

# SANDGATE

Design Statement 2013







# Foreword

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As a Sandgate resident, Chairman of the Parish Council and former Leader of Shepway District Council I am delighted to fully endorse this, the first Village Design Statement in Shepway.

Bringing communities together in today's world has never been more difficult. The Sandgate community has worked hard following the outcomes of the Sandgate Parish Plan to prepare this Design Statement and to set down key design principles for their parish in one comprehensive document. The Sandgate Design Statement represents the wishes of a community passionate about the protection of its built heritage and its outstanding natural setting of wooded hillsides and long coastline but at the same time eager to enhance its environment in challenging economic times.

For a small parish, Sandgate's history is particularly rich and varied, while periods of land instability over many centuries have also shaped the character and appearance of many parts of the parish. This Design Statement outlines such historical and topographical background in brief and provides guidance for householders, planners, developers and other statutory bodies as they consider future development in the parish of Sandgate. It complies with the Shepway District Core Strategy and has been adopted as a Supplementary Planning Document to it. As such, it forms a material consideration in the determination of all planning applications in the parish of Sandgate.

I hope it will help make Sandgate a better place and that you find it both interesting and useful.

**Councillor Robert Bliss,**

**Former Leader of Shepway District Council  
Chairman Sandgate Parish Council**

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Front cover: Sandgate Beach at Coastguard Cottages, looking west

Rear Cover: Perfect Rainbow, Sandgate Beach looking east

Opposite page: Sandgate Seafront, Granville Parade, on the annual Regatta day

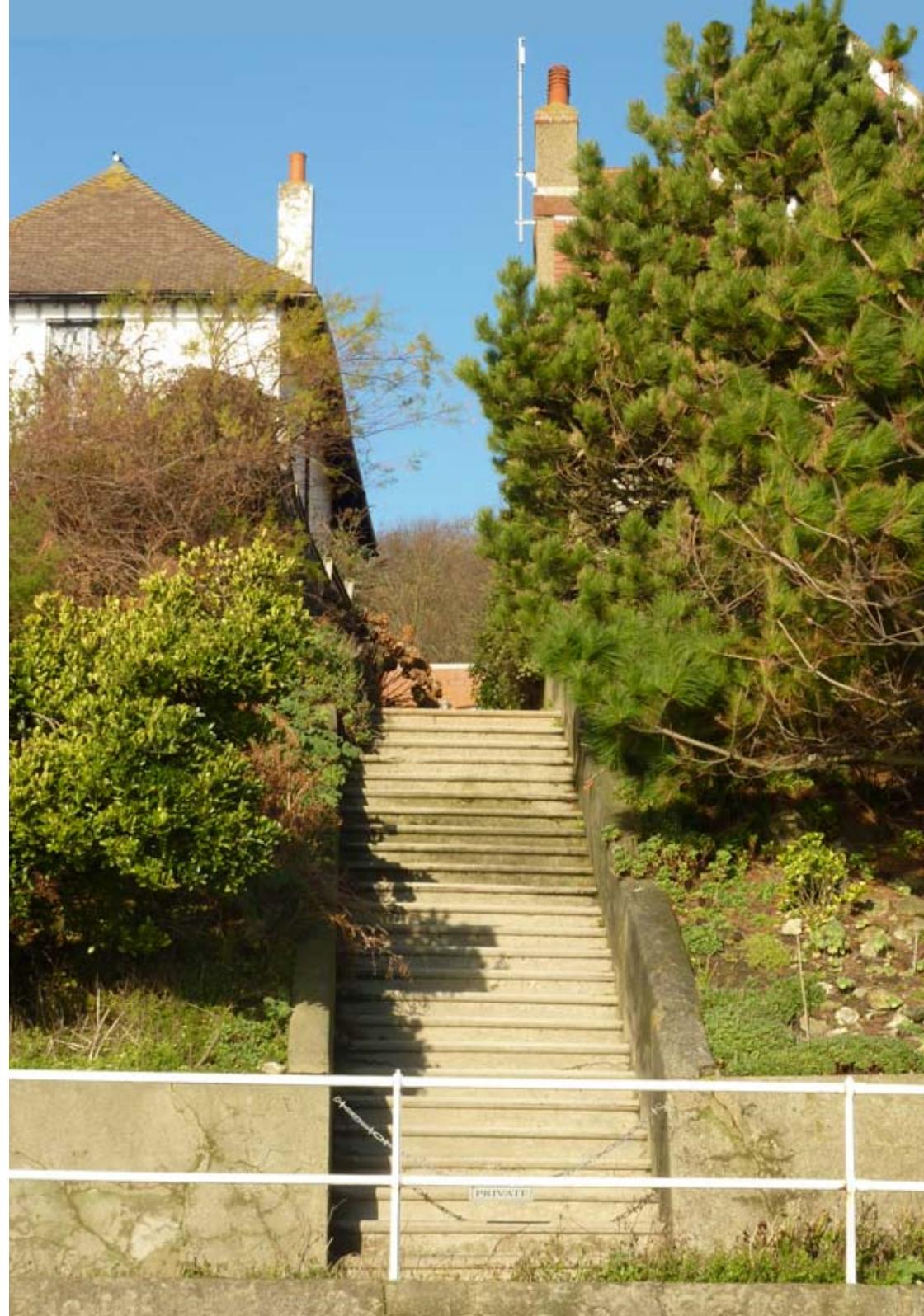
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Opposite: Steps opposite Sir John Moore Memorial, Esplanade with views to the wooded Shorncliffe Escarpment above



# Aims of the Sandgate Design Statement

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## SDS 1

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### Compliance with the Sandgate Design Statement

All applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

There is widespread and growing local concern at the increasing threat to the highly attractive and historic built environment of Sandgate by unsympathetic new development in recent years. One of the principal actions proposed in the Sandgate Parish Plan (2010) therefore was the production of a Village Design Statement to “ensure that the wishes of the Sandgate Community will have a persuasive influence on the future development of the village”.

Village and Town Design Statements focus specifically on design and local distinctiveness. They have been promoted by the government for over 20 years as a way for communities to have a stronger voice in the planning decisions that affect their towns and villages directly. Over 50 Village Design Statements are in use across Kent.

Such community-produced Design Statements have a clear and narrow frame of reference: the design of new development<sup>1</sup>. It has thus always been the intention that they have a close ‘fit’ with the statutory planning system in order to maximise their effectiveness.

Village and Town Design Statements have proved to be highly useful and effective in planning decisions and appeals and a popular method of recording, celebrating and enhancing what a local community feels are the distinctive features that make their town or village unique.

The Sandgate Design Statement is based on extensive survey work, consultation and analysis by residents and businesses in the Parish. Shepway District Council has also provided welcome support throughout the process.

A series of 11 Design Principles have been produced as a result of this work. These are scattered throughout the Design Statement and are listed again in full towards the end of this document.

It is the fervent wish of all those who have worked on this Design Statement that it is used by all those planning to build in the parish, together with those responsible for making decisions on development proposals, to ensure that new development accords with the Sandgate Design Statement and its Design Principles and is of high and appropriate, quality and design.

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<sup>1</sup> For the purposes of this Design Statement ‘development’ refers to both new development as well as alterations and extensions to existing buildings.

# Planning Policy Context

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**“To be successful, any new development needs to be based on a good understanding of local context ... The positive features of the area should be identified and reinforced in any new proposal.”**

## **Kent Design Guide, 2006**

The Sandgate Design Statement has been prepared by the community of the parish of Sandgate to supplement the policies of the Shepway Core Strategy Local Plan (2013), the adopted guidance of the Kent Design Guide (2006), and in compliance with the National Planning Policy Framework (2012). In this it has been supported by the Local Planning Authority, Shepway District Council, through its active membership on the Steering Group. The Sandgate Design Statement conforms with national, regional and local planning policies which promote the importance of high quality design.

