



WESTGATE ON SEA SOUTH CONSERVATION AREA APPRAISAL



DECEMBER 2006

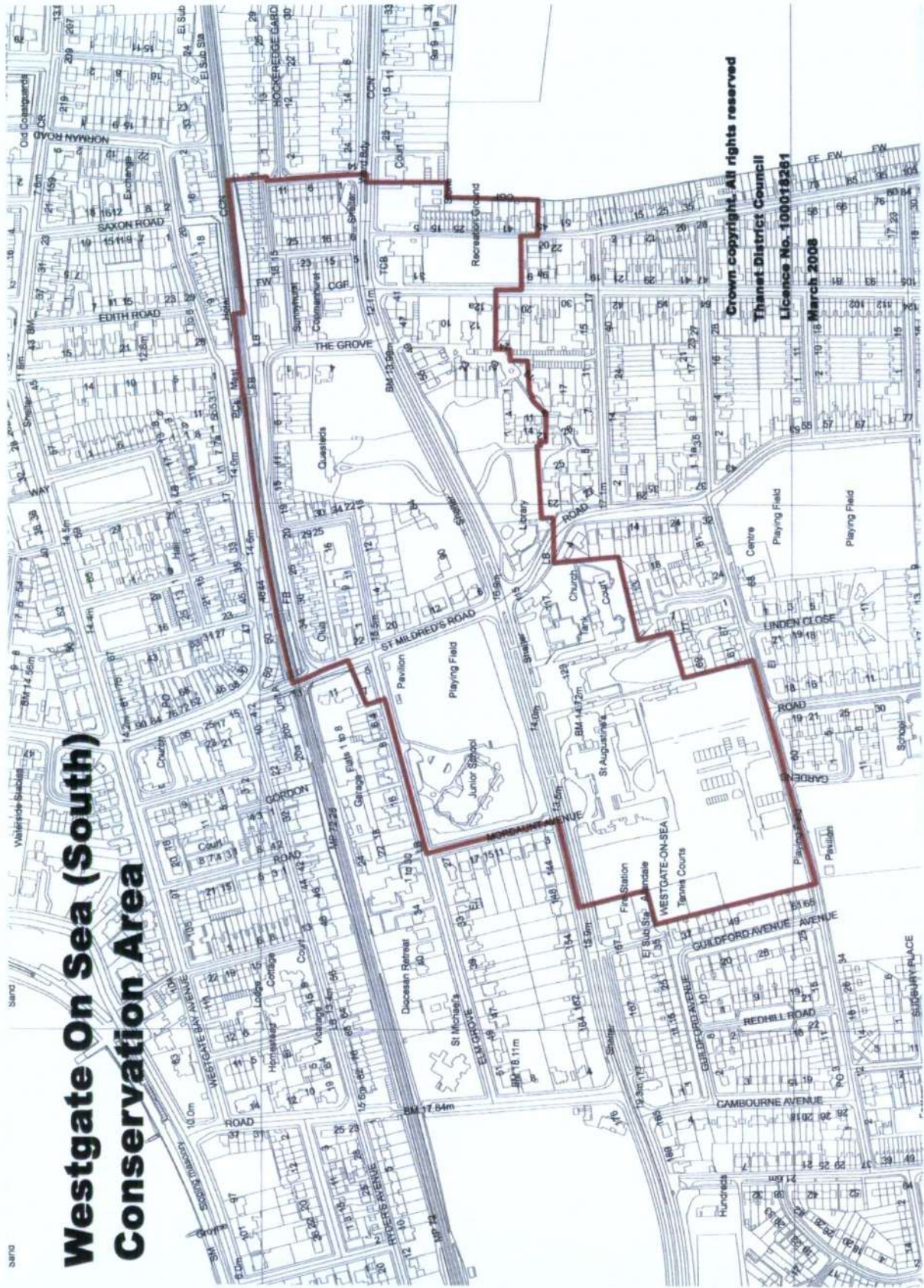


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Westgate On Sea (South) Conservation Area



WESTGATE-ON-SEA SOUTH 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 South 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 South 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 South 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, South 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 (South)

Conservation Area

Character Area 1 - Lockwood's Yard, Essex Road, Chester Road & Quex Road

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CHARACTER AREA 1

LOCKWOOD'S BUILDERS YARD, ESSEX ROAD, CHESTER ROAD, QUEENS ROAD AND QUEX ROAD



Lockwood's Yard, The Grove

Use of Materials

The predominant material for properties in this area is red or yellow brick, with burr brick for walling.

Slate was the original material for roofing although some inappropriate tiles in clay or concrete are now apparent

Paving to the footpaths is of large limestone slabs with stone kerbs.

Design Features

This area is predominately utilitarian in design; brick built terraced and semi-detached houses, of varying heights, line the streets.

There is a presence of decorative timber porches with pegged mortise detailing, good timber doors and timber casement windows, half-timber decoration to many of the first floors and contrasting coloured brick coursing and window dressings in some of the properties.

Some of the properties have been rendered or painted which detract from the overall design and impact.

Street scene

In this section of the conservation area the streets are relatively narrow without trees, which emphasises the utilitarian design of the buildings.

Mature trees however are present on Queens Road and a large number of well laid out rear gardens can be viewed from the streets.

The street layout adheres to the original late 19th century design and there has been little re-development of the area.



