



Borough of Folkestone

Borough Engineer, Surveyor
& Planning Officer:

T. G. Greening, C.Eng., M.I.C.E., M.I.Mun.E., M.Inst.H.E.

Civic Centre
Castle Hill Avenue
Folkestone Kent
Tel. 55221 (STD 0303)

Your Ref.

Our Ref. BE/GT

6th August, 1970

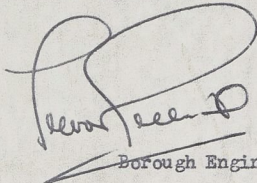
Dear Mrs. Rene-Martin,

Sandgate - A Village

The County Planning Officer passed your very interesting survey to me a short while ago and I have pleasure in returning it herewith. I must congratulate you on its presentation which is first class and I hope it will be seen by many people.

As you probably know, I have been very concerned that the redevelopment of the Royal Kent site shall be in keeping with the principles recommended by Noel Tweddell and one or two of the schemes submitted, while keeping within Tweddell's height and bulk criteria, would not have done Sandgate justice. You will no doubt be pleased to learn that I have persuaded the Housing Society concerned to appoint Noel Tweddell as Consultant Architect, this, I hope, ensuring that the redevelopment is of the highest standard. I hope you didn't mind, but I also took the opportunity of showing Mr. Tweddell your survey and he, as I, was very impressed; the vast amount of time and effort you must have spent on compiling it was well worth while.

Yours sincerely,



T. G. Greening

Borough Engineer

Mrs. L. E. Rene-Martin,
4J Oxford & Cambridge Mansions,
Old Marylebone Road,
London, N.W.1.

The person dealing with this matter on my behalf is Borough Engineer Ext. 302

All correspondence to be addressed to the Borough Engineer.

NOEL TWEDDELL, F. R. I. B. A. Dist. T. P.

Chartered Architect and Planning Consultant

26 MARGARET STREET, LONDON, W. 1. MUSEUM 4896-7

NT/JW

21st December, 1964

D. G. Vorley, Esq.,
1, Castle Road,
Sandgate,
Kent.

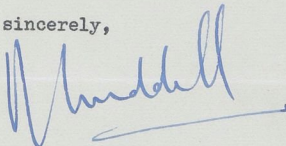
Dear Mr. Vorley,

Sandgate

Thank you for your letter of the 16th December which has just arrived. One disadvantage of putting a hotel on the Royal Kent site is that it is extremely doubtful whether anybody would build it. With capital, maintenance and running costs as high as they are, new hotels are almost impossible. Even when there is an 80% use I am told they are hard to make pay and from all the people I have talked to, I doubt whether you would get an 80% use at Sandgate taking the whole year into consideration. If, of course, the Sandgate Society can find anybody willing to run a hotel I am sure the Council would be only too pleased to permit one to be built.

The proposal is not merely to provide 15 additional shops in Sandgate but to replace 15 shops, which are likely to be needed for road widening, on the north side of the High Street by shops on the south side. This will have the advantage of concentrating shopping, provided there is some car parking in connection with it, and also enabling loading and unloading of to be done off the High Street.

Yours sincerely,



16th December, 1964.

Mr. H.B. Chaplin.

Mrs. E.B. Greenwall

Mr. D.G. Vorley,
1, Castle Road,
Sandgate.

Dear Mr. Tweddell,

Thank you for your reply to my letter of 7th December and quite understand the reasons for your inability to fix an alternative date for a meeting with some of our Committee.

We studied your Fourth Report regarding the Royal Kent/Caffyns site and have only two points to query -

1. There appears to be no provision for an hotel on this site which you had included in your earlier suggestions. What is the reason for abandoning the scheme for an hotel, especially in view of the non-existence in Sandgate of an hotel of worthwhile size?
2. We wonder whether fifteen additional shops would be too many for Sandgate in view of the large number already there. Messrs Hillier Parker May & Rowden had this to say in their report to the Council, so obviously had similar misgivings over new shops - "The existing demand for new shopping in Sandgate is limited

In reply to the final paragraph of your letter, we think the scheme would fit in very well if the buildings to be erected were designed so as to be in harmony with Sandgate generally. Knowing your sentiments regarding the re-development of Sandgate, we think this would be achieved if you were responsible for their construction and hope you will be called upon to act for the Council in this respect.

Finally, may I repeat our feeling that the erection of an hotel on this central site would be a worthwhile project and an amenity badly needed in Sandgate. I would add that the Royal Kent, in spite of its decaying condition, was well patronized right up to the last.

Yours sincerely,

Noel Tweddell, Esq., F.R.I.B.A., Dist.T.P.

NOEL TWEDDELL, F. R. I. B. A. Dist. T. P.

Chartered Architect and Planning Consultant

26 MARGARET STREET, LONDON, W. 1. MUSEUM 4896-7

D. G. Vorley, Esq.,
1, Castle Road,
Sandgate.

10th December, 1964

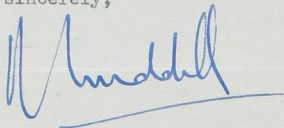
Dear Mr. Vorley,

Sandgate

Many thanks for your letter of the 7th December inviting me to meet your Committee on the 16th of this month. I do not yet know whether I am going to come down to Folkestone on that date although I have been asked to reserve it by the Town Clerk, and at the present moment I am so busy that I find it difficult to suggest an alternative date. I am wondering therefore whether you could let me have your comments arising out of my Fourth Report in writing so that I can consider them early on whilst the scheme is being worked up.

I would like to have, in addition to any criticisms, your general views as to whether this scheme would fit in with Sandgate, bearing in mind that the site has in fact proved to be a very expensive one and this amount of accommodation must be put on the site if the Council are not to charge a loss to the rates.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'N. Tweddell', with a horizontal line underneath.

Sandgate Preservation Society.

Report on meeting with the Developer's representative, 22nd Nov., 1962.,
by Mr F. Norden, ~~Deputy~~ Chairman.

VICE

In company with Mr ^Anthony Swaine and Mrs Bennette (Ass't Sec'y)
I met an appointment with Mr Lowther at ~~the~~ his offices in Brook Street,
Mayfair during the afternoon of Nov. 22nd 1962.

We were most courteously received and Mr Lowther invited remarks,
when being assured that the purpose of our visit was not bound up with
some plan for the retention of the Royal Kent Hotel as an intact building
he expressed some relief and listened to the outline of our aims which
were that, whilst acknowledging that re-development in certain parts of
Sandgate High Street are both necessary and desirable we, as a Society
were deeply concerned that no new building should be of such a kind that
would spoil the character and layout of the village.

Mr Lowther was sympathetic of these ideals and some discussion
ensued on what might go up and be mutually acceptable.

Mr Swaine postulated that the facade of the Royal Kent might
be preserved and new structures adapted behind it to which Mr Lowther
replied that his principals had not got an entirely free hand in the
matter as they were ~~restricted~~ limited or restricted by The Folkestone
Boro' Councils insistance that any new buildings should be so designed
and laid out to provide for gaps to admit views to the sea and daylight
to the street (the local authorities have since changed their thinking
about such provisions because such divisions between buildings would
create wind tunnels and also possible make way for the sea to enter the
street in certain tides)

It was acknowledged that the Developers would be concerned to
ensure that any new dwellings and/or shops would have to be calculated
in sufficient saleable numbers to enable them recover their outlays and
to reserve a profit.

The conversation maintained a cordial level and terminated
with Mr Lowther's promise that the Society should have access to any new
plans which his principals might submit, bearing in mind that those first
~~xx~~ designed wre not acceptable to the Borough Council.

7th December, 1964.

Mr. H.B. Charlin

Mrs. E.B. Greenwall

Mr. D.G. Vorley,
1, Castle Road,
Sandgate.

Dear Mr. Tweddell,

We understand that in all probability you will again be reporting to the Council on 16th of this month and we wonder whether you will be kind enough to spare time to meet our Committee before attending the Council Meeting.

We should like to discuss one or two points arising from your Fourth Report and suggest the meeting be quite informal at the house of our Chairman, Mrs. Greenwall, 59 Sandgate High Street, Sandgate, with those of our Committee present who can manage to be there.

It is so encouraging to know that things are beginning to get moving in Sandgate.

Yours sincerely,

Neel Tweddell, Esq. F.R.I.B.A. Dist. T.P.
26 Margaret Street, LONDON, W.1.

P.S. If not the 16th can you suggest a convenient date?
Neil

The New Inn

Of all Ford's scenes of village life, here is my favourite because it says so much. **SLIDE**

Here is the New Inn, built around 1775 and later known as the Royal Kent Hotel. In 1806 it was the principal coaching inn and was run by Richard Marsh. A lugger is beached alongside on what was William Hall's boatyard. Men at work busy caulking and a sailmakers loft on the far right. Its rather nice to see that sailboats still **SLIDE** beach here, this is the Saltwood Sailing Club which found itself becalmed.

And in the foreground, the recruiting sergeant is getting the hapless yokels well ginned up, before pressing the King's shilling upon them More cannon fodder for the Peninsular Wars.

Those most ready to take the Sergeant's shilling were often 'the very worst characters, deserters from other corps, or on the run from the law. A third class -- perhaps more typical of Sandgate -- were composed of the sturdiest of our yeomen who, having increased the population of the parish without permission of the clergy, were glad to escape the consequences by sheltering themselves under the licence of the Camp.

'We worked hard' reports Rifleman Harris who served with a party recruiting Militia volunteers ' I may say for three days and nights we kept up the dance and drunken riot. Every volunteer got ten guineas which, except for the two kept back for necessaries, they spent in every sort of excess till all was gone'.

SLIDE Many of us still remember the Royal Kent Hotel, a weatherboarded building with a pillared portico which lent enormous character to the High Street. It was quite typical of the old Folkestone Council and mafioso, to refuse to make a preservation order on this historic 18th century building, having already granted permission in May 1961 to the owners to demolish it. The Sandgate Society was quickly formed on the initiative of Mrs Greenwall in an attempt to bring pressure to save the building. But the developers as usual got their way. And what have we got in its place today. The John Moore block of flats which try to blend in, and Riviera Court designed in white and black and now painted goose-shit yellow.

The Society for the Protection of Ancient Buildings
55 Great Ormond Street, London, W.C.1
Telephone: Holborn 2646

MD/LR

March 21st, 1963.

Miss R. Estelle Greenwall,
Collectors Corner,
Sandgate,
Kent.

Dear Miss Greenwall,

The Royal Kent Hotel, Sandgate

We have just received a letter from Ronald Salmon & Partners in reply to our efforts to persuade them to find someone to take on the above. They circulated the details to various clients, but felt that even a redevelopment with shops restaurant and flats overlooking the sea would not be economical with the rents obtainable in that area. I rather fear, in any case, that the facade has now come down, and that there is nothing further to be done, but I did at least want to be sure you knew we had tried!

Would you like us to return your picture now?

I look forward to hearing from you.

Yours sincerely,

Monica Dance

Mrs. M. Dance,
Secretary.

Sandgate Society

The Society for the Protection of Ancient Buildings
55 Great Ormond Street, London, W.C.1
Telephone: Holborn 2646

MD/LR

January 23rd, 1963.

Miss R. Estelle Greenwall,
Collectors Corner,
Sandgate,
Kent.

Dear Miss Greenwall,

The Royal Kent Hotel, Sandgate

Thank you very much indeed for sending ~~me~~ the sketch of the Royal Kent Hotel, which is proving extremely useful.

We will of course make sure of returning it to you as soon as possible.

With very many thanks.

