

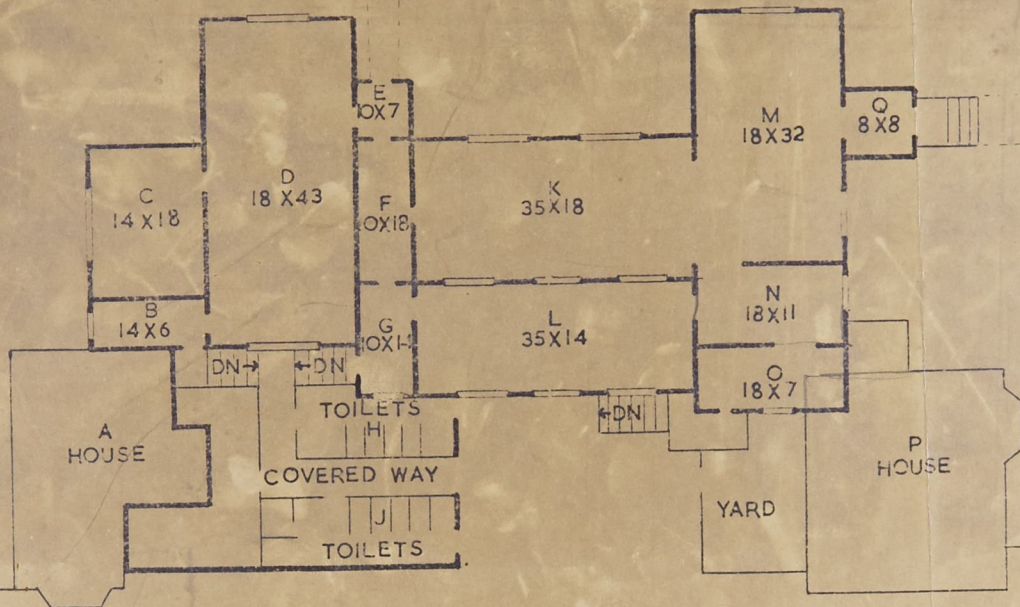
SANDGATE HIGH STREET

SANDGATE SOCIETY
SKETCH PLAN
SANDGATE PRIMARY SCHOOL

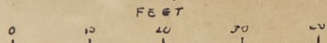
IDEAS?

walls - 300mm

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LISTER WAY



WINDOW POSITIONS & SIZES APPROXIMATE
THOSE ON SOUTH SIDE OF BLDG LOOK OVER ROOF OF L.

CASTLE ROAD

Abandoned school: The four warnings

DESPITE four reports, each giving stronger warnings of difficulties which might be encountered on the site, Kent Education Committee decided to go ahead with the new £100,000 primary school at Golden Valley, Folkestone.

This week — five years after the land was bought, seven months after building commenced, and after £50,500 had been ploughed into the project — the site was abandoned because of those difficulties.

Which means that children will have to continue to use the cramped, 114-year-old building in Castle Road, Sandgate, which houses the present Sandgate primary school.

The search for an alternative site has already begun, and if one is found swiftly it is possible that the delay could be kept to a minimum of six months, according to county officials.

However, disappointed parents were this week preparing themselves for a wait of up to three years before a new school is available for their children.

A statement made by Kent County Council in answer to questions put by the Herald revealed that a report on the site was considered by the education committee before it made the decision to buy the land for the school five years ago.

INCREASED

Three reports were subsequently made, two of them before any building began.

"In each report warnings of site difficulties had been increased," said the statement.

"Nevertheless owing to the lack of other suitable sites the decision was taken to go ahead, but to spend more money on necessary foundation work."

Boreholes made on the site — and which the county council has made on each of its building sites before it allows work to start—resulted in increasing doubts about the stability of the land.

"Although some instability was indicated the full extent of this did not reveal itself until excavation removed the top strata of the site," says the statement.

CONVINCED

"Until this point was reached the engineering consultants were convinced that they could beat the problem."

The county council first consulted the London engineering firm of Dunn and Hanson.

As the situation obviously worsened they called in their own soil mechanics expert, Dr. Weeks.

The site cost the county council £33,000.

