



ROYAL ESPLANADE, RAMSGATE



CONSERVATION AREA APPRAISAL

APRIL 2006



We may be able to provide this document in a different format such as Braille, audio or large print, or in another language, please call 01843 577165.

ROYAL ESPLANADE, RAMSGATE CONSERVATION AREA APPRAISAL

1. INTRODUCTION

1.1 THE DEFINITION AND PURPOSE OF CONSERVATION AREAS.....	PAGE 4
1.2 THE PURPOSE AND STATUS OF THIS APPRAISAL... ..	PAGE 4
1.3 SUMMARY OF SPECIAL INTEREST.....	PAGE 5

2. LOCATION AND SETTING

2.1 LOCATION AND CONTEXT.....	PAGE 6
2.2 GENERAL CHARACTER AND PLAN FORM.....	PAGE 6
2.3 LANDSCAPE SETTING.....	PAGE 6

3. HISTORIC DEVELOPMENT AND ARCHEOLOGY

3.1 HISTORIC DEVELOPMENT.....	PAGE 7
3.2 ARCHEOLOGY.....	PAGE 9

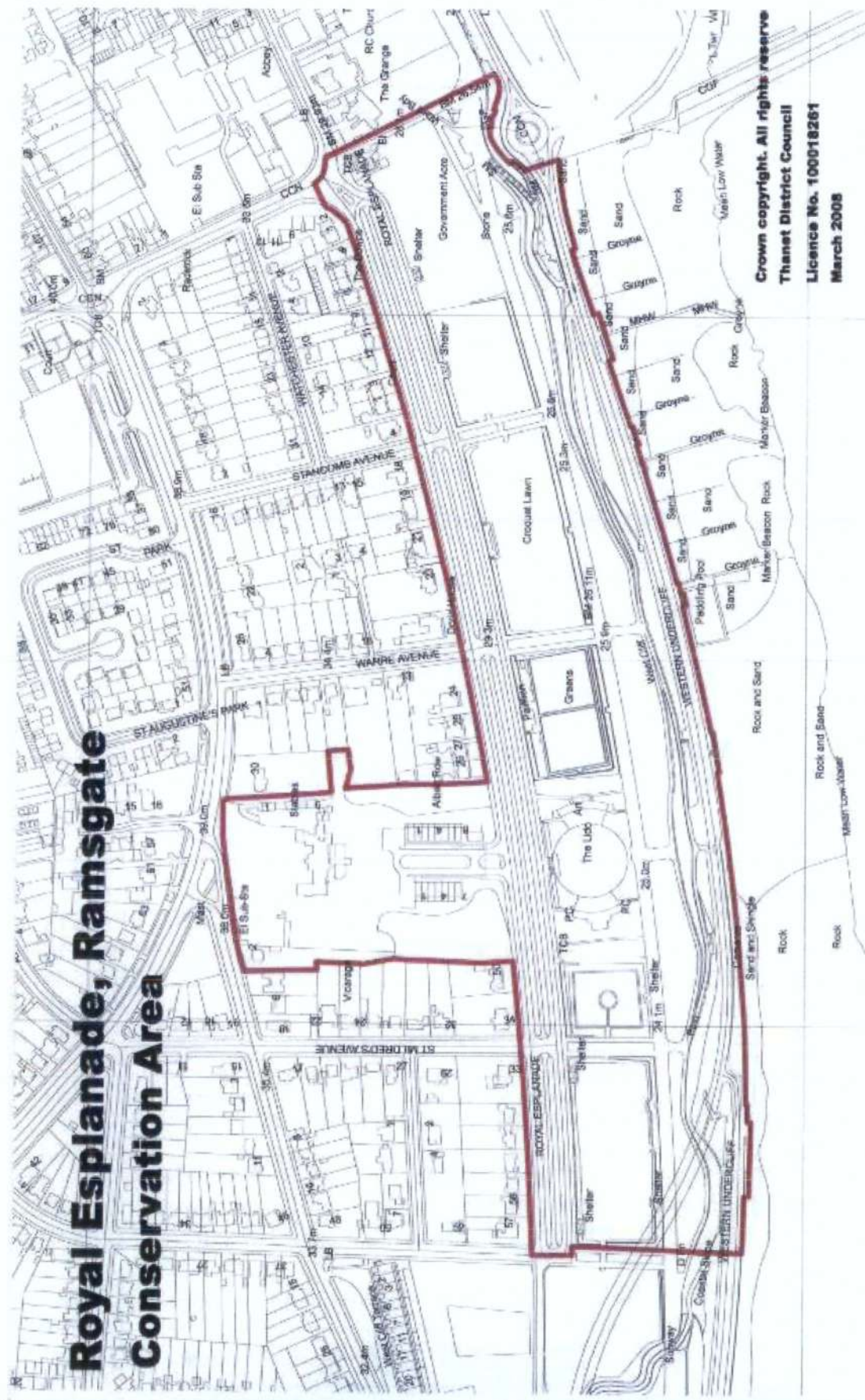
4. SPATIAL ANALYSIS

4.1 THE CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE AREA.....	PAGE 10
4.2 KEY VIEWS AND VISTAS.....	PAGE 12

5. THE CHARACTER OF THE CONSERVATION AREA

5.1 CHARACTER AREAS AND THE QUALITY OF ARCHITECTURE.....	PAGE 13
5.1.1 Sub Area No. 1 Bon Secours	PAGE 15
5.1.2 Listed buildings Bon Secours	PAGE 16
5.1.3 Sub Area No. 2 Royal Esplanade	PAGE 18
5.1.4 Listed buildings Royal Esplanade	PAGE 18-20
5.2 KEY UNLISTED BUILDINGS.....	PAGE 21
5.3 BUILDING MATERIALS AND LOCAL DETAILS.....	PAGE 21
5.4 CONTRIBUTION OF OPEN SPACES, TREES AND LANDSCAPE.....	PAGE 22
5.5 THE EXTENT OF INTRUSION OR DAMAGE (NEGATIVE FACTORS).....	PAGE 22
5.6 GENERAL CONDITION.....	PAGE 23

6. SUMMARY OF ISSUES.....	PAGE 24
7. RECOMMENDATIONS.....	PAGE 25-26
8. PLANNING AND POLICY FRAMEWORK.....	PAGE 27
9. GLOSSARY.....	PAGE 28-30
10. BIBLIOGRAPHY.....	PAGE 31



1. 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).

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.

The purpose and status of these appraisals.

The Royal Esplanade, Ramsgate was designated in 2006.

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

