

# Thanet District Council

## Broadstairs

## Conservation Area Appraisal



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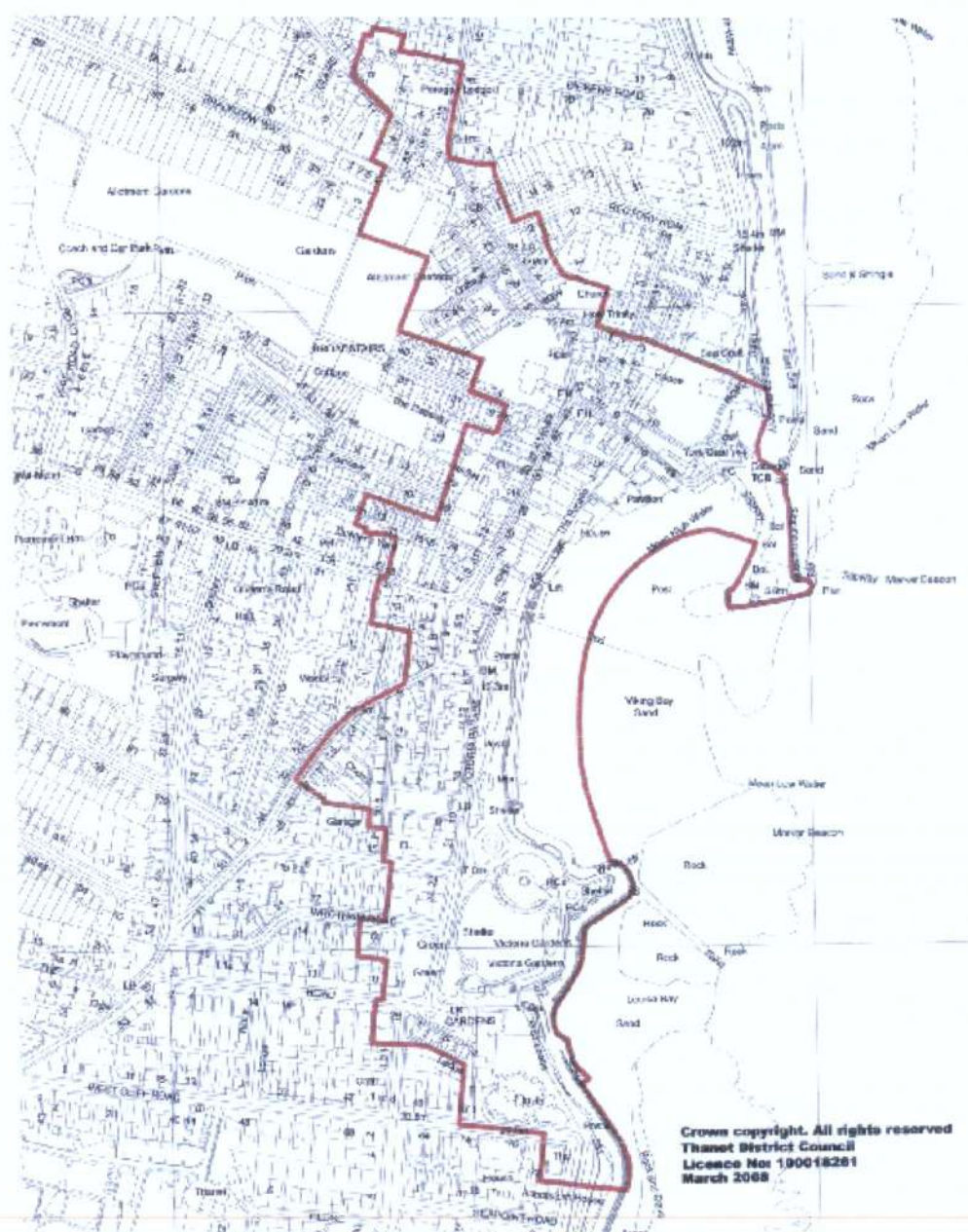
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## Broadstairs Conservation Area





## 1.0 Introduction

### Conservation Area Definition: -

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – Planning (Listed buildings and Conservation Areas) Act 1990 s. 69 (1).

#### *1.1. The definition and purpose of conservation areas*

It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

#### *1.2. The purpose and status of these appraisals*

Broadstairs Conservation Area was designated in 1970 and extended in 1986. The scope of this appraisal is summarised in the following points:

1. Assess the special interest of the architectural heritage of the Conservation Area highlighting elements of special merit, which contribute to the character.
2. Assess the action needed to protect and enhance the special qualities of the Conservation Area.

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, space or feature or aspect of its appearance or character should not be taken to imply that they have no significance. The methodology of the Conservation Area Character Appraisal for Broadstairs Conservation Area follows the guidance provided by: - *Planning Policy guidelines 15: Planning and the Historic Environment (1994)*; *Guidance on Conservation Appraisals by English Heritage (2005)*.

The analysis has been conducted on the basis of visits to the area, the involvement of local associations, and with consultation of primary and secondary sources on the local history and architecture.

The western portion of the Conservation Area, maintains a varied tight urban pattern with a mixture of accommodation and use. The varied orientation of buildings and differing scale and height results in a strongly varied roofscape. To the east the “street-scape” opens to the high chalk cliffs and the sea. Formal public spaces, wide esplanades, the harbour, beach and the expansive Viking Bay; help define the “special” character of the conservation area.

There is a mix of construction materials, a wide use of local vernacular, flint, a mixture of red and yellow stock brick, “clinker” brick, and painted stucco. There are also some instances of early weather boarding. Timber embellishments and cast-iron decorative detailing are present in the balconies, fenestration, roof detailing, boundary railings and early street furniture. ‘The ‘au lait’ terracotta, decorative rubbed brickwork, wall-hung tiling and faience are displayed on some of the later 19<sup>th</sup> century properties. Kent Pegs, slate and clay tiled roofs prevail as roofing materials.

Timber sash, casement windows, full-height bays, timber panel doors and decorative door hoods constitute important elements in the pattern of early facades. Decorative Venetian, Oriole, canted bays and coloured leaded lights are found to many of the later 19<sup>th</sup> century buildings.



Albion Street



Eldon Place



Victoria Parade



Late 18<sup>th</sup> Century Property, Nelson Place



View of York Street to the West



Victoria Parade



## 2.0 Location and Setting

### *2.1 Location and context*

Broadstairs Conservation Area is situated in the historic maritime town of Broadstairs, Kent. It is sited on the Isle of Thanet; a coastal district at the eastern end of Kent in the south east of England. Thanet also contains the attractive and historic coastal towns of Ramsgate and Margate, a number of coastal and rural villages; possesses a long coastline, lined with chalk cliffs and containing many sandy beaches.

It is approximately 129.1 km south - east of London and by road is accessed from the M2 and the A299; the Thanet Way. Rail routes lead to Canterbury, Dover and along the North Coast to London.

The town developed from the neighbouring parish of St Peters in Thanet, both as a place of pilgrimage and a small fishing harbour (with later small-scale ship building) located around the quay. Broadstairs developed as a popular seaside destination in the early 18<sup>th</sup> century and has remained until the present day with a variety of events such as the Dickens Festival which reflect it's historic past.

The Conservation Area includes the central section of the town, stretching from Nelson Place to the north Victoria Gardens to the south and Queens Gardens to the south east. The eastern perimeter is clearly defined by the large expanse of chalk cliff and Viking Bay. To the north the promontory; North Foreland and south "ribbon" residential development stretching towards Ramsgate.

**Size:** 14.0 Hectares

**Population:** approx. 7000 (2006 census)

**Demographics:** Predominantly white (2006 census)



## *2.2 General Character and plan form*

The presence of the roadways Nelson Place, Albion Street, the High Street, Victoria Parade; with various ancillary streets, formal gardens, cliff-top promenades and beach (to the east) determine the physical character of the Conservation Area.

The settlement still maintains evidence of its earliest form. Stone Road leads south into Nelson Place. Early flint cottages are sited around these roadways and set adjacent to Holy Trinity Church before winding down Harbour Street to the sea. The presence of a former medieval site of pilgrimage; St Marys Chapel, Albion Street is a strong link with the town's beginnings.

The formal seafront development of Eldon Place, Victoria Parade and the gardens; begun in the early 18<sup>th</sup> century and continued into the late 19<sup>th</sup> outline the importance of Broadstairs as a popular seaside destination during these periods. This is further enforced by the residential terraces of Queens Gardens and Chandos Square. Ancillary buildings such as stabling, garages and workshops are still present to the rear of some of the main thoroughfares; for example Buckingham Road and Thanet Road. The main retail areas occur around the High Street and Albion Street.

## *2.3 Landscape and setting*

The geological setting of the Conservation Area is defined by the siting of the town on solid chalk strata, part of one of the longest stretches of coastal chalk in Britain.

The area is situated on a relatively steep gradient in the north diminishing to the cliffs and sea in the east and south east. It is therefore possible to find natural vantage points that allow comprehensive views of the area.

The main street pattern of the Conservation Area is formed by Nelson Place and the High Street in the north and Albion Street and Victoria Parade etc in the south east, with Harbour Street the main historic link to the harbour, beach and sea; runs east and west.

In terms of its surroundings, three distinct regions can be identified:

1. To the eastern border of the Conservation Area the setting is defined by the presence of the harbour and Viking Bay complete with high chalk cliffs, wide sandy beach and panoramic views across The English Channel to the continent.

To the south east are distant views of Dover and North Foreland complete with lighthouse, to the north.

In this part of the Conservation Area despite the presence of some notable early buildings the original character of the village has been somewhat superseded by the mid 19<sup>th</sup> century formal seafront development along the cliff top and somewhat eroded by some later "infill" developments which often lack integrity in terms of scale and design.

2. On the north eastern border of the Conservation Area is the North Foreland; a chalk peninsular jutting out to sea. To the north- west lie allotments, mature trees and the rest of the mainly late 19<sup>th</sup> century town. The link between the older part of the village and its surroundings is maintained by narrow alleyways; often bounded by historic field and knapped flint walling between the buildings, gardens and open spaces.

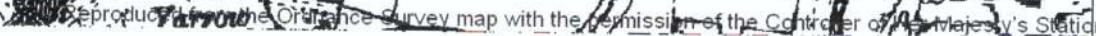


3. To the south-eastern border is another section of chalk cliff-top with residential development running from the town towards nearby Ramsgate. Below, is Louisa Bay a small sandy inlet, complete with under-cliff promenade, beach huts and sheer chalk cliffs. It is accessed from Viking Bay (via the under cliff promenade) and Victoria Parade (via the steep walkway); Louisa Gap.



Ordnance Survey Map 1908





Ordnance Survey Map 1935-46



## 3.0 Historic Development and Archaeology

### 3.1 Historic development

Broadstairs takes its name from the Anglo-Saxon word *Bradstow*, meaning a broad place; reflecting the sweeping crest-shaped bay.

During the 11th century the hamlet was a site of pilgrimage in order to pay homage to the image of the Virgin Mary, *Our Ladye of Bradstowe* at St Mary's Chapel, Albion Street.

A small pier was built between 1564 and 1586 to protect the harbour and local fishing. A storm of 1808 caused the pier to be swept away. It was later replaced by the current structure.

Until the late 18<sup>th</sup> century Broadstairs was a hamlet, the main occupations being farming fishing with a small but successful shipbuilding industry.

The earliest remaining buildings are from the 15<sup>th</sup> Century displayed in the former St Marys Chapel, Albion Street and York Gate, Harbour Street. Early 19<sup>th</sup> century development is grouped mainly around Crow Hill, Nelson Place and their environs.

14 Nelson Place, the flint faced "Betsy Cottage"

7 Tunis Row (a tarred weather-boarded cottage),

The former brewery cottages at Thanet Close

Regent Cottage, an early 19<sup>th</sup> century stuccoed villa

Nos. 11, 15 – 35 (odd) and No. 39 Nelson Place form group of Mid. 19<sup>th</sup> century flint-faced houses

Broadstairs' development from a small hamlet to tourist resort started late 18<sup>th</sup> century. The early development was spurred by the popularisation of the *health giving* properties of sea water; as



Map of Broadstairs 1824 R Collard



Tithe Map 1838

was neighbouring Margate and Ramsgate. It attracted the respectable upper classes and wealthier middle classes who wanted to reside away from the noise and crowds of the other neighbouring towns.

By the early 19<sup>th</sup> century very little change had occurred to the Conservation Area road pattern and settlement. There was a continuation of the development of the resort during this period; with the introduction of steamboat in 1815. The town underwent further growth until 1840.

Broadstairs benefited from Royal Patronage during the early 19<sup>th</sup> century. By the mid-19<sup>th</sup> century it was a renowned family resort, advertised and promoted by Dickens in his article "Our Watering Place" in August 1851.

The town continued to develop; encouraged by the arrival of the South Eastern Railway in 1863.

During the 19<sup>th</sup> century the town's role, along with other seaside resorts changed from one of health to entertainment.

During this time the town offered fine architecture, a beach with bathing huts, a cliff top and promenade, private gardens and sea views. Evening entertainment took place in the four private libraries sited along the promenade, with provided rooms for recitals, dances and card playing.

During the 20<sup>th</sup> century, Broadstairs remained a popular holiday resort up to the 1960's and throughout the increasing popularity for foreign holidays. The town has remained a popular tourist destination for short breaks throughout the summer season.



Chandos Gardens 1871



Chandos Gardens 1890



The Bandstand and Victoria Gardens



Victoria Gardens 1950





Ordnance Survey Map 1908



Ordnance Survey Map 1935-46



### *3.2 Archaeology*

The area surrounding the Conservation Area has been extensively developed. Exceptions to this include, the grounds of larger properties and a large tract of land along the bottom and sides of the valley leading to the sea; now parkland and allotments. Despite being developed relatively early on, the area has a high potential for survival of archaeological remains of all periods both settlement and burial.

Bronze Age barrows containing crouched burials have been excavated and recorded at Valletta House (Bradstow School) to the south west of the conservation area, on Dumpton Park Drive; excavated during the early 20th Century and 1970's. Recent digs carried out in advance of the construction of an accommodation block have revealed a substantial causewayed barrow and separate much smaller ring ditch, containing a number of burials of Bronze Age date.

A Bronze Age barrow was recorded in King Edward Avenue during construction of a house in the early 20th Century.

Roman burials have been recorded at the Coast Guard Cottages next to Bleak House and a recent evaluation carried out in the grounds of Bleak House established the presence of Roman pits or ditches on the high ground overlooking the harbour.

A Roman Inhumation cemetery has been recorded to the south of the conservation area on the cliff top near Bradstow School.

The Bronze Age barrows at Bradstow School were superimposed by a rich Anglo Saxon cemetery. Other Anglo Saxon burials have been recorded at Lyndenthorpe Road to the North West.

The Conservation Area has medieval origins and there is a number of standing medieval buildings. The Albion Second Hand bookshop is housed within the remains of a medieval chapel, the York gate is also of medieval origin. Other remains of this date representing Medieval and Post Medieval settlement are likely to be present here, indicative of the expansion of the early hamlet.

The topography of the Conservation Area suggests good potential for the survival of further Bronze Age, Roman and Anglo Saxon remains on the higher ground in the northern and southern extremities of the conservation area particularly along the contours of the valley and the high ground overlooking the coast. There is good potential for survival of archaeological remains of all periods to be present beneath the Conservation Area.

## 4.0 Spatial Analysis

### *4.1 The Character and interrelationship of spaces within the area*

Nelson Place, (at the junction of Crow Hill / Stone Road) and the cliff-tops along the seafront are natural high vantage points. From these is it possible to have a comprehensive panoramic view of the majority of Broadstairs Conservation Area. There are also a number of wide views across the bay including Victoria Gardens, Victoria Parade and The Promenade. Narrow views of the sea, include Dickens Walk and Church Road; which punctuate the main roadways. Narrow views are also a major feature throughout the main townscape. These give glimpses of more intimate urban grain such as Thanet Road, Tunis Row, and the start of Chandos Road where it joins York Street.

From the beach, the pier and the undercliff promenade below Preacher's Knoll, there are comprehensive views of the cliffs, harbour and seafront development of the town. Out to sea, there are clear views of distant Dover; in the south east and North Foreland; in the north east.

### *4.2 Key views and vistas*

**Long vistas:** There are a number of significant long vistas along the major roadways.

From Nelson Place into Albion Street (and vice-versa). Towards the sea includes some early historic townscape, trees and private spaces. Harbour Street, dropping steeply down to the harbour and beach is a strong visual link to the sea from the junction with Nelson Place and Albion Street.

Albion Street allows views north and south along one of the main "arteries" of the town, terminating at a sharp "dog-leg" at the junction with the High Street. The High Street views terminate in the east with a fine view of Victoria Parade, the promenade and the sea, rising steeply out of the conservation area to the rest of the town in the west.



Preachers Knoll viewed from beach.



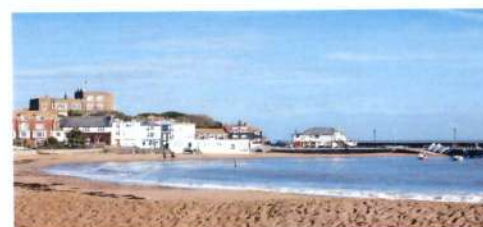
View Nelson Place



Albion Street looking North and South



Victoria Parade looking South



Wide views across the bay to the North



Victoria Parade running parallel with the cliff-top affords impressive long views along its entirety. Running north and south, they include the 19<sup>th</sup> century townscape, public gardens, with the beach and sea below. Granville Road has good views both east and west linking the later 19<sup>th</sup> century villa developments to the former Granville Hotel (now Granville Mansions), a prestigious building in this part of the conservation area.

#### Wide views:

One of the most impressive wide views is from Victoria Parade across Victoria Gardens to the sea and vice versa. They include the chalk cliffs, harbour, beach and varied roof-scape of the historic townscape along Harbour Street

The Parade looking south across the bay and north towards The Promenade are also worthy of note.

