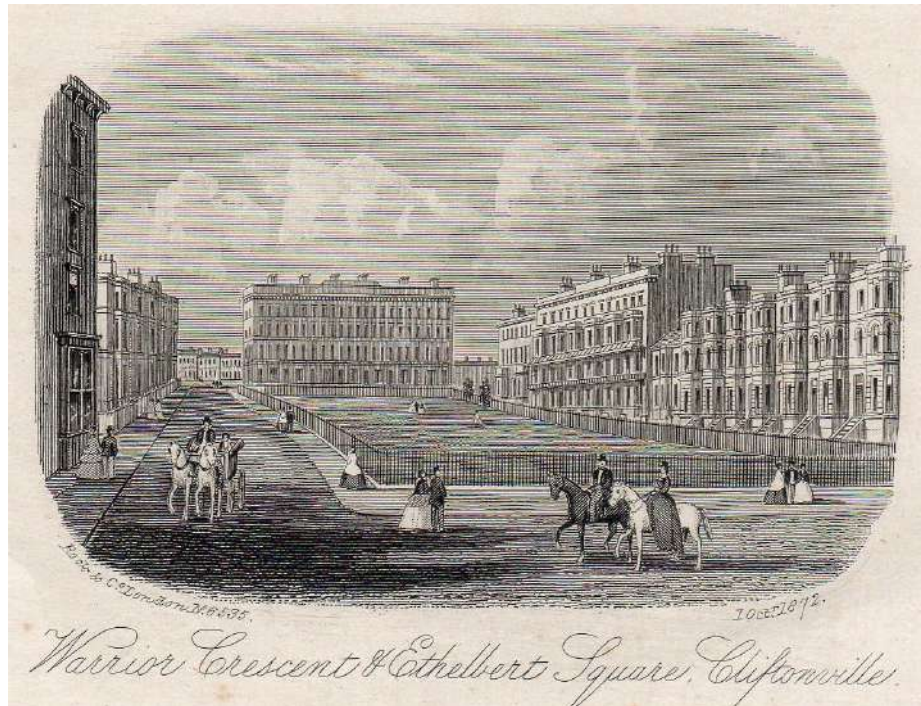


# DALBY SQUARE CONSERVATION AREA, CLINTONVILLE, MARGATE



## CHARACTER APPRAISAL

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## 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 THIS APPRAISAL

The scope of this appraisal is summarised in the following points:

1. Assess the special interest of the architectural heritage of the proposed 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 proposed 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 the Proposed Dalby Square Conservation Area follows the guidance provided by: - *Planning Policy Statement 5: Planning for the Historic Environment (2010)*; *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.

### 1.3 SUMMARY OF SPECIAL INTEREST

The proposed Dalby Square Conservation Area is situated in Cliftonville in the north eastern portion of the historic maritime town of Margate, Kent.

Today it is part of the Cliftonville West Ward of Thanet District Council.

Cliftonville bears the same relationship to Margate that St. Leonard's has to Hastings and Hove has to Brighton; it is a planned extension of the town created to provide a 'select' residential area.

Developed in the mid.19th century as an exclusive seaside resort, Cliftonville is laid out on top of high chalk cliffs 20m above the beach. A variety of methods were adopted to facilitate people accessing the beach – lifts, stairs and

ramps – and this lack of easy access encouraged the construction of beach-level pavilions which were always at risk of being destroyed by the sea. The area stretches between Zion Place in the West, Devonshire Gardens in the east, the cliff-top promenade in the north and Northdown Road in the south.

Dalby Square is the high point and centrepiece of the planned development of Cliftonville. The square; laid out as the architectural focus of the sea-facing development of Ethelbert Crescent and stimulated by the confidence created by the success of the former Cliftonville Hotel. The land form which makes up the proposed conservation area is strongly defined by its position. The pattern of development in the area is one of a series of parallel north-south orientated streets with few cross streets. In some cases street-fronting development continues without interruption for 250m.

To the north are expansive views of the sea and distant horizon, the surrounding tight urban grain was predominantly laid out in the mid 19<sup>th</sup> century with later development continuing towards the east.

The southern section of the proposed conservation area is the highest point ; a gentle gradient leads down to Ethelbert Terrace and the clifftop Promenade in the north.



**19<sup>th</sup> century terraces, Dalby Square**



**Dalby Square 1870**



## **The proposed Dalby Square Conservation Area breaks down into three character areas**

### **1. DALBY SQUARE**

### **2. ARTHUR ROAD**

### **3. DALBY ROAD**

The built environment has a very structured historical continuity and street-plan dating from the mid / late 19<sup>th</sup> century and has remained almost entirely unaltered. Large, fine, robustly detailed stucco five-storey terraces and smaller three storey single dwellings border the formal square to the east and west. The building line for the properties is subtly staggered from south to north, allowing each house a view of the sea. The ancillary Arthur Road, sited to the south east is more modest in scale. Well -proportioned two storey residential terraces and detached villas line the roadway. Dalby Road, sited to the south west comprises of a short, modest late 19<sup>th</sup> century residential terrace and some commercial premises; a car repair workshop and a storage facility.

Although there are no Statutory Listed structures in this section of the townscape, Dalby Terrace, No 30 Dalby Square, 12 and 28 Arthur Road are some of the more notable properties in the area.

The layout of the formal late 19<sup>th</sup> square complete with wide roadways and coupled with the grand scale of properties surrounding the thoughtfully landscaped gardens helps to illustrate the former prestige of Cliftonville.

As built boundary treatments and the retention of many front areas are positive contributions to the character of the area.

The proposed conservation area is in almost entirely residential use. Some of the properties are single dwellings although many of the larger examples have been sub-divided into flats or bedsits.

There is some commercial activity in the area. Two hotels are sited on Dalby Square and at the junction with Dalby Road there is the afore-mentioned car dealership and storage facility.



**Variety of scale on Dalby Square**



**Dalby Terrace, Dalby Square**



**28 Arthur Road**

**View of sea from the North of Dalby Square**

The sea, formal gardens, mid. to late 19<sup>th</sup> century tight urban grain and various prominent local landmarks help make up the special character of the proposed conservation area.

Panoramic views of the horizon and sea across Ethelbert Terrace and the Promenade to the north. Views south, take in the more dense urban grain of the busy Northdown Road, the main area of commercial activity in Cliftonville.

Included within the collection of important views is one of only two statutory listed buildings in Cliftonville; St. Michael and St. Bishoy's Church in Northdown Road. The Lido complete with early 20<sup>th</sup> century signage, built above the remains of the statutory listed Clifton Baths also forms part of the collection of key landmarks sited to the North West along Ethelbert Terrace. The strident and colourful vertical signage is worthy of mention.

To the east and west there are narrow glimpses between properties of rear gardens and the rear of substantial 19<sup>th</sup> century buildings on Gordon Road and Ethelred Road.

The landscaped gardens and children's play zone in the centre of Dalby Square form a positive contribution to the character and use of the area. Wide mixed herbaceous borders flank sections of lawn with gravel paths, trees and seating provision punctuating this well frequented amenity space. The small, children's play area is highly accessible and well used, adding to the already high amenity value provided by the gardens.

Parking provision is provided by off-street parking bays which border the gardens; a small car park is sited in the northern portion. On-street parking also occurs around the square and on Arthur Road and Dalby Road respectively.



**View of St Michaels and St Bishoys**



**Glimpses between properties**



**Landscaped Gardens**

The predominant construction materials include yellow stock brick, dressed with stone, ashlar render (often painted) and some instances of a mixture of stock brick and contrasting red brick dressings.

Decorative features include robust carved stone detailing; corbels, moulded string courses, modillions, strident decorative parapets and columns to the grander properties. Cast iron balconies, window guards, cast former light fittings and gates are still in evidence.

As built pierced decorative stone/ brick render boundary walls are a positive feature of many properties throughout the proposed conservation area and worthy of preservation.

Windows include full height canted bays (often highly ornamented) and plain arch headed with moulded voussoirs. Fenestration in as built condition is two over two timber sash with haunches and of regular layout.

Roofs are pre-dominantly plain pitched slate where as built sometimes double pitched in form. There are some instances of mansard.



