



# **WESTGATE ON SEA EAST CONSERVATION AREA APPRAISAL**



**DECEMBER 2006**



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# CONTENTS

MAP OF WESTGATE-ON-SEA EAST CONSERVATION AREA.....	PAGE 3
<b>INTRODUCTION</b> .....	PAGE 4
CHARACTER AREAS, DEFINITION.....	PAGE 5
<b>CHARACTER AREA 1</b>	
HISTORY.....	PAGE 8
PREVAILING & FORMER USES.....	PAGE 9
ARCHITECTURAL & HISTORIC QUALITIES OF BUILDINGS.....	PAGE 9
CHARACTER & RELATIONSHIP OF SPACES.....	PAGE 9
CONTRIBUTION MADE BY UNLISTED BUILDINGS.....	PAGE 10-12
<b>CHARACTER AREA 2</b>	
HISTORY.....	PAGE 15
PREVAILING & FORMER USES.....	PAGE 16
ARCHITECTURAL & HISTORIC QUALITIES OF BUILDINGS.....	PAGE 16
CHARACTER & RELATIONSHIP OF SPACES.....	PAGE 16
CONTRIBUTION MADE BY UNLISTED BUILDINGS.....	PAGE 17-20
<b>CHARACTER AREA 3</b>	
HISTORY.....	PAGE 22
PREVAILING & FORMER USES.....	PAGE 22
ARCHITECTURAL & HISTORIC QUALITIES OF BUILDINGS.....	PAGE 22
CHARACTER & RELATIONSHIP OF SPACES.....	PAGE 22
CONTRIBUTION MADE BY UNLISTED BUILDINGS.....	PAGE 23-29
PLANNING & POLICY FRAMEWORK.....	PAGE 30
SUMMARY.....	PAGE 31-33
RECOMMENDATIONS.....	PAGE 34-35
NEW DEVELOPMENTS.....	PAGE 34
ARTICLE 4 (2) DIRECTIONS.....	PAGE 34
GLOSSARY OF TERMS.....	PAGE 36-39
BIBLIOGRAPHY.....	PAGE 39



**Westgate On Sea (East)**

# Conservation Area

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3

# **WESTGATE ON SEA EAST CONSERVATION AREA**

## **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.**

Westgate on Sea East 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 Westgate on Sea East 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 Appraisal for Westgate on Sea South 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.

## CHARACTER AREAS

There are a range of Character Areas within the Westgate on Sea East Conservation Area which incorporate buildings, streets and spaces with a variety of styles, uses, forms and scale which gives the individual parts of the town their own separate identity.

These areas are identified in the map '**Westgate on Sea, East Conservation Area**' and each is described and illustrated below.

Each Character Area will be commented upon by the examination of the following characteristics:

- History
- Prevailing and former uses.
- Architectural and historic qualities of buildings (including local details, materials, finishes and any loss.)
- Character and relationships of spaces.
- Contribution made of unlisted buildings (including materials and detail)



# Westgate On Sea (East)

## Conservation Area

Character Area 1 - St. Mildred's Court & Sussex Gardens/Mansions



# WESTGATE EAST CONSERVATION AREA

## CHARACTER AREA 1 BEACH ROAD

### Use of materials

The use of slate for roofing is pre-dominant as well as red and London brick for the construction of buildings and boundary walls. Original timber fenestration is evident.

### Design Features

As the main design theme of the properties in this area is one of utilitarianism, there are few decorative features. However the buildings possess a charm in terms of scale and function.

### Street scene

This area is almost entirely residential in use apart from the amenity provided by the Nottingham Castle Public House. There is the presence of some mature trees to the rear of the coastguard's cottages and the grounds of the former Beach House Hotel, perhaps worthy of some statutory protection. The large lawn to the front of the former hotel has a positive impact on the area, the terrace though much altered can be viewed in its entirety, and it is one of the few buildings in this part of Westgate to retain its original setting.