A further £17,500 has been spent on testing the stability of the ground and founda-

CONT ON BACK PAGE

NEW SITE BEING CONSIDERED

tion work, which was started in March only to be washed away by springs and artesian water which saturates the site.

Work was halted on the site in the first week of October and the possibility of redesigning the foundations and drainage was considered.

But members of the education committee's finance and general purposes sub-committee, who last week held a site meeting with the county architect, Mr. E. T. Ashley-Smith, and the consultants, decided, reluctantly, that the site would have to be abandoned.

Folkestone Councillor David Setterfield, a manager of Sandgate primary school, who has a son attending the school, said this week:

CONT FROM PAGE 1

"In fairness to the county council, and knowing the difficulties which have been encountered and are said to exist in Golden Valley they did act properly.

"They took professional, specialist advice and did exactly what these consultants said was required.

"I don't think one can criticise the county council for the problem which has arisen.

"They are to be commended for the way they handled the situation and made a quick decision when the problem did arise.

"No one likes to see an apparent waste of money, particularly ratepayers' money, but, whether it is a government, county council

or private developer, mistakes can be made.

"The county council is now fully investigating possible alternative sites for the new school... and I want to see it built just as quickly as possible."

ONE alternative site under consideration is in Coolinge Lane, Folkestone, where the present primary school already has a playing field.

The vicar of Sandgate, the Rev. Alan Gibson, who is chairman of the school managers, thought this would be an acceptable site.

"At present I would say a third of the school's pupils come from the top of Sandgate Hill and the New Metro-pole - to - Shorncliffe Road area," he said.

"Another third comes from Golden Valley and the remaining third from Sandgate itself.

"So it is obvious that a school in Coolinge Lane would present no more difficulty than is already encountered."

Mr. Gibson said the postponement of building the school brought about by abandoning the Golden Valley site had caused great disappointment among parents, teachers, and the school managers.

"We all appreciate the difficulties under which the old school has been operating in recent years, since the number of families in the area increased," he said.

INADEQUATE

"In the last year we had a record number of children enrolled at the school, and the staff find it particularly difficult.

"For instance at morning assembly the headmistress and teachers are pushed up against a wall just to enable all the children to get into one room."

Parents think the school could do with complete re-decoration. As no school in the Folkestone area has been re-decorated for the last four years they are probably right.

Wall heaters have been installed as the central heating system is inadequate.

The children do physical exercises either in the small playground or walk up Sandgate Hill and along Coolinge Lane to the playing field.

And the school is split into two. As there were too many pupils to accommodate in the one building three mobile classrooms were set up on the James Morris Dwelling site in Sandgate High Street two years ago - as an "interim measure."

Although this presented the school with organisational problems, parents said they thought the mobile classrooms looked cleaner and brighter than the main school.

There is no parent-teacher association at the school - although a petition signed by 60 parents asking for one has been sent to the headmistress - because there is no room large enough to hold a meeting.

ADMIRATION

A film to be shown to parents in November - ironically about modern methods of teaching - is being shown on two separate evenings, because all the parents cannot be accommodated on one evening.

Some parents were this week complaining bitterly about conditions at the school.

But most of them are full of admiration for the staff who cope under the difficult circumstances.

One mother said: "The most amazing thing is that all the children who go to the school seem terribly happy.

"The dreary conditions probably have more effect on the staff than they do on the children."

CONSERVATIONISTS have lost a fight to prevent demolition of part of the old Sandgate school building.

Lord Radnor this week received Whitehall approval for the work, which is necessary in connection with a housing development scheme.

The 110-year-old Gothic-style school is on the Department of the Environment's list of buildings worth protecting for their

School battle is lost

architectural value.

Sandgate residents voiced objections at a public inquiry in March when Lord Radnor's agents sought consent for the partial demolition.

Now the Whitehall inspector who conducted the inquiry, Mr. K. Dodds, has

dismissed the protests.

Public interest would best be served by permitting the partial development, says his report.

"The condition of the school is progressively deteriorating and further delays could well place its whole future in jeopardy as

the cost of renovation mounts," he added.

The need to remove a section of the main building and an adjoining house was a little regrettable, but more than compensated by the benefit of retaining and rehabilitating the most significant section of the complex.