**Yellow stock brick dressed with stone**



**Fine as built boundary walls**



**A variety of roofscape in the square**



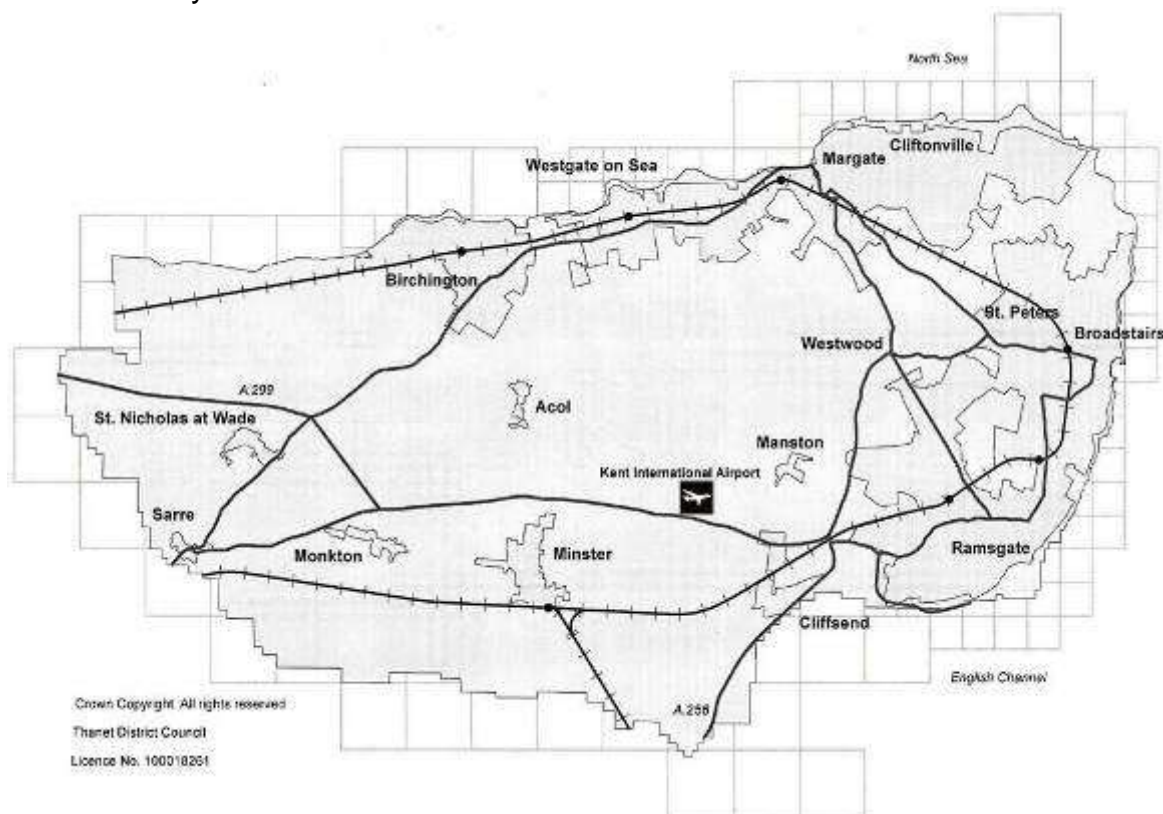
**Canted bay with cast iron window guards**

## 2.1 LOCATION AND CONTEXT

The proposed Dalby Square conservation area is sited within the western portion of Cliftonville forming part of the historic maritime town of Margate, Kent.

The town is situated on the Isle of Thanet; a coastal district at the eastern end of the county in the south east of England.

Thanet also contains the attractive coastal towns of Broadstairs and Ramsgate, a number of coastal and rural villages possessing a long coastline lined with chalk cliffs and many sandy beaches.



**Map of Thanet, showing  
Cliftonville to the north east**

It is approximately 76 miles 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 via Herne Bay and Whitstable to London.

The proposed Dalby Square conservation area stretches from Northdown Road in the south terminating in the north at Ethelbert Terrace. The fine townscape includes the formal mid/late 19<sup>th</sup> century Dalby Square, a portion of Dalby Road and Arthur Road which run north/ south, linking the square to the main commercial area of Cliftonville, the Northdown Road.



## Cliftonville

Size 2.732 ha

Population 12900 (2005 Census)

Demographics  
Census) Predominantly White European (2005

## 2.2 GENERAL CHARACTER AND PLAN FORM

Dalby Square and its environs create a formal, mid. 19<sup>th</sup> century residential, predominantly seafront development on a grand scale. There are impressive views; the ever present sea to the north and unique local landmarks such as the early 20<sup>th</sup> century signage to the former Lido to the west.

The presence of the Dalby Road, Arthur Road and formal Dalby Square (complete with public gardens) is terminated in the south by the local commercial section of Cliftonville the Northdown Road (formerly Alexandra Road) and the Ethelbert Crescent in the north. These roadways help determine the physical character of the proposed conservation area. A section of well-detailed townscape surrounding an area of thoughtfully designed public realm and bounded by the tight urban grain of Cliftonville to the east and west.

The settlement still retains the earliest grid street plan laid out in the mid 19<sup>th</sup> century, a series of parallel north-south orientated streets with few cross streets. In some cases the street-fronting development continues without interruption for 250m.

The majority of the fine built environment of this section of Cliftonville dates from this period, with little later infill development.

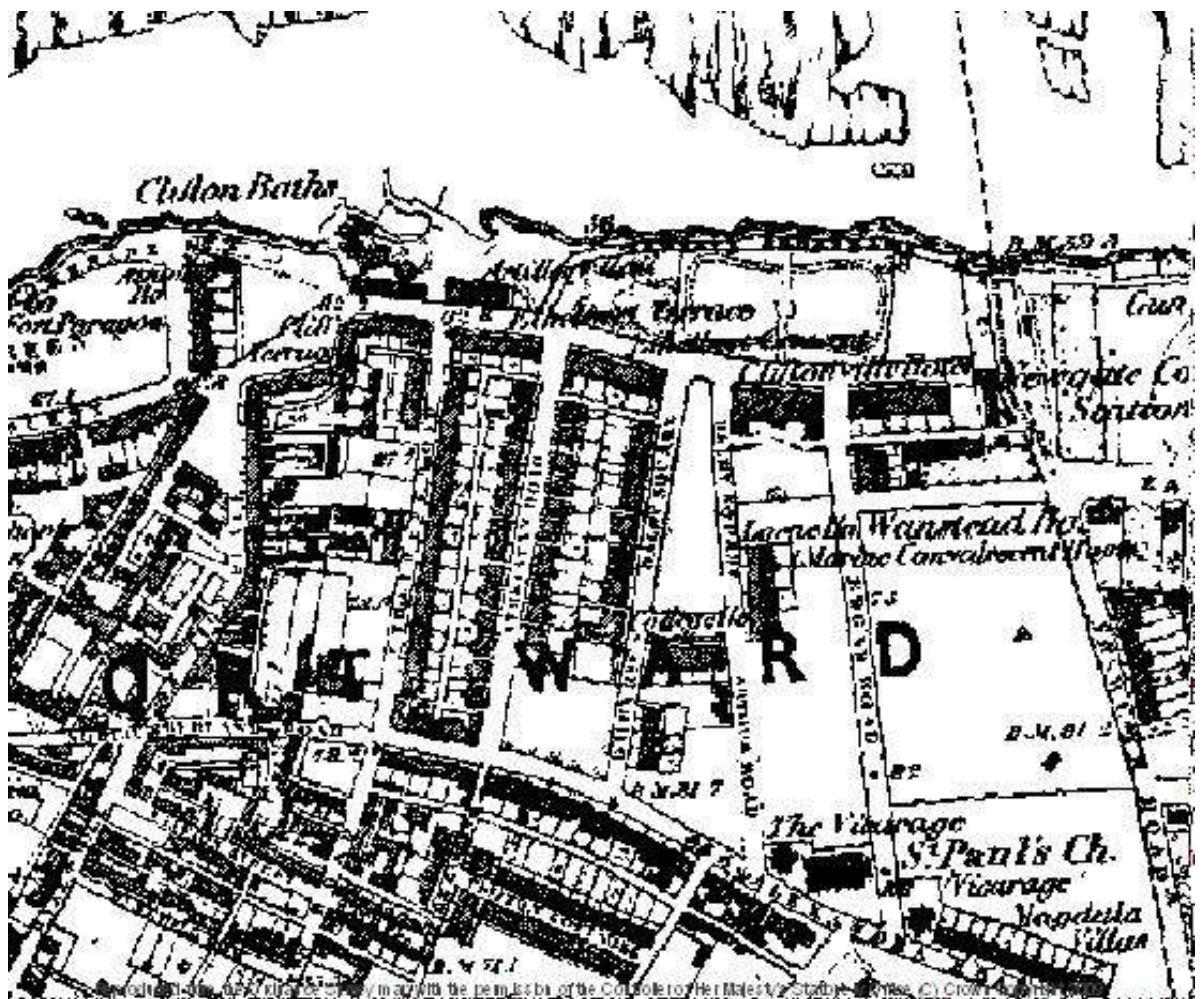


**Dalby Square, 1870**

The centre of the square was formally an enclosed garden bounded by wooden railings. By the early part of the 20<sup>th</sup> century the railings had been replaced by a hedge and the gardens by tennis courts. Recently it has been carefully re-landscaped to include wide mixed borders lawns, small trees, seating provision and a modest play area.