Yours sincerely,

Mrs. M. Dance

Mrs. M. Dance,
Secretary.

Reply to:- A.E. GREENWALL
AUGHRIM HOUSE,
SANDGATE,
KENT.

10th August, 1961.

The SECRETARY,
Society for the Protection of
Ancient Buildings,
55, Gt. Ormond Street,
W.C.1.

Dear Sir,

Preservation of old Sandgate, Kent.

We, the undersigned, having in mind the preservation of old Sandgate, the village in which we live, are most perturbed at the destruction of period houses and buildings which has taken place and is taking place here.

We are particularly worried over the future of "The Royal Kent Hotel"- an early coaching Hostelry which dominates the High Street. It is due for destruction next year, so we understand, and whilst we acknowledge the fact that the interior has been much neglected, we feel that the money which will be spent on pulling this old and lovely Inn down and replacing with hideous flats, could well be spent in preserving and renovating it. The lovely exterior is in good condition and its disappearance would ruin the whole character of Sandgate, which, although now part of Folkestone, still preserves its own individuality.

The other house which is of historical interest but which is allowed to fall into decay is the house in the High Street called "Corruna" which was occupied by Sir John Moore.

No plaque is on the house and no interest is taken in it by the Council. But the name of Sir John Moore is much honoured in Sandgate and Shorncliffe where he was C.in C., and where several roads and places are named after him, so it should be possible to preserve his home.

Trusting that you will be able to help in this urgent matter and awaiting your early reply.

Yours faithfully,

Handel House,
87, North Road,
Hythe.
Kent.

Dear Sir,

Re Sandgate Re-development.

As a resident for many years in the Folkestone/Hythe locality and as a Chartered Surveyor with 50 years experience of land development, I am astonished by and apprehensive of the recommendations in Mr Tweddle's report. With respect to the author, it bears the stamp of hasty consideration followed apparently by precipitate acceptance by the local Planning Authority.

The result of any attempt to enforce the terms of the report will be to stultify redevelopment of Sandgate which is urgently needed. May I suggest for consideration by the Minister the following points:-

1. I have never yet heard of the lips of any local resident of the "intimacy of Sandgate High Street so far as it derives from street plan. Even if it exists as a factor for consideration the widening of this important traffic artery which is urgently necessary will be to destroy it once and for all.
2. Apart from a few of the bolder houses on the South side which display the old Kentish tradition of weatherboard and sash windows, there is nothing worth retaining. Indeed the sooner most of the existing buildings are done away with the better.
3. The suggestion that heights of new buildings should be limited to three stories is quite incomprehensible. This would reduce the existing skyline by as much as twenty feet in places.
4. The area between the road and the sea wall is almost unique on the South East coast. It offers opportunities for redevelopment and improvement which can hardly be matched anywhere. To limit that redevelopment to so sparse a density as is suggested in the report will have one of two results:-
 - (a) It would be so uneconomic as to prohibit the removal of any existing properties or, alternatively,
 - (b) Should such redevelopment take place the demand for the resulting exiguous accommodation would limit the market to a comparatively few persons of exceptional means.
5. There is insufficient local trade to maintain the existing shopping facilities and in spite of the proposals in the report it is my view that no great or perhaps any increase in the number of residents would follow. This would, so far as trade is concerned, exacerbate an already difficult situation. On economic grounds it is my view that it is essential that redevelopment should provide for a more substantial increase in population than is envisaged in the report.

6. It is true that where the land between the road and sea front is already occupied by more than one plot depth redevelopment will present problems which may only be solved by a scheme sponsored by the Planning Authority, but this does not apply from No. 67 westwards. Here, private development is possible and should be encouraged. The existing buildings are already such a height in places as to permit of more than four 8 ft. storeys without heightening the skyline and in my view at least two more storeys could be added without seriously overshadowing existing properties.

Moreover, density might reasonably be stepped up having regard to the illimitable open space of the sea itself. Further setting back from the existing road frontage to enable some measure of road widening on the south side would be possible if building line restrictions were not too drastically prescribed, for all the main rooms would face south and the close proximity of the road would not be a serious disadvantage to the new residents. The latter consideration can never apply to redevelopment of the North side.

I submit that in the hands of an imaginative architect the redevelopment of the westend of Sandgate would point the way to concerted action on the part of the present or future owners of the eastend and the present application appears to be founded on workable scheme with that end in prospect.

I greatly regret that owing to a previous engagement I cannot attend the hearing.

Yours faithfully,

D.I.Pryde Esq., A.R.I.B.A.,
The Ministry of Housing Inspector,
Town Hall .
Folkestone.
Kent.

Sandgate's Bid To Guard Its Charms

Strong Criticism Of Town Council

THE fight to save the "village" character of Sandgate is on.

Undismayed by their failure to stop the proposed demolition of the Royal Kent Hotel, the recently-formed Sandgate Preservation Society plan to make themselves ready for swift action against any further changes they consider to be undesirable.

They intend to make a survey of the area and draw up a list of all the properties they think are worthy of preservation because of their historical or architectural interest.

The list will then be sent to the Ministry of Housing and Local Government for possible inclusion on the statutory schedules for such buildings.

They hope that if they can hedge round enough buildings with official safeguards in this way it will deter any speculators who might be looking for coastal sites for redevelopment from picking on Sandgate.

APPLAUDED

Their scheme was applauded enthusiastically by an audience of over 50 residents at the Chichester Hall on Tuesday at the Society's first meeting since their inauguration in August.

Only one voice was raised in dissent. A man at the rear of the hall demanded to know what the Society would have done with the Royal Kent Hotel had they managed to save it.

When told that they would have had to have found a purchaser who was willing to maintain it, he replied that if such a purchaser had not been found it would presumably have been left derelict until it finally fell down.

"May I suggest," he added, "that before you get this list of buildings you want to maintain you get a list of people willing to look after them."

"MOVING IN"

This view was in complete contrast, however, with the general tone of the meeting, and there was much sympathy for the complaint of a woman resident who said that developers appeared to be about to move in on Sandgate and make money out of it.

"I have a feeling that after Folkestone took over Sandgate," she said, "Sandgate was regarded as something tacked on to them—something that does not matter."

Another speaker showed anxiety about the line of the proposed trunk road through Sandgate. Although he knew that nothing had yet been officially settled, he understood that many properties in the High Street would have to come down to make way for it.

The Chairman, Mrs. R. E. Greenwall, assured the meeting that the Society had that very much in mind. They had asked Folkestone Town Council to show them any relevant plans, but had been told that no plans were available.

COUNCIL CRITICISED

The Council were, in fact, referred to by many speakers, usually in a very critical tone.

The meeting had been shocked to learn of correspondence between the Society and the Council, in which the Council did not make clear until a very late stage that permission for the demolition of the Royal Kent Hotel had been given as far back as May, 1961.

Lieut.-Col. R. F. H. Drake-Brockman, Secretary of the Joint Sub-Committee of the Kent Archaeological Society and the Committee for the Preservation of Rural Kent, said he had written to the Council asking if they had any plan for the redevelopment of Sandgate High Street, including the demolition of the hotel.

He said that in an unsatis-

factory reply the Council evaded the issue of demolition altogether, and simply said that proposals had been received for the redevelopment of the hotel site but they had not been approved.

THE NEWS

Subsequently the Sandgate Preservation Society was formed, and it was not until the *Folkestone and Hythe Herald* printed an article on the proposed demolition of the "Royal Kent" that they had had any indication that demolition was involved.

Eventually, on September 19th, they were informed by Folkestone Town Council that permission for demolition had been granted 18 months previously.

Mr. Anthony Swaine, the Society's technical adviser, said that the only hope remaining was that they might be able to persuade the developers to retain at least the facade of the old hotel in their development proposals.

He urged the Society to get on friendly terms with Folkestone Corporation so that they would be informed of any new development proposals in the area.

SOMETHING WRONG

One speaker from the floor of the hall expressed the feelings of many when he demanded to know what right the Council had to hide things from the people of Sandgate.

"They are our Council," he said. "I feel there is something wrong. Who gave them the right to do this?"

He said they ought to be able to know, through the medium of the Press, what was going to happen in Sandgate.

Mrs. Greenwall said she thought that the Town Council had had the surprise of their life to find that, through the Society, Sandgate "has stood up and answered back."

She added: "I think they really feel now that they will have to lend an ear to Sandgate."

She said they would make continuous demands to see any plans affecting Sandgate, and they would bombard the two Councillors for Sandgate, Mr. P. F. Bushell and Mr. John Banfield.

THE KENT COUNCIL OF SOCIAL SERVICE

COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt.Col. R.F.H.DRAKE-BROCKMAN

9th July 1962.

Dear Major Thomas,

Enc.

Herewith the papers about the launching of the new society at Ashford, which I hope will be of assistance to you. The amendments approved at the meeting on 5th inst. are not all shown.

I do not know whether the Royal Kent Hotel is a building listed under the Town and Country Planning Act, but I rather doubt it, in which case it will be difficult to save it, if it is in fact threatened by new development. I have written to the Folkestone Corporation to find out what plans exist in regard to its future. If it has already changed hands then we must watch what plans are presented for the re-development of the site by the purchasers. If it has not yet been sold, then your Society, about to be formed, or at any rate the residents of Sandgate, might try to find a purchaser who is desirous of retaining the building more or less with its present outward appearance. The question of a petition might also be considered, in addition to other forms of local representation.

I note in the minutes of our meeting held on 30th October 1961, just before I took over as Hon. Secretary, there is an item saying that there was a possibility of a local preservation society being formed at Sandgate, and I had been wondering what was the outcome.

You can rest assured that we are able, through our two parent bodies, to make powerful representations to appropriate authorities, and in this way back up local efforts, but we are not always successful.

Yours faithfully,

Major C. E. Thomas, M.B.E.,
54b Sandgate Hill,
Folkestone.

R. Drake-Brockman

DRAFT CONSTITUTION

1. NAME

The name of the Society shall be the ASHFORD & DISTRICT CIVIC SOCIETY.

2. OBJECTS

1. To encourage high standards of architecture and town and country planning in Ashford and district.
2. To stimulate public interest in and care for the beauty, history and character of the town and its surroundings.
3. To encourage the preservation, development and improvement of ~~the~~ features which contribute to pleasing and convenient conditions in which to live and work.
4. To pursue these ends by such means as meetings, exhibitions, lectures, publications, promotion of schemes and by co-operation with other local and national organisations and individuals concerned.

The Society shall have no political or religious activities and shall be non-profit making. ^{party} ^

3. MEMBERSHIP

Membership shall be open to all who are interested in the ^{objects} ~~aims~~ of the Society. Membership shall lapse if the subscription is unpaid 6 months after it is due.

4. SUBSCRIPTIONS

The subscriptions shall be determined at each Annual General Meeting.

5. MEETINGS

An annual General Meeting shall be held in ^{May} ~~or about June~~ of each year to receive the ~~Executive~~ Committee's report and audited accounts and to elect Officers and Members of the Committee. The Committee shall decide when ordinary meetings of the Society shall be held and shall give at least ten days notice of such meetings to all members. Special General Meetings of the Society shall be held at the request of 20 or more members, ^{of which ten days notice shall be given, . . . ? . . .}

6. OFFICERS

Officers shall be nominated for election at or before the Annual General Meeting, and their election shall be completed prior to the election of further Committee members. The Officers of the Society shall consist of:-

- Chairman
- Vice-Chairman - to be elected by the committee
- Honorary Secretary
- Honorary Treasurer

all of whom shall relinquish their office every year and shall be eligible for re-election at the Annual General Meeting. ^ A President may also be elected at a General Meeting of the Society, for periods to be decided at such meeting.

save in the case of the Chairman, who shall not hold office in a consecutive term of more than three years.