Chester Road

History

The builders' yard was built c.1872 for the firm AG Lockwood and Co. Comprising of a group of offices and attached workshops for the various building trades it was the major yard for the construction of Westgate on Sea.

William Corbett of Corbett and McClymont who was one of the primary developers of Westgate had originally used local labour from Margate builders Smith and Swaine to build the first houses in the town. However Corbett realised the advantage of a firm of builders being solely employed for the development and encouraged the London builder Alfred Lockwood and his architect son William to relocate to Westgate.

Lockwood brought with him a number of master craftsmen such as Alfred Read who built Lymington House in Ethelbert Square, to the north of the railway line c.1880.

Adjacent on The Grove were the original brickworks (later a Plant Nursery, "Grove Nursery", now a retirement development by McCarthy & Stone) which produced the raw materials that are predominant in the construction of the town. Apart from the Canterbury Road all the roads in Westgate were private, belonging to the estate, until the incorporation of the town into the borough of Margate in 1935. Like other roads The Grove had a set of wooden gates to the Canterbury Road entrance. These were closed on the first Monday in May of each year for twelve hours and only vehicles, which possessed a licence purchased from the estate office on Station Road, were allowed access for the subsequent year. The gates remained on The Grove until 1960.

Alfred Lockwood built the terraces adjoining Essex Road, in Chester Road, after buying a parcel of land to the south east of the station. The houses were mostly for rental with some being sold to other landlords and Lockwood retaining control of others. The census of 1881 show the occupants to be mainly young married couples with families; carpenters, stone masons, bricklayers and painters often having lodgers who were also employed at the building trade.

Prevailing and Former Uses

The area is almost entirely residential use with some public amenity provided by the park adjacent to Quex Road. The two builders' yards ceased trading in 2002. The former brickworks/ nursery has been re-developed into residential accommodation.



Burr Brick and Clinker Wall, Lockwood's Yard

Architectural and historic qualities of buildings

A.G.Lockwood builder's yard at the corner of The Grove and Essex Road defines the character of this part of the proposed conservation area extension. Listed Grade II in August 2002 as possibly the "best preserved builder's yard in the country", it is a positive reminder of the history of Westgate.

Built mainly of stock brick, with some weatherboarding and slate roofs, a single storey building with irregular fenestration. The property is L-shaped looking onto a central courtyard.

The elevation fronting The Grove comprises of a range of office buildings, with gates and a section of wall adjacent to a former railway crossing to the north. The left side building is clad in shiplap weatherboard on a burr brick plinth (a use of local vernacular materials), gabled with a slate roof. A sash window and a door case with a rectangular fanlight above to the left.

To the right is a one-storey burr and clinker brick building. Decorative detailing includes stock brick and red brick window/door dressings, a dogtooth cornice with a slate roof and two brick chimneystacks. The three arched doors and windows give variety to the frontage, perhaps a 'working display' as to the skills of the builders employed at the site.

To the left side of the weatherboard building are wooden gates with both vehicular and pedestrian access to the yard. A fine burr brick wall surmounted by a stepped curved brick header terminates in a brick pier with stone finial incorporating a Victorian post-box.

The workshops can be viewed from Essex road.

Character and relationship of spaces

The gentle rise along Essex Road into Chester Road allows pleasant views across the simple strip gardens to the rear of the artisan houses, to the right and Lockwood's yard to the left.



Gardens to Artisan Houses, viewed from Essex Road

The general impression of this part of the conservation area is one of compact utilitarian development. The properties were built for the housing of manual workers during the construction of Westgate. These buildings “sit” well in their surroundings, softened by the presence of front and rear gardens and the mature trees on Queens Road.

The busy dual carriageway Canterbury Road to the south has a considerable, negative impact to the area, creating a physical and psychological barrier to the rest of this character area. The presence of mature trees towards the junction of The Grove helps soften the impact of this strident thoroughfare.



Canterbury Road, at the junction of Queens Road

Across Canterbury Road at Quex Road there is an immediate change in atmosphere. The narrowness of the road coupled with the open space opposite the workers terrace, planted with mature London Planes and Beech create a feeling of space similar in nature to the typical 'village green'. The immaculate allotments to the rear of the terrace and the large gardens to the two villas on Victoria Avenue complement this feeling of openness.



Open Space, Quex Road

Contribution made by unlisted buildings.

Along Essex Road the rear gardens to the artisan houses of Chester Road can be viewed. The use of clinker and burr brick is again much in evidence for the boundary walls, which enclose a small strip garden for each property.

The properties along Essex and Chester Road provide an important link with the historic development of the town. Built c.1880, the properties on Chester road are laid out in terraces of four. Clinker and burr brick low walls enclose the front gardens to what appears to be modest brick and half-timbered two-storey house with a slate roof with casement windows to the ground and first floor. However to the rear of these properties there is another storey in the form lower ground floor.



Artisan Houses, Chester Road

Decorative detail includes half-timber and render to the first floor, red brick dressings to the windows/doors and brick dentil cornice between ground and first floor. Fine original timber porches with slate roofs and pegged mortise detailing complement the vernacular styling of these buildings.

Unfortunately there is wide spread use of sub-standard replacement window doors and front porches, which severely detract from the properties. No.23 is the most detrimentally altered building. Removal of the boundary wall and timber porch, poor quality replacement windows/door and the addition of pebbledash to the front elevation at ground floor level, have a highly negative impact on the group.