A "save our school" petition signed by 250 people was presented to Mr. Dodds at the March inquiry.

Officials of the Sandgate Society argued that partial demolition of the school would destroy the unique character and dignity of the building.

MARCH 27th 1976

45
Squatters will move in, warns conservationist

'Save our school building' plea

AN S.O.S. message was sounded at a public inquiry at Folkestone on Tuesday when Sandgate residents pleaded with a ministry inspector: "Please save our school."

To add weight to their fight for the preservation of the 110-year-old building — listed by the Department of the Environment as of special architectural interest — they handed in a petition signed by 250 people.

An era of uncertainty for the old Church of England school began four years ago when a new school opened.

Ownership reverted to the Earl of Radnor's estate, which gave the site for the school in 1866.

Now the estate wish to demolish sections of the school, and ancillary buildings, as part of a housing development scheme.

It has submitted four different planning applications to Shepway District Council.

The council, after a site meeting, favoured plans for five houses to be incorporated in the Victorian, Gothic-style building.

It would necessitate the demolition of part of the school.

About 20 Sandgate residents listened from the public gallery as the vice-chairman of the Sandgate Society, Mr. Dennis Vorley, expressed the fears of members.

Even partial demolition would destroy the unique

character of the building, which was within a conservation area, he said.

"We rather feel it is the financial side that is the more attractive side in the mind of the applicants," he told Department of the Environment inspector Mr. K. Dobbs.

The society had tried to find organisations willing to take over the building as it was but, although interest had been aroused, it had been dampened by the uncertain future of the school buildings.

If a little money was spent on repairs to the two school houses, a reasonable rent could be charged, which may not only for the upkeep of them, but also allow some money to be spent on repairs to the school itself, said Mr. Vorley.

Chairman of the society, Mrs. Ruby Greenwall, supported Mr. Vorley's views.

Any plans to demolish parts of the school would "destroy the dignity" of the building, she said.

The group architect for the district council, Mr. Anthony Bingham, said that if the proposal was refused the

future of the building must fall into question.

Mr. Geoffrey Powell, an architect for the Earl of Radnor's estate, estimated that it could cost as much as £55,000 to put the school building and two school houses back into a proper state of repair.

But demolition work, linked with development of the houses, could reduce the amount spent on repairs to about £10,000, he said.

Mr. Powell pointed out that the proposals did not include demolition of the building visible from Sandgate High Street and Sandgate Hill.

The upper part of the south elevation would be retained, while the lower part would be demolished, wall stones and other dressings being re-used in the new construction, to keep its character.

Even keeping the number of houses down to five was a "commercially hazardous undertaking," said Mr. Powell.

Mr. Alec Perry, presenting the case for the Earl of Radnor's estate, said he had visited the Department of the Environment to discuss the matter after the school building had been listed.

He discovered it had been listed purely on the evidence of photographs which someone had sent to the department.

Mr. Anthony Swaine, representing the Ancient Monuments Society, the Victorian Society and the Kent County Historic Buildings Committee, asked that provision of new housing and conversion of the school building to homes should be done at the same time.

"The reason for recommending that the project should go forward as one exercise is simple," he said.

"If the school is left empty it would be the object of vandalism or be occupied by squatters. When this sort of thing happens the next step is to apply for demolition on the grounds that the expense of making good the damage is unreasonable.

"If this suggestion does not find favour, then the question of finding a use for the building should be given further consideration, in which the District Council should play a part."

The department's decision will be announced later.

See also Star & Garter Home
Royal Kent Hotel Site

F. G. 25 MAR 1975

Battle goes on to save old school

A FIGHT to preserve the old Sandgate primary school building and the former Star and Garter Home, used for many years as a police training centre, is being waged by the Sandgate Society.

The acting secretary of the society, Mrs. L. Lachlan, speaking at the annual meeting at the Chichester Hall, Sandgate, reported that despite many efforts, the future of the fine primary school building was in doubt.

The authorities refused to consider its use as a library or community centre.

Referring to the old Star and Garter Home, she said: "In February the Society heard from the secretary of the governors of the home that its future remains in doubt. The present lease ends in June this year.

