

BOROUGH OF FOLKESTONE



YOUR REF.:

MY REF.:

B/PA/502

THE CIVIC CENTRE,
FOLKESTONE.

N. C. SCRAGG, LL.M.

SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 55221
(STD 0303)

12th October, 1970.

Dear Madam,

Conservation of Sandgate - Statutory List
of Buildings of Architectural or Historic
Interest.

With reference to your letter dated 24th September, 1970, I enclose as requested a copy of the list of buildings of special architectural or historic interest compiled by the Minister in accordance with the provisions of Sub-Section (1) of Section 30 of the Town and Country Planning Act, 1949.

Also enclosed is a copy of the supplementary list of buildings of architectural or historic interest. Buildings on the supplementary list do not merit inclusion in the statutory list but are regarded as having sufficient architectural or historic interest to justify their being brought to the notice of the local planning authority. These buildings are not registered in the Land Charges Register and the fact that they are shown on the supplementary list need not be revealed in replies to local land charges enquiries. It is assumed that where application is made for alterations to these buildings, special attention should be given to the effect of the alterations on the character of the building. Such applications need not be referred to the Ministry but it may be advisable to do so in cases of doubt.

Yours faithfully,

Town Clerk.

Mrs. B. A. Kerr,
Honorary Secretary,
The Sandgate Society,
Somerville Lodge,
Sandgate Esplanade,
Folkestone.



The person dealing with this matter on my behalf is..... Mr. Bell Ext. 265

All correspondence to be addressed to the Town Clerk

APPROVED BY THE MINISTER TO SIGN IN
THAT BEHALF.

(5th December, 1949)

TOWN AND COUNTRY PLANNING ACT, 1947, SECTION 30

List of buildings of special architectural or historic interest

BOROUGH OF FOLKESTONE.

B3941

WHEREAS by subsection (1) of Section 30 of the Town and Country Planning Act, 1947, the Minister of Town and Country Planning (hereinafter called "the Minister") with a view to the guidance of local planning authorities in the performance of their functions under that Act, shall, for such purpose, compile lists of buildings of special architectural or historic interest;

AND WHEREAS it appears to the Minister that the buildings set out in the Schedule hereto are buildings of special architectural or historic interest; and that a list should be compiled in which the said buildings should be included;

AND WHEREAS the Minister has consulted those persons who have appeared to him as having special knowledge of, and interest in, such buildings:

NOW THEREFORE the Minister in pursuance of the powers given to him in that behalf hereby compiles the list of buildings of special architectural and historic interest numbered on the map hereinafter defined set out in the Schedule hereto.

"The Map" means the map sealed with the Official Seal of the Minister, marked "Map referred to in the Instrument of the Minister of Town and Country Planning, approving the list of buildings of special architectural or historic interest in the Borough of Folkestone," and deposited at the Offices of the Minister.

SCHEDULE

List of buildings of special architectural or historic interest
compiled under Section 30 of the Town and Country Planning Act, 1947.

* Buildings so indicated are buildings to which the provisions of subsection (6) of Section 30 do not apply, being either buildings in respect of which an Order under Section 29 of the Town and Country Planning Act, 1947 is for the time being in force or buildings falling within the proviso to subsection (1) of the said Section 29.

Number on the map	Description of Building	Owner or Owners	Occupier or Occupiers
<u>CASTLE ROAD, SANDGATE</u>			
20	✓ Sandgate Castle.	W.A. Workman	Owner
<u>CHERRY GARDE AVENUE</u>			
32	✓ No. 21 (Broadmead Manor).	Earl of Radnor	Major O. G. H. Russel
<u>CHURCH STREET</u> (W. Side)			
1	✓ Nos. 18 and 20	Mrs. R. Haines	1) Haines, Boniface & Franks Solicitors 2) Mrs. Haines
<u>(S. Side)</u>			
* 5	✓ The Parish Church of St. Mary and St. Eanswythe.	The incumbent	The incumbent.
<u>COOLINGE LANE</u>			
35	✓ Coolinge Farm	J.A. Heritage	Owner
<u>DOVER STREET</u>			
13	✓ No. 70 (Ye Olde Priory)	Annie Richards.	1. Alfred Richards 2. -Poole 3. -Finnis 4. -Cooper 5. -Cole. 5. -Cole.
15	X No. 79 (Malvina Guest House).	Edward E. Beaching	Owner
<u>THE ESPLANADE.</u> <u>SANDGATE.</u>			
27	✓ Grafton Cottage.	Miss S.G. Large (Deed.) c/o Hall & Co. Bouverie Chambers Bouverie Rd. East Folkestone	Owner.

BOROUGH OF FOLKESTONE

Number on the map	Description of Building	Owner or Owners	Occupier or Occupiers
<u>HIGH STREET</u>			
11 ✓	No. 4.	1. Mrs. F.M. Street. 2. Mrs. R.P. Frame c/o R. Street, Solcr., 6, Portland Place, Southampton.	Plummer Roddis Ltd. 16-22 Rendezvous Street, Folkestone.
<u>HORN STREET, CHERITON</u>			
x 29	St. Martin's Church, Cheriton.	The incumbent	The incumbent.
<u>RISBOROUGH LANE, CHERITON</u>			
30	Enbrook Manor	W.C. Piggott.	Owner.
30	Enbrook Manor House.	W.C. Piggott Enbrook Manor, Risborough Lane, Cheriton.	A.E. Clements
<u>SANDGATE HIGH STREET. (North Side)</u>			
24	Enbrook Lodge, Hillside.	Lt. Col. E.C.F. Nash <i>Deceased</i>	Owner

GIVEN under the Official Seal of the Minister
of Town and Country Planning this
fifth day of December, One thousand
nine hundred and forty-nine.

L.S. (Signed) J.B. PROPER

Authorised by the Minister to sign in that behalf.

MINISTRY OF TOWN AND COUNTRY PLANNING

BOROUGH OF FOLKESTONE

REFERENCE NO. 1118/11/A

SUPPLEMENTARY LIST OF BUILDINGS OF
ARCHITECTURAL OR HISTORIC INTEREST

Buildings so indicated form part of an architectural entity or group comprising more than one property.

Map No.

GENERAL

19A		Martello Tower No.6
19B		Martello Tower No.7
19C		Martello Tower No.8
19D		Martello Tower No.9
✓ 6	The Bayle	No.4 (Leonis) and No. 6
5A		Priory House
✓ 7		Nos. 8 and 10 (The British Lion Inn) <i>The Battery</i>
✓ 8		Nos. 12, 14 and 16
✓ 9		No. 18
31	Cheriton High Street	The Firs
32A	Cherry Gardens Avenue	Broadmead
✓ 2	Church Street (W.Side)	Nos. 22 and 24
✓ 3		Nos. 26 and 28
4	(E.Side)	No. 11
17	Cliff Road	Martello Tower No.4
18	Collinge Lane	Martello Tower No.5
36		Coolinge House
14	Dover Street	The Friends' Meeting House
27A	The Esplanade, Sandgate	Regency Cottage

1.

The Battery
The Bayle

The Battery

BOROUGH OF FOLKESTONE

Map No.

