site and bank, (below and to the east of the possible amphitheatre) with its trees and footpaths and two Martello Towers, the latter damaged by generations of soldiers. These should be renovated and made accessible to visitors; the easternmost tower adjacent to Military Road, with its splendid views over Hythe Bay, could be made a major stop on a history and visitors' tour.*
- *Recreation Ground
Sandgate greens
Sir John Moore areas
Seafront Walkway
Undercliffe woods
Beach*

8. What would you say were the most significant views, vistas or panoramas, either within, into or from the Conservation Area? Please specify.

- *The coastline with views from Folkestone to Dungeness, east across to Rye and southeast to France;
From the woodland above the village, down into the village and across the sea.*
- *Entering Sandgate from both East and West
Views from Shorncliffe footpath
Views of Sandgate Castle from the sea walkway
Views of sweep of bay to Dungeness*
- *The panorama of views of the Channel from all angles along the seafront, also the wonderful vista right around the bay to Dungeness. Looking down on the village from the top of Sandgate Hill and knowing what waits at the bottom; also the Castle in all its splendour. Another view not to miss is of the bay, and of both Seabrook and Hythe from up by the Military Cemetery. Indeed it is very hard to describe the beauty of the sun and on the sea early morning, on a very clear day the cliffs of France visible with the naked eye, we'd love you to see it!*
- *The Shorncliffe Redoubt, already the subject of rescue plans and the adjacent Military Cemetery. Their history, with some of Kent's outstanding*

SANDGATE : STAKEHOLDER FEEDBACK

views and panoramas, are yet another obvious local feature for visitor's tours.

- *View from the top of Sandgate Hill
All views from Seafront Walkway*

9. In your opinion, what impact does road traffic have upon the Conservation Area?

- *Very heavy traffic through the village with most of the village to the north, difficulty crossing, we have had 3 fatalities in recent years. Not pleasant wandering along a fume filled street, speeding cars, and with little parking.*
- *The road traffic has a detrimental impact on residents, visitors and the houses which line the A259. The local council should ensure traffic control measures harmonise with the area*
- *The impact of the traffic from the A259 could be described as catastrophic, although it has not been detrunked it is still as busy as ever it was, and all the lights and road furnishings connected to its trunk road stays are still in place. Sandgate High street is a very busy road, a constant stream of cars and heavy vehicles travelling too fast on what is after all a narrow high street. The probable impact on older buildings can only be detrimental. A restriction of a 20 mph speed limit would go a long way towards relieving the problem.*
- *Traffic is a menace. The High Street and shopping area is narrow; speed limit should be reduced to 20 mph. Heavy vehicles cause serious vibrations, the road itself is cracked and pitted; gutters trap water and pedestrians are drenched by passing vehicles. Not a visitor-friendly area - discourages trade.*
- *Destructive. Traffic speeds are too high and should be 20 mph through village.*

10. Do you think that there are any areas that would benefit from being 'car-free'? If so, please describe.

- *Not at present, but traffic calming with planters and designated clearly marked parking and free car parks would go a long way to alleviating the situation.*
- *No*
- *If Sandgate High Street should become a 'car free zone' shops could suffer loss of trade, however pedestrian priority areas might be the answer, also more short stay parking and the previously mentioned speed restriction.*

SANDGATE : STAKEHOLDER FEEDBACK

- *Car free in this narrow coastal strip is a beautiful dream. However, more should be done to discourage, and divert long-distance traffic from the A259 which bisects the CA.*
- *Car-free areas do more harm than good, finally destroying local shops and businesses. Car restricted areas in the form of local 20mph speed limits, with maximum opportunities for short term parking so that elderly residents in what is unashamedly a retirement area can stop, shop and stare, is the way to go.*

11. How well designed and accessible do you find the car parking areas? Please comment.

- *2 car parks in the area are currently being re-marked Disabled bays would be useful.*
- *The Wilberforce Road car park is partly sloping therefore excluding a number of potential users. The Castel Road car park is too small to accommodate local amenity users, visitors, and the potential extra cars due to over development; both car parks are behind the main road accessed by small , already congested minor roads.*
- *They are not very well designed or very accessible and the signs not very significant.*
- *Car parking is quite inadequate in view of HMO's and bulky new developments.*
- *Too many signs protruding over shop premises and standing at pavement level.*
- *OK but insufficient.*