Former Beach House Hotel



## History

Maps of 1877 show that this conservation area comprised of the Beach House Hotel sited at the north side of Beach Rise (now a rather compromised terrace) with an annex to the south, now the site of the Nottingham Castle Public House. (Accessed by a pedestrian bridge) and the Coastguards Station to the south bounded by Westgate Road and Old Boundary Road to the east.

Old Boundary Road formerly Boundary Road (marking the eastern boundary of Westgate) was a rough footpath which joined West Bay Avenue to the promenade at St Mildred's Bay. To the east of Old Boundary Road was agricultural land owned by the Bridewell and Bethlehem Hospital, London.

The slipway at the north end of Old Boundary road was for the coastguards to launch their vessel and also accessed by the bathing machines, which were sited on the beach.

In 1914 the Royal Air Naval Service set up a substantial seaplane base to the east of the slipway and Nos. 1-7 Beach Road (along with St Mildred's Hotel) were commandeered for accommodation of the men until 1919. A concrete slipway into the water is all that remains of the base today, used for hauling the planes from the sands on wheeled trolleys.



Slipway Old Boundary Road



Old Coastguards Cottages

Built in 1862, the coastguards' station was comprised of eight, five roomed terraced cottages and one larger property for the chief coastguard. The site, which consisted of approximately one acre, was enclosed by a brick wall, which enclosed a watch house with boathouse under (now the Old Boathouse on Old Boundary Road).

The station was sold by the Admiralty in 1909 and bought by prominent local resident Sir William Ingram. The high wall was removed, and the main entrance to the coastguard's cottages was changed from the east elevation to the west elevation. The properties were then sold and remain in private ownership today.

Illustrations from 1878 show the Beach House Hotel as a substantial property. The earliest hotel in Westgate (it opened in 1875, having been upgraded from an earlier pair of houses) overlooking formal gardens and meandering pathways to the promenade of St Mildred's Bay. To the rear of the hotel was a covered arched pedestrian walkway to join the main hotel to the annex, formerly sited to the rear portion of the Nottingham Castle Public House (no longer apparent). Advertisements of 1899 show that there was a large laundry to the rear of the Beach House Hotel

## **Prevailing and Former Uses**

This area is almost entirely in residential use with the former boathouse to the coastguard's station now converted to residential use.

## **Character and Relationship of Spaces**

This part of the Conservation Area extension is heavily influenced by the former use of the area as siting for the Coastguard Station.

To the north of the area is the slipway to the sea, an access point for the boats. This small character area has not been encroached upon by new development, which is an unusual feature in this part of Westgate; however the views to the north, south and west are of modern residential developments, which contribute little to the character of the area.



## **Contribution of unlisted buildings.**

### **Former Coastguards Station**



Former Boathouse, Boundary Road

### **Former Boathouse**

A simple brick built two-storey building situated to the rear of the former coastguard cottages fronting Old Boundary Road. The property is much altered through change of use to residential dwelling. There has been liberal use of plastic windows and at the north elevation there has been the insertion of a large bay of poor design and inappropriate scale.



Former Chief Coastguards Cottage



### **Former Chief Coastguards House**

A two storey brick built detached property with slate hipped roof. In terms of design the building displays simple utilitarian features. Some original boundary walls and stores are present to the rear of the building. Unfortunately plastic windows have been used to replace original timber sash fenestration to the detriment of the property as a whole.

### **Former Coastguards Cottages**

A functional brick built terrace built in 1862, consisting of nine separate dwellings. Utilitarian in design slate hipped roof with projecting gable to the front elevation. Some original fenestration, although there has been the liberal use of plastic windows and doors.



Former Coastguards Cottages



Nottingham Castle, Beach Road

### **Nottingham Castle Public House.**

A substantial brick built property circa. 1890 originally designed as a small hotel. Built on the site of the annex of the former Beach House Hotel and adjacent to the former coastguards cottages. The building is two storeys with a central main entrance to the ground floor front elevation flanked by two projecting gabled bays which extend from roof to ground level. To the rear of the property is a large car park, which should be monitored with regards any future development.