Inappropriate Alterations, Chester Road

The houses, which continue along Chester Road to Queens Road, comprise of some semi-detached two-storey properties of the same design. Queens Road comprises of a single late 19th century brick terrace terminating at Canterbury Road in the south and adjoins Chester Road in the north. Three storeys with canted bay windows to the ground and first floor. The terrace has been greatly altered with replacement windows (original sash windows at 3, 7, 9, and 10) concrete tiles to the roofs (on original slate roof at No.9). An almost total loss of chimney pots is evident in the whole terrace. However these properties do have significance in the historic development of the area.



Queens Road



Former Builders Yard, Quex Road, now demolished

Across the Canterbury Road from Queens Road there was a second A.G.Lockwood builder's yard on the corner of Quex Road, built c.1900.



Former Builders Yard, Quex Road

Adjacent to the former yard on Quex Road is a fine terrace of cottages in original condition. Built c.1900 these properties were also to house the craftsmen employed at the builder's yard and therefore have a great historic significance to the development of the town.



Terrace Quex Road

A terrace of fourteen, the properties comprise of brick built two-storey construction with tiled-pitched roof with timber soffit and chimneystack. The low

boundary wall allows the properties to be set back from the road. The front door is half-glazed; a single sash window to the ground floor another double sash is centrally located on the first floor.

Decorative details include hung tiles to the first floor front elevation, red brick window and door dressings and decorative ridge tiles complete the attention to detail and proportion which are evident in these modest buildings. To the rear of the terrace are small strip gardens with alley running along the entirety accessed at either end of the terrace. Boundary walls again play a positive role, constructed of "clinker" and burr brick, a reminder of the nearby brickworks.

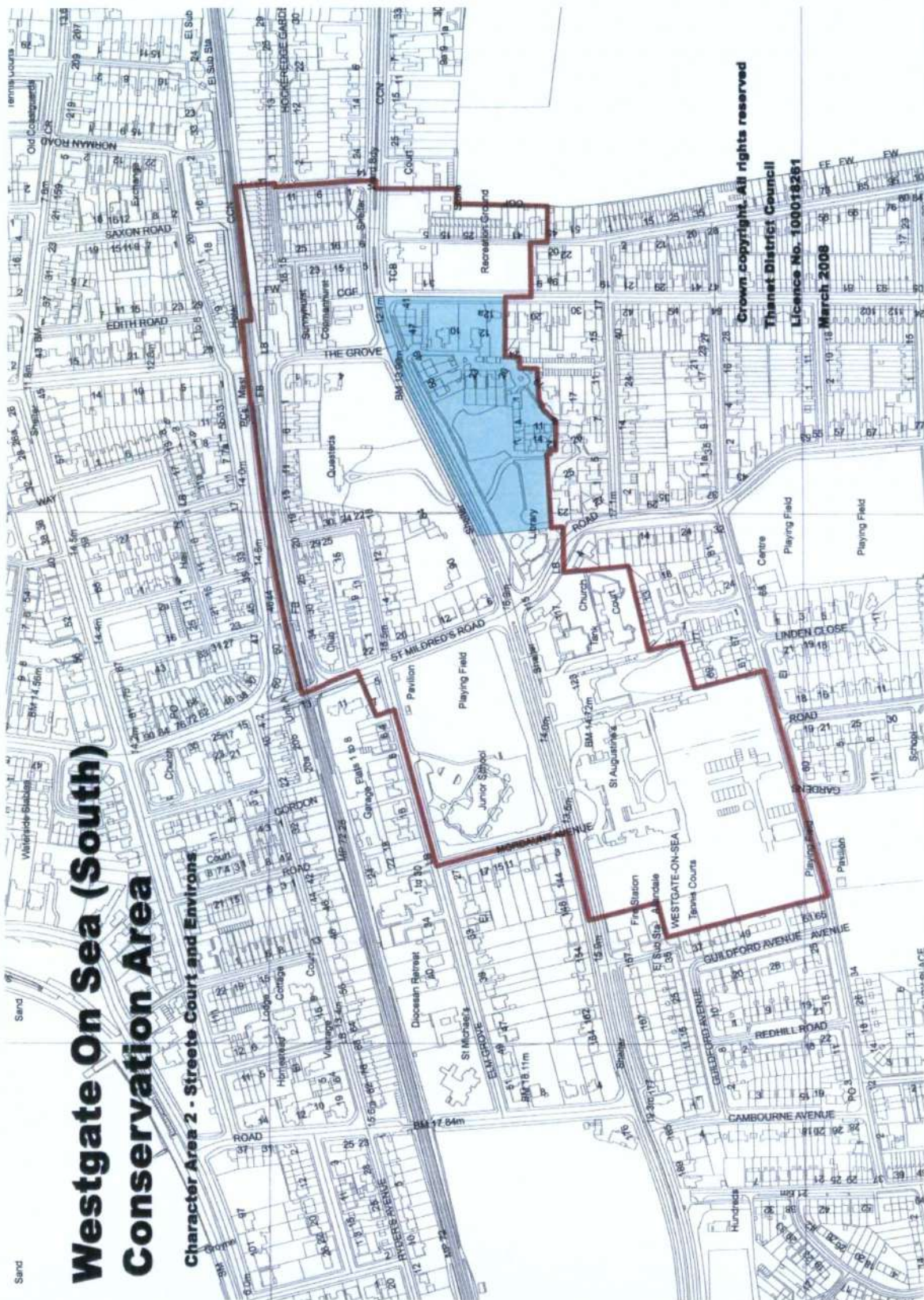


Rear Gardens 5-33 Quex Road

Along Quex Road to the south of the aforementioned terrace is a fine late 19th century property (39, 41 Powell Villas), which terminates this part of the character area. Brick built semi-detached two-storey villa in original condition. Canted bay windows with original sash to the ground floor, a recessed part glazed four-panelled door with rectangular fanlight. A double sash window to the first floor with a central date stone "P. C. 1890" perhaps a reference to Powell Cotton of Quex Park, who were the previous landowners of the area south of Canterbury Road. A good feature to the property is the tiled porch with timber detailing.