In the National Planning Policy Framework (NPPF) the government makes clear that it attaches great importance to ‘local character’ in design of new development, “Developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.”<sup>2</sup>

The NPPF therefore includes within its Core Planning Principles the requirements that planning empowers local people to shape their surroundings and seek to secure high quality design, taking account of the different roles and character of distinctive areas. The Shepway District Core Strategy (Policy SS3) requires that all new developments deliver “an insistence on high quality and sustainable design”, while Saved Policy BE1<sup>3</sup> requires that a high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture.

Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details. For large, complex or sensitive sites, a design statement will be required to include consideration of local landscape character and distinctiveness.

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<sup>2</sup> National Planning Policy Framework, DCLG 2012

<sup>3</sup> This Policy has been saved because it sets out basic design principles in keeping with the requirements of PPS1. In addition, the Kent Design Guide SPD which was adopted against this policy needs the maximum possible lifespan.

## **SDS 2**

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### **Compliance with the Development Plan**

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Shepway Core Strategy Local Plan (2013), the Saved Policies of the Shepway District Local Plan (2006), the principles and objectives of Kent Design (2006) and of this Design Statement and should acknowledge, preserve and enhance the built and natural heritage of the parish of Sandgate.



# Sandgate Parish Map

- Key
- 1. BREWERS HILL
  - 2. PARADE ROAD
  - 3. GRANVILLE ROAD
  - 4. LACHLAN WAY
  - MAINTENANCE GANGWAY

# Development of Sandgate

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Sandgate is a parish that is both distinctive and diverse in character. Situated between the towns of Folkestone and Hythe, its largely linear layout stretches along two miles of coastline, from where a number of deep valleys extend inland up the steep, extensively wooded escarpment which runs parallel with the sea, providing a dramatic setting for the village itself.

Historically, the origins of Sandgate lie with its castle, built in the 16<sup>th</sup> century, along with those at Walmer, Deal, Sandown and Camber, on the orders of Henry VIII as a defence against the growing threat from France and Spain.

Early maps confirm that Sandgate Castle stood in relative isolation until the late 18<sup>th</sup> century, when a thriving shipbuilding industry began taking advantage of the long coastline and direct access to the English Channel.

More rapid expansion of the village occurred with the development of a large garrison at Shorncliffe Camp on the escarpment above Sandgate, temporary wooden barracks being replaced in 1804 by more solid stone structures housing cavalry and artillery, in addition to the Shorncliffe Redoubt. Further fears of invasion, this time by Napoleon, prompted the construction of a chain of Martello Towers along this stretch of coast, including five in this parish and the construction of the Shorncliffe Redoubt and Garrison on the escarpment above the village to defend the coast. The establishment of such a military base led to fine officers'

dwellings, shops, taverns and other services springing up in the village below to support the occupants of the camp and to cater for their entertainment.

In 1828, Lord Radnor built the Lower Sandgate Road (known also as Radnor Cliff) along the foot of the Undercliff to provide improved access from Folkestone Harbour to Sandgate. The 1840 Tithe Map shows much development that would be recognisable today, though as expected, it is mainly single depth fronting the High Street. During the 1830s and 50s groups of early Victorian Italianate houses were built along the undercliffs here expanding the village and making full use of the wonderful sea views.

By the early 20<sup>th</sup> century, the village had become an attractive coastal settlement appealing to many well-known artists and writers of the time. It was also home to a number of hospitals, including the Female Hospital on Hospital Hill, which featured in a book by Florence Nightingale, the Shorncliffe Military Hospital and the Helena Hospital for the military families and their families, as well as the Star and Garter Home at Enbrook House for seriously disabled ex-servicemen; all taking advantage of the presumed health benefits of the sea air. Sandgate also developed as a highly attractive seaside resort. Many social reformers and celebrities of literature and the arts visited or made their home in the village including HG Wells, John Ruskin, Mary Shelley, William Wilberforce and Jocelyn Brooke.

## SDS 3

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### Footpaths and Alleyways

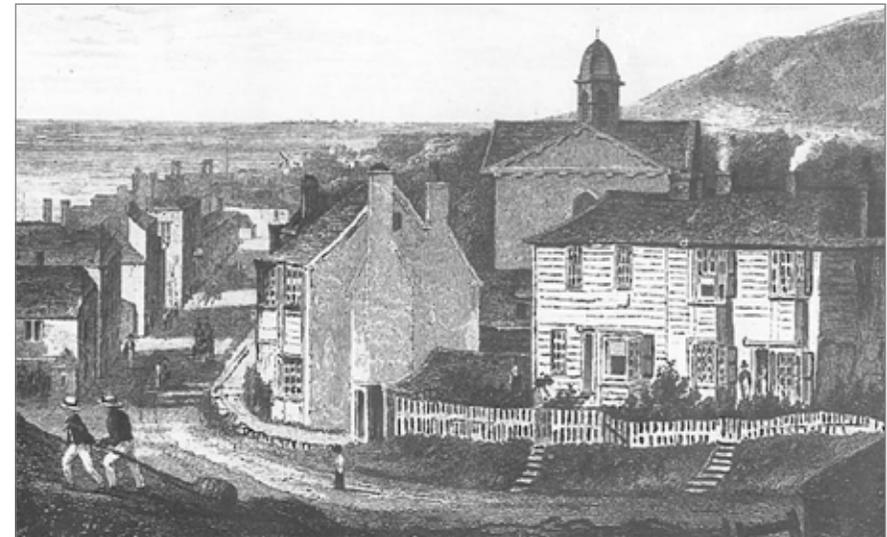
The historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the High Street and the Esplanade are an important feature in the grain and built character of this parish. Their existing layout and character, together with the views of the sea and the wooded escarpment that they provide, should be retained and respected and, where possible, enhanced in any new development.



Above left: Three Centuries of Development in Sandgate 1815, 1903, 2007 (watercolour by Euan Williamson) seen from the same view point at the end of the Leas looking west  
Right: The Old Fire Station, Sandgate High Street

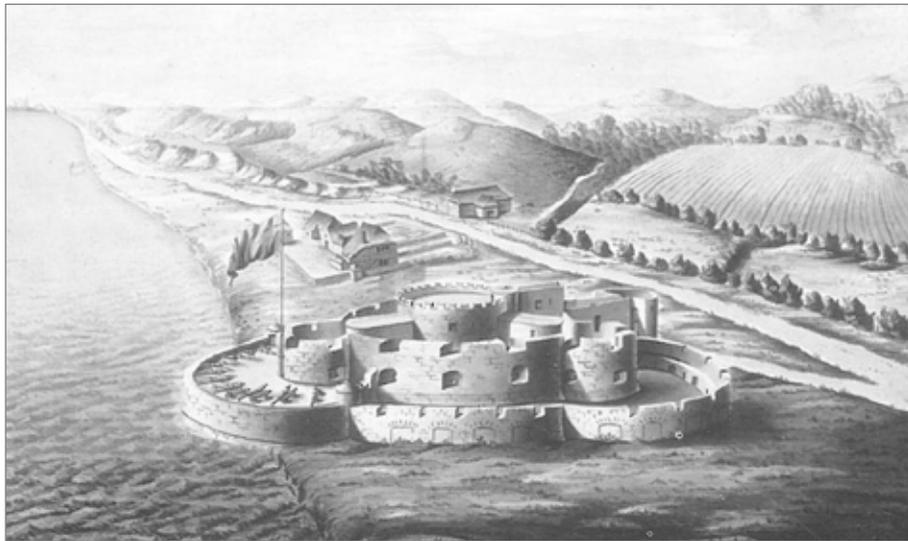
Sandgate has a very rich and varied community life with a wide range of clubs and societies. The Sandgate Society, established in 1962, is dedicated to preserve, maintain and enhance the character and amenity of Sandgate. The Sandgate Heritage Trust was established in 1982 and saved the Old Fire Station building on the High Street where The Sandgate Society is based and which houses a large collection of archives, books, postcards, documents and photographs of the village. The Folkestone & Hythe Operatic and Dramatic Society formed in 1902 is based in the parish at the Tower Theatre, formerly St Mark's Church for the Shorncliffe garrison, the scouts (first formed here in 1908) and cubs are based at the Undercliff, while the Folkestone Rowing Club on Granville Parade is one of many organisations utilising the excellent access to the sea that Sandgate offers.