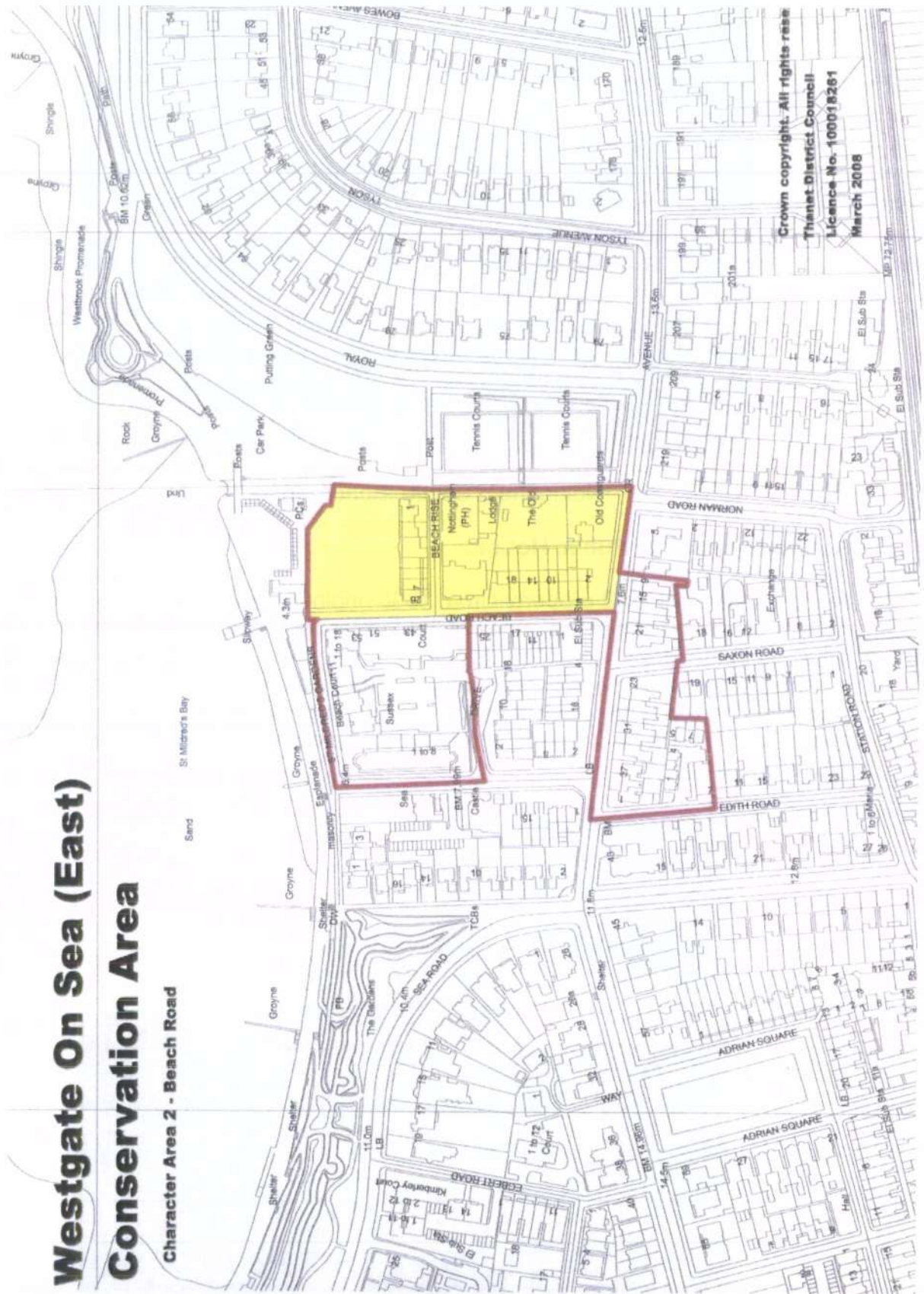
Nottingham Castle Public House, Car park, Beach Rise



# Westgate On Sea (East)

## Conservation Area

Character Area 2 - Beach Road





## **CHARACTER AREA 2**

### **ST MILDRED'S COURT AND SUSSEX COURT/ MANSIONS**

#### **Use of materials**

The use of slate for roofing is pre-dominant as well as red and yellow brick stock for the construction of buildings and boundary walls. Original timber fenestration is evident.