Powell Villas, Quex Road



CHARACTER AREA 2

STREETE COURT AND ENVIRONS



Former Coach House, 27 Streete Court



Rear Streete Court

Use of Materials

There is a widespread use of red brick for properties in this character zone with some minor buildings such as the former coach house to the rear of No.12 Victoria Avenue in yellow stock.

Some render is present on Streete Court.

Roofing materials vary from Kent Pegs at Streete Court to terracotta tiles of the villas.

There is some presence of flint in cottages adjacent Streete Court complemented by brick window dressings.

Boundary walls vary from red brick around the villas (some replaced by inappropriate wooden fencing) to burr brick adjacent to Canterbury Road.

Design Features

The villas on Victoria Avenue and the property Streete Court display elements of "Tudor" design. Half-timbered carved decorative bargeboards to overhanging gable ends and brick built chimneys with projecting courses to their caps.

However this character zone has been much compromised due to the over-development of infill sites. Most of the buildings are lacking, in terms of design and use of appropriate materials, are lacking sympathy to the adjacent properties.

Street scene

There is an atmosphere of openness to this character area, displayed in the wide tree-lined avenues and the open amenity space opposite Victoria Avenue.

The presence of mature trees that surround the two villas on Victoria Avenue and the large wooded areas to Streete Court create a rural atmosphere.

Footpaths are wide and in general made up of large stone paving slabs with stone kerbs.

The un-adopted road which accesses Streete Court from Canterbury Road adds to the rural feeling created by the pathways through the woodland and the street furniture in the form of benches; sited along the boundary to Streete Court and Canterbury Road, enforce the feeling of "rural repose".

The negative impact of the indiscriminate infill residential development should not however be underestimated.



Garden Streete Court, viewed from Canterbury Road

History

An early map, (1763) of the area shows one farm at Westgate Street. Later maps show the farm in the area re-named as Street Green. The original farm buildings shown on the map of 1851 as Street Lodge was re-developed by the owner; Herman Merterns, one of the original developers of Westgate. Mertens re-named the property Streete Court. The property was sold by Mertens in 1891 and changed use from a private house into a prestigious private school (Streete Court School) formerly run by John Vine Milne (father of the author AA Milne).

Sited within grounds of approx. 7 acres, enclosed by a burr brick wall, the large school possessed squash courts, rifle range, gymnasium, swimming pool, tennis lawns and playing fields. A large kitchen garden furnished with three greenhouses and various outbuildings surrounded by lawns gravel drives and well stocked woodland. There was a separate lodge house to the left of the main entrance on Canterbury Road (no longer there)

The school was requisitioned in 1940 by the army and used as accommodation for officers based at Manston airfield. During this time the property fell into disrepair.

Streete Court School was closed in 1945 and sold to a local developer who converted the property into 7 houses (by dividing the main residence vertically), to be sold into private ownership.

Prevailing and Former Uses

The area is entirely residential in use.

Character and Relationship of Spaces



Streete Court

This piece of the conservation area projects a feeling of rural retreat emphasised by the large mature grounds and trees of Streete Court and the two large villas on Victoria Avenue.

Contribution made by unlisted buildings

Streete Court, the aforementioned property is worthy of note. Originally a large single dwelling now divided into 7 separate dwellings. Design features include the use of half timbering, flint and brick coursing and some Kent peg roofing. The buildings possess an air of rural tranquillity, unfortunately as in other areas of Westgate there has been large-scale residential development, which has encroached on the setting of Streete Court much to the detriment of the property. Decorative details such as, carved bargeboards to some of the end elevations and fine stained glass windows to the covered porches.



High Density Development Adjacent to Streete Court.

No. 12 Victoria Avenue (was formerly known as 'Saxonhale'; the original owner Miss Hughes donated the land, now a park, between Quex Road and Victoria Avenue). Built c.1890; a large residence set in substantial gardens with mature Holm Oaks, Horse Chestnuts and Sycamore. A two-storey property in red brick largely obscured by high fencing and trees. Terracotta tiled roof with plain bargeboards and large yellow brick chimneystacks with later replacement pots. Some original casement windows. The property has been divided into two dwellings with No.27 being accessed from Streete Court, to the rear of No.12. Fine brick boundary walling is seen at No.27 with a good coach house/ greenhouse.