Since 1999, Enbrook Park has been home to the headquarters of the Saga Group with a contemporary group of buildings designed by the noted architects Michael Hopkins and Partners. In 2010 the Sandgate Community Trust was established to work to preserve, restore and enhance the heritage of the Parish and it has also been instrumental in establishing a high-speed broadband network for the village. Community events take place throughout the year with the annual August bank holiday Sea Festival being an increasingly popular event drawing in visitors to enjoy the wonderful built and natural environment, which gives Sandgate its particularly special sense of place.



Top: Saga Pavillion, Michael Hopkins and Partners, 1999

Bottom: Bottom of Sandgate Hill, Sandgate High Street with the original St Paul's Church, from an engraving by G.S.Shepherd 1829



Top:View of Sandgate looking east, from Coastguard Cottages (with the Saga Headquarters building above) to Radnor Cliff.

Bottom left: Sandgate Castle and Sandgate High Street towards Hythe 1733

Bottom right: Sandgate Castle and Foreshore looking east from a watercolour by Lt. Col. WH Ford c.1811

# Sandgate Conservation Areas

## Map Key

A Conservation Area is, in law, an area of special architectural and historic interest. The Sandgate High Street and Esplanade Conservation Areas were originally designated on 15<sup>th</sup> September 1972, with amendments to the former passed on 25<sup>th</sup> August 1976. In 2009 both the Sandgate High Street and the Esplanade Conservation Areas were revised and extended following the first independent Sandgate Conservation Area Appraisal (the boundaries of these two conservation areas are shown on the maps that follow on pages 9 and 10).

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to pay special attention to the desirability of **'preserving or enhancing the character or appearance'** of a Conservation Area, or in the case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts. Any proposed development which conflicts with these objectives should normally expect to be refused.

The 21 Conservation Areas in Shepway District are subject to Saved Policy BE4<sup>4</sup> which requires that the District Planning Authority will

- refuse Conservation Area Consent for the demolition

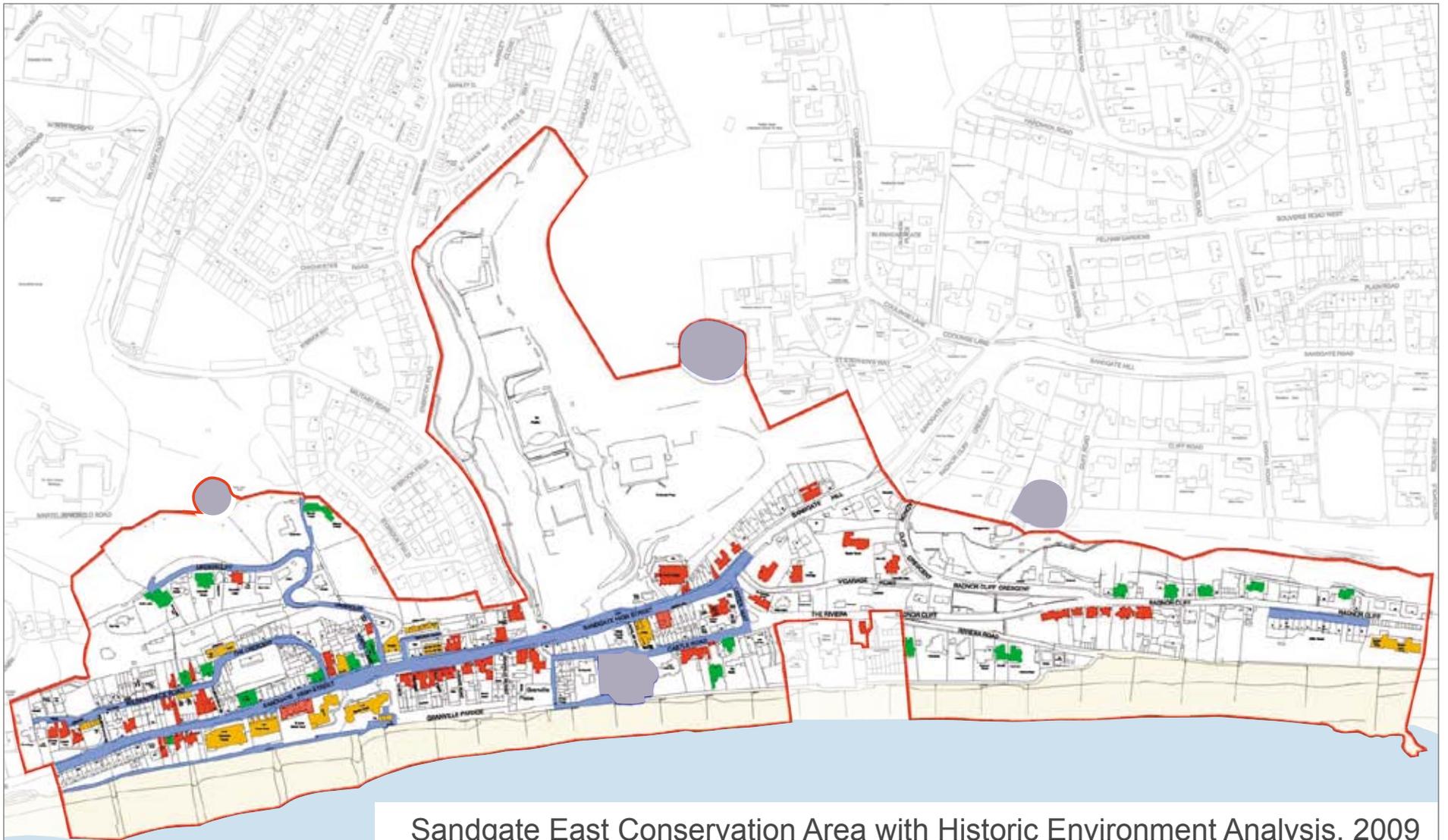
of buildings which contribute to the character or appearance of a Conservation Area

- refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area
- require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas and
- seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas as well as the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerbs which are essential to the character or appearance of Conservation Areas.