All these factors act as visual reminders of the great importance Cliftonville held as a popular high class seaside destination, a rival for many resorts across Britain of its day.

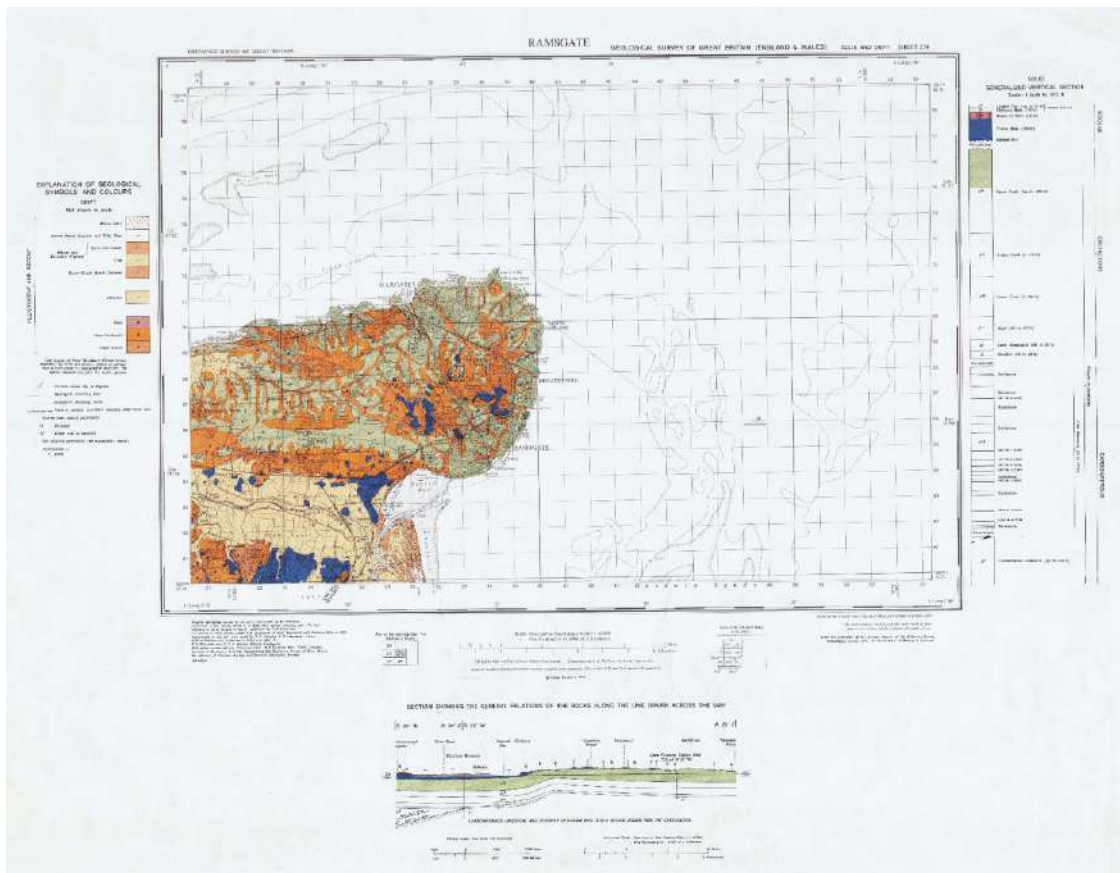


Historic Map, Cliftonville 1877



## 2.3 LANDSCAPE AND SETTING

The geographical setting of the proposed conservation area is defined by the positioning of the settlement on solid chalk strata. It forms part of one of the longest stretches of coastal chalk in Britain.



**Thanet Drift Map**

The area, which forms part of the later development of the town of Margate, is adjacent to the promenade; a relatively flat portion of cliff-top, approximately 20m. above a sandy beach.

A gentle upwards gradient from north to the south allows some natural vantage points. There is an opportunity of a comprehensive survey of the sea and horizon in the north and the tighter urban grain of Northdown Road in the south.



## HISTORIC DEVELOPMENT AND ARCHAEOLOGY

### Historic Development

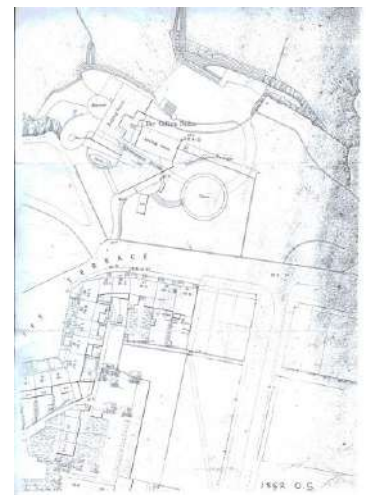
Margate developed from a minor medieval port to a seaside resort in the mid. C18th. By 1800 the town had assembly rooms, residential squares, bathing establishments libraries and theatres all designed to cater to the needs of aristocratic visitors – the only class of society with the opportunity to take ‘holidays’. The arrival of the railway in 1846, with a further line and station added in 1863, changed the nature of visitors to the town; from a limited number of long stay guests to great numbers of short stay visitors with less per capita income.



The towns established place in the public consciousness was a good foundation for creating a new resort, a resort that reversed the popular perception that Margate was increasingly becoming an attraction to the newly pleasure-seeking working classes. Its distance from the town centre, and its open cliff-top walks, were promoted as part of its exclusivity – Cliftonville was a place where one stayed to improve ones health and peace of mind, all year round if necessary.

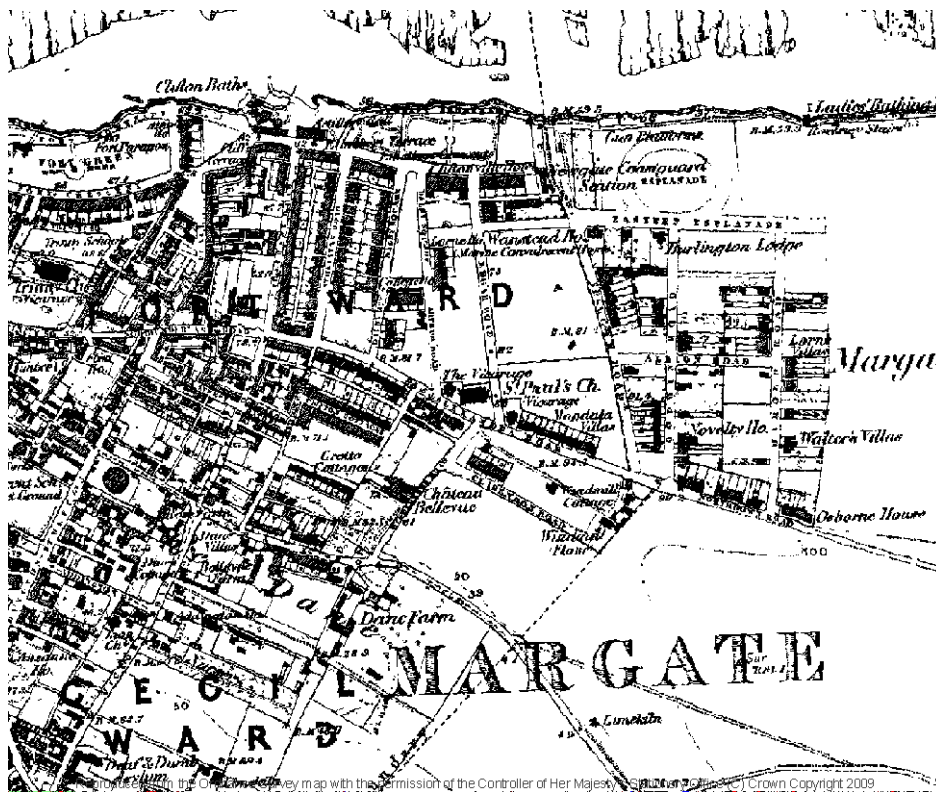


The exclusivity of Cliftonville was bolstered by the areas’ relative isolation. Until the building of the tramway in 1901 the only method of transport from the Margate stations to Cliftonville was by horse brake. Access was improved in the late 1880s by the building of Marine Drive which completed the seafront thoroughfare from Buenos Ayres to Eastern Esplanade. Between 1880 and 1899 the station of the London, Chatham and Dover Railway Company was known as ‘Margate and Cliftonville’. (It was later to be called ‘Margate West’.)



