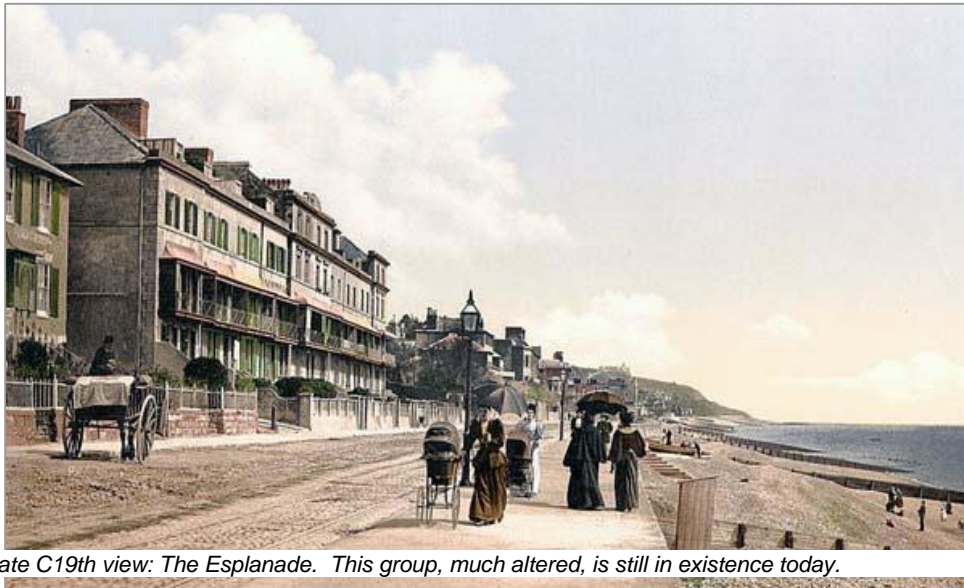




*Some key views include Military Road looking up towards Shorncliffe and looking north to the hillside through gaps in the High Street.*



*Late C19th view: The Esplanade. This group, much altered, is still in existence today.*



*Unsympathetic sea front development along Granville Parade does little to contribute to its setting.*

46. Along the High Street, views generally display an interesting mix of buildings, often with backdrops of rising landscape. The concentration of listed buildings front the south side of the High Street, to the north of Granville Parade. Other interesting collections are in the area of St Paul's church and at the west end of Sandgate East. Sandgate Esplanade has three groups of listed buildings.



*Wide and narrow views into and out of town are afforded from the hills, alleyways and gaps between buildings*

47. The Seafront and Castle Road afford views of the Castle. Granville Parade has a group of interesting C19<sup>th</sup> buildings facing the sea. The seafront also affords views into the town, down narrow streets and lanes.

## SANDGATE CONSERVATION AREA APPRAISAL

48. Granville Road East, North Lane, The Crescent and Wilberforce Road all contain confined, often picturesque views in both directions.
49. The vistas both into and out of town from east and west are notable. Vistas from Radnor Cliff, Sandgate Hill, Undercliff and Enbrook Park display the form and layout of the historic town, often with the sea as a backdrop. In many of these vistas, recent buildings of larger scale and bulk contrast unfavourably with those which give the CA its character.



*View from Radnor Cliff marred by modern blocks*



*The view from the beach towards the Riviera is a feature of the area*

## CHARACTER ANALYSIS

### Activity, uses and influence on layout and building types

50. As with almost any seaside town, the majority of building types in the CA are residential in character, whether for single families or adapted to accommodate holiday rentals. More recently, a number of apartment blocks have been developed and, with few exceptions these tend to be both inferior architecturally and incongruous in terms of scale, form and bulk.
51. Other building types are smaller community and public premises, commercial buildings such as banks, retail, including many antique shops and restaurant uses. There is one active church, St Paul's. The church, together with the Church of England Primary School and school house complex forms a prominent and effective gateway at the east end of the High Street. The group of Coastguard Cottages at the west end of the High Street was built as housing for those who staffed the former Coastguard station.