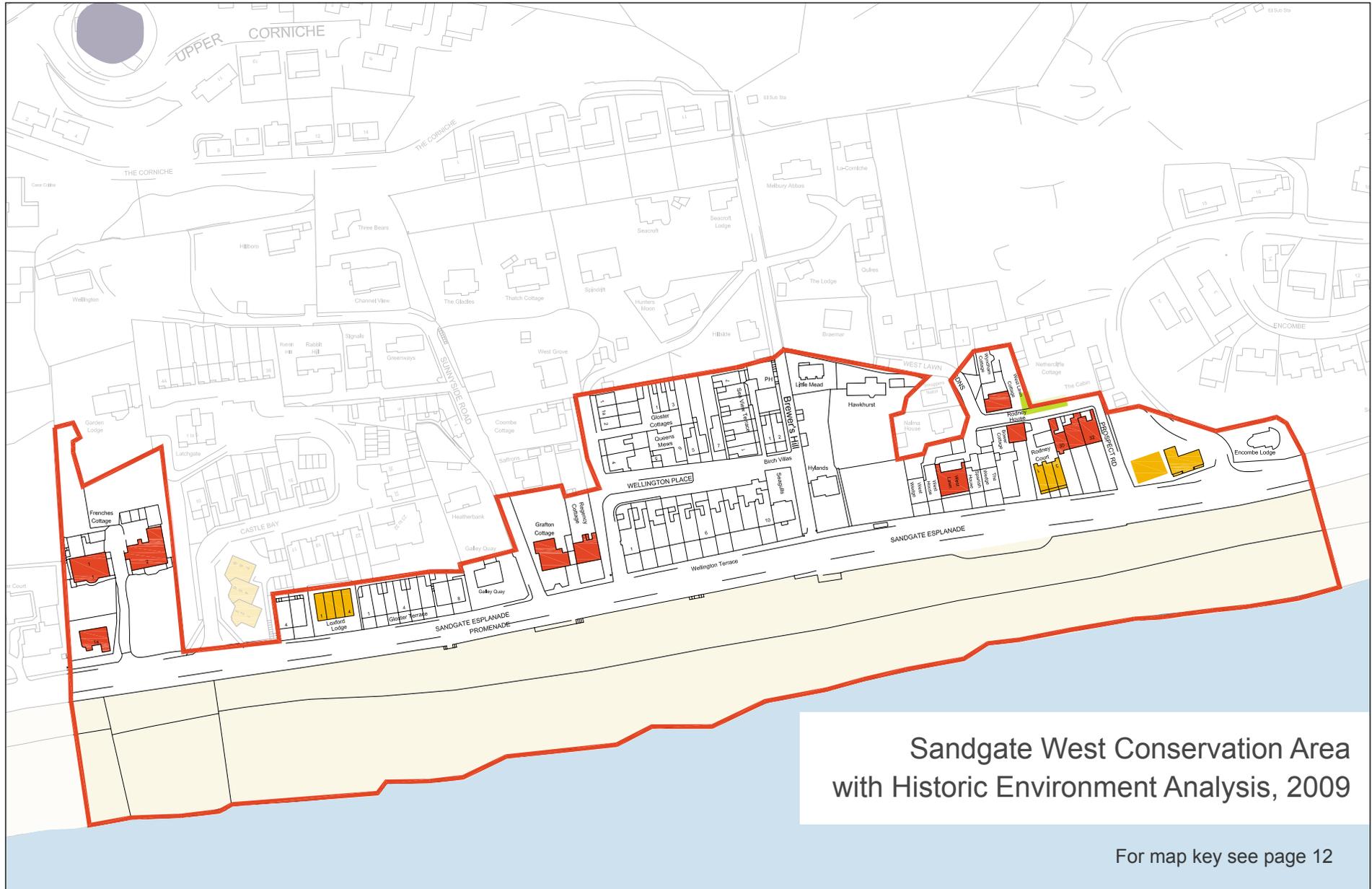
In addition to the built elements of Conservation Areas the Planning Authority will require applications to protect trees, verges and hedgerows that enhance both the setting and character of Conservation Areas. Only proposals to preserve or enhance the character or appearance of Conservation Areas, including the removal of buildings, structures, and features, which detract from those areas, will be encouraged.

	Scheduled monuments
	Listed buildings
	Buildings recommended for listed status review
	Enhancement opportunity
	Local buildings of merit
	Negative buildings
	Notable wall
	Conservation area boundary
	Sea
	Sand/shingle

<sup>4</sup> This policy has been saved because although it partly duplicates Listed Building and Conservation Area legislation and National guidance, conservation area appraisals are framed with direct reference to this policy. It is essential to conservation management that their continued effective operation is ensured.



Sandgate East Conservation Area with Historic Environment Analysis, 2009



**Sandgate West Conservation Area  
with Historic Environment Analysis, 2009**

For map key see page 12

## SDS 4

### Conservation Areas

All development proposals in or affecting the setting of the Conservation Areas in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.

The National Planning Policy Framework (2012) requires all proposals affecting heritage assets<sup>5</sup> to include as part of an application a Heritage Asset Statement describing the significance of the heritage asset, including any contribution made by their setting. Planning authorities are required to take such statements into account when determining planning and listed building consent applications, in order to avoid or minimise conflict between the conservation of heritage assets and any aspect of the proposal.

Sandgate Parish has 6 Scheduled Ancient Monuments and 80 listed buildings; the majority being found in the two Conservation Areas. Many of these are residential properties dating from the late 18<sup>th</sup> century, and are in generally good states of preservation. These include a number of timber framed and weather-boarded buildings, which contribute to the Conservation Areas domestic scale seaside character. Many of the listed buildings occur within groups and are listed for their group value, such as the eight early Victorian Italianate Marine Villas at Radnor Cliff dating from 1847.

In addition, the Conservation Area Appraisal identified a number of buildings of particular local townscape merit, including the Chichester Memorial Hall, the Little Theatre (since converted into dwellings) and several houses.

Of these, the pair of houses at Nos. 1 and 3 High Street, No. 61 High Street and the terrace at Nos. 91-99 High Street are considered to merit review by English Heritage for statutory listing, the latter on account of retaining a fine group of original shop fronts. Coastguard Cottages have also long been an important element of the streetscene of Sandgate due in part to their attractive integral uniformity. In Radnor Cliff and The Riviera recommended buildings of

merit include: 17/19, 27, 31/33, 41, and 57 Radnor Cliff, and 6, 14/16 (Beaulieu/Seaholme) on The Riviera.

Negative buildings in the Conservation Areas have also been noted on the maps. These are almost entirely buildings of modern form and massing, or buildings which have been so altered as to have lost any resemblance to their originally intended or traditional appearance.

Non-designated archaeological remains have a similar important role in contributing to the character and distinctiveness of Sandgate. Some of these archaeological remains may only be of local significance, but may hold important meaning locally. Such archaeological remains provide a tangible link to the past and help reinforce Sandgate's local identity.

Of particular relevance to Sandgate are a number of non-designated military archaeological sites. These include Sandgate Redoubt as well as numerous other features such as the World War One trench system adjacent to Shorncliffe Camp, Second World War anti-invasion defences including a number of pillboxes, and other above and below ground remains associated with the long use of Shorncliffe for barracks, training and military camps.

For Conservation Area designation to be effective annual reviews together with 5 yearly updates are recommended by English Heritage. Consideration should be given to encourage a parish councillor to have special responsibility for the Sandgate Conservation Areas i.e. to become Sandgate's Heritage Champion including undertaking training provided by HELM (Historic Environment – Local Management).

<sup>5</sup> Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and locally listed buildings

# Character Areas

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Sandgate is a diverse parish with its buildings originating from many distinct architectural periods. As a result buildings and streets exhibit an attractive and unusually rich range of characteristics and styles.

Development pressures in the past have, however, unfortunately resulted in schemes that have often failed to reflect the scale, quality and detailing of their immediate built context. Many of such developments were classified as negative buildings in the Sandgate Conservation Area Appraisal. This situation is of great concern to the local community which values and works actively to protect Sandgate's environment, amenities and sense of place. It is the overarching aim of this Design Statement that such inappropriate developments cease and that the character and appearance of the parish, its streetscapes and its exceptional environmental setting is acknowledged and respected in all new development here.

Given the wide variety of architectural styles and built characteristics across the parish it was decided to divide the parish into different Character Areas for the purpose of this Design Statement, each being made up of streets of broadly similar architectural style and origins with its own particular identity and coherent sense of place.

Each Character Area has been surveyed by local residents during the preparation of this document and the results have been discussed and agreed with a wide range of agencies and statutory consultees. The following pages set out the dominant and distinctive characteristics of each of these areas; characteristics which the Design Statement urges new development to respect and reflect.

## SDS 5

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### Character Areas

Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation while not preventing or discouraging appropriate innovation. In particular the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. A confused application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers closing views to the sea or the wooded escarpments are not created.

## SDS 6

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### Street Scene Detailing

For all applications in the parish developers should provide elevation drawings to scale that accurately show the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.



Sandgate Character Areas

# Coolinge Lane Character Area

INCLUDING  
ST STEPHEN'S WAY AND  
EVERSLEY WAY



Until the middle of the nineteenth century, Coolinge Lane was a narrow rural track running from Martello Tower no.5 at the southern end to Coolinge Farm with its associated buildings at the other. The coming of the railway to Folkestone led to building at the northern end of the lane which today lies just outside Sandgate Parish in the vicinity of Folkestone West Railway Station, while by 1914 five private schools had moved into purpose-built buildings with spacious grounds at the Sandgate Hill end of Coolinge Lane. These buildings were all acquired by Kent County Council after the Second World War and dominated the lane for the greater part of the 20<sup>th</sup> century.