Plans for a branch line from Margate to Cliftonville, with a terminus at the rear of Dalby Square, were first proposed in 1893 but later abandoned to be resurrected, and abandoned again in 1913.

**Historic Map, Cliftonville 1877**



**Historic Map, Cliftonville 1913**

The association of the area with a 'better class of person' became a key selling point for new resort. The entry for Cliftonville in the *Ward Locke Guide* of 1903 stated: -

*"It is the most exclusive and aristocratic part of Margate. It cannot be said too often that there are two Margate's and that Cliftonville has scarcely anything in common with the area frequented by the vulgar tripper. Cliftonville has magnificent hotels with their private orchestras and admirable cuisine catering for all types of continental clientele. It has been often said that on a Sunday morning between Newgate Gapway and Hodges Flagstaff one may see the prettiest and best dressed women in Europe".*

The centrepiece of this 'Margate New Town' was Dalby Square, originally Ethelbert Square, with a massive terrace of seven houses, Warrior Crescent, on the south side.

The space had originally been laid out by the late 1850s and called Ethelbert Square. Its name was later changed to Dalby Square after Thomas Dalby Reeve, Mayor of Margate 1873/4 and one time owner of both the Clifton Baths and the Hall by the Sea. Dalby Reeve's son Arthur, after whom Arthur Road was named, was to marry 'Lord' George Sanger's daughter Harriet. The Reeve family was one of the early developers of the Cliftonville estate.

Like the rest of Cliftonville, prior to the opening of the Cliftonville Hotel in 1868, it was originally intended that the square be solely residential. However, the hotel was such a success that many tried to emulate its profitability, although not at first on such a grand scale. Cliftonville as a resort sold itself on its exclusivity and on the health-giving properties of the sea and, more importantly, sea air.

Flanking the northern portion of the square were two terraces forming Ethelbert Crescent and between



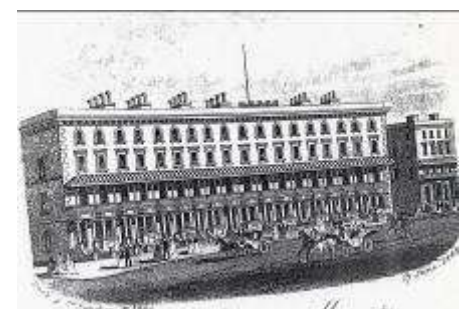
**Dalby Square, 1890**



**Warrior Crescent and Ethelbert Square, 1872**



**Dalby Square, 1877**



**Ethelbert Crescent, 1868**



them the Cliftonville Hotel completed in 1868. The opening of the hotel, the largest and grandest in Thanet when it was built, was a crucial event in the history of Cliftonville since its success was the foundation of the area becoming a resort in its own right.

In 1879 the Cliftonville Hotel, which had 300 bedrooms, a ballroom, a palm court and facilities for croquet, tennis and archery amidst formal gardens along the cliff-top, provided accommodation for 51% of all hotel guests in Cliftonville.

By 1890 this figure had fallen to 15%. This was not due to the lack of popularity of the hotel itself, but because many new establishments imitating its success had been built. The late C19th directories list

eight in Dalby Square alone, including 'The Severn House Hotel ('Separate Tables')', 'The Granville

Boarding House ('a Most Comfortable, Cheerful and Refined Home') and 'The Caledonia Boarding House ('Pleasantly Situated in the Healthiest Part of Town')' amongst others.

The entry for Cliftonville in the Ward Locke Guide of 1903 stated: -

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Another major staple of Cliftonville's economy was private schools. A resort guide of 1893 described Cliftonville as: -

*"The end of the town affected by visitors who like a good address, and also by ladies schools, if one may judge by the endless chain of them travelling churchwards on Sundays".*



**Cliftonville Hotel**



**Interior of the Cliftonville Hotel**



**Caledonia Boarding House,**

**Caledonia Boarding House**



The Skelsmergh House School for Young Gentlemen (Headmaster Rev. HH Beaumont MA Cantab) was opened at 33 Dalby Square in 1894. Its stated purpose was to “prepare boys for the Navy, Public Schools or a Commercial Career” and it promised a “liberal diet” and “moderate fees”. An advertisement of 1911 claimed: -

*“The school is splendidly situated in the healthiest part of Margate. Special attention is paid to backward and delicate boys and to English boys born in foreign climates”.*

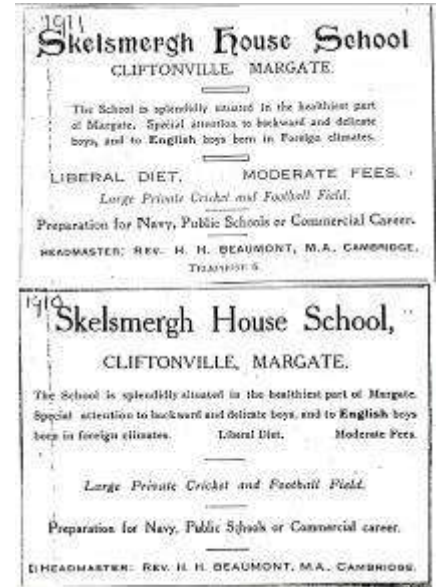
The school closed in 1915.

The Borough of Margate was increasingly seeing Cliftonville as the prime attraction of the town and in 1920 the council acquired the cliff top land from Sacketts Gap to the Borough’s eastern boundary (Sixty-one acres in total) for planned public walks and pleasure grounds. This action was a continuation of the nineteenth century concept, by promoting Cliftonville as a health-giving place where the benefits of sea water and sea air were unparalleled.

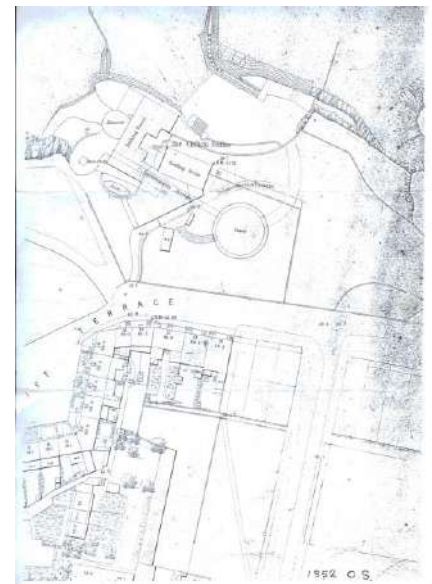
The Clifton Baths had been acquired by John Henry Iles, the promoter of Dreamland and Ramsgate Dog Track, in the early 1920s and were rebuilt and re-opened in 1926 as the complex that later became known as the Lido. The attraction included an open air seawater bathing pool on foreshore land leased from the Borough.

Dalby Square thrived up to the Second World War as the most prestigious locality in Cliftonville and having an address on the square was used as a selling point for the hotels, guest houses schools and convalescence homes that fronted it. The War saw the evacuation of the private schools to other parts of the country and most were never to return. It also saw the closure of the Cliftonville Hotel, which never re-opened after the conflict and was demolished in the early 1960s and replaced by a garage, flats, a pub (The Bowlers Arms) and a bowling alley.

Warrior Crescent suffered bomb damage during the Second World War and was only partially reconstructed afterwards. The terrace was demolished in 1988.



**Advert for Boys School, 1911**



**Clifton Baths Map, 1852**



**Bowling Alley, Former Site of Cliftonville Hotel, 1966**

### 3.2 ARCHEOLOGY

Archaeological remains are frequently found in the Cliftonville and Margate areas. The remains of all periods from the Neolithic to the Modern are recorded within the area and consist of both burial and settlement archaeology.

Archaeological remains of Roman date have been recorded within the proposed conservation area and there is a high potential for further remains of this and other periods to be present here.

Romano British activity seems to cluster along both sides of the Dane Valley leading up to the present Harbour with most activity concentrated at the seaward end of the valley on both the high ground and further down the valley sides although activity is also recorded further inland along the valley sides.

Within the proposed conservation area a Romano British cremation burial dating between 75 – 125 AD was found by workmen cutting a service trench at 19 Arthur Road, Cliftonville. The pit contained a carinated urn in Upchurch Ware filled with ashes and burnt human bone. It was accompanied by a stamped Samian platter. The burial was recorded by workmen as having been truncated by Victorian ground works and sealed by a floor.