*Coastguard Cottages at the western gateway to the CA of Sandgate East*

### Architectural and historic qualities and contribution to special interest

52. The CA contains some 75 listed buildings, many of which are individual houses dating from the late C18<sup>th</sup>, in generally good states of preservation. These include a number of timber framed and weatherboarded buildings, which contribute to the CAs domestic small-scale seaside character. Many of the listed domestic buildings occur within groups and are noted as having group value, such as the eight Italianate Marine Villas at Radnor Cliff that date from 1847. Development of Riviera/Radnor Cliff generally progressed from west

to east, with some sites towards the east end having been redeveloped as flats from the 1960s onwards.



*Late C19 postcard view of Marine Villas, Radnor Cliff*

53. Variations in form and materials serve to represent the historical uses associated with the CA: boat building, coastal defence and security, religious and civic buildings, commerce and trade. Guest houses, small hotels and bed and breakfasts still offer accommodation in the area. The pharmacy, opened at No. 37 High Street by William Jenner in about 1850 and run as such for several decades, is now a takeaway restaurant. The Chichester Memorial Hall, once threatened with demolition, has now been converted and is used by various groups for social activities. The former Congregational Chapel found a new use as The Little Theatre. At the foot of the hill next to the Church, the gate lodge to Enbrook House survives. Perhaps most importantly, the street pattern with long narrow plots survives in large measure, providing the framework for the CA's distinctive, small scale buildings.

### **Contribution made by key unlisted buildings**

54. The map identifies a number of buildings of particular local townscape merit, including Chichester Memorial Hall, the Little Theatre and several 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 English Heritage for statutory listing, the latter on account of retaining a fine group of original shopfronts. In Radnor Cliff and Riviera Road recommended buildings of merit include: 17/19, 27, 31/33, 41, and 57 Radnor Cliff, and 6, 14/16 (Beaulieu/Seaholme Riviera Road).



*Clockwise from upper left: Chichester Memorial Hall; Little Theatre; Nos. 91-99 High Street; No. 61 High St.*

### **Prevalent local and traditional building materials and details**

55. Building materials reflect those which were readily available locally, such as brick, stone and tile, and those which were brought in by sea, such as slate or timber. This has given rise to a mixture of building style and appearance, including many timber framed and clad structures which, in common with other seaside Kentish towns, could be more quickly and cheaply erected. Properly maintained, these structures are better able to resist the onslaught of fierce coastal storms. The following materials can be seen in varying degrees in buildings throughout the CA.
56. Walls: stone (mainly churches, large houses and public buildings) softwood timber (both framing and cladding); brick (notably Chichester Memorial Hall, later C19<sup>th</sup> and early C20<sup>th</sup> parades and houses and postwar development); stucco, common throughout the CA, especially on domestic buildings, often with decorative mouldings, plasterwork and other embellishment, sometimes over original brickwork, some tile and slate hanging over brick, stone or timber.
57. Roofs: traditional roofs of local plain clay tile or slate from varied sources.
58. Doors, windows and external joinery: painted softwood paneled doors and single glazed double hung sash windows predominate and are strongly characteristic, with some casements and occasional hardwood doors, e.g. churches. Occasional painted softwood external louvred or planked shutters, applied decoratively. Other external joinery includes projecting canted windows, decorative mouldings, bargeboards, brackets, trellised porches, false half timbering and balustrades.

## SANDGATE CONSERVATION AREA APPRAISAL

59. Traditional shopfronts are mainly painted softwood, often with some iron columns or mullions, stone or timber pilasters and brackets, painted timber fascias and signwritten signs. Occasional projecting hanging signs are generally present on public houses. The clock and terra cotta doorcase of the Chichester Memorial Hall are unique local features.
60. Interesting rooflines and roofscapes, including chimneys and pots are a feature of the area. Most chimneys are brick, with oversailing courses at the top and buff or red clay pots, sometimes with decorative mouldings.
61. Metalwork is generally confined to balcony supports, balustrades, sometimes applied recently to previously flat fronted buildings, and front railings. Examples can be found at The Crescent, Radnor Lodge and 17/19 Radnor Cliff.
62. Boundary walls: mainly brick, stone or render finish over a base material.