1. Assess the special interest of the architectural heritage of The Royal Esplanade Ramsgate 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 Areas.

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 Appraisals for The Royal Esplanade Ramsgate follows the guidance provided by the *Planning Policy guidelines 15: Planning and the Historic Environment* (1994); the *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 Royal Esplanade Ramsgate is situated in the historic maritime town of Ramsgate in Kent, part of the Cliffsend and Pegwell Ward.
- The landform is strongly defined by the presence of the Royal Esplanade and the Western Esplanade and by the relationship with the outer surroundings. The Conservation Area is almost entirely flat.

- The Conservation Area breaks down into two character areas

Bon Secours

The Royal Esplanade

These areas are identified on the map

“Royal Esplanade Conservation Area”.

- The Conservation Area has a very structured architectural heritage with buildings from the 1920. amenity development of the Royal Esplanade and the 18th House which now makes up part of the residential development “West cliff Park”.
- The former tea pavilion the club- house to the croquet and bowls clubs and the 18th house at West cliff Park are the most notable buildings in the Conservation Area.
- The boundary hedges to the Royal Esplanade amenity area and pockets of trees located at various points constitute an important part of the Conservation Areas character, as does the use of “clinker brick in boundary walling.
- The Conservation Area has a mainly open space amenity use mixed with small cafés and a small residential area “West cliff Park”
- Mix of construction materials but mainly painted concrete render slated or tiled roofs “cittel” and timber sash windows.

2. LOCATION AND SETTING

2.1 Location and context

Ramsgate is situated 145.9km southeast from London in the county of Kent. The Royal Esplanade Conservation Area is located on the west cliff of the town, 1.1km from the Royal Harbour.