Other Roman burials are known from the Britannia Public House, Fort Hill sited to the north west of the proposed conservation area.

## 4.1 THE CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE AREA.

The northern portion of the proposed conservation area allows comprehensive panoramic views of the sea, across public green space and promenade.

The earlier built environment of Margate and the more recent (in some cases somewhat unfortunate) seafront development of Cliftonville can be surveyed to the west and east along Ethelbert Terrace.

The east and west perimeters of the proposed conservation area are enclosed by the tighter urban grain of the Cliftonville townscape. Narrow views between properties give glimpses of the compact nature of the built environment beyond as well as intimate glimpses of large rear gardens and the rear elevations of the substantial late 19<sup>th</sup> century properties on Gordon Road and Ethelbert Road.

From the square looking south there are uninterrupted views of earlier townscape which has developed along the Northdown Road.

This section of Cliftonville is complimented by the presence of large formal gardens sited within the confines of the square. An expansive amenity space which helps to emphasise the close links with the historic settlement and the pursuit of seaside leisure for the 19<sup>th</sup> century elite.



**Panoramic views of the sea**



**View of Townscape along Northdown Road**



**Narrow gap between properties on Arthur Road looking East**

## KEY VIEWS AND VISTAS

### Long views

The dominant long views occur along the roadways which form part of the as built street plan; north to south along Dalby Road and Arthur Road and vice versa.

Views include The Lido, complete with early 20<sup>th</sup> century signage which creates an important and highly visible local landmark to the northwest along Ethelbert Terrace

To the north east views include the continuation of the 1850's development of the former resort. Unfortunately this section of townscape is somewhat dominated by recent infill and inappropriate large scale development to the sites of the former grand hotels.

Distant long views of the of commercially active Northdown Road are obtained at the junction of Arthur Road and Dalby Road respectively

Important views south include the fine tower of one of the statutory listed St. Michael and St. Bishoy's Church in Northdown Road, a dominant local landmark complemented by the spire and side elevation of the fine Kentish ragstone church.



**View West to the Lido**



**View East along the promenade**



**Long view South to Northdown Road**



## Narrow Views

To the east and west of the square there are narrow glimpses between properties of the rear elevations and gardens of buildings on Gordon Road and Ethelred Roads.

Narrow views west on Arthur Road include a glimpse of the delicate Great East rose window of the aforementioned church.

Narrow views east from Dalby Road are again between properties, dominated by the rear of the substantial villas on Arthur Road.



**Narrow glimpse of Great East window**

## Wide Views

The central gardens of the square allow expansive wide views from either end of the area. These encompass the grand 19<sup>th</sup> century terraces and villas which make up the dramatic and decorative streetscape.



**Wide view North, across Dalby square**



**Wide view South, across Dalby square**

## CHARACTER AREAS AND QUALITY OF ARCHITECTURE.

### CHARACTER AREA 1 DALBY SQUARE

Dalby Square was developed in the mid. 19<sup>th</sup> century as Cliftonville's principal square.

This section of the townscape embodies the high status and grandeur of the settlement closely linked with the health giving properties of the sea!

The properties' axial orientation (fanning out towards the sea), generosity of scale the small solid to void ratio (in terms of fenestration) all emphasise the developments purpose; a total enjoyment of the sea views and southerly light.

The presence of the gardens awaiting perambulation and quiet contemplation add to the theme of the restrained pursuit of seaside leisure of the upper classes.

### BUILDINGS OF MERIT

#### Dalby Terrace

This late 19<sup>th</sup> century terrace, sited on the western portion of the square comprising of six dwellings on a grand scale now sub-divided into flats. These grand properties comprising of four storeys with a lower ground have a great positive impact on the proposed conservation area. Built in yellow stock brick with stucco detailing, high parapets with central incised script "Dalby Terrace" are emphasised by a robust cornice and supported below by well-detailed substantial corbels.

Regular fenestration is made up of almost full height canted bays to the principal elevations. There is an emphasis on the sea view and access to light which is illustrated in the solid to void ratio as well as the addition of the covered balcony to the second floor. There is an emphasis on a sense of arrival at these extremely high status houses; the generous stone steps lead to the front entrance doors are flanked by well proportioned porches complete with plain columns. Other decorative details include window pediments and pilasters, nail head bosses, acanthus corbels and decorative foliate cast iron to the balconies. It should be noted that a number



**Properties fan out towards the sea**

#### Formal Gardens



**As built cast iron balconies**

of properties retain the as built corrugated iron roofing to the second floor porches, two over two timber sash and timber paneled doors with plain fan lights above.

### No 33 Dalby Square

A substantial, late 19<sup>th</sup> century, three-storey property with lower ground, worthy of note. The residence built in yellow stock and rusticated ashlar to Piano Nobile with crisp stucco decorative detailing. Although somewhat altered with the addition of a later mansard roof, the fine as built pierced parapet with ball finial and robust balustrades (further supported by a substantial cornice with modillions) is a positive addition to the roof-scape of the area. As with many of the properties in the square the emphasis is on fenestration, regular in arrangement there is a high void to solid ratio with full-height canted bays flanking either side of the central entrance. Again there is an emphasis at this property of a sense of arrival. The large well-proportioned and finely detailed porch with slender Corinthian columns is approached by a flight of generous stone steps. The eye is lead impressive timber paneled front door complete with restrained but decorative timber surround.

Plain moulded and dentil string courses give the property a horizontal emphasis adding to the sense of grandeur. Decorative details include well-detailed window surrounds; brick pilasters surmounted by Corinthian capitals, moulded window arches with projecting key stones and stepped cills. It should be noted that the retention of as built decorative cast ironwork window guards etc are another positive contribution to the proposed conservation area.



**High parapet with decorative balustrades**



**Finely detailed porch**

## 14 Dalby Square

A well-proportioned substantial detached villa sited to the far south western portion of the square. Two storeys with lower ground built in yellow stock, the property has many of the fine design details present on much of the later 19<sup>th</sup> century development of the area. A hipped slate roof is obscured by the well-proportioned high parapet; incorporating vase-shaped balustrades which surmount the substantial projecting cornice and close spaced modillions.

There is less emphasis on fenestration as in many of the properties in the square; however windows are regularly grouped in three to flank a central void to each of the upper floors. There are two generous canted bays to the ground which flank the substantial central porch with Corinthian columns. Decorative details included round arched window surrounds with pediments, plain moulded cills and foliate corbels. The as built two over two timber sash windows and timber paneled door add to the positive contribution of this fine c. 1870 property



**Decorative cast iron work**



**Well detailed window surrounds**



## BUILDING MATERIALS AND LOCAL DETAILS

The pre-dominant building material for the properties in Dalby Square is yellow stock brick laid in Flemish bond with a substantial amount of moulded stucco ornamentation. Many of the properties have been painted at a later date in a varied palette.

Buildings range from palatial mid 19<sup>th</sup> century 4 storey terraces with lower ground, two storey large villas with dormers to the roof spaces and substantial three storey villas.

There is a variety of roofscape; mansard, double pitched with a central valley, single pitched and one instance of gambrel often with substantial parapets are all present. In as built condition the roofing materials are pre-dominantly plain slate. There is one instance of cleft green slate.

Fenestration is pre-dominantly regular with two over two timber sash when in as built condition. Robust canted bays often full height dominate the street scene. There is also a number of moulded stucco round arched window surrounds.

Decorative details include smooth ashlar rusticated stucco, moulded and decorated cornices, modillions and string courses. Well-detailed Corinthian capitals surmount columns and pilasters add emphasis and grandeur to the principal elevations often sited either side of window openings or adorning well -proportioned porches.

Vase shaped balustrades, often with robust ball finials adorn parapets and front area boundary walls.

A series of highly decorative cast iron balconies adorn the first floor front elevation of a small number of properties. Foliate arabesque brackets spring at right angles from slender uprights to support the simple as built corrugated iron roofs.



**Variety of Scale**



**Robust stucco detailing including substantial parapets**



**Fine decorative boundary walls**



**As built cast iron balconies, Dalby Terrace**

## Roofscapes



These additions to the principal elevations form a very positive contribution to the proposed conservation area worthy of preservation.

Doors when in as built conditions are substantial paneled timber with plain rectangular fan lights above.



**As built timber door**

## CONTRIBUTION OF OPEN SPACES TREES AND LANDSCAPE.

The historic built environment and street plan of the spacious Dalby Square is greatly enhanced by the careful landscaping and the presence of mature kerbside trees.

