

Shepway District Council

CONSERVATION AREA APPRAISAL



SANDGATE



CONSERVATION
ARCHITECTURE
& PLANNING

Wey House Standford La.
Headley Hants. GU35 8RH
tel 01420 472830 fax 01420 477346
email: cap@capstudios.co.uk

ACKNOWLEDGEMENTS

The authors of this Study are:

Conservation Architecture & Planning

Jack Warshaw	RIBA, MRTPI, IHBC, FRSA	Project Director
Liz Cartell	BA (HONS) HDIP ADMIN	Coordinator/Production
Sue Beech	BARCH (HONS) MSC IHBC	Mapping

The authors gratefully acknowledge the contributions and assistance of the following individuals and organisations:

Shepway District Council

John Gabbé	Planning and Communities
Lisette Patching	Planning and Communities
Chris Beech	GIS Technician

The Heritage Conservation Group at Kent County Council Archives

The stakeholders who contributed feedback for this appraisal

This Study is Copyright 2009 by Conservation Architecture & Planning Ltd. Shepway District Council and its authorised Partners are hereby licensed to copy and disseminate the study in whole or part in connection with the purpose for which it was prepared. No other intellectual property rights are granted to any other individual or body.

CONTENTS

	page
INTRODUCTION	1
PLANNING POLICY FRAMEWORK	2
DEVELOPMENT CONTROL	3
BOUNDARIES	4
SUMMARY of SPECIAL INTEREST	4
Location and setting	5
Historic development and archaeology	6
Map regression	8
CHARACTER AREAS	9
Area 1 – Sandgate East Core	9
Area 2 – Enbrook Park	11
Area 3 – Undercliff	11
Area 4 – Sandgate West	11
Area 5 – Radnor Cliff and the Riviera	12
SPATIAL ANALYSIS	13
Key views and vistas	13
CHARACTER ANALYSIS	18
Activity, uses and influence on layout and building types	18
Architectural and historic qualities and contribution to special interest	18
Contribution made by key unlisted buildings	19
Prevalent local and traditional building materials and details	20
Public realm	23
Greenery, green spaces and ecology	24
Negative and neutral factors	25
General condition, problems, pressures and the capacity for change	26
INVOLVING THE COMMUNITY	27
Suggested boundary revisions	27
Summary of issues raised by stakeholders	28

	page
LOCAL GENERIC GUIDANCE	29
Article 4 directions	29
MANAGEMENT PROPOSALS / STRATEGY	29
Design guidance	29
USEFUL INFORMATION	31
Contact Details	31
Bibliography	31
APPENDICES	
Appendix 1	Historic Maps
Appendix 2	Analysis Maps
Appendix 3	Stakeholder Consultation Feedback



Sandgate High Street, circa 1900

INTRODUCTION

1. A Conservation Area (CA) is, by law, an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Sandgate is special and provide a framework for keeping it that way. Its character, or specialness, needs to be defined. What is happening to it needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.
2. This appraisal forms one of a series of 14, commissioned by Shepway District Council. The Sandgate High Street and Esplanade CAs were originally designated on 15th September 1972, with amendments to the High Street CA passed on 25th August 1976.
3. This appraisal has been undertaken using the methodology of the English Heritage consultative 'Guidance on conservation area appraisals', 2005. Annual reviews and 5 yearly updating are recommended. A companion guide, 'Guidance on the management of conservation areas', recommends a procedure to follow the appraisal.
4. This is the first appraisal of the CA. A Consultative Draft Study of Sandgate undertaken in 1975 was wide ranging in scope but focused on development plan type analyses and proposals rather than on defining, preserving or enhancing the area's special character

PLANNING POLICY FRAMEWORK.

5. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition or revision of boundaries and formulation of proposals for CAs as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA, or in the case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.
6. Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and the public, sets out Government policies for the identification and protection of historic buildings, CAs and other elements of the historic environment. Shepway Council's District Plan includes its statutory policies for implementing the Acts and applying the PPG. This Appraisal should be taken into account when considering, applying for or determining planning or listed building applications within the CA.
7. The underlying objective of the relevant legislation and guidance is the preservation or enhancement of character or appearance of CAs. Any proposed development which conflicts with that objective should normally expect to be refused. PPG 15 and local policy support a presumption in favour of preservation of any building or object which is considered to make a positive contribution to the character of a CA. At the same time, the need to accommodate change which respects or reinforces the character of the area in order to maintain its vitality is recognised. Regard must also be had to the requirements of other national guidance, including PPG16 covering archaeology and PPS 1, which includes policies on sustainable development and urban design.
8. Many local planning policies, not just those relating to design and conservation, can affect what happens in a CA. For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment, town centres and many others can all influence development and the quality of the environment in CAs. However, policies concerned with design quality and character generally take on greater importance in CAs. The adopted District Plan's chapter on Built Environment covers conservation and design matters. The key policies of this chapter state:

POLICY BE3

9. When considering new CAs or reviewing existing CAs the following criteria will be taken into account:
 - The area is:
 - a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;
 - b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
 - c. includes sufficient good quality hard and/or soft landscape;

- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

POLICY BE4

10. The District Planning Authority will:

- a. refuse CA Consent for the demolition of buildings which contribute to the character or appearance of a CA;
- b. refuse proposals for infill or backland development which would adversely affect the character of a CA;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of CAs;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of CAs;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of CAs;
- f. protect trees and hedgerows which enhance both the setting and character of CAs.

11. Other policies dealing with historic or built environment matters are BE 1, 2 and 5-19.

DEVELOPMENT CONTROL

12. Greater restrictions on “permitted development” apply in CAs than elsewhere. In CAs any Article 4 Direction in force further restricts householder development without planning permission as well as the erection of gates, fences, walls or other means of enclosure. Anyone contemplating alterations, extensions or new building should familiarise themselves with the policies set out above and consult the Council’s Planning Department for advice on how to apply for permission and whether the proposal is likely to be acceptable.



Left: The Esplanade, Sandgate West



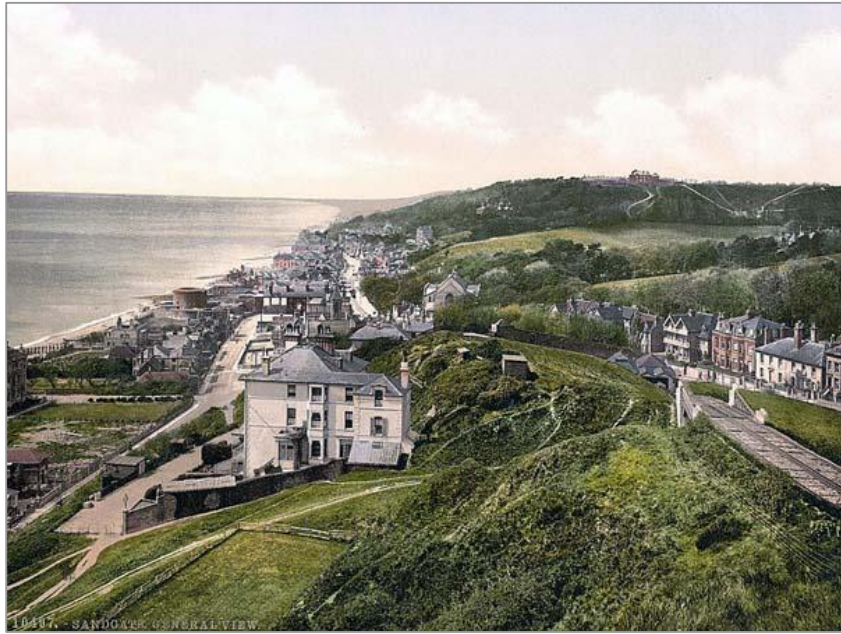
Right: Sandgate Hill proposed for extension

BOUNDARIES

13. The CA is split into two parts, East and West. This is necessary because the gap between them does not contain buildings of sufficient special interest individually or collectively to have been included in the original designation. Both parts are strongly linear, generally following the historic pattern of the town.
14. Sandgate East takes in the two Martello towers (No's 5 and 6) on higher ground. It also takes in Enbrook Park, important as an amenity in its own right, historically as the site of Enbrook House and now the site of the modern Saga building.
15. Although this review does propose boundary revisions which include an eastward extension to both Sandgate West and Sandgate East, a gap will still remain.