12	High Street	No. 57
10	Marine Parade	Nos. 4 to 7 (consec.)
28	Military Road, Sandgate	Nos. 1 and 2 (Castle Hole).
22	Sandgate High Street (N. Side)	Nos. 52 and 54
23		Nos. 148 and 150
25		(S. Side) Nos. 57 and 59
26		The Royal Kent Hotel
21	Vicarage Road, Sandgate	Endcliff
16A	Wear Bay Road	Martello Tower No.1
16B		Martello Tower No.2
16C		Martello Tower No.3
33	Wingate Hill	Walton Farm

BOROUGH OF FOLKESTONE



YOUR REF.:

MY REF.: A/MC/502

THE CIVIC CENTRE,
FOLKESTONE.

N. C. SCRAGG, LL.M.

SOLICITOR

TOWN CLERK

CLERK OF THE PEACE

TELEPHONE: 55221

(STD 0303)

29th September, 1969.

Dear Mr. Vorley,

Civic Amenities Act, 1967
Conservation Areas

The attention of your Society is drawn to the notice which appeared in the Folkestone Gazette and Folkestone Herald last week and will appear again this week relating to conservation areas in the Borough of Folkestone. I should be very much obliged if your Society will let me have any observations they wish to make on the proposals of the Borough Council. Would you please let me have any observations you have by the 22nd October, 1969.

Yours sincerely,

N.C. Scragg
Town Clerk.

D. G. Vorley, Esq.,
Hon. Secretary,
The Sandgate Society,
1 Castle Road,
Sandgate,
Folkestone.

The person dealing with this matter on my behalf is Mr. Auld Ext. 311

All correspondence to be addressed to the Town Clerk

SANDGATE SOCIETY

Information obtained 29.9.69 from Mr.Auld, Town Clerk's Dept.

Statutory List of Buildings.

A list made under Section 30 of the Town & Country Planning Act, 1947. Re-enacted in Section 32 of the Town & Country Planning Act, 1962. Further controlled by Section 40 of the Town & Country Planning Act, 1968 (Which restricts demolition of listed buildings)

Supplementary List of Buildings.

A list of buildings not important enough to be put in the Statutory List but worthy of special consideration.*

Ancient Monuments.

Listed under Section 12 of the Ancient Monuments Consolidation & Amendment Act 1913.

* Thought that this list was not specified in any Act but was probably stipulated in a circular. Mr.Auld will let us have a copy of this circular if he can find it.

SANDGATE PRESERVATION SOCIETY

in full
INFORMATION OBTAINED FROM THE INSPECTOR OF BUILDINGS, FOLKESTONE CORPORATION.

STATUTORY LIST OF BUILDINGS. (Made under S.30 Town & Country Planning Act, 1947.)

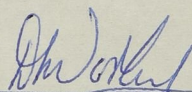
1. The Castle, Castle Road, Sandgate.
 2. Grafton Cottage, The Esplanade, Sandgate.
 3. Enbrook Lodge, Hillside, Sandgate.
- Ministry permission*

SUPPLEMENTARY LIST OF BUILDINGS

1. Regency Cottage, The Esplanade, Sandgate. ✓
 2. Castle Hole - Nos.1 & 2 Military Road, Sandgate. ✓
 3. ~~52 & 54 Sandgate High Street, Sandgate.~~
 4. 57 & 59 Sandgate High Street, Sandgate. ✓
 5. 148 & 150 Sandgate High Street, Sandgate. ✓
 6. ~~Royal Kent Hotel, Sandgate High Street, Sandgate.~~
 7. Endcliffe, Vicarage Road, Sandgate. ✓
- Publicity interest*

ANCIENT MONUMENTS

1. The Martello Towers.
- Ministry permission*

4.


Hon. Secretary.
Sandgate Preservation Society.
5/9/62.

CIVIL AMENITIES ACT 1967

An Act to make further provision for the protection and improvement of buildings of architectural or historic interest and of the character of areas of such interest; for the preservation and planting of trees; and for the orderly disposal of disused vehicles and equipment and other rubbish. (27th July, 1967)

Part I

Preservation of areas and buildings of architectural or historic interest

- X 1. (1). Every local planning authority shall from time to time determine which parts of their area, or in Scotland district, are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate such areas (hereafter referred to as "Conservation Areas") for the purpose of this section.
- X (2). The Minister may, after consultation with a local planning authority, give to that authority such directions as he thinks necessary with respect to the exercise of their functions under sub section (1) of this section; and it shall be the duty of the authority to comply with any such directions.
- X (3). Before making a determination under this section, a local planning authority in Greater London...., and a local planning authority outside Greater London shall consult with the council of each county district of which any part is included in that area.
- (4). The local planning authority shall give notice to the Minister of the designation of any Conservation Area, and of any variation or cancellation of any such designation, with sufficient particulars to identify the area affected, and shall cause the like notice to be published in the London Gazette.....and in at least one newspaper circulating in the area,
- X (5). Where any area is for the time being designated as a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance in the exercise, with respect to any buildings or other land in that area, of any powers-
- (a) in England and Wales, under Part I of the Historic Buildings and Ancient Monuments Act 1953, the Local Authorities (Historic Buildings) Act 1962 or the Planning Act;
 - (b) in Scotland.....
- (6). Where an application for planning permission for any development of land is made to a local planning authority and either the development would, in the opinion of the authority, affect the character or appearance of a Conservation Area or the development is of a kind specified by the Minister for the purposes of this sub section and in respect of land in or adjacent to a Conservation Area, then-
- (a) the local planning authority shall publish in a local newspaper circulating in the locality in which the land is situated a notice indicating the nature of the development ~~xxx~~ in question and naming a place within the locality where a copy of the application,

and of all plans and other documents submitted with it, will be open to inspection by the public at all reasonable hours during the period of twenty-one days beginning with the date of publication of the notice; and

- (b) the application shall not be determined by the local planning authority before the end of the period aforesaid; and
- (c) without prejudice to the requirements of subsection (5) of this section, in determining the application the local planning authority shall take into account any representations relating to the application which are received by them before the end of that period.

11. (1) The Minister shall keep available for public inspection free of charge at reasonable hours and at a convenient place copies of all lists and amendments of lists compiled, approved or made by him under section 32 of the Planning Act or section 28 (1) of the Scottish Planning Act, or having effect as if so compiled, approved or made; and every local authority shall similarly keep available copies of so much of any such list or amendment as relates to buildings within their area.

(2) In this section "local authority" means any authority with whose clerk copies of the relevant lists or amendments are deposited pursuant to section 32 (2) of the Planning Act, section 28 (3) of the Scottish Planning Act or section 28 of the London Government Act 1963.

30.--(1) In this Act the following expressions have the meaning hereby assigned to them unless the contrary intention appears, that is to say;-

.....
.....

"the Planning Act" means the Town & Country Planning Act 1962;

BOROUGH OF FOLKESTONE



N. C. SCRAGG, LL.M.

SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 55221
(STD 0303)

YOUR REF.:

MY REF.: GC/PA/502/18

THE CIVIC CENTRE,
FOLKESTONE.

24th June, 1971.

Dear Madam,

Town and Country Planning Acts 1962-1968 -
Proposed development of the site of Radnor
Cliff House, Radnor Cliff, Folkestone.

Thank you for your observations upon the proposed development of the site of Radnor Cliff House which is the subject of two applications for planning permission received from Radnorcliffe Development Limited. Thirty-six letters were received registering objections against the proposed development and copies of the letters were submitted to members of the Committee prior to or at the meeting. The Committee also received a petition signed by 20 residents of the Riviera, Sandgate.

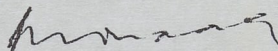
The objections were considered by the Town Planning Committee at their last meeting prior to which members had previously inspected the site of Radnor Cliff House.