Size: 14.66 hectares.

OS Reference

372642

Council Ward

Cliffsend and Pegwell in Thanet District Council.

Population

The total ward population is 4444 (2001 census).

The Conservation Area however is predominately non-residential with the exception of Westcliffe Park and the former lodge.

Predominantly White British (2001 census).

2.2 General Character and plan form

The presence of the roadway Royal Esplanade, the large open amenity areas to the south and the Western Esplanade, which runs along the cliff top, mostly determine the physical character of The Royal Esplanade Conservation Area.

2.3 Landscape and setting

The geological setting of The Royal Esplanade is defined by the fact this site sits on solid chalk strata, part of one of the longest stretches of coastal chalk in Britain.

The area is predominantly flat therefore it is not possible to find a natural vantage point that allows comprehensive views of the Conservation Area.

The main street pattern is primarily constituted by Royal Esplanade and Western Esplanade.

3. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 Historic development

The historic map of 1877 shows this area of Ramsgate to be undeveloped cliff top, apart from the property formerly known as Westcliff House (later Bon Secours now Westcliff Park). The property was situated within large grounds, which stretched to the cliff edge.

The former Bon Secours Nursing Home was built in the late 18th Century as a 'Marine House' known as 'Belmont', for Joseph Ruse; a wealthy businessman.

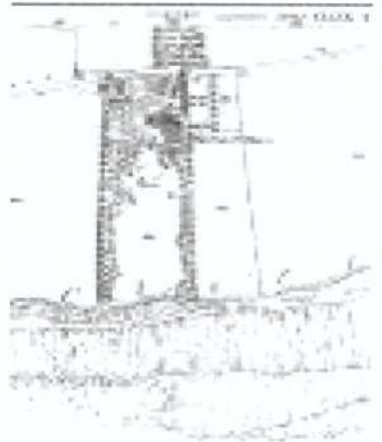
The house was built as a Gothic castellated building in the 'picturesque' style favoured among the larger country houses of the mid. to late 18th century, this is now best displayed on the south elevation of the house. (See photo)

The house was in private ownership until the early 20th century, the property was further extended during the 19th century.

In 1921 the house and garden were turned into St Winfred's Private Girls School after Caroline Murray -Smith (the last of the private owners), sold the estate to the Ramsgate town Council Corporation in 1921.

At the outbreak of the Second World War St Winifred's School was closed and the army, for the duration of the conflict occupied the building. After the end of the war West Cliff House was sold and converted into the St Lawrence Cliffs Hotel.

In c.1949 the house became a nursing home run by the order of Bon Secours Sisters and was re-named as "Bon Secours Nursing Home". Even as early as 1974 the sisters elected to leave the property however the Order remained until the end of the twentieth century.



The Development of the West Cliff Estate

In 1922 a competition was announced to develop the West Cliff Estate in Ramsgate. In 1923 the Ramsgate Corporation sold the remainder of the Murray- Smith Estate (except for West Cliff House and grounds) for the development of the St Lawrence Cliff Estate with Messrs. Franklin and Deacon as architects.



The Royal Esplanade was laid out with additional private roads to facilitate access to the new residential estate surrounding Bon Secours. Dame Janet Stancomb Wills, local benefactress and former Mayor of Ramsgate opened the roadway in 1924.

A new upper promenade was also constructed (Prince Edward Promenade) to connect West cliff Promenade to the beginning of the new West cliff Chine.



On the 3rd August 1929 the opening ceremony of the St Lawrence Estate was held at the site of the new bandstand and Tea Pavilion (now a boating pool, art gallery and café). Designed as a recreation area the St Lawrence Estate consisted of Putting Greens, Hard Tennis Courts, a bowling green, Sun Shelters and a new West cliff Chine, as well as an access road to the under cliff.



This character area was specifically developed as an amenity space with a variety of leisure facilities provided, which has continued to the present day.

The bowling and croquet greens are still in use and the promenade well frequented by walkers.

Refreshments are available in the area at three sites and a new amenity in the form of an art gallery (Gallery IOTA) is now sited at the former tea pavilion

3.2 Archaeology

The area is rich in archaeological remains dating from the Bronze Age to the Roman period.