#### **Design Features**

There is some fine joinery details displayed in the balconies, porches and fenestration of Sussex Court/Mansions, as well as fine decorative ironwork.



Railings Sussex Court / Sussex Mansions, Sussex Gardens

#### **Street scene**

This section of the conservation area has been heavily compromised in terms of inappropriate new builds in terms of design and scale. These dominate the area. Car parking also dominates in the form of a large car park to the rear of Sussex Court. Unlike any other part of the proposed conservation area extension there are no trees or gardens to alleviate the built environment.



Rear of Sussex Court/ Mansions

## History

Maps of 1877 show the land bounded by Sussex Gardens in the west and Beach Road in the east were undeveloped at this time although the area was named Sussex Square after a development which was not constructed.

By 1883 the prestigious St Mildred's Hotel (now St Mildred's Court) located adjacent to Beach Road with frontage to St Mildred's Bay was complete. The hotel consisted of Assembly Rooms, swimming pool and private baths and was owned by eminent Westgate resident Sir William Ingram, owner of the Illustrated London News who did much to promote Westgate and owned a considerable amount of property in the town. Originally the main entrance to the hotel was at Beach Road but in 1912 this was changed to the west elevation. The swimming pool was closed at the beginning of the Second World War.



Archive Photograph Showing St Mildred's Hotel Prior to Development



Sussex Court situated to the west of the former St Mildred's Hotel (now St Mildred's Court) adjacent Sussex Gardens was developed in two phases. The first completed by 1885 consisted of the north end of the terrace facing the sea and eight properties. This was also owned by Sir Ingram and the first two properties were formerly known as 'Loudwater' and was the residence of Sir Ingram and were later used as a private hotel now and are converted into flats. To the south of Sussex Court was sited a gentlemen's' club constructed c.1880's. The property was known as the Country Club consisted of clubhouse and tennis courts, it closed in 1939 and was demolished in 1975 when the area was developed into housing.

### **Prevailing and former uses**

This section of the conservation area has been entirely residential in use. Formerly as short term accommodation for holiday makers at the hotel and apartment blocks now as long term or weekend homes.

### **Character and relationship of spaces**

This is a much-compromised area of contemporary inferior piecemeal residential development. The two aforementioned properties which display fine elements of design as well as being important in the development of the town, are swamped by the over scale of Marine Heights which has a hugely negative impact to the site. The height of the property and its proximity to St Mildred's Court, as well as the use of unsympathetic building materials create a claustrophobic and unpleasant effect on a once uncluttered area of coastline. It is hoped that by including St Mildred's Court and Sussex Court/ Sussex Mansions into a conservation area that any future development would be more sympathetic in terms of design and appropriate use of materials to these historic properties.



New Development, Adjacent to St Mildred's Court



## Contribution made by unlisted buildings



Sussex Court / Mansions, Sussex Gardens

### Sussex Court / Sussex Mansions

A fine terrace built in two phases situated to the north of Sussex Gardens. The property is constructed in red brick and consists of three storeys with a lower ground floor. The pitched slate roof houses 6 dormer windows. The southern portion of the terrace displays half timber detailing and pebbledash. There is a robust timber veranda to the ground floor with turned upright and cast foliate corner braces and slated "lean to" roof. The main entrance to the south comprises of a projecting porch with good decorative bargeboards and terracotta ridge tiles. There is a substantial section of good cast iron foliate boundary fencing.