From the beach across the bay to north and south including the sea. To west up the cliff-face to the town.

The pier is a good vantage point to view the beach; including the expansive sands, mid. 20<sup>th</sup> century Beach Hut development, under-cliff promenade and cliffs. The built environment along the cliff-top is dominant in these wide views, as well as the harbour and surrounding sea.

The northern portion of Nelson Place (at the junction of Crow Hill and Stone Road) allows wide views across the majority of the town.

#### Narrow views:

A number of pleasant views of the sea are glimpsed along various narrow roadways such as Church Road and Dickens Walk as well as the pedestrian walkway Pier Approach. The gap between the Albion Hotel and 4 Victoria Parade allows the eye to travel down The High Street to the sea beyond.

Intimate narrow views along Tunis Walk, Thanet Close, and Serene Place emphasise the tight urban grain of the town, allowing glimpses of early historic townscape. Narrow views along Trotwood Place, Thanet Road and into Union Square from Harbour Street are also worthy of note.



View from the beach to The Parade



Victoria Gardens and the Promenade



Looking South to Queens Gardens



Dickens Walk



Pier Approach

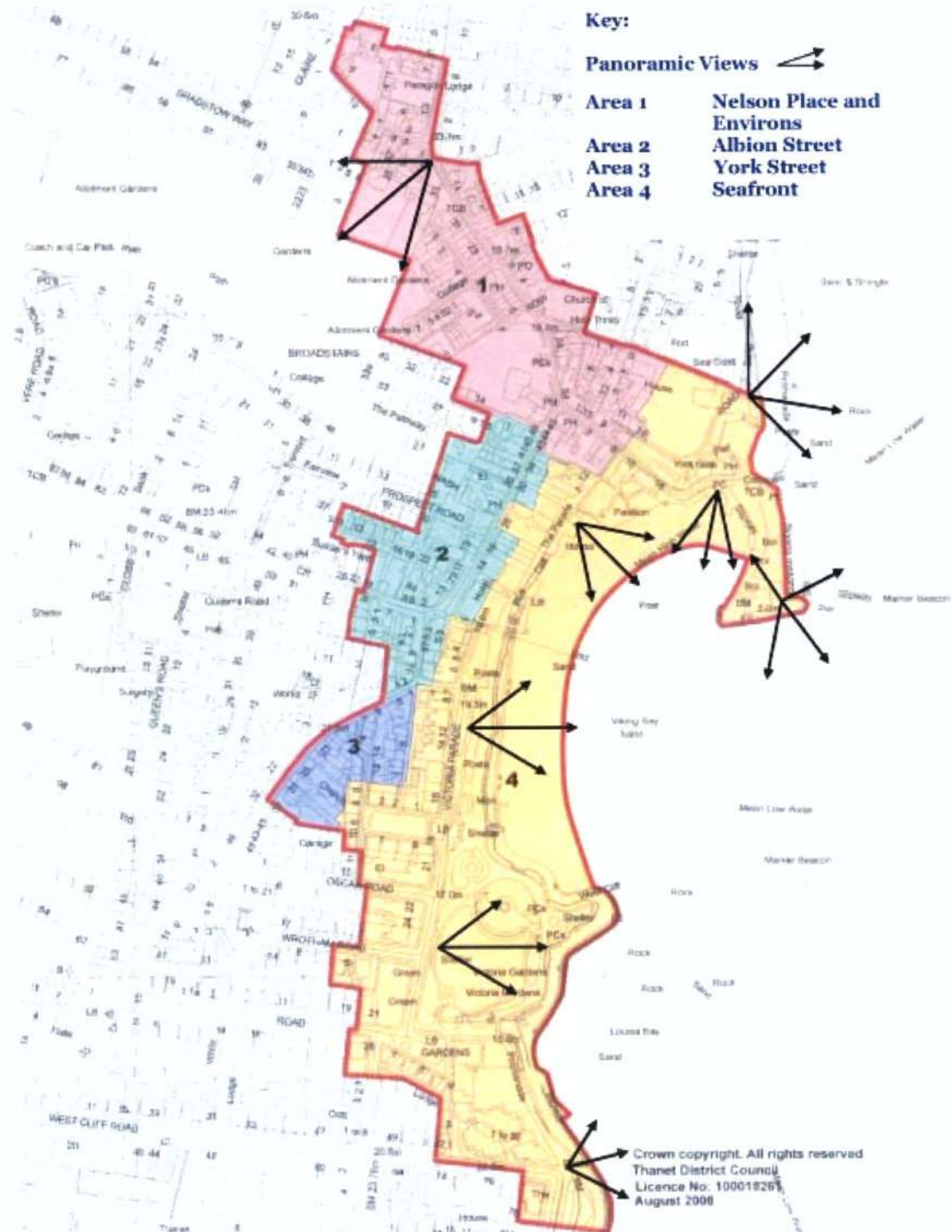


Union Square



## Broadstairs Conservation Area Panoramic Views

## Character Areas



## 5.0 The Character of the conservation Area

### *5.1 Character Areas and the quality of architecture*

This section deals with the value and location of prominent historical monuments and buildings within the boundary of the Conservation Area. It includes structure which represent important landmarks in Broadstairs Conservation Area and that significantly contribute to its character. This section has been subdivided to reflect the fact that the character of the Conservation Area changes significantly within its boundary.

*The Conservation Area divides into four sub-areas of character.*

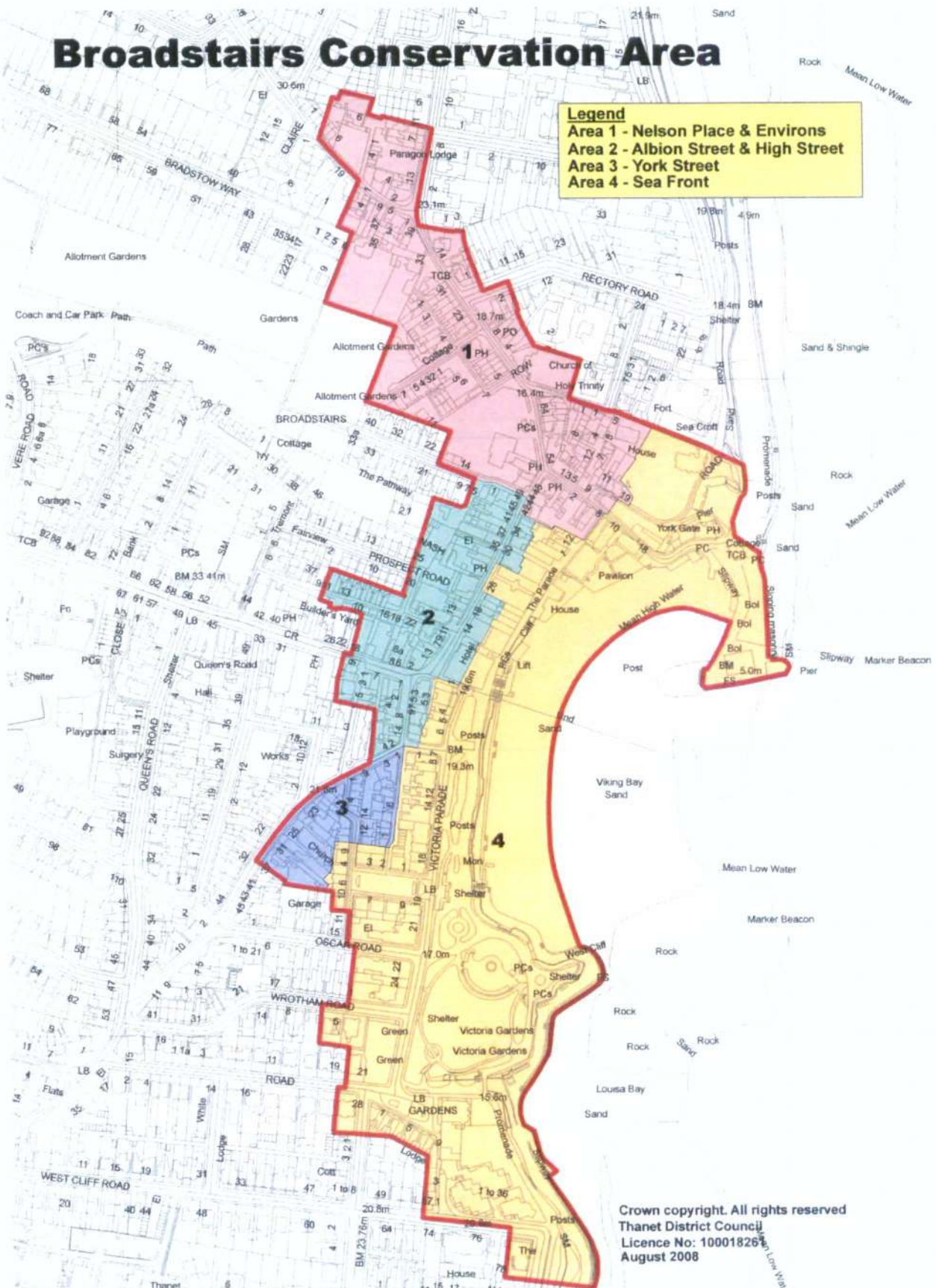
1. Nelson Place and Environs
  2. Albion Street / The High Street
  3. York Street
  4. The Seafront
-



# Broadstairs Conservation Area

## Legend

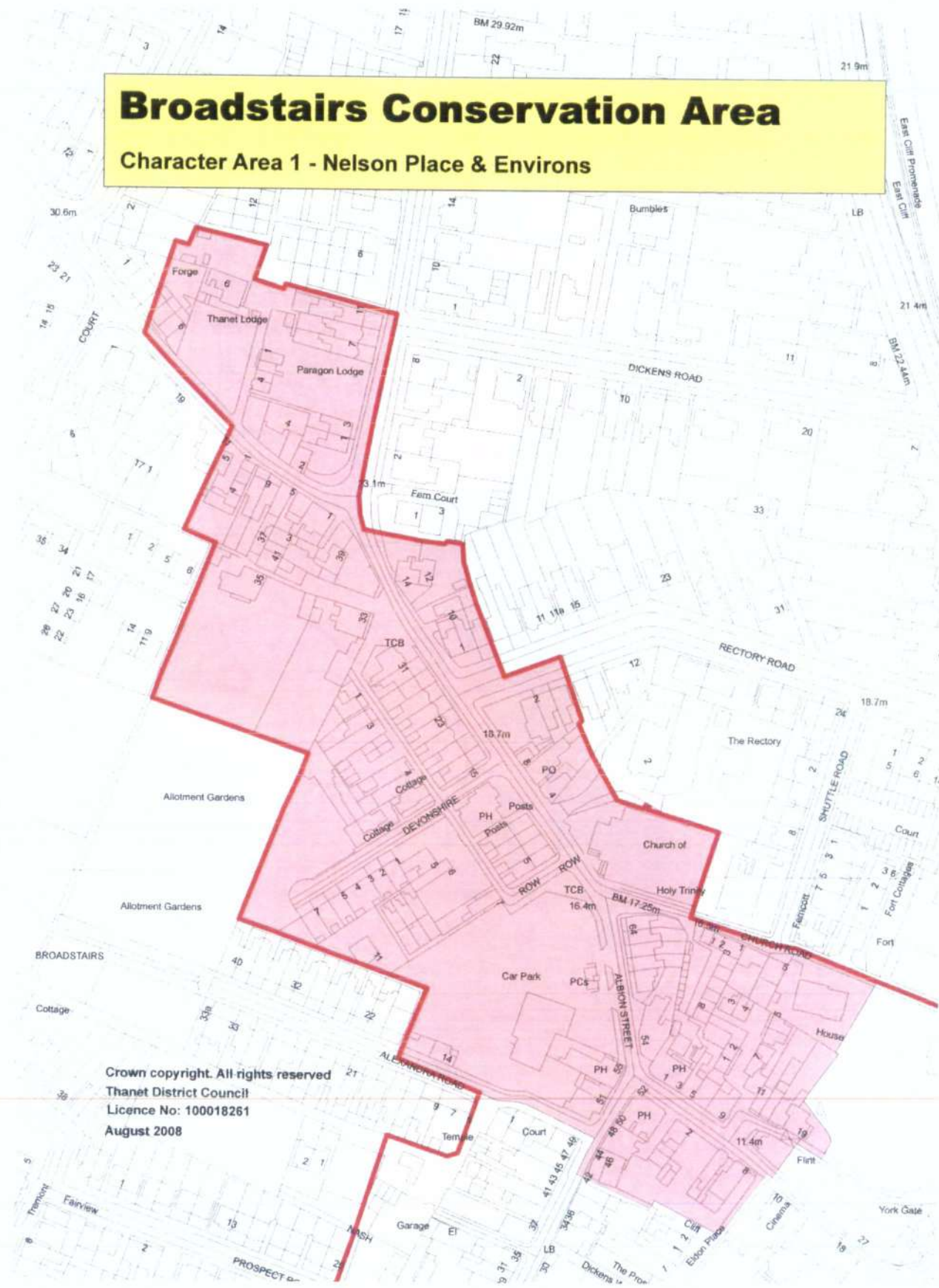
- Area 1 - Nelson Place & Environs
- Area 2 - Albion Street & High Street
- Area 3 - York Street
- Area 4 - Sea Front



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## Broadstairs Conservation Area

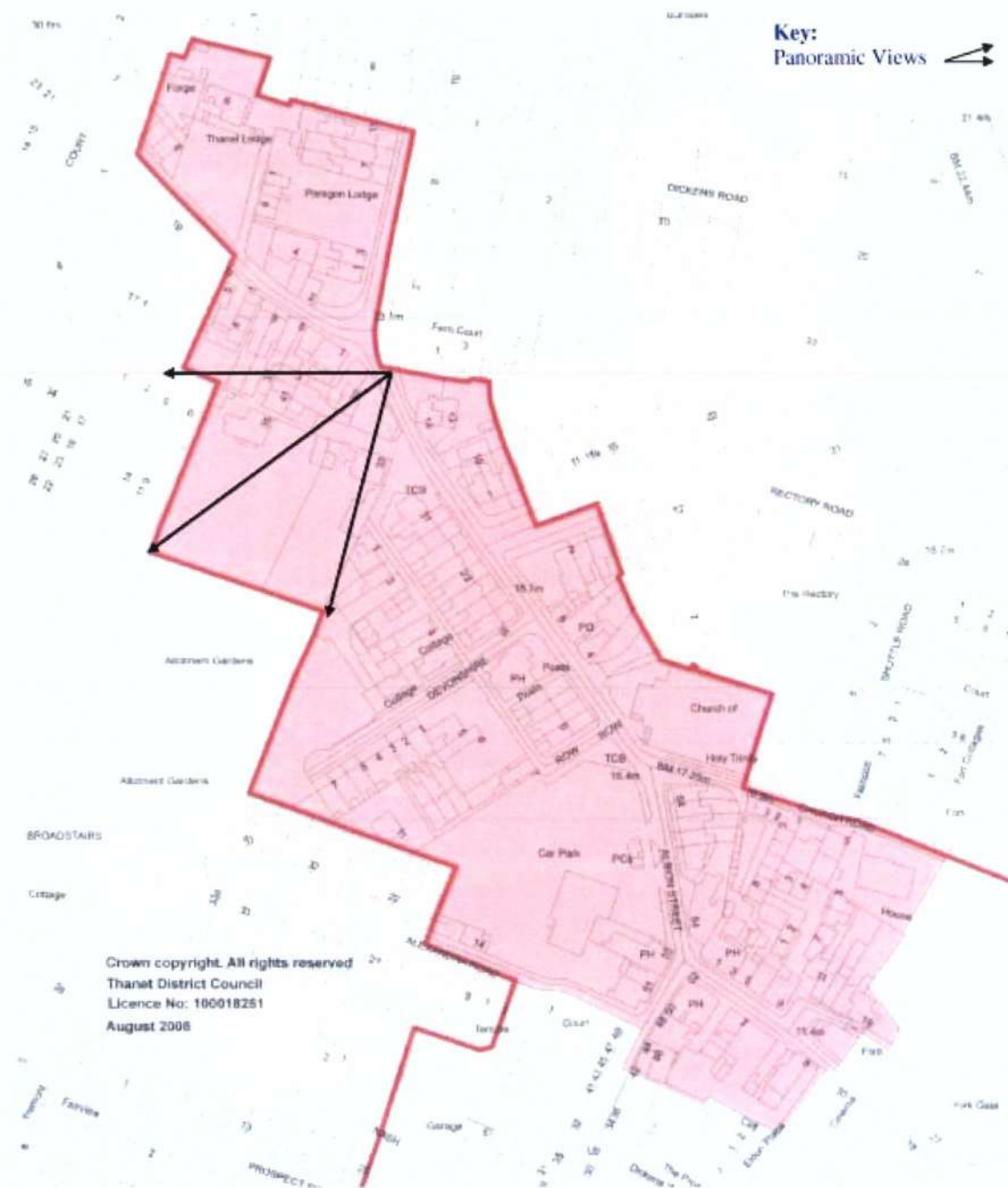
### Character Area 1 - Nelson Place & Environs