The high amenity value of the mixture of soft and hard landscaping of this well-frequented public space is a positive contribution, worthy of note to the proposed conservation area. Wide well stocked flower borders bound areas of lawn which also contain some well - detailed hard landscaping. Young native trees punctuate this area of quiet relaxation.

The area is further enhanced by a small thoughtfully laid out young children's play area to the northern portion of the square.

The south of the square is terminated by a substantial plot (formerly the site of Warrior Crescent now demolished) which is now grassed. Although now deemed public realm the site adds little to the character of the area and would benefit from some sensitively designed landscaping.



**Soft Landscaping**



**A few mature trees punctuate the square**



**The well landscaped gardens allow quiet relaxation in this otherwise compact townscape**



**The Children's play area**



## THE EXTENT OF INTRUSION OR DAMAGE

Lack of maintenance and the erosion of historic details by inappropriate replacements such as doors and windows is an again an issue within Dalby Square. There is one instance of a re-built upper storey in which there appears to have been no attempt to re-instate the fine historic detailing.

It should be noted however unlike much of contemporary streetscape there is very little evidence of satellite antennae.

On street parking unfortunately dominates the area, the small parking area and re-cycling unit to the northern portion of the square is unfortunate and would benefit from re-siting to a less obtrusive position.

There is an abundance of road markings and redundant street signage which require ratification.

There is also a plethora of overhead telephone cabling which interrupt the many fine views.

Views of the remains of the large former hotel Warren Court dominate the southern boundary of the square. This unsightly shell is a strong detrimental impact on the appearance of Dalby Square.



**UPVC Windows**



**Re-built upper storey lacking historic detailing**



**Obtrusive telephone cabling**



**Redundant signage requires removal**



## GENERAL CONDITION

In general the fine historic built environment of this generous and well detailed late 19<sup>th</sup> century formal square is an extremely positive contribution to the street scene of Cliftonville and Margate as a whole.

The properties retain much of their as built grandeur in terms of use, scale, aspect, retention of fine as built detailing and well-landscaped amenity space.

There are issues regarding lack of maintenance to some of the properties, the over dominance of on street parking and a plethora of street signage. The large site at the south of the square is somewhat of a “missed opportunity” at present. It requires some careful consideration either to create extra amenity and enhancement through careful landscaping or through a site specific design brief to sensitively re-develop this important focal point within the impressive street-scene. However it should be noted that Dalby Square is high quality 19<sup>th</sup> century development which remains largely as built and unique in terms of the historic built environment of Thanet. It is therefore worthy of the special consideration conservation area designation would bring about in terms of planning.



**Dalby Terrace**



**Parking bays surround the square**

## CHARACTER AREA 2

### ARTHUR ROAD

A short wide residential which runs north to south, parallel to Dalby Road, bounded by Northdown Road in the south and Dalby Square in the north.

The properties are more modest than Dalby Square in scale. Finely-detailed two-storey terraces and two and three storey villas line the road. The front boundary areas are more generous than the square and often soft-landscaped, which has a positive impact on the street -scene.

Views from this section of the proposed conservation area are similar to Dalby Square. To the south, the earlier townscape of Northdown Road including the Eastcliff Tavern and a fine early 20<sup>th</sup> century shop-front, an orthodontics. The south east boundary is terminated by the finely proportioned Kentish Ragstone Rectory to the church of St Gregory on Northdown Road.

To the north are distant long views of the square gardens promenade and sea. Wide views from the junction of Arthur Road and the square encompass fine views of Dalby Terrace to the west and glimpses of the tight urban grain of the townscape beyond.



**Properties East side of Arthur Road**



**View South along Arthur Road**

### BUILDINGS OF MERIT

#### 28 Arthur Road

A good example of mid 19<sup>th</sup> century villa. Built in yellow stock brick this two storey residential property displays some fine robust decorative detailing worthy of note.

A plain pitched roof is terminated at the principal elevation by a substantial parapet formed of well detailed balustrades of some stature. The regular fenestration takes the form of two full height canted bays which sit either side of the as built porch complete with Corinthian columns and pilasters. The as built timber door is reminiscent of bronze detailing found to the pantheon in Rome, here



**28 Arthur Road**

the impact is softened by the use of timber and the surrounding coloured leaded lights of the late 19<sup>th</sup> century.

Other decorative features include smooth rusticated ashlar render and Corinthian pilasters to the window surrounds, well detailed dentil cornicing and cast iron window guard sited to the uppermost of the porch. The well maintained front area is thoughtfully landscaped and bounded by an as built balustrade brick and render wall.



**As built door, 28 Arthur Road**

### 12 Arthur Road

In essence this property is the twin to No. 28 Arthur Road. Another fine mid 19<sup>th</sup> century villa in the same materials and design details. However in this case the balustrade parapet is not present and there is an additional (later?) storey in smooth rusticated ashlar but without the decorative pilasters to the canted bays.



**Front Elevation, 12 Arthur Road**

There is also the addition of a later covered porch to the roof of the portico complete with decorative coloured leaded lights. The windows are in as built two over two timber sash with coloured leaded light to the upper parts to give the effect of a transom often found in properties of the late 19<sup>th</sup> or early 20<sup>th</sup> century.

Although the property is somewhat eccentric in terms of decorative scheme it is in almost as built condition with many fine features, a positive impact on the proposed conservation area.



**Decorative Corinthian capitals to the porch**

#### 4 – 6 Arthur Road

These modest but well proportioned and well detailed two storey properties form part of a terrace of ? sited on the eastern portion of the road. Fine examples of mid 19<sup>th</sup> century design; the front elevation is faced entirely in smooth rusticated ashlar render. Decorative features include full height canted bays, foliate modillions, robust cornices and decorative corbels.



**4-6 Arthur Road**

### **BUILDING MATERIALS AND LOCAL DETAILS**

The predominant construction material is yellow stock brick with robust stucco detailing. The smooth stucco, often painted takes the form of smooth ashlar quoins and often forms the front elevation treatment to the ground floors of the larger villas. Heavily decorative string courses sturdy decorated cornices and robust parapets are formed in stucco to the more modest terraced properties.



**Brick built with highly decorative stucco detailing**

Roofs are pitched and slate when in as-built condition.



**Larger villas display canted bays either side of the fine decorative porches**

Fenestration is regular in layout with timber two over two sash when in as-built condition. Highly decorated full-height canted bays dominate the front elevations to the modest terraces sited on the eastern side of the road. Larger double-fronted properties have ashlar canted bays springing from the lower ground floor, either side of the principal entrance door.

Decorative features include moulded string-courses, decorative foliate corbels, modillions, cornices and robust balustrades to the high parapets. The larger properties have substantial door-surrounds complete with well-proportioned classical columns, surmounted by decorative Corinthian capitals.



**Contrasting smooth ashlar to the lower floors**



There are instances of as built timber paneled front doors.

Many of the earliest boundary treatments are intact and include robust balustrades in painted stucco.



**As built boundary walling**

## **CONTRIBUTION OF OPEN SPACES, TREES AND LANDSCAPE**

Arthur Road like main suburban residential roads relies on front areas and small kerbside trees to soften the street -scene.

There is no public open space. Soft –landscaping in the form of flower borders and small shrubs are often included within the front areas to the eastern side of the road.



**Well maintained front areas are a positive contribution to the street scene**

There are a few specimen trees which punctuate the wide pavements either side of Arthur Road. Large rear gardens can sometimes be glimpsed between narrow gaps to the west of the road.

## EXTENT OF INTRUSION OR DAMAGE

As with many areas of historic built environment the main detrimental factor is the impact of the erosion of historic design details and features through inappropriate development and the replacement with inappropriate features in terms of materials scale and design.

The removal of as built timber doors windows and roof coverings detract from the important character of the proposed conservation area.

Insertion of later dormer windows on some of the properties detracts from the fine roof-scape of the area.

The former Warren Court Hotel (now derelict surrounded by unsightly hoardings) and the adjacent property have a strong detrimental affect on the street scene. Formerly two well-detailed, substantial mid.19th century villas the properties are prime candidates for refurbishment.

## GENERAL CONDITION

The general condition of the road is good with many of the properties in almost as-built layout and condition. Although the former hotel and adjacent property have a negative affect on Arthur Road it should be noted that the other two neighboring villas have been recently refurbished and contribute positively to the character of the street.

Many of the properties require some element of maintenance but the combination of as-built elements and detailing, the spacious roadway, wide foot paths (complete with granite kerbs) and trees all add to the overall positive impact of the proposed conservation area. Arthur Road contributes to the historic built environment of Cliftonville and worthy of designation.