BUYER

"The position is that the governors are exploring various avenues, which include new leasing arrangements or seeking a private buyer.

"However, they assure us that they are anxious that everything possible should be done to conserve local amenities."

She said some members were worried about the felling of trees, mainly on the south and west sides of the site. The felling was being carried out by Shepway District Council.

The council said it was part of the annual clearance of the

site; many of the trees were diseased.

The society's trees and footpaths sub-committee, of which Mr. L. D. Syer was chairman, had had a number of successes.

Mrs. Lachlan said it was encouraging that non-members had asked for the society's help to save trees.

In two cases they had been successful and were awaiting the outcome of representations made in respect of two other cases.

Preservation orders on the cedar at the old school and trees at the Undercliff had both been confirmed.

APPEAL

The acting secretary said the committee had appealed to members for constant co-operation and vigilance over trees and footpaths. They were happy, however, that Shepway District Council was anxious to list the alleyways and footpaths of Sandgate.

Mr. Syer had, through the year, read council minutes and reported to the committee any matters concerning Sandgate.

Members of the planning sub-committee, chaired by Mr. T. Arundel, made regular visits to Ross House to investigate planning applications.

She said Mr. Arundel was pleased with the sympathetic and helpful response by the district council to the society's representations, but would still like to see a local conservation areas consultative committee formed.

The council felt, however,

that because of understaffing and the present economic situation, it was not possible to implement the suggestion.

Mrs. Lachlan stressed that the committee would continue to press the council for adequate and, preferably, free off-street parking as a matter of urgency.

POWERS

They would also urge Shepway to exercise its powers to ensure that the sites where demolition had taken place should at least be tidied and levelled.

Members were pleased to see that the Hillside site was tidy and grassed over, and that the development of the Royal Kent site was on schedule and was due for completion in the first week of December.

She reported that the society, formed in 1962, had 340 members, a slight decrease from the previous year.

MONTHLY

Meetings were held once a month throughout the year, with a break in July and August.

She reported the death of the treasurer, Mr. H. B. Chapman, and the resignation of Mr. T. Arundel.

Officers elected: Chairman, Mrs. R. E. Greenwall; vice-chairman, Mr. A. C. Penfold. Committee: Mrs. L. Lachlan, Mrs. A. Chapman, Mr. L. D. Syer, Mr. D. G. Vorley, Mr. R. A. Joyce.

Appointments of treasurer and secretary were held in abeyance.

Became
SAGA

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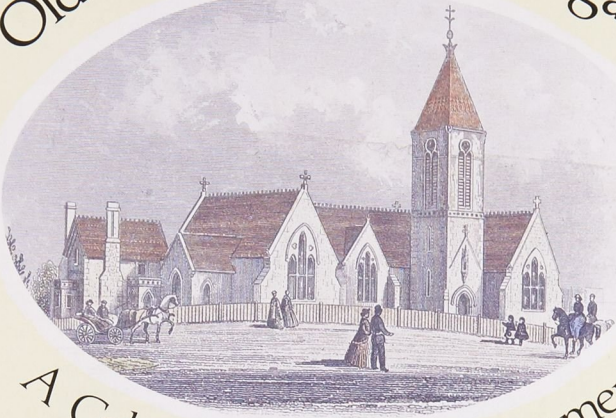
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These details are prepared in good faith but do not form part of a contract.

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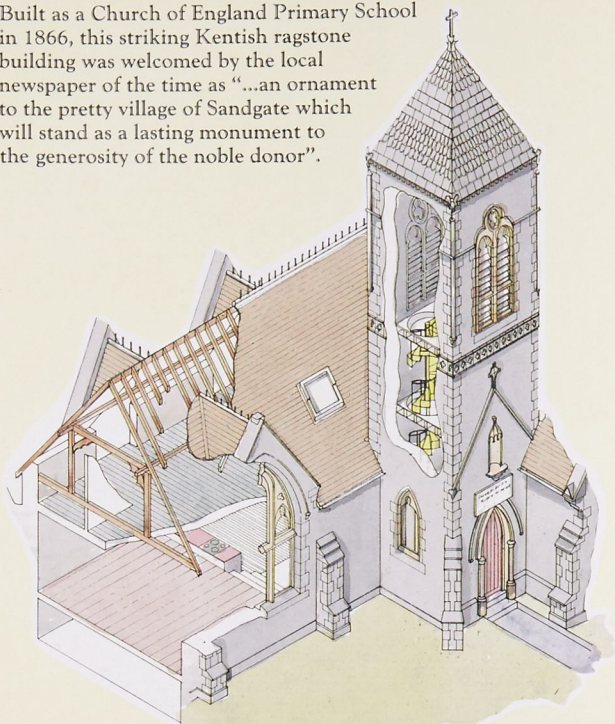