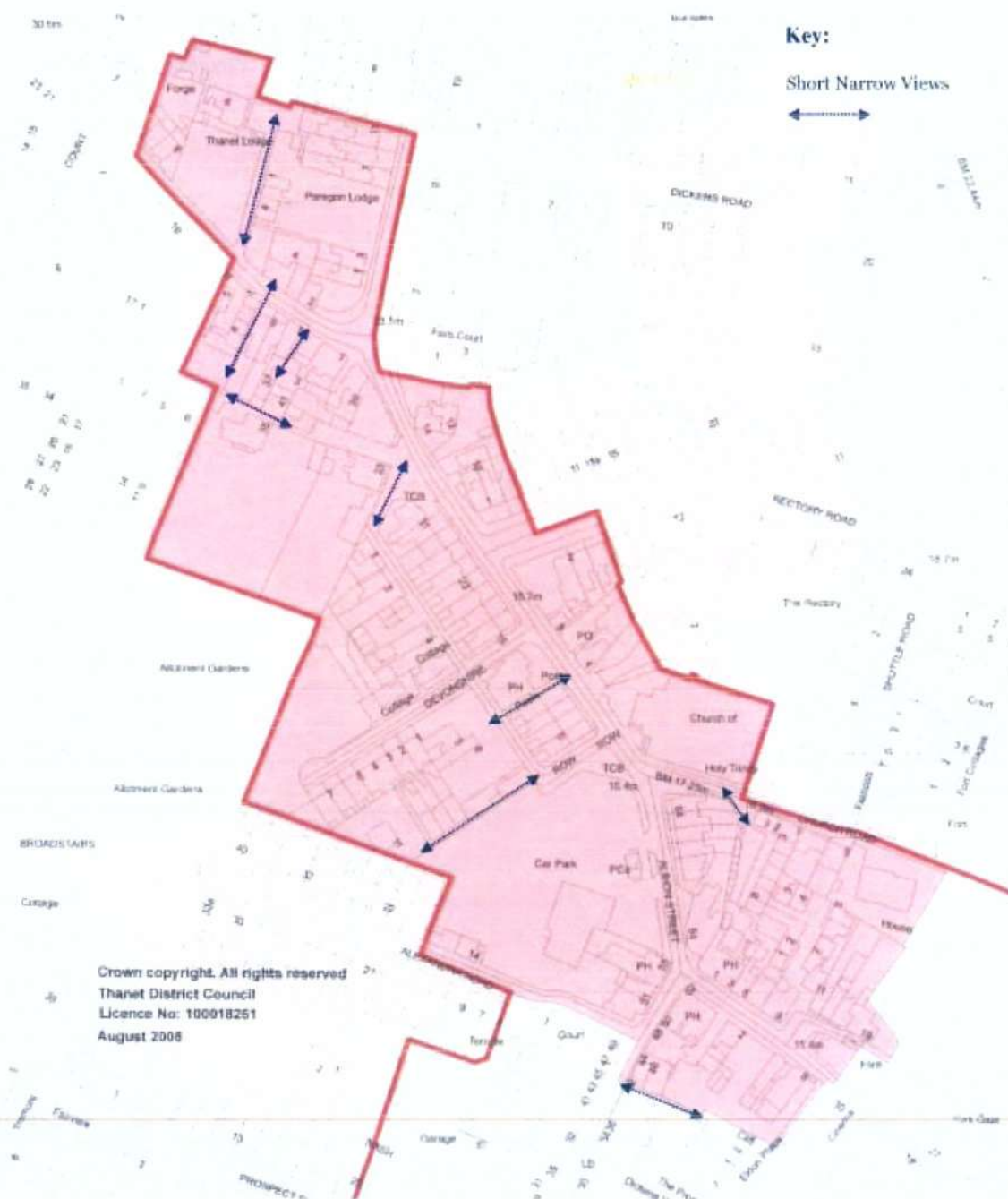
## Broadstairs Conservation Area Panoramic Views

## Character Area 1



## Broadstairs Conservation Area Short Narrow Views

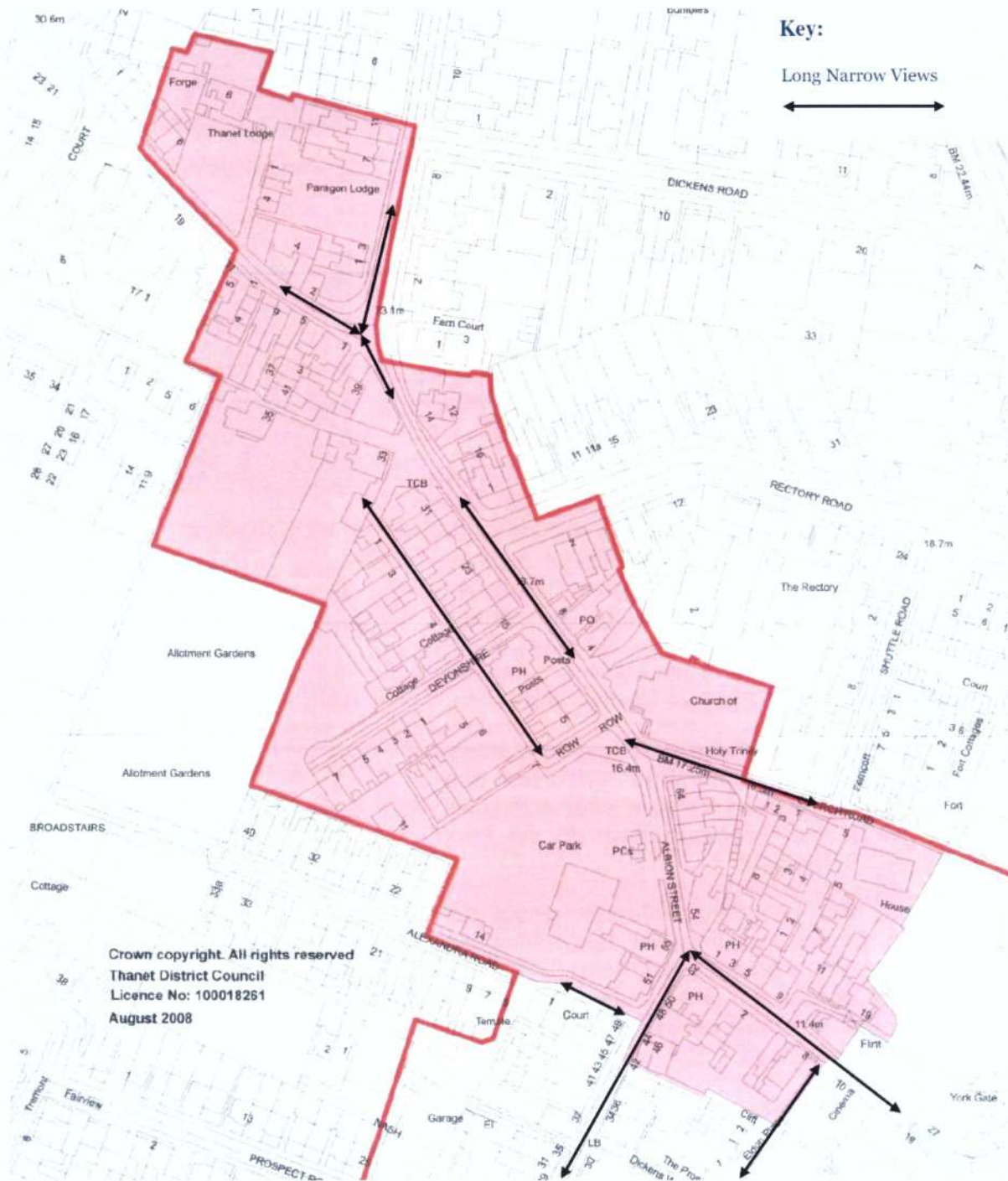
## Character Area 1





## Broadstairs Conservation Area Long Narrow Views

## Character Area 1





### 5.1.1 Character Area No. 1: *Nelson Place and Environs*

Sited to the north-eastern portion of the Conservation Area, the natural high vantage points, Crow Hill and Nelson Place allow panoramic views across the town and down towards the sea. Now mainly residential in use, it was laid out pre-1700. Formerly the main link with the earlier parish of St. Peters-in-Thanet and Reading Street sited to the north-west of the town and the fishing harbour including the medieval shrine to “Our Lady of Bradstowe”.

The roads form a steep incline towards the open cliff- top of the Eastern Esplanade, the harbour and the sea. The later Stone Road connected a large early 19<sup>th</sup> century house “Stone House” and Kingsgate to the town. Laid out circa 1840 it is an important part of the character of the area, rising steeply out of the Conservation Area in the north.

Nelson Place and Environs displays some of the earliest buildings in the Conservation Area with strong links to past industries. These include early fishing and workers cottages, the former brewery cottages on Thanet Close and some small flint cottages clustered around the early 19<sup>th</sup> century church; including Church Square. Examples of the early built environment and streetscape continues down Harbour Street to the sea, harbour and beach.

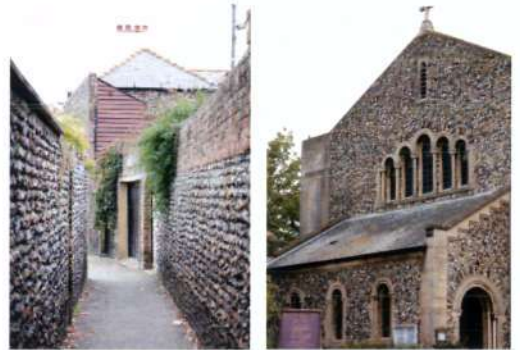
Later buildings include fine 18<sup>th</sup> century villas, stuccoed with detailed ironwork balconies and railings. Later 19<sup>th</sup> century terraces, often with small carefully landscaped boundary areas to the front and rear are also present.

Fine historic flint boundary walls throughout the area; (such as the boundary wall terminating the northern end of Thanet Close) help define the character of the area. They reflect the early development of the town and in some cases are former “field boundaries”.

Narrow walkways leading to intimate urban spaces (Church Square and Union Square) or allotments (to the rear of Wrayton Cottage) are a defining feature of this section of the Conservation Area.



Earliest development around Crow Hill



Flint walkways

Holy Trinity Church



Terrace Nelson Place



Harbour Street

Union Square



The mixture of small walled backyards and large gardens, with tall mature trees, contribute greatly to the area, which has very little public space. These factors again emphasise the tight urban grain of this section of the townscape.

The roadway Nelson Place is one of the main “arteries” of the town. It is benefited by careful traffic calming; which appears to be successful in this potential “rat-run”.

“The Nelson” Public House, with neat street-fronting garden and the well maintained convenience store opposite, are positive amenity provisions in this mainly residential area.

At the junction of Harbour Street and Albion Street, the roadways narrow, developing into the main commercial section of the Conservation Area; with mixed specialist shops and cafes etc.

This part of the character area is dominated by the large Albion Street car park; a strong negative factor, detracting from the fine surrounding historic streetscape.

The good late 19<sup>th</sup> century public house “Neptune Hall” acts as a visual sentry to the junction of Harbour Street and Albion Street.

The steep incline of Harbour Street draws the eye towards the sea and horizon beyond. The roadway is framed by early flint buildings often accessed by narrow walkways, with later stuccoed and 19<sup>th</sup> century brick buildings interspersed throughout.

### 5.1.2 Listed buildings

**No. 6 Crow Hill, “Thanet Lodge”** (Grade II) an early 19<sup>th</sup> century two storey stuccoed house, formerly the brewery masters residence of an earlier Brewery.

**1-5 Thanet Close** (Grade II) a fine row of flint-faced early 19<sup>th</sup> century two storey cottages with buff brick window dressings. Good slate roofs with dormers and simple round headed door-cases.



Brewery Cottages Thanet Close



2, 3 Stone Road “Betsey Cottage”



Regent Cottage, Nelson Place



21-25 Nelson Place



**No. 35 Nelson Place “Pleasant Cottage”** (Grade II) a mid. 19th century two storey flint-faced house. This building displays many local vernacular building materials; Kent pegs, timber sash windows and a high field flint boundary wall.

**No. 14 Nelson Place “Betsey Cottage”** (Grade II), an early 19<sup>th</sup> century two storey flint-faced cottage with double dormer to the slate roof. The left side is a tumble down gable with a later 19th century change of roof level.

**No. 33, Nelson Place, “Regent Cottage”** (Grade II), a well proportioned early 19th century stuccoed house with flint faced side elevation.

**Nos. 21-25 (odd) Nelson Place** (Grade II) an early 19th century terrace which display local vernacular building materials, stock brick with stucco to the ground floor and basement, a simple round – headed timber door-case

**No. 1 & 3 Stone Road.** (Grade II) a pair of small 19<sup>th</sup> century painted stucco houses; two storey attic basement and front boundary area. Good slate mansard roof with one round headed dormer to each property. Fine first floor iron balconies.

**No 7 & 9 Stone Road,** (Grade II), a pair of circa 1830 houses in brown brick. Four-storey with basement; the first floor is painted and the ground and basement rusticated stucco. Fenestration takes the form of “six over six” rising sash, the ground floor and basement have curved bays with three light windows. A good round headed door case with semi-circular fan-lights and six fielded panelled doors.

**No 11, Stone Road,** (Grade II) circa 1830, three storey and basement in brown brick and stucco. There is a good parapet with stone coping and brick modillion cornice. Fenestration is in the form of one three-light curved bay flanked by pilasters which rises through the basement to the first floor.

**7, Tunis Row,** (Grade II) Early 19<sup>th</sup> century two storey tarred weather-boarded cottage, the rear elevation is tarred and overhangs a passage. Two parallel ranges with a slate roof.



1-3 Stone Road



7 & 9 Stone Road



7 Tunis Row



Holy Trinity Church



Church Square & Church Road



Cottages Church Square / Road



**Holy Trinity Church** Nelson Place. (Grade II) Built 1829-30 knapped and rubble flint with stone dressings. Designed by David Barnes, originally with tower, later extended in 1925.

**No 1 Church Road** (Grade II) along with No 1 & 2 Church Square. Early 19<sup>th</sup> Century three storey and basement faced with knapped flint; buff brick long and short quoins and window dressings.

**3-8 Church Square** (Grade II) form a group with No 1 Church Road and 1&2 Church Square, good examples of early 19<sup>th</sup> Century modest terrace with contemporary flint faced wash houses sited in the communal yard.

**No 46, Albion Street** (Former St Mary's Chapel Grade II). Dated 1601, two storey flint faced with red brick quoins, with a hipped tiled roof. It incorporates the flint end wall of the medieval chapel.

**Nos. 48-50 Albion Street**, (Grade II) 18<sup>th</sup> century one storey flint faced; the right side pan tiled roof with pan tiled roof.

**Nos. 30 -32 Albion Street** Barfield House (Grade II) (former Barfield lending library). Early 19<sup>th</sup> century property; two storeys, in stucco. The east front has two trellised iron work balconies with tent shaped canopies.

**Union Square** (Grade II) 1 – 7 Form a group of early to mid 19<sup>th</sup> century three storey properties with slate roofs.

**No. 1, 3, 5 Harbour Street;** Neptune Hall Public House (Grade II). Early 19<sup>th</sup> century Public House and attached c.1882 former shop. Red brick with granite faced pilasters to ground floor, stock brick both portions with large shop windows.

**No. 9. The Olde Curiosity Shop** (Grade II) Dated 1588 but the façade is 18<sup>th</sup> century with modern alterations. The front elevation is three-storey stucco, the second of painted brick. There is a fine early doorcase with flat hood, reeded architraves and rosettes.

**No. 13 to 19 Harbour Street** (Grade II) forms a group of early to mid 19<sup>th</sup> century cottages along with Flint House. Good timber detailing in the form of round headed door cases, six panelled doors and camber sash windows.



No. 46 Albion Street



Neptune Hall public house



Barfield House



The Olde Curiosity Shop



**Bleak House, Fort Road.** (Grade II) listed for its associations with the writer Charles Dickens who lodged here during the summer months. The core of the building is early 19<sup>th</sup> century but re-fronted and extended in 1901 to the design of William Burr (MSA).

Originally known as “Fort House” it was built as the residence of the Fort Captain during the Napoleonic wars.

### 5.1.3 Key unlisted buildings

**Wrayton Cottage** Crow Hill; an early 18<sup>th</sup> century two storey cottage is good example of local vernacular materials; pitched slate roof, knapped flint with stone dressings in a prominent position fronting Nelson Place.

**Vyne Cottage** Crow Hill, an early 18<sup>th</sup> century two storey with attic painted render cottage. There is a slate half-hipped roof with slender chimneys, scattered fenestration; timber casement to the attic and “six over six” to others.

**Flint boundary wall**, Crow Hill, and early rubble flint wall former boundary to Thanet Lodge.

**No.15- 17 Nelson Place** these are a pair of finely detailed early 19<sup>th</sup> century houses; two- storey with lower ground, in painted render. There is two-span roof with raised parapet, regular fenestration; two apertures to each storey.

**Staines Place Crow Hill**, a series of four modest early 19<sup>th</sup> century cottages in yellow stock brick with integral court yard. Kent pegged pitched roof with gabled dormers; weather boarded cheeks, above the eaves line.

**Lord Nelson Public House** Nelson Place, early 19<sup>th</sup> century three storey in stock brick with regular fenestration. A pitched slate roof; side elevation incorporates rubble flint work

**1, Tunis Row**, a modest painted render, late 19<sup>th</sup> century two storey cottage.

**Victoria Cottage**, Tunis Row, a good late 19<sup>th</sup> century house.

**1- 7 Devonshire Terrace**, a fine example of a late 19<sup>th</sup> century stucco terrace; although much altered by the insertion of inappropriate UPVC windows still retains some fine decorative detailing.



Wrayton Cottage



5, Crow Hill



Lord Nelson P.H.



15-17 Nelson Place



Crow Hill



Vyne Cottage



### 5.1.4 *Building materials and local details*

There is a mixture of building materials in this section of the Conservation Area. Flint, either “knapped” or “field” is pre-dominant in many of the cottages and historic boundary walls often with red brick or yellow stock dressings. Painted render, stucco and yellow mixed stock brick is also found on many of the late 18<sup>th</sup> and early 19<sup>th</sup> century buildings.

Weather-boarding is present in some of the earlier small industrial buildings. Roofs are mainly slate with some instances of “Kent Pegs”.

Windows are pre-dominantly timber sash, with well-proportioned bow and canted bay windows to the late 18<sup>th</sup> early 19<sup>th</sup> century terraces.