The parish boundary runs along the lane with the west side, as far north as Romney Avenue. This area is still characterised by fine early twentieth century detached properties with close links to educational uses including Coolinge Lodge, St Christopher's, Swanscombe and Red Hay and by large attractive school buildings including St Stephens (1892) and Penfold House (1904), which along with the Martello Tower, are on the site of the Folkestone School for Girls. This side of the road is characterised by properties adjacent to the lane but with large open areas and playing fields behind. Sadly "Clewer", formerly a beautiful Edwardian school building and its neighbour, "White Lodge", have been demolished and currently fourteen somewhat unremarkable executive type

houses are being erected on this site. Sandgate Primary School is located here, a fairly typical 1972 single storey, flat roofed, school building with associated playing fields. Eversley College, formerly a KCC school, with extensive grounds fronting the lane was acquired by Landcap Development and Quinn Estates Ltd and redevelopment is to be expected.

# Key Design Characteristics

Top row: 36-38 Coolinge Lane

Middle row: Eversley College; Sandgate Primary School

Bottom row: The Acers



## GARDENS AND BOUNDARY TREATMENTS:

front gardens, usually small. No fences. Low red brick walls with hedge planting. Off street parking provision except at the northern end of the lane.



## SCALE:

2 and 3 storey, large, detached.

## ROOFS:

pitched with peg tiles. Dormers not characteristic.

## DOORS:

various, no prevailing colour, porches.



## WALLS:

mix of red brick, tile hanging and weather boarding with white and cream render deployed also. Brick quoin detailing used at the northern end of the lane. Some attractive tiling detailing.

## WINDOWS:

multi-paned sash, predominantly upvc.

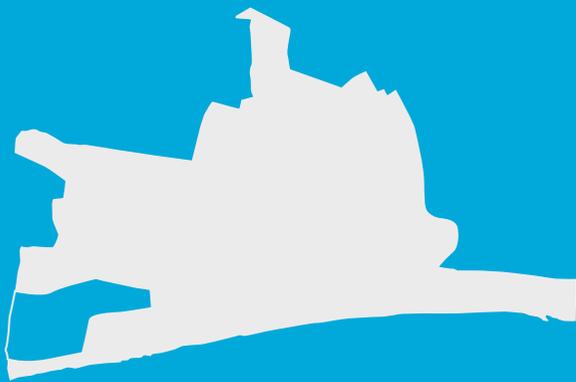


## DISTINCTIVE FEATURES:

grass verges and tree-lined road create strong landscaped character. Interesting recent architectural additions in modern style. Quantity of road markings has taken away the semi-rural character of the lane.

# The Corniches Character Area

INCLUDING  
LOWER CORNICHE  
ALEXANDRA CORNICHE  
HELENA CORNICHE  
TEMERAIRE HEIGHTS  
THE CORNICHE AND  
UPPER CORNICHE



The Corniches lie on a steep and sensitive hillside site, with an important woodland backdrop (colloquially known as the Shornccliffe Escarpment), overlooking Sandgate itself and Hythe Bay towards Dungeness and occupying the site of the former four hundred and thirty four bed Shornccliffe Military Hospital. A report from 1858 describes the hospital as being situated on a steep hill sloping towards the sea, considerably below the level of Shornccliffe camp itself. Consisting of five parallel ranges of wards and offices of wood and brick it was built on terraces cut out of the hill slope, rising rapidly one behind the other.

A Corniche is a road on the side of a cliff or mountain, with the ground rising on one side of the road and falling away on the other. The word comes from the French route à corniche or road on a ledge. The word also refers in the Arabic language, in general, to a headland formed at a land's end, which describes a most remote geographical border of a mainland by a water line, with a natural corner, usually, or a cliff. In Lebanon and Egypt, the word typically describes a waterfront promenade usually paralleled by a main road, such as the renowned Corniche in Beirut. In Cairo, the Corniche (“شيزروك”), the French word borrowed into Arabic, runs alongside the River Nile. Luxor, Aswan and Maadi all have such Corniches. However, Alexandria's Corniche in Egypt forms a notable exception: it runs along the harbour. In the Gulf States, the Corniche often runs along the coast.

The housing now on the site was built from 1980 onwards with the latest developments towards the bottom of the hill (Alexandra and Lower Corniche) being built in 2004 on the site of the Napoleonic Battery Wall Gun Emplacement (a Scheduled Ancient Monument), which later became Sandgate Railway Station and sidings. The wall is thought to have been built in about 1804 and would have been surmounted by 2 banks of 4 gun emplacements designed to carry 32 or 64 pounder guns built to protect the Royal Military Canal sluice at Seabrook. Although the guns themselves have long gone, the foundations of the eight gun emplacements still remain and are now protected under a layer of topsoil in residents' gardens.

The housing is predominantly of a Mediterranean style not found elsewhere in the parish, with white rendered facades and red interlocking tiled roofs. Almost all of the properties benefit from excellent sea views with many exploiting this through the incorporation of balconies.

# Key Design Characteristics

*Top row: Benvenue & Westerleys, Helena Corniche  
Middle row: Tsunami & Welbeck, Helena Corniche;  
View through private gates, Temeraire Heights  
Bottom row: 15-17 Alexandra Corniche;  
4-12 Lower Corniche*



## GARDENS AND BOUNDARY TREATMENTS:

small front gardens, with low brick boundary walls and off street parking.

## DISTINCTIVE FEATURES:

Mediterranean design not typical of the rest of the parish, balconies a characteristic feature here.



## SCALE:

two and three storey.

## ROOFS:

pitched, dormer windows, chimneys, Spanish style red tiling.



## WALLS:

red and yellow brick, painted render, some upvc weatherboarding.

## WINDOWS:

casement, upvc. Bay windows prevalent.

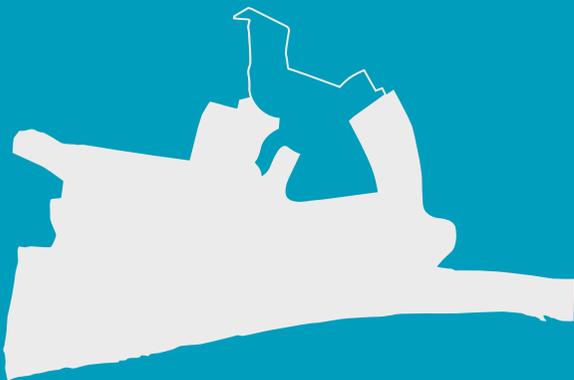
## DOORS:

various styles, mostly white, porches.



# Enbrook Valley Character Area

INCLUDING  
ENBROOK ROAD  
SOUTHERNWOOD RISE  
HIGHLAND CLOSE  
DARNLEY CLOSE  
ST PAUL'S WAY  
MEADOWBROOK  
CHALCROFT ROAD  
OXENDEN ROAD  
FENNER CLOSE  
VINCENT CLOSE  
ROMNEY AVENUE  
SANDWICH CLOSE  
WALMER WAY  
FREEMANTLE ROAD  
BRAMBLEY CRESCENT  
COLLINGWOOD RISE  
REDMILL CLOSE AND  
DIGBY ROAD



Sandgate's Enbrook Valley, also known as Golden Valley, which lies inland from Enbrook Park, gets its local name from the abundance of gorse that used to grow on the slopes and the Enbrook Stream that runs through it and out to sea at Sandgate beach. Initially, very much part of Sandgate, it then became absorbed into Folkestone and Cheriton for administrative purposes. More recently it became part of Sandgate Parish again.

Over time the gorse has been replaced by a widely diverse residential area with a distinctive open-plan style. The area is characterised by townhouses with bungalows, blocks of flats and, more recently, terraces of executive style houses adding to a diverse mix of housing design.