*Examples of metalwork, Radnor Cliff and The Crescent*



SANDGATE CONSERVATION AREA APPRAISAL



*Prevalent facing materials: stucco on timber frame, timber weatherboards, stucco on brick*



*Prevalent facing materials: weatherboard on timber frame, solid brickwork*



*Radnor Cliff area, predominance of stucco facing*

### **Public realm**

63. Street furniture and surfacing generally displays standard engineering solutions which tend to create discord with traditional buildings on account of design, materials and scale. Roadways are entirely tarmac surfaced. Footways to the High Street are mainly concrete paving, with ad-hoc materials at crossings. Footways to side streets where present are typically tarmac. Stone curbs are often present and of value to the local character.
64. Street lighting is standard highway type, with the exception of a single lamp standard outside the Old Fire Station. The public carpark on Hillside is unattractive and poorly maintained. Standard signage and yellow lines are geared to vehicle movements and parking restrictions. Heavy through traffic and parking pressure remain two of the most degrading factors in the CA.
65. Although not strictly 'public' space, the forecourts and rear yards of Riviera Court and Sir John Moore Court in the centre of the High Street present an unrelieved bleak aspect which degrades a large surrounding area. The recently reconstructed seafront promenade could, with care in detailed furnishing lighting and boundary treatment, be a highly attractive amenity.



*Public realm floorscapes are often an ad-hoc mix of materials*



*The introduction of better quality materials to the public realm would improve the appearance of the area. The public carpark on Hillside is unattractive and poorly maintained.*

### **Greenery, green spaces and ecology**

66. The valuable “lungs” of Enbrook Park and woodland north of Undercliff provide green edges, backdrops and leisure opportunities for people in a town in which there is almost no planting. The woodland especially, having only low level management, allows natural ecology to take its course with little disturbance. These two open spaces, one managed and the other more “wild” complement each other and add to the local diversity of open space. The strongly evocative, total openness of the sea and coastline is a priceless amenity, as demonstrated by the evident competition for buildings which look out upon it.

67. Local stakeholders have identified a number of significant open spaces and trees that contribute to the character or setting of the CA:

1. Sandgate Greens; east of Military Road and below Wilberforce Road
2. Open land to the north of the CA- escarpment and Undercliff
3. Military Road recreation ground
4. HG Wells Memorial Tree
5. The beach and seafront walk
6. Open spaces and planting within Saga site
7. Tree groups subject to Tree Preservation Orders generally
8. Area of steep bank between Encombe and the Esplanade.



*The green and the hills to the north reinforce the attractive setting to the town.*



*The seafront and expanse of sea itself form the vital counterpoint to northern greenery*

### **Negative and neutral factors**

68. Negative buildings in the CA have been noted on the Historic Environment map in Appendix 2. These are almost entirely modern buildings or buildings which have been so altered as to have lost any resemblance to their originally intended or traditional appearance. They include (from east to west):

1. James Morris Court, including the Library
2. 52a-54b High Street
3. White Court flats, Gough Road
4. Garage, 66-68 High Street
5. 80-82 High Street
6. Riviera Court, High Street
7. Public Conveniences behind Riviera Court
8. Sir John Moore Court, High Street
9. Tower Court, High Street
10. Homevale House, High Street
11. Middlemarch, The Crescent
12. Jacob's Cottage and Kirby Cottage, Wilberforce Road
13. Kings Cottages, Hillside
14. Modern buildings opposite Encombe Lodge, Esplanade
15. Rodney Court, Esplanade
16. Loxford Lodge, Esplanade
17. Modern Flats, corner of Esplanade and Castle Bay

18. Marine Point flats, Radnor Cliff

Negative sites include:

1. The Car Park, Hillside
2. The Yard, Granville Place
3. Public realm elements, as described above

69. Other negative factors which detract from historic character include:

1. replacement windows and doors in alien materials, styles or proportions;
2. artificial replacement roof materials;
3. painting natural brick or stonework;
4. rendering over original brick or stonework;
5. painting natural or cast stonework;
6. overcladding original walling in alien materials;
7. stripping of decorative detailing, e.g. stucco mouldings from buildings;
8. poorly designed alterations and extensions;
9. poor or ill-proportioned shopfronts, oversized facias, insensitive signage, lurid colours, poor quality lighting;
10. vacancy and under use of some premises;
11. demolition of front boundaries and vehicle parking in small front gardens.