Design details include fine foliate iron balconies, boundary railings and well detailed timber door cases and door hoods to many of the late 18<sup>th</sup> /early 19<sup>th</sup> century properties. Historic flint walls are important factors which help define the character of this portion of the Conservation Area.

### 5.1.5 *Contribution of open spaces, trees and landscape*

This section of the Conservation Area has a tight urban grain, with no public open space.

The main thoroughfare Nelson Place descends steeply into the town allowing panoramic views across the townscape. From this vantage point the allotments to the North West boundary of the character area are clearly seen and coupled with the surrounding mature trees and those opposite Devonshire Terrace have a strong positive impact.

The gradient increases along Harbour Street leading down to the harbour and sea with glimpses of intimate enclosed areas of townscape such as Union Square up Fort Road and Eldon Place to the Parade.

Some of the larger properties on Nelson Place, Crow Hill and Tunis Row still retain some fine mature trees which are also found around Holy Trinity Church and these help to soften the impact of the streetscape.





### *5.1.6 The extent of intrusion or damage (Negative factors)*

Most noticeably Albion Street car park has a strong negative impact on the character of the townscape. Poor maintenance of the hard surface and boundary treatments add to the general “feel “of neglect of this prominent site.

Other negative factors include the erosion of historic detailing through poor property maintenance. This also includes the replacement of historic features such as windows, doors and roof covering with inappropriate materials in terms of scale and design.

Small inappropriate piece-meal residential developments throughout the area have a negative impact on the character of the streetscape in terms of design, materials and scale.

### *5.1.7 General Condition*

The general condition of this section of the Conservation Area is good.

Most properties, area-spaces, trees and gardens are well maintained.

The majority of the streetscape remains un-cluttered in terms of street furniture, redundant signage and satellite antennae etc.

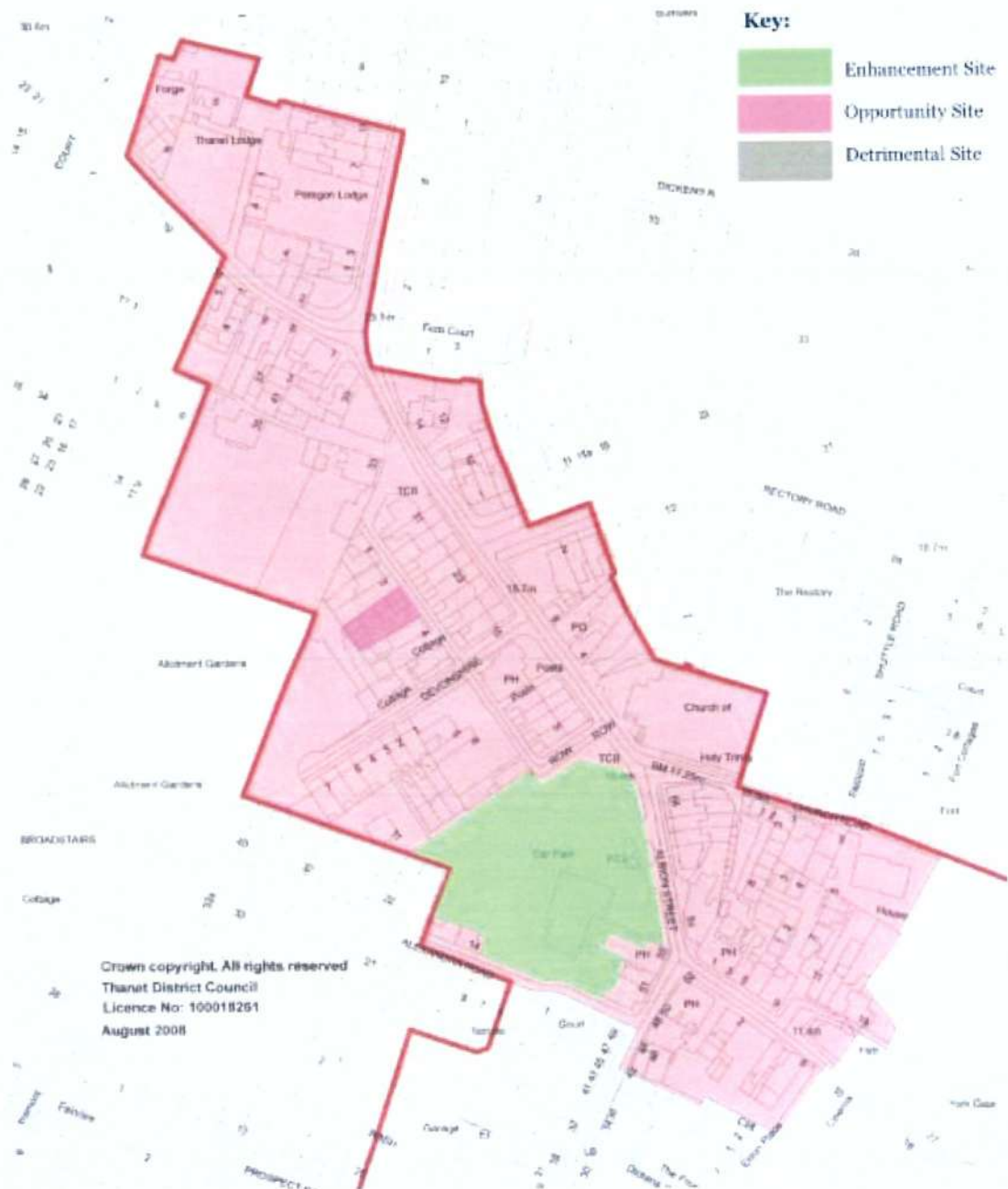
Traffic calming is present along Nelson Place with the main roadways and footpaths well maintained.





## Broadstairs Conservation Area

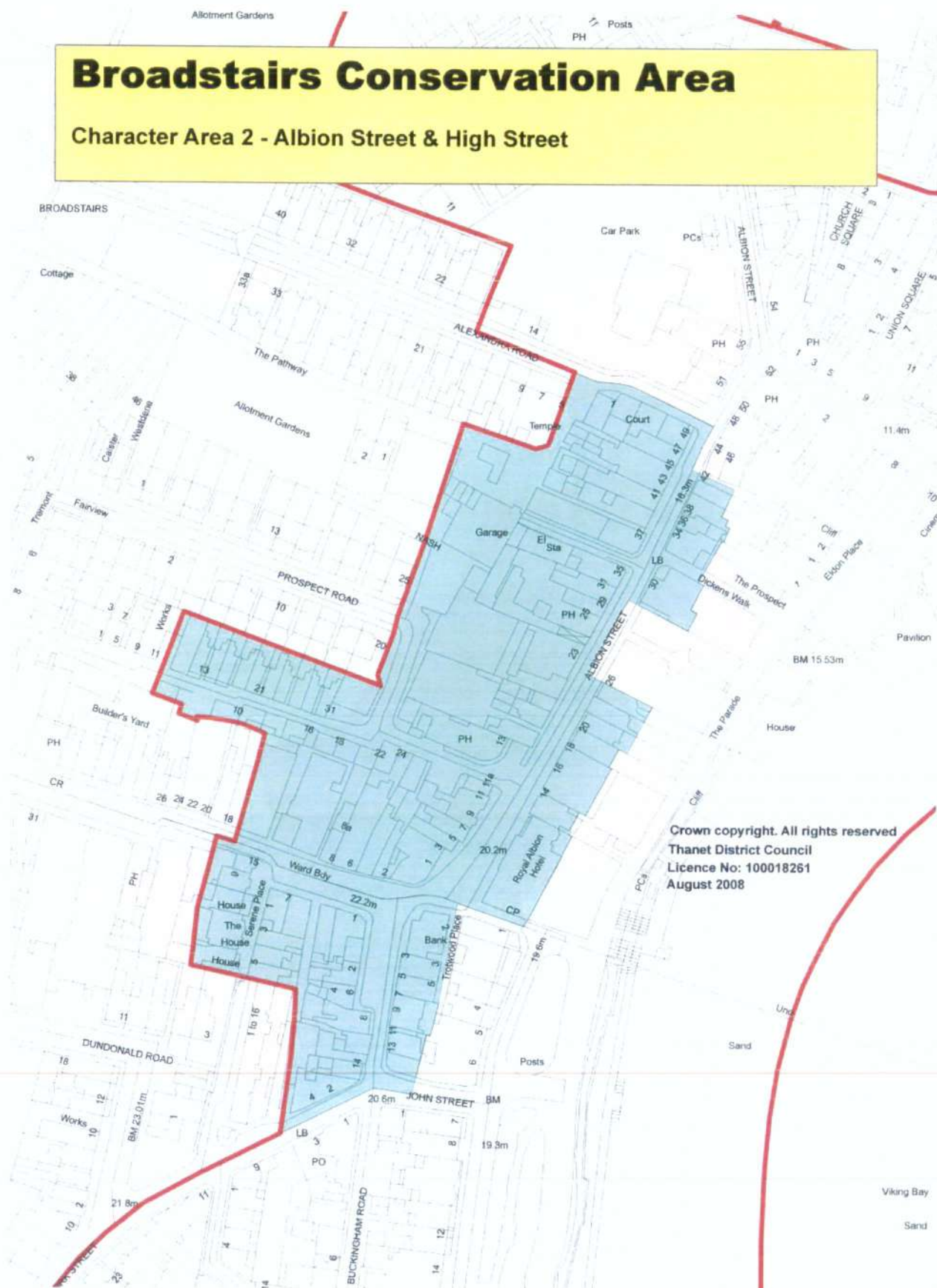
### Character Area 1 Sites



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## Broadstairs Conservation Area

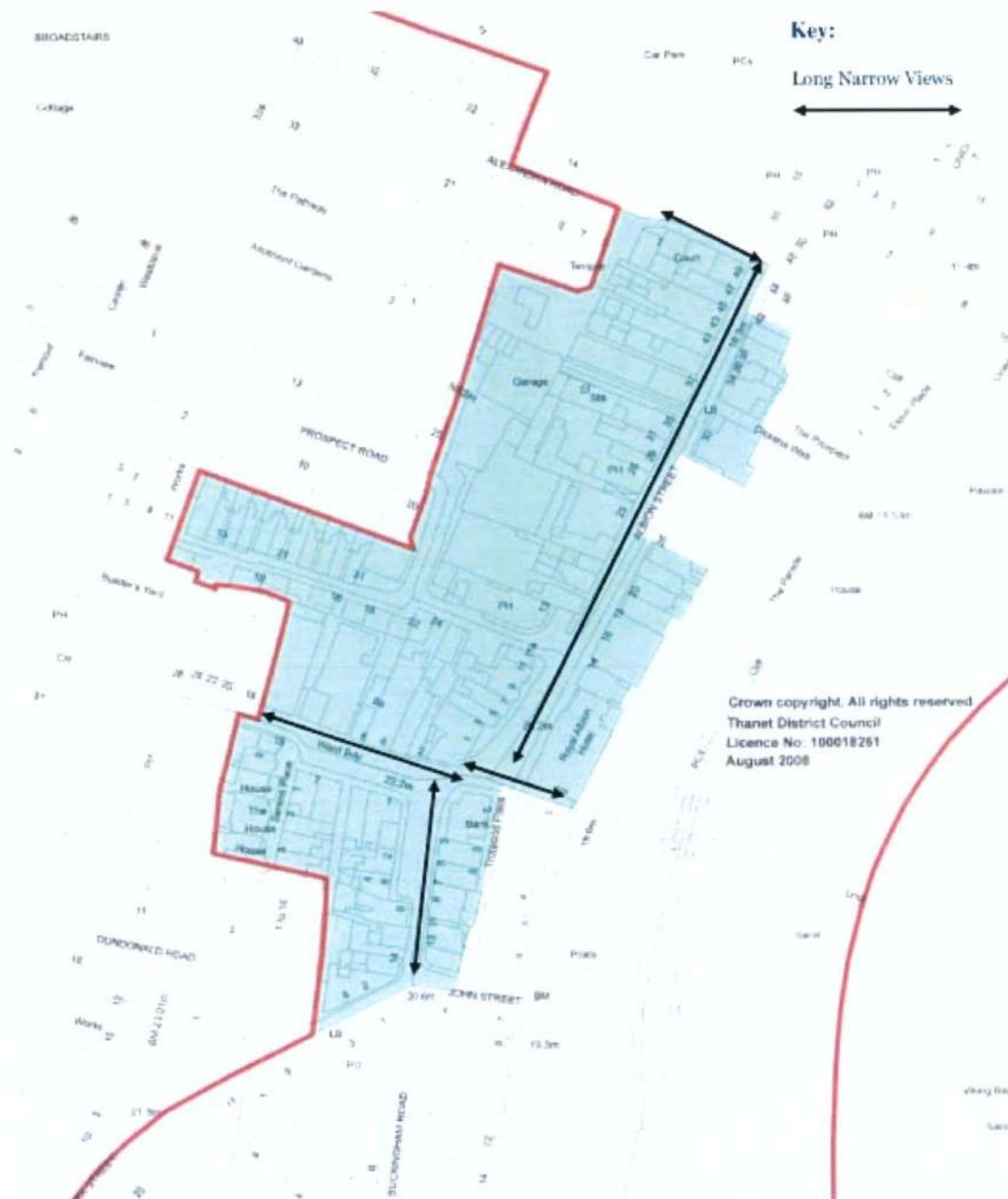
### Character Area 2 - Albion Street & High Street





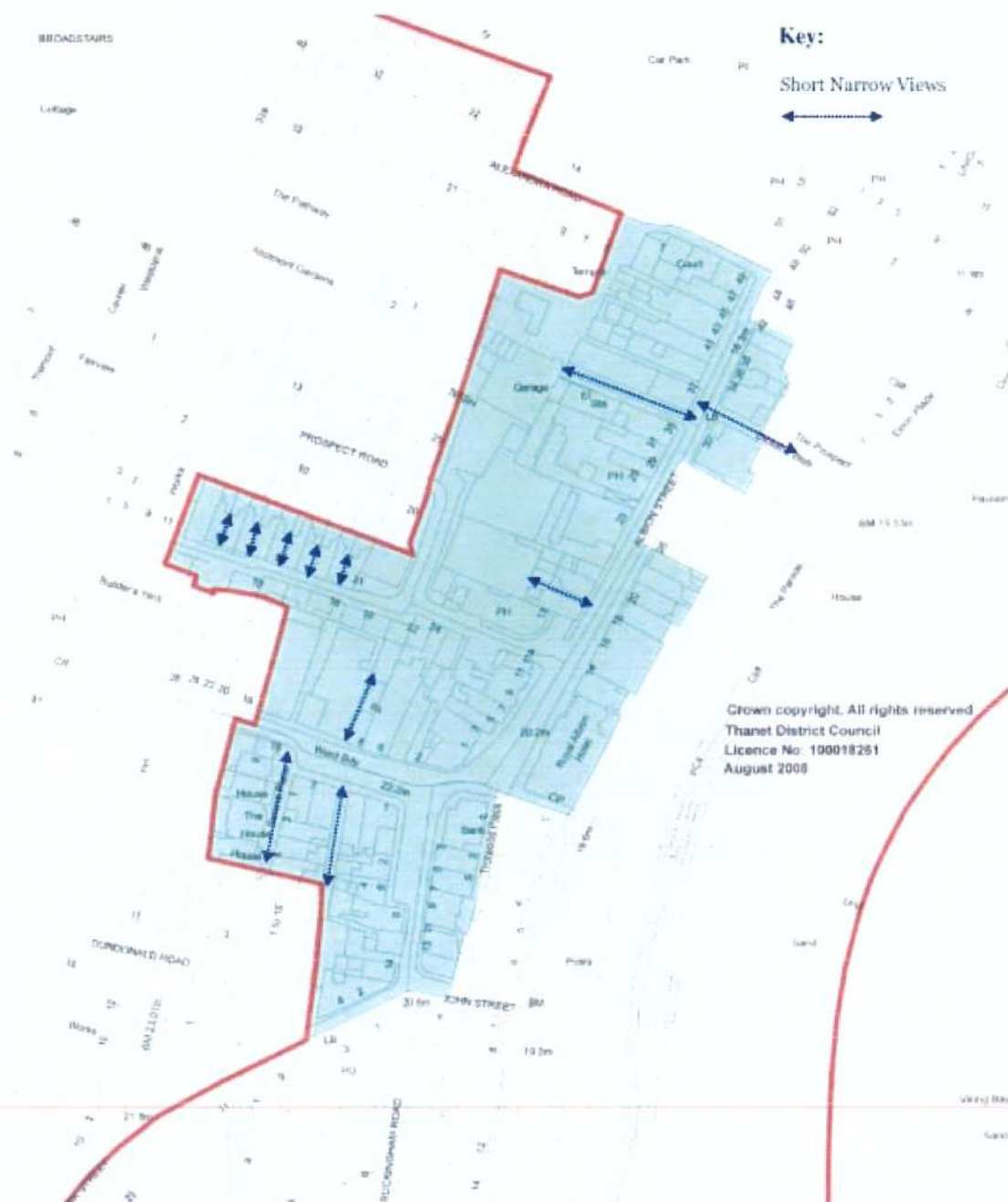
## Broadstairs Conservation Area Long Narrow Views

## Character Area 2



## Broadstairs Conservation Area Short Narrow Views

## Character Area 2





## *5.2 Character Area 2, Albion Street and High Street*

Albion Street forms a “narrowing” continuation of Nelson Place, running north to south, up a slight incline. The roadway, “dog legs” sharply to the west, to join the High Street and climbs steeply out of the Conservation Area.

Views east from the High Street include a fine glimpse onto the cliff-top promenade with the sea and horizon beyond.

There is a tight urban grain to this section of the conservation area. Albion Street and the High Street have historically been the main areas of commerce for the town in terms of hotels, shops, banks and restaurants. Retail outlets are mainly small specialist shops such as fishmongers, book shops and antiques with national “chains” playing a less dominant role.