The community here is now well-established with a small hub of shops arranged centrally around two sides of a large rather nondescript car park where residents and shoppers can park and a network of green spaces, all of which give this area a self-contained character within the wider parish.

Given the level of recent additional development in Enbrook Valley urgent considerations should be given to the upgrading of the Digby Road commercial area.

The Enbrook Valley is integral to the landscape of the parish and is linked to Sandgate High Street and seafront by the attractively landscaped Enbrook Park with its network of recently upgraded footpaths, offering much to visitors and newcomers to the area, and classified as a Local Landscape Area by the Local planning Authority.

# Key Design Characteristics

*Top row: Enbrook Court, Enbrook Road*

*Middle row: 37-43 Enbrook Road; 174-162 Enbrook Road*

*Bottom row: Digby Road shopping centre and car park, Enbrook Valley; 85-87 Enbrook Road*



## GARDENS AND BOUNDARY TREATMENTS:

good sized front gardens largely laid to grass, giving open character. Off street parking provision typical.

## DISTINCTIVE FEATURES:

open plan layout.

## SCALE:

one, two and three storey, semi-detached and terraced.

**ROOFS:** pitched, concrete tiles. Dormer windows not characteristic.



## WALLS:

brick – mostly yellow, weather boarding white and green.

## WINDOWS:

casement, painted or upvc.

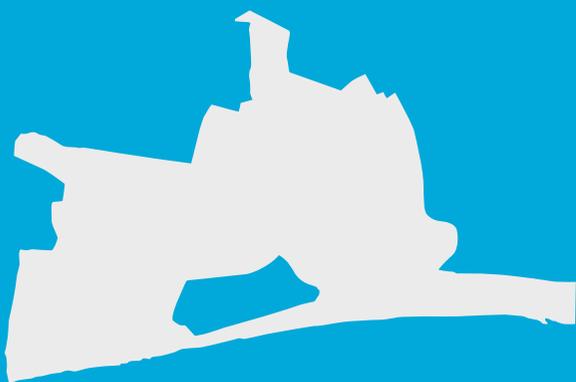
## DOORS:

various, porches and porticos. Widespread use of upvc.



# The Escarpment Character Area

INCLUDING  
UNDERCLIFF  
ENCOMBE  
WILBERFORCE ROAD  
HILLSIDE  
NORTH LANE AND  
THE CRESCENT



The steep slope north of Sandgate High Street and Esplanade establishes the form of development here which is one of narrow streets winding up the escarpment or running parallel to Sandgate High Street. On a platform immediately below the crest of the escarpment are the large detached properties of the Undercliff. These are predominantly early Victorian villas and, although there is no common architectural style, a unifying theme is provided by the comparatively large size of each and their stuccoed exteriors. From a distance the Undercliff buildings are seen to rise out of the wooded escarpment while the smaller, more recent properties, are hidden by tree cover.

Further west lies Encombe Estate, former site of Encombe House which was also situated immediately below the crest of the hill. This area, like the Undercliff, is strongly defined by its backdrop of a skyline of trees. In the 1920s Encombe House was altered by the architect Basil Ionides including Enbrook Lodge and adding the Bathing House now known as Serena Cottage. In 1924, Country Life wrote 'the result is as satisfactory as it is fresh. Enbrook to my mind, is the most successful "modern" villa that has been built in this country, using the word villa in its classic sense'. Above Encombe Lodge is a modern development laid out on estate lines, with buildings of similar design. Between these developments and the escarpment, modern houses have been built on the former Encombe Estate. There is no common architectural style

here and a unifying approach would be desirable. The Encombe area as a whole is the most notorious part of Sandgate for earth movements and is characterised by collapsed walls, distorted fencing and a proliferation of cracks and fissures particularly evident in the retaining walls roads and paths. In 1998, the Encombe Stabilisation Scheme was undertaken with dowelling installed along 400m of the beach front to support the toe of the landslide area. It is vital, therefore, that any development proposals here are required to address land stability issues as a part of any planning application.

Wilberforce Road and The Crescent form the main spine of the lower slopes of this area, running parallel with and to the north of Sandgate High Street. These roads, together with North Lane and Hillside, have tall buildings directly fronting the roads and, along the south sides of The Crescent and Wilberforce Road, many houses are entered at first floor level. The Crescent comprises a number of substantial Edwardian terraces of between three and four storeys forming a well-defined enclave.

Hillside car park on Wilberforce Road provides welcome off road parking facilities in this part of the parish. It has recently been resurfaced and provides direct public footpath links up to Encombe and the wooded escarpment above.

# Key Design Characteristics

*Top row: Encombe Lodge*

*Middle row: Walking on the Escarpment*

*(Martello 6 in distance); 1-3 Mariners Gate, Encombe*

*Bottom row: Undercliffe House; 21-24 Wilberforce Road*

## **SCALE:**

detached with three storey along The Undercliff and a mix of single, two and three storey found in Encombe.

**ROOFS:** pitched, slate, dormers and chimneys present. Ornate chimneys on several houses of The Undercliff.



## **WALLS:**

painted render, some brick and render.

## **WINDOWS:**

sash.

## **DOORS:**

multi-panelled, white; porticos a feature on The Undercliff.



## **GARDENS AND BOUNDARY TREATMENTS:**

small front gardens and large rear gardens. Fences and walls used as boundaries.

## **DISTINCTIVE FEATURES:**

sea views and green wooded backdrop distinctive elements of the character here.



# The Esplanade Character Area

INCLUDING  
PROSPECT ROAD  
SUNNYSIDE ROAD  
CASTLE BAY AND  
BREWERS HILL



This Character Area is a long linear one, contained by the lower escarpment slopes on its northern side and the sea, which stretches out along its southern edge as far as the westerly extent of the parish.

Two lovely Grade II listed, clapboarded Regency houses and a number of early Victorian Grade II listed stuccoed terraces overlooking the coast remain, reminiscent of the grand seaside feel of that period. Balconies and verandahs characterise the façades. These have been particularly prone to disrepair and their removal, coupled with ground movement disturbance of foundations and a number of visually conflicting infill developments over the years, has led to a regrettable decline in the quality of the environment in this highly prominent and visually significant part of the parish. That said, the massive improvements in the sea defences has resulted in the stabilisation of a significant part of the western escarpment, and people are buying and improving existing properties because they recognise their merits and the charm of Sandgate itself.

Behind the Esplanade, there are many small no-through roads climbing the hillside (one or two of which are still unadopted). Here, sheltered from the noise of the main road and the gales, you will find an eclectic mixture of buildings. They range in architectural style from 18<sup>th</sup> and 19<sup>th</sup> century houses and mews cottages (some sporting ornate Kent peg-tiled roofs), through one of

the lost pubs of Sandgate (now a dwelling), to Edwardian, Art Deco, and even one rather splendid thatched house, and many more modern houses. Here and there you will find exquisite glimpses of past eras. At the western end of the esplanade and just to the east of Brewers Hill are two stretches of the Napoleonic wall that together with the Royal Military Canal and the Seabrook Redoubt, formed part of the defences against invasion by the French in the late 18<sup>th</sup> and 19<sup>th</sup> centuries.

Looking at the view down the stepped Brewers Hill to the sea you might almost think that you were somewhere in Cornwall a century ago. Look up Seaview Terrace and, with a bit of imagination, one can picture the cottages occupied in past times by smugglers and fishermen: walk past Queens Mews cottages and around the corner into Upper Wellington Place and imagine people living in these houses in the 18<sup>th</sup> century. Everywhere you will find character, and there are at least ten listed buildings in this western part of Sandgate alone.

However, this charming end of the village is constantly under threat from the unsympathetic infilling of gardens and green spaces and the demolition of sound buildings to replace them with apartment blocks. It is vital this prominent and visually significant end of the parish is given strong protection.

