

In order to clarify the planning issues involved in designated Conservation Areas in Kent and outline the general policy to be pursued towards the preservation or enhancement of their character and appearance, the County Council published in October, 1973, a Conservation Policy Statement.

This contains much useful advice, particularly to the developer in respect of what will be expected of him in formulating his proposals and the wider action that can be taken by both the public and local authority to improve the environment.

For the purposes of the Sandgate Study its more important provisions in respect of the control of development are quoted below; copies of the full Policy Statement can be had on application from the County Planning Officer at County Hall:

#### "GENERAL POLICY

The general policy of the Local Planning Authority is to maintain the character of each Conservation Area and to ensure the highest possible environmental standards, consistent with the reasonable social, economic and functional requirements of the Area. In particular, the Local Planning Authority wishes to see (a) the protection and enhancement of all those elements which contribute to the Area's special character (principally buildings, related spaces, topography and vegetation), (b) the abatement or removal of all those elements which detract from the Area's special character (for example, eyesores, inappropriate land uses, or excessive traffic flows and (c) the economic well-being of the Area.

Any plan for an area in which a Conservation Area is situated, whether such a plan is a Structure Plan or a Local Plan (statutory or informal) must pay full regard to the need to preserve and enhance the special character and appearance of the Conservation Area.



## DETAILED POLICY

Any Local Plan for an area in which a Conservation Area is situated must set out detailed policies and proposals for conserving and enhancing the Area's special character.

Where necessary, the Local Plan should provide for the reduction of traffic congestion in and around the Conservation Area, by the provision where possible, of relief roads, the introduction of environmental management schemes, the improvement of existing roads, the provision of off-street parking and the creation of pedestrian streets.

The Local Plan should also prescribe the uses of land and buildings within the Conservation Area and beyond, and it should provide for the diversion elsewhere of harmful pressures for redevelopment within the Conservation Area.

Where appropriate, more positive measures for conserving and enhancing the Area's special character should be incorporated in the Local Plan. These additional measures may include policies for the allocation of funds under the Town and Country Planning (Amendment) Act 1972, for Conservation Schemes, or under the Local Authorities (Historic Buildings) Act, 1962, to assist in the repair and maintenance of buildings of architectural or historic interest, or under the Housing Act 1969 for the improvement of dwellings and the general improvement of residential areas, or otherwise. The additional measures may also include Town Schemes (in association with the Historic Buildings Council) comprehensive street improvement schemes, tree preservation and tree planting schemes and schemes for the removal of unwanted directional signs, unsightly advertisements, overhead lines or other miscellaneous clutter, and for the provision of street furniture designed in sympathy with the Area.



## NEW DEVELOPMENT

The Local Planning Authority will not normally consider an application for new building development in or adjoining a Conservation Area if it is in "outline" form. Detailed plans and drawings will usually be required, including elevations showing the proposed building in its setting and any proposed means of vehicular access. Such plans and drawings must include details of the existing site conditions, including existing buildings, boundary walls, topography, trees and other vegetation. Details should also be given of any building materials to be used.

In considering applications for new development or redevelopment in or adjoining a Conservation Area, the following are important:

- (i) the siting of the building in relation to adjoining buildings and spaces and to existing building frontage lines;
- (ii) the use of appropriate building materials which respect local building traditions and which are in sympathy with neighbouring properties;
- (iii) the form and size of the building, having regard to the character of adjacent properties and others in the Conservation Area, which should not generally be exceeded in height;
- (iv) the scale and proportions, bay widths and floor to ceiling heights, fenestration and shopfronts being related to those of adjacent buildings and in the Conservation Area generally;
- (v) the form of roofs and their materials and other roof details, especially in cases where the roofscape is visible from high vantage points;
- (vi) landscaping and the treatment of paved surfaces, boundary walls, street furniture and signs, associated with the proposals, which should, in terms of design and the use of materials, fit in with and enhance the character of the Area; and
- (vii) the imitation of historic styles of architecture will not normally be appropriate, as this tends to devalue the merits of the existing genuine buildings, but the extension of a period building in similar style, or for example, the replacement of a building in a terrace in the same idiom could well be desirable."



In this Appendix streets are listed in alphabetical order, and buildings in sequence taking each side of the street separately.

The second column headed 'Grade' shows the Department of the Environment's grading on its List of Buildings of Architectural and Historic Interest. The gradings were carried out in accordance with the following definitions:-

- Grade I: buildings of such importance that in no case should their destruction be allowed.
- Grade II: buildings which should be preserved as a matter of national interest and which should not be destroyed or altered without compelling reason.
- Grade III: buildings of architectural or historic importance which do not justify the soubriquet "special" but which are of sufficient merit for a planning authority to try to keep.
- L.I : building of local interest.

Churches are graded A or B.

The third column, headed 'Value', is an assessment of each building's contribution to the character of Sandgate taking into account both architectural quality and townscape importance. This assessment has been made according to the following scale:

- A : Key buildings of outstanding architectural or townscape importance  
Retention vital
- B : Buildings of considerable architectural or townscape value  
Retention important
- C : Buildings of some quality contributing to the character of the area. Retention desirable

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\* with acknowledgements to the County Planning Officer



- D: Buildings of no architectural or townscape value. Retention not important.
- E: Buildings which positively detract from their environment. Redevelopment would be of advantage.

The fourth column contains a description of each building; in the case of a listed building the List is normally quoted with alterations or addenda as necessary.

The fifth column contains recommendations for environmental improvement. Officers of the Department of Technical and Planning Services will be pleased to give technical and professional advice to people wishing to improve their properties in the ways suggested.



HIGH STREET AND CASTLE  
CONSERVATION AREA

<u>BUILDING</u>	<u>Grade</u>	<u>Value</u>	<u>DESCRIPTION</u>	<u>RECOMMENDATIONS</u>
<u>CASTLE ROAD</u> <u>North Side</u>				
No.1	-	D	Early C20. 2 storey and attic Roughcast and painted. Slate roof painted red. 3-light canted bay at 1st floor. Front gable dormer. Garage doors inserted	
Nos.3-7 (odd)	-	D	Early C20. 2 storeys. Rendered ground floor, rough- cast first floor. 3 light canted bay through 2 floors. Originally slated. Nos. 3 and 7 now tiled	Repoint front boundary walls Nos. 3 and 5.
No.9	-	D	As No. 1 except slates (painted black). In need of redecora- tion.	Redecorate
Nos.11 -15 (odd)	-	D	Early C20. 2 storey. As Nos.3 - 7. No.13 now has tiled roof.	
Nos.17 and 19	-	D	Early C20. 2 storey and attic. Brick, roughcast at first floor. Slate mansard roof with dormer to each. Square porches added (out of keeping).	Appearance would be improved by removal of porches.

NOTE: Front entrance doors to Nos. 1, 3, 7, 9 and 13 are out of keeping, and general appearance would be improved by reinstatement of sympathetic style.



CASTLE ROAD  
South Side

Martello Terrace Nos. 1 - 4 consec.	-	D	Late C19. 2 storey. Cement render and painted stock brick. Slate roof.	Redecoration would improve
Nos. 5, 6, 7, 8, 9.	-	D	Late C19 2 storey, cement rendered. Slate roof.	Colour-wash. Reinststate bay window as No.9 Replace fencing at front.
No.2 Built 1845 by E. Gotta of Rochester	-	D	Early C19. This was the village school before 1866. 2 storeys now pebbledashed. 6 sashes with glazing bars intact. Altered doorcase. (Now Sea Cadets H.Q).	General redecoration and maintenance including boundary wall.
Sandgate Castle  Sec 'History' by R.J. Fynmore	I	A	<sup>Now</sup> In private ownership. Built in 1539 - 1540, at the same time and as part of the same series of defences as Sandown, Deal and Walmer Castles, but altered again for defence purposes in 1805. It originally comprised a large central tower surrounded by 3 smaller towers connected with each other by a curtain wall and converted galleries, with an outer curtain wall and gate-tower on the north and a rectangular building connecting the latter to the central tower. In 1805 the tops of the towers were removed (the central tower being converted into a Martello Tower) and the materials used to fill up the space between the inner and outer walls. Most of the outer wall is missing on the south side, presumably destroyed during the 1939-45 war, and modern pill-boxes have been constructed in the place of part of it. Ancient Monument. A restoration scheme is in hand. A restoration scheme is in hand.	Site needs tidying.



No. 4 - D  
"Castle Close"

Built c.1910 as a large private residence. 2 storeys and attic. Red brick, roughcast and painted. Hipped tile roof with dormers. Stone columns supporting canopy over porch. Existing entrance stairs added mid 1950's in conversion to flats.