The statutory listed Albion Hotel, with its impressive arched stucco frontage has a positive impact to the area. The building is a strong link with the earlier 19<sup>th</sup> century development of the town; as a popular seaside destination.

During the pre-dominant periods of growth for Broadstairs, the town was well serviced in terms of trades and service industries. There is still evidence in the early workshops and garages along Thanet Road and former stabling to the rear of 41 Albion Street.

Changes in lifestyle including a greater emphasis on overseas holidays have occurred over recent decades, leading to the cessation of a number of businesses. This has been coupled with the change of use of several guest houses and “over-shop” accommodation to self-contained flats. However pockets of well-proportioned and finely detailed entirely residential accommodation (early 20<sup>th</sup> century cottages on Thanet Road, early 19<sup>th</sup> terrace on Albion Street and Serene Place), punctuate the area; contributing to the overall character.

Images to be added

To the west, pleasant glimpses of the Promenade and sea are present; along narrow walkways such as Dickens Walk. The small public Balmoral Gardens sited mid-way along the seaward side of Albion Street, is a very positive feature in this character area. The gardens provide a popular amenity space for quiet contemplation.

### *5.2.1 Listed buildings*

**Serene House** (Grade II) dated 1603 re-fronted in the early 18th century is a fine example of local materials. Faced in knapped flint with red brick dressings, quoins and stringcourse it is the earliest of the group.

**Lancaster House** (Grade II) to the left of Serene House was built in the early 19th century for local landowner and shipwright Samuel Lancaster (D. 1824). Again a good display of local materials, two storey and basement faced with flint with buff brick quoins and window dressings. There are some very competent joinery details found in the three cambered sashes and the pilasters and cornice surrounding the six panelled door.

**No 14 Albion Street** (Grade II) Early 19<sup>th</sup> century, four storeys with colour washed basement. The ground floor has a projecting porch with Tuscan pilasters divided by sashes. The Albion Street elevation has a later 19<sup>th</sup> century shop front (formerly Hales lending library).

**Royal Albion Hotel** (Grade II) A Substantial and prominent early 19<sup>th</sup> century painted stucco building, mainly four storeys and semi- basement. Decorative details include a row of nine urns to the first floor elevation of Albion Street

**No. 13, Charlotte Street** (Grade II) forms part of an early 19th century group which turns the corner onto 5 & 6 Victoria Parade. Three storey with basement in painted brick and parapet with limestone coping.

Images to be added



### 5.2.2 *Key unlisted buildings*

**The Dolphin Public House**, a well proportioned late 19th century two storey painted stucco. The property has a two – span slate roof with raised parapet and substantial cornice and regular fenestration.

**Nos. 2, 4 & 6 Albion Street**, Late 19<sup>th</sup> century shops, red brick with decorative stone dressings, including substantial cornice, key stones and horseshoe elliptical arch. Fenestration includes canted bays to the upper storeys and faience to the shop fronts.

**13-31 Thanet Road** are worthy of note. A modest, well-proportioned terrace of early 20<sup>th</sup> century brick cottages in almost “as built” condition.

**The early 20<sup>th</sup> century garage** accommodation also sited on Thanet Road near the junction of Albion Street is a strong link with the past service industries.

**Nos. 3 and 5 Charlotte Street**, a well-detailed pair of shops 1923. Red brick, slate roof with good canted bays well detailed lead- work dressings and rainwater goods.

**No 1 High Street** a fine red brick two storey late 19<sup>th</sup> Century retail development which “turns the corner nicely” to include **Nos. 2, 4 and 6 Charlotte Street**. Slate roof with “as built” terracotta ridge tiles, fenestration and copper cupola. There is decorative faience to corner elevation at ground level.

Images to be added

### *5.2.3 Building materials and local detail*

There is some presence of “knapped” flint in the earlier buildings often with red brick dressings. The pre-dominant building materials are painted render and mixed stock brick with stone dressings

Decorative elements include carved stone detailing in the form of corncicing and pediments. Other features include carved timber soffits and terracotta ridge tiles.

Roofs are slate with some presence of “Kent Pegs” and clay tiles. Windows are mainly timber sash, casement with some canted bays.

There is a pre-dominance of well proportioned timber shop-fronts. Some historic shop-fronts with early glazing are present especially along Charlotte Street.

### *5.2.4 Contribution of open spaces, trees and landscape*

This section of the character area is almost entirely in commercial use.

This area of townscape is relieved by the glimpses of the sea to the east and trees/ allotments to the west. Views out of the conservation area; include towards Culmers Land and The Pathway.

Balmoral Gardens sited between Albion Street and The Parade is a positive contribution to the area. Well maintained, carefully planted and easily accessible, with wide views across The Parade to the sea.

Images to be added



### *5.2.5 The extent of intrusion or damage (negative factors)*

As with Nelson Place and Environs, negative factors include the erosion of historic detailing through poor property maintenance. This includes the replacement of features such as windows, doors and roof covering with inappropriate materials; in terms of scale and design.

Some shop fascias, lighting and method of signage are inappropriate in terms of materials scale and design.

### *5.2.6 General condition*

The general condition of Albion Street and The High Street is good.

Traffic calming is present on this busy narrow roadway.

Street signage and furniture is at a minimum and well maintained.

Some shop-fronts require maintenance.

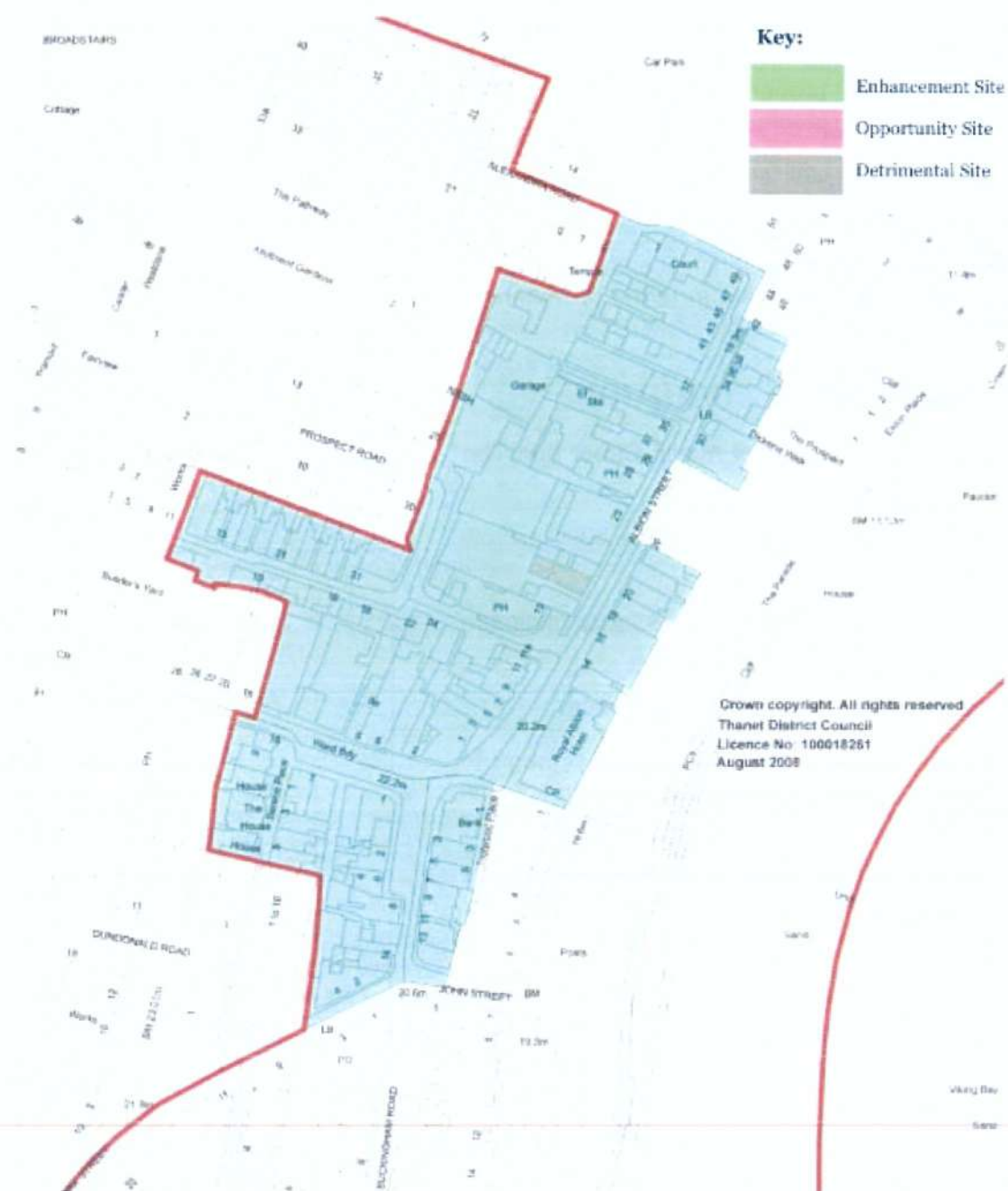
Care needs to be taken over retail signage to minimize visual clutter, inappropriate design and scale.

A number of flats above shop premises require maintenance.

Images to be added

## Broadstairs Conservation Area

### Character Area 2 Sites



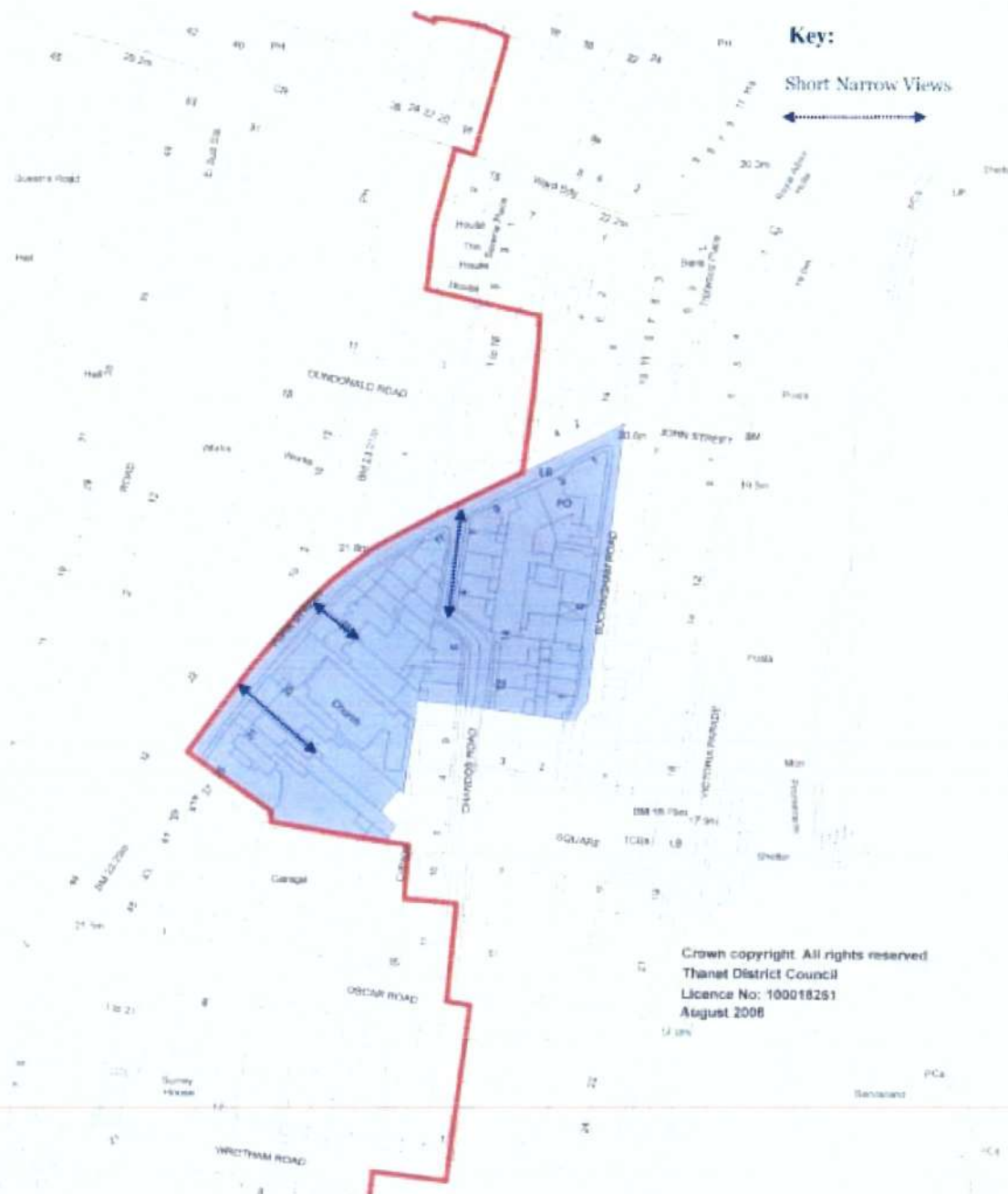


### Character Area 3 - York Street



## Broadstairs Conservation Area Short Narrow Views

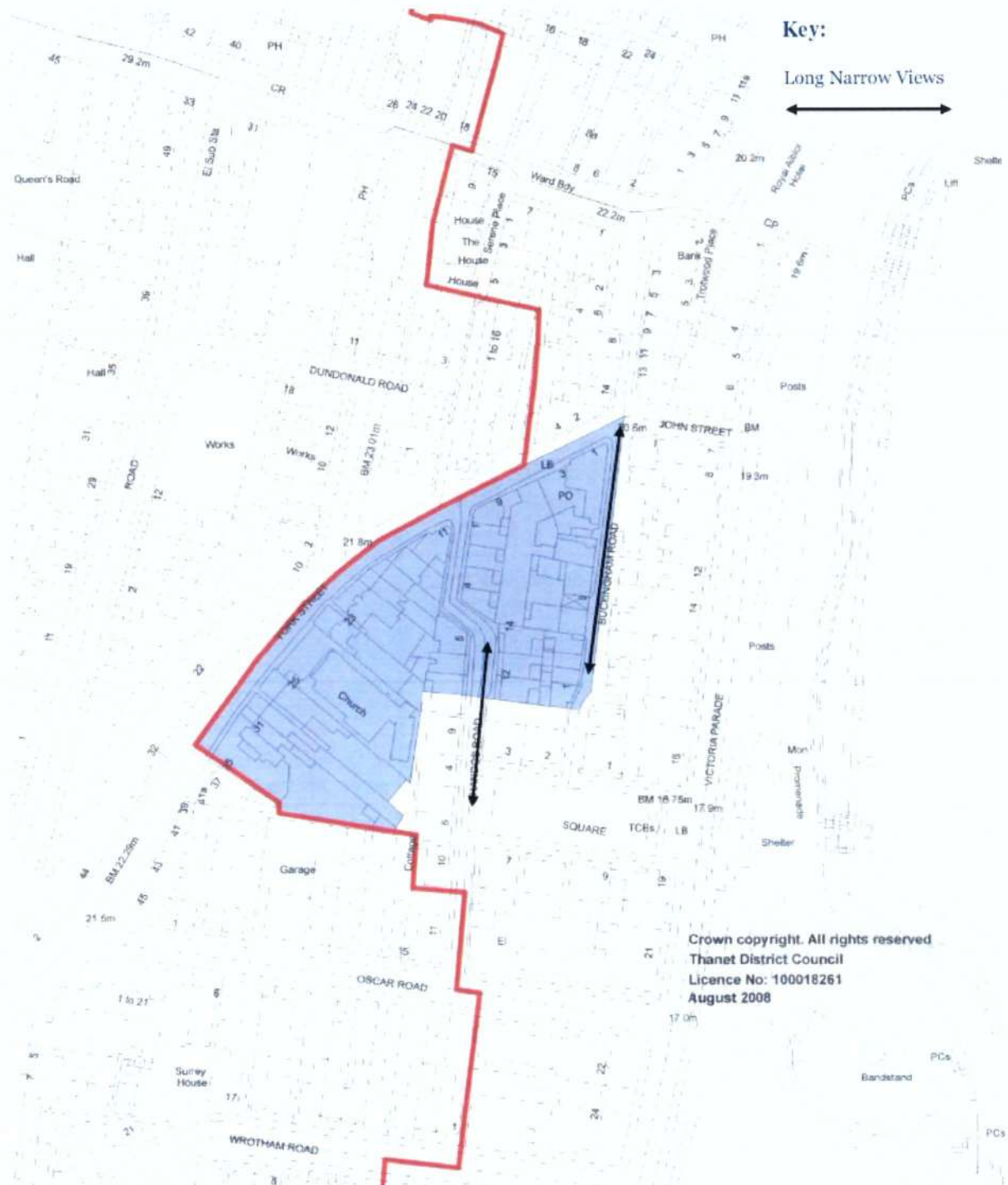
## Character Area 3





## Broadstairs Conservation Area Long Narrow Views

## Character Area 3



### *5.3 Character Area 3, York Street*

York Street character area is accessed from John Street and Charlotte Street in the east, with views seaward across Victoria Parade. The roadway takes an “earlier” narrow street-form and at this junction there are a cluster of small specialist shops, with fine timber shop fronts. The hardware shop at the corner of Buckingham Road is worthy of note. York Street widens to the west becoming mainly residential in use; terminating at Ramsgate Road.

The area includes earlier ancillary buildings; garages and stores sited to the rear of Victoria Parade on Buckingham Road. One of the best preserved late 19<sup>th</sup> stable yards in Broadstairs, (now an Undertaker) is located at the southern portion of Buckingham Road. The narrow Chandos Road with its more modest late 19<sup>th</sup> century brick terraces links York Street with Chandos Square.

This character area is almost entirely residential in use apart from the shops to the southern end of York Street. Accommodation varies from late 19<sup>th</sup> “above shop” to substantial early 19<sup>th</sup> century terraced and detached houses.