Rear of 12 Victoria Avenue/ 27 Streete Court

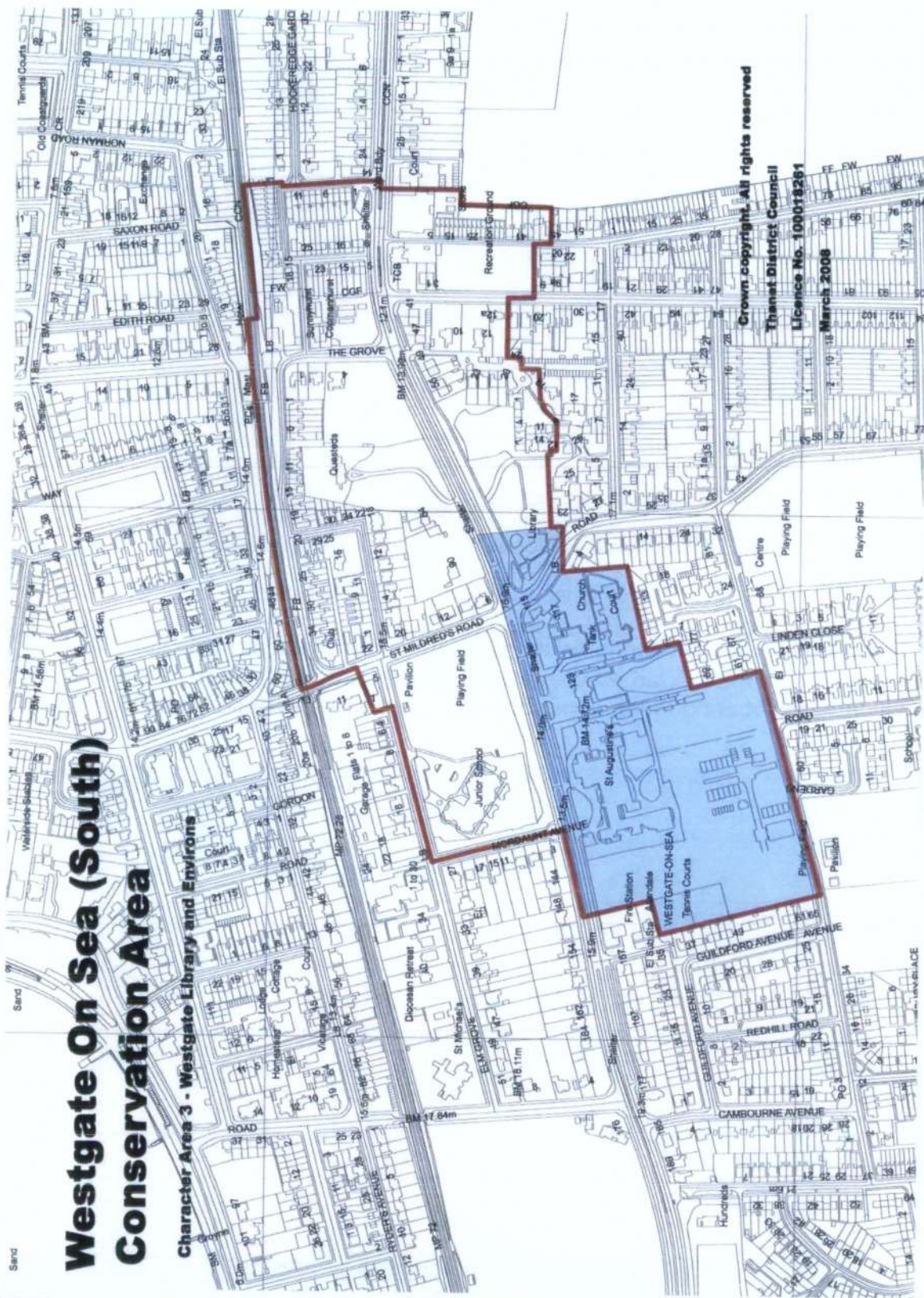


Alford House, viewed from Streete Court

Alford House (No. 10 Victoria Avenue); another fine Westgate Villa set within substantial grounds. A large two-storey property in red brick. Decorative features include half-timbering to the upper floor and tiled roof and decorative ridge tiles.



Alford House, viewed from Victoria Avenue



CHARACTER AREA 3

WESTGATE LIBRARY AND ITS ENVIRONS

Use of Materials

Materials are mixed in this part of the proposed conservation area extension. Buildings and walls are pre-dominantly brick, mainly red with burr brick used as previously in boundary walls. Roofs are either slate or tile; windows on the whole appear to be timber sash or casement.

Design Features

Although this area the library displays fine post-war 'modernist' design, the majority of the dwellings are residential dwellings (c. 1970's) of dubious design merit.



Canterbury Road

Street scene

The busy dual carriageway of the Canterbury Road dominates this area although the presence of wide verges and the predominance of mature trees soften the impact of this busy thoroughfare.

History

Maps of 1877 show this section of Westgate as un-developed and marked as Street Bottom. The land opposite St Augustine's, (now St Angela's Junior School), was used in part as a clay pit and brickfield, the raw materials for the construction of the town. Development of the area like most of the town was piecemeal with the Tower House Retreat being constructed in 1879.

A large villa, "Doon House" built c.1880 for McClymont; one of the first developers of Westgate was sited here. The house was situated in grounds of around 7 acres with stabling, a coach house and lodge. Like many of the private villas in Westgate, the house became a "private" school.

Doon House School for Boys occupied the house until new premises were built in 1910 (now Summerland's nursing Home). Re-named Westgate House it became the site for the Worcester Park School, a girl's boarding school. After a period of redundancy the house was bought by the Roman Catholic Community in 1936 and was used as a temporary Catholic Church until it was finally demolished to provide a site for the present church, St Peters, built in 1963.