No.6 The Hermitage II B

Mid C19. Gothic house of irregular shape. 2 to 3 storeys stone rubble, 2 projecting gables to the front elevation with kneelers. Tiled roofs. Windows are 2 or 3 light mullioned casements with stone relieving arches. Projecting stone hipped porch with kneelers containing the name of the house and arched doorcase.

probably much  
older -

No.8 York Cottage II B

Probably C18 refronted in Mid C19. Sir John Moore's mother is reputed to have stayed at the cottage while he was in command at Shorncliffe Camp. 2 storeys painted brick. Tiled roof with 3 hipped dormers and eaves cornice. 4 cambered sashes to 1st floor. 1 round-headed, one 3-light. The ground floor has a contemporary projection containing 2 cambered sashes, one of which is 3-light, a pedimented doorcase and a right side carriage entrance. Left side round-headed doorcase.

Replace glazing bars.

Gatepiers to the II B  
"White Lodge"

2 square piers of brick and stone surmounted by stone couchant figures of a lion and lioness.

Nos.12, 14,16 C

Possibly C18, refronted. 2 storeys. Nos.14 and 16 weatherboarded. Ground floor now built out in red brick. Half hipped tiled roof with some curved tiles. 4 casement windows. Ground floor has two 3-light bays. 2-light semi-oriels at flank walls. Simple doorcase with wooden cornices and brackets. No.12 spoilt by roughcast.

General redecoration and maintenance.  
Replace front entrance door to No.12

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Gatepiers to 12 - 16	-	C	2 brick and stone square gatepiers surmounted by stone lions rampant holding shields.	
Nos. 18 and 20	-	C	Late C19/early C.20, semi-detached pair; 2 storeys and attic. Red brick with cornice. 3-light canted bays to ground and first floors. Gabled dormer extensions to attics. Hipped slate roof.	Areas of brickwork require pointing and replacing where weathered.

Nos. 22 - 24 'Castle Glen'	-	B	Late C19. Semi-detached pair, 3 storeys, stuccoed. Hipped slate roof. Gothic style porch extension to each. Extension to the east, 3 storeys and attic with tiled roof, linking around enclosed yard to 2 storey stuccoed building; hipped tiled roof.
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*B. Buildings of considerable architectural or townscape value. Retention important*

THE CRESCENT

North Side

'High View' 'Middlemarch' 'Keston'	-	D	} Recent development. 3 detached modern 2 storey houses; brick; tiled roof. On very restricted frontage. Out of keeping with surroundings.
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Nos. 1 - 9 Odd	-	C	Late C19 terrace with No.9 added 1924. 4 storeys stuccoed except No.9 (pebble-dashed) 3 light canted bays through 3 storeys except No.9 (through 2 storeys) Slate roof. Parapet to nos 1-7
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Redecorate No.9

Nos.15 - 19 Odd	-	C	Late C19. Stuccoed. Nos. 15 and 17 - 3 storey. No.19, 2 storey. Each has 3-light canted bay to ground and first floor, and hipped slate roof. Alien window enlargement to top floor No.17
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No.21	-	C	Telephone Exchange. circa 1931. 3 storey stuccoed.
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East Side

No. 23	-	D	Circa 128. 2 storeys I-shaped. Red brick. Roughcast above. Hipped slate roof.	Redecorate.
No. 25	-	D	Mid C19. 2 storeys weather- boarded. Hipped slate roof. Blocked in windows and garage entrances. Round-headed sashes. Cobbled courtyard in front. In bad con- dition. Possibly beyond restora- tion.	
Nos. 29 and 31	-	E	Turn of Century stables. In very bad condition.	Redevelopment desirable.
No. 33	-	E	Early C20. 2 storey red brick store/garage. Corrugated iron roof. Garage type doors.	Redevelopment desirable.
No. 35	II	B	Mid C19. 3 storeys stuccoed. Hipped slate roof. Parapet moulded cornice and string course. 2 sashes with verticals only. Left side has 3-light canted bay, to 2 lower floors. Cornice and console brackets to other 1st floor windows. Right side door- case with cornice, pilasters and rectangular fanlight.	
No. 37	II	B	Early C19. 3 storeys stuccoed. Hipped old tiled roof. Parapet with cornice. 1 sash with verticals only and 3-light bay to 2 lower floors. Right side modern doorcase with cornice and brackets.	Replace porch hood in sympathetic style.
No. 39	II	A	C18 to early C19. 2 storeys weather- boarded. Hipped tiled roof. 2 casements. Doorcase with hipped weatherhood on brackets and tall bay with dentil cornice.	



South Side

Nos. 2 - 6 even	-	D	Early C20. 2 storey villas. Red brick; roughcast above. Slate roof. Of little architectural value. Fencing unsightly.	Fencing should be replaced with planting.
Car ports adj. No. 16	-	E	Unsightly structures. Corrugated plastic sheets on timber frame.	Remove canopies. Render/colour-wash brickwork.
No. 16 'Satara'	-	D	Circa 1919. Tile-hung, brick base. Red felt roof. Elongated bungalow. Screened by trees and shrubs.	
Nos. 30 - 40	-	D	Circa 1926. 3 storeys except No.36 (2 storeys, L-shaped). Red brick. Slate roofs with gable features. Built en echelon and stepped. No.40 is painted.	

GOUGH ROAD

North Side

New Flats ('White Lodge')	-	C	(Site of Sandgate Methodist Church) Recently built block of 12 flats. 3 storeys and attic with mansard roof and garages below. Well designed and sensitively detailed but very restricted site and poor outlook.	
Resin Castings Ltd.	-	E	Light industrial premises, visually detrimental.	Requires relocation.
Nos. 2 and 4	-	C	Mid C19 pair. 2 storeys and basement stuccoed. 1 sash each with verticals only. Doorcases and ground floor windows have cornices and brackets.	
Lock-up garages with workshop/store over.		D	C19 store building.	



Warehouse	-	D	Recently built warehouse for builders' merchants.	
Lock-up garages	-	D	Old timber structure, visually detrimental.	Redevelop.
No. 6 Sandgate Fish & Chip Bar	II	C	<p>Built in 2 portions. The part on the right hand side is mid C19. 2 storeys. Ground floor stuccoed, 1st floor weatherboarded. Slate roof. 1 sash to side elevation. 3 casements to ground floor. Simple doorcase. To the left is an earlier portion probably C18. 2 storeys. The ground floor is painted stone; the 1st floor is painted brick. Hipped tiled roof. 1 casement and simple doorcase to ground floor. In addition there are 2 small square casements above the windows and door.</p> <p>A semi-detached 2 storey house with internal garage has been added 1973, prior to the partial listing of this property. Ground floor brick with white plastic weatherboarding to 1st floor. The setting of the building is impaired by the car park on the opposite side of Gough Road, particularly its ranch style fencing.</p>	Replace fencing to car park in more sympathetic style.



GRANVILLE PARADENorth side

Nos. 1 and 2	-	C	Dormer and balcony added to No. 1
Boat Storage	-	D	
Ice Cream Kiosk	-	E	
Folkestone Rowing Club	-	D	
'Glen Cairn' and 'Pebble Beach'	-	C	Mid C.19 pair. 3 storeys, colour-washed. Hipped slate roof with 2 hipped dormers. Paired bracket eaves cornice to side elevations. 2 altered windows to front elevation with cornice and brackets to ground and 1st floor windows. Ground floor windows have Venetian shutters. 4 panelled door to Pebble Beach. Glen Cairn has a porch in the side elevation.
'Southcourt'	-	B	Mid C19. 2 storeys stuccoed. Slate roof with 4 curved dormers. Stringcourse. 4 sashes with glazing bars intact and Venetian shutters. The ground floor has a later 1 storey extension built out with corrugated iron roof and wooden supports. Tuscan portico underneath the extension. The rear elevation is tile-hung.
Seaview House	-	B	Mid C19 2 storeys pebble dashed. Parapet. One 3-light bay through all floors. Simple left side doorcase with vermiculated key-stone. To the rear along Sea Walk is an C18 cottage of 2 parallel ranges. 2 storeys weatherboarded. 2 sashes with glazing bars intact and 1 sliding sash. Right side doorcase with moulded surround.



Albion House - B C18 origin altered in Mid C19  
3 storeys now pebble dashed.  
The side and rear elevations are weather-  
boarded. Hipped tiled roof. 1 sash  
with glazing bars intact to 2nd floor.  
3 light canted bay to lower floors. The  
ground floor has a wooden weatherhood,  
brackets and Venetian shutters. Left  
side passageway shared with adjoining  
property.

Parade Cottage - B Mid C19. 2 storeys and attics, stuccoed,  
the ground floor rusticated. Slate roof  
with pedimented gable. 2 windows with  
Venetian shutters, and floor has a French  
window and Venetian shutters and a  
passageway shared with Albion House having  
cornice and pilasters. The rear elevation  
is weatherboarded.

Public Conveniences/  
Electricity Sub-  
Station. E Modern.  
Reinforced concrete structure.  
Unsightly and badly located.

Resite in long term, but short  
term improvements should be con-  
sidered to lessen visual impact.

#### GRANVILLE ROAD EAST

##### East side

Building to rear of - E C18 to early C19. 2 storeys weather-  
No.29 High Street - boarded. Tiled roof, 1 sash.  
In very poor state of repairs.

Redevelop.