There is no open public space or mature trees but much of the streetscape throughout the area is softened by neatly landscaped “boundary areas” and glimpses of rear gardens.

The main thoroughfare; York Street is a busy link from the seafront and High Street to the town beyond. Most boundary areas have remained intact rather than being converted to parking areas. Parking is provided by “on- street” parking bays.

A variety of colour; seen in the painted stucco houses at the southern end of York Street helps define the character of this part of the Broadstairs conservation area.

Images to be added



### 5.3.1 Listed Buildings

**25, York Street (Wellington House)** Grade II. An early, painted stucco, 19<sup>th</sup> century two-storey house with basement. Fenestration takes the form of two sliding sashes and a central blank to the first floor. The ground floor has a central three-light bay. To the left is a fine round-headed door case with glazing bars and to the right a round-headed blank with basement entry built out below it.

**15, York Street (Vanity Fair)** Grade II. An early 19<sup>th</sup> century three storey stuccoed house with basement which forms part of a group with Nos. 13 and 17 York Street. There is a finely glazed ground floor bay to the left side and a good trellis work porch to the right.

### 5.3.2 Key unlisted buildings

**No 27 and 29 York Street**, a pair of early 19<sup>th</sup> century houses. Two-storeys, in yellow stock brick, slate roofs with later fenestration and doors. **No 31 York Street**, A good early 19<sup>th</sup> century two storey building in painted brick with canted "Full height" bay to the front elevation.

**No's 13, 17 and 19 York Street** adds to the character of the area through their "group value". Early 19<sup>th</sup> century, in painted brick, a positive impact on the conservation area.

**Methodist Church York Street**, Late 19<sup>th</sup> century Kentish Rag with stone dressings worthy of mention. The addition of a later glazed porch detracts from the quality of the building.

**Corner of Buckingham Road**, a well proportioned prominent early 19<sup>th</sup> century building with later shop-front, which turns the corner well. Two-storey's in painted brick with some fine "as built" fenestration and door surrounds to Buckingham Road elevation.

**5 Buckingham Road** Late 19<sup>th</sup> century industrial building former stabling in near as built condition in yellow stock brick with timber detailing. Continuity of use appears to have aided the preservation this buildings near original condition (presently an undertakers premises)

Images to be added

### *5.3.3 Building materials and local details*

Building materials are predominately brick, painted brick and painted render, in a variety of colours from blues, pink and greens.

Slate roofs are predominant with some tiled roofs to the late 19<sup>th</sup> century properties.

Windows are often timber sash with the occasional canted bay.

There are some fine timber shop fronts with glazed tiling throughout the character area.

Decorative details include contrasting brick soldier-coursing or carved stone voussoirs to some of the late 19<sup>th</sup> century buildings. Carved door-hoods and well proportioned 6-panel timber doors are seen on many of the late 18<sup>th</sup> century properties.

It should be noted that much of the character of the area is complemented by the use of colour on the front elevation of these properties.

### *5.3.4 Contribution of open spaces, trees and landscape*

This is another area of tight urban grain, comprising of the main roadway York Street; leading from the Seafront, west. Narrow ancillary streets are links to Chandos Square in the south east and the High Street in the north west. There is no public open space or trees and few gardens.

### *5.3.5 The extent of intrusion or damage (negative factors)*

The impact of vehicular traffic to the area is the main negative factor. There is no traffic calming with York Street is a "rat run" from the High Street and Victoria Parade. There is some on street parking provision; however many of the larger "front areas" have been developed into parking. As with other parts of the Conservation Area, negative factors include the erosion of historic detailing.

Images to be added



The replacement of “as built” features; windows, walling, doors and roof covering with inappropriate materials, in terms of scale and design, have had a negative impact on the area.

### *5.3.6 General condition*

The general condition is good, there is little visual clutter and buildings are well maintained.

The roadways, footpaths and street lighting require some maintenance.

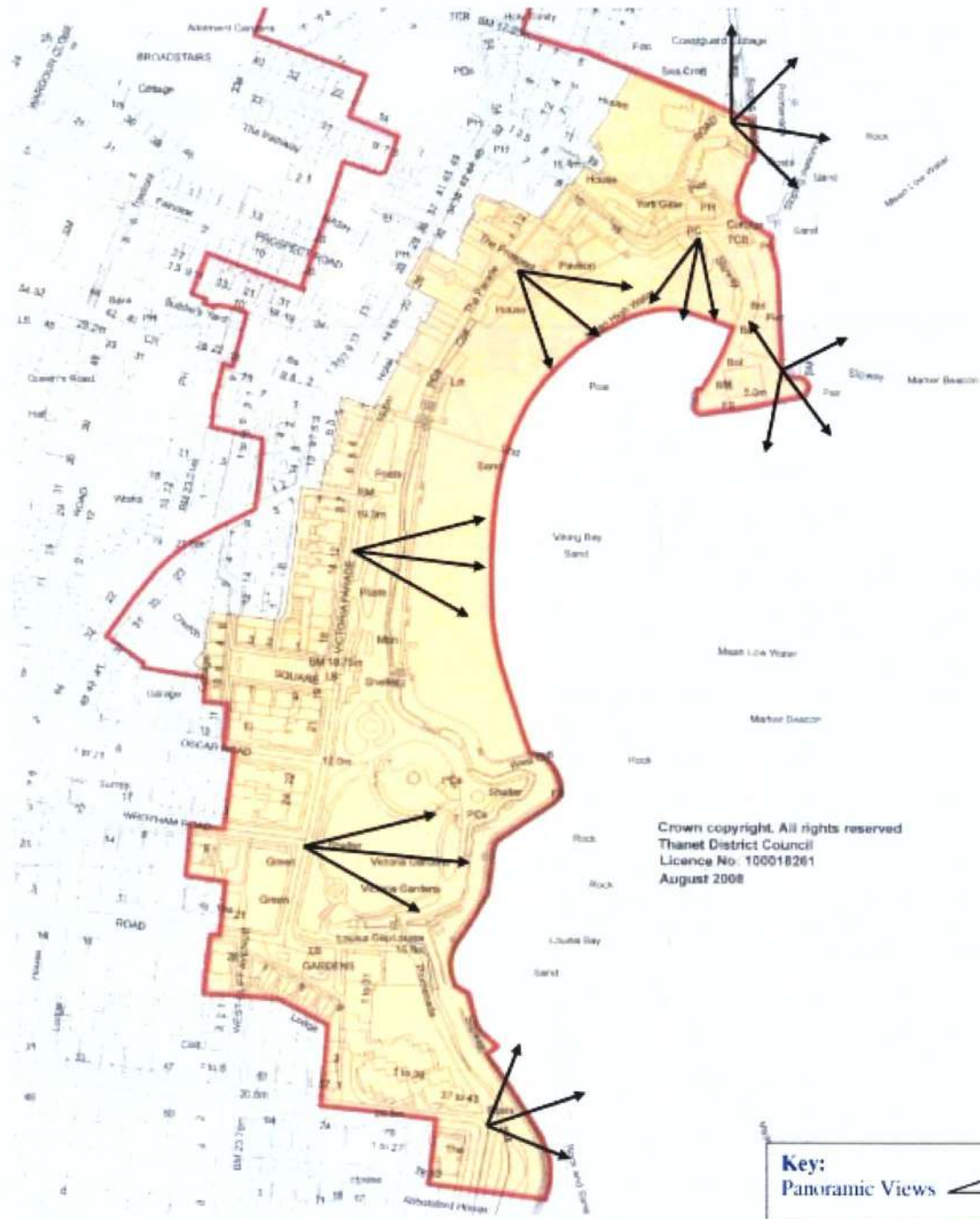
### Character Area 4 - Sea Front





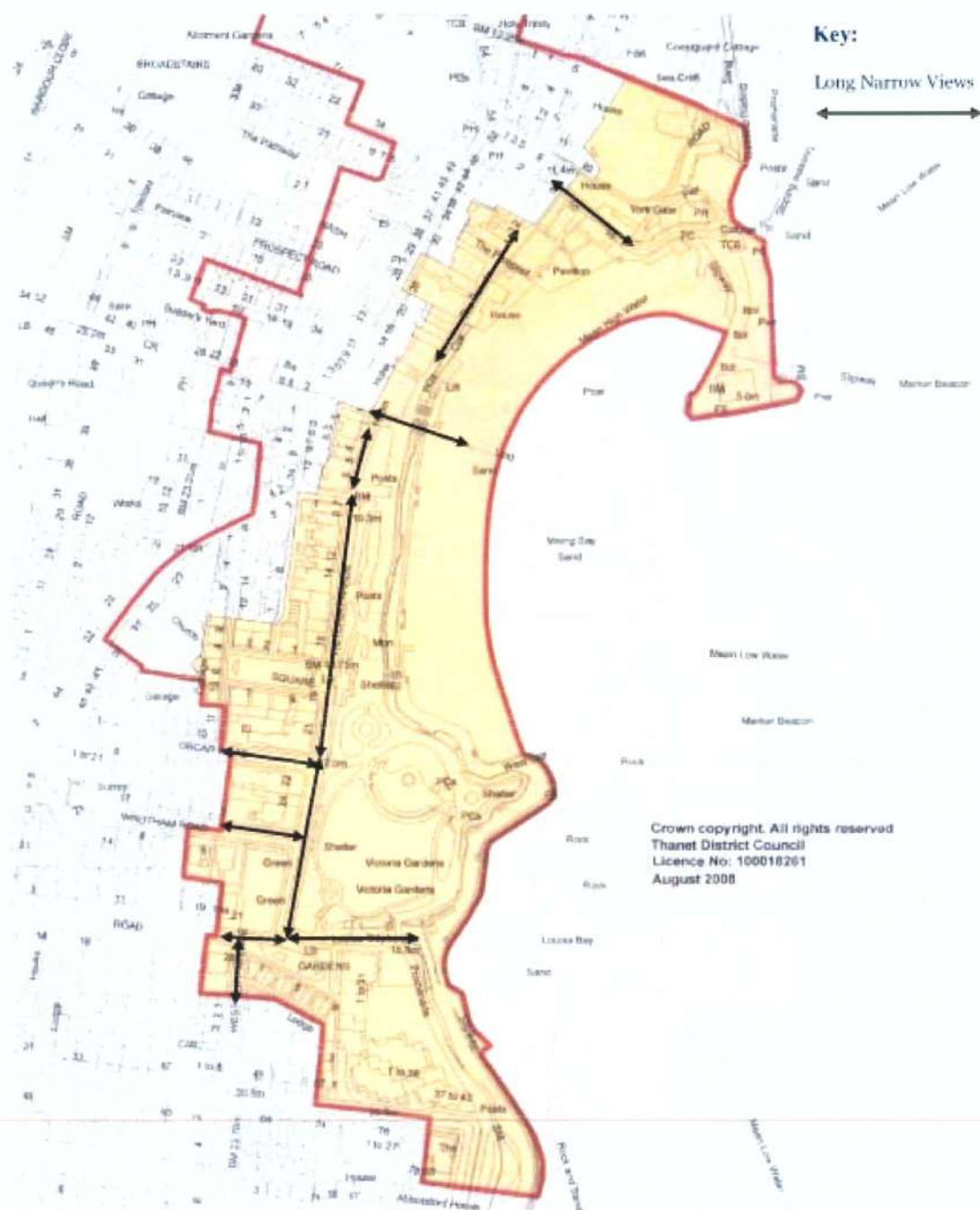
## Broadstairs Conservation Area Panoramic Views

## Character Area 4



## Broadstairs Conservation Area Long Narrow Views

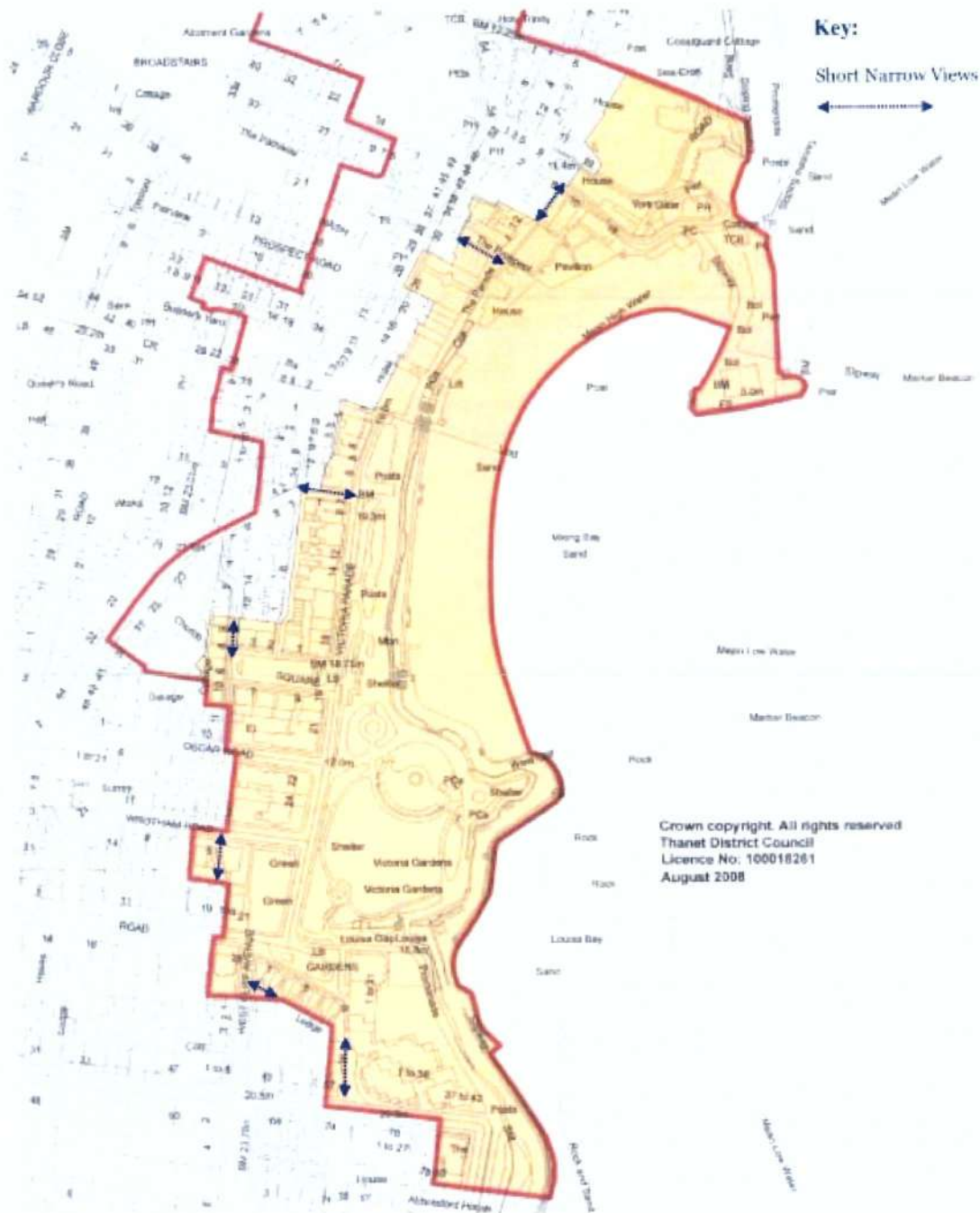
### Character Area 4





## Broadstairs Conservation Area Short Narrow Views

## Character Area 4



## *5.4 Character area 4, The Seafront.*

The evolution of the town is clearly seen throughout this part of the historic townscape. Early development is displayed by the 16th century York Gate and continues through to the early 19th cottages abutting Harbour Street. Further development of the townscape can be seen in the late 19th and early 20th century seafront properties along Victoria Parade and around Chandos Square. Mid. twentieth century built environment "completes the picture", outlined by the fine post-modernist beach hut development on the sands.

The eastern perimeter of this character area is defined by the steep fall of Harbour Street, down to the sea, terminating at the pier.

From this point wide panoramic views to the north include up to the Eastern Esplanade sited on chalk cliff-top, around Stone Bay, to the North Foreland beyond. To the west, impressive views of beach with various late 19<sup>th</sup> century developments and impressive mid-twentieth century rendered beach hut development terminates in steep cliff. Above, sited on the cliff, are fine views of the late 19<sup>th</sup> century Promenade. Formal gardens with well proportioned cast-iron and timber shelter and clock tower (sited on Preachers Knoll) are positive attributes to the area. Views to the east include the under-cliff promenade and the seaside towns of Deal and Dover, in the distance.

There is a variety of use in this area; focussed mainly around the character of a small popular seaside town. Some residential accommodation in the form of flats, houses and holiday apartments are interspersed between small specialist shops, restaurants, and public houses. There are some small seasonal refreshment kiosks and children's amusements, located beside and on the sands.

Images to be added



The harbour is a popular spot to congregate, there are numerous small boats moored within this vicinity or stored at the sailing club, sited below the Eastern Esplanade. The sheltered beach, with fine sand and small seasonal children's amusements, are a magnet to locals and holiday-makers alike.

Along the cliff-top are well frequented Promenades and gardens, various cafes, restaurants and ice-cream parlours are sited throughout. Extra amenity value is supplied by the Bandstand, which is the venue for frequent music events throughout the year

## **Historical Development**

### **The Promenade and Gardens**

The Promenade and Gardens were developed piecemeal, over a period of eighty to ninety years, from the late 18th century until the 1890's; when a substantial area was redesigned or new gardens laid out. The re-designed areas focussed on Chandos Gardens, effectively overlaying and removing those parts of the site from the mid. 1800's. The result is that the existing site can be divided into two areas originating from two different and significant periods.

The northern section of the Promenade, extending from Eldon Place up to Waterloo Stairs, Nuckell's Gardens and Balmoral Gardens all pre-date 1824.