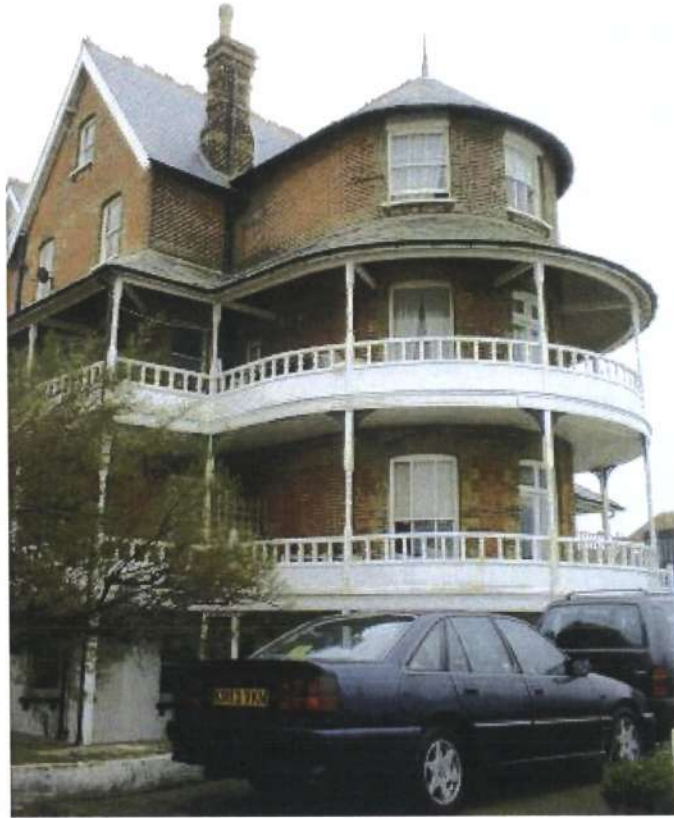
The north end elevation displays a magnificent semi-circular timber balcony to the first and second storeys, which is complimented by a good quality bow window in original condition.

To the south end elevation there is decorative "half-timber" to the second storey and a large canted bay window, which extends from the lower ground to the second storey.

To the rear of the building there is a continuous covered balcony, which extends the length of the property at first floor and second floor.

(Unfortunately the aspect from this elevation has much to be desired as the view extends across a large car park and the new infill mansion blocks).

Sussex Court is in general in original form with many decorative features in terms of fenestration, joinery and roofing. The building does require extensive maintenance, but it is of great historic merit in terms of the evolution of Westgate-on-Sea and is therefore a positive element in the conservation area.



North Elevation Sussex Court, formerly "Loudwater"



South Elevation, Sussex Court



Timber Porch



### St Mildred's Court

A large three storey painted brick property, which is situated on Beach Road facing the rear of Sussex Court. An important historic property in terms of the early development of Westgate this once prestigious hotel which boasted tennis courts and cricket pitch has now been totally compromised in terms of setting due to the inappropriate new residential developments which encroach on almost every elevation. It is hoped that the inclusion of this building into the new conservation area extension will afford some future protection in terms of design and scale especially as the property is adjacent a large car park which could be a prime area for infill development.

Sadly due to the presence of these new builds it is difficult to view St Mildred's from any area other than the car park. Although heavily altered by the inclusion of plastic windows, doors and a later tiled roof, the building still possesses some of the original design features. Half timbering is evident to the various canted bay windows of the upper storeys and some carved balustrades and timber balconies displayed on the front elevation (formerly the rear of the hotel.)