The remains consist of both burial and settlement archaeology.

A late Bronze Age funerary monument consisting of a small flint filled ring ditch, possibly the remains of a cairn and pits containing pottery vessels and cremated human bone was found in the grounds of the former Bon Secours Nursing Home within 50 metres of the Royal Esplanade.

Settlement remains of Late Bronze Age to Middle Iron Age date were found during excavations for a new house on the Royal Esplanade.

Belgic /Early Roman remains were encountered during the construction of new roads including the Esplanade between 1923 -24 and more recently in advance of construction of a housing development in the grounds of the former Bon Secours Nursing Home.

Occasional Roman burials, which suggest the presence of a larger cemetery, were recorded during the construction of the present London Road and also at St Mildred's Road, St Augustine's College and West Cliff Road.

Other remains of similar dates are likely to exist beneath the undeveloped areas of the Royal Esplanade.

4. SPATIAL ANALYSIS

4.1 The character and interrelationship of spaces within the area.

The conservation area has a wide and open feel. The land is largely flat-grassed amenity space punctuated by formal hedging, historic walling and some mature trees especially to the area surrounding the boating pool and former tea pavilion.



The residential development, situated to the north of the esplanade, though high density, is in terms of scale, low level.

Views to the southwest are across the sea to Pegwell Bay and Deal. To the southeast the main view is that of the former passenger ferry port, which is now an unsightly 'container' holding point for the port.



The Royal Esplanade takes the form of a wide carriageway with a grassed and tree planted central reservation.

Wide tarmac sidewalks with concrete kerbs bound the roadway. Street lighting is by concrete lampposts of c.1960.

To the south side of the road there are low original rusticated block boundary walls to the recreation areas and to the north there are some interesting clinker brick and random rubble walls which form the boundaries of some of the new residential estate.



A fine flint wall defines the western boundary to this part of the proposed conservation area, which was the original boundary wall to West cliff Terrace Mansion's gardens.

Government Acre

This is a pleasant area of open space with some mature trees, which abuts the eastern perimeter of the proposed conservation extension parallel with the sea to the south.

During the Napoleonic Wars the site was a gun emplacement as a defence to Ramsgate harbour. The War Department continued to pay a small rent for its use until shortly after the Second World War.

Archive photographs of 1884 show the area was the site of decorative Victorian Ironwork shelter now, sadly, demolished.



Prince Edward Promenade

The Prince Edward Promenade to the south of Government Acre, extending west along the cliff top was constructed in the early 1920's and opened by His Royal Highness the Prince of Wales in November 1926.

A pleasant pedestrian area consisting of wide pathways, intermittent grassed area and shelters punctuated by access ways to the Western Under cliff and the Royal Esplanade. Unfortunately the unsightly and characterless aluminium panelled fencing to the cliff edge greatly detracts from the site.



4.2 Key views and vistas

There is an absence of any natural high vantage point within the Conservation Area therefore it is not possible to have a comprehensive view of Royal Esplanade.

However there are a number of significant long vistas along the major roadway and esplanade; there are also a number of wide views that contain Government Acre Prince Edward Promenade and the former putting green and some narrow views along the pedestrian paths linking the Royal Esplanade to the Western Esplanade

Long vistas: The two most significant long vistas include along the two esplanades.

Along the hedge lined and clinker boundary walled roadway Royal Esplanade from the west boundary of the Conservation Area to the town.

The other long vista from the southern boundary of the Conservation Area along the Prince Edward Promenade and vice versa.

Wide views: The most impressive wide view is from the expanse of the Prince Edward Promenade including the views of the sea.

Government Acre and the former putting green are also worthy of note.

Narrow views: A number of pleasant views of the sea are glimpsed through gaps in the boundary hedges along the pedestrian walkways, which link the Royal Esplanade to Prince Edward Promenade.

5. CHARACTER OF THE CONSERVATION AREA

5.1 Character Areas and the quality of the architecture

This section deals with the value and location of prominent historical monuments and buildings within the boundary of the Conservation Area.