7. COMMITTEE

electd

The ~~Executive~~ Committee shall consist of the Officers and not more than ten ~~further~~ members. The Committee shall have power to co-opt further members (who shall attend in an advisory and non-voting capacity). The President may attend meetings of the Executive Committee but may not vote at such meetings.

Nominations for the Executive Committee shall be made at or before the Annual General Meeting. They must be in writing, supported by a seconder, and the consent of the proposed nominee must first have been obtained. If the nominations exceed the number of vacancies, a ballot shall take place.

The Executive Committee shall be responsible for running the affairs of the Society, and may take decisions and handle moneys on its behalf.

8. AMENDMENTS

The Constitution may be amended by a two-thirds majority of members present at an Annual or Special General Meeting, provided that ten days' notice of the proposed amendment has been sent to all members.

9. WINDING-UP

In the event of the winding-up of the Society the disposal of funds shall be decided by a majority vote at a General Meeting of the Society.

ASHFORD & DISTRICT CIVIC SOCIETY

The first General Meeting of the above Society will be held on Thursday, 5th July, 1962, at the Saracen's Head Hotel, Ashford, at 7.30 p.m.

AGENDA

1. To receive the report of the Steering Committee.
2. To approve the draft constitution.
3. To fix the subscription rates
4. To elect the officers and committee.

The steering committee is nominating Mr. T.F. Gilbert, Headmaster of the Ashford North Modern Boys' School, as Chairman, and Mr. P. Holman, Grey Walls, The Moat, Charing, as Hon. Secretary. This in no way, of course, precludes further nominations which may be made at the meeting providing consent of the nominee has been previously obtained.

5. TALK BY MR. JOHN WARD, A.R.A.
6. Exhibition of photographs.

W.R. Briscall,
Chairman,
Steering Committee,
87, Canterbury Road,
Kennington,
Ashford, Kent.

THE KENT COUNCIL OF SOCIAL SERVICE

COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt. Col. R.F.H. DRAKE-BROCKMAN

12. 7. 62

Dear Miss Thomas

I enclose a copy of a letter from the Town Clerk in answer to my enquiry.

We are pursuing the matter, & I suggest you get into action as soon as possible.

Yours sincerely

R. H. Drake-Brockman

THE KENT COUNCIL OF SOCIAL SERVICE

COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
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C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.

Hon. Secretary:

Lt. Col. R. F. H. DRAKE-BROCKMAN

(Tel: 52333)

16th Aug '62

Dear

h - Greenwall

Enc. I enclose for your information a paper, which has been given wide circulation in the county and has been published in part in the press, on the aims and objects of this Joint Sub-Committee. We are anxious to offer our co-operation to all local societies whose aims may include the preservation of ancient or historic buildings.

A particularly troublesome problem at present is the re-development of old town and village centres, when proposals may be made for demolitions on a considerable scale. Our Sub-Committee feel that provided a purely negative attitude is not adopted and the undeniable claims of traffic and economics are borne in mind, it is often still possible to secure modification of schemes so as to ensure the preservation of worthy buildings.

Clearly the Sub-Committee cannot consider every such scheme in detail, nor would they presume to attempt duplication of efforts already being made locally by people with an intimate knowledge of the problems involved. But they are able, through the two parent bodies, to make powerful representations to the appropriate authorities, and in this way back up local efforts.

If your Society has a problem of this kind, and would let me have particulars of the proposals, which they are making to the authorities, the Sub-Committee would be very glad to consider them with a view to giving their support. It would be particularly helpful if plans and photographs (which will be returned if desired) could be included.

I am sure I do not need to emphasize the importance of getting information about development plans from the local authorities concerned at as early a stage as possible and asking for consultation.

Yours faithfully,

R. H. Drake-Brockman

Mrs. E.B.Greenwall,
Chairman,
Sandgate Preservation Society.

PRESERVATION OF ANCIENT BUILDINGS IN KENT

The Council of the Kent Archaeological Society and the Committee for the Preservation of Rural Kent (a Committee of the Kent Council of Social Service) have set up a joint sub-committee to deal with the preservation of buildings of architectural and historic interest.

Old houses and cottages, follies, mills, oast-houses, barns, and other agricultural or industrial buildings may all, according to circumstances, merit consideration as being of historic or architectural interest. In addition, Kent has large numbers of buildings, both public and in private ownership, which may be as late as the early nineteenth century, but which are well worth preserving as examples of good architecture and because their removal, or replacement by unsuitable modern structures, would impoverish the urban or rural setting into which they naturally fit.

These buildings are often in danger from "development schemes," or may be neglected by their owners until the local authority steps in with a closing or demolition order. The terms of reference of the joint sub-committee are to consider all such cases which are brought to their notice and, if they think fit, to take action through the two parent bodies to save the threatened buildings and ensure their repair and proper maintenance.

In order to carry out their task effectively the joint sub-committee need the help of every member of the Kent Archaeological Society and every member of a Local History Group in the County. Official information will be received from time to time from the County Council, Society for the Protection of Ancient Buildings, Council for British Archaeology, and other bodies, but it is often the private citizen on the spot who first hears of a threatened demolition or knows of a neglected building, and who can, by reporting it promptly, enable action to be taken in time to be effective. Too often an interesting old house is destroyed or allowed to get into an advanced state of decay, without anyone knowing about it outside the immediate neighbourhood.

Buildings of historic and architectural interest enjoy a certain amount of statutory protection, and the brief statement overleaf on the relevant legislation may be of assistance. Please make yourself familiar with the listed buildings in your area, and report any threat which comes to your notice. Photographs would be welcome, and suggestions for changing the grading if thought justified, particularly suggestions for upgrading.

The joint sub-committee hope to build up a collection of plans, elevations and photographs, particularly of the smaller houses and cottages and not necessarily only those which are in danger. Such records would, of course be specially valuable if a building could not be saved from demolition. Anyone who has such plans or photographs in his possession, or would be willing to undertake some original work of this kind in his own district, is earnestly requested to let the Hon. Secretary know. It will not be necessary to part with the documents unless the owner wishes, as arrangements have been made to have them photo-copied at a nominal charge. The copies will be deposited at the County Archives Office under the care of Dr. Felix Hull, the County Archivist, where anyone may consult them under the normal rules of the Office, copyright being retained by the owner.

Correspondence for the K.A.S./C.P.R.K. Joint Sub-Committee for the Preservation of Ancient Buildings should be addressed to the Hon. Secretary, Lt. Col. R.F.H. Drake-Brockman, Kent Council of Social Service, 1 Holmesdale Terrace, Folkestone.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone,
Kent.

30th August, 1962.

Dear Col. Harrowing,

Sandgate Preservation Society.

It is the wish of the Committee I represent that I write and thank you for your letter dated 16th August.

The action you have taken has been noted and may I thank you very much for all you have done in the Society's interests.

We have since heard from Mr. Swaine and carried out the advice he has given in respect of the Royal Kent Hotel following his attendance at the meeting of the Ancient Buildings Sub-Committee at Maidstone, on 17th August.

Yours sincerely,



Hon. Secretary,
Sandgate Preservation Society.

Lt.-Col. W.W. Harrowing,
Hon. Secretary,
Committee for the Preservation of Rural Kent,
1, Holmesdale Terrace,
Folkestone.

THE KENT COUNCIL OF SOCIAL SERVICE

General Secretary: J. L. H. DAVIS, C.B.E., D.S.O.

COMMITTEE FOR THE PRESERVATION OF RURAL KENT

Chairman:

C. S. Chettoe, B.Sc.(Eng.), M.I.C.E., F.S.A.

PLEASE REPLY TO—

Hon. Secretary:

Lt.-Col. W. W. Harrowing, D.S.O., J.P.

1, Holmesdale Terrace,
Folkestone.

16th August, 1962.

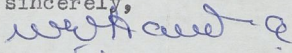
Dear Mrs. Greenwall,

I have received the application from the Sandgate Preservation Society to be affiliated to C.P.R.K. There is no question that your Society will be able to do this, but it will have to be formally approved at our next meeting.

In the meantime if there is anything we can do to help we shall be only too pleased to do so.

Your letter regarding the Royal Kent Hotel has been passed to our Buildings Sub-Committee whose meeting will be held on Friday next. Mr. Swaine is attending this meeting in my absence, and he will put this case to the Committee.

Yours sincerely,



Hon. Secretary.

Mrs. E. B. Greenwall,
59, Sandgate High Street,
Sandgate, Kent.

THE KENT COUNCIL OF SOCIAL SERVICE
COMMITTEE FOR THE PRESERVATION OF RURAL KENT
K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt.Col. R.F.H.DRAKE-BROCKMAN

15th October, 1962.

Dear Vorley,

The Royal Kent Hotel, Sandgate.

Thank you for your letter of 12th inst. I also received a somewhat similar letter from the firm of Surveyors, as a result of my letter to the purchaser's Solicitors.

I think most decidedly that there is a hope of preserving the property, or at least of preserving some of its features, especially its facade.

This is most definitely a case for Mr. Swaine accompanied by a member of your Society, and I strongly urge you to arrange a visit to London for him and your representative - the sooner the better - strike while the iron is hot.

Yours sincerely,

R. H. Salehoulman

Hon. Secretary.

D.G.Vorley, Esq.,
Lower Lodge,
Sandgate Hill,
Sandgate,
FOLKESTONE.

COPY

THE KENT COUNCIL OF SOCIAL SERVICE
COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt.Col. R.F.H.DRAKE-BROCKMAN

15th January, 1963.

Dear Sir,

Thank you for your letter M/C/527/3 dated 8th January.
I must apologise for the letter of 31st December 1962, which was
despatched from this office in error.

We were interested to learn from the local Press, which
was confirmed by your above-mentioned letter, that a Committee
of Folkestone Borough Council have been considering the
recommendation of Mr. Jellicoe that the Council should engage
an architectural planning consultant for the borough, who would
undertake the preparation of a redevelopment plan for Sandgate.
We most strongly support this proposal.

We were, however, much distressed to read a recent report
to the effect that when the matter was considered by the full
Council the proposal was rejected. We cannot emphasise too
strongly our view that full and careful consideration should be
given to this question of redevelopment, which is such an important
aspect of town life, and which can only be properly carried out by
an expert in this field.

A Town Map for Sandgate would then enable all ratepayers,
especially business concerns, to know precisely what and where
future developments is to take place, and in our view this feeling
of stability arising therefrom far outweighs the expenditure of
engaging a consultant.

We cannot help feeling that it would not be to the best
advantage to expect any Surveyor's Department of any Local Authority,
with its manifold day to day duties to perform, to undertake such a
highly specialized task as this.

Yours faithfully,

N. C. Scragg, Esq., LL.M.,
Town Clerk,
Municipal Offices,
West Terrace,
FOLKESTONE.

R. Ds.
Hon. Secretary.

P.T.O.

Dear Vorley

Thank you for your
two letters dated 5th Jan.

On 9th I had a discussion
in general terms with T.C.
in his office, and on 10th
I showed your letter to Mr Swaine
in his office in Canterbury.
I have explained position
to Mr Greenwell.

Yours
R. M.

Council for the Protection of Rural England

(Kent Branch)

15 Manor Road, Folkestone, Kent, CT20 2AH

(Tel. 52333)

COUNCIL FOR THE PROTECTION OF RURAL ENGLAND (KENT BRANCH)



Vice-Chairman
Charles P. Oliver

Hon. Secretary
J. R. Hudson, B.Sc.