No.5 - D Mid C19. 2 storeys. Ground floor  
( 'Castle Garage' ) stuccoed, 1st floor weatherboarded.  
Hipped slate roof. 5 sashes with  
glazing bars intact, to 1st floor.  
The ground floor has garage doors.

Nos. 1, 2 and 3 - B Mid C19 terrace. 2 storeys stuccoed.  
(Granville Place) Slate roof.  
Nos. 1 and 3 have projecting wing to the  
ends and Nos. 2 and 3 also have project-  
ing 1st floor portions with wavy barge-  
boards. Sashes or casements with key-  
stones to ground floor. Double round-  
headed sashes to projecting porches.



'Rathealy' No.4	-	D	Mid C19 2 storeys painted brick. Hipped slate roof.	
<u>West Side</u> 'Frognall' No.7	-	D		
Nos. 8 and 9	-	C	Early C19 pair. 3 storeys painted brick, hipped tiled roof. Simple cambered sash to each with verticals only. Simple cambered doorcases. The rear elevation has a roof with 2 hips.	In need of maintenance and re-decoration.

HIGH STREET  
North side

Nos. 26-30 & 30a 28/30 Halletts. Builders' Merchants	II	C	Mid C19 facade. 2 storeys stuccoed. Two 3-light casements and 5 mainly altered windows. Modern shop fronts. Weatherboarded side and rear elevation to 2 storeys. Slate roof. 2 sashes with glazing bars intact. The rear elevation has a loading door and fixed casement.	Would be improved by rein- statement of original fenestration and sympathetic fascia.
30a, Forester House. Gift and Card Shop				
No.32 'Cromwell House'	-	C	Late C19, 2 storeys, red brick. Double fronted. Slate roof with frontal gable features. 3 light canted bay over round-headed porch.	
No.38 R.V.Taber, Butcher.	-	B	Mid C19. 2 storeys stuccoed Tiled roof. Parapet with moulded cornice. 3 sashes with verticals only set in moulded architraves with cornices, brack- ets and keystones. 3 iron columns over pavement; C19 shop front. Left side doorcase with rectangular fanlight.	A more sympathetic lettering style to fascia board.
No.40	-	D	Mid C19. 3 storeys now clad with modern tiles. Front 2 sashes with verticals only to 2nd floor. 1st floor has altered windows. C19 shop front.	Gable would be improved by re- placement of tiles with timber weatherboarding.



No. 42 40/42 - V.S.Woodiwiss Insurance Broker	II B	Mid C19 facade to probable C18 core. 3 storeys st coed. Hipped tiled roof. Parapet. Bracket cornice. One 3 - light canted bay through all floors. Simple right side doorcase set back. The rear elevation has a 2 storey weather- boarded portion with hipped tiled roof.	General redecoration.
No. 44 Freemant and Lloyd - Antiques.	II A	C18 refronted in early C19. 3 storeys stuccoed. Side and rear elevations are weatherboarded. Hipped old tiled roof. One-3-light bay through 2nd and 1st floors, without glazing bars. Late C19 shop front.	Would be improved by rein- statement of bay sashes.
No. 46 Corralls, Fuel Agents.	II B	Mid C19. 2 storeys painted brick. Slate roof. Parapet with stone coping. 2 sashes with verticals only and cambered heads. Ground floor shop front. Rear elevation is weatherboarded. Sash window with glazing bars intact.	Would be improved by redecoration in more discreet colours.
Nos. 48a 54b	- D	Mid C20 block of 8 maisonettes. 4 storeys including mansard. Fletton facing bricks with brown tiled mansard roof to front and rear only. Gable ends. Projecting enclosed staircase, access balcony at 2nd floor with asbestos-cement sheet panelled balustrade at rear. Group of brick built stores in rear yard.	
Nos. 56, 58, 60. Milne, Sherwood & Co. Estate Agents.  56A/58 Howard Godfrey Antiques.	- C	Mid C19 3 storeys stuccoed. Slate roof. Three 3-light sashes, cam- bered to 1st floor. Mid C19 shop fronts, No.60 having rusticated pilasters.	Replace gutter. Reposition rain- water pipe to No.56. Raise stall- board height No. 56 to align with remainder. Insert door in right side entrance porch. Redecorate generally.



Sandgate Service Station (Amoco) Nos. 66/68	- E	Single storey painted concrete and brick structure set back from road frontage. Large flat roof fronted by garish red and white striped fascia extending over petrol pump island. The design, form, materials and particularly the colouring are alien to the surroundings.	Replace plastic fascia in more discreetly coloured material.
Chichester Memorial Hall	- C	1913 with later alterations. 2-storey red brick front, rear part rendered. Hipped slate roof with central pediment. Well proportioned facade, classical style stone doorcase. The clock is a notable feature.	Repair brickwork and redecorate. Remove applied poster boards. Relocate telephone call box.
No.72 F.T.Moore Cobbler	- C	Early to mid C19. 3 storeys stuccoed. Parapet. 1 sash with glazing bars intact to 2nd floor only. Later shop front built out at ground floor level.	Redecorate.
No.74 J. Showler Green Grocer	- C	Mid C19. 2 storey cement rendered. Slate roof. Parapet with stone coping; 2 sashes with glazing bars intact to upper parts only. Later C19 shop front.	Redecorate.
No.76 Post Office/ Sweets and Gifts	- B	Mid C19. 3 storeys painted brick. Slate roof. Parapet with moulded eaves cornice. 2 sashes with glazing bars intact to upper halves of sashes only. Moulded architraves with keystone to 2nd floor windows. 1st floor windows have pediments with vermiculated friezes and keystones. Ground floor has 2 round-headed windows and a round-headed door-case.	
No.78 Lloyd's Bank	- B	Dated 1903. Stonework front to C19 structure; 3 storeys; 3-light canted bay to upper floors.	



No.80 Paul Blue - Hairdresser Double Bros. Builder's Office No.82 Leisurewash Launderette	- E	Seemingly, Mid C20 with insensitive elevation. Basically out of keeping.	More sympathetic trade sign and shop front would help but little scope for facelift improvement.
No.84 "Vine Cottage"	II A	Early C19 altered in later C19. 2 storeys weather-boarded. Hipped tiled roof. Two 3-light canted bays to all floors with most glazing bars missing. In the late C19 2 tiled weather-boarded gables with curved bargeboards and pendants were added to these bays. Central 6 flush panelled door with trellis-work porch. This is now covered with a later C19 hipped tiled weatherhood with carved bargeboards and pendant.	
Nos. 86 and 88 88/88a "Victorian Antiques" F. Hughes.	- D	Late C19. 3 storeys, pebbledashed. Hipped slate roof. Shopfront to No.88. Alterations have destroyed character.	Badly in need of maintenance and decoration. Redevelopment justifiable including garages/stores at rear.
88a	- C	Late C19. Single storey; Shop front.	
No.90 (Sandgate Motors)	- C	Late C19. Part of basically attractive terrace of shops with 2 storey living accommodation over, invariably spoilt by modern alterations.	Redecorate and redesign shop front and fascia in sympathy with rest of terrace.
Nos.92 - 100 92. J.Lukey - Off-Licence 94. K.S Morris - Butcher 96. Sandgate Fisheries	- B		Nos. 90 - 104 general reinstatement and refurbishing desirable - particularly to fascias and parapets. A sensitive, co-ordinated decoration scheme would help considerably. The upper floors to No.104 should be treated in sympathy with the terrace as a whole.



98. Burden - News-  
agent/tobacconist

100.A.R.Randlescome  
Off Licence/Grocer

102 Sandgate  
Creame:ries/Grocer - C

104 The Fruit  
Basket.  
Greengrocer/  
Florist

Little Theatre - C  
(formerly Con-  
gregational Church)

Formerly Congregational Chapel built  
late C19. Ragstone with slate roof.  
Converted to use as theatre 1964,  
rear extension 1973.  
Windows blanked with large rectan-  
gular panels.  
Colour and size of window panel and  
multiplicity of posters detract.

Requires general tidying.  
Could be improved by fore-  
court planting, more dis-  
creet painting and reduc-  
tion of duplicated posters.  
Entrance doorway could be  
improved.

Nos. 112, 114,  
116. - C

Late C19, 3 storey terrace  
Stuccoed. Slate roof  
3 light canted bays to ground and  
first floors.

No.114 badly in need of  
decoration.

No. 118 II A

Early C19. 3 storeys and semi-basement  
painted brick. Hipped old tiled roof.  
2 sashes with glazing bars intact.  
Right side doorcase with flat hard dentil  
cornice, pilasters, panelled reveals, fan-  
light and 6 panelled door, approached up  
a flight of stone steps. The side ele-  
vation is weather boarded.

Unsightly clutter, including  
garaging, out-buildings, and  
rough fencing at rear should  
be tidied/removed.