The plans received with the applications for planning permission were submitted to the Committee by the Borough Engineer and he submitted his observations in which he reported upon a traffic count taken in Radnor Cliff over a period of four days before and during the Spring traffic holiday period. The count showed that the peak flow of traffic during the period was less than half the capacity of the road which took into account the restricted width of the street caused by parked vehicles.

The Committee discussed the objections and had regard to all the information submitted and obtained and after careful consideration it was decided to approve both applications subject to the imposition of a number of conditions.

For your information is appended to this letter an extract of the decisions and the conditions which are to be attached to the permissions.

Yours faithfully,



Town Clerk.

Enc.

Mrs. E. B. Greenwall,
Chairman,
The Sandgate Society,
Aughrim House,
Sandgate High Street,
Folkestone.

Town and Country Planning Acts 1962-1968

1. 71/147

- Radnor Cliff House, Radnor Cliff - erection of 18 town houses and four penthouses for Radnorcliffe Development Limited subject to the additional conditions that
 - (i) details of the facing bricks and of the other external materials of the buildings shall be submitted to and approved by the Borough Council before any works on the site commence
 - (ii) further details of the landscaping scheme in respect of the whole of the site (including land covered by outline planning application reference No.CH/3/71/146) shall be submitted to and approved by the Borough Council before any works on the site commence and such planting as is required shall be carried out and maintained for such periods as may be determined respectively by the Borough Council
 - (iii) the applicants shall obtain a written report from such specialist soil consultants as may be agreed with the Borough Council, or, in default of agreement, as may be determined by the Secretary of State to the Department of the Environment advising on the works necessary (if any) for re-inforcing the foundations of, or strengthening the proposed buildings and such other works (including works of drainage) as may be considered necessary in relation to the site, to ensure (as far as practicable) the stability of the buildings, roads, footpaths, walls and services proposed to be erected, constructed and laid on the site and shall on receipt of such report, submit the same to the Borough Council for their consideration
 - (iv) the applicants shall carry out such works for re-inforcing the foundations and strengthening the proposed buildings and such other works in relation to the site as may be agreed with the Borough Council following consideration of the above-mentioned soil consultants' report
 - (v) the two areas shown for household refuse collecting points shall be reserved and maintained for such use at all times
 - (vi) adequate provision shall be made within one or more of the buildings for the installation of a mains electric transformer station

- (vii) the several areas shown for car parking on the submitted drawing shall be kept and maintained for such use at all times
- (viii) adequate sight lines at each side of the two access points shall be provided and maintained at all times to the satisfaction of the Borough Council
- (ix) no radio, television or other aerials or wires shall be erected on the outside of any building or on any part of the site without the prior consent of the Borough Council
- (x) details of the construction, materials and siting of any boilerhouse and flue thereof shall be submitted to and approved by the Borough Council before any such works commence and
- (xi) ample provision shall be made to the satisfaction of the Borough Council within the curtilage of the site for the parking of motor vehicles belonging to employees of the contractors during the carrying out of the development;

the reasons for the imposition of the additional conditions being respectively (i) and (x) as no such details have been submitted (ii) as full details thereof have not yet been supplied (iii) and (iv) to ensure that the best specialist advice is secured (a) on the soil conditions existing upon the site (b) the possibility of soil movement and (c) that any necessary precautions are taken to ensure the stability of the proposed buildings, roads, footpaths, walls and services (v) to ease the operation of collecting household refuse from the site (vi) and (ix) to safeguard the visual amenities of the locality and (vii), (viii) and (xi) in the interests of traffic safety.

(Note: The applicants are to be informed that a tree preservation order is proposed to be made when the landscaping scheme has been completed which scheme shall include the preservation or replanting of established trees and the planting of new trees.)

2. 71/146
Outline

- Site of Radnor Cliff House, Radnor Cliff - erection of 14 yachtman's houses with boat storage for Radnorcliffe Development Limited subject to the further following conditions:-
 - (i) further details of the landscaping scheme in respect of the whole of the site (including land covered by planning application reference No. CH/3/71/147), shall be submitted to and approved by the Borough Council before any works on the site commence and such planting as is required shall be carried out and maintained for such periods as may be respectively determined by the Borough Council
 - (ii) the applicants shall obtain a written report from such specialist soil consultants as may be agreed with the Borough Council, or in default of agreement, as may be determined by the Secretary of State to the Department of the Environment, advising on the works necessary (if any) for re-inforcing the foundations of or strengthening of the proposed buildings and such other works (including works of drainage) as may be considered necessary in relation to the site, to ensure (as far as practicable) the stability of the buildings, roads, footpaths, walls and services proposed to be erected, constructed and laid on the site and shall on receipt of such report, submit the same to the Borough Council for consideration.
 - (iii) the applicants shall carry out such works for re-inforcing the foundations of and strengthening the proposed buildings and such other works in relation to the site as may be agreed with the Borough Council following consideration of the above-mentioned soil consultant's report
 - (iv) the two areas shown for household refuse collecting points shall be reserved and maintained for such use at all times
 - (v) the several areas shown for car parking on the submitted drawing shall be kept and maintained for such use at all times
 - (vi) adequate sight lines at each side of the two access points shall be provided and maintained at all times to the satisfaction of the Borough Council
 - (vii) no radio, television or other aerals or wires shall be erected on the outside of any building or on any part of the site without the prior consent of the Borough Council and
 - (viii) ample provision shall be made to the satisfaction of the Borough Council within the

curtilage of the site for the parking of motor vehicles belonging to employees of the contractors during the carrying out of the development; the reasons for the imposition of the further conditions mentioned above being respectively:-

(i) as full details thereof have not been submitted

(ii) and (iii) to ensure that the best specialist advice is secured in respect of (a) the soil conditions existing on the site (b) the possibility of soil movement and (c) that any necessary precautions are taken to ensure the stability of proposed buildings, roads, footpaths, walls and services

(iv) to ease the operation of collecting household refuse from the site

(v), (vi) and (viii) in the interests of traffic safety and

(vii) to safeguard the visual amenities of the locality.

(Note: (1) Since this Outline application has been received the developers have amended the application to reduce the number of dwellings from 16 to 14.