Mrs. M. Lachlan
Hon. Secretary, The Sandgate Society

FOR INFORMATION

With Compliments

14 JUL 1982

more effective, has decided to decentralize somewhat. It is our intention to find someone to act as 'Warden' for each District Council area, whose duties are as follows:-

1. To make contact with affiliated Amenity Societies and establish a procedure. In general, the Societies will look after all minor matters whether or not they need our help. We will obviously deal with anything in the area not covered by an Amenity Society, and all major matters.
2. Vet the planning list which comes out each week. Anything which seems to need CPRE(K) attention should first be cleared with the Amenity Society (if there is one), secondly should be investigated with the help of the Parish Representative (if there is one) and thirdly a recommended comment sent to Folkestone for onward transmission.
3. Keep an eye - with the help of Parish Representatives - on the local papers for news of future developments, which the media often get before anyone else.

CPRE Folkestone will, in turn, keep the 'Wardens' informed of anything which comes our way which needs looking at, and also keep them supplied with literature and information. This will include CPRE leaflets, newsletters, application forms; and also the more interesting and relevant circulars which come from London.

Each 'Warden' is provided with:-

1. The name and address of the District Planning Officer.
2. A list of elected Members to CPRE(K) Executive Committee who live in the district.
3. A list of the Members of CPRE(K) in the district.
4. A list of the current Parish Representatives some of whom are Members, some are not.
5. A list of all the affiliated Societies, and affiliated Parish Councils, with the address of the Contact if known.
6. A list of Amenity Societies NOT affiliated to CPRE(K), but who are affiliated to KFAS.

The intention is NOT to burden anyone with a lot of extra paper work. As far as sending in comments to Folkestone is concerned, these may be telephoned to Folkestone, dictated to Mrs. Burgess, and we can then send them on.

COUNCIL FOR THE PROTECTION OF RURAL ENGLAND (KENT BRANCH)

President
F. E. Cleary, C.B.E., F.R.I.C.S.
Chairman
Hugh R. Finn, C.B.E., D.L.



Vice-Chairman
Charles P. Oliver
Hon. Secretary
J. R. Hudson, B.Sc.

Dear

CPRE(K), in an attempt to be more effective, has decided to decentralize somewhat. It is our intention to find someone to act as 'Warden' for each District Council area, whose duties are as follows:-

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The intention is NOT to burden anyone with a lot of extra paper work. As far as sending in comments to Folkestone is concerned, these may be telephoned to Folkestone, dictated to Mrs. Burgess, and we can then send them on.

We are pleased to tell you that

A.G. Stirk
15 North Road

Hythe Kent CT21 5DS

Telephone: Hythe 66909

has kindly agreed to act as 'Warden' for Shepway District Council area, and the purpose of this letter is to ask you to give Mr. Stirk your support, and to make contact in good time if any CPRE problem arises.

Yours sincerely,

Hon. Secretary

jrh/bcb

State Of High Street, Sandgate

Sir,—A few days ago I made a return visit to Sandgate, the first for some four or five years, and was considerably dismayed at the fact which has overtaken the High Street.

With the disappearance of the Royal Kent Hotel and the decaying façades of Caffyn's garage and the Friendship Holiday Association, one cannot help feeling that Sandgate has lost some of its charm, to put it mildly.

I later ascertained that some attractive plans for the re-development of the "Royal Kent" site in the form of luxury flats had been drawn up, only to be deferred by the Council.

This would seem a somewhat negative policy, for the erection of a suitable block of flats would fill the ugly void which replaces the "Royal Kent" at present, provide good rates for the Council, and much-needed business for the local shopkeepers.

Incidentally, I also have heard mention of an organisation known as the Sandgate Society whose aim is the preservation of Sandgate's natural charms.

As these charms seem to have disappeared, I would respectfully suggest that they, and the Council, should concentrate on the speedy reconstruction of a Sandgate worthy of the attention of future preservation societies.

PETER J. FITZGERALD.

8b, Albert Place,
Kensington, W.8.

[Mr. Fitzgerald apparently is not aware that the Town Council is about to engage planning consultants to advise them upon the re-development of High Street, Sandgate.—
Editor.]

Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone.

2nd April, 1963.

Dear Sir,

In answer to the letter from Mr. Peter J. Fitzgerald, of Kensington, which was published in your columns on 23rd March, we would wish to point out the following facts:-

1. In agreeing to consult a specialist in Town and Country planning before passing any plans for rebuilding in Sandgate, the Folkestone Borough Council have shown themselves both far-seeing and wise. They have done what the Government is urging all local authorities to do.

2. Perhaps it is not fully realised that had the Council passed the original plans for luxury flats to be built on the site of the Royal Kent Hotel and Caffyns, the building would have taken anything from five to eight years to complete, because of the grandiose scheme for three huge blocks of 9 storey flats covering the whole of the area from Dranville Road West to Devonshire Terrace. At least three of the properties now standing on that site have still three years lease to run, whilst other property owners are not willing to sell out and would have gone to arbitration had their properties been requisitioned in order to carry out a scheme by speculative builders.

3. In regulating the height of any new buildings, the Council are ensuring that the speculative builder, who can only make his money by building skyscrapers in order to get more flats into a small area, is unable to operate.

4. By cutting out the "get rich quick" speculator, the Council are also ensuring a lowering of the inflated value of land and so enabling smaller buildings, more in keeping with the surrounding buildings, to be constructed and offered at rentals which local people can afford to pay.

5. These smaller buildings - blocks of flats, maisonettes and houses - can be erected quickly and without interfering with other householders' properties once the Consultant has given his report and plans have been drawn up.

6. We would point out that, whilst to visitors passing or coming into the Village and seeing the devastation caused by the destruction of the Royal Kent Hotel for the first time, Sandgate may appear to be "dying", very much the reverse is taking place. Many of the properties now being offered for sale have come on to the market because of the falling in of leases. Others are being sold because prices have risen. The visitor will find that these houses are not cheap, accommodation is at a premium in Sandgate and there are no "give away" properties for sale now.

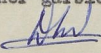
Away from the High Street, many small cottages have been bought and restored. New people have settled in the village and have greatly improved old houses which they have bought, *acquired*.

It must be borne in mind that all places tend to look derelict whilst re-building and change is taking place.

Far from being ruined, Sandgate is about to become, once more, a desirable and prosperous little village.

Finally, we would point out, with due respect, that the Sandgate Society is composed of people living in the village, householders and business people, all of whom have the welfare and prosperity of Sandgate at heart. Not only our homes but our future lies in Sandgate. Perhaps we who live here are closer to the problems and can see more clearly what is best for our own good than the visitor who perhaps gets a rather garbled tale from someone who does not know the facts.

The Editor,
Folkestone & Hythe Herald,
Folkestone.


Hon. Secretary,
The Sandgate Society.

Dear Sir,

In answer to the letter from Mr..... ofKensington, which was published in your columns last week we would wish to point out the following facts.

1. In agreeing to consult a specialist in Town and Country Planning before passing any plans for rebuilding in Sandgate the Folkestone B.C. have shown themselves both far-seeing and wise. They have already done what the Government is now urging all local governments to do.
2. Had the Council passed the original plans for luxury flats to be built on the site of the R.K.H. and Caffyns ~~(perhaps the is not fully realized that)~~ the rebuilding would have taken anything from 5-8 years before this grandiose scheme of three huge blocks of 9 storey high flats covering the whole of the area from G. RANVILLE RD. WEST. to...DEVONSHIRE TER. could have been completed. At least three of the properties now standing on that site have still 3 years lease to run whilst other property owners are not willing to sell out and would have gone to arbitration had their properties been requisitioned in order to carry out a scheme by speculative builders.
3. In regulating the height of any new buildings the Council are ensuring that ~~xxxxx~~ the speculative builder, who can only make his money by building skyscrapers, thus getting more flats into a small area, is unable to operate.
4. By cutting out the "get rich quick" speculator the Council are also ensuring a lowering of the inflated value of ~~xxxxxxx~~ land and so enabling smaller buildings, more in keeping with the surrounding buildings to be built and offered at rentals which local people can afford to pay.
5. These smaller buildings, blocks of flats, maisonettes and houses can be erected quickly and without interfering with other householders' properties once the Consultant has given his report *plans have been drawn up.*
6. Finally, ~~we~~ would point out that, whilst to visitors passing or coming into the village and seeing the devastation caused by the destruction of the R.K.H. for the first time, Sandgate may appear to be "dying", very much the reverse is taking place. Many of the properties now being offered for sale have come onto the market owing to their falling in of leases. Others are being sold because prices have risen. The visitor will find that these houses are not cheap, accommodation is at a premium in Sandgate and there are no "give-away" properties for sale now. Away from the High St. many small cottages have been bought and restored, new people have settled in the village and have greatly improved old houses which they have bought. It must be borne in mind that all places tend to look derelict whilst rebuilding and change is taking place.
Far from being ruined Sandgate is about to become once more, a desirable and prosperous little village.

Finally, we would point out, with due respect, that The Sandgate S. is composed of people living in the village, householders and business people all of whom have the welfare and prosperity of Sandgate at heart. Not only our homes but our future lies in

Sandgate. Perhaps we who live here are closer to the problems
I can see more clearly what is best for our own good than the visitor who perhaps fits a rather glibbed tale from someone who does not know the facts

Shortly before the Folkestone Municipal elections, a letter was received from the Folkestone & Hythe Conservative Association, inviting the Society to nominate one of its members as a candidate for the vacancy on the Council (Sandgate Ward) caused by the death of Mrs. Painting. A reply was sent to the effect that from the very beginning of its formation, the Sandgate Preservation Society had made it clear it is non-political and could not, therefore, identify itself with any particular Party. The opportunity is now taken to re-affirm this policy which will be followed unswervingly.

TREASURER'S REPORT

The Producer,
The Southern I.T.V.
Northam,
Southampton.

Aughrim House,
59 Sandgate High Street,
Sandgate.
Nr. Folkestone.

September 13th. 1962.

Dear Sir,

I have been advised by W.A. Swaine, to approach you with a view to obtain your help in our battle to save the Royal Kent Hotel.

This early 17th Century old Coaching Inn, is due to be demolished next month. Not for any other reason than that speculative Builders have cast their covetous eyes upon our unspoilt fishing village of Sandgate, and are trying to buy up large blocks of the old buildings with a view to erecting a large block of flats.

The Royal Kent Hotel, is the heart of Sandgate, it has many historic links with famous people, including of course, Sir John Moore, whose house, Corunna, is opposite.

Mrs Sarah Siddons frequently stayed at the Hotel, and loved it so much she had a house built in the grounds which is still standing, and is now used as an Annexe to the Hotel. John Ruskin spent many months at the Hotel, which was known principally as the New Inn, and was a centre for Cockfighting and smuggling.

The young Princess Victoria stayed there repeatedly with her parents. The whole of Sandgate is so unchanged and has such charm of character, that

Page 2. Continued.

to pull down this large centre building , will start the wholesale destruction of our Village. Not for any other reason than to make money for speculations.

This Building is on the Ministry of Housing and Local Government list, and a building worthy of preservation.

I have also heard today from the Ministry, that they have written requesting that this Hotel should be saved, but have left it to the Local Council to do so. This is fatal, as the Folkestone Council have intimated that they are not prepared to take steps to save this Building.

Yours faithfully,

R.E.Greenwall,

Chairman of the Sandgate Preservation Society.