No.120 ( 'Belmont' )	II	A	Early C19, 4 storeys stuccoed. Hipped old tiled roof. Parapet with stone coping. 2 sashes with glazing bars intact. The main doorcase is at 1st floor level with an iron trellis work porch, having a tent-shaped canopy approached up a flight of stone steps. The ground floor has 1 sash, 1 very narrow sash and a 6 panelled door with fanlight, 4 of the panels having been cut out and glazed. The side elevation is tile hung. Unsightly garage at rear.	Porch would be improved by re-decoration (rust staining) and by removal of applied boarding at top. Canopy at basement level requires removal. Structural cracks require attention.
No.122	II	A	Early C19. 2 storeys and basement stuccoed. Hipped roof now covered with asbestos tiles. 2 sashes with glazing bars intact to 1st floor. The ground floor has one 3-light, canted bay and an iron trellis work porch with tent-shaped canopy. Rectangular fanlight and 6 panelled door. Flight of steps to street.	Front boundary brick wall requires reinstatement.
Nos. 124 - 132	-	D	Single storey lock-up shop/stores.	
No. 134	II	A	C18 to early C19. 2 storeys, painted brick. Hipped tiled roof. 1 sash with glazing bars intact and reeded keystone to ground floor window. Right side wooden trellised porch. 6 panelled door, the 2 centre panels cut away and glazed.	
No.136	II	A	C18 to early C19, 2 storeys stuccoed. Hipped tiled roof. Parapet with stone coping. 3 sashes with hood moulding above. Central porch with cornice, pilasters and rectangular fanlight. Right side later glass conservatory.	



Nos. 138, 140.	-	B	Turn of century pair. 3 storey stuccoed. Parapet with bracket eaves to No. 138. (missing from No. 140) 3-light canted bays to ground and 1st floors, with segmented head sashes and ornamental balconettes at 1st floor with bracket supports.	Restore bracket eaves to No.140 Rear could be much improved.
No. 142	-	C	Late C19. 3 storeys and basement. Rendered. Hipped slate roof, later casement windows. Parapet with eaves cornice. Brackets to cills and hood moulding to recessed right hand doorcase. Approached by flight of stairs.	
No. 144	-	C	Late C19. 2 storeys and basement, brick with attic dormer in hipped slate roof. Bracket eaves gutter. 2 windows with later casement sashes. House spoilt by crude porch detail.	Would be improved by removal or sensitive redesign of porch and replacement of windows.
No. 146	-	B	Mid C19. 3 storey and basement stuccoed. 2 sashes with verticals only. 1st floor cast iron balcony with corrugated iron tent-shaped canopy. The ground floor has a 3-light canted bay and left side later insertion. Right side round-headed doorcase. Spoilt by first floor addition.	Would be greatly improved by removal of 1st floor addition. Front boundary wall requires attention. Garage at rear (Wilberforce Road) requires refurbishing.
No.148	II	B	C18. 3 storey and semi-basement stuccoed. Parapet with stone coping and dropped moulded cornice. 2 sashes with glazing bars intact. 1st floor has later wooden balcony. Left side round-headed doorcase set in arcading and 2 round-headed sashes also set in arcading. Flight of stone steps to street.	Garage at rear (Wilberforce Road) requires refurbishing.



No. 150

II B

C18. 3 storey and basement stuccoed. Hipped tiled roof. 2nd floor has 4-light casement. 2 sashes to 1st floor. The ground floor has a round-headed doorcase set in arcading and a 3-light sash also set in arcading. The basement has been modernised in red brick with a modern wrought iron balcony.

More sympathetic first floor entrance door.

No. 152

- C

C18. altered in Mid C19. The front elevation is 2 storeys stuccoed. Hipped late roof. 3 sashes with verticals only, the centre one 3-light. String-course. The ground floor has 2 doorcases with cornices and brackets. The side elevation is weatherboarded. To the rear of this is a weatherboarded cottage with slate roof. 1 sash with glazing bars intact to the 1st floor. Bay to the right through 2 floors and a doorcase with weatherhood and brackets.

In need of restoration.



HIGH STREET

South Side

Church of England II A  
Primary School  
(Including 2  
School Houses)

1866 by P.C.Hardwick in Gothic style. Built of stone rubble with steep pitched tiled roof with gable ended cross wings at each end, and in the angle a tall square tower with short spire. Stone coping to gables. Large gothic painted arched windows in gable ends with plate tracery made up of 3 lancets with trefoil piercings. Single storey. Painted arch entrances at base of tower and in gabled porch on left hand return. Including the school houses. 2 storeys stone rubble. Slate roof having gable with shaped barge boards. Ground floor splayed bay with parapet and porch with pointed arches and parapet. 1st floors have 2 trefoil headed lights to stone mullion window. Later addition at rear.

Seymour Villas - C  
(nos. 1 - 5 consec)

Early C20. 2 storeys and attic. Dark red brick.Gabled tiled roof. Brick and stone dormer gable features, 3-light canted bays to 2nd floors, except No.3 (square bay). No. 4 has been spoilt by retiling with modern concrete tiles.

Redecoration would improve

No. 1 - D  
County Batteries  
Limited - Empty

Late C19 with additions. Rendered. Slate roof with fronted gable feature and ornamentation. 3-light canted bay at first floor. Projecting shop front. In need of redecoration.

Redesign shop front, or remove  
reinstate to original design.

No.3 - C  
Antique Fair  
Antiques/Brick-  
a-brac

Late C19 with additions. 3 storeys rendered. Slate roof and parapet. Ground floor shop front and first floor addition over with lean-to roof partly glazed in poor condition. Rusticated quoins. Right side doorway.

Restore and redecorate  
Removal of large area of roof  
glazing would improve appear-  
ance.



No.5 Dolphin Inn Cafe/Fish & Chips	-	C	Mid C19. 2 storeys and attic. Rendered. Hipped slate roof and parapet. Two 3-light canted bays at 1st floor	Redesign trade signs. Replace door in sympathetic style, also sashes to match. Remove sign at 1st floor.
Royal Norfolk Hotel	-	C	1902. 2 storeys and attic. Rough-cast and painted. Tiled roof. Ornate half-timbered front. Central gable feature with tiled squat conical tower each side. Recessed balcony below at 1st floor level with wooden balustrade. Rear additions. Part stuccoed, tile-hung and weather-boarded. Unsightly remains of demolition adjacent.	Removal of horizontal band of tile-hanging and decoration in more discreet colour would improve. Repair roof tiling at East verge.
<p>On this site was Sandgate's earliest Inn, The New Inn</p>				
No. 11	-	E	Mid to late C19. with alterations and additions. 3 storeys. Rough-cast and painted. Hipped slate roof. Vehicle doors at ground level, front and rear. Poorly located manufacturing use. Unsightly, including adjacent area.	Relocate business and restore.
Nos. 13 - 19 (odd) 13 Michael File- Antiques 15 Zee - Empty 17 Swiss Miss Cafe 19 Sillibourns - Outfitters	-	D	Late C19. 3 storeys. Red brick. Slate roof. Shop front. Ornamental brick and stone pediment feature centrally over each except to No.19 where removed. Oriel window at 1st floor of No. 17. No. 19 is in need of redecoration.	Reinstate shop window to No. 15 Redecorate No. 19 and replace glazing bars. Remove signs at first floor(Nos.17 & 19) Reinstatement of round-headed eaves, pediment feature would improve.
No.21 Antiquist - Antiques	-	D	Late C19. 2 storeys, brick. Slate roof with side hipped ends. Shop front. Right side balcony and French windows at 1st floor level.	
No.21a Wright - Tobac/confect.	-	D	Late C19. 2 storeys. Brick. Irregular slate roof. Shop front with corner door.	Redecoration would improve.



Fleur de Lis Public House	II	B	Mid C19. 2 storeys stuccoed. Hipped slate roof. 3 sashes without glazing bars. The ground floor has a central 3-light cambered window and 2 doorcases with rectangular fanlights. The rear part is reputed to have been the office for paying the troops engaged in building Sandgate Castle circa 1540. 1 storey stuccoed. Hipped old tiled roof with end chimney breast. Sash in window with verticals only. Group value with Nos. 25-29 (odd). Unattractive rear modern additions.	The rear yard and the conveniences require considerable tidying and visual improvement. Replace glazing bars.
No. 25 J.A. Young - Antiques	II	B	C18 to early C19. 3 storeys weatherboarded. A very narrow frontage. Parapet. 2nd floor has 1 wooden mullioned and transomed casement. 1st floor has a 3-light canted bay. C19 shop front. Passageway to left hand side, weatherboarded and supported on 4 cast iron columns.	Replace original window types at upper floors.
Nos. 27 and 29	II	B	Early C19 pair. 3 storeys painted brick. Stone parapet. 4 sashes with most glazing bars intact except to the first floor of No. 27. The ground floor has a C19 shop front to No. 27 and a shop door with rectangular fanlight. Central double doorcase with rectangular fanlights and two 6-panelled doors. No.29 has garage doors now. Showing signs of general neglect.	In need of repair and maintenance generally. Replace glazing bars where missing Redesign or replace shop front and double gates.
Building rear of No. 27	-	D	Old bakehouse in very poor state of repair.	Renovate.