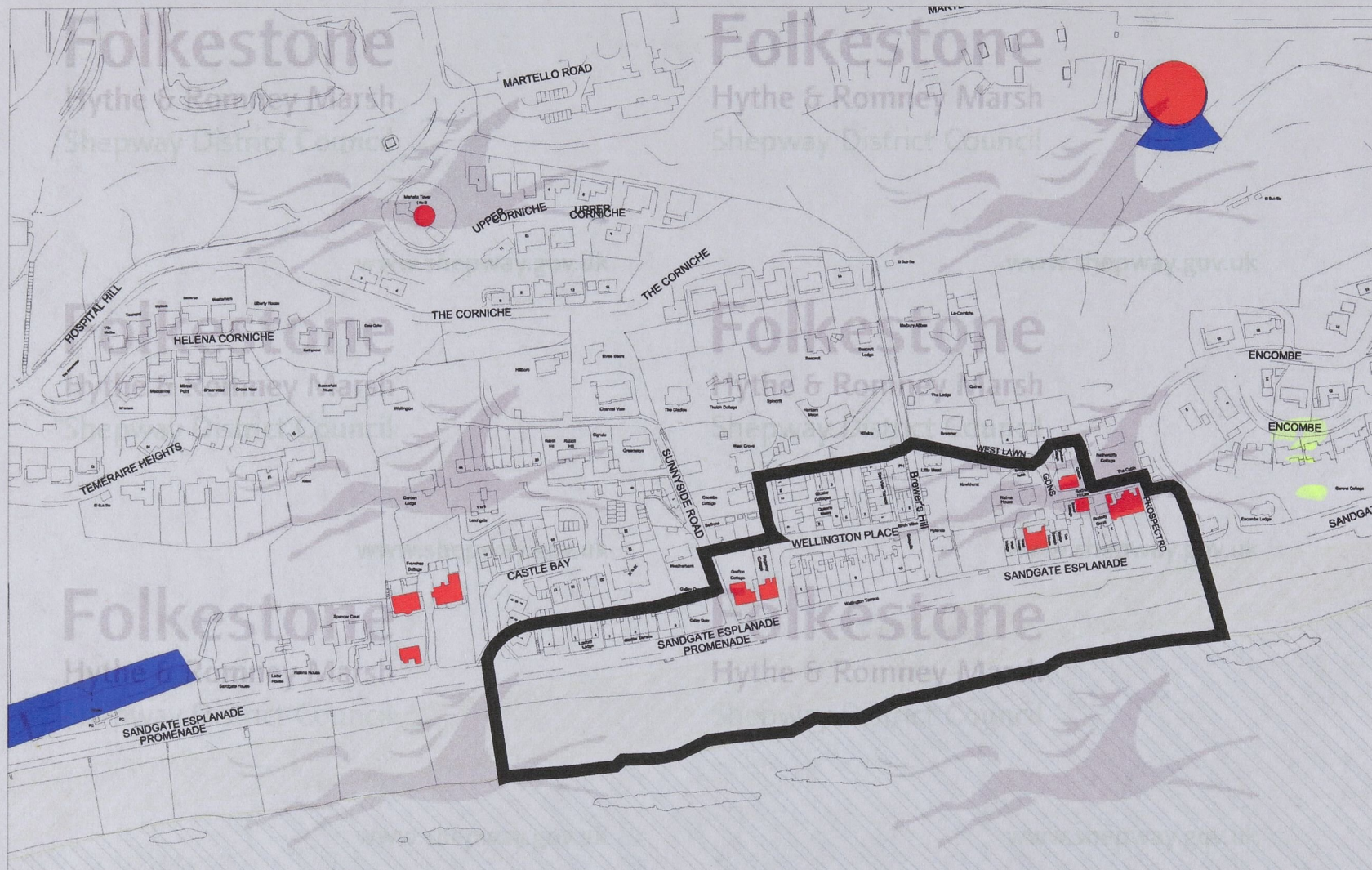
(2) The applicants are to be informed that a tree preservation order is proposed to be made when the landscaping scheme has been completed which scheme shall include the preservation or replanting of established trees and the planting of new trees.)

(Councillor Banfield voted against the foregoing resolution.)

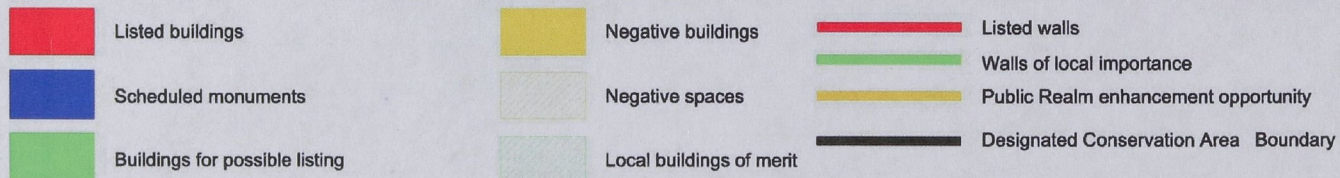
The outline permission is also subject to details relating to the siting design and external appearance of the proposed buildings and means of access thereto being submitted to and approved before the Council before any development is commenced.


N.C.SCRAGG,
Town Clerk.

24th June 1971



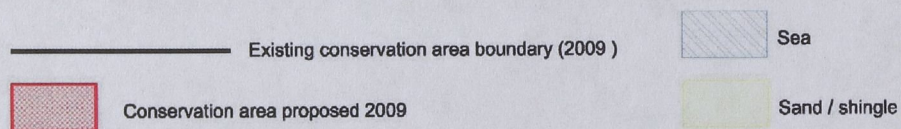
WEST SANDGATE HISTORIC ENVIRONMENT ANALYSIS 2009 BOUNDARY SURVEY MAP

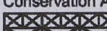


Conservation Architecture & Planning	
Way House	Standford Lane
Headley Hampshire GU25 8RH	
Telephone	01420 472830
Fax	01420 477348
	
Sandgate West Conservation Area	
<small>ASB TITLE</small> <small>Drawn by</small>	
<small>SHEET SIZE</small>	<small>DATE</small>
A3	October 2009
<small>CREATOR</small>	<small>SCALE</small>
SEB	NTS