**General condition, problems, pressures and the capacity for change**

70. Notwithstanding the above negative factors, Sandgate CA is generally in good condition and displays many signs of being a highly sought after place to live. Pressure for development within the CA can be readily resisted because the vast majority of its buildings manifestly contribute to its character, such that there will be a presumption in favour of their retention. In general, the main capacity for change lies in enhancement of existing buildings. This is especially true of modern, larger scaled buildings, typically flat roofed and incongruous in most respects. Whilst in the longer term their replacement should be encouraged, interim measures to mitigate their impact should be considered, such as high quality landscape schemes within their curtilage and, where possible within the public realm. More appropriate roof forms might also be considered for them.

71. Apart from negative sites identified, there is limited capacity for infilling or redevelopment without harm to the character of the area. 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 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.

72. Alteration, extension and external works can also pose a threat to character, particularly where they are undertaken as "permitted development" to single family houses, and therefore are not subject to planning permission. Other works in this category are listed at paragraph 70 above.

73. There is significant shop unit vacancy or secondary use, particularly towards the east end of the High Street. It is not clear whether this is due to local economy issues, leases falling in, attempted wider land assembly or redevelopment.

74. Enhancement of the public realm would, from wide experience in many historic and other centres, bring substantial benefits through encouraging building owners to repair, restore more sensitively and bring vacant premises back into beneficial use. Consideration of

traffic calming measures would further assist this process, including encouraging vacant accommodation above shops to be refurbished and used. It is interesting to compare the aesthetic quality of street lights in old photos with present day installations. Strict application of good shopfront guidance through the development control and enforcement systems are important to ensuring that the commercial ground floor frontages which form a large part of the High Street remain sensitive to their traditional buildings styles.

### **INVOLVING THE COMMUNITY**

75. In accordance with English Heritage advice, the Council's brief included a requirement to involve key stakeholders in the appraisal process. The principal means was by a questionnaire, the content of which was agreed with the Council, requiring careful consideration and in some instances detailed responses. Careful regard to the questionnaire responses has been paid in this text.
76. The questionnaire was sent to 23 groups and individuals as advised by the Council. Of these, 6 responses were received. These are reported upon at Appendix 3. A special meeting was also held with the Sandgate Society. Critical comments raised by stakeholders, with our responses, are set out in the table below.

### **Suggested boundary revisions**

77. An eastward extension of Sandgate East takes in a prominent and interesting group on Sandgate Hill that forms a gateway to the village. In addition, further to additional inspection and review of the area between Sandgate and Folkestone, the Radnor Cliff and Riviera area has also been included in the CA boundary. At the west end architectural qualities share, at smaller scale, some of the characteristics of the stucco faced Victorian villas found along the Leas in Folkestone. The eastern end displays more of a mixture of styles, periods and materials. Because this area is historically more closely associated with Sandgate, and in response to prevailing local comment, it is considered that this area should be included as a distinct character area.
78. The eastward extension of Sandgate West takes in two negative buildings but includes the notable Encombe Lodge. In our opinion, the lack of buildings making a positive contribution in the gap between Sandgate East and West provided insufficient grounds to recommend that these two parts of the Conservation Area should merge. The westward extension is justifiable as taking in three listed buildings and excluding part of a negative building which is cut through by the present boundary. A small area of unremarkable recent houses along the northern boundary is also proposed for exclusion.