SUMMARY of SPECIAL INTEREST

16. Sandgate displays special qualities in several categories of interest: its relationship with the sea, history, architecture, layout, association with notable personalities, topography, shoreline location, the escarpment backdrop to the north with the remains of Martello Towers and the overall state of preservation. Old maps and photos show that much of the coherence and period character of past times survives intact, though sometimes degraded by incremental alteration and threatened by traffic levels and vehicle size.
17. The High Street has a very wide range of interesting building types, styles and dates, and is of a quite human scale, mainly two and three storeys. It is generously endowed with listed buildings and others of local interest. Its character varies from the tight layout and scale of buildings crowding the High Street to the grand villas of Undercliff, Radnor Cliff and the Riviera, the parkland setting of recent development north of St Paul's church and wooded landscape around Martello Tower No. 6.
18. The linear layout, derived from its coastal location, offers a succession of interesting views along its length as well as intimate lateral ones looking out towards the sea or into the hills to the north. Three concentrations of historic buildings at the east, centre and west, together with recently refurbished Coastal Gardens and Sea Walkway between Sandgate's Riviera and Folkestone, draw visitors to stop and take time to explore, thereby bringing business to the interesting proprietor-owned shops and restaurants.



This historic, circa 1890 clifftop view into Sandgate (top photo) is marred today by bulky blocks of flats which dominate the scene.

Location and setting

19. Sandgate spans 2½ km of Kent coast between Folkestone and Hythe. Its linear form, running between the coastline and the natural topography of the cliffs behind, derives from the ancient route, now the A259, which connects the coastal settlements of Radnor Cliff to the east and Cheriton Cliff towards the west. Rene-Martin's guide, *Rise and Progress of a Village* describes it as being largely as Cobbett saw it in 1823:

'a beautiful place upon the beach itself. Set upon a narrow stretch of land, to the North it is confined by steep richly wooded slopes rising, at times, 250ft to army

ground at Shorncliffe and, to the South, by the English Channel. To the East, the A259 from Folkestone winds sharply down to Sandgate High Street...'

20. The Greensand escarpment provides a dramatic backdrop to the town. Whilst historically it has also restricted development to the narrow strip at its base, the 19th century began to see a number of grander houses erected on higher ground.
21. The outcrop of harder limestone and sandstone foundations upon clay has caused much of the hillside to be prone to landslip. The eastern area of Sandgate was formed from a large landslip in 1784.
22. In 1893 one such slip was considered a national disaster, with loss of life and destruction of many of the town's oldest buildings. The ground form has prompted considerable diversity of building style and material, generally maintaining strong connection with local materials.
23. Historically, Sandgate straddled the parishes of Cheriton and Folkestone. In 1832 it was incorporated within the Parliamentary District of Hythe and Folkestone. In 1934 Sandgate Urban District Council was absorbed into Folkestone Borough Council, since 1974 part of Shepway District Council. Sandgate gained its own Parish Council in 2004.

Historic development and archaeology

24. The ancient name recorded as 'Sandygeat' denotes a gate or cleft in the sandstone hills through which the Enbrook river flows to the sea. French sources connect the name Sangatte in the Calais region with Sandgate. Archaeological finds and evidence suggest that there was human habitation in the area from at least Neolithic times.
25. Sandgate owes its location to the Castle erected on the orders of Henry VIII, one of many such defences against feared French attack. Queen Elizabeth I later dined there, but the village really began to evolve with the start of shipbuilding in the late C18th.
26. On 1st February 1793 the revolutionary French republic declared war on Britain and for the next decade the Kent coast braced itself for invasion. British defences were woefully inadequate, and in 1794 Parliament bought a large piece of land at Shorncliffe – an obvious point for invasion after Napoleon seized power in 1799.
27. Colonel William Twiss, a military engineer, given the task of fortifying this part of the coast, planned the line of Martello towers stretching from Folkestone to Dungeness and a grand redoubt at Shorncliffe. The site became the home of the Green Jackets, who were trained by Sir John Moore. Moore became a national hero, whose skill in light infantry training is still recognised. A relief bust of Moore is mounted on a stone near the western boundary of Sandgate West.
28. BBC television's 'Time Team' recently investigated the history of the Shorncliffe Redoubt, piecing together how its design and use as a training ground for light infantry troops helped to develop the modern army and defend the coast against invasion by 'the old enemy.' However, whilst of background interest it should be noted that the Shorncliffe site is not within the CA boundary.

29. The Castle was periodically rearmed whenever a new threat was perceived, even up to the Second World War, when Sandgate was again considered a front-line defence area, with anti-aircraft guns mounted at the Castle. In recent times various repairs and adaptations have been implemented.

30. The CA encompasses three Ancient Monuments: the Castle (**SMR Number** TR 23 NW 13) and two Martello Towers, Nos 5 (**SMR Number** TR 23 NW 31) and 6 (**SMR Number** TR 23 NW 32).