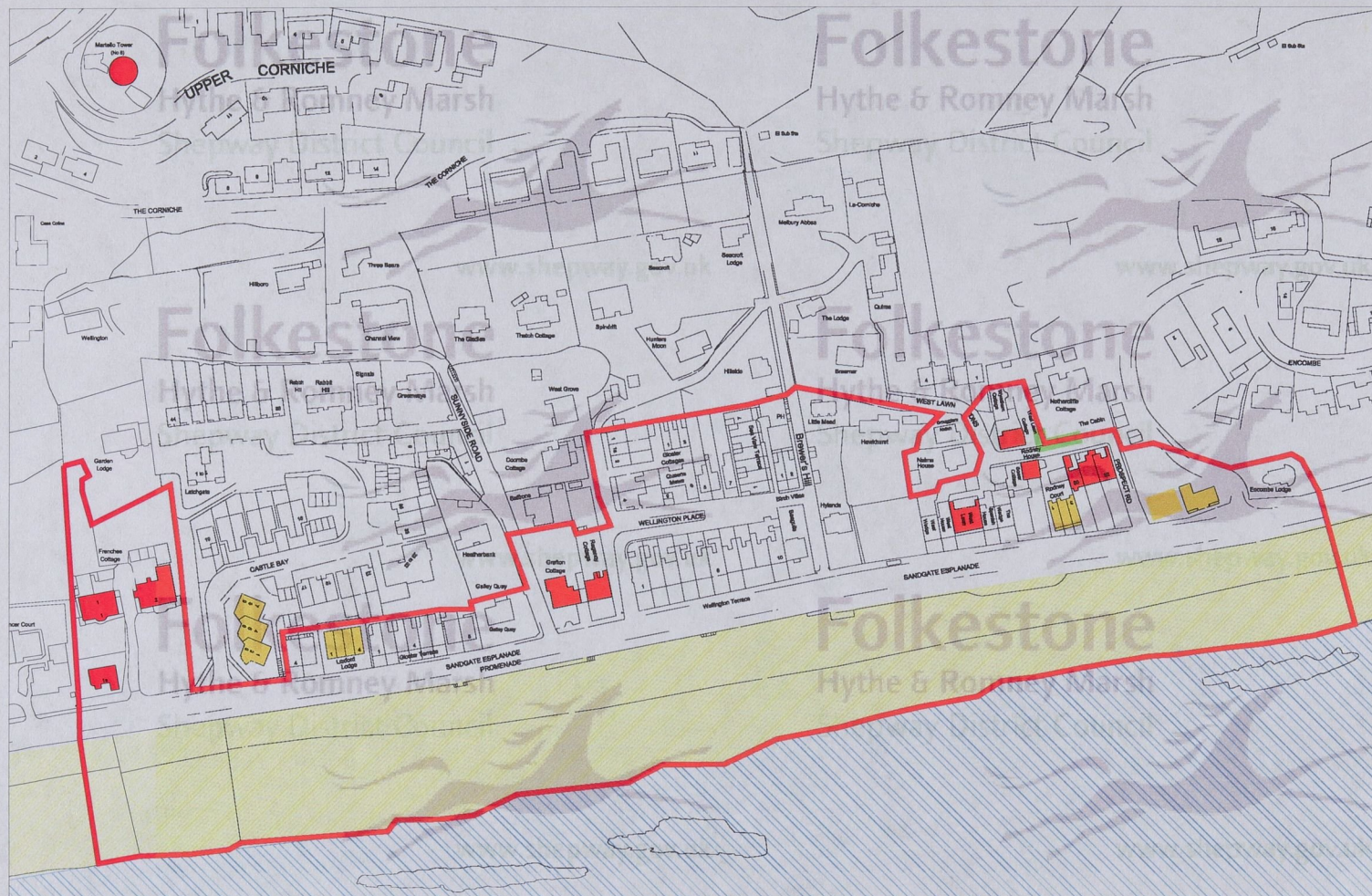


SANDGATE EAST PROPOSED CA 2009

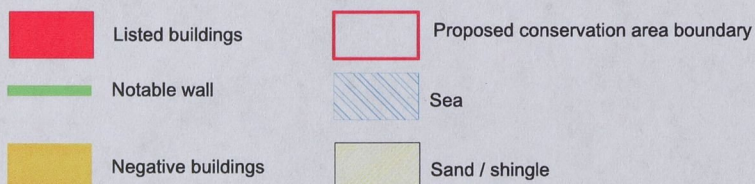


Conservation Architecture & Planning			
		Way House Headley Hampshire GU15 8BH Telephone 01420 472830 Fax 01420 477346	
JON 0000			
Sandgate East		Conservation Area	
DRAWING 101.9			
Boundary Review			
SHEET NO. A3		DATE Jan 2009	
SCALE		NTS	
DRAWN SEB			

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SANDGATE WEST HISTORIC ENVIRONMENT ANALYSIS 2009

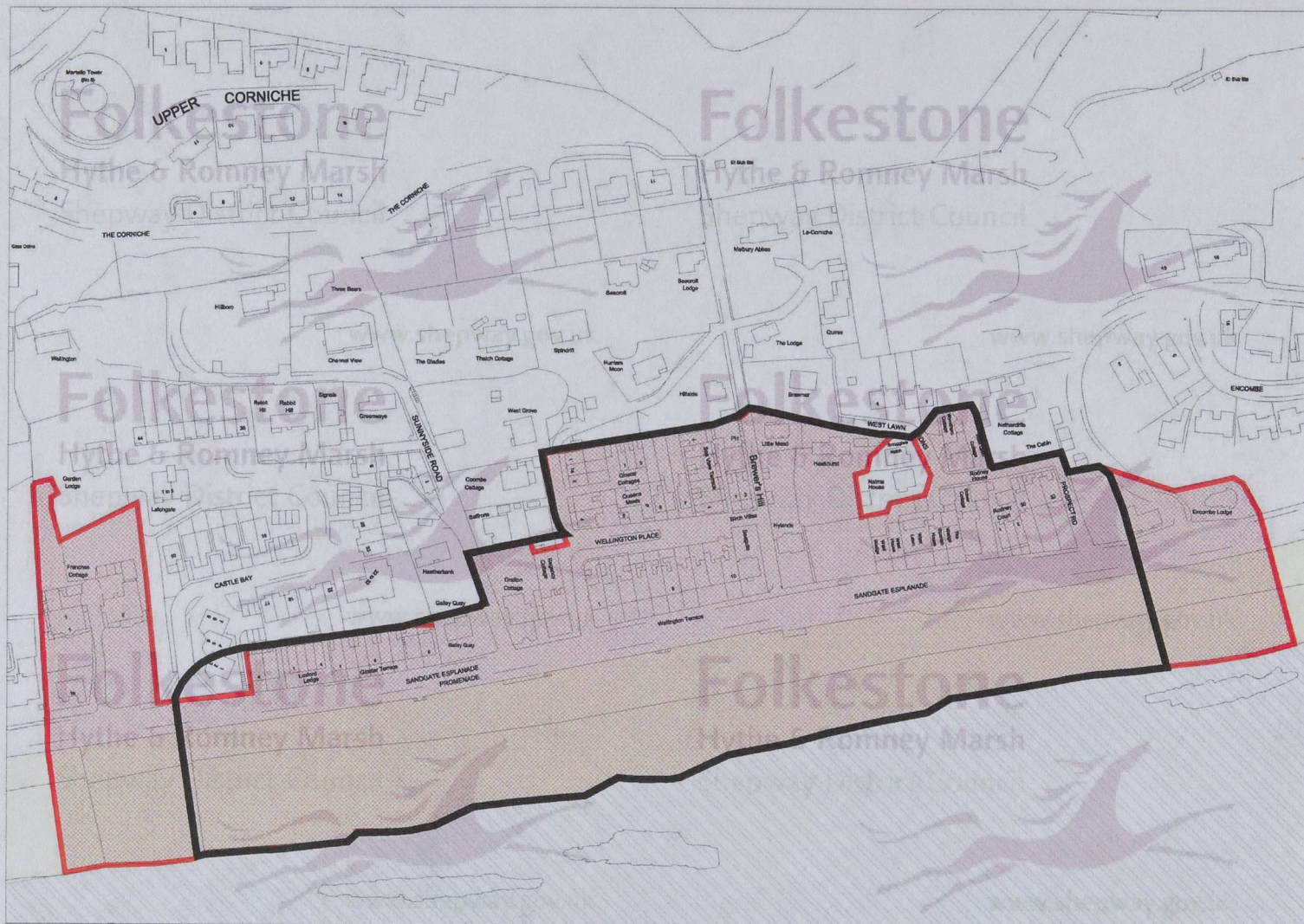


Conservation Architecture & Planning
 Way House Standford Lane
 Headley Hampshire GU35 8RH
 Telephone 01420 472830
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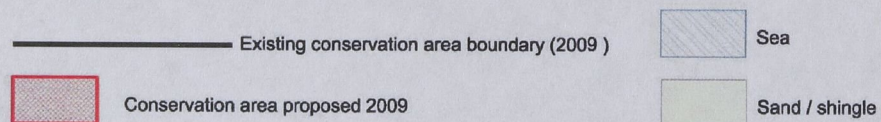
JOB TITLE
 Sandgate West Conservation Area
 Historic Environment

SHEET NO. A3 DATE 2009 SCALE NTS
 DRAWN SEB

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SANDGATE WEST SUGGESTED BOUNDARY CHANGES 2009



Conservation Architecture & Planning			
Wey House			
Standford Lane			
Headley Hampshire GU35 8PH			
Telephone 01420 472830			
Fax 01420 477346			
Sandgate West Conservation Area			
Boundary Review			
Scale	A3	2009	NTS
Drawn	SEB		

Appendix 3

Summary of Sandgate Conservation Area Appraisal Stakeholder Consultation

1. Please list any special qualities, distinctive features or areas, which you consider make a positive contribution to the Conservation Area.