The buildings, townscape structure, boundaries and general layout of these areas have remained relatively constant since at least 1838. Changes that have occurred have been in the content of spaces, surfacing, boundary treatments, street furniture and planting. The buildings bordering these spaces are almost entirely historic and in good condition.

The second section includes Chandos Gardens, Victoria Gardens and the Promenade extending from Waterloo Stairs to Louisa Bridge, which were designed and laid out in 1892. These areas retain much of this early layout, including footpaths, some planting and hedging. The most significant change has been the incorporation of the 1952 bandstand and colonnade into the late 19th century.

Images to be added

### **Eldon Place and Dickens Walk**

One of the oldest parts of the character area, with buildings completed by the late 18th and early 19th century.

Eldon Place is the main pedestrian access point linking The Promenade to Harbour Street. Starting as a short, steep, narrow access point, the passageway rises up along the cliff-top, firmly enclosed by buildings, finally opening out in front of a historic terrace; 1-5 Eldon Place. Well proportioned with small front areas, forming a "court-yard" with a good sense of place. From this point there are views south along the Promenade to the end of The Parade and east over the roof tops to the bay.

The space draws its character from the adjacent buildings and the strong relationship between the enclosure at one end and the openness at the other.

### **Nuckell's Gardens**

This area is a communal garden planted circa 1840. Nuckell a local builder constructed the Waterloo Stairs in 1815. The gardens retain a historic boundary wall, gate and archway.

### **The Promenade**

The south end of the Parade is the highest point of the cliff top. The Promenade can be seen to sweep around the cliff-top to Louisa Bay with views of Victoria Gardens and Viking Bay. The building line although set back and physically separated from The Promenade by the roadway, still acts as a boundary. Landmarks include the Clock Tower and Grand Mansions to the south and Bleak House and pier to the north.

The Promenade is a wide, slightly undulating walkway. It follows the early to mid. 19th century line from the Parade to Waterloo Stairs, where it is backed by Chandos Gardens and the building line of Victoria Parade. There are good views, northwards to the tightly knit town centre, southwards along the cliff-top towards Victoria Gardens and eastwards surveying the wide sandy beach and harbour.

Images to be added



From Waterloo Stairs to Louisa Bridge, the Promenade becomes more enclosed on the landward side by the high hedge and rising ground that forms Victoria Gardens. Views are shortened by the tight curve in the Promenade, as it rounds the cliff top.

Preachers Knoll is a promontory, offering good sea views. It has lost its historic 1892 layout and shelter and is now dominated by light columns, aluminium railings and tarmac. The footpath has been widened to an even width, removing the "pinch point" which would once have emphasised the experience of walking out onto a cliff, with its 180° view of sea and beach.

At the entrance to Preachers Knoll is the Shelter and Clock tower built 1904. It was rebuilt c.1970 after a fire, a prominent and well known local landmark.

The Promenade walkway is rather unsightly. Tarmac; lined with seating on the landward side and inappropriate aluminium railings. The current lighting scheme is over dominant, with the light columns too closely spaced together.

### **Chandos Gardens**

Taken over from earlier private ownership the gardens were remodelled in 1892 when Victoria Gardens were laid out.

Comprising of a series of small intimate spaces, the gardens are enclosed by low hedges, opening out at the southern end to a wide, open area in front of a timber shelter. The northern portion of the gardens remains intact in terms of planting and design. Resurfacing of the planting footpaths has encroached into the lawn and planting areas resulting in wider footpaths. The historic entrance from Victoria Parade into the gardens and through onto the Promenade is much altered; widened with the loss of the historic gate piers and lights.

The shelter c. 1905 was rebuilt c. 1990, decorative iron-work take the form of cast-iron brackets and finely detailed columns.

Images to be added

## Victoria Gardens

Chandos Gardens ends with a vehicular access onto the Promenade; beyond the area opens out into Victoria Gardens.

The Gardens are the largest piece of open space along the seafront; located on a central, slightly raised plateau above the cliff-top, which slopes north eastwards. The southern boundary is formed by a steep drop to Louisa Gap, the western perimeter by the buildings of Victoria Parade and to the east, a high hedge separates The Gardens from The Promenade.

Retaining part of the 1892 layout, comparison can be drawn between 1898 OS map and the Victoria Gardens Opening Brochure.

Much of the 1892 features have been eroded over the years. The majority of footpaths, access points and some hedging remains intact, however the entrances are now poorly defined and within the Gardens large planting beds have been removed; leaving a large expanse of windswept grass.

In this area the scale of the removal of boundary treatments, planting and the widening of footpath has resulted in the historically enclosed space of the Gardens becoming fragmented and exposed.

A third of the Gardens are taken over by a performance area, a large semi-circular space with central open concrete bandstand built 1951. This replaced a late 19th century structure which was re-sited to this position from Chandos Gardens in 1892.

Late 18th and early 19th Century Illustrations dating from 1781 show the cliff-tops were still open fields. By 1796 Eldon Place, The Parade and Chandos Place had been constructed though the cliff-top remained open grazing.

The illustration from 1809 depicts the cliff-top being fenced, seating provided and an area clearly defined as recreational use and for promenading. The northern section of the Promenade can be seen extending from Eldon Place southwards along the cliff-top up to

Images to be added



Waterloo Stairs, with access all the way to Preachers Knoll.

A local guidebook 1817 refers to the Chandos Battery, constructed during the Napoleonic Wars, located at the end of Chandos Place and beyond this to "The Perforated Rock" later named Preachers Knoll.

Images to be added

### 1824 Map of Broadstairs R Collard

This map clearly shows the extent of the development at this time. Buildings were initially constructed on the cliff top taking advantages of the “health giving properties” of the sea breeze and the open aspect of the sea. After the early development of Eldon Place, The Parade and Chandos Place, guest houses and hotels on The Parade were built with the front elevation orientated towards the established Albion Street and the private gardens overlooking the sea.

Balmoral Gardens are already established and clearly identified on the 1824 plan as tree lined with a central avenue of trees. The gardens linked The parade and Albion Street. Further gardens can be seen extending west wards from the opposite side of Albion Street.

Nuckell’s Gardens appear as an area of open space and there are the first indications of the layout of possible communal gardens at the north end of Chandos Place.

Waterloo Stairs clearly depicted were a tunnelled stairway. They were built in commemoration of the Battle of Waterloo.

### Tithe Map 1838-1891

There would appear to be few changes between 1824-1838. Infill development occurred along Eldon Place and by 1838 Nuckell’s Gardens had been re-arranged to the layout of the present day.

A footpath link is shown extending from Chandos Place to Waterloo Steps and the garden on the west side of Albion Street opposite Balmoral Gardens has been developed.



Map of 1824 R Collard



Tithe Map 1838



### **Development 1838 –1891**

Two illustrations dated 1871 shows Nuckell's Gardens and Chandos Gardens as being enclosed with railings. The Promenade has a cliff-top fence and extends into the distance towards Preachers Knoll.

The 1872 map shows development continued southwards along Chandos Place including the laying out of Chandos Square. Gardens located between Chandos Place and the seafronts Promenade are clearly seen. The cliff-top Promenade had also been extended southwards by this date beyond Waterloo Stairs to Preachers Knoll, with a footpath extending to Louisa Bridge.

Chandos Gardens was originally laid out as communal gardens, possibly for use of adjacent properties on the west side of Victoria Parade. They would appear to have been laid out between 1838 and 1872 in two distinct sections, the northern part having a perimeter circular walk and the southern section a meandering walk with boundary planting.

Nuckell's Gardens are shown with boundary planting. The gardens are bordered by a road on all sides, a turning and waiting area for carriages.

The area now comprised of Victoria Gardens was open fields.

Louisa footbridge, constructed in iron 1873 in honour of the singer Louisa Crampton crossed the gap between Victoria Gardens and the Grand Hotel (now Grand Mansions), Originally called Goodson's Stairs, the gap was renamed Louisa Gap at the same time.

### **Victoria Gardens and Chandos Gardens 1892 to 1910**

Increasing pressure for development in the later 19th century local residents feared that if the land to the south of the town was not purchased, Broadstairs would lose the opportunity to create "a pleasure garden" and preserve its cliff top promenade as one of the town's main attractions.

Images to be added

The pressure to create a “pleasure garden” was given impetus by the passing of the 1875 public health act which allowed local authorities to raise Government Loans for the purpose of acquiring or improving land for recreation, and the 1881 Open Space Act which allowed neglected town gardens to local authority ownership.

It was by this method the gardens were funded and on 21st June 1892 HRH Princess Louise, officially opened and dedicated the gardens.

Victoria Gardens layout can be clearly seen on the OS Maps 1898 and the photographs taken at the time. An area of circular walks, a central timber arbour and a rustic pergola to the east.

Victoria and Chandos Gardens were purchased in 1904 by the Urban District Council. The bandstand originally constructed as part of the shelter located at the end of Chandos Square, was relocated onto the Promenade south of Waterloo Stairs by 1907.

### **Development 1910 to the Present Day**

By 1932 the planting area and grass had been removed to make way for deckchairs for band performances.

1951 saw the removal of the historic bandstand 1892 to be replaced by the current performance space, kiosk and colonnade.

Waterloo Stairs was filled in c. 1940 partly being replaced by the new stairs associated with the bathing chalet development. However the door entrance at the cliff base still exists.

### **The Funicular Railway**

Constructed 1910, the railway ran at a 45° angle from the rear of 14 Albion Place under the Parade emerging at the cliff foot on the main bay.

The Broadstairs installation was unusual as it was enclosed in a tunnel with a single twelve seat carriage. The railway passed through many private owners until the late 1970's however in 1990 a major electrical breakdown occurred resulting in the decommissioning to the present day.

Images to be added



### 5.4.1 Listed buildings

**The York Gate** (Grade II) was built c.1540 and later repaired in 1795. A pointed arch with portcullis, built over Harbour Street with a bastion on the south west side formed the towns defences.

**No. 37 Harbour Street** (The Tartar Frigate Public House) situated overlooking the harbour. Only the left hand section is listed (Grade II) c.18th century faced with flint with buff brick window dressings and quoins. There is a simple well proportioned round headed door case with semi circular fanlight.

**“Admiralty Cottage”** (Grade II) forms part of the group which includes The Pier, the Lookout House and the Stores. One of only two tarred weather boarded properties remaining in Broadstairs it displays a strong connection with the towns seafaring past in both position adjacent to the pier and use of materials.

**The Palace Cinema**, (Grade II) situated to the south west side of Harbour Street formerly York Gate Hall circa 1911, originally intended as a museum for armour. This building is in Neo-Georgian style and blends in well with the older properties, one storey, flint faced with pediment with modillion cornice and one round window. There is a well proportioned Venetian window to the rear elevation.

**No. 18 Harbour Street** (Grade II), this consists of two distinct parts. The north portion, York gate House, is Nos. 13 to 19 Harbour Street (odd) and Flint House form a group of early to mid-19th century houses to the north east portion of the Conservation Area. There are some well proportioned timber sashes in the form of bays and dormers as well as some detailed door cases with decorative frieze, moulded architraves and flat timber weather hood (to Flint House). The boundary wall to the northeast of Flint House is a fine example of c.19th century flint walling with stock brick pilasters that is statutory listed in its own right.

Images to be added

**A section of historic flint wall** (Grade II) is situated between Flint House and No. 27, Harbour Street; approximately 10 feet high with 10 braces and an iron lamp bracket on the extreme right hand side.

**No. 9, Harbour Street** (Grade II), The Old Curiosity Shop". Dated 1588 but the façade is c.18th century with modern alterations. The front elevation is three storeys in stucco the second storey in painted brick. There is a good early 19th century door case, with flat hood, reeded architrave and carved rosettes.

**Nos. 1-3 (consec) Eldon Place** (Grade II) form part of an early 19th century terrace overlooking the bay. Four storey with semi-basement stuccoed buildings. Decorative detailing takes the form of cast iron anthemion motif balconies (one with tent-shaped canopy), delicate cast – iron area railings and simple round headed door cases.

**No 3 and No 4 Victoria Parade** (Grade II); "Arcadia House" and "Littlewold" respectively are a pair of early 19th century houses which form a group with Nos. 5 and 6; part of the development of the town as a seaside resort. Decorative detailing is seen in the fine timber porch with delicate columns, slim glazing bars to the curved bay windows and verandahs to the first floors. Nos. 5 and 6 has a good late 19th century shop-front with panelled stall risers.

**No 2, Victoria Parade** "Dickens House", now a museum. In this house lived the original of Betsey Trotwood portrayed in Charles Dickens' "David Copperfield".

Images to be added



### 5.4.2 Key unlisted buildings

**Granville Mansions** (former Granville Hotel), is a substantial late 19<sup>th</sup> century property in a prominent position. Built in yellow stock brick with stone dressings and fine cast-iron balconies to the seaward elevation. Formerly a hotel it is now sub-divided into apartments. Later UPVC fenestration detract greatly from this fine “as built” quality.

**Queens Gardens**, a group of four semi-detached late 19<sup>th</sup> century villas in near “as built” condition. Two storeys in yellow stock brick, decorative details include fine decorated balconies, worthy of note.

**21 Victoria Parade** A substantial late 19<sup>th</sup> century villa. Red brick, two storeys, clay tiled roof with well proportioned dormers. Decorative details include good timber balconies and fenestration, rubbed brickwork panels, decorative ridge tiles and delicately detailed Venetian window to the west elevation.

**Nos. 22-24 Victoria Parade** A series of late 19<sup>th</sup> century villas worthy of note. Three storeys in red brick a good Kent peg roof and covered timber balconies.

**Chandos Square** Developed in the mid 19<sup>th</sup> century this formal square, open to the east and facing the sea is part of the continuing development along Broadstairs seafront. The dwellings are substantial three storey detached and semi-detached, contrasting red and yellow brick, flint faced villas which address the central area of the square. Ornamentation includes substantial canted bays, dog tooth brick string courses, alternate red / yellow brick coursing and well detailed “as built” front area railings. The properties are wholly residential, in mixed use, single dwellings, sub-divided into flats and some small guest houses.

Images to be added

### *5.4.3 Building materials and local details*

Painted render is pre-dominant with some presence of red brick in the late 19<sup>th</sup> century properties along Victoria Parade.

There is still a strong link with the local vernacular with the extensive use of “knapped” flint. Design details include the trellised covered iron-work balconies on Eldon Place and overlooking Victoria Parade / Victoria Gardens and well-proportioned boundary railings, to the early 18<sup>th</sup> century houses. There is a good display of Late 19<sup>th</sup> century detailing, carved “bargeboards”, timber balconies and porches.

Rubbed brickwork and well-proportioned Oriel windows are seen on some of the larger villas overlooking the public gardens. Flint is evident in the development of Chandos Square.

‘Clinker’ brick is used extensively in the boundary walling around the public gardens and the late 19<sup>th</sup> villas.

Roofs are slate, with some clay tiles and fine decorative terracotta ridge tiles to the late 19<sup>th</sup> century properties.

Windows are pre-dominantly timber sash and casement, with well-proportioned bows to the early 18<sup>th</sup> century properties and canted bays to late 19<sup>th</sup>.

### *5.4.4 Contribution of open spaces, trees and landscape*

The impact of the cliff-top Promenade, with views across the bay and down onto the beach; coupled with the public gardens should not be underestimated. This is a strong positive factor, which defines the whole character of this section of the conservation area.

Victoria Gardens and Nuckell Gardens, are well maintained sensitively planted with shrubs, formal hedges and seasonal flowers; thoughtfully laid out and a great asset to the area. The gardens include areas to preambles; sit amongst the planting or in the well maintained Victorian sun shelters.

Images to be added



A well-frequented bandstand and a substantial area of open grassland for picnicking and quiet recreation, are found to the western perimeter.

The beach below, terminated by sea and steep chalk cliffs is again a huge asset to the character area. Uninterrupted views across this sheltered bay include The Pavilion, numerous historic buildings at the end of Harbour Street, the pier and harbour. The beach is an area of high amenity value with access to many of the traditional seaside pursuits such as sailing, swimming and quiet contemplation.

The under-cliff promenade at Louisa Bay approached by the steep slope adjacent to Grand Mansions in the south west of this character area is another amenity area worthy of note. Well-frequented it allows access to the small beach, seasonal café and beach huts with further access to Viking Bay along the under cliff to the east. Views include out to sea with occasional glimpses of the continent beyond as well as the nearby towns of Deal and Dover to the west.

#### *5.4.5 The extent of intrusion or damage (negative factors)*

The major negative factor in this area is the provision of poor quality parking. Although the provision of public parking need not be discouraged Chandos Square and Queens Gardens are prominent areas of townscape and both requiring some element of re-design and maintenance. The gardens to the major restaurants and public houses viewed from Victoria Parade are extremely cluttered with a mixture of materials as external access, decking and boundary treatments. Bin storage in this area although essential is often unsightly.

On the beach the former lift, public toilets and the beach hut development are in need of refurbishment, graffiti and lack of maintenance have a very negative impact on this area of high townscape value.

Images to be added

### *5.4.6 General condition*

The overall condition of most of the fabric of the built environment in the conservation area is sound, emphasizing the special character of Broadstairs as a historic, vibrant seaside town. The progression of the town's historic development can still be clearly read in the streetscape in terms of layout out and design. Areas such as Chandos Square, Albion Street car park and the beach hut development including the Viking bay shelter on the beach are very "visible" sites requiring maintenance and enhancement; their combined detrimental affect on the general condition of the conservation area should not be underestimated.

### *5.4.7 Problems, pressures and capacity for change*

Vehicular access and parking provision as with many towns is an issue in the conservation area; it is noticeable that properties with the larger boundary areas and parking restriction are introducing hard standing for off road parking; eroding the character of the conservation area. Historic detail is slowly being eroded through removal of fenestration, roofing materials etc.

There is little capacity for major development due to the tight knit urban grain of the majority of the conservation area; apart from areas of public realm outlined above, there are however pressures of small scale infill development, such as gap sites and large gardens. Enhancement projects devised for the sites outlined above would have a substantial impact on the conservation area.