St Mildred's Court (formerly St Mildred's Hotel)



## Beach Rise (Former Beach House Hotel)



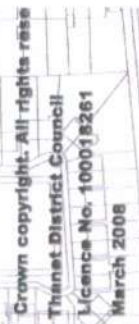
Front of Terrace, Beach Rise

This residential brick built terrace was the site of the former Beach House Hotel. Although heavily altered (additional weatherboarding, inappropriate porches and the use of inferior quality materials) and in cases somewhat dilapidated, the terrace still retains some of the "Blueprint" of the original building. However the main feature of this property is the retention of the original setting to the front elevation (formerly the frontage of the hotel), which displays a large lawn the entire width of the terrace overlooking the sea, a positive impact on the conservation area.



Terrace Beach Rise, showing remains of former Beach House Hotel pedestrian bridge (right of image)

**Character Area 3 - Westgate Bay Avenue**





## **CHARACTER AREA 3:- WESTGATE BAY AVENUE AND ENVIRON**



### **History**

This was historically an area of open farmland like the majority of Westgate until the mid-nineteenth century.

### **Prevailing and former use**

This part of the conservation area is entirely in residential use as it was when this part of Westgate was developed in the late 19<sup>th</sup> century, although the majority of properties have been converted into flats.



Inappropriate new development



Views east towards Westbrook

### **Character and relationship of spaces**

Sited to the south of a wide busy road, Westgate Bay Avenue, the character of the area is predominantly suburban. Views to the east up the gentle slope of the avenue are of the residential development of Westbrook and to the west the heart of the town.

The sea is glimpsed to the front of the terraces and the sea faring past of the town is reinforced in the area by the presence of the Old Coastguards cottages across the road. However as in many other parts of the proposed conservation area extension there is the presence of high density modern development, inferior in terms of design, scale and use of materials which is helping to erode the character of the town as a whole.



## Contribution made by unlisted buildings



Terrace Nos. 9-21 Westgate Bay Avenue

Nos. 9-21 Westgate Bay Avenue is a substantial terrace of six late Victorian brick built residences, two storeys with lower ground floor. Built as a unit of four similarly detailed houses with Tyrolean finish render to the first floor and terminated at either end of the terrace with fine geometric tilling as detailing to the corresponding level. A pitched tiled roof with central four-flue stack; some finely detailed chimney pots still remain.

The houses display a substantial projecting bay, which extends from the ground to the first floor. Much of the fenestration is in original order however as in many parts of the conservation area inferior materials in terms of quality and design are becoming dominant especially in the form of UPVC windows. No. 21 terminates the western portion of the terrace turning the corner nicely into Saxon Road



Geometric Terracotta Wall Hung Tiles

Each property has a substantial front area, which is bounded by a low clinker brick, and redbrick soldier coursed wall in almost entirely "as built" condition.



Former coach house Saxon Road

To the rear of the terrace are adequate gardens accessed by a narrow walled alley and a former coach house worthy of note.

The properties are generally in original condition in terms of fenestration, roofing materials and entrance doors; however as in other parts of the proposed conservation area extension there is evidence of inferior modern materials at Nos. 11 and 21, in the addition of UPVC windows and doors. The addition of exterior paint to two of the properties somewhat detracts from the continuity of the terrace.

Number 23-37 Westgate Bay Avenue forms part of a small unfinished late Victorian terrace development.



23-37 Westgate Bay Avenue



The terrace is comprised of two central brick built properties. Two storeys with pitched tile roof with simply detailed bargeboards. Fenestration takes the form of a central five light timber casement window to the second floor and a well-detailed canted projecting bay, which extends from the ground to the first floor. An off set brick arched porch with red brick detailing and projecting keystone approached by three steps leads to the main timber glazed entrance door.

Decorative details include "Tyrolean" render to the first floor and in some cases shiplap weather boarding to the second floor. The canted bays display some restrained timber detailing in the form of pilasters and central arched glazing bar to the ground floor.



Well Detailed Joinery to Canted Bay

Flanking the two central properties are two red brick properties, which punctuate the terrace. Two storeys with Dutch Gable with two brick arched headed with projecting keystones, two light timber casement window to the second floor.