Westgate House (now demolished)

Prevailing and former uses.

The area is almost entirely in public amenity use, comprising of a library, a Catholic Church, a nursing home, a junior school with recreation grounds and former boarding school at St Augustine's, which is now a conference centre. During the late 19th century the large houses in the area like a number in Westgate were used as small private schools. Doon House School and Worcester School to the south of Canterbury Road and St Michael's School (later Hawtrey School) to the north. St Angela's Junior School and recreation ground was built in 1993 on the site of the Hawtrey School playing fields.

St Augustine's College and the Abbey School are situated at the former site of Tower House Retreat (the original building having been incorporated into the college). Built in 1879 and founded through the Inebriates Act 1879 it was the only building in England designed for the housing of "ladies and gentlemen desirous of overcoming acts of intemperance". The inhabitants were given uniquely minted coinage as a weekly allowance, which could be exchanged in local amenities with the exception of hotels and public houses.

Architectural and historic qualities of buildings

St Augustine's College and the Abbey School (Listed Grade II 1992) are situated on the southern side of the Canterbury road in the western portion of the proposed conservation area. Comprising of a convent, church, school and presbytery, it was built between 1905 and 1915 by the architect F.A.Walters for the community of Canonesses of St Augustine who had been expelled from France under the anti-clerical laws in 1904.

The Benedictine Monks of St Augustine's Abbey, Ramsgate, founded St Augustine's College in 1865. It was forced close as a result of the First World War. Later in 1919 it was opened as a preparatory school, known as the Abbey School. During the 1950's the senior school was re-opened.



St Augustine's College and the Abbey School

The chapel built in 1910 is in the Early Decorated Style. The walls are faced with roughcast with stone window surrounds, brick dressings and slate roofs. The building is cruciform in plan. The windows are double pointed lancets in form with trefoils above in stone surrounds; there is a central blocked window with a stone statue displayed in the niche. The south transept is brick, gabled with a cross-

shaped saddle stone, there is a large roughcast arch incorporating two tall lancets and an oval window above. The north transept has three small lancets and an attached one storey roughcast gabled structure with one three- light window. The west front displays a tall brick turret with a stone spire surmounted with an iron cross.

Attached to the west are the former Abbey School buildings and presbytery, built 1905-1907, with a later extension to the south. This building is asymmetrical in form, roughcast with brick dressings, slate roof and roughcast chimneystacks. Windows take the form of large lancets, four light casements to the third floor. The first and second floor has arched surrounds with mullion and transomed windows with trefoil decoration. There is a carved stone tympanum with statue to the arched doorcase.

The whole property is situated within mature gardens and large areas of open land (former recreation grounds to the school) bounded by mature trees, sycamore, beech and horse- chestnut. A fine high brick wall with stone coping surrounds most of the property, which completes a site that creates a positive impact on the conservation area as a whole.

Character and relationship of spaces.

The pre-dominance of open spaces supplied by the junior school opposite and the allotments to the south of Lymington Road give this section of the conservation area a distinct quality. The presence of mature trees, wide verges and fine boundary walls are a positive feature. Special care should be taken to monitor any repairs to walling to guarantee a high standard of repair and the use of appropriate materials.

The intrusion of the busy dual carriageway, Canterbury Road, is negative feature; however, this is greatly mitigated by the presence of the aforementioned items.



Canterbury Road

Contribution made by unlisted buildings



Westgate Library

Westgate Library, situated on the eastern corner of Minster Road at the junction of Canterbury Road, is a fine example of post-war modernist architecture. Built in 1961 and designed by the Borough Engineer, George Sewell, the building comprises of two storeys in red brick surmounted by a flat felt roof. The building is in almost complete original condition.

A two-storey central block, with single storey annex and entrance to the south of the front elevation. Decorative details include coloured tiling to the entrance in blue yellow ochre and white. More tiles are displayed in panels, which provide a horizontal division to the second storey window to the left of the entrance. Original signage is visible to far northern part of the front elevation, original Crittal windows predominate.

The northern side elevation consists of a large full height window from which can be viewed a fine interior staircase; concrete treads with metal "wave" balusters and mahogany handrail. Later additions are displayed in the access ramp and handrail to the entrance and additional signage to the left of the main door.

Set in pleasant grounds with mature trees to the rear and hedging and original paved paths to the front, the gentle curve of the low brick boundary wall all compliment the overall impact of the building. A positive impact to the area and a striking "feature" building on a busy junction.

On the opposite corner of Minster Road, 115 Canterbury Road is a good building worthy of note. A former lodge house to Westgate House. Built in a modest two-storey red brick and half-timbered house with tiled roof and single dormer window to the front elevation. A good original arched timber gate compliments the brick boundary wall.



Former Lodge to Westgate House

To the rear of the former lodge is the Catholic Church of St Peter. Built in 1963, it was designed by architect John C. Clague. The front elevation is a large “screen” wall with slender dark stone columns running the full height. Decorative details include black aggregate infill panels to the ground floor and glazing with aluminium frames to the second. On each side of the nave at the sanctuary end is a low flat roofed building housing the sacristy and Lady Chapel.