Nos. 31 and 33	-	C	Mid C19 but altered in C20. 2 storeys painted brick. Slate roof. Brick dentil eaves cornice. 1st floor has one 3-light canted bay. 1 fixed sash and 1 ordinary sash. The ground floor has had modern brick shop fronts built in. Included for group value. The rear elevation is weatherboarded. Showing signs of apparent neglect. Crude shop window to No. 31	In need of repairs and maintenance generally. Re-design of shop front would improve. Reinstate original style windows at 1st floor.
No. 31 Sandgate Laundries				
No. 33 The Fruit House Greengrocers		C		
Nos. 35 and 37 Chaplin & Co. - Chemist	-	C	Mid C19. 3 storeys stuccoed. Hipped slate roof. Paired bracket eaves cornice. Long and short quoins. Two 3-light sashes. The ground floor has a C19 shop front, with cornice pilasters and console brackets.	
J. Hurst - Betting shop				
No. 39 Mary Brooker Antiques	II	A	C18. 2 storeys. The upper 2 storeys are painted brick, the ground floor is stuccoed. Hipped tiled roof. 1 sash with glazing bars intact. Cambered heads to 1st floor windows. Ground floor has an early C19 shop front with cornice and pilasters. Miniature penny-farthing in cast iron used as a shop design. The rear elevation is tile hung.	
Cottage to rear of No. 39 (relates to No.41)	II	B	C18. 2 storeys weatherboarded. Hipped tiled roof. 1 sash with verticals only.	
No.41 Mark - Hair-dresser.	II	A	C18 2 storeys weatherboarded. Hipped tiled roof. 1 sash with verticals only. Mid C19 curved shop front. Spoilt by shopwindow alteration.	Redesign shop front, door and 1st floor window.



No. 43 Nordens -Antiques	II	A	C18 to early C19 with later C19 addition. 3 storeys white brick. Hipped tiled roof. Brick dentil cornice. 2 sashes in all with glazing bars intact. 3 light sash to 1st floor. Later C19 shopfront addition. The rear elevation has a roof in 2 hips and 2 windows, one of which is a 3-light canted bay.	
No. 43a Furneaux - Antiques	II	A	Mid C19. 2 storeys stuccoed. 1 - mullioned and transformed windows in moulded architrave. Later C19 shopfront, a continuation of No. 43. Included for group value. Spoilt by treatment of shop window.	Reinstate shop window.
Nos. 45 and 45a	II	B	C18 in origin but with mid C19 facade. No. 45a is of 2 storeys stuccoed. Heavy moulded eaves cornice. 1st floor has 2 rounded-headed sashes. Heavy modillion cornice between ground floor and 1st floor. Rusticated ground floor with 2 round-headed sashes and a door-case with deep rectangular fanlight. The rear elevation of No. 45 is C18. 2 parallel ranges. 3 storeys painted brick. Deep moulded cornice. 3 sashes with verticals only. Stringcourse between ground and 1st floor. Central round-headed doorcase with semi-circular fanlight and 6 panelled door. Spoilt by garage doors.	Co-ordinated redecoration in discreet colours would improve. Reinstate glazing bars.
No. 47 Sea Breeze Cafe	II	A	C18 3 storeys. The front elevation is cement rendered. The side elevation is partly tile-hung. Hipped slate roof. 1 sash with glazing bars intact. Later 3-light canted bay. Shop front.	Colour-wash and general redecoration. Redesign shop front.



- |                                     |         |   |  |
|-------------------------------------|---------|---|--|
| No. 49<br>(Providence Inn)          | II    A | C18 2 storeys weatherboarded. Tiled roof with gabled/hipped dormers. Moulded eaves cornice. 2 sashes with verticals only. The ground floor has a C20 3-light canted Georgian style bay and a large square bay containing the doorcase. Some original cobble stones remain in front. Much character lost by modern alterations.  | Removal of shutters, and reinstatement of C18 window details would visually improve. |
| No. 51<br>(Sandgate Library)        | II    A | Built in 1884. Custom built as a dual fire station and reading room. Now [1976] Sandgate Library. Late C19. 2 storeys applied timber-framing with pebble-dashed infill. Hipped tiled roof having left side square bellcote surmounted by a fishscale tiled spire. 1st floor has left side Scottish baronial style bartizan with 3-light sash. Band of machicolation between ground and 1st floors. The ground floor has a left side simple doorcase and a right side entrance designed to accommodate fire engines. | Showing signs of apparent neglect. Requires redecoration. Redesign double doors.     |
| No. 53<br>Wills of Sandgate Antique | II    A | C18. 2 storeys weatherboarded, the front elevation having a brick facade. Hipped tiled roof. Parapet with stone coping. 2 sashes with glazing bars intact, having a street lamp between. Right side early C19 doorcase with flat hood, brackets, pilasters, panelled reveals and rectangular fanlight. 3 hips to rear elevation.  |  |



Nos. 55 and 55a Rutherford - Antiques	II B	C18 to early C19. 2 storeys painted brick. Hipped tiled roof with stone coping. One 3-light canted bay to 1st floor. The ground floor has an early C19 shopfront with 4 pilasters and fanlights and modern 6 panelled doors. Spoilt by concrete tiles and by recent additions at rear and side.	Replace modern windows at rear and side in sympathetic style. Redesign shopfront glazing.
Nos. 57 and 59 (Aughrim House) 57 - N. Collins - Iron Monger  59 - Collectors Corner - Antiques	II A	A pair of C18 houses. 3 storeys weather-boarded. Hipped tiled roof (No.57 having modern tiles) and wooden modillion eaves cornice. 2 sashes to each house, the centre 2 windows being double sashes. No. 57 has one 3-light canted bay on the 2nd floor and a later 4-light bay on the 1st floor. No.59 has a 3-light canted bay through the 2nd and 1st floors. C19 shopfronts. Doorcases in the centre with rectangular fanlights and 6 fielded panelled doors. No. 57 spoilt by concrete tiles and later bay window.	No. 57 would be improved by reinstatement of original style bay window and sympathetic redecoration of shop front.
Nos. 61, 61a, 63. 65 Ship Inn.	II A B	C18 with alterations. 2 storeys. Nos. 61a and 63 are stuccoed with a modillion cornice, 1 window each and 1 dormer each with sash windows. No.61 has had a brick false front added with 2 sashes. C19 shopfront. Left side elevation with sliding sash. No.65 has been altered. Late C19. 3 storeys pseudo timber framed with gable having bargeboards and finial and pendants. Coved eaves cornice. Central projecting square bay.	Replace glazing bars to No.63 at 1st floor.
61, 61A, 63 - Sandgate Antiques.			



"Royal Kent Hotel, - site etc.	C	Recently built redevelopment. Mainly 3 storey (partly 4). White stuccoed and black weatherboarding.	Relationship to High Street would be improved by frontage tree planting.
Nos. 91 - 99 (odd) - 91 - Oak Cellar Restaurant 93 - Antiques Et Cetera 95 - 97 - Bedles Restaurant	C	Mid C19 terrace. 2 storeys stuccoed. Hipped slate roof with dormers. 2 - sashes to each with moulded architraves to the majority. Mullioned and transomed casements. Later shopfronts and mainly round-headed doorcases. Basically attractive but some detail already lost by alterations and additions. No. 91 spoiled by shopfront and alien additional door at left side.	Whole terrace could be much improved by comprehensive refurbishing and decoration scheme (front and rear). The shopfront to No.91 requires improvement particularly with more sympathetic door style.
No. 115 (Strangways House) No. 117 (Dolphin House)	II A	C18 altered in Mid C19 and later. 3-storeys and basement weatherboarded. No.115 is now pebble-dashed. Hipped slate roof. 2 sashes to each with glazing bars intact to No. 115 only. One 3-light canted bay each to the ground floor. No. 115 has a wooden porch. No. 117 has had a late C19 balustered wooden balcony added and a brick wood and glass porch. Spear railings to No.117. Steps and iron railings to No. 115. Spoilt by alien addition at rear and by rendering to No. 115	No. 117 would be improved by more sympathetic redecoration, by removal of extension and reinstatement of original sashes.
and  No. 117e(shop)	- B	C18 single storey dormer stable/coach house. Later sub-divided and converted to shop and garage. Stuccoed piers and hipped slate roof with daylight. Shop has a recessed doorway and splayed window with modern brickwork below. Garage has triple folding doors. Showing signs of neglect.	Requires restoration.