12. Are the streets and public areas generally appealing and easy to use? Please comment.

- *More could be done to enhance the area, problems with dogs fowling on the beach. Extra seating has been provided on the sea front, very beneficial to all. Currently awaiting 2 streets being designated one way which will relieve congestion, and increase parking.*
- *Sandgate has one main 'A' road which runs through the High Street. The constant heavy traffic takes away the appeal of the centre of the community. The main public area is the beach and promenade (sea wall walkway) incorporating Granville Parade, which is used extensively for outdoor events. Sandgate High Street forms part of the National Cycle Route but because it is too hazardous to use, bicyclists are encouraged to use the sea wall walkway, this causes conflict. Another area of conflict is dog owners who do*

SANDGATE : STAKEHOLDER FEEDBACK

not clear their dog's mess from the beach or the sea wall walkway. This of course is of great concern to all members of the community. Both these points detract from the appeal of Sandgates main public area.

- They could be better with more informative signs needed.*
- Too many signs protruding over shop premises and standing at pavement level.*
- Roads like Sandgate High Street are most difficult to use and made miserable by predatory parking wardens issuing tickets to cars doing no harm on unnecessary single yellow lines. The flower shop and the opticians' are the latest casualties.*
- Paving dangerous in places. Cleaning neglected.*

13. Do you consider that street furniture complements the Conservation Area or if not, what improvements would you suggest?

- Very much so, and the council is currently investing in seating, planters and hanging baskets.*
- No. Hythe is an excellent example of good street furniture but they have their Town Council to ensure this, whereas Sandgate has until recently been under direct control from Shepway whom I feel perform very poorly in such matters, one has only to visit Folkestone. However, Sandgate Parish Council has made huge improvements and will continue to do so. Also now the A259 is no longer a trunk road I believe we are not obliged to have so much / tall street lighting, it does not complement the Conservation Area.*
- There is not much evidence in the village of 'street furniture'. We could certainly do with more seating areas, especially on the seafront.*
- Useful, acceptable. Flower baskets welcome.*
- A grassed area with two seats would be an immense contribution to the quality of life at the west end of Sandgate. Obviously seats are desirable around the war memorial and on such green spaces as are available.*
- More litter bins required on seafront.*

14. Do you feel that sufficient Conservation Area guidance exists to guide development proposals (however small or large)? If not, what would you like to see?

- *No, planning in our area is very difficult to monitor as there are no guidelines, and often inappropriate building is allowed spoiling the beautiful buildings which need to be preserved. A village design statement would support the idea of preserving our heritage, and encouraging buildings which will themselves become the heritage of the future.*
- *No. The current guidelines are too open to interpretation. When referring to the 'character of an area' Hythe Town Council have interpreted this correctly but Sandgate has been controlled directly by Shepway who seem to lack sympathy for conservation areas. The Development Services Department of Swale Borough Council have published a series of booklets including guidelines on Conservation Areas and Listed Buildings, a positive move would be for Shepway District Council to do the same, this could help to improve the quality of decision making. English Heritage suggests 'owners are better informed about why their property or ancient monument has been protected, what is considered important about it and how they can best look after it'. I think this guidance would be very useful.
It is a shame that Shepway District Council did not take into account the Conservation Area when it granted planning permission for a block of flats to be built beside the ancient and historic castle. In fact it is my opinion that SDC completely ignore the fact that Sandgate has a Conservation Area that the people of Sandgate wish to protect. I truly hope that when this appraisal is complete, SDC respect it.*
- *We do not consider that there is sufficient guidance available for both owners and developers within the conservation areas.*
- *There is sufficient Conservation Area guidance for proposals great and small. Education is needed at all levels and the will to prevail over 'twist and fiddle', ignorance and twaddle. Three minutes before Planning Committee, won't change their minds. Bring back site meetings. Diagrams do not show full context.*
- *No*
- *Would like to see conclusions reached and implemented.*

ADDITIONAL COMMENTS:

- *Cliff House (flats) Sandgate Lower Road. Splendid overhanging trees cut down, never replaced, despite architect's symbols on plans. Beautiful overhanging trees fronting Endcliffe House – never replaced. Beautiful sycamore tree in Crescent courtyard – one of five limbs only diseased – cut down with Council permission, to serve developer. Shameful!*
- *Historic building: 1st National School (1845) Castle Road with ample drill ground, and 11' (foot) grassed frontage. Shepway nonsense regarding permissible and desirable redevelopment: 'the council is committed to quality in design and construction and is interested in promoting contemporary architectural design that respects the character of its existing built environment'. The plans as passed are a SHOCKER with total disregard of proximity of Castle, and frontage on to Castle Road. Planning Department 'twisted' my bullet points and minimised my objections.*