D.G. Verløy Esq.

Mrs. E. B. Greenwall

H. B. Chaplin, Esq.,

The Editor
The Kent Messenger
Sandgate.
Kent.

Dec. 8th.,
1964.

Dear Sir,

Re The Sandgate Development Plan

The Sandgate Society approves the Plan in principle, especially the addition of a Library and of public conveniences.

The Society is, however, rather apprehensive that the proposed number of new shops might be excessive in view of the number already occupied and unoccupied in Sandgate.

We are very concerned that the Hotel and Restraunt suggested in the earlier plans have been omitted from Plan 4.

The Society is in touch with the Council on these matters.

Yours truly,

Chairman

Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone.

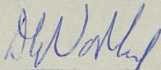
11th September, 1962.

Anthony W. Swaine, Esq.,
Letchmere House,
26, Watling Street,
Canterbury.

Dear Mr. Swaine,

I enclose for your information a copy of the Minutes of the recent Committee Meeting of the Sandgate Preservation Society.

Yours sincerely,



Those of 18th Sept. sent on 24/9. with compliments slip.
D.W.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

2nd September, 1962.

Dear Mr. Swaine,

Sandgate Preservation Society.

At the last meeting of the Committee, it was agreed that you might like to receive a copy of the Minutes of our meetings to keep you informed of our activities - both taken and planned.

I am accordingly enclosing a copy of those of our meeting on 28th August and also a further two maps, which together with the one you already possess, make up the complete set.

Yours sincerely,

DW

Hon. Secretary.
Sandgate Preservation Society.

Anthony W. Swaine, Esq.,
Latchmere House,
26, Watling Street,
Canterbury.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone,
Kent.

30th August, 1962.

Dear Mr. Swaine,

Sandgate Preservation Society.

Thank you for your letter of 22nd August which sounded very hopeful.

Mrs. Greenwall had photographs taken of the Royal Kent Hotel and these, together with a short historical account of the Hotel, have been sent to the Chief Inspector of Ancient Buildings, Whitehall, as you suggested.

The Committee thought you would like copies of the Minutes of our meetings to keep you informed of action taken and planned; and as soon as those of the 28th August have been typed, I will send you a copy.

Meanwhile, it is the wish of the Committee that I thank you for all the interest you have shown in our Society and the great assistance you have and will be continuing to give to it.

Yours sincerely,



Hon. Secretary,
Sandgate Preservation Society.

Anthony W. Swaine, Esq.,
Latchmere House,
26, Watling Street,
Canterbury.

ANTHONY W. SWAINE
F. R. I. B. A.

Chartered Architect, Surveyor

*Latchmere House,
26, Watling Street,
Canterbury.*

Telephone Canterbury 2680

22nd August 1962.

Mrs. Estelle Greenwall,
59 Sandgate High Street
FOLKESTONE.
Kent.

Dear Mrs. Greenwall,

I should like the opportunity of wishing your newly formed Society all success.

The matter of the Royal Kent Hotel was brought up at the Ancient Buildings Sub-Committee at Maidstone on Friday, and it was suggested that the Ministry of Housing and Local Government be notified. In the meantime I wrote to them on your behalf and I have received a reply to say that it could be upgraded, -that is, assuming permission has not been granted for its demolition - if you could send a photograph of it to the Chief Investigator of Ancient Buildings, Ministry of Housing and Local Government, Whitehall, S.W.1., pointing out in your letter any architectural or historical features it may have.

If you are very quick you may yet win because I have a feeling that permission to demolish has not yet been granted, and if you could get it up-graded before this was done you might yet save the place.

Yours sincerely,

Anthony Swaine

ANTHONY W. SWAINE

F. R. I. B. A.

*Latchmere House,
26, Watling Street,
Canterbury.*

Telephone Canterbury 2680

Chartered Architect, Surveyor

9th July 1962.

Mrs. R. Estelle Greenwall
Aughrim House
SANDGATE Kent.

Dear Mrs. Greenwall,

The Preservation of Sandgate.

Thank you for the newspaper cutting about the Folkestone Town Centre Plan.

I have not addressed you yet as the Secretary of the Sandgate Preservation Society, because I thought perhaps you would not wish this to be known just yet, but I should imagine that now you are formed the sooner you made yourselves known the better.

Do not be alarmed by what has been discussed at Folkestone. I am sure your next step is for one or two of you to make an appointment with the County Planning Officer at Maidstone, if he will see you, and ask to see the County Development Plan, in relation to Sandgate High Street. I think you will find there is nothing concrete about the trunk road, and in any case you may find it is a trunk road only from Folkestone to Hastings, and, therefore, of minor consideration.

Reading through the newspaper report I see that reference is made to the Town and Country Planning Act, and the re-development of obsolete development is only a matter of opinion as to whether it is obsolete or not.

I have passed on to Mr. Chettoe the good news that you have started off, and it is intended to bring up the matter of Sandgate at one of our County Meetings as soon as possible. The fact that the people in the Town Hall at Folkestone may wish to amuse themselves plotting and planning what they think is good planning is rather beside the point. Before any area can be developed on such a scale it must become part of the comprehensive development plan, and, I think, is not valid until it has received the consent of the Minister. All this takes a long time, and you have a right to put in a plan yourselves if you so wish, and this has been done in other places. In any case I think the County Planning Officer would be quite prepared to consider any proposals you put forward, and you might well find that many of your views could be incorporated into any plan that might become part of the

Development Plan, in the same way as many of our ideas have been adopted here in Canterbury.

There are two grave dangers to any town like yours, one is piecemeal development by private people who are only concerned with making money, the other is the rather inhuman machinery of local or central government schemes.

I am sure your wise course is to go direct to Maidstone, and in this you might find Mr. Walton, the Deputy County Planning Officer prepared to meet you.

Do let me know if there is anything you think I could do.

With all best wishes to you and to the success of the new Society.

Yours sincerely,

Henry Swarce

ANTHONY W. SWAINE
F. R. I. B. A.

Chartered Architect, Surveyor

*Letchmere House,
26, Watling Street,
Canterbury.*

Telephone Canterbury 2680

26th March, 1962.

Mrs. R. Estelle Greenwall,
Aughrim House
SANDGATE
Kent.

Dear Madam,

Sandgate Preservation Society.

Thank you for your letter of 23rd March.

I have spoken to our Hon. Secretary, and we should be pleased to meet the few people you suggest, and give you a rough outline of how you might form a Society and answer any questions you might have that would arise from this.

At the moment we would only be able to manage either this coming Monday Evening, the 2nd April, or the following Monday Evening, the 9th April. If either of these dates would not fit in with your people, perhaps we could fix a time that would not necessarily be a Monday after Easter.

Yours very truly,

Anthony Swaine

ANTHONY W. SWAINE
F. R. I. B. A.

Chartered Architect, Surveyor

*Letchmere House,
26, Watling Street,
Canterbury.*

Telephone Canterbury 2680

12th February, 1962.

Mrs. R. Estelle Greenwall
Aughrim House
SANDGATE
Kent.

Dear Madam,

Preservation of Old Sandgate, Kent.

Your letter to the Secretary of the Society for the Protection of Ancient Buildings has been passed to me, as a Member of the Committee for the Preservation of Rural Kent.

It is thought that your co-signatories and yourself might care to form an independent Society for Sandgate, and, as one of the original Members of the Canterbury Society, I have discussed this with the Honorary Secretary of the Canterbury Society, and she would be happy to join me in meeting you all, with a view to assisting you, should you wish to form a Society of your own.

I entirely agree with all your observations and have a great regard for your little town. The disappearance of buildings of character is, of course, country-wide, but there are ways and means of minimising both destruction and speculation in towns possessing properties of architectural or historic merit.

One of the points on which the Members of the C.P.R.K. feel most strongly is the proposal to build over the grounds of Encombe, and if you feel we can be of assistance to you, Miss Alpin, our Hon. Secretary, and I would be pleased to meet you any Monday or Wednesday evening you would care to name.

Yours faithfully,

Anthony Swaine

Technical Adviser, Canterbury Society,

Approved.

Heard 23rd 62



N. C. SCRAGG, LL.M.
TOWN CLERK
CLERK OF THE PEACE
TELEPHONE, 55221

MUNICIPAL OFFICES,
WEST TERRACE,
FOLKESTONE.

Ref: 515/26

12th July, 1963.

Dear Sir or Madam,

Site of Royal Kent Hotel, Sandgate High Street,
Folkestone

As you may be aware, the owner of the site of the Royal Kent Hotel has appealed to the Minister of Housing and Local Government against refusal of planning permission for development of the site.

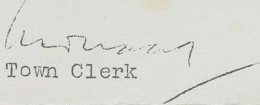
The Minister of Housing and Local Government has arranged for an Inspector of the department to attend at the Council Chamber, Town Hall, Folkestone, on Wednesday, 24th July, at 10.30 a.m. to hold a Local Inquiry in the matter, and owners and occupiers of property in the vicinity are at liberty to attend the Inquiry and state their views.

The development applications which are the subject of the appeals are as follows:-

- (i) an application of 14th May, 1962 relating to the erection of a public house, restaurant, shops and flats with car park, and
- (ii) an application dated 8th January, 1963 for the erection of five lock-up shops and thirty-six self-contained flats with covered car parking with rear access and loading etc.

If you are not the owner of the property at which this letter has been delivered, will you kindly forward to the owner the information given above.

Yours faithfully,


Town Clerk

6' X 2" 14 1/2 - ft
panel

6 X 3" 15 1/6

6 X 4" 23 1/6

6 X 5" 28 1/6

6 X 6" 31 1/6

All Measurements 1/6
in 5/16



MINISTRY OF
HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON S.W.1

Telegrams: Locaplan, Parl, London

Telephone: VICTORIA 8540 , ext.

Please address any reply to
THE SECRETARY

and quote:

Your reference:

13.9.63

Sir,

Town and Country Planning

I am directed by the Minister of Housing and Local
Government to send the enclosed copy of a letter which
gives effect to his decision on the matter referred to
therein.

I am, Sir,
Your obedient Servant,

E. Heming



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540 , ext. 343

Please address any reply to

THE SECRETARY

and quote: APP/1118/A/68184 and 69869

Your reference: JKL/JMD

13th September, 1963.

Gentlemen,

Land at Sandgate High Street, Folkestone

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of the Inspector, Mr. C. Hilton, B.A., A.R.I.B.A., M.T.P.I., on the local inquiry into the following appeals by your client, Mr. C. C. Fyson:-

- (a) under section 16 of the Town and Country Planning Act 1947 (now section 23 of the Town and Country Planning Act 1962) on to an application for planning permission for the erection of a public house, restaurant, shops and flats with car parking facilities on land described in the heading to this letter in respect of which a decision was not issued by the Folkestone Borough Council, acting on behalf of the Kent County Council within the prescribed statutory period, hereinafter referred to as Appeal 'A'; and
- (b) under section 23 of the Town and Country Planning Act 1962, on an application for planning permission for the erection of 5 lock-up shops and 36 self-contained flats, with covered car parking and rear access and loading facilities, on the said land, in respect of which a decision was not issued by the Folkestone Borough Council, acting on behalf of the Kent County Council, within the prescribed statutory period, hereinafter referred to as Appeal 'B'.

2. The Minister notes that at the inquiry it was stated on behalf of your client that he no longer wishes to proceed with Appeal 'A' and the Minister has therefore decided to take no further action in respect of that appeal.