31. In the early C19th Sandgate began to flower as a select seaside resort, visited by many notables. Well known personalities associated with Sandgate include:

- Sarah Siddons (1755-1831) the foremost tragic actress of her time, who lived there around 1790;
- William Wilberforce (1756-1833), anti-slavery MP, who came with his family in 1812 to restore his health;
- Mary Wollstonecraft Shelley (1797-1851), widow of poet Percy Shelley and author of *Frankenstein*, in 1832, to avoid the cholera epidemic sweeping London;
- Sir Charles Wyndham (1837-1919) actor and theatre developer, in 1847.
- John Ruskin (1819-1900), philosopher, writer and artist, co founder of the Society for the Protection of Ancient Buildings, in 1887-8.
- HG Wells (1866-1946), author and visionary, from 1898-1910, commissioning the architect CFA Voysey to design his home, Spade House, in 1899, which adjoins the eastern boundary of the CA. While there he produced 17 novels and stories and was visited by many literary figures including Arnold Bennett, Sir James Barrie, GK Chesterton, John Galsworthy, Hilaire Belloc and George Bernard Shaw.



Mary Wolstencraft Shelley

32. From 1962 the Sandgate Society has been amongst the most active in the District, promoting its conservation and defending it against inappropriate development. The Sandgate Heritage Trust owns and maintains the former Volunteer Fire Station and Reading Room on the High Street.



From left to right: William Wilberforce, John Ruskin & HG Wells



Extract from the Tithe Map, circa 1840

Map regression

33. The earliest maps confirm that the Castle stood in isolation until at least the early C18th. However, the town developed very quickly from the late C18th.
34. The 1840 Tithe Map (Appendix 1) shows much development that would be recognisable today, though as expected, it is mainly single depth fronting the High Street. In 1828 Lord Radnor built the Lower Sandgate Road along the foot of the undercliff to provide improved access from Folkestone Harbour to Sandgate. During the 1830's and 50's three groups of early Victorian Italianate houses were built to the west, centre and east. The beginning of what would become Gough Road can be seen, but The Crescent and Undercliff have yet to be constructed. The tollhouse marks the eastern point of Sandgate on the Lower Sandgate Road.
35. The first edition OS of 1880 shows a layout and many buildings which survive today. Through the subsequent editions, relatively small scale development by way of linear extension and infill can be seen. The 2nd edition of 1898 shows the then new and exciting Sandgate Hill Tram Lift in place that carried passengers from almost the bottom of Sandgate Hill to the top of the Leas next to Martello Tower No 4. This was finally closed in 1918. From 1891 to 1921 an open tram ran four miles between Sandgate School and Red Lion Square, Hythe.
36. The early C20th saw the construction of Radnor Cliff Crescent, built between Radnor Cliff and Sandgate Hill (then known as the Upper Folkestone Road). The road passed beneath the bridge that carried the Sandgate Hill Tram lift.
37. Later OS editions right up to the 1960s show the town as little changed physically. In 1938 for example, a former music hall fronting the High Street has become a picture palace. By the late 1960s however, redevelopment of a large swathe west of The Ship is in progress. Within a decade or so Devonshire Place with its terraced housing will no longer exist, although 5 of the six terraced houses fronting the High Street will survive, in variable condition.



These modern additions use quality materials and respect the scale and context of the CA

CHARACTER AREAS

38. Five character areas can be identified:

- a. Sandgate East Core
- b. Enbrook Park
- c. Undercliff
- d. Sandgate West
- e. Radnor Cliff and the Riviera