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A FINE CONVERSION
— INTO —
SIX EXCLUSIVE COTTAGES

Old School Mews, Sandgate.

Built as a Church of England Primary School in 1866, this striking Kentish ragstone building was welcomed by the local newspaper of the time as "...an ornament to the pretty village of Sandgate which will stand as a lasting monument to the generosity of the noble donor".

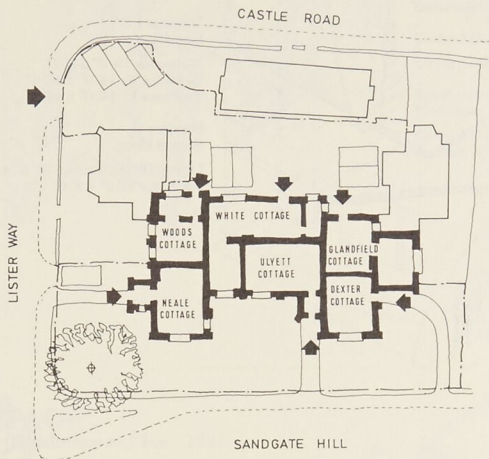


Well over a century later, the monument to "the noble donor", James Morris, still stands. A former Governor of the Bank of England, Morris had retired to Sandgate several years before and, like many Victorian benefactors, he bestowed a lasting gift of bricks and mortar to the community in which he lived.

The present developers have made few changes to the elegant exterior of the school and, in adapting the building to a new purpose, have worked to preserve the unique quality of its interior. Under the vaulted roofs, large open areas allow the original close-boarded rafters and ornamental trusses to dominate the larger rooms and preserve the feeling of space which was the building's hallmark over its 106 year existence as a school. In other areas spiral staircases lead to small, cosy roof-top bedrooms with views of the sea or Sandgate's picturesque High Street.

Each cottage in the development is named after a former headmaster or headmistress who guided the school through the years it occupied the building, and, like them, each has its own individual character.

Old School Mews - Sandgate



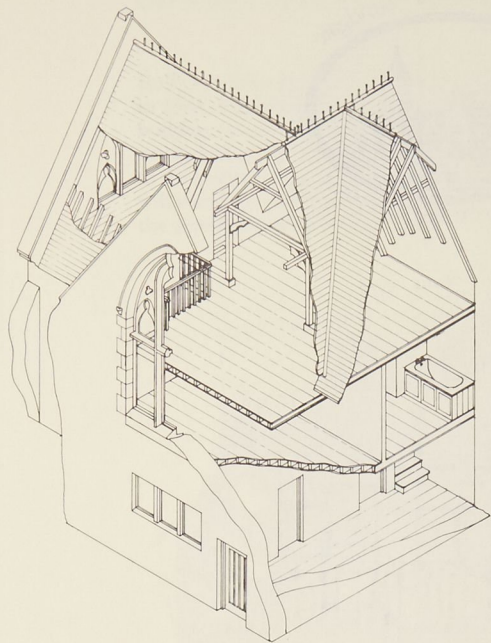
General Specifications

Each freehold cottage is equipped with fully independent gas-fired central heating, a fire alarm system and carries the NHBC guarantee of quality and craftsmanship. The lawns to the front of the building and the courtyard to the rear will be managed by the vendors at a reasonable annual rate. The roof of each building has been fully insulated from the exterior to allow the attractive close-boarded rafters to remain intact on the inside.