3. The Inspector in his report, a copy of which is enclosed, concluded with regard to Appeal 'B' that viewed solely in the light of existing conditions the proposal must be regarded as inappropriate and unacceptable. Not only was the density of the development proposed exceptionally and unjustifiably high but a building of seven storeys would be quite out of place in Sandgate High Street and would destroy whatever charm and character this small seaside resort might possess. In any event

/he

Messrs. Frederic Hall and Company
Solicitors
Bouverie Chambers
Bouverie Road East
FOLKESTONE
Kent

he would consider it wrong to permit the development proposed until it could be considered against the background of the master plan for Sandgate which was in course of preparation and expected to be ready shortly. The appeal site occupied an important position in an area which by common consent, was in need of comprehensive treatment and its redevelopment in isolation would prejudice the satisfactory redevelopment of the area as a whole.

4. The Minister agrees with the Inspector's conclusions and recommendation and he hereby dismisses Appeal 'E'.

I am, Gentlemen,
Your obedient Servant,

J. WALLIS
Authorised by the Minister to
sign in that behalf.



MINISTRY OF
HOUSING AND LOCAL GOVERNMENT
Whitehall, LONDON S.W.1

Telegrams: Locaplan, Parl, London
Telephone: ABBey 7041 , ext. 10

Our reference: 1118/11/A and -/C2
Your reference:

16th January, 1963.

Dear Sir,

Town and Country Planning Act 1947 - Section 30
Royal Kent Hotel, Sandygate High Street,
Folkestone

Your letter of 12th January, 1963 to the Chief Investigator has been passed to me for attention.

As stated in our letter of 24th September, 1962, the Minister does not consider the Royal Kent Hotel to possess sufficient architectural and historic interest to justify his intervention in this case. It would therefore seem that the only course of action to be taken in these circumstances is for Mrs. Dance to contact the owner of the building forthwith.

Yours faithfully,

R. Ditchfield

(R. DITCHFIELD)

D. G. Vorley, Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Sandgate,
FOLKESTONE.

Your Ref. 1118/11/A & -/C2.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone,
Kent.

12th January, 1963.

Dear Sir,

The Royal Kent Hotel, Sandgate.

With reference to previous correspondence on the above, I have to inform you that owing to the Folkestone Corporation's unwillingness to permit a nine storied building to be erected on the site of the Royal Kent Hotel, the sale of the hotel and site to the proposed developer has fallen through and it was hoped as a result, that demolition of the Kent put off for a while.

However, rather suddenly, the owner has started to demolish the area, just as consideration was being given by Mrs. Dance on behalf of the Society for the Preservation of Ancient Buildings to make a cash offer for the building.

I am writing, therefore, to ask whether its immediate salvation might be obtained by the Minister making a building preservation order, thereby allowing Mrs. Dance time to present her offer.

May I respectfully ask that any action you can take to stay the demolition, be done as quickly as possible.

Yours faithfully,



Hon. Secretary.
Sandgate Preservation Society.

Anthony Dale, Esq., F.S.A.,
Chief Investigator of Ancient Buildings,
Ministry of Housing & Local Government,
Whitehall, London, S.W.1.



MINISTRY OF
HOUSING AND LOCAL GOVERNMENT

Whitehall, LONDON S.W.1

Telegrams: Locaplan, Parl, London

Telephone: ABBey 7041 , ext. 161

Our reference: 1118/11/A and -/G2

Your reference:

24th September, 1962.

Dear Sir,

Town and Country Planning Act, 1947 - Section 30
Royal Kent Hotel, Sandgate

I refer to your letter of 19th September 1962, from which it is noted that you have been informed that outline planning permission for the redevelopment of the site of the Royal Kent Hotel was granted in May 1961, and that it is understood that demolition of the building is planned to begin on 1st October, 1962.

The only way in which the demolition of the building could be prevented, if the owners cannot be persuaded to defer the work, is by making a Building Preservation Order under section 29 of the Town and Country Planning Act, 1947. These orders can be made by the county council or the district council, and have to be submitted to the Minister for confirmation. The Minister also has powers to make a building preservation order himself but these are invoked very sparingly and only in cases of exceptional importance. He does not consider that he would be justified in intervening in this case. I can therefore only suggest that the

/Sandgate

D. G. Vorley Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Sandgate,
FOLKESTONE.

Sandgate Preservation Society should get in touch with the owners and the council if they expect to be in a position to put forward concrete proposals for the further economic use of the existing building.

Yours faithfully,



(MISS M. S. MILLER)

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

19th September, 1962.

Dear Sir,

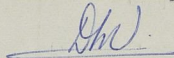
Royal Kent Hotel, Sandgate.

Thank you for your letter dated 12th September and note you have written on our Society's behalf to both the Kent County Council and the Folkestone Borough Council.

Following our representation to the Folkestone Borough Council, we have today received a reply from the Town Clerk in which he now states that outline planning permission for demolition and re-development of the Royal Kent Hotel was granted as far back as 9th May, 1961.

This is the first intimation we have had that such permission had been granted, and under the circumstances, we are again asking you to grant a stay of execution in order that we may state our case as it is understood that demolition is planned to begin on 1st October, 1962.

Yours faithfully,



Hon. Secretary.
Sandgate Preservation Society.

Anthony Dale, Esq., F.S.A.,
Chief Investigator, Ancient Buildings,
Ministry of Housing & Local Government,
Whitehall,
London, S.W.1.



MINISTRY OF
HOUSING AND LOCAL GOVERNMENT

Whitehall, LONDON S.W.1

Telegrams: Locaplan, Parl, London

Telephone: ABBey 7041 , ext. 161

Our reference: 1118/11/A and -/C2

Your reference:

12 September, 1962.

Dear Sir,

Town and Country Planning Act, 1947 - Section 30
The Royal Kent Hotel, High Street, Sandgate,
Folkestone

I refer to your recent letters to the Chief Investigator of buildings of special architectural or historic interest, about the Royal Kent Hotel at Sandgate, which is included in the supplementary list of buildings of architectural or historic interest.

Letters have been sent to the Kent County Council and the Folkestone Borough Council mentioning that we have received representations about the proposed demolition of the Royal Kent Hotel and a request to upgrade it to the statutory list. We have said that we have re-appraised the architectural and historic interest of the building and now regard it as a borderline case which could properly be included in the statutory list and that they will no doubt have regard to the interest of the building in considering any representations which may be made to them. However, as the building is of local importance only, the decision whether any action should be taken to insist upon its retention is entirely one for the local authorities and the Minister will not be prepared to intervene further.

Yours faithfully,

D. G. Vorley, Esq.,
Hon. Secretary,
Sandgate Preservation
Society,

Lower Lodge,
Sandgate Hill, Sandgate,
FOLKESTONE.

(MISS M. S. MILLER)

The Royal Kent Hotel Sandgate

Present Building Georgian probably
c. 1780. - Until 1855-8 known as
the New Inn. Popular family
hotel for next 100 years.

Little known of history when
called the New Inn except that
it was a centre of cock fighting for
young men from local villages
who met there in the evenings.

Also probably used by smugglers

Cont.

2680

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone,
Kent.

2/9/62.

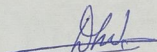
Dear Sir,

Sandgate Preservation Society.
The Royal Kent Hotel.

With reference to my letter dated 27th August, I
enclose a cutting taken from the Folkestone Herald of 1st
September which gives a few more details about the above Hotel.

I hope this will be of some use to you as a basis
for your investigation.

Yours faithfully,



Hon. Secretary,
Sandgate Preservation Society.

Mr. Dale.
The Chief Investigator of Ancient Buildings,
Ministry of Housing and Local Government,
Whitehall, London, S.W.1.

*Processed list.
Submitting list name (1) Grade
(2)
Supply list (3) No value.*

*J4H
Mr. Dennis. 52333.*

Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone, Kent.

27th August, 1962.

The Chief Investigator of Ancient Buildings,
Ministry of Housing and Local Government,
London, S.W.1.

Dear Sir,

Sandgate Preservation Society.

At a meeting of the Ancient Buildings Sub-Committee at Maidstone, Kent, on Friday, 17th August, the matter of the preservation of the Royal Kent Hotel, Sandgate, was brought up on the above Society's behalf by Mr. Anthony W. Swaine, Architect and Surveyor of Canterbury.

On the Sub-Committee's recommendation, I understand Mr. Swaine kindly wrote to your Ministry and has received a reply to say that the Royal Kent could be upgraded if photographs of it and its historical features were sent to you.

I am hastening to do this because of the urgency of the matter and enclosed you will find five photographs and the history of the building as far as it can be ascertained locally.

Yours faithfully,

(D.C.Vorley)

*Hon Secretary
Sandgate Preservation Society.*

"THE ROYAL KENT HOTEL", SANDGATE, KENT.

The present building is Georgian, dating from at least 1775, and was originally named "The New Inn".

Little is known of its early history except that it was used as a centre for Cockfighting and much frequented for this purpose by young men in the surrounding villages.

It was also, reputedly, a smuggler's haunt, and used extensively by persons travelling between Portsmouth, Brighton and Dover.

The name was changed to The Royal Kent Hotel in 1855.

The building now used as an annexe to the Hotel was built for Sarah Siddons who was a constant visitor to Sandgate. The appropriate photograph is marked on the back.

The Royal Kent Hotel can truthfully be said to dominate the centre of Sandgate giving it much of its old world charm and its removal would be like tearing the heart out of the little village.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

19th September, 1962.

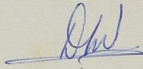
Dear Sir,

Royal Kent Hotel, Sandgate.

Thank you for your letter dated 17th September from which I note that outline planning permission for the demolition and re-development of the Royal Kent Hotel was granted on May, 9th, 1961.

My Committee were surprised to hear that permission was granted as far back as this and have requested I write and ask if you will kindly refer me to the Minutes of the particular Council Meeting at which this approval was given and, perhaps supply a copy.

Yours faithfully,



Hon. Secretary.
Sandgate Preservation Society.

N.C. Scragg, Esq., LL.M.,
Town Clerk,
Municipal Offices,
West Terrace,
Folkestone.

BOROUGH OF FOLKESTONE



N. C. SCRAGG, LL.M.
SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 55221

Dear Sir,

YOUR REF.: .

MY REF.: TC/W/527

MUNICIPAL OFFICES,
WEST TERRACE,
FOLKESTONE.

17th September, 1962.

Royal Kent Hotel, Sandgate

Thank you for your letter of 13th September, which I will place before the next meeting of the Housing and Town Planning Committee.

I should point out that outline planning permission for the demolition and redevelopment of the Royal Kent Hotel site was granted on 9th May, 1961.

Yours faithfully,

Town Clerk.

D. G. Varley Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

13th September, 1962.

Dear Sir,

Royal Kent Hotel, Sandgate.

I have today received a letter from the Ministry of Housing and Local Government stating that letters have been sent to the Kent County Council and your Council informing them of the Ministry's re-appraisal of the above hotel from an architectural and historic point of view and their regard to its being a borderline case for inclusion on the Statutory list. They add that the two Councils will no doubt have regard to the above in any representations which are made to them.

I write, therefore, on behalf of the Society I represent, asking that demolition of the Royal Kent Hotel which apparently, is planned very soon, is not allowed to take place until the Committee for the Preservation of Rural Kent has had an opportunity of presenting a detailed case for its preservation for consideration by your Council.

Yours faithfully,

Hon. Secretary.
Sandgate Preservation Society.

N.C. Scragg, Esq.,
Town Clerk,
Municipal Offices,
West Street,
Folkestone.

BOROUGH OF FOLKESTONE



YOUR REF.:—

MY REF.: M/W/502

MUNICIPAL OFFICES,
WEST TERRACE,
FOLKESTONE.