Images to be added



## 6.0 SUMMARY

**Conservation Area – Definition:** - “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – Planning (Listed Buildings and Conservation Areas) Act 1990, s.69 (1)

**The designation of a conservation area can assist in this process in the following ways: -**

- The local planning authority is under a general duty to ensure the preservation and enhancement of conservation areas and a particular duty to prepare proposals to that end.
- The local authority, or the Secretary of State, may be able to take steps to ensure that a building in a conservation area is kept in good repair.
- Limited financial assistance may be available for the upkeep of a building within a conservation area.
- The limits of which works may be carried out without the need for planning consent ('Permitted Development') are reduced. Local authorities may also serve 'Article 4 Directions' (Article 4 of the General Permitted Development Order 1995) which make it a requirement to apply for planning consent for such alterations as changing windows or roof covering materials.
- Extra publicity is given to planning applications affecting conservation areas and the planning authority must take into account the desirability of preserving and enhancing the character of the area when determining such applications.
- Conservation area consent is required for the demolition of any unlisted building within the area and the local authority, or the Secretary of State, may take enforcement action or institute a criminal prosecution if consent is not obtained.
- Notice must be given to the authority before works are carried out to any tree within the area.
- The display of advertisements is somewhat more restricted than elsewhere.

Many authorities have set up 'Conservation Area Advisory Committees' as advised in paragraph 4.13 of Planning Policy Guidance Note 15 ('Planning and the Historic Environment'). These bodies, consisting "mainly of people who are not members of the authority", advise on planning applications and other issues affecting their area and can have considerable influence on the policy of local authorities.

The Conservation Area has a strong identity in terms of character and use.

Historically the town was developed as a medieval fishing village and as a popular seaside town in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries with various amenity uses for the population of Broadstairs and the seasonal visitors the town attracted.

The general character of the Conservation Area is one of seaside leisure pursuit provided by the bay, Victoria Gardens, cafes and Promenade, interspersed with areas of commercial use such as the shops on Albion Street and Harbour interspersed with residential development such as Nelson Place, Chandos Square and Union Square.

Images to be added



## 7.0 Recommendations

### 7.1 Preservation and Enhancement

#### General Principles

Proposals for the enhancement of the character and appearance of a Conservation Area should be aimed at re-enforcing those qualities, which provide the special interest which warrants designation. Broadstairs Conservation Area Extension has a strong identity in terms of character and use.

It is the recommendation of this appraisal document

- **To instill the sympathetic redevelopment of sites.**
- **Devise pro-active proposals for the management of the landscape.**
- **Form a scheme for the restoration of distinctive architectural features.**
- **Promote the reinstatement of historic surfaces.**
- **Encourage the reduction of traffic intrusion and a rationalisation of street signage.**

#### Maintaining Quality

Attention to quality in the Broadstairs Conservation Area needs to be maintained through to the following elements of development and alteration.

### **Possible extensions to the Conservation Area**

Broadstairs Conservation Area was designated in 1970 and further extended in 1986. Since that time, much of the surrounding historic environment has been eroded through demolition or re-development. Larger scale new builds as well as the smaller in the form of in-appropriate fenestration and removal of historic features such as boundary treatments have all played a part.

Since the 1970's, more importance has been given to Late 19<sup>th</sup> and early 20<sup>th</sup> Century built environment. This factor is supported by the growing numbers of national amenity groups which campaign for their protection, such as the Victorian Society, the Twentieth Century Society and SAVE. English Heritage launched a campaign in 2007 to bring awareness to the coastal built environment and have supported this through the publication of two books "England's Seaside Resorts" and "Margate's Seaside Heritage"

Through a thorough survey of the late 19<sup>th</sup> century development of the area it may be appropriate to make further extensions to the Conservation Area. This may include Dickens Road, Rectory Road, Oscar Road, Wrotham Road and a further portion of Granville Road.

Public opinion should be sought with regard these issues through public consultation and liaison with local amenity groups

### **Boundary treatments**

Much of the character of the Conservation Area is defined by the presence of historic boundary treatments.

The rubble flint walling of the earlier field boundaries and former properties especially in the Nelson Place and Environs contributes to the character of the area.

It is therefore imperative that any new boundary respects this character and the use of vernacular materials design and scale.



### **New development**

Unfortunately the majority of the new development within the Conservation Area; although relatively small scale is of dubious design with little attention to design detail, scale setting and use of materials.

Care must be taken to develop a strict design strategy for new development within the Conservation Area.

In order to enhance the character and emphasize the significance of the townscape in terms of built environment, buildings must be of high quality in terms of scale, design, use of materials and setting.

### **Grants for refurbishment**

Many of the properties within the Conservation Area designation would benefit from monetary support in the form of grants from the local planning authority to help encourage homeowners to preserve design details of the buildings.

The wholesale erosion of such features as boundary walls, roofing materials, timber.. sash windows etc could be stemmed by the introduction of such schemes supported by specific literature and advice from the Building Conservation Department of the Local Authority.

Images to be added

### **Article 4 (2) Directions**

In order to control undesirable alterations to unlisted dwelling houses and therefore maintain the character of the Conservation Area, it is possible for Local Authorities to make a direction under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995.

This would allow the Council to withdraw, where appropriate certain “permitted development rights” such as exterior painting or replacement of windows etc.

A policy should be adopted to serve Article 4 (2) Directions to the Conservation Area as a whole.

The classes of Development it is proposed is covered by Article 4 Direction include:

Alteration to the public face of the building

Design and materials utilised for windows and doors

Painting of the exterior masonry of the building

Addition or material alteration to the roof

Cladding of any part of the exterior with artificial stone, timber, plastic, tiles or render. Erection, construction, improvement or alteration of a gate, fence wall or other means of enclosure.

### **Building maintenance and minor repairs**

A major problem in the Broadstairs Conservation Area is the poor standard of maintenance in many properties.

This has resulted in:

- the loss of architectural details such as, railings and boundary walls

- replacement of original features with inappropriate modern fittings such as railings and windows

- inappropriate and unsympathetic additions to properties such as extensions

- inappropriate and unsympathetic use of modern materials for repair

The Local Authority should endeavour to produce easily accessible building maintenance and repair guidance with regard Conservation Areas in the form of Design Advice leaflets, which could be circulated to each property within the Conservation Area.

In certain areas, financial assistance may be available to property owners who are prepared to carry out restoration work that reflects the historic character of the area.



### **Tree Preservation Orders (TPO) and re-planting**

Trees are a vital part of the environment, a positive contribution to the character and appearance of the street scene. Although through the designation of a Conservation Area trees enclosed within the area acquire some statutory protection it is recommended that many of the mature trees require further planning controls.

The Conservation Area requires surveying by the Local Authority and any trees worthy of protection are served a TPO.

A strict policy of immediate replanting if diseased, of a suitable replacement should be strictly monitored and enforcement action taken if not complied with.

### **Enforcement action**

Enforcement action should be undertaken to curb actions contravening the Planning regulations with regards Conservation Areas e.g. the illegal siting of satellite dishes within the Conservation Area and monitor all properties subject to Article 4 (2) Directions.

### **Recommendations, Preservation and enhancement**

Attention to quality in the Broadstairs Conservation Area needs to be maintained through to the following elements of development and alteration.

Proposals for the enhancement of the character and appearance of a Conservation Area should be aimed at re-enforcing those qualities, which provide the special interest which warrants designation. Broadstairs Conservation Area has a strong identity in terms of character and use.

It is the recommendation of this appraisal document

To instill the sympathetic redevelopment of sites

Devise pro- active proposals for the management of the landscape

Form a scheme for the restoration of distinctive architectural features

Promote the reinstatement of historic surfaces

Encourage the reduction of traffic intrusion and a rationalisation of street signage

### **Maintaining quality**

Attention to quality in the Broadstairs Conservation Area needs to be maintained through to the following elements of development and alteration.

### **New development**

New development in Conservation Areas should aspire to quality of design and execution, related to its context.

*"In areas of special or predominant architectural or historic character there is a strong need for the design for new buildings to enhance, or at least maintain, this special character by understanding and reflecting the positive design attributes."*

Therefore each new proposal should have site-specific design guidance, to encourage new development that complements the established urban grain or settlement pattern, whilst representing the time in which it was built and the culture it accommodates.

Proposals for new developments should be scrutinised for the appropriateness of the overall mass of the building, its scale and its relationship to its context. A new building should be in harmony with or complementary to its neighbours.

### **Alterations and extensions to historic buildings**

For major alterations and extensions to buildings, the main principle is the character of the building and surroundings must be maintained or improved by the works done. A sympathetic approach is required; any minor alteration can be damaging to an individual building or group.

Historic features are often important elements of character. However there is scope for new additions or alterations to old buildings to be innovative if they remain sensitive to the original design and do not overwhelm it.

### **Ground surfaces**

Paving and surface materials can help define the built environment, the plinth on which the buildings are set. In order to help achieve this ground surfaces need to relate to their surrounding streetscape context. Simple surface materials chosen to complement surrounding architecture and responding to the scale of the street or space as well as local traditions are advisable. When repairing surfaces it is desirable to repair surfaces like for like to avoid piecemeal surfacing. It is also important to repair surfaces at first sign of damage.

### **Traffic management**

Many problems in Conservation Areas can arise from or be associated with the measures required traffic safety, control and calming and pedestrianisation.

The need for increased road markings and signage as well as for physical constraints such as barriers and safety rails, introduces alien elements and visual clutter, none of which tends to preserve or enhance the character or appearance of a conservation area.

### **Traffic signs**

It is desirable to restrict signs to those, which convey essential information only, reducing signs to a minimum size and number will decrease clutter aided by the removal of redundant signage. It is advisable to locate signs onto existing lampposts or buildings. The use of dark or receding colours for posts and the back of signs further reduces the visual impact of the signage.

### **Street signs and nameplates**

Street signs and nameplates are fundamental to the understanding and character of a place. Local variations in design, materials and lettering add richness and variety to the street scene. It is desirable to retain older signs to reinforce the local character. Where new signs are warranted it is important they are consistent in form through the area. Again the removal of superfluous and redundant signs is advisable as is the location of signs on buildings or at the back edge of pavements. Avoiding the placing of signs on new posts, will also help to reduce visual clutter.



## **Outdoor advertisements**

Outdoor advertising is essential to commercial activity. All outdoor advertising affects the appearance of the building or the place it is displayed. Signage needs to reflect the character and appearance of the area and the design, material and scale and its relationship to its context.

Care needs to be taken for all commercial signage within the Broadstairs Conservation Area. External illumination should be non-fluorescent or halo lit. Signage lettering needs to be individually applied and hanging signage may not be acceptable above fascia level.

It is advisable that a policy should be in place that in terms of repair and maintenance of signage sympathetic signage should be encouraged and that once major refurbishment is required the above guidelines should be adhered to.

Guidance documents of advertisements and associated publicity on illegal fly posting is desirable. Provision could be made for appropriate legal sites for advertising such as glazed notice boards.

## **Residents Parking Schemes**

Many of Broadstairs historic buildings have no provision for off street parking. The character of the Conservation Area can be quickly eroded in some areas by the removal of boundary walling and the introduction of hard standing for parking. It is desirable that survey is undertaken to record all areas, which could be affected in this way and the possible introduction of Residents Parking Permits.

## **Landscaping**

The land, trees and hedges, which make up part of the Conservation Areas, need to be taken fully into account in all schemes and need to be considered with, regard their potential for enhancement. Adjustments could be made to maintenance regimes to tackle poorly maintained and degraded landscaped areas and parks.

It is advisable to design a landscape strategy to reduce the management costs and enhance the bio-diversity / amenity of the Conservation Area. A survey to record all trees and establishes their condition and amenity value. This will help inform tree policy across Broadstairs including possible Tree Preservation Order designation in the future

## 8.0 *Planning and Policy Framework*

In Conservation Areas, there is a presumption in favour of retention of buildings and structures that contribute to their special character. They are subject to additional planning controls, including demolition of buildings, restriction of 'permitted development' rights and automatic tree protection. Within a Conservation Area, it is an offence to demolish an unlisted building, fell or lop a tree without planning permission. A brief summary of the principal legislation and policy guidance applicable to Broadstairs Conservation Area is set out below:

*The Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the process of assessment, definition or revision of boundaries and formulation of proposals for Conservation Areas as well as the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area, or in case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.

*Planning Policy Guidance (PPG) Note, 15*, for local and other amenity bodies and the public, sets out Government policies for the identification and protection of historic *buildings*, conservation areas and other elements of the historic environment. Thanet Council's Local Plan includes development control policies, which apply these principles and statutory requirements. This Appraisal should be taken into account when considering, applying for, or determining planning of listed building applications within the Conservation Area. It will be treated as a 'material consideration' in assessing these applications.

The underlying objective of the relevant legislation and guidance is the preservation or enhancement of the character or appearance of conservation areas. Any proposed development, which conflicts with that objective, should normally expect to be refused. PPG 15 and local policy also support a presumption in favour of preservation of any building or object, which is considered to make positive contribution to the character of a Conservation Area. At the same time, the need to accommodate change, which respects or reinforces the character of the area in order to maintain its vitality, is recognized.



## 9.0 Glossary

**Ashlar** hewn blocks of masonry neatened and laid in horizontal courses

**Arch** The spanning of an opening by means other than a lintel. Most commonly, arches are curved and made up of wedge-shaped blocks. Numerous variations exist, e.g. Blind, Triumphant, Vernacular

**Band** an un-moulded projecting stringcourse, often delineating a floor/storey

**Bargeboards** projecting boards set against the incline of the gable of a building

**Bay** The vertical division of the exterior (or interior) of a building marked by a window opening

**Bond** Style of laying Headers, (bricks laid with the long side at right angles to the face of a wall), and Stretchers, (bricks laid with the long side along the face of the wall)), within masonry courses. Flemish Bond is where alternate Headers and Stretchers are used in the face of the wall. English Bond is where alternate courses of bricks in the facing wall are either Headers or Stretchers

**Buttress** A mass of masonry or brickwork projecting from, or built against, a wall to give additional strength

**Capital** The top or head of a column, pier or pilaster, which relates to Classical architecture

**Casement window** A window hinged vertically, to open like a door

**Cills** The horizontal element found at the base of a window or doorframe

**Cladding** An external covering applied to a structure for protective/aesthetic purposes

**Column** An upright, often supporting, structure, either round, square or rectangular in form

**Coping** A capping or covering found on top of a wall. It can be flat or sloping to discharge water

**Cornice** A projecting decorative moulding found along the top of a building. A Dentil Cornice refers to a cornice made up of a series of small square blocks

**Corbel** A projecting block, usually stone, supporting a horizontal beam

**Course** A continuous layer of stones or bricks found in a wall. Referred to as String (horizontal), or Soldier (vertical)

**Cupola** A dome that crowns a roof or turret

**Curtilage** The available space attached to a property, which forms a singular enclosure

**Door hood** A projected moulding above an exterior door, designed to throw off the rain

**Dormer window** A projecting window placed vertically in a sloping roof with a roof of its own

**Dressings** A decorative feature made of stones, most commonly set around windows

**Eaves** The under part of a sloping roof overhanging a wall, (Over sailing), or flush with it

**Elevation** The external wall or face of a building

**Façade** Commonly the front face of a building

**Fanlight** A window, often semi-circular with radiating glazing panels, found over a door

**Fenestration** The arrangement of windows in a building

**Finial** A formal ornament, at the top of a gable, pinnacle or canopy

**Footprint** The total area over which a building is situated

**Gable** The triangular upper part of a wall found at the end of a ridged roof

**Grain** Refers to the arrangement and size of buildings in the urban context

**Hard standing** An area of hard material used for parking cars within the cartilage (often front garden space) of a house

**Hipped roof** A shallowish pitch with sloping at the vertical ends

**Keystone** Central wedge-shaped stone at the crown of an arch

**Lintel** A horizontal supporting element of timber, metal or stone, found across the top of a door or window

**Mortar** Mixture of cement, (or lime), sand and water laid between bricks as an adhesive

**Mansard** roof has a double slope where the lower part is steeper than the upper part

**Moulding** A continuous projection or groove, used decoratively to throw shadow or rain water off a wall



**Mullion** A vertical element (glazing bar) that divides a window into two or more lights

**Pantile** A roofing tile with a curved S shape designed to interlock

**Parapet** A low wall used as a safety device where a drop or edge exists

**Pediment** A low-pitched Gable above a Portico

**Pier** A solid vertical masonry support (or mass) found in buildings and walls

**Pilaster** A shallow pier projecting slightly from a wall

**Pinnacle** A small pyramidal or conical shaped crowning element

**Pitched roof** The most common type. Gables exist at each end of the pitch

**Plinth** The projecting base of a wall or column

**Pointing** The exposed mortar finish to brick or masonry join

**Polychromatic** Multi-coloured.

**Portico** A roof space open or partly enclosed

**Quatrefoil** A set of four decorative openings, often leaf-shaped, cut into an arch

**Quoins** Dressed bricks found at the corners of buildings, usually laid so that the brick faces are alternately large and small

**Ragstone** Rubble masonry, rough building stones or flints, generally laid in irregular courses

**Recess** Space set back in a wall, often the setting for an entrance porch

**Render** Plaster or stucco applied to a wall

**Rooflight** A window set flush into the slope of a roof

**Rusticated** Masonry cut in huge blocks, often in its original hewn state, that is normally found on the lower half of buildings

**Sash Window** A window that is double-hung with wooden frames (sashes) that slide up and down with pulleys

**Sepulchre** A recess with tomb-chest, designed to receive an effigy of Christ

**Sett** Stone block often used in hard standing

**Stucco** A form of plaster used internally or externally to decorate or protect

**Transom** A horizontal bar of stone or wood across a window

## *10.0 Bibliography*

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