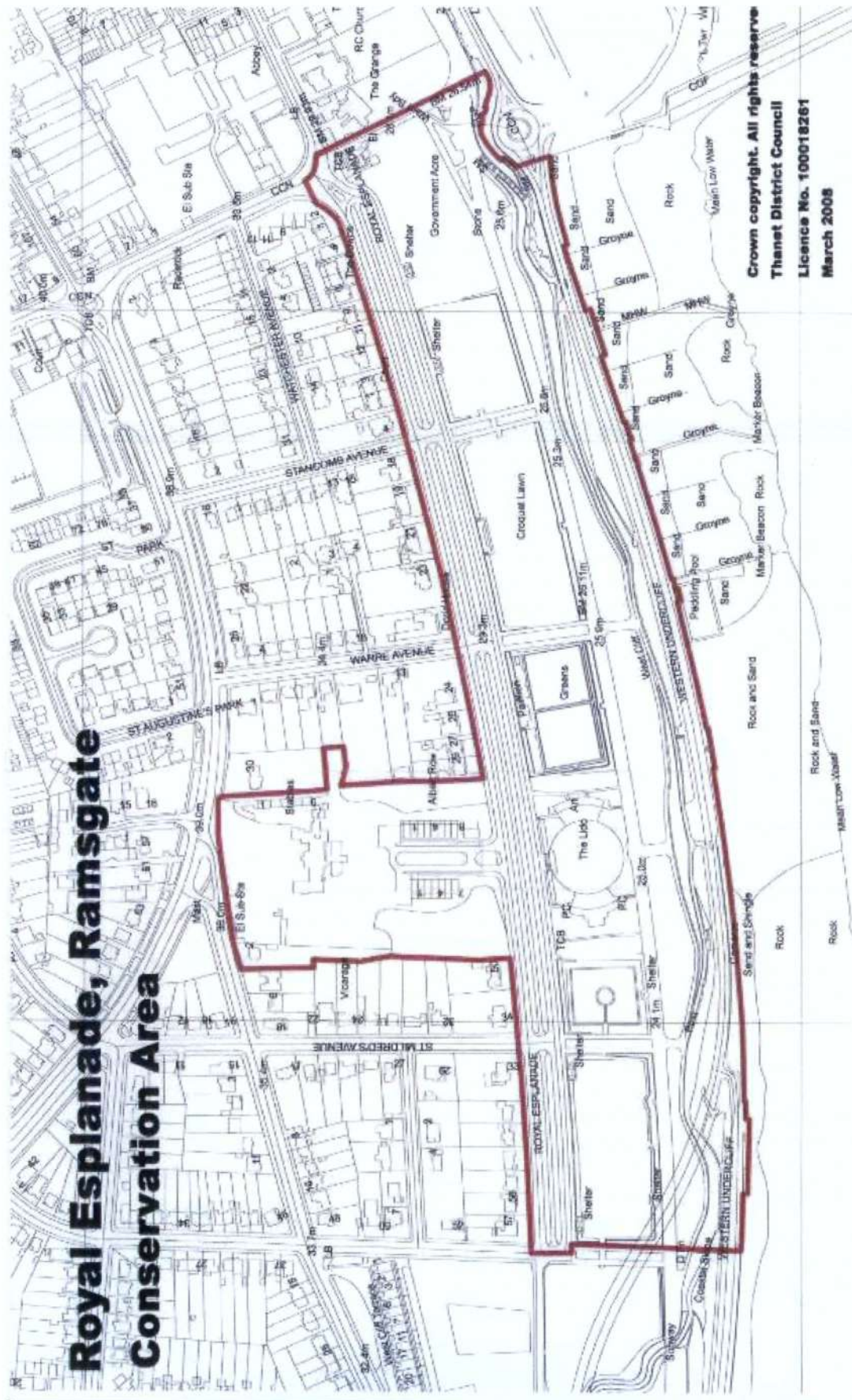
It includes structures, which represent important landmarks in The Royal Esplanade, Ramsgate Conservation Area and that significantly contribute to its character.

This section has been subdivided to reflect the fact that the character of the Conservation Area changes significantly within their boundaries.