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

- *Sandgate Castle: Provision of garages and offices ancillary to residential conversion is higher and bulkier than desirable. Reason to house archives, but actually used mainly for extensive business interests. Adjacent to the Castle walls, but outside the province of EH who could only express their views and their dismay. This oversize development devalued the CA and that of an historic monument.*

Removal of stained glass windows from Congregational Church on High Street converted to Little Theatre.

Replacement of straight panelled doors on older buildings with fake Georgian fanlight doors – notably door to Masonic Hall within Victorian ceramic surround, next to Albion Cottage on Granville Parade.

Demolition of Wesleyan /Methodist Church , in ragstone, corner of Gough Road.

- *Excessive infilling; the latest example being the proposal to build five dwellings on the tiny site occupied by the derelict wooden buildings constituting Kirby Arcade.*
- *Toilet block on seafront / Granville Parade*
Blocks of flats south side of High Street

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

EH
turned
this down
in early
1990's
too many
alterations

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

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

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

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

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

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

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

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

SANDGATE : STAKEHOLDER FEEDBACK

ADDITIONAL COMMENTS:

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

LRM

BOROUGH OF FOLKESTONE



N. C. SCRAGG, LL.M.

SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 55221
(STD 0303)

YOUR REF.:

MY REF.: A/MC/502

THE CIVIC CENTRE,
FOLKESTONE.

15th December, 1969.

Dear Madam,

With reference to your letters of the 21st October and 6th November, 1969 objecting to the erection of a building on the sites of Nos. 114, 116, 118 and 101/111 Sandgate High Street, I have to inform you that the Town Planning Committee at a recent meeting refused outline planning permission on the grounds that (i) as directed by the Minister of Transport, part of the site will be required for future highway improvements; (ii) as directed by the Minister of Transport the development, if permitted, would engender a large increase in the traffic entering and leaving the trunk road, thus interfering with the free flow of traffic and being a potential source of danger and (iii) the development, if permitted, would by reason of the height of the structure, be out of keeping with the character of Sandgate.

Yours faithfully,

Town Clerk.

Mrs. L. René-Martin,
Flat J,
4 Oxford and Cambridge Mansions,
Old Marylebone Road,
LONDON, N.W.1.

TRUNK ROAD A.256.

Any interest re: present
policy?

Also Mc Carthy Stone
building line?

LRm:

The person dealing with this matter on my behalf is..... Mr. Auld Ext. 311

All correspondence to be addressed to the Town Clerk

26.6.85



Department of the Environment
Caxton House Tothill Street London SW1

Telephone 01-834 8540 ext

Mrs E B Greenwall
Chairman
The Sandwich Society
Aughrim House
Sandgate High Street
FOLKESTONE

Your reference

Our reference
PF2/253/21/8

Date
22 June 1971

Dear Madam

CONSERVATION OF SANDGATE
PROPOSED REDEVELOPMENT OF RADNOR CLIFF HOUSE

I have been asked to reply to your letter of 4 ^{June} ~~May~~ addressed to the Secretary of State about the above proposal.

Enquiries have been made of the Folkestone Borough Council and it is understood that an application has indeed been made to them (as local planning authority) for permission to redevelop the site of Radnor Cliff House, which has outlived its original purpose, by the erection of several smaller houses. No formal decision has yet been issued on the application though it is understood that one is to be expected very shortly.* I should perhaps explain that Parliament has placed the responsibility for exercising day-to-day planning control on local planning authorities in the first instance. Therefore intervention by the Secretary of State in a case of this sort would only be justified in the most exceptional circumstances. It is considered, however, that before deciding whether or not to allow the redevelopment, the Folkestone Borough Council can be relied on to take into account the considerations you have in mind.

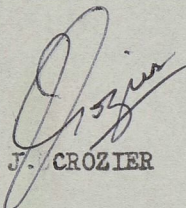
You may care to know also that for a mile or more eastward beyond a point some 70 ft from Radnor Cliff House the cliffs are scheduled as "open space", and it seems most unlikely that the present owner, or the Council, would countenance any development there either now or in the future.

The Department is under the impression that the Kent County Council will grant sympathetic attention to any suggestions made to them for the designation of conservation areas. The County Council, in fact, have already designated the record number of 97 such areas; this is the highest number of designations made by any county. As regards trees the primary responsibility for making preservation orders again rests with the local planning authority. Whilst the Secretary of State has certain reserve powers he would intervene only in very exceptional circumstances; usually when a matter of national rather than local importance is involved. This does not appear to be the case here. It is noted that local residents and members of your society have already made your views known to the local authority who, as a responsible body, should be relied upon to assess the amenity value of the trees with a view to considering whether tree preservation orders should be made when developments take place.

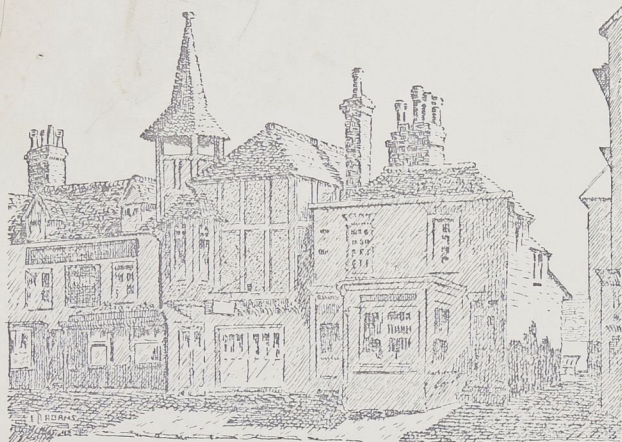
* It may by now have been issued.

For your further information a good many miles of undeveloped South Kent coast are subject to the Kent County Council's coastal preservation policy; notably at South Foreland, between Dover and Folkestone, west of Hythe and around Dungeness. For the time being only essential development would be allowed in these areas.

Yours faithfully



J. CROZIER



THE SANDGATE SOCIETY

Affiliated to:—

Kent Federation of Amenity Societies
Committee for the Preservation of Rural Kent
The Civic Trust

Hon. Treasurer
Mr. H.B. Chaplin

June
4 May 1971

Chairman
Mrs. E.B. Greenwall
Aughrim House
Sandgate High Street
Folkestone

Hon. Secretary
Mrs. B.A. Kerr
Somerville Lodge
Sandgate Esplanade
Folkestone Kent

The Rt. Hon. Peter Walker Esq., M.P.,
Department of Environment
Great George Street
London SW1

Dear Minister

Conservation - Sandgate RADNOR CLIFF HOUSE - Redevelopment

This is a desperate appeal to you for help

The Sandgate Society is trying to get a Conservation Order put on the Sandgate Village and Coast Line.

This is the finest and, we think, the only piece of unspoilt coast in South East England but, whilst we are awaiting an Inspector from the Kent County Council to visit us the "developers" have moved in. A protest by local residents and members of the Society has already been lodged with the local Authority but unless something is done at once this bluff at Radnor Cliff (see photo enclosed) will be destroyed - already the bulldozers are at work.

There are several good reasons why the "developers" should and must be stopped :

- 1) The Society deplores development which interferes in any way with the existing fine trees and dense vegetation, and which in any way breaks up the line of this leafy bluff of land (descending from the Leas to the shore line) giving a scenic quality visible right round Dungeness Bay. The site forms an intrinsic part of the coastal scenery and is a precious feature of the environment in what is described in the

Buchanan Report as a recreational and amenity area.