Nos. 119, 119a and 121	II	B	Probably C18 altered. 2 storeys stuccoed. Slate roof with 2 hipped dormers to Nos. 119 and 119a. No.121 has a modern tiled roof. 6 sash win- dows in all with some glazing bars in- tact. Vermiculated heads to the windows of Nos. 119 and 119a. No. 119a has a doorcase with cornice and brackets. No. 119 has a porch and a round-headed doorcase. No. 121 has a later shop- front and central doorcase supported on cornice and brackets.	Replace glazing bars to No. 119 Redesign shopfront to No. 121
No. 123	II	C	C18 or early C19. 2 storeys stuccoed. Modern hipped tiled roof. Parapet and coping. 1 sash with glazing bars in- tact. Simple round-headed doorcase.	Showing signs of neglect generally. Requires sympathetic redecoration.
No. 125	II	B	Mid C19. 3 storeys stuccoed. 2nd storey set back with hipped slate roof. The 1st floor projects forward with a parapet and dropped modillion cornice. Long and short quoins. Windows with verticals only. Round-headed doorcase and one round-headed blank beside it. Dential cornice above.	
No. 127	-	C	Late C19 3 storeys stuccoed. Slate roof. Almost whole front boundary wall recently demolished.	Front boundary brick wall, gateway and piers require reinstatement.
The Boat House	-	D	Late C19 to early C20. Garage/store Stuccoed. Parapet. Converted 1966. Window and entrance door inserted in original opening.	Redesign of infill panel would improve.



Nos. 129 - 161 (odd) (Coastguard Cottages)	-	B	<p>Dated 1896; 2 storey terrace. Red brick with upper floor rendered. Slate roof with gabled features at each end and centre, with bulls-eye windows, moulded embellishments.</p> <p>Decorated oriel window and round-headed ground arches to doors and windows, at centre. Flat weatherhoods to remaining doors.</p> <p>Double hung sashes with upper half subdivided at ground floor only.</p>	Co-ordinated decoration scheme
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Memorial to Sir John Moore	II	A	<p>Erected in 1909. Built of reconstituted stone with bronze bust and plaque. The hero of Corunna lived close to the site of the memorial when in command of Shorncliffe Camp in 1803-4</p>
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HILLSIDE

(South Side) No.1	II	B	<p>C18. 2 storeys tile hung. Hipped tiled roof. 2 sashes with verticals only and Venetian shutters.</p> <p>Simple left side doorcase with cornice.</p>
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No.2	II	B	<p>C18. 2 storeys tile hung. Hipped tiled roof. 2 sashes with verticals only and Venetian shutters.</p> <p>Later glazed porch and altered window to ground floor.</p> <p>The rear elevation has a weatherboarded extension .</p>
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Remove porch.  
Replace ground floor window.  
Replace glazing bars generally.

Enbrook Lodge.	II	B	<p>C18 2 portions. The wing to the left is of 2 storeys painted brick. Hipped tiled roof. 2 sashes with glazing bars intact and a porch. The right side portion is also of 2 storeys with a hipped pantiled roof. 2 altered sashes. Cast iron heart and honeysuckle motif balcony and trellis-work porch. Spoilt by lean-to conservatory.</p>
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Replace double doors in south elevation with more sympathetic style.  
Remove modern lean-to conservatory. Replace glazing bars.



Somerville Lodge	II	B	C18 2 storeys. Hipped old tiled roof with double bracket eaves cornice. 3 sashes without glazing bars, but with Venetian shutters. Wooden verandah to ground floor with tent-shaped canopy. Spoilt by addition of modern aluminium windows.	Replace original style windows
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The Clintons	-	C	Early C20 (c.1909). 2 storey red brick. Rendered upper floor. Hipped tiled roof.	
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The Cottage	-	D	Circa 1925 2 storey roughcast. Hipped tiled roof.	
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North Side

Robingale	-	D	1930. , 2 storey red brick. Parapet	
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The Bungalow	-	D	Circa 1924. Common brick, slate roof.	
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Laurel Villa	-	D	Early C20. 2 storeys. Red Brick, with hipped slate roof. Double-fronted. Two 3-light canted bays with gable features. Central round-headed doorcase.	
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LISTERWAY

Coombe Cliff	II	C	Mid C19. 2 storeys pebbledashed. Slate roof, hipped on the extreme right hand side. No. 1 projects slightly and has 2 cambered sashes and a cambered doorcase with rectangular fanlight. To the right of this is probable former coach-house which has a wooden louvred cupola surmounted by a weathervane. This has round-headed arcading rising through 2 storeys with cambered short sashes on the first floor and larger cambered sashes on the ground floor. No.2 has 2 cambered sashes with glazing bars intact and a simple doorcase with rectangular fanlight. Spoilt by pebbledash.	General repair and maintenance.
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MILITARY ROAD

(West Side) No. 3 (Alma Cottage) No. 5	II	C	Early C19. No.3 is of 3 storeys red brick, the ground floor painted. Hipped tiled roof. Brick dentil cornice, 1 casement to 2nd floor. 1 cambered sash with verticals only to 1st floor. Left side doorcase with reeded surround and paterae. No.5 is a 2 storey weatherboarded addition. with 2 casements on the side elevation and loading door on the 1st floor. Garage entrance to ground floor.	No. 5 could be improved by renovation of garage doors and redecoration.
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NORTH LANE

West Side

Council Depot and Stores	-	C	Late C19 origin. Later alterations. Brick, painted in part, on ragstone base, with white plastic weather-boarding to first floor. Tiled roof, hipped at front. Modern windows. Approached by steps.	
Nos. 5 and 6	-	C	C19 origins and later, 3 storeys, brick on ragstone base. Weatherboarded to upper floors and timber balcony balustrading at first floor to right side. Hipped tiled roofs. Character spoilt by modern alterations.	
Store/Warehouse behind Chichester Hall	-	C	2 storey. Brick with timber weatherboard- ing to first floor.	Colour wash common brickwork.



SANDGATE HILL

North West side

No. 56 (Barton Cottage) and No.58 (Holly Cott)

II A

Mid C19. pair. 2 storeys weatherboarded. Hipped tiled roof. The side elevation is tile hung. 2 sashes. No. 56 has glazing bars intact. No. 58 has verticals only. Louvred shutters. The ground floor has 2 3-light bays, canted to No.58 and square to No.56. Simple doorcases with fanlight. No. 56 has a wooden weatherboard on brackets.

Barton Cottage. Replace original bay window including glazing bars, and front entrance door. Remove shutters. Holly Cottage requires general maintenance and redecoration, replacement of glazing bars and original style weather hood.

Probably a lot earlier. They were already depicted in Tiffen's Guide in 1815

No.60 (Newton Cottage) and No.62 (Rose Cottage)

II A

Mid C19 pair. 2 storeys weatherboarded Hipped tiled roof. 4 sashes with glazing bars intact. Two 3-light canted bays on the ground floor having verticals only and simple doorcases with wooden weather-hoods and brackets and rectangular fanlights.

Replace glazing bars to bays

No.64

II B

Mid C19. 2 parallel ranges. 2 storeys weatherboarded. Slate roof. 2 sashes with glazing bars intact. The ground floor has a passage to the rear. Simple doorcase and C19 shopfronts.

Redesign ground floor window in sympathetic style.

No.66

- C

Formerly the 'Royal Oak' Public House, now converted to a private dwelling. Early C20. 2 storeys. Brick. Stuccoed ground floor. Old tiled roof.

Would be improved by sympathetic subdivision of main window, redesign of cellar flaps and redecoration.



Nos. 68 - 74 - C  
(Even)

Early C20 terrace. 2 storeys. Brick Old tiled roof with gabled dormer to Nos. 72 - 74. Hipped dormers to Nos. 68 - 70 which are roughcast and painted at 1st floor. Nos. 70 - 74 have canted bays through two floors. Nos. 72 - 74 with hipped tiled roofs. No. 68 has canted bay at 1st floor only set below main eaves. Appearance of No. 70 impaired by painting of ground floor brickwork. Alien style front entrance door to No. 74.

Careful removal of paint to brickwork at No. 70 would improve. Reinstatement of original style

No. 76 II A

Mid C19. 2 storeys weatherboarded. Tiled roof with 2 gables. 1st floor has 3 sashes with glazing bars intact. The ground floor has two 3-light canted bays with glazing bars intact and a central doorcase with pediment, console brackets and rectangular fanlight. 3 stone steps to street.

Replace unsympathetic door with Georgian 6/8 panel type. Redecorate to windows, frames, doorcase and verge moulding in more sympathetic colour. Replace fence with brick wall.

Deeds go back to 1780

#### SEAWALK

Cambridge Cott. - C

Early C19. 2 storeys pebble dashed. Slate roof. 2 cambered sashes, with glazing bars intact. Small weatherboarded building of 1 storey with slate roof to rear of which was formerly a mortuary. Gable end with kneelers to side. Showing signs of neglect.

Requires redecorating and pointing to stacks, etc.

#### UNDERCLIFF

Underhill Cottage II B

Early C19. 2 storeys weatherboarded. Hipped tiled roof. 1 sash with glazing bars intact to 1st floor and door at 1st floor level. Modern extension to the right hand side, the ground floor of stone and the 1st floor weatherboarded. 1 sash with glazing bars intact. Stone side and rear elevations.