Kitchens are fitted with a range of high quality units including a built-in oven, hob and extractor fan. There is tiling above worktops, plumbing for automatic washing machines and space for a fridge.

Bathrooms and shower rooms are fitted with luxury suites. These suites consist of a bath or shower with shower mixer attachments, a pedestal basin and a low level WC. All bathrooms are tiled and have shaver points.

There is a minimum of one car parking space per cottage (some have two) and there is ample "on the street" parking available in the road immediately outside the courtyard.



GLANDFIELD COTTAGE

William Glandfield Headmaster 1854 - 1885

Approximate measurements

Ground Floor

Entrance Hall 22' 3" x 4' 0"
 Bedroom 1 11' 6" x 11' 6"
 En suite Bathroom 5' 6" x 9' 9"
 Utility Room 5' 6" x 6' 0"

Staircase to:

First Floor

Bathroom 8' 9" x 6' 9"
 Bedroom 2 14' 9" x 11' 6"
 Bedroom 3 14' 0" x 18' 3"

Staircase to

Second Floor

Living/Dining Room 18' 0" x 22' 3"
 Kitchen 14' 0" x 9' 0"

ULYETT COTTAGE

Arnold Ulyett Headmaster 1885 - 1922

Approximate measurements

Ground Floor

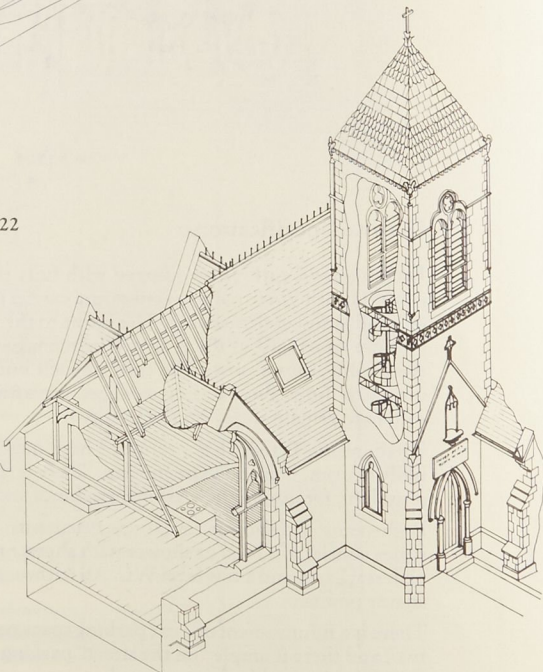
Entrance Hall 7' 0" x 7' 0"
 Dining Room/Kitchen Area including
 Utility Room (5' 6" x 7' 6") 15' 6" x 18' 0"
 Living Room 11' 6" x 18' 0"

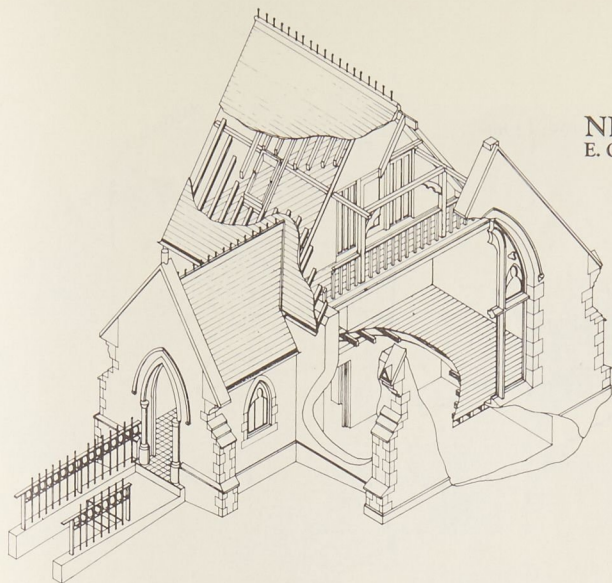
Between Floors

Landing leading to Tower
 Tower Floor 1 7' 0" x 7' 0"
 Tower Floor 2 7' 0" x 7' 0"
 Tower Floor 3 (The Crow's nest) 7' 0" x 7' 0"