N. C. SCRAGG, LL.M.
SOLICITOR

26th September, 1962.

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 464655221

Dear Sir,

Royal Kent Hotel, Sandgate

As requested by your letter of 19th September, I enclose a copy of the minute of the Housing and Town Planning Committee of 15th February, 1961, containing the Committee's decision with regard to the outline application for permission in respect of the Royal Kent Hotel. Although this was dealt with at the meeting on 15th February, it was not possible to issue the formal approval until 9th May, 1961, since the matter had to be referred to the Ministry of Transport by reason of the fact that Sandgate High Street is a trunk road.

The powers to which reference is made in the resolution and are contained in a previous resolution (1) of the same minute are merely the formal recital of the Town and Country Planning Acts, the Town and Country Planning (General Development) Order and the Deed of Delegation entered into between the Kent County Council and the Corporation.

Yours faithfully,

Town Clerk

D. G. Vorley, Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone.

Housing and Town Planning - 15th February, 1961.

amusement arcade for Jimmy Heath Ltd., as in view of the residential development in the locality and the proposals affecting Tontine Street, it is desired that the premises shall be retained for use as a shop.

(4) That in accordance with the powers referred to in resolution (1) of this minute, the following applications be granted, subject in each case to (i) details relating to the design of the building, its siting, external appearance and means of access being submitted to and approved by the Corporation before any works are begun and (ii) the permission ceasing to have effect after the expiration of three years from the date of notification of the decision upon the application unless, within that time, approval has been notified in respect of the matters reserved under condition (i) above, the reasons being respectively (i) that no such details have been submitted and (ii) in order to prevent the accumulation of permissions in respect of which no details have been submitted, and subject also in the case of applications 60/292A, 61/13, 61/32 and 61/47 to the further conditions for the reasons respectively stated:-

60/292A
("Outline")
(Revised)

- Queen's Hotel, 2/10 Sandgate Road - demolition of existing premises and erection of shops on ground floor, shop/showroom/storage area and restaurant on first floor, flats on second to eleventh floors and car parking accommodation in basement for the Folkestone Hotels Syndicate Ltd., subject to (i) the development proposals being amended to enable car parking facilities to be provided within the curtilage of the premises on the scale adopted by the local planning authority and (ii) provision of loading and unloading facilities within the curtilage of the premises for shop No.1 in addition to the provision shown in connection with shops Numbers 2, 3 and 4; the reason for the imposition of the conditions being in order to prevent traffic congestion in the adjoining streets.

61/13
("Outline")

- Royal Kent Hotel, Sandgate High Street - demolition of existing buildings and erection of shops, restaurant and flats with rear access and car parking for Mr. C. Fyson, subject (i) to any direction which the Minister of Transport may make and (ii) to facilities being provided off the highway for loading and unloading of vehicles and car parking, the reasons being (i) that the property abuts upon a trunk road and (ii) to prevent dangerous traffic conditions on the trunk road and to comply with the car parking standards adopted by the local planning authority.

BOROUGH OF FOLKESTONE



N. C. CRAGG, LL.M.
SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 464655221

MUNICIPAL OFFICES,
WEST TERRACE,
FOLKESTONE.

YOUR REF.:-

MY REF.:- M/W/527/3

4th October, 1962.

Dear Sir,

Royal Kent Hotel, Sandgate

With further reference to your letter of 13th September, which was read to the members of the Housing and Town Planning Committee at their last meeting, the Royal Kent Hotel was not included in the list prepared in 1949 by the Ministry of Town and Country Planning (now Housing and Local Government) of buildings of special architectural or historic interest in accordance with section 30 of the Town and Country Planning Act, 1947. The Committee have noted that the Ministry now regard this as a border line case, but, in the view of the members, this is not a building which should be the subject of a preservation order and they have confirmed their previous decision which granted outline permission for the redevelopment of the site.

The reason for the Committee's recommendation to the Council was that the character and condition of the building did not justify the making of a building preservation order, with the consequent heavy expenditure and furthermore a proposal to make an order would inevitably delay redevelopment of the area, which in the Council's view, is a matter of considerable importance to Sandgate. I have mentioned heavy expenditure and your members will appreciate that, in addition to the cost of acquisition, (and this would include the benefit of the planning permission) there would be the cost of restoration and subsequent maintenance to be borne by the ratepayers.

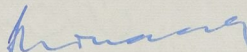
Your members will undoubtedly be aware that a short time ago, the Council decided that consultants should be engaged to report upon the possible redevelopment of part of Sandgate, which includes the site of the Royal Kent Hotel, as it is the Council's desire that any scheme which ultimately is approved will have the most careful consideration throughout the various stages.

cont.....

A suggestion was made at the Council meeting last evening that the proposed developers be requested to contact you and the Joint Sub-Committee for the Preservation of Ancient Buildings in response to your request that demolition might be deferred until the two bodies have had an opportunity of putting forward their suggestions for the preservation of the building and I have written to the developers' Surveyors requesting them to contact you in this connection.

No doubt your members will also be interested to know that a sketch plan and drawing for the redevelopment of the site of the Royal Kent Hotel for the erection of shops, licensed premises, restaurant and flats, which illustrated the manner in which similar development could be undertaken on adjoining sites, was submitted to the Housing and Town Planning Committee. This was an informal submission for the views of the Corporation at this stage. The Committee decided they would require further information upon the effect of the proposed buildings upon the daylight to premises opposite the site, but, in view of their opinion that this is a matter of considerable importance, they have engaged a consultant architect, whose name was forwarded by the Royal Institute of British Architects, to advise them upon this proposed development and its probable effect in relation to redevelopment of adjoining areas in Sandgate. I trust from this that your members will appreciate the great importance which the Council attach to this matter and to the care which is being exercised in ensuring good redevelopment for the area.

Yours faithfully,



Town Clerk.

D. G. Vorley, Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Folkestone.



KENT COUNTY COUNCIL

TELEPHONE
MAIDSTONE 4321
EXTENSION 506

YOUR REF.

OUR REF. D9/TP 21/10

COUNTY CLERK'S OFFICE,
COUNTY HALL,
MAIDSTONE.

17th October, 1962.

Dear Sir,

Buildings of Architectural or Historic Interest.
The Royal Kent Hotel, High Street, Sandgate,
Folkestone.

With reference to your letter of the 28th September, 1962, I have consulted the County Planning Officer who informs me that the above-mentioned hotel appears to be a building with interesting historical connections but that, in his opinion, it is primarily of local interest only and he could not recommend the County Council to make a Building Preservation Order in respect of it. I would mention that it is the County Council's policy only to make Building Preservation Orders in respect of buildings which are of County-wide interest.

The Folkestone Borough Council has power to make a Building Preservation Order but as it has already given outline permission for the redevelopment of the site which will involve the demolition of the hotel this step seems unlikely.

Yours faithfully,

L.T. Beckels.

Clerk of the County Council

D. G. Vorley Esq.,
Hon. Secretary,
Sandgate Preservation Society,
Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone,
Kent.

THE KENT COUNCIL OF SOCIAL SERVICE
COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt. Col. R.F.H. DRAKE-BROCKMAN

24th October, 1962.

Sir,

Re-development of Sandgate.

I have read with interest your leading article of 20th inst. in which you argue the case for the Council. As one of those to whom you refer at the beginning who criticised the Council at the recent meeting of the Sandgate Preservation Society, may I put forward again the essence of that criticism, which I might add has also been presented so ably in the letter of Sir Thomas Rapp of the same date?

The essence of my criticism was, and still is, (and a study of your leading article bears me out) that at no time did the Council seek public support for a major re-development scheme in the heart of Sandgate to which it gave outline planning approval, which involved, inter alia, the demolition of the Royal Kent Hotel, as long ago as 9th May, 1961. The fact that this approval had been given only came to light in correspondence with the Council as a result of the article that appeared in your edition of 1st September, some 16 months later. In this article the public of Sandgate learnt for the first time that the hotel was closing down in a fortnight's time, and demolition was due to commence on 1st November.

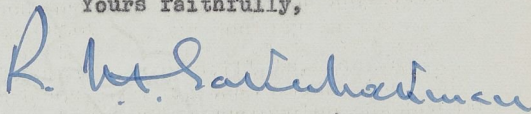
Earlier this year the Ministry of Housing and Local Government and the Ministry of Transport jointly published a most interesting and instructive brochure entitled "Planning Bulletin 1. Town Centres - Approach to Renewal" of which I hope the Council, and anyone interested in town re-development, have a copy. The three most important points, in my view, raised in this bulletin can be summarised as follows:-

- (a) Every town has a character of its own, and underlying all other objectives will be the wish to retain and enhance its individuality. It should not be lost in the process of renewal.

- (b) In all forms of urban renewal, from "fix up and paint up" to large-scale re-development, the authority must carry local public opinion with them if their policy for renewal is to succeed, and from the start they should seek the greatest possible measure of public interest and involvement in the plan.
- (c) From the outset the local authority should treat publicity as one of the crucial factors in planning for renewal. Provided the status of the preliminary plans and the tentative nature of the first proposals are made clear, there is everything to be gained by putting them before the public.

While the people of Sandgate, and others interested in preserving ancient buildings which they consider worth preserving, may not have succeeded in saving the Royal Kent Hotel, let us hope that the Council will in future take the public into their confidence, and will not again confront them, when they open their local paper, with a fait accompli in a matter of general interest affecting their lives.

Yours faithfully,


(R. F. H. Drake-Brockman)

Hon. Secretary,
Kent Archaeological Society/Committee for the
Preservation of Rural Kent Joint Sub-Committee
for the Preservation of Ancient Buildings.

The Editor,
Folkestone, Hythe & District Herald,
Herald Buildings,
The Bayle,
FOLKESTONE.

KENT COUNCIL OF SOCIAL SERVICE

1, HOLMESDALE TERRACE, FOLKESTONE

D.G.Vorley, Esq.,

With Compliments

For information

MUNICIPAL OFFICES,
WEST TERRACE,
FOLKESTONE.

4th October, 1962.

Sandgate.

ur letter of 13th September, the Housing and Town Planning Committee at their last meeting, the Royal Kent Hotel was not included in the list prepared in 1949 by the Ministry of Town and Country Planning (now Housing and Local Government) of buildings of special architectural or historic interest in accordance with section 30 of the Town and Country Planning Act, 1947. The Committee have noted that the Ministry now regard this as a border line case, but, in the view of the members, this is not a building which should be the subject of a preservation order and they have confirmed their previous decision which granted outline permission for the redevelopment of the site.

The reason for the Committee's recommendation to the Council was that the character and condition of the building did not justify the making of a building preservation order, with the consequent heavy expenditure and furthermore a proposal to make an order would inevitably delay redevelopment of the area, which in the Council's view, is a matter of considerable importance to Sandgate. I have mentioned heavy expenditure and your members will appreciate that, in addition to the cost of acquisition, (and this would include the benefit of the planning permission) there would be the cost of restoration and subsequent maintenance to be borne by the ratepayers.

Your members will undoubtedly be aware that a short time ago, the Council decided that consultants should be engaged to report upon the possible redevelopment of part of Sandgate, which includes the site of the Royal Kent Hotel, as it is the Council's desire that any scheme which ultimately is approved will have the most careful consideration throughout the various stages.

cont.....

COPY

BOROUGH OF FOLKESTONE.

N.C. SCRAGG, LL.M.

Town Clerk.

MUNICIPAL OFFICES,

WEST TERRACE,

FOLKESTONE.