Area 1 - Sandgate East Core

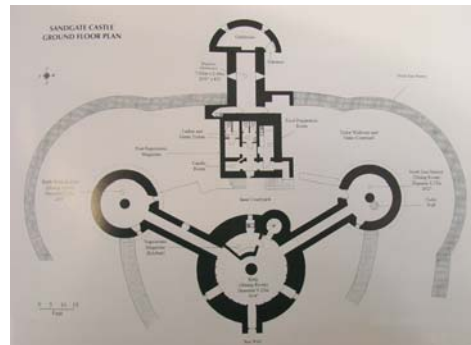
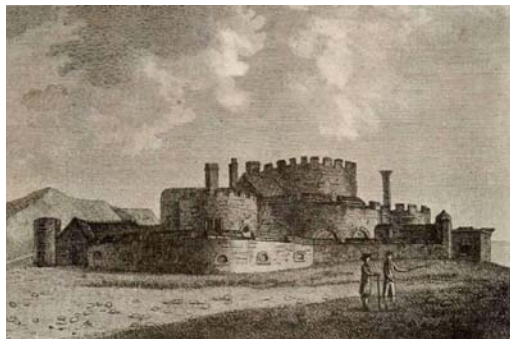
39. This is the largest and most complex area. It includes Sandgate High Street, Sandgate Hill, Lister Road, Castle Road, The Crescent, Wilberforce Road, Gough Road, North Lane, the lanes leading from High Street and Granville Parade and the seafront. Its character is strongly influenced by the High Street itself and the buildings which line and crowd close to it. The steep slope north of the High Street establishes the form of development along the south sides of The Crescent and Wilberforce Road, with houses being entered at first floor level. Notable buildings include St Paul's church, Grade II, 1849 by SS Teulon; the Old Fire Station and Library, Grade II; the Church of England Primary School, Grade II, 1866 by PC Hardwick; the late C18th No. 43 High Street, Grade II, with interesting late C19th shopfront and the weatherboarded Vine Cottage, No. 84 High Street, Grade II.

SANDGATE CONSERVATION AREA APPRAISAL



Clockwise from top left: St Paul's Church, No. 43 High Street, Vine Cottage & The Old FireStation

40. The Castle has had a long and mixed history. After the Napoleonic threat it gradually fell 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, the mixture of uses ranging from restaurant to museum to private dwelling.



Clockwise from top left: C18th engraving, ground plan, 1980s aerial view, recent view

Area 2 - Enbrook Park

41. The part of Enbrook Park surrounding the Saga complex is an attractive and valuable open space on rising ground which looks down upon the core area. It includes the setting of St Paul's church and Martello Tower No. 5. Although alien to the scale and materials of the CA, the Saga complex is of high quality, the development of which has helped to preserve the remaining Park landscape. Unfortunately Enbrook House, incorporating one of SS Teulon's major domestic commissions, was demolished to make way for it.



Left: Enbrook Park, foreground of Saga complex; Right: Impact of the Saga building on cottages in CA

Area 3 - Undercliff

42. This area, reached by a winding road from the High Street, rises high above the core, embracing a group of large C19th villas, which overlook the town and the sea beyond. To the north of the road lies a large wooded area, containing Martello Tower No. 6. The built character is formed by the group of villas, the most important being Shorncliffe Lodge, a Gothic fantasy, listed Grade II.



Area 4 - Sandgate West

43. This area fronts onto Sandgate Esplanade, taking in Prospect Road, part of Brewer's Hill and Wellington Place. Buildings in this area are individual or terraced houses, including the weatherboarded No's 31 and 32 The Esplanade, Grade II and the early C19th Grafton and Regency Cottages, Grade II.



Left: Recent neighbour contrasts unfavourably with listed group No's 30 - 32 The Esplanade;
Right: Grafton & Regency Cottages

Area 5 – Radnor Cliff and the Riviera

44. This area contains an impressive group of early/mid-Victorian and later houses, several of which are listed, including the seminal house built by CFA Voysey for HG Wells in 1898. The listed group, Marine Villas, date from 1847. Notwithstanding some alterations, infills and variation in quality, the area remains coherent and distinctive. The views from and relationship with the beach and seafront below are especially important, as is the land form and planting to the foreground and backdrop.



Clockwise from top left: The young HG Wells; view of the Riviera about 1900, one of the listed villas; an Arts & Crafts house, possibly inspired by Voysey's Spade House.

SPATIAL ANALYSIS

Key views and vistas

45. There are many attractive, dramatic or picturesque views throughout the CA. Key views can be categorised into five distinct groups:

- a. Along the High Street and Sandgate Esplanade generally, looking in east and west directions;
- b. Along the seafront;
- c. Picturesque confined views down narrow streets and lanes;
- d. Vistas looking into or out of the village from along its approaches, inwards from higher ground or upwards from the beach towards Radnor Cliff and its steep backdrop of greenery
- e. Views in both east and west directions along Radnor Cliff and the Riviera.



Clockwise from top left: Looking east along Sandgate High Street at the turn of last century; Same view today; Looking towards The Esplanade; View out of the CA from Sandgate East; Looking towards Wilberforce Road with the backdrop of the cliffs; View from Brewers Hill to Granville Parade.