- 2) A Tree Preservation Order should be placed with immediate effect on all trees on the estate which is on old landslip territory where the hard Folkestone beds overlay the soft Sandgate beds (Refer to 'Coastal Landslips of Kent' - EN/65 Grid KD87). It is most essential to retain the existing vegetation.
- 3) The area of proposed redevelopment and the intensive utilisation of open land comes within the proposed Conservation Area for Sandgate submitted by the Sandgate Society and which is still under consideration at County Council level. No outline planning permission should be granted while the above matter is pending and until it has been finally decided.

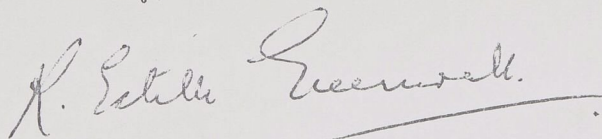
Much has already been destroyed here but so far we have succeeded in delaying the erection of huge blocks of flats and the sweep of the Bay is still unspoilt and beautiful.

May we beg your help in saving just one small coast line village?

There are so many over-developed coastal resorts surely those (and there are many) who prefer the quiet beauty of a natural environment should also be considered?

You are our last hope - please act quickly.

Yours truly,



(Mrs.) E.B. Greenwall, Chairman.

Mr Reilly

SANDGATE, KENT

Particulars & Conditions of Sale

OF A VALUABLE

FREEHOLD HOUSE,

No. 19, Chapel Street,

WITH

CARPENTER'S SHOP,

For Sale by Auction by Messrs.

WORSFOLD & HAYWARD

AT THE

ROYAL KENT HOTEL, SANDGATE,

ON

THURSDAY, 16th MAY, 1889

At Three o'clock in the afternoon.

FIELDING AND SON,

Solicitors, Dover.

C. Goulden, Printer, 176, Snargate Street, Dover.

It is hereby agreed and declared that *John Waddell*
of Sandgate

has this day purchased by Public Auction the property described in the within

Particulars for the sum of *Four hundred and fifty*

pounds

under and subject to the within

Particulars and Conditions and has paid the sum of *ninety pounds*

into the

hands of Messrs. FIELDING AND SON, the Vendor's Solicitors, as a Deposit

and in part payment of the Purchase Money and that the purchase shall be completed

and the remainder of the purchase money paid according to the terms of the said

Particulars and Conditions of Sale.

As witness the hands of the respective parties this 16th day of May, 1889.

Purchase money.....£450: 0: 0

Deposit£90: 0: 0

Balance£360: 0: 0



Purchaser.

Solicitors for

the Vendor.

SANDGATE, KENT.

Particulars and Conditions of Sale

OF A

FREEHOLD HOUSE

No. 19, CHAPEL STREET,

TOGETHER WITH

THE CARPENTER'S SHOP IN THE REAR,

Which will be Sold by Auction by Messrs.

WORSFOLD AND HAYWARD

AT THE

ROYAL KENT HOTEL, SANDGATE,

ON

THURSDAY, THE 16th MAY, 1889,

At Three o'clock in the Afternoon.

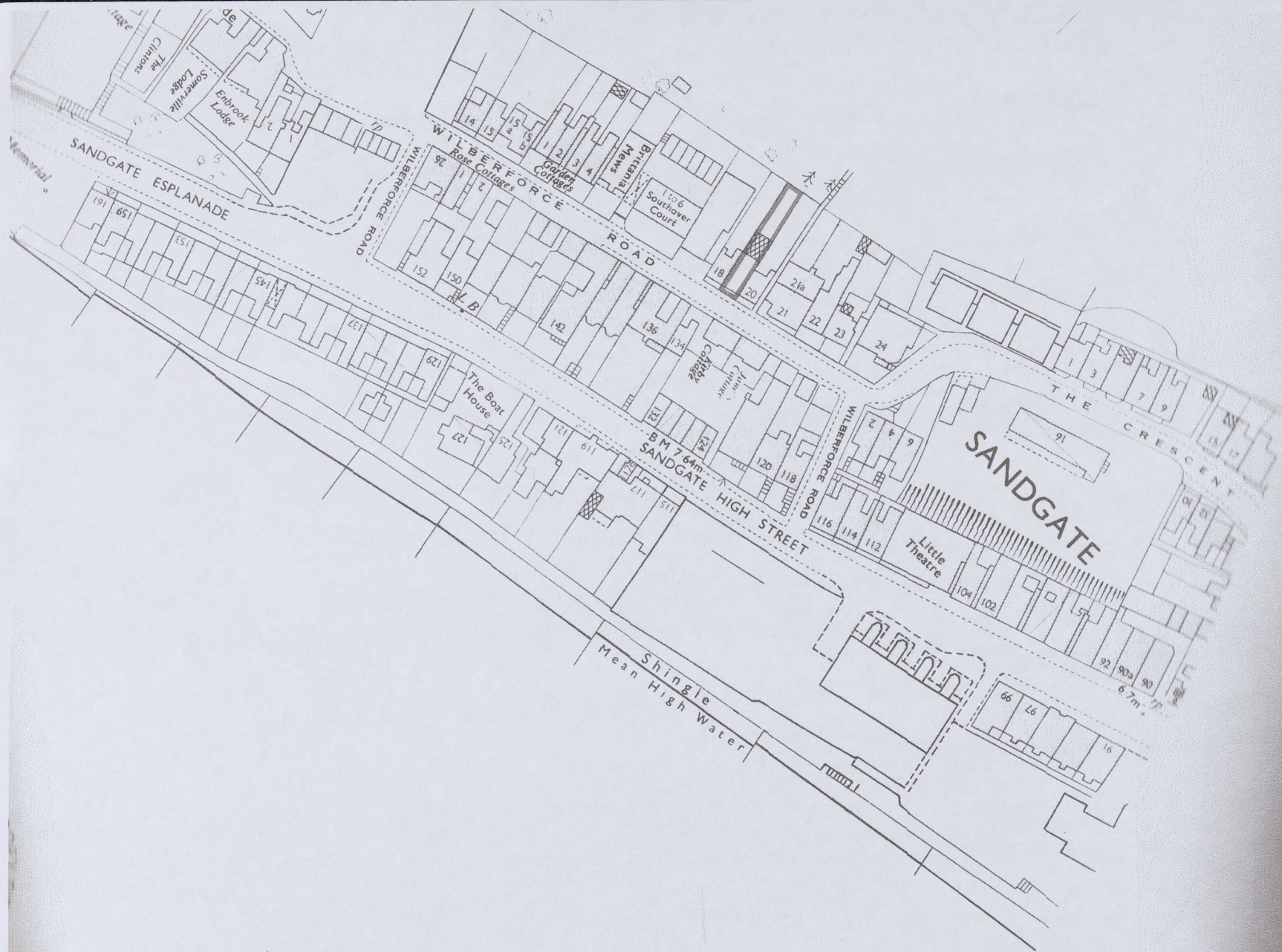
The Premises may be viewed upon application to the Auctioneers.

Particulars and Conditions of Sale may be obtained of MESSRS. WORSFOLD AND HAYWARD, Auctioneers, Surveyors, and Estate Agents, Market Square, Dover, and 80, Cannon Street, London, E.C.; or of

MESSRS. FIELDING AND SON,

SOLICITORS, DOVER.