**Inappropriate UPVC windows**



**Inappropriate Dormer window**



**Derelict Buildings**

## CHARACTER AREA 3

### DALBY ROAD

Dalby Road was laid out in the late 19<sup>th</sup> century as an ancillary road to Dalby Square.

The wide roadway terminates in the south at Northdown Road, with views of the earlier townscape sited along the thoroughfare. It continues through the square with views of the Promenade, sea and horizon in the north.

The area is predominately residential in use with two exceptions to the west; a car showroom and a busy traditional British cafe. The proposed conservation area terminates at the fine Statutory Listed Kentish Ragstone Church, St Michaels' and St Bishoy in the far south east.

Important views include a wide view of the fine 19<sup>th</sup> century streetscape best enjoyed from the western boundary, at the junction of Dalby Square. Across the open space left by the former Warrior Crescent they include the formal gardens and the substantial 5 storey terraces to the eastern portion of the square. There are glimpses of rear gardens and a long view to the west of the furniture depository on road which punctuate the street-scene.

Roofs take a simple pitched form clad with slate when in as built condition.

Decorative details include substantial foliate corbels vermiculated keystones and cast-iron window guards

The earliest boundary treatments include low decorative pierced stone and brick walls to the front area. The retention of early enameled street signage is positive feature within this section of the proposed conservation area.



**Views North along Dalby Square**



**Terrace, Dalby Road**



**Decorative Details, Dalby Road**

## BUILDINGS OF MERIT

Nos 1-11 Dalby Road forms a terrace worthy of note. A residential development built in warm yellow brick with contrasting red brick detailing. A plain pitched slate roof surmounts a slender three storey property with lower ground. A pair of round arched central windows with projecting key stone lights the upper storey. Below two plain headed windows rise above a substantial canted bay which rises from the lower ground to include the ground floor. Decorative details include fine red brickwork to the window surrounds, quoins and a delicately stepped cornice. Smooth ashlar render with vermiculated keystones, modillions and acanthus. Robust well-detailed volute corbels supporting plain stone cills are present to the ground floor bays.



### No 14 Dalby Road

The property is slightly marooned between a car showroom and storage facility. This substantial c 1880 property displays many of the decorative details of the period.

The house is built over three storeys in painted stucco with smooth rusticated ashlar window surrounds. Decorative moulding includes window pediments, moulded string -courses and decorative corbels.



**14 Dalby Road**



## BUILDING MATERIALS AND LOCAL DETAILS

In this section of the built environment the predominant building material is yellow stock brick. There are instances of contrasting warm red brick which is often used as a decorative feature for voussoirs, reveals and quoins. Some of the properties have been painted using a varied palette and there is one instance of painted stucco on the western portion of the road.

Roofs are pitched and in slate when in as -built condition.

Fenestration is regular in layout, two over two timber sash with haunches when in its earliest form. Arch-headed voussoirs are present to the upper storeys.

Canted bays prevail to the front elevation often two or three storey in height springing from the lower ground floor.

Boundary treatments are low brick in form with robust decoratively pierced stucco decoration. Many retain cast iron boot scrapes and remnants of early gates.

Decorative features include sturdy foliate corbels and dentil courses to the canted bays. Well-detailed door surrounds with plain pediments encompass the principal access points, often with as-built timber paneled doors. Many of the properties still retain decorative cast- iron window guards.



**Contrasting red brick, used as a decorative device.**



**Fine as built boundary walling**



**Dentil moulding to canted bays stone corbels and cast iron window guards**

## CONTRIBUTION OF OPEN SPACES TREES AND LANDSCAPE.

This is an area of largely compact residential townscape with no public open space and little soft landscaping.

Unlike Arthur Road there are no street-side trees or landscaped front areas. There are narrow views of rear gardens which help to alleviate the urban character of the street scene. There is one mature tree to the rear of properties on Northdown Road which can be viewed from the east side of Dalby Road. This one specimen has a strongly positive contribution to this otherwise treeless landscape.

This section of the proposed conservation area could greatly benefit from a tree planting scheme which would help create a visual link to the formal gardens within Dalby Square and greatly enhance the high quality of the historic built environment.



**Dalby Road**



**Mature tree to the rear of properties on Northdown Road**

## EXTENT OF INTRUSION OR NEGATIVE DAMAGE.

As with many areas of historic built environment there is evidence of erosion of early detailing. Windows and doors inappropriately replaced in terms of materials (often upvc) and design. Many of the properties have been re-roofed with heavy concrete tiles or felt. There is however little presence of the plethora of TV antennae often found in contemporary streetscape.



**On street parking dominates the street**

Maintenance is required to the roadway and footpaths. It should be noted that the kerbs are predominantly granite block and a positive addition to the street scene.

Parking is "on street" dominating this small road, however many of the as-built boundary walling is intact rather than removed in order to create private off-street parking bays.



**Car dealership**

There are remnants of an early wrought iron gate to No. 9. There is no soft landscaping in the form of kerb side trees or front gardens however intimate glimpses of rear gardens add vibrancy to the townscape.

The commercial activity in the form of a car valet ting has a somewhat detrimental affect to this almost entirely residential enclave, dominating the street scene. This site could be worthy of some form of development /enhancement project with a site specific design brief.

The main detrimental impact on the area is the rear views of the former Warren Court Hotel as previously mentioned.



**Decorative stone corbels**

## GENERAL CONDITION

The general condition of this portion of the proposed conservation area is good. There is a substantial amount for historic fabric still intact to the majority of the built environment in terms of decorative features, timber detailing and earliest boundary treatments.

On-street parking does have an effect on the street scene however there are no parking restrictions on this wide roadway which perhaps has aided the retention of the fine boundary walling which has not been removed to create private bays.



**Good pierced as built walls**

Maintenance of the buildings is an issue as is the varied palette used to paint many of the properties however the integrity of scale, mass, detailing and materials outweighs any detrimental effects. The highway and pavements require maintenance however it must be noted that the presence of good granite kerbstones are a positive feature. It is also noticeable that unlike other portions of the contemporary street scene there is not the usual plethora of antennae attached to the principal elevations.

The commercial elements sited on the roadway are somewhat detrimental and would benefit from stricter controls of refuse and signage. These could be regarded as potential areas for enhancement. The rear of the former hotel has a detrimental impact on Dalby Road at the junction with Dalby Square and requires thoughtful refurbishment

## SUMMARY

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

Historically the general character of the Conservation Area was one of the pursuit of leisure for the visiting upper classes. Dalby Square was the high point and centrepiece of the planned development of Cliftonville; laid out as the architectural focus of the sea-facing development of Ethelbert Crescent and stimulated by the confidence created by the success of the Cliftonville Hotel.

The square thrived up to the Second World War as the most prestigious locality in Cliftonville and having an address on the square was used as a selling point for the hotels, guest houses schools and convalescence homes that fronted it. The War saw the evacuation of the private schools to other parts of the country and most were never to return. It also saw the closure of the Cliftonville Hotel, which never re-opened after the conflict and was demolished in the early 1960s and replaced by a garage, flats, a pub and a bowling alley.

This section of the townscape with the ancillary Arthur and Dalby Roads still embodies the former high status and grandeur of the settlement closely linked with the health giving properties of the sea!

The existing high quality 19<sup>th</sup> century development is still predominantly in residential use, large properties are often subdivided but many exist as single dwellings. The area includes spacious properties on a grand scale which form the majority of Dalby Square and the more modest terraces on Dalby and Arthur Road. All create a highly positive impact on the Cliftonville street scene.

There is erosion of the historic fabric through replacement with inferior quality in terms of design scale and materials; however elegant historic design details are still much in evidence. Wrought iron balconies, canted bays, robust decorative balustrades and early boundary walls reflect the former grandeur of the area and are highly positive features in the streetscape.

Important views of the sea, formal gardens and local landmarks compliment the fine built environment. The area is dominated by on-street parking which requires sensitive management however the wide roadways allow important views through and out off the proposed conservation area. The southern portion of the square is marred by the former Warren Court Hotel and the large vacant expanse of the former Warrior Crescent demolished in 1988. Sadly both sites are detrimental to the area. However with sensitive management a, site specific



design /refurbishment brief and a possibility of landscaping and or high quality development worthy of this prominent focal point of the square this factor could be rectified and further enhance the highly positive features of Dalby Square and its environs. All these factors described emphasise the high quality 19<sup>th</sup> century development of this portion of Cliftonville. An area of generous well detailed townscape which remains largely as-built and therefore worthy of the special consideration conservation area designation would bring about in terms of planning and the management of change.

**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.

#### Introduction

This plan sets out the local authority's approach to the management of Conservation Areas in Thanet. It is based on national guidance, adopted planning policies affecting the area, and the other local authority services in the area.