4th October, 1962.

Dear Sir,

Royal Kent Hotel, Sandgate.

With further reference to your letter of 13th September, which was read to the members of the Housing and Town Planning Committee at their last meeting, the Royal Kent Hotel was not included in the list prepared in 1949 by the Ministry of Town and Country Planning (now Housing and Local Government) of buildings of special architectural or historic interest in accordance with section 30 of the Town and Country Planning Act, 1947. The Committee have noted that the Ministry now regard this as a border line case, but, in the view of the members, this is not a building which should be the subject of a preservation order and they have confirmed their previous decision which granted outline permission for the redevelopment of the site.

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cont.....

A suggestion was made at the Council meeting last evening that the proposed developers be requested to contact you and the Sandgate Preservation Society in response to your request that demolition might be deferred until the two bodies have had an opportunity of putting forward their suggestions for the preservation of the building and I have written to the developers' Surveyors requesting them to contact you in this connection.

No doubt your members will also be interested to know that a sketch plan and drawing for the redevelopment of the site of the Royal Kent Hotel for the erection of shops, licensed premises, restaurant and flats, which illustrated the manner in which similar development could be undertaken on adjoining sites, was submitted to the Housing and Town Planning Committee. This was an informal submission for the views of the Corporation at this stage. The Committee decided they would require further information upon the effect of the proposed buildings upon the daylight to premises opposite the site, but, in view of their opinion that this is a matter of considerable importance, they have engaged a consultant architect, whose name was forwarded by the Royal Institute of British Architects, to advise them upon this proposed development and its probable effect in relation to redevelopment of adjoining areas in Sandgate. I trust from this that your members will appreciate the great importance which the Council attach to this matter and to the care which is being exercised in ensuring good redevelopment for the area.

Yours faithfully,

(Signed) N.C. SCRAGG.

Town Clerk.

J.L.H. Davis, Esq.,
Secretary,
Kent Council of Social Service,
1 Holmesdale Terrace,
Folkestone.

THE KENT COUNCIL OF SOCIAL SERVICE
COMMITTEE FOR THE PRESERVATION OF RURAL KENT
K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
OF ANCIENT BUILDINGS

Chairman:
C. R. COUNCER, F.S.A.
Hon. Secretary:
Lt. Col. R.F.H. DRAKE-BROCKMAN

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

11th October, 1962.

Dear Vorley,

Royal Kent Hotel, Sandgate.

Mrs. Dance, Secretary, Society for the Protection of Ancient Buildings, has told us that they have written to the Town Clerk, Folkestone, to ask if they may have an opportunity of discussing the proposals with the Council's consultants.

I think that in this matter the S.P.A.B. may be taken as acting for us and your Society, and we will keep you informed.

I have also received a reply from the London firm of Solicitors acting for the purchaser of the hotel, to the effect that they have passed my letter on to their client's Surveyors, Messrs. Pilcher & Hershman & Partners of 74 Brook Street, London, W.1.

Yours sincerely,

R. Drake-Brockman

Hon. Secretary.

D.G. Vorley, Esq.,
Lower Lodge,
Sandgate Hill,
FOLKESTONE.

P.S. I must congratulate you and your committee for such a highly successful & well-attended meeting on Tuesday last.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.
12th October, 1962.

Dear Col. Drake-Brockman,

Firstly, may I on behalf of my Committee thank you so much for attending our Meeting and speaking so ably.

Thank you for your letter dated 11th October and we are pleased to know that the S.P.A.B. will be representing our two Societies in discussions with the Council's consultants. Naturally, we shall look forward to being informed of anything of interest and thank you for promising to do this.

In this morning's post I received a letter (copy enclosed) from the firm of surveyors acting for the purchaser of the Royal Kent Hotel, inviting me to discuss with them the matter of the preservation of the Hotel when I am next in London. Is this an interview which would best be kept by Mr Swaine or some other appropriate person? I am sure none of my Committee consider themselves qualified to discuss technical terms of re-development. We should, however, like to learn exactly what is proposed so that we could consider its possible effects on the amenities of Sandgate, and accompany the person nominated.

Surely one cannot read in this letter that the owner of the Hotel is willing to negotiate in regard to the preservation of the property?

May I belatedly acknowledge receipt of the copy of the Town Clerk's letter to your Society you sent me last week. I had intended doing this personally last Tuesday but forgot. It is identical to the one received by our Society.

Your kind postscript is much appreciated.

Yours sincerely,

Lt.-Col. R.F.H. Drake-Brockman

Hon. Secretary.
Sandgate Preservation Society.

Lower Lodge,
Sandgate Hill,
Sandgate,
Folkestone.

19th September, 1962.

Dear Davis,

Royal Kent Hotel, Sandgate.

The Town Clerk has also acknowledged my letter written along similar lines to yours, adding in his final paragraph the fact that outline planning had been approved for the demolition and re-development of the Royal Kent since 9th May, 1961.

I have written back asking for a copy of the particular Minutes of the Council Meeting at which this was granted or at least be referred to them, as the members of my Committee were unaware that such definite action had been taken by the Council.

I have also written to Mr. Dale, Chief Investigator of Ancient Buildings, again asking him if he can do anything in the form of a stay of execution.

We had already considered approaching the local Councillors and are proposing to do so without delay.

Thank you for your action in asking for a detailed survey by the Society for the Protection of Ancient Buildings. Should we be able to delay the demolition, a case for the hotel's retention would be the next matter to put forward.

May I say on behalf of my Society that your continued assistance is much appreciated.

Yours sincerely,



Hon. Secretary.
Sandgate Preservation Society.

J.L.H. Davis, Esq.,
General Secretary,
Kent Council of Social Service,
1, Holmesdale Terrace,
Folkestone.

THE KENT COUNCIL OF SOCIAL SERVICE
COMMITTEE FOR THE PRESERVATION OF RURAL KENT

K.A.S./C.P.R.K. JOINT SUB-COMMITTEE FOR THE PRESERVATION
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Chairman:

C. R. COUNCER, F.S.A.

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:

Lt.Col. R.F.H.DRAKE-BROCKMAN

18th September, 1962.

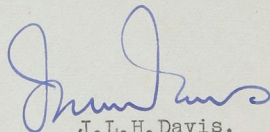
Dear Vorley,

Royal Kent Hotel, Sandgate.

Thank you for your letter of 14th September. The Town Clerk has acknowledged my letter of 13th saying that it will be placed before the Committee concerned. I do not know whether your Society has enlisted the support of any of your local Councillors, but if so they might watch out for this.

I have today written to the Society for the Protection of Ancient Buildings asking if they can undertake a detailed survey on which we can base our case.

Yours sincerely,



J.L.H.Davis,
General Secretary, K.C.S.S.

D.G.Vorley, Esq.,
Lower Lodge,
Sandgate Hill,
Sandgate,
FOLKESTONE.

Lower Lodge,
Sandgate Hill,
Sandgate, Folkestone.

14th September, 1962.

Dear Davis,

Royal Kent Hotel, Sandgate.

Thank you for your letter dated 13th September enclosing a copy of one you have sent to the Folkestone Town Clerk. I note the other people to whom copies have also been sent.

I have today, on behalf of the Sandgate Preservation Society, addressed a letter to Mr. Scragg on similar lines to yours.

Thank you for your advice and help.

Yours sincerely,

Hon. Secretary.
Sandgate Preservation Society.

J.L.H. Davis,
General Secretary, K.C.S.S.,
1, Holmesdale Terrace,
Folkestone.

THE KENT COUNCIL OF SOCIAL SERVICE

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1 Holmesdale Terrace,
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(Tel. 52333)

Hon. Secretary:

Lt.Col. R.F.H.DRAKE-BROCKMAN

13th September, 1962.

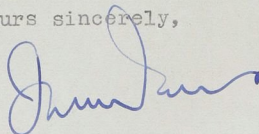
Dear Vorley,

Royal Kent Hotel, Sandgate.

Many thanks for the copy of the Ministry's letter. It struck me that we ought to make sure that the Council realize we are on the ball, so besides informing my Chairman I have written a letter to the Clerk of the Council, a copy of which I attach.

May I suggest your Society might write something similar?

Yours sincerely,



J.L.H.Davis.
General Secretary, K.C.S.S.

D.G.Vorley, Esq.,
Lower Lodge,
Sandgate Hill,
Sandgate,
FOLKESTONE.

COPY
THE KENT COUNCIL OF SOCIAL SERVICE

COMMITTEE FOR THE PRESERVATION OF RURAL KENT

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1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

Hon. Secretary:
Lt. Col. R.F.H. DRAKE-BROCKMAN

13th September, 1962.

Dear Sir,

Royal Kent Hotel.

I refer to the correspondence under your ref H/W/502 between you and the Hon. Secretary of this Committee, who is at present on holiday, in connection with the above hotel and also to the interview I had with Mr. Castle on 11th September when he kindly explained to me the present position with regard to planning permission.

I have today been shown a letter from the Ministry of Housing and Local Government dated 12th September to the Hon. Secretary, Sandgate Preservation Society. It says that letters have been sent to you and the Kent County Council informing you that the hotel is now considered a borderline case which could properly be included in the statutory list and that no doubt you will have regard to the interest of the building in considering any representations which may be made to you. I wish therefore to make it clear that this Committee, as stated in our letter of 16th July 1962, does wish to represent most strongly that this building should be preserved and to request that you should take the necessary action to ensure that the building is not demolished out-of-hand before this Committee has time to present, for your Council's consideration, a detailed case for preservation.

You will appreciate that this action is requested because we understand that the new owner proposes to demolish in the very near future.

Yours faithfully,

N.C. Scragg, Esq., LL.B.,
Town Clerk,
Municipal Offices,
West Terrace,
FOLKESTONE.

J.L.H. Davis.
Secretary, K.C.S.S.

Copies to: Kent County Council, Mr. C.R. Councer, Mr. C.S. Chettoe,
Mr. A.W. Swaine, Mr. D.G. Vorley.

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Hon. Secretary:
Lt.Col. R.F.H.DRAKE-BROCKMAN

1 Holmesdale Terrace,
Folkestone.
(Tel. 52333)

12th September, 1962.

Dear Mr. Dale,

Royal Kent Hotel, Sandgate.

I understand the Sandgate Preservation Society has already written to you on 27th August and 2nd September in connection with the threatened demolition of the above hotel. This Committee is most concerned over the matter, and I am writing to inform you of the present position and to ask if there is anything you can possibly do to make demolition the subject of approval so that the matter can be thrashed out before we are faced with a "fait accompli".

We were informed in July by the Folkestone Council that plans for re-development had not been approved pending consideration of a comprehensive development plan for the whole area and it is only yesterday that I was informed, as a result of a personal interview with the Borough Surveyor, that it is the detailed plans which are being considered. Demolition itself is a foregone conclusion and not in fact an issue under consideration by the Council at all. Outline permission to redevelop this site was given 2 or 3 years ago and agreement to the demolition was implied in this. No permission is required to demolish as this building is only on the Supplementary List, and the Surveyor understands that the developer is likely to start demolishing as soon as he gains possession in October whether his detailed plans for redevelopment have been approved or not.

We are taking steps to obtain a detailed report on this building on which we hope to base positive suggestions for its preservation, but obviously we shall be too late unless a check can be put on out of hand demolition in the next few weeks.

We shall be very grateful indeed if you can help in this matter.

Yours sincerely,

Anthony Dale, Esq., F.S.A.,
Chief Investigator, Ancient Buildings,
Ministry of Housing & Local Government,
Whitehall,
LONDON, S.W.1.