C. Goulden, Printer, Bookseller and Stationer, 176, Snargate Street, Dover.



DRINK WATER

TR 205

TR 206

TR 207

TR 208

TR 209

ED FIGURES

02

£82.60 013 12/03/99 8141077

V.A.T. Reg. No. 202.3760.08

Shepway District Council
Civic Centre
Castle Hill Ave
Folkestone
Kent
CT20 2QY
DX: 4912 Folkestone

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) _____ of 1
the register of local land charges kept by the above-named
registering authority for subsisting registrations against the land
[defined in the attached plan and] ²described below.

Description of land sufficient to enable it to be identified

BLENHEIM COTTAGE AND THE OLD CHAPEL SITE, WILBERFORCE ROAD, SANDGATE,
FOLKESTONE, KENT

EDGED RED ON THE ATTACHED PLAN

Name and address to which certificate is to be sent

Hallett & Co.
11 Bank Street, ASHFORD, Kent, , TN23
1DA

DX: 30202 ASHFORD

Signature of applicant (or his solicitor)

HALLETT & CO.

Date

11.3.99

Telephone number

01233 625711

Reference

DGF/COSGROVE

Enclosure

Cheque/Money Order/Postal Order/Giro £82.60

Official certificate of search

It is hereby certified that the search requested above reveals no
subsisting registrations³

or the ELEVEN registrations described in the Schedule
hereto³ up to and including the date of this certificate.

Signed

On behalf of

Date

17 MAR 1999

To be completed by
authorised officer

1 Delete if inappropriate. Otherwise insert Part(s) in which
search is required.

2 Delete if inappropriate. (A plan should be furnished in
duplicate if it is desired that a copy should be returned.)

3 Delete inapplicable words. (The Parts of the Schedule should
be securely attached to the certificate and the number of
registrations disclosed should be inserted in the space provided.
Only Parts which disclose subsisting registrations should be sent.)

4 Insert name of registering authority.

INDENTURES FOR 19 WILBERFORCE ROAD FORMERLY KNOWN AS BLENHEIM HOUSE

<u>DATES</u>	<u>BETWEEN PARTIES NAMED AS</u>
5TH FEBRUARY 1808	MR HUNT JEFFORY & MR PETER COOK, HIS TRUSTEE & MR GEORGE PETTIT, FOR SUM OF £48
COMMENTS	LIST OF DATES, & SMALL DRAWING UP TO 1790
22ND MARCH 1815	PETER COOK & TRUSTEE GEORGE PETTIT & JOHN FOX
COMMENT	SANDGATE SHOPKEEPER, & GROCER & CARPENTER
23RD MARCH 1815	MR JOHN FOX TO MR STUART JEFFERY
COMMENT	FOR PLOT OF LAND, NO INDICATION WHERE
24TH MARCH 1820	SIR JOHN FOX TO SIR HUNT JEFFERY 1820 TO SON HENRY, 1854 TO CHARLES FOX & FROM SIR JOHN HUNT & DECEASED HARRIET FOX RIGDEN
20TH DECEMBER 1860	MR THOMAS RIGDEN FOX A SANDGATE CARPENTER & MR GEORGE FIELDING FROM DOVER
COMMENTS	SOLD FOR £50
16TH MAY 1889	MR JOHN WADDELL
COMMENTS	PURCHASER FOR £450 AT AUCTION
18 JUNE 1889	GEORGE FIELDING, OF DOVER & THEODOSIE HARRIET REILLY, UNDERCLIFF SANDGATE, MENTIONS INDENTURES OF 1860, 1862
18TH OCTOBER 1907	RT HON WINIFRED ELLAN DOWAGER COUNTESS OF ARRAN IN IRELAND, & BARONESS SUDDLEY IN ENGLAND & KATHLEEN MATILDA BELL & JANE MEMPES
COMMENTS	FOR PRICE OF £520
24TH APRIL 1923	FROM WILLIAM MEMPES & EDWARD JAMES MEMPES EXECUTERS OF JANE MEMPES DIED 29 NOV 1909 TO ANNIE NEWBY MEMPES & EDITH JANE MEMPES

COMMENTS	FOR PRICE OF £220, MENTIONS INDENTURES OF 18TH OCTOBER 1907 BETWEEN RT HON WINIFRED ELLAN AND BARONESS SUDLEY & KATHLEEN BELL
21 NOVEMBR 1977	BETWEEN ANGELA VENNARD OF FOLKESTONE & AGNES VENNARD OF EDGEWARE MIDDLESEX
COMMENTS	PURCHASER DIANA VENNARD OF CALIFORNIA U.S.A. FOR £6,000, MENTIONS JOHN BENNAR LATE OF BROMLEY KENT WHO DIED JANUARY 1974 MENTIONS JOHN VENNARD WHO DIED 18TH JAN 1974
1ST MARCH 1996	SHEPWAY DISTRICT COUNCIL
COMMENTS	PERMISSION GRANTED FOR ERECTION OF AN ATTACHED GARAGE TO THE SIDE ELEVATION & A PORCH TO THE FRONT & FORMATION OF A NEW VEHICULAR ACCESS
19TH JANUARY 1996	£7450 PAID TO PHUMAN SINGH & ANDREW BEADLE OF ESSEX, TRANSFER TO KATHRYN JANE RICHMOND JOYCE
COMMENTS	19 WILBERFORCE ROAD, SANDGATE PROPERTY BEING LAND COMPRISING PART OF THE SITE WHICH WAS PREVIOUSLY PREMISES KNOWN AS 18 WILBERFORCE ROAD, SANDGATE
29TH JUNE 2006	MS M A M VENBUREN
COMMENTS	CHARGE CERTIFICATE FROM LAND REGISTRY AND PLANNING CONSENT

260

The author of 'Called Back' Dr. Frederic
J. Fergus (Hugh Conway) was at Prospect
House, Sandgate, about a year before he
died.

109

Licensed
Pubs at Sandgate 1849

unlicensed Ship Hotel - Wm Blencowe
Fleur de Lis - W. Fisher
New Inn - Rich^d Roberts
do Tap - Edw^d Hogben
Castle - John Lucas
Good Intent - Jas Wood
Marine Hotel - Ann Podevin

109

The Good Intent was afterwards York Cottage
now 'Highwater House' It is said that the
Duke of York slept in this house when
inspecting the troops at Shorncliffe about 1804
(see 166)

New Inn - kept by Richard Welch in 1828
Charles X resided at York Cottage (formerly
the 'Good Intent' on his abdication or retreat
from Paris.

109

Fleur de Lis had the date 1736 on it
under date 180, mentioned in 'Gleanings from
the Records of F'store'

Fleece & Lys See Saturday Review 15 Sept
1883

110

Drimby Fountain 27 April 1878.
and Cattle Trough. on site given by Lord Pelham.

74

Change of Name 4 March 1871 (Minutes)

73

<u>Present Name</u>	<u>Proposed Name</u>	
High Street	Broadway	(1 June 1882 Rd name resumed)
Reynolds Lane	Hill Lane	
Batemans Opening	Granville Road	
Houses at back of High St.	South Parade	
Simmons Passage	Sea Walk	
Jenners Opening	Parade Road	
Towns Opening	South View	
Opening between	Bath Place	
Rigdens and Waddells Shop		
Brownlows Hill	Parsonage Road	

May 1980

~~600~~ Chapel St to be Wilkeforce Rd

Maline Parade to be ~~Chap~~ Granville Parade 73

Hill Lane to be South Road.

~~Streets of Sandgate~~ p. 100 (Tiffin 1822)
by subscription raised amongst inhabitants
aided by liberal donations from Earl of Dalry
~~Lord~~ Viscount Folkestone. and Mr. J. Curtis