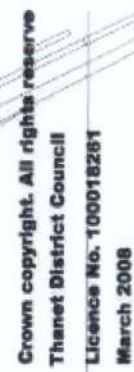
The Conservation Area breaks down into two sub-areas of character:

1. Bon Secours

2. The Royal Esplanade and immediate surroundings.



Character Area 1 - Former Bon Secours



5.1.1 CHARACTER AREA 1: BON SECOURS

The character of this area is greatly influenced by the former uses of the property Bon Secours.

Built as a private estate house, the setting of the property still retains an imprint of the large grounds it once possessed which stretched down to the sea with numerous mature trees and lawns to the front and rear of the property.

The boundary treatments of this site reinforce the special identity of this area; early 18th century flint boundary walls extend the length of the grounds to the east and west and although the railings to the front and rear of the property are modern there is evidence of earlier railings (presumably removed c.1940.)

Although the property and surrounding grounds have been recently developed to residential use, which includes some new developments, in my opinion the setting has retained much of its historic integrity, an asset to the Conservation Area.

5.1.2 Listed Buildings

Bon Secours

Listed Grade II 1974.

The house was built c.1795 for Joseph Ruse and named Belmont. It was purchased by the Earl of Darnley and used as his home 1801-1817 being re-named at this time as West Cliff House; Princess Victoria was a frequent visitor to this, one of Ramsgate's most important "seats".



The core of this large property dates from 1795 however it has been extended in the late 19th century. Constructed of stock brick the main block is rendered with flint extensions to the sides and plain tiled roofs. The front elevation, which is viewed from London Road, consists of three storeys with a hipped roof, rendered from the first to the ground floor. Fenestration takes the form of three wooden casements to the second floor, three mullioned and transomed windows with label hoods to the first floor and two to the ground with double half-glazed doors in an arched moulded surround in a central projecting porch with pierced parapet. The corners of this central block are recessed and curved with elaborate scrolls incised into the render. To the left and right of the central block are two storey hipped wings with mullioned transomed and label hooded windows to each floor.



The Lodge, 2 Pegwell Road

Listed Grade II 1988.

Probably the gate lodge to the adjacent Belmont House (now Bon Secours).

A two-storey house in Kentish Ragstone with stone ashlar quoins, stringcourses and parapet gable.



There is a gabled wing to the right with a canted bay and good, boarded oak door.

Set within large mature grounds.

Character Area 2 - Royal Esplanade

Crown copyright. All rights reserved
Thanet District Council
Licence No. 100018281
March 2008

5.1.3 CHARACTER AREA.2 ROYAL ESPLANADE

The general character of the area is one of genteel leisure pursuit provided by the croquet lawns, boating pool, Art Gallery, cafes and promenade, interspersed with areas of open space to amble through or lounge.

5.1.4. Listed buildings Royal Esplanade

West Cliff Lift

Located on the south-eastern perimeter of the Conservation Area, on Prince Edward Promenade.
Listed Grade II (4.2.88)



The lift was constructed to provide access to the Undercliff Drive and sands from the cliff top. There was an increasing demand for better access as the cliff was very high at this point and the only form of access took the form of a sloping approach and steps (entirely unsuitable for 'invalids'.)

Designed by Basil Charlton Deacon FRIBA (1878-1958) of Messrs. Franklin and Deacon; architect to the St Lawrence Cliffs Estate the new lift was opened c.1929. Constructed by local building firm W.W.Martin (who also built the bandstand and new pavilions.)



The lift consists of a stone base and rendered shaft, with a glass front.

The three stage shaft is in the form of a pylon with a recessed centre panel, the main elevation filled with coloured glass, graded from dark blue at the bases to white at the top, divided into three stages by cross panels. The pilaster buttress is crowned at the top by a fluted frieze and recessed to the parapet to ogival dome, all of which are rendered.

The lift was decommissioned in 1993.

Tea Pavilion and Bandstand

The tea pavilion and bandstand were constructed as part of the St Lawrence Estate Scheme. Designed by Basil Deacon Architect and constructed by local building contractors W.W.Martin of Dane Park Road, Ramsgate. The tea pavilions and bandstand were opened in August 1929.