Dutch Gabled Property Westgate Bay Avenue



There is a full height brick arched headed window to the first floor with smaller corresponding sash of similar design above the entrance door at this level. A canted bay of the same detailing as the other properties is present at the ground floor as well as a brick arched entrance porch. Design details stone dressings to the gable and stringcourse of the ground floor. A low clinker and red brick wall punctuated by red brick gate piers capped by a simple stone ogee bound the front area of the terrace.



Parking to the side of No. 23 Westgate Bay Avenue

Number 23 is much altered with later extensions with a variety of modern low quality roofing materials to the rear and a parking area to the side, which erode the uniformity of the terrace. To the rear of the properties is a good brick boundary wall possibly the remains of a former residence, which abutted the site.



Wall to the rear of No. 23 Westgate Bay Avenue



No. 37 Westgate Bay Avenue

Number 37 Westgate Bay Avenue and number 1 Edith Road form fine residential dwelling in Late Victorian Queen Anne Style (see "Sweetness and Light" Marc Girouard).

Built in red brick the property takes the form of a two storey building, pitched tiled roof terminated by projecting gables with a bold cornice which is carried up and over the gable ends.

Fenestration takes the form of four casement dormers with triangular pediments to the roof. The central entrance is flanked by two semi-hexagonal bays, which extend from the ground to the first floor. The first floor of the central section also displays three faceted oculus reminiscent of bull's-eye windows of the Queen Anne period. The projecting gable end display a simple central casement to the first floor and canted bay to the ground.

There is a well-detailed timber door hood to the entrance door supported on decorative carved brackets. The entrance is a well-proportioned timber and glazed door with rectangular fanlight above.

The property is almost entirely "as built" condition although the central section of the roof has been tiled using inferior modern materials.



## Edith Road



No. 1 Edith Road

Number 1 Edith Road is a west wing formed from the main property at 37, Westgate Bay Avenue. Constructed in the same style and materials as the front elevation, the modest two-storey property takes the form of a simple pitched tiled roof with projecting central gable. Fenestration takes the form of three leaded casements to the first floor and two semi hexagonal bays to the ground.

The central entrance door is of similar design as Number 37. Decorative details include pierced terracotta ridge tiles, a substantial cornice and a rectilinear door hood supported by carved brackets and simple turned pendants.

Both properties are bounded by a low yellow stock brick wall, stone capped, punctuated by simple rectilinear gate piers with red brick soldier coursing as a decorative detail. Unfortunately the introduction of unsightly UPVC windows and the replacement roof materials have somewhat eroded the stylist integrity of the building.

Numbers 1-4 Conifer Court are situated to the rear of 23-29 Westgate Bay Avenue and are former late Victorian Mews buildings which serviced these larger properties. Now converted to residential use the properties although compact display some good vernacular design details which, when coupled with their historic former use, impact on the character of the conservation area.



Former coach house Edith Road



Former mews buildings

Single storey yellow brick with tiled roof, gable to the front elevation and hipped to the rear. Decorative details include red brick soldier coursing and dressings to the windows decorative terracotta ridge tiles. Unfortunately the addition of inferior weatherboarding and front entrance porches detract from the overall utilitarian design of the buildings. Some care has been taken however with the new residences which make up the remainder of this small development in terms of design and scale.



New residential development adjacent to former mews



## 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 CA, 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 Westgate on Sea East 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.

## SUMMARY

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

Westgate conservation area was designated 11<sup>th</sup> March 1998 following concern with regard to the demolition of some of its original buildings, especially along the seafront, and their replacement by inferior modern structures. The area then designated was between the sea and the railway line and included places that contribute to the unique and special character of the town – such as Adrian Square and Station Road. However, the designation did not include many areas, especially those south of the railway line, which also contribute to its history and interest. This document examines these parts of the town and proposes that they to be designated.

Westgate on Sea is a unique town in terms of its built environment. One of the most intact of the former private estate towns in the country, the historic evolution of Westgate can still be clearly read in its public spaces and buildings.