Shorncliffe  
Lodge

II A

A mid C19 house in a whimsical Gothic style reminiscent of the Regency period. Irregular plan. The front elevation is 2 to 3 storeys and basement stuccoed. Central pedimented gable with pierced bargeboards. Lancet-headed windows with dripmoulding. 2nd floor windows have foliated corbels. 1st floor windows have 8 corbels in the shape of assorted Mediaval heads. Square porch with round-headed arch and double lancet lights on the sides. To the left of the gabled portion is a portion sub-divided and now known as "The Keyes" with a doorcase having trefoiled heads. The portion to the right is known as "Woodside" and has a 2-storey extension to its extreme right. The garden elevation has a central pierced gable, coved eaves cornice and a string-course. Mainly casement windows on the left hand portion having iron balconettes on the second floor and with dripmoulding to the right hand portion. Two 3 light bays to the ground floor and central 3-light curved bow to 1st floor with 3 Gothic pointed lights and balcony with band of quatrefoils. This is supported on 4 square columns decorated with trefoiled panels and fan tracery above. Triple trefoiled-headed lights to French windows behind. Later glass conservatory. The garden elevation dominates the hillside above Sandgate and is partly listed for this reason.

Pending reinstatement and conversion by owners.

Former home of Sir Edward  
Sassoon MP for Hythe

A development company sent men to deface a fine example of early Gothic revival (1845) just as notice of an architectural listing was about to be served. The corbels supporting the double lancet windows were bashed and the lovely conservatory end of the drawing room where Sir Edward Sassoon later entertained as local M.P. was shattered beyond repair.



Undercliff House	-	A	Mid C19. 3 storeys, stuccoed. Hipped slate roof. Box eaves. Single storey additions each side. String courses and window mouldings. Ornate chimney stacks.	General maintenance.
Ridge House	-	A	Mid C19. 2 storeys and attic with gabled ends, stuccoed. Steeply pitched slate roof. Stringcourse, eaves and verge mouldings, stylised dentil frieze mouldings and drip moulds to windows. Ornate chimney stacks. Added right side external stairs to first floor.	General maintenance.
South Lodge	-	A	Mid C19. 2 storeys and attic. Stuccoed. Hipped slate roof with dormer. Stringcourse, moulded bracket eaves cornice. Arched window mouldings at 1st floor. Spoilt by right side 2 storey extension with parapet eaves.	General maintenance.
Tree Tops	-	D	Mid C20. 2 storeys, rendered and painted. Hipped tiled roof.	
<u>VICARAGE ROAD</u>				
Endcliffe House	II	A	Circa 1840. 2 storeys stuccoed. Cornice above each floor and parapet above the 1st floor. 4 windows in all. The south half of the front has a curved bay containing 2 windows on both floors. The north half has a similar bay on the ground floor only. Glazing bars missing. Venetian shutters.	Would be improved by replacement of missing glazing bars; removal of ivy, make good to rendering and redecorate.



WILBERFORCE ROAD

North Side

Nos. 14 and 15	D	Late C19. Semi-detached pair of 3 storey cottages. Cement rendered. Each has 3-light canted bay to ground and first floors. Gabled slate roof.	Would be improved considerably by redecoration. Rendering requires reinstatement.
Nos. 15a, 15b	- D	Mid-late C19. 2-storey cottage. Brick with hipped slate roof. Unusual irregular plan.	Requires maintenance and re-decoration.
Garden Cottages Nos. 1 - 4	- C	Mid C19 terrace 2 storeys and attics. Stuccoed and pebble dashed. Slate mansard roof with four dormers. 3-light canted bay to all floors and simple round-headed arches with quoins to door-case.	Nos. 1 and 4 in need of maintenance and redecoration.
"Britannia Mews"	- C	2 storey detached double-fronted stable mews. Stuccoed. Hipped slate roof. Balcony at 1st floor with simple wooden balustrade. Converted to dwellings.	
"Southover Court"	- E	Block of 6 flats. Circa 1960. 3-storey yellow brick front, felt roof. Completely out of character.	
Old Chapel	- C	C18 - early C19. 2 storeys. The front elevation is stuccoed with weather-boarded gables. 2 blocked pointed arches and garage entrance. The side elevation is weatherboarded. Corrugated iron roof.	Requires major reinstatement and general tidying of site.



- No.18 - D Mid C19. 2 storeys red brick. Requires repointing. Minor maintenance.  
 Tiled roof with parapet. Long and short quoins.  
 2 sashes with verticals only and later ground floor bay with casement  
 Right side doorcase with pilasters and cornice.
- No.19 II B C18 altered in Mid C19. 3 storeys weatherboard. Requires redecoration and replacement of front door in sympathetic styles.  
 Slate roof. Gable with curved bargeboards. One sash with glazing bars intact. On the 2 lower floors there is a 3-light canted bay. Left side wooden doorcase with cornice, brackets and rectangular fanlight.
- No.20 - B C18 altered in C19. 2 storey stuccoed. Hipped tiled roof and parapet. 2 sashes with glazing bars.intact to 1st floor. The ground floor has a bay and glazed doorcase.
- No.21 - B Mid C19. 2 storeys buff brick, hipped slate roof with paired bracket eaves cornice. Long and short quoins. 3 - sashes with glazing bars intact.
- No.22 II B C18 2 storeys and basement. "Honeysuckle Cottage"  
 1st floor tile hung, the rest painted brick. Hipped tile roof with paired bracket eaves cornice.  
 2 sashes with glazing bars intact to 1st floor.  
 The ground floor has one 3-light canted bay with verticals only and right side doorcase with cornice brackets and pilasters. Flight of steps to street.



No.23	-	B	C18 to early C19. 2 storeys. Now pebbledashed. Parapet. 2 sashes with glazing bars intact. Later glazed porch. Spoilt by modern additions, particularly porch.	Porch requires attention/ replacement in sympathetic style.
No.24	-	B	Probably C18 but extended in the late C19. 2 storeys and semi-basement. Partly yellow and partly red brick. Now painted. Irregular shape. Pantiled roof with bracket eaves cornice. Left side 3 light canted bay through 2 floor with glazing bars intact to 1st floor only. Cast iron balcony and tent shaped verandah. 3 light sash to corner. Tiled porch approached up a flight of steps. The right side elevation is mainly late C19 and is hung with curved tiles.	In course of reinstatement. Canopy requires maintenance. Building debris should be removed and the garden restored.
South side Jane's Cottage and Kirby Cottage.	-	B	Late C19 to early C20. Pair 2 storey roughcast, parapet. Standard metal windows added.	Replacement of windows more sympathetic in style would improve.
"Rose Cottages" Nos.1 and 2	-	C	Early to Mid C19 pair - 2 storeys, stuccoed. Hipped slate roof. 1 sash each with glazing bars intact. No.2 has a simple doorcase on the front. No.1 has a similar doorcase in the side elevation. The two cottages are linked at 1st floor level by a weatherboarded bridging extension.	



No.26 - C Mid C19. 2 parallel ranges.  
2 storey colour washed. Slate roof.  
3 sashes with verticals only.  
Left side C19 shop front. 2 sashes  
to other elevations.

## ESPLANADE CONSERVATION AREA

### BUILDING

#### BREWER'S HILL

Clarendon Inn	- B	Mid C19. 2 storeys stuccoed. 3- sashes with verticals only. Slate roof. Not of particular architectural merit, but provides a feature of in- terest and value locally.	A sympathetic paving scheme, would greatly improve the setting of Brewer's Hill generally.
Little Mead	- D	Early 1930's design, double-fronted. White rendered elevation with red brick plinth. Tile hing to the first floor over porch. Hipped tiled roof.	

#### THE ESPLANADE

Miles Haven	- D	Mid C19 pair. 3 storeys stuccoed. Hipped slate roof. Now has modern aluminium replacement windows and a modern balcony. Square bay and 1 sash to ground floor. Paintwork in poor condition. Spoilt by replacement windows of alien style.	Redecorate. Redesign balcony balustrade. N.B. The prospect of the Esplanade terraces would be greatly improved at the western approach to the Conservation Area by the rendering and painting in neutral tones of Castle Bay flats.
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Gloster Terrace Nos. 1-6 consec.	-	A	Early to mid C19. 3 storeys stuccoed. Hipped slate roof with bracket eaves cornice. 1 window to each. Second floor windows have 3 lights. First floor windows have 3-light sashes with console brackets and pediments over. Ground floor windows are 3-light sashes with rusticated surrounds and keystones. Paired round-headed doorcases with pedimented surrounds. Good original condition and in good repair.	Unity of terrace would be improved by co-ordinated redecoration and rebuilding of front boundary walls in similar style to that of No.2 Remove partition fence and gate No.6.
Nautilus Court and Cananore	-	D	Early to mid C19 pair. 3 storey and semi-basement. Slate roof. Modern balcony addition.	Remove 3rd floor balcony and support. Remove shutters.
Galley Quay	-	D	Bungalow circa. 1961/1962. Fletton facings, ragstone panelling and chimney, cedar panelling and multiplicity of window types. Form, design and materials alien in character to surroundings.	
Grafton Cottage	II	A	Early C19. 2 storeys and basement above the level of the street, fronted with weatherboarding on a stuccoed base. Hipped slate roof and modillion eaves cornice. 3 sashes with glazing bars intact and venetian shutters. Trellised wooden porch with pointed canopy placed up 15 steps with handrail. Rectangular fanlight to doorway. The left side elevation has an additional wooden doorcase with pedimented head, paterae and reeded pilasters. A garage has been built which joins the property to Regency Cottage with a room over.	Venetian shutters and ironwork generally in need of repair/ maintenance.