First Floor

Master Bedroom 11' 9" x 13' 0"
 En suite bathroom 11' 9" x 5' 9"
 Bathroom 7' 0" x 8' 0"
 Bedroom 10' 0" x 10' 0"





NEALE COTTAGE

E. G. Neale Headmaster 1922 - 1945

Approximate measurements

Entrance Hall 8' 0" x 8' 0"

Lower Ground Floor

Hall 5' 0" x 12' 3"

Bathroom 12' 6" x 5' 3"

Bedroom 1 11' 6" x 11' 9"

Ground Floor

Living Room/Kitchen Area 23' 0" x 15' 0"

Spiral staircase to:

First Floor

Gallery Bedroom 9' 3" x 17' 9"

Shower/W.C. 10' 9" x 4' 0"

WOODS COTTAGE

Miss Audrey Woods Headmistress 1948 - 1951

Approximate measurements

Lower Ground Floor

Entrance and Study 17' 6" x 6' 3"

Half staircase to:

Ground Floor

Bathroom 5' 6" x 7' 6"

Bedroom 17' 6" x 11' 3"

Half staircase to:

Ground Floor

Kitchen 17' 6" x 6' 3"

Half staircase to:

First Floor

Living/Dining Room 17' 3" x 18' 0"

(Less stairway area 6' 6" x 9' 0")

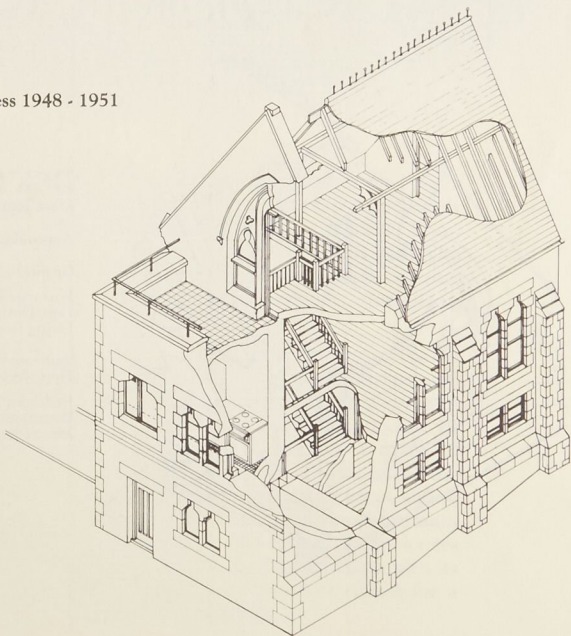
Second Floor

Gallery Bedroom 18' 0" x 13' 0"

(Less stairway area 6' 6" x 6' 6")

Shower/W.C. 5' 3" x 13' 0"

Roof Terrace 17' 6" x 6' 3"



WHITE COTTAGE

Miss Winifred White Headmistress 1951 - 1966

Approximate measurements

Ground Floor

Entrance and Cloakroom 13' 0" x 5' 9"
Utility Room 6' 0" x 10' 6"

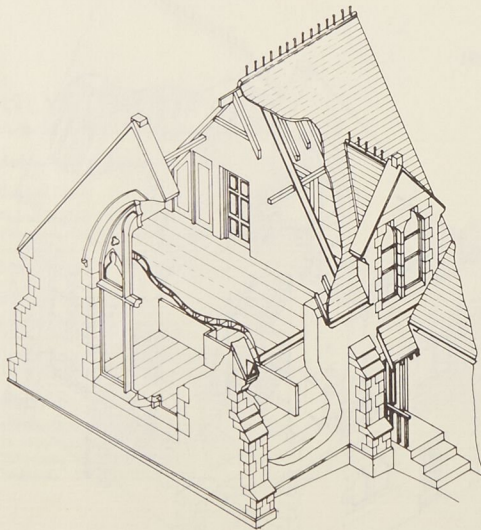
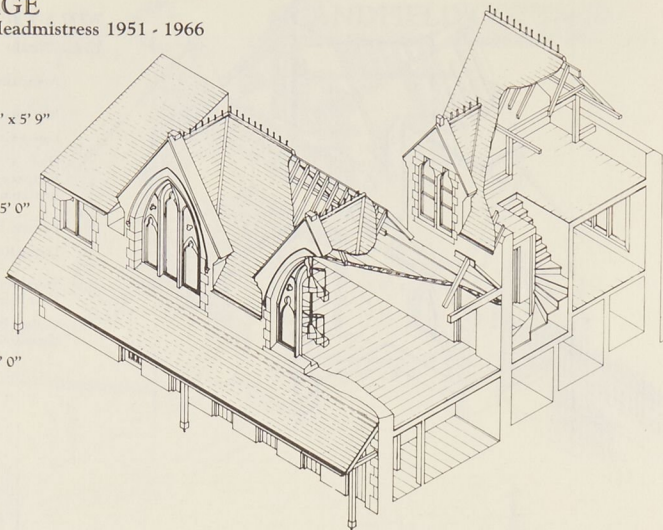
First Floor