**Summary of issues raised by stakeholders**

<b>Comment</b>	<b>Response</b>
<p><i>A key feature of Sandgate is its character which is currently being eroded by development.</i></p> <p><i>Many of the developments that have taken place have not always added to the aesthetic qualities of the village.</i></p>	<p>Development of the right scale and good design could help to consolidate areas that have been eroded or are derelict.</p> <p>Agree. See paragraphs, 58-61</p>
<p><i>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</i></p>	<p>Agree. See paragraphs 58-61</p>
<p><b>Areas considered for inclusion in the Conservation Area:</b></p> <p><i>The area between the conservation areas (Sandgate East and Sandgate West)</i></p> <p><i>Radnor Cliff/Riviera area</i></p>	<p>We could not recommend that the two parts of the CA should be joined up as we could not identify any further buildings which would contribute to the character of the CA in the remaining gap.</p> <p>Although this area could be considered as a future conservation area on its own account, stakeholders felt strongly that it should be evaluated for inclusion as part of Sandgate. A further study has therefore been undertaken</p>
<p><i>Excessive infilling is eroding the character of the CA; the latest example being the proposal to build five dwellings on the tiny site occupied by the derelict wooden buildings constituting Kirby Arcade.</i></p>	<p>Update on latest developments required.</p>
<p><i>Building facades have been updated and modernized to the detriment of the area.</i></p>	<p>Agree. Detailed guidance, Article 4 direction and strict enforcement against unauthorised alteration would prevent erosion.</p>
<p><i>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.</i></p>	<p>Agree. A strongly negative development, on which options for enhancement could be encouraged.</p>
<p><i>The loss of many of the original doors on some of the oldest buildings and the replacement with modern ones, are totally out of character to the buildings</i></p>	<p>Agree. Strict control over material alteration of non-single family buildings and Article 4 direction would deal with this problem.</p>

79. A number of stakeholder comments suggest that control of development needs to be more effective. Tighter control over excessive height and bulk, inferior design and parking provision is required, they argue. They perceive a tendency to approve fundamentally poor schemes following “token” amendments, leading to progressive erosion of character.
80. 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 consider 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.

### **LOCAL GENERIC GUIDANCE**

81. Threats to the character of the CA have been noted. The most common are erosion of detail, inappropriate alteration or extension and uncontrolled, disfiguring householder alterations such as UPVC windows. Control of development outside the CA boundaries affecting character or setting is already provided for by way of Government policy Section 4.14 of PPG15 which refers to Section 73 of the Planning (Listed Building and Conservation Area) Act 1990.

### **Article 4 directions**

82. The introduction of Article 4 Directions is recommended. Their purpose is to prevent further harmful alteration to the exteriors of single family houses by bringing specified “permitted development” rights under planning control. The following are examples of what can be controlled:
- a. Changes to roof coverings.
  - b. Certain roof lights and solar panels.
  - c. Erection of fencing and boundary walls.
  - d. Erection of sheds, garages and outbuildings.
  - e. Formation of a hard standing.
  - f. Painting or rendering of natural masonry.
  - g. Extensions or conservatories.
  - h. Changes to doors and windows.
  - i. Changes to elevations visible from the public highway.

### **MANAGEMENT PROPOSALS / STRATEGY**

#### **Design guidance**

83. A local design guide is desirable in order to inform building owners of best practice with regard to maintenance, repair and reinstatement, as well as what the Council is likely to consider acceptable by way of design, alteration and extension of property. This could include topics on the design, layout and density of any new development as well as traffic, parking and circulation issues. Reference to the scope of a future Management Scheme and details of any Article 4 Directions is also recommended. In the interim, the IHBC/SPAB guide, A Stitch in Time, directed at householders and downloadable from the IHBC website, is recommended for publicising and distribution. Encouragement to reverse inappropriate changes to historic buildings is desirable.



84. The main problems and pressures identified above should be addressed in this guide. Topics could include:

- Description of principal design features
- Extensions
- Building materials and details
- Roof conversions and dormers
- Rain and foul water systems
- Chimneys
- Porches
- Windows and doors
- Garages and parking spaces
- Garden buildings
- Fences, walls and hedges
- Trees and landscape
- Communication aerials
- Reinstating lost features
- How to make an application

85. Issues concerning works within the public realm, which are within the control of the Council, should be grouped together for inclusion in a policy document for implementation by the Council or County Councils, as appropriate. Specific guidance on the importance of coordinated design of objects, installations and surfaces within the CA, and of collaboration between Council services to that end should be included. A comprehensive audit of street furniture and signs would be an essential preliminary towards de-cluttering the public realm.

86. Consideration should be given in the Management Plan Stage to the development of a detailed local evaluation tool which would be more objective in measuring development proposals, whether alterations or new build, against the key characteristics of the CA, or its character areas, as appropriate.

87. Any proposed development outside the boundaries of the CA should continue to be accorded special regard as affecting its setting.

## USEFUL INFORMATION

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