#### National Guidance

National Guidance on Conservation Areas stems from the "Planning (Listed Buildings and Conservation Areas) Act 1990 and associated Regulations, together with Planning Policy Statement 5 (PPS5) issued in March 2010

#### Policy

**This Management Plan indicates how relevant national, regional, county and locally adopted policies figure in the management of the Conservation Areas However it is not a planning document.**

**The following documents have an influence on the Conservation Area Management Plan.**

Regional Spatial Strategy for the South East is currently set out in "RPG9", issued in 2001 and updated in 2004. This is due to be replaced by the emerging "South East Plan" being prepared by the South East England Regional Assembly (SEERA). This new Plan was submitted to the Secretary of State in March 2006 and has been through an Examination in Public. Adoption is anticipated in 2008. In RPG9 Thanet lies in a "Priority Area for Economic Regeneration" suffering from significant deprivation. Part of the strategy is to focus development in urban areas and to ensure that the economy, society and the environment develop in harmony. The emerging South East Plan includes policies seeking to promote the sustainable development of

communities, addressing intra regional disparities and protecting and enhancing key environmental, cultural and heritage assets. The Plan has policies on Management for an Urban Renaissance and the Management of the Historic Environment.

The Local Development Framework will comprise a number of documents; the Cliftonville Development Plan Document, saved policies from the Local Plan and the emerging Core Strategy which will, in due course, replace the Thanet Local Plan as the key planning policy guidance for the area.

**The Kent Design Guide 2005 advocates high quality design for new development and provides detailed guidance.**

**The Council has adopted a Statement of Community Involvement, which sets out the council's commitment to community involvement in all aspects of town planning, including matters pertaining to Thanet Conservation Areas.**

## **CONSERVATION AREA DESIGNATION**

There are 20 Conservation Areas in Thanet, which are governed by the statutory regulations of the *Planning (Listed Buildings and Conservation Act, 1990*. The Council maintains it's responsibilities in the Act to "preserve and enhance" the character of the Conservation Areas. The council also aims to undertake regular reviews of the areas to monitor the quality of development and the effectiveness of its policies and guidance.

## **2. CHARACTER APPRAISALS**

The Council is in the process of producing character appraisals or updating appraisals of each of the districts Conservation Areas of which this Management Plan is an integral part.

The appraisals are being compiled to describe and evaluate the special architectural and historic significance of the different Conservation Areas. The statement of the character provides a basis for the making of planning applications team decisions and to frame design guidance. Part of the evidence for plan making, the appraisals are the basis for individual Management Plans and Action Plans, identifying the elements of special significance of each of the Conservation Areas. They also provide a valuable

resource for the defence of Appeals against refusal of planning permission.

In the absence of an appraisal document for each of the Conservation Areas this document will provide an interim generic Management Plan for the Conservation Areas in Thanet.

### **3. DEVELOPMENT MANAGEMENT**

As a result of the demand for development, the character of the Conservation Areas are under constant threat posed by unsympathetic, poorly designed and executed new buildings, extensions and alterations. Therefore the role of the Planning Applications Team is critical in managing future changes in the Conservation Areas

#### **3.1 PRINCIPALS FOR DEVELOPMENT MANAGEMENT.**

The Council will apply the principals, guidance and regulations outlined in the Planning (Listed Buildings and Conservation Areas) 1990 and Planning Policy Statement 5 (PPS5.)

The Council will apply the policies set out in the South East Plan; the Regional Spatial Strategy, the adopted Thanet Local Plan and successive documents as appropriate.

The Council will require any development proposal in a Conservation Area to display high quality design, materials and execution.

The Council will require all planning applications in Conservation Areas to be supported by a Design and Access Statement.

Clear indications of the materials to be used and architectural detailing must accompany applications for work in Conservation Areas.

The drawings through which the proposals are submitted should clearly demonstrate the intentions of the development.

Where possible the Council recommends pre-application consultation.





## 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 the Proposed Dalby Square 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 Statement 5 (PPS 5)*, for local and other amenity bodies and the public, sets out Government policies for the identification and protection of historic assets; buildings, conservation areas and other elements of the historic environment that have significance because of their historic, archaeological architectural or artistic interest.. Thanet Council's Local Plan includes development management 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. PPS5 and local policy also support a presumption in favour of preservation of any building or object, which is considered significant 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 recognised.

## RECOMMENDATIONS

### 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. The proposed Dalby Square Conservation Area has a strong identity in terms of character and use.

It is the recommendation of this management 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 Proposed 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.

Many of the properties within the proposed conservation area have been subject to insensitive substantial extensions to the rear elevations. The area would benefit from planning guidance from the local authority to sensitively manage this element of change.

## GRANTS FOR REFURBISHMENT

Many of the properties within the proposed 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.

It is a recommendation of this management plan that the Local Authority pursue Partnership Agreement Scheme funding through English Heritage.

This would mean that financial assistance would be made available to property owners who are prepared to carry out restoration work that reflects the historic character of the area.



## ARTICLE 4 (2) DIRECTIONS

In order to control undesirable alterations to unlisted dwelling houses and therefore maintain the character of a 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 (Amendment) 2008

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

A policy could be adopted to serve Article 4 (2) Directions to a number of properties within the designated conservation area.

### ***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.

Some of the properties with the proposed conservation area would benefit from the introduction of these directions as much of the historic detailing is still intact.

## BUILDING MAINTENANCE AND MINOR REPAIRS

A consistent problem in the Proposed Dalby Square 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 endeavor 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.

## 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.

It is important to note that much of the early granite kerb stones are present in the Proposed conservation area and worthy of preservation.

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 for 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.

There is a plethora of road markings within Dalby Square. A sensitive assessment of the street scene is required by the Highways Agency to reduce this very visible visual clutter. Recommendations would include the replacement of double

yellow lines with conservation quality markings which are less obtrusive.

## TRAFFIC SIGNS

The area would benefit from an assessment of signage by the Highways Agency to ratify and re-site some of the traffic signage in a more sensitive manner.

There are a number of redundant and defaced signs within the area which require removal.

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. It should be noted that there is some fine early enamel street signs within this section of the townscape worthy of preservation.

Where new signs are warranted it is important they are consistent in form through the area. Avoiding the placing of signs on new posts, will also help to reduce visual clutter, locating signs on buildings or at the back edge of pavements

The removal of superfluous and redundant signs is advisable in the area to reduce street clutter. An audit is required of all signage with liaison with the Highways Department outlining candidates worthy of removal.

## 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.

Although the use in the area is predominantly residential care needs to be taken for all commercial signage within the Proposed Dalby Square Conservation Area, the hotel sited on the western side of the square and car dealership on Dalby Road would benefit from careful management of signage

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

There is little provision for off street parking on Dalby Road and Arthur Road although the proposed conservation area is dominated by the car.

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 to help guard against this.

The parking provision around the square requires assessment for carefully thought out management as at present the gardens suffer from the amount of cars surrounding its perimeters.

It should also be noted that the small car park to the northern portion of Dalby Square has a negative impact on the area due to its position. An assessment should be undertaken for possible removal of this parking provision in terms of extra provision of amenity space within the confines of the gardens

## LANDSCAPING

The land, trees, hedges, and flower borders which make up part of the proposed Conservation Area, need to be taken fully into account in all schemes and need to be considered with regard their potential for enhancement.

It is advisable to design a landscape strategy to reduce the management costs and enhance the bio-diversity / amenity of the Conservation Area.



Adjustments could be made to maintenance regimes to tackle any poorly maintained and degraded landscaped areas and parks.

A survey to record all trees and establish their condition and amenity value should be undertaken.

This will help inform tree policy across the area including possible Tree Preservation Order designation in the future.

Dalby Road and Arthur Road would be greatly improved in terms of amenity by the re-introduction of kerb-side trees.

An assessment by the Highways Agency would be required to recommend species and spacing.

The open green space to the south of Dalby Square would benefit from a site specific design brief in terms of landscaping to increase the amenity provision for the square.

## 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.

Although there are few mature trees within the proposed Conservation Area, it requires surveying by the Local Authority (especially to the rear of the properties) and any trees worthy of protection are served a TPO.

A strict policy of immediate replanting of designated trees 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.

All matters are to be investigated in accordance with the Planning Enforcement Protocol (available to view on the TDC web site or in hard copy "Planning Enforcement Protocol" from TDC Development Management) which sets out the manner and timescales in which issues will be investigated.

## GLOSSARY OF TERMS

**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

**Foliate** Decorated with leaves or a leaf-like pattern

**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

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