Kitchen 6' 0" x 14' 0"
Dining/Living Room 35' 6" x 15' 0"
Spiral staircase to:
Gallery 22' 0" x 13' 6"
Bathroom 6' 9" x 5' 6"
Bedroom 9' 6" x 14' 0"

Staircase to:

Second Floor

Bedroom 9' 6" x 14' 0"
En suite shower/W.C. 4' 0" x 9' 0"



DEXTER COTTAGE

Miss Jean Dexter Headmistress 1966 - 1982

Approximate measurements

Ground Floor

Entrance Porch
Hall/Dining/Kitchen Area 17' 6" x 9' 0"
Living Room 18' 0" x 10' 0"

Staircase to:

First Floor

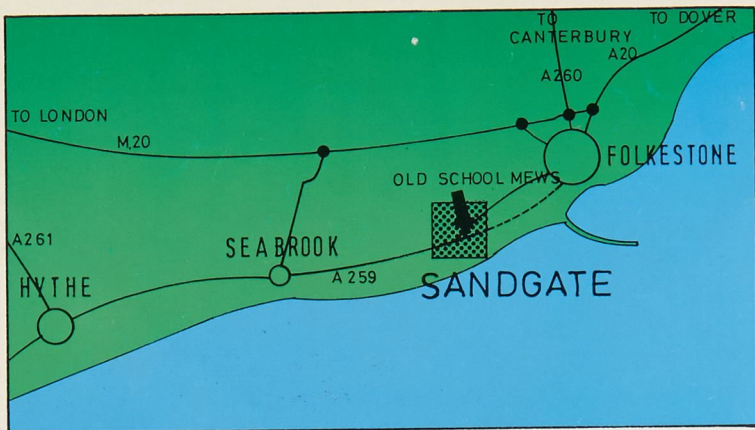
Bedroom 1 7' 0" x 8' 6"
Bathroom 5' 9" x 8' 6"
Master Bedroom 18' 0" x 10' 0"

Sandgate in Context



On the brink of the English channel, with clear views of the French coast in fine weather, Sandgate village has been known for its fresh sea air and picturesque charm for more than two centuries. It is now Folkestone's most exclusive residential area with a rich variety of antique shops in its pretty and bustling High Street. It is also a centre for various watersports - in particular, Britain's very first windsurfing school.

Folkestone's main shopping centre is two miles along the coast to the East of Sandgate - and two miles to the West, lies the charming cinque port town of Hythe. Canterbury, Dover and Ashford are all within 25 minutes by road, and shortly (1989) there will be uninterrupted motorway to London, making it a drive of approximately one and a half hours. In 1994 a terminal of the Channel Tunnel will be within two miles of Sandgate, Europe will be twenty minutes away, and Paris a little over two hours from the main terminal in Ashford. Even now there are several daily ferries (travelling time - one and a half hours) to Boulogne which, with its selection of good restaurants, makes it an excellent choice for a day-trip or an extended gastronomic weekend.



Old School Mews, Sandgate is a development by Coleman O'Clee Property Developments Limited and each cottage is covered by the NHBC guarantee of quality and craftsmanship.

Each cottage is offered freehold with the addition of a 999 year lease on the individual storage and service areas at the rear of the building.

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 with the help of: Roger Coleman (Project Director),
 Roger Joyce (Consultant Architect),
 Henry Slessor
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