Regency Cottage II A	Dated 1822. 2 storeys and semi-basement. The 2 upper floors are roughcast. The semi-basement is stuccoed and rusticated. The side elevation is weatherboarded. Hipped slate roof with 1 curved dormer. 3 sashes with glazing bars intact and Venetian shutters. Trellised porch and steps with handrail. A garage has been built which joins the property to Grafton Cottage with a room over.	In need of sympathetic maintenance and redecoration generally. Red hip tiles should be replaced to match remainder of slate roof.
Wellington Terrace. Nos. 1-10 consec. - B	A mid C19 terrace, 3 storeys and attics except Nos. 5, 6 and 10 which are of 4 storeys. Nos. 5 and 6 having a shaped parapet. Stuccoed or cement rendered. 2 windows to each, mainly sashes. No.6 has cornices to 2nd floor windows. No.7 has a 2nd floor 4-light square bay. No.10 has Italianate surrounds and cambered heads to 3rd floor windows, moulded architraves and cornices to 2nd floor windows and round-headed windows to the ground floor. All except No.1 have 1st floor wooden verandahs with corrugated iron tent shaped canopies. No.10 has cast iron scrolls to its balcony. Rear elevations particularly unsightly	Co-ordinated decoration, including undecorated parts and reinstatement. Replace screen wall to No.7. Remove 3rd storey square bay No.7. Reinststate 3rd storey sashes to No.8; replace entrance doors to Nos.8 and 9 in more sympathetic style and balcony roofs and balustrade to Nos.5 and 6. General reinstatement where altered.
Seagulls - E	Early 1920's. Bungalow. Colour-washed roughcast with red asbestos slate roof. Common brick chimney stack. Timber verandah, later alterations and extensions.	
"Hylands" - D	C1928 recently altered and extended. Rendered white, tile hung above later right side extension. Hipped tiled roof. Out of keeping with surroundings.	



West Wedge  
West House  
West Lawn  
Spanish House  
The Wedge

II B

The core is probably C18 but it has been given a Spanish appearance in the C20. 5 sections. The centre section is of 4 storeys stuccoed with bracket cornice. 3 sashes with glazing bars intact. 1st floor colonnade of 6 Tuscan columns. Entrance to 1st floor level approached by flight of stone steps. This is flanked by portions of 3 storeys stuccoed having 3 sashes with glazing bars and shaped gable with pantiled roof. These are in turn flanked by wings of 3 storeys with parapet, 4 sashes with glazing bars intact and projecting iron balconies. Round-headed windows to ground floor.

Spoilt by addition to modern windows 1st floor West Wedge. A general air of neglect. Unsightly remains of part demolition of adjoining property.

Remains of demolition

Reinstate render to West Lawn, Spanish House and The Wedge. Restore original style windows to West Wedge. Front boundary walls require attention, especially where extended in height in common brickwork. Reinstatement by rendering and/or masonry paint to achieve uniformity would be preferable. Render/paint east flank wall of The Wedge, pending redevelopment.

Needs tidying/screening.

Site (Rodney Court etc)

No.30

II A

Early C19. 3 storeys stock brick. Hipped old tiled roof. 2 sashes with glazing bars intact. The rear elevation is weatherboarded.

One 3 light bay to ground floor. Right side doorcase with cornice and panelled reveals. Approached up flight of steps.

Appearance of Garage doors at rear would be improved by repainting in colour more in harmony with brickwork.

No.31

II A

Early C19. 3 storeys and attics, stock brick. Hipped slate roof with 1 dormer, 2 sashes with verticals only. Later porch. The rear elevation is weatherboarded.



No. 32	II	A	<p>Early C19. 3 storeys painted brick. Hipped tiled roof. Parapet; 2 sashes with verticals only to 2nd floor. Spoilt by addition of sliding shutters. Glazing bars intact to 1st floor. Later wooden verandah to ground floor. Side and rear elevations are weather-boarded. House and boundary walls seriously affected by earth movement and efflorescence.</p>	<p>Flank and rear weather-boarding badly requires repair/maintenance and redecoration. Rebuild front and side boundary walls to achieve uniformity, or masonry paint to match. Replace glazing bars.</p>
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<p>No. 33 No. 34 (Roxana)</p>	II	B	<p>Early to mid C19 pair. 3 storeys and semi-basement. No. 33 is stuccoed. No. 34 is stock brick. Hipped slate roof with bracket cornice. 2 windows to each. No. 34 has glazing bars intact. 1st floor iron balcony and tent-shaped canopy above. Iron balustrading to ground floor. No. 33 has round-headed doorcase with fanlight. No. 34 has a 6-panelled door with rectangular fanlight. Steps to street. Rear boundary walls seriously affected by earth movement. Houses have settled towards the sea. No. 33 particularly well maintained.</p>	<p>Reinstate rear boundary wall; preferably render/paint. Ironwork to front No. 34 requires maintenance and repainting to check rust and rust-staining. Stuccoed finish to No. 34 would improve unity of pair. Replace glazing bars at rear and side. Reinstate canopy hood.</p>
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PROSPECT ROAD

South side

<p>Rodney Cottage Bower Cottage</p>	II	B	<p>C18 pair altered in mid C19 2 storeys. Ground floor stuccoed. 1st floor weatherboarded. Rodney Cottage has a modern tiled roof. Bower Cottage has a hipped slate roof with a weather-boarded square look-out. 5 sashes in all on the 1st floor with most glazing bars intact set in wooden architraves. The ground floor of</p>	<p>Requires general refurbishing, including redecoration and tidying up, particularly the cleared site on the seaward side. Replace alien style doors.  (N.B. this will be effectively rectified as and when a suitable form of development occurs on the site)</p>
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Rodney Cottage - B Rodney Cottage has 2 sashes with verticals only and a single left side doorcase. Bower Cottage has 2 modern windows and a modern door with weatherboard. The rear elevation of Bower Cottage is weatherboarded and Rodney Cottage has 2 sashes with glazing bars intact and a 1st floor verandah. (Rodney, Bower and West Lawn Cottages form a group). Generally neglected appearance and unsightly remains and part demolition of adjacent property.

West Lawn Cottage II B Formerly the Old Rose Tavern. Probably of C18 origin. 2 parallel ranges, 2 storeys stuccoed. Tiled roof with 2 hips to the side elevation. Part brick modillion cornice. 2 casements to the brick elevations. 2 tiled weatherboards and 2 altered windows

Wyndham Cottage - D C19 origin. Rendered/colour-washed. Slate roof, sagging. Casement windows.

WELLINGTON PLACE

"The Dolphins" Circa 1968  
 Nos. 1, 1a, 2 - D Out of keeping with surroundings. Suggest co-ordinated colour wash/render white.

Gloster Cottages - C Late C19 terrace of three 2 storeys, stock brick, slate roof. Converted to two dwellings. (Entrance door to No.2 altered)



- Nos. 3 and 4 -- C Mid C19 pair. Front elevation stuccoed. Rear elevation ashlar. Hipped slate roof. 3 windows in all. 1 central 3-light canted bay each to the 2 lower floors. Long and short quoins. Doorcase with cornice and console brackets. Glazing bars intact to No.3 only. No.3 requires redecoration. Reinststate sashes to No.4 Renovate garage at rear No.3.
- Queen's Mews - C Late C19. Altered 1960's and 1970's, including insertion of standard metal and timber windows. Red brick. Hipped slate roof. No.6 tile hung at 1st floor.
- Nos. 5 and 6 - C Early C19 pair 3 storeys stuccoed. No.5 has a later modern square bay which detracts. No.6 has a 3-light canted bay through all floors. Hipped tiled roof with 2 hips to the rear elevation. Doorcases at the sides. (No.5 has a modern fully glazed door at front) Reinststate original bay to No.5 or otherwise repaint more sympathetically to lessen impact. Replace door to No.5 in more sympathetic style.
- No.7 (Queen Cottage) - C Late C19 stuccoed. 3-light canted bay. Hipped slate roof.
- Seaview Terrace - C Late C19 terrace. Nos. 1 - 7 2 storey cottages stuccoed, originally slate roofed; accessible by footway off the road. Most (five) have been spoilt by red tiled re-roofing and other additions out of character. (No.4 has applied mock timbering.



Birch Villas Nos. 1 and 2	-	C	Late C19 pair. 2 storeys and semi-base- ment stuccoed. Double gable with kneelers. Ground floor and semi-basement have two 3-light canted bays. Simple doorcase. Of no particular merit but of some character locally. Well kept.	Replace door to No.2 in more sympathetic style.
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WEST LAWN GARDENS

<u>West Side.</u>	-	E	Unsightly clutter of garages	Redevelop
Hawkhurst	-	D	Early 1930's house. 2 storeys red brick. Hipped tiled roof. Pseudo Georgian Casement windows in part.	