Questeds, Westgate-on Sea's oldest building, represents the town's earliest beginnings as open farmland, stretching to the sea. The former farmhouse is complemented by its setting, still sited within a substantial portion of land which evokes the character of Westgate before the town was developed. The grounds of Quested, together with those of the adjacent property, Ecclestone, are an important green space in the centre of a densely developed area. The former Coastguards Station, situated on the eastern boundary of the town, is also a reminder of the earliest stages of the town's history.

The larger villas of Westgate sited within substantial mature grounds are again another strong link with the towns past and the high social standing that Westgate possessed when it was created as a seaside retreat for the wealthy. Each of the remaining villas possess a strong presence in the built environment in terms of design features, quality of materials and fine detailing, often displayed in the timber balconies, porches and fenestration of many of the properties. In the main these buildings are stylistically similar although each maintains their own, unique, character.

A positive feature of the town is the presence of many mature trees, which are found planted along the roadside or form part of the gardens to the large villas or former schools. The trees, complimented by the wide roadways and fine boundary walls to many of the older houses, help to further emphasise the atmosphere of rural seaside retreat for which the town was created.



Throughout Westgate there is substantial evidence of the quality of its built environment and the importance of the town as part of the history of this country. However there is also strong evidence that these unique features are being swiftly and indiscriminately eroded.

Westgate was never completed as a planned town and all of its architecturally significant development pre-dates the First World War. Inter-war development, at its best, only has a neutral impact on the character of the town and that post-dating the Second World War has, in places, had an extremely negative impact. In some cases these post-war buildings are sited on previously undeveloped plots, or have come about through the subdivision of large gardens. In other cases modern buildings of inferior materials, indifferent design and modern floor to ceiling heights have replaced large and character buildings on generous plots. These new interventions have been damaging to the special character of the area.

Smaller villas have been demolished to provide accommodation of dubious design, often in the form of flats, with no thought being given to the historic setting. Historic buildings have been swamped in terms of density and scale by adjacent modern developments, as in the case of Streete court where new development has almost obliterated the original setting.

Also detracting from the special character of the town, although by no means confined to Westgate, is the use of inappropriate repair materials and techniques and the replacement of doors and windows with nonconforming modern equivalents.

Westgate is a unique place with attractive open spaces and many fine buildings. It represents an asset to the District and efforts should be made to preserve and enhance its special character. 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.



## **RECOMMENDATIONS**

### **New Developments**

Any proposed new developments should be strictly monitored at the initial planning stage in regards of intended use, design, scale, use of materials, the affect on the surrounding properties and views and vistas within, into and out of the proposed Conservation Area.

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

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

This would allow the Council to withdraw, where appropriate certain “permitted development rights” such as exterior painting or replacement of windows etc. A policy should be adopted to serve Article 4 (2) Directions to the Conservation Area as a whole.

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

- Alteration to the public face of the building.
- Design and materials utilised for windows and doors.
- Painting of the exterior masonry of the building.
- Addition or material alteration to the roof.
- Cladding of any part of the exterior with artificial stone, timber, plastic, tiles or render.

### **Grants for refurbishment**

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

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

## **Building maintenance and minor repairs**

A major problem in the Westgate on Sea East Conservation Area is the poor standard of maintenance in many properties and boundary treatments.

This has resulted in:

- the loss of architectural details such as, railings and boundary walls.
- replacement of original features with inappropriate modern fittings such as railings and windows.
- inappropriate and unsympathetic additions to properties such as extensions.
- inappropriate and unsympathetic use of modern materials for repair.

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

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

## **Tree Preservation Orders (TPO) and Re-Planting**

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

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

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

## **Enforcement Action**

Enforcement action should be undertaken to curb actions contravening the Planning regulations with regards Conservation Areas and monitor all properties subject to Article 4 (2) Directions.



## GLOSSARY

**Ashlar** hewn blocks of masonry neatenened 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)

**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 curtilage (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

## **Bibliography**

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