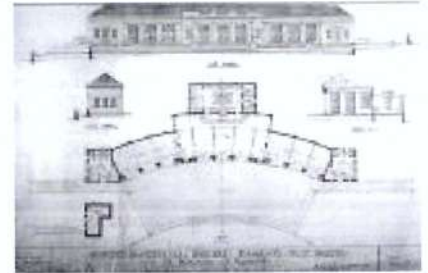
Designed in the “general style of the Italian Renaissance” (Basil Deacon, East Kent Times, 7th August 1929) the site consists of two narrow single storey radial pavilions facing east and west, their front elevation facing the former circular bandstand and stepped terracing (now a boating pool).

The whole development was Listed Grade II in 1988.

The pavilions were constructed in rendered brick on concrete foundations. A pitched pan tile roof with central pediment surmounts a single storey building. The central portion of the front elevation displays large finely detailed glazed “Crittall” doors, which led from the tea-room to the terrace. At either end of the building there are two doorways, which were originally, access to a male and female toilet facility.

Design features comprise of a dentil cornice below the parapet and substantial Tuscan columns, which punctuate the areas between the glazed doors and casements. The bandstand was entirely constructed of re-enforced concrete complete with columns and cupola, surrounded by stepped terracing to accommodate two thousand people. The bandstand was demolished in the early 1960's and the stepped terracing flooded to create a boating pool, which is in use to the present day.

The eastern portion of the former tea pavilion has had a variety of uses during its short history and is presently the site of the Isle of Thanet Arts Gallery. The western portion is a café, which facilitates the boating pool, and children's play area.



Bowls Greens and Croquet Lawn

Also located to the south of the roadway and designed as part of the St Lawrence Estate Scheme to provide extra amenity facilities to the area.

Two raised viewing areas with decorative balustrade punctuate the formal hedged lawns. Below the viewing areas are the clubs respective pavilions, which were listed Grade II in 1988.



Bowls Pavilion

Built 1924 and later altered in the late 20th century, the pavilion takes the form of a single storey painted and rendered brick building with boarded iron-framed extension. The front elevation displays arcading in antis topped with a simple cornice, balustrade and flagpole flanked with flights of steps.

Croquet Pavilion

Built in 1924 of similar design to the Bowls Pavilion. Constructed of rendered brick the building consists of a single storey arcaded pavilion with eight Doric columns in antis. Side blocks project to the right and left of the front elevation, the whole of which displays a frieze and cornice topped with a balustrade.



The grounds, which are in full use, are well maintained and make a very positive impact on the area.

5.2 Key unlisted buildings

Along the southern side of the esplanade adjacent to the road as well as sited intermittently along Prince Edward Promenade, are a series of covered seating areas or sun shelters.

Constructed from timber and cast iron the glazed shelters were erected at various points along the area to provide much needed seating and shelter from the prevailing weather. Decorative features include cast foliate roofing brackets and delicate pilasters.

Unfortunately the shelters are in a somewhat advanced state of disrepair and later inferior quality materials have replaced the original lead roofs and original glazing. However these structures have a positive impact on the area as not only are they still in use but they are a strong link with a more leisurely past.



5.3 Building materials and local details

The use of concrete render and ornamental concrete in balustrades paving and street lighting is a significant feature in the area as the main construction material for the early 20th Century leisure development.

The new piecemeal housing development to the north of the area is a "hotchpotch" in terms of use of materials however there has been extensive use of clinker brick and flint for walling.



5.4 Contribution of open spaces trees and landscape.

A fundamental contribution to the character of the Royal Esplanade is the remains of the formal landscaping of the early 20th century leisure facilities, and by the openness of the landscape along the Prince Edward Promenade

A prime feature of the character of the area is provided by a significant presence of mature trees concentrated around the former Bon Secours, Tea Pavilion and Government Acre.

Formal hedging as well as the grassed open space of Government Acre, the former putting green and Prince Edward Promenade are also a positive feature of the site. Unlike other parts of the conservation area there is the siting of street trees along the central reservation of the roadway.

Tree Protection Order (TPO) protects the trees throughout the area.