Catholic Church of St Peter

Adjacent to the lodge on the right, is Summerland's Nursing Home. Built in 1906, as new premises for a preparatory school, Doon House School. The school was closed in the early part of the Second World War and the property requisitioned by the military as an officer's mess for nearby Manston airfield. In 1946 it became the headquarters of the British Legion Homes, Maurice House. The home moved to new premises in nearby Broadstairs, the building became the head office for a construction company and then, in the mid-1980's a nursing home.



Summerland's Nursing Home, Canterbury Road

A large neo-Georgian property set back from the road with substantial gravel approach and grounds. Constructed in red brick with stone dressings it comprises of a central projecting gable flanked by two of similar design to the left and right of the property.

A tiled roof with central glazed timber lantern and six dormer windows to the front elevation. Three round windows with decorative brick surround to the gable ends with decorative timber soffit and corbel.

To the centre of the building to the first floor is an impressive leaded window the upper portion divided into four parts. These contain the coat of arms of colleges that two founders and original masters of Doon House School attended.

The main entrance, which is situated below the leaded window, has a fine stone arched broken pediment surround terminated with two well-detailed Corinthian columns.



Dentil Moulding, Summerland's Nursing Home

There are a quarter sawn oak doors with crisp dentil applied moulding. To the left of the main entrance is a stone marking the opening of the school on 29th March 1906. Other decorative details include some well-detailed gauged brickwork in the form of decorative garland surmounted by a lion's head. The building appears to be in almost "as built" condition and has a very positive impact to this section of the conservation area.

**Westgate On Sea (South)
Conservation Area**

Character Area 4 - St. Mildred's Road, Harold Avenue & Westbury Road

THE GROVE

Quastica

Pavilion

Junior School

Playing Field

St Mildred's Road

St Augustine's

Westgate-on-Sea

Harold Avenue

Westbury Road

Saxon Road

Edith Road

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CHARACTER AREA 4

ST MILDRED'S ROAD, HAROLD AVENUE AND WESTBURY ROAD.



St Mildred's Road

Use of Materials

Brick is still the dominant material although there is presence of flint-faced properties on St Mildred's Road. Burr brick makes up the majority of the boundary walls. Roofs are mainly of slate.

Design Features

Decorative timber balconies and porches are prevalent in this area. Contrasting coloured brick is occasionally used as decorative element to a property.

Street scene

The busy thoroughfare of St Mildred's Road and the railway line as viewed from Westbury Road dominate the area. However the impact is softened to an extent by the presence of the recreation grounds on St Mildred's Road and the trees and gardens of Harold Avenue and Westbury Road.

History

Developed piecemeal c1880 as large residential properties, a substantial portion of this area was occupied by one of Westgate's private schools, St Michael's School founded in Slough 1871 by Rev. John Hawtrey. The school moved to premises on the south-eastern side of St Mildred's Road with additional houses on Harold Avenue in 1880. Consisting of 12 houses a chapel and a sanatorium. Adjoining Canterbury Road were tennis courts and a swimming pool with playing fields on the opposite side of St Mildred's Road (now the site of St Saviours Church of England Junior School.) On the north side of Harold Avenue there was an indoor shooting range (which once the school closed became a surgery and was later bombed in the Second World War) and miniature golf course. The school was renamed Hawtrey School in 1922 after the death of Rev. Hawtrey. In 1939 the school was evacuated to Savernake in Wiltshire where it remains, and the property was requisitioned by the War Office as accommodation.



Harold Avenue

In July 1941 a bombing raid demolished 30 houses including part of Hawtrey's and Harold Avenue. Post-war residential infill development has occurred along Harold Avenue, with the site of the shooting range now a house. During the 1950's Westgate United Services Club purchased the site of Hawtrey's chapel and tennis court, in order to provide a club and community centre.

In 1970 three of the four original Hawtrey Houses were converted to nursing homes one of which remain the rest have been converted into flats.

The Grove, which turns the corner from the eastern end of Westbury Road, is the site of Lockwood's the builders (as mentioned previously) and three substantial late 19th century villas to the western side. A "level crossing" was in operation until circa 1970, when the present footbridge was constructed to allow passage to Station Road. The St John's Ambulance building was sited adjacent to the crossing until 1932 when a new building was erected on Cuthbert Road.

Prevailing and Former Uses

This area is entirely residential in use with many of the former buildings, which made up the former Hawtery School being converted into flats.

Architectural and historic qualities of buildings

"Questeds" No 82 Canterbury Road is a fine 18th Century building, with an earlier timber framed core and c.19th century alterations set in extensive grounds planted with many mature trees, between Canterbury Road to the south and Westbury Road to the North (the property is accessed through a narrow alley off Westbury Road and from the Canterbury Road). Formerly known as St Mildred's Lodge, it was probably part of the farm shown on the map of 1763 of the area know as West Gate Street which made up the land which was later to be developed into Westgate on Sea. The property was renamed Questeds after the owner of 1871, George Quested, a retired chemist from Sandwich. It was listed Grade II in 1973. The front elevation was re-fronted circa 1850. The property is rendered and consists of two storeys with a tiled roof. Two canted bay windows extend through both storeys displaying Italianate architraves and there is a notable portico to the door with Tuscan columns. The rear elevation is of brown brick. The chimneystack to the right side elevation is worthy of note; the base has some good-diapered flint and brick; probably 17th century. Although much altered the building represents a significant precursor to the historic development of the town.