# Key Design Characteristics

Top row: Wellington Terrace, looking east late 19<sup>th</sup> century; Spanish House, looking east 2013  
Middle row: Littlebourne Lodge and Frenches  
Bottom row: Grafton Cottage and Regency Cottage;  
Detail of balcony at Spanish House,  
30-32 The Esplanade



## WALLS:

painted brick and render in pale pastel shades, and others clapboarded.

## WINDOWS:

multi-paned painted sash.

## DOORS:

4 panelled.

## GARDENS & BOUNDARY TREATMENTS:

small front gardens with low boundary walls. Off street parking not characteristic.

## DISTINCTIVE FEATURES:

dutch style gable end and balconies on Nos 30 – 34 inclusive (all Grade II listed), balconies on Wellington Terrace, total clapboarding of Regency Cottage and Grafton Cottage (both Grade II listed).



## SCALE:

three+ storey, terraced and detached. Vertical emphasis in style and building form, typical of seaside and sea fronting development.

## ROOFS:

pitched, peg tiles and slate with chimneys. One thatched roof. Dormer windows not prevalent.



# The High Street Character Area

INCLUDING  
GOUGH ROAD



Viewed from Sandgate Hill, the High Street appears as a gently curving ribbon of buildings at the foot of the steeply sloping escarpment. Although there is considerable variety in the detailed design of buildings along the High Street, they are seen, as the 1975 Sandgate Study: an Informal District Plan (Shepway District Council) concludes, to coalesce into a cohesive whole with common building heights, forms, elevational details and building lines providing an overall unifying theme. It is only where buildings have not respected these predominant layout characteristics that the street scene has been interrupted to the detriment of the overall form.

Sandgate High Street has a strong commercial character with a wide range of building styles and a number of particularly fine individual and groups of buildings which contribute positively, both in themselves, and the important streetscape contribution they afford to views along the street. These include the neo-Georgian brick Chichester Hall and Jubilee Clock, weather boarded Vine Cottage, the late 18<sup>th</sup> century 43 High Street with its interesting and well preserved 19<sup>th</sup> century shopfront, the Ship Inn, the Coastguard Terrace with its provenance reflected in its fine ornamental plasterwork of Crown and Anchor and oak leaf scroll detailing, the Old Fire station and Library now home to The Sandgate Society with its distinctive red double doors, oriole window and fish scale bell-côte, the recent award-winning Seafront House at 127 High Street

by Guy Holloway Architects and a number of fine shopfronts, including Nordens.

Shopfronts are a distinctive and important element of the streetscape here. Still largely traditional in form, shopfronts along the High Street are, as noted in the Conservation Area Appraisal, mainly painted softwood, some with iron columns or mullions, stone or timber pilasters and brackets, painted timber fascias and hand-written shop signs. Occasional projecting hanging signs are also present generally on pubs.

Gough Road draws much of its built character from its relationship with the High Street. Any original commercial character has been largely lost. The road is now characterised by residential properties, ancillary storage and servicing accommodation together with garaging for High Street properties.

# Key Design Characteristics

*Top row: View looking east*

*Middle row: Vine Cottage; 43, Norden's Antiques*

*Bottom row: 38; 78, formerly Lloyds Bank and 76, Sandgate Village Shop*



## GARDENS AND BOUNDARY TREATMENTS:

none. All properties open direct to the street.  
Clear building line.

## DISTINCTIVE FEATURES:

a number of highly distinctive shopfronts including Norden's Antiques with curved glass shopfront, The Ship Inn, the old Lloyds bank building and the Old Fire Station.



## WALLS:

painted brick and painted render. Stucco on brick. Limited use of weatherboarding on timber frames, and tile hanging.

## WINDOWS:

sash on upper floors, painted. Multi-paned. Commercial shopfronts. Some instances of bay windows and decorative window detailing.

## DOORS:

various given range of land uses along the High Street. Limited instances of porticos.



## SCALE:

three and four storey, terraced.

## ROOFS:

pitched, both peg tile and slate characteristic here. Some dormer windows. Properties have chimneys.



# Radnor Cliff Character Area

INCLUDING  
RADNOR CLIFF CRESCENT  
LISTER WAY  
VICARAGE ROAD AND  
THE RIVIERA



This area falls within the Sandgate High Street Conservation Area and includes, on The Riviera and Radnor Cliff Crescent, a number of distinguished later Victorian and Edwardian houses, two of which are listed, including the house built by CFA Voysey for HG Wells in 1898. The area also contains ten buildings of Merit as identified by the Sandgate Conservation Area Appraisal from a similar period, seven of which are located on Radnor Cliff, and three on The Riviera including 'Beaulieu' and 'Seaholme'.

The Sandgate Conservation Area Appraisal highlights the importance of the homogenous character of the western end of Radnor Cliff and Radnor Cliff Crescent, which remains coherent and distinctive, in contrast to the highly diversified character of the eastern end of Radnor Cliff which contains a number of unsympathetically designed infills and variations in quality, including Marine Point classified as a negative building.

The views from and relationship with the beach and seafront below are especially important here, as is the landform and planting to the foreground and the protected wooded escarpment backdrop. "A vital component of the Radnor Cliff area's character.. is its dramatic hillside setting and planting. Views into or out of this area and gaps between houses are important to its setting".

The low density of much of the development in this area is a significant feature of its character and appearance. Such characteristics have led in the past to redevelopment pressures and the consequent construction of large infill blocks, out of keeping in scale and detailing with the surrounding built form. The Local Planning Authority currently defines this part of the district as an Area of Special Character for its special environmental quality, including important skylines and detached houses in large gardens with much mature vegetation, which contributes significantly to the attractive appearance and character of their surroundings. The community strongly supports the protection of such areas from development that fails to make a positive contribution to the special character and appearance of the area.

The very evident environmental quality and sensitivity, together with the quiet residential character of this area, requires that the design of new development should be of a high standard commensurate with protecting the area's amenity and built context, and in scale, massing and orientation should ensure that physical barriers closing views to the sea or wooded escarpment are not created and that any opportunity to undo such barriers that have been erected in the past is given appropriate consideration.

# Key Design Characteristics

*Top row: View looking east down Radnor Cliff, 27 in foreground*

*Middle row: Radnor Cliff & The Riviera from the sea; 16-18 Radnor Cliff from the beach*

*Bottom row: View of eastern end of Radnor Cliff towards the coastal path; View of The Riviera looking east*

## SCALE:

two and three storey, with more than three storeys mostly found along the eastern end of Radnor Cliff. Properties are mainly detached and semi-detached. Density of development is characteristically low on the wooded hillsides to the north of Radnor Cliff, while at the eastern end of the southern side, higher density development in the form of purpose-built blocks of flats prevails.

## WINDOWS:

painted, predominantly sash.



## WALLS:

majority are of painted render with a few using red/brown brick. Some brick detailing. White weatherboarding present on The Riviera.

## ROOFS:

majority are pitched using of peg tiles and slate, apart from several flat roofed larger scale buildings at the eastern end of Radnor Cliff. Properties mostly have chimneys. Dormer windows are prevalent in some period properties.



## DOORS:

various, mostly panelled. Porches typical on Radnor Cliff Crescent and The Riviera. Porticos characteristic of Radnor Cliff.

## GARDENS AND BOUNDARY TREATMENTS:

small front gardens with low ragstone boundary walls. Some off-street parking in Radnor Cliff, Radnor Cliff Crescent and The Riviera. Eastern end of Radnor Cliff heavily congested with parked cars.

# Sandgate Hill and Military Road

INCLUDING  
BYBROOK FIELD  
BYBROOK WAY  
CHICHESTER ROAD  
VALLEY ROAD AND  
SOUTHERN PART OF  
ENBROOK ROAD



Sandgate Hill and Military Road descend from the escarpments and meet at the Village Green and Sandgate War Memorial, at the eastern end of Sandgate High Street. There are excellent views of the historic form of the original village of Sandgate and tempting glimpses of the sea from both roads. From Military Road there are important views of the row of cottages next to the castle, and from Sandgate Hill the Romney Marsh coastline together with particularly attractive sunsets.