5.5 THE EXTENT OF INTRUSION OR DAMAGE (NEGATIVE FACTORS)

Inappropriate palisade fencing to the rear of the former tea pavilion has a negative impact on the area.

Western Under cliff

The under cliff is accessed by means of pedestrian ramps at various points along the Prince Edward Promenade. This portion of the conservation area is sandwiched between the base of the cliff and an access road to the port.



Once an area that provided facilities for the beach goer in the form of a pleasant café and beach huts serviced by the West cliff lift, the area is now somewhat neglected and desolate, rife with litter and graffiti.

The pedestrian ramps, although a convenient access point to the beach, require immediate maintenance and repair as does the café, at present a very negative impact on the Conservation Area.



5.7 Overall condition

The overall condition of most of the fabric in the Conservation Area is sound with the exception of the Western Under cliff.

The state of neglect of some of the public footpaths (especially the access to the Western Under cliff) makes them unattractive.

Signage and inappropriate fencing around the former Tea Pavilion / Westcliff Leisure Park detracts from the character of the area.

Some early walling shows repointing and repairs with hard cement mortar; which is detrimental to the historic fabric.

Maintenance to the sun shelters would benefit the area as a whole.

5.8 Problems, pressures and capacity for change.

There is little capacity for major change within the Conservation Area.

The former Bon Secours site (now West cliff Park) has been developed and the 18th Century building restored (although further intensification of development could detract from the open setting of the house.)

It maybe appropriate to introduce new amenity use to the former putting green to help enhance the predominant leisurely character of the Conservation Area.

6 SUMMARY OF ISSUES

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

Historically the site was developed as private estate house (Bon Secours) and as an amenity area for the population of Ramsgate and the seasonal visitors the town attracted.

The general character of the Royal Esplanade Conservation Area is one of genteel leisure pursuit provided by the croquet lawns, boating pool, art gallery, cafes and promenade, interspersed with areas of open space to amble through or lounge.

There is evidence of regeneration in terms of the siting of the Isle of Thanet Arts Gallery, which reinforces the continuity of amenity use in the area, however thought must be given to the introduction of new amenity provision on the redundant putting greens to help safeguard this area for future enjoyment.

The area surrounding and including the Western Undercliff is at present blight on the area as its state of neglect projects a very negative impact to the area.

7. RECOMMENDATIONS

New Developments

It is recommended that the Conservation Area be monitored for any future new development in terms of scale, design, materials and use. It is also important to appraise the impact of such new developments on surrounding properties, views and vistas within, into and out of the area.



Building Maintenance and Minor repairs

The Local Authority should endeavour to produce easily accessible building maintenance and repair guidance with regard to Conservation Areas in the form of Design Advice leaflets.

In certain areas, financial assistance may be made 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 in Royal Esplanade require further planning controls.

The Conservation Area would need to be surveyed by the Local Authority and any trees deemed worthy of protection are served a TPO.

A strict policy of immediate re-planting if trees are diseased should be strictly monitored and enforcement action taken if not complied with.



Signage

Signage for the different amenity attractions should be monitored in terms of design, scale and colouring.

It is recommended that the council introduce a system of guidelines for the design of new signage and method of illumination.

Future Amenity Development

In conjunction with these measures it could be possible to introduce some form of amenity provision on the redundant former putting green.

Market research could be undertaken in the area to pinpoint the leisure needs of the Ramsgate residents.

The introduction of such an amenity, which could be used throughout the year e.g. an aquarium etc, would help revitalise the area, which historically, was developed for the provision of leisure pursuits for the town.

PLANNING AND POLICY FRAMEWORK

In Conservation Areas (CA), 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 C.A, 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 Royal Esplanade, Ramsgate CA 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 CAs 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 CA, 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 CA. 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 CA. 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.

GLOSSARY

Ashlar hewn blocks of masonry neaten 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

Clinker Brick

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

9. BIBLIOGRAPHY

English Heritage, *Guidance on Conservation Area Management Plans*, 2005

English Heritage, *Guidance on Conservation Area Appraisals*, 2005

Pevsner, N, *The Buildings of England South East*

Charles Busson, *The Book of Ramsgate*

Barrie Wooton, *Images of Thanet*