"Questeds"

Character and Relationship of Spaces



Westbury Road

This part of the proposed conservation area extension has a definite feeling of suburbia. In close proximity to the railway, an important communication link to the town, the properties on both Westbury Road and Harold Avenue have none of the grandeur of the large villa so often found in Westgate.

Modest and well-proportioned, set on wide tree lined avenues the properties display yet another social strata in the development of the town, providing accommodation for the 'new' middle class.

The only exception to this is "Questeds" surrounded on three sides by later developments the property still maintains a strong reminder of the rural beginnings of the town complimented by the large informal garden and orchard. It is hoped that by including this property in the Conservation Area, and the large villas which are situated at The Grove, that some protection will be afforded to stop the wholesale re-development of the larger residential properties so characteristic of the post-war history of Westgate.

A pleasant contribution to the area is provided with the presence of vernacular materials displayed in the flint faced houses on Harold Avenue with timber porches and the use of clinker and burr brick in many of the boundary walls in the area.

Contribution made by unlisted buildings.

No. 5 Elm Grove at the junction of St Mildred's Road is worthy of note. Built in c.1880 the property is much altered and perhaps a good example of unchecked development of a once fine building, which could have been arrested, had the conservation area been extended earlier? The replacement concrete tile roof, cement render, plastic double-glazing, the loss of original brick boundary wall and the flat felt roofed extension to the rear, have a somewhat negative impact on the area.



5, Elm Grove

Nos. 18/20 and 22/24 St Mildred's Road is two identical semi-detached properties. Built in early 1880 the properties formed part of St Michael's later Hawtreys School. It is a large three storey building in yellow brick, faced with flint. A substantial canted bay extends from the ground to the first floor, which is complimented by a simple slate roofed timber balcony. A low brick capped clinker wall encloses a modest garden to the front and defines the boundary of the property.



Part of the Former Hawtreys School

The terraced properties to the beginning of Harold Avenue (formerly Harold Road), at the junction of Westbury Road are a fine example of early 20th Century modest design. Three storeys in stock brick with decorative red brick dressings. The properties were originally slate roofed (many now unfortunately tile replacements) with two sash windows to the first floor a canted corner bay to the ground with a tiled roof (originally slate) is off set by a glazed and panelled front door which is in turn surrounded by a good timber porch. The properties display pleasant low boundary walls with stone capped gate piers.



Harold Avenue

To the southern portion of the road there is a small group of double fronted detached properties worthy of mention. Two storeys with a basement, a slate roof constructed from burr brick with red brick dressings to the ground floor bay and other windows, a canted bay projects the full height of the building which is offset by a simple slate roofed porch to the ground floor. All display compact design and use of local materials.

Westbury Road displays some fine examples of c.1900 residential design in largely original condition. A series of semi-detached houses and three storey terraces, brick built the houses line the road facing the railway. Design features include timber slate roofed porches, contrasting brick dressings and fine low clinker and burr brick boundary walls to the front elevation.



Westbury Road

Ecclestone, a large brick built three storey villa situated opposite the former builders yard on The Grove is another property worthy of note.



"Ecclestone", No. 4 The Grove

Built c.1870 the property possesses many of the design features displayed in the larger properties of Westgate. There is a finely detailed timber balcony to the first floor, decorative terracotta ridge tiles to the slate roof and good sash windows. Sited within large mature gardens containing many fine trees. Fine clinker and red brick wall surround the grounds with good timber gate flanked by ball finials to the gate piers.



Rear of "Ecclestone", showing extensive gardens

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 South 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 11th 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 presence of the original builders yard of Westgate, Lockwood's Yard, and the artisan houses of Chester and Quex Road, built to accommodate the various tradesmen employed during the building of the town, is a unique feature of Westgate, preserved in almost entirely original condition.

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.

Another feature of the town's history can be seen in the remaining former private school buildings for which Westgate was renowned until the start of the Second

World War. The major surviving example, the former Doon House School, (now Summerland's Nursing Home), shows the importance the private schools, the wealth, which the schools attracted, and the impact they must have had on the economy of the town.

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.

Areas of Concern:

Lockwood's Yard, The Grove.

Any of the larger villas of Westgate and their grounds.

Streete Court and surrounding grounds.

Land opposite 1-14 Quex Road.

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 or at the least to all of the properties included on the Local List for Westgate.

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 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 South Conservation Area is the poor standard of maintenance in many properties and boundary treatments, especially along Chester Road.

This has resulted in:

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

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

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

Tree Preservation Orders (TPO) and Re-Planting

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

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

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

Enforcement Action

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

GLOSSARY

Ashlar hewn blocks of masonry neatened and laid in horizontal courses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cupola A dome that crowns a roof or turret

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

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

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

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

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

Elevation The external wall or face of a building

Façade Commonly the front face of a building

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

Fenestration The arrangement of windows in a building

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

Footprint The total area over which a building is situated

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

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

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

Hipped roof A shallowish pitch with sloping at the vertical ends

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

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

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

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

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

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

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

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

Pediment A low-pitched Gable above a Portico

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

Pilaster A shallow pier projecting slightly from a wall

Pinnacle A small pyramidal or conical shaped crowning element

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

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry join

Polychromatic Multi-coloured.

Portico A roof space open or partly enclosed

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

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

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

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

Render Plaster or stucco applied to a wall

Rooflight A window set flush into the slope of a roof

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

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

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

Sett Stone block often used in hard standing

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

Transom A horizontal bar of stone or wood across a window

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