The High Street rises to become Sandgate Hill near the listed former primary school, which has now been converted into flats, and St Paul's Parish Church - both in the Gothic Revival style. Development on Sandgate Hill lies on both sides of the road, linking Sandgate with the west end of Folkestone. At the foot of the northern side of the hill are two pairs of weatherboarded shipbuilders' cottages dating from the late 18<sup>th</sup> century and Enbrook Park, site of the Saga Group's offices designed by Michael Hopkins and Partners. Enbrook Park surrounds the Saga complex as an attractive and valuable open space on rising ground. Although alien to the scale and materials of the Conservation Area the Conservation Area Appraisal notes that the Saga complex is of high quality and that the development of which has helped to preserve and enhance park landscape. The building frontage on the south side is less pronounced with significant gaps between detached houses set in large

mature gardens. Buildings on this side are of mixed architectural styles. Many of the homes are built into the slopes, with tall ragstone walls bordering the roadside.

Military Road is made up of more recent residential properties on its western side. Built mainly between the two wars, these are set above the road on a short embankment with ragstone boundary walls and with garages or parking places at the rear. Properties off Enbrook Road to the north date from a similar period. A number of mature trees continue the woodland from the escarpment through to Enbrook Park where there are unrivalled views as the park descends towards the sea.

Bybrook Field and Bybrook Way run off Military Road and are also residential with properties from various time periods. Chichester Road with its steep gradient is characterised by detached and semi detached houses and bungalows from the interwar period. Valley Road at the top of the incline dates from the 1970s with chalet style bungalows.

# Key Design Characteristics

*Top row: Darnley Cottage, Sandgate Hill*

*Middle row: 29-31 Military Road; Enbrook Park*

*Bottom row: 45-49 Chichester Road; Bybrook Field*

## **WALLS:**

red brick, painted render. Small amounts of painted weatherboarding on Sandgate Hill.

## **WINDOWS:**

sash, painted, multi paned. Bay windows.

## **DOORS:**

6 panelled. Porticos present.



## **GARDENS AND BOUNDARY TREATMENTS:**

medium sized front gardens. Boundaries of high ragstone walls or hedges. Off-street parking not a characteristic of this area.

## **DISTINCTIVE FEATURES:**

instances of wooden balconies and interesting decorative finials. Mature planting.



## **SCALE:**

two and three storey, semi-detached.

## **ROOFS:**

peg tiles, slate, profiled concrete. Dormer windows prevalent. Properties have chimneys.



# Seafront Character Area

INCLUDING  
GRANVILLE PARADE  
CASTLE ROAD  
LACHLAN WAY  
MARTELLO TERRACE  
GRANVILLE ROAD EAST  
PARADE ROAD  
GILBERT PLACE AND  
SEA WALK



This area comprises the development behind the High Street between Granville Road West and Lister Way, including Granville Parade and Sandgate Castle. It is an area of mixed development styles and charm arising from its dramatic location at the edge of the sea and its more intimate scale compared to other parts of the parish, with small lanes and cottage style terraced houses. Granville Parade is a popular and ideal setting for community events with its wide promenade, extensive sea frontage and backdrop of interesting 19<sup>th</sup> century buildings. It hosts the strongly supported Folkestone Rowing Club regattas and Sandgate Sea Festival, events which are important elements of the local social calendar. However, it has a poor sense of place, given the dominance of the rear aspects of High Street properties which detract from the unrivalled coastal identity and views of the sea.

The eastern part of this Character Area is dominated by the castle, an Ancient Monument, listed Grade I and, historically, the most important building in the parish. Sandgate Castle has had a long and mixed history. Built in 1539-1540 at the same time and as part of the same series of defences as Sandown, Deal and Walmer Castles, it originally comprised a large central tower surrounded by three smaller towers connected with each other by a curtain wall and covered galleries, with an outer curtain wall and gate-tower on the north and a rectangular building connecting

the latter to the central tower. In 1805, the tops of the towers were removed and the central tower was converted into a Martello tower. After the Napoleonic threat the castle fell gradually into poor condition and virtual disuse. From 1855 to 1857 it served as a prison for German Crimean War prisoners. It has been periodically vacant since then and put to a mixture of uses ranging from restaurant to a museum. It is now a private dwelling. Unfortunately its open setting has been irretrievably lost by recent infill development and sadly this most significant of local buildings is no longer open to the public.

East of the Castle larger residential properties front Castle Road with gardens extending to the beach while, to the west, Castle Road Car Park provides welcome parking facilities for visitors to the area.

# Key Design Characteristics

Top row: *Seafront House, 127 Sandgate High Street and Strand House, 125 Sandgate High Street*  
Middle row: *Granville Parade; 11-15 Castle Road*  
Bottom row: *Granville Place; Gilbert Place*



## GARDENS AND BOUNDARY TREATMENTS:

small front gardens, walled. Hedges and fences not typical.

## DISTINCTIVE FEATURES:

direct relationship with the sea. Narrow alleyways between the High Street and Granville Parade afford important views and linkages. Some attractive shutters remain on Granville Parade properties.



## SCALE:

predominately two storey, semi-detached and terraced with atypical examples of 3 storey buildings.

## ROOFS:

pitched, slate, with dormers and chimneys present.



## WALLS:

painted render, painted weatherboarding, tile hanging, ragstone.

## WINDOWS:

sash, casement, painted, metal and upvc. Bay windows.

## DOORS:

mainly white, 4 -6 panel. Porches typical.



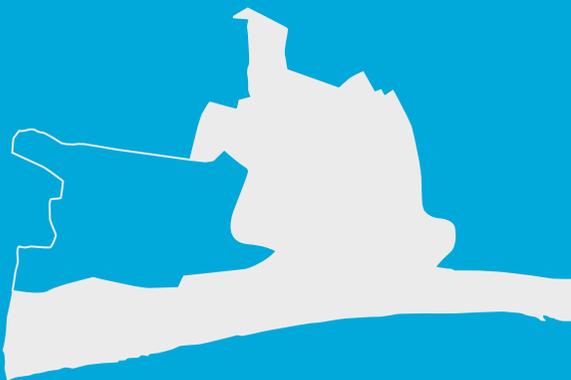
# The Shorncliffe Camp Character Area

Shorncliffe Garrison is located on level land at the top of the Sandgate Escarpment and, as stated previously in this Design Statement, is an important element of the parish's military and built heritage, with the major part of the camp lying within Sandgate Parish. Situated on a plateau, this Character Area enjoys far reaching views to the north towards the Downs, south across Sandgate to the sea and west into Seabrook Valley and Seabrook. Within the camp the landscape is characterised by large open spaces, military and other buildings with tree lined avenues. Shorncliffe Garrison is currently subject to a major Ministry of Defence rationalisation project which aims to reduce and improve the Garrison estate while releasing 70 hectares for redevelopment.

The area south of North Road is in Sandgate and includes sites to be released by the MOD as well as the Sir John Moore Barracks which will remain for military use. Currently dominated by military development, it is characterised by large scale, often simple form, buildings in regimented groups, located in extensive areas of open land. The landscape is distinctive with mature tree planting, either in parkland or linear distribution, being an important element of its character and one which should be protected and enhanced in any new development. A number of the buildings are of some architectural quality including the former library at Somerset Barracks and the listed former garrison church now the Tower Theatre.

Also in this Character Area is the nationally significant Shorncliffe Redoubt, a scheduled ancient monument that has played a key role in the military history of this country.

The Redoubt was constructed at the end of the 18<sup>th</sup> century as an integral part of a programme of military developments to protect the south coast against invasion by Napoleon Bonaparte. It is likely that due to its prominent position and ease of defence Shorncliffe was used for defence of the coast from very early times, probably back to the Roman occupation and maybe back beyond and had been a site of vigilance and defence in every conflict that threatened our shores. Built to a design by Colonel William Twiss, the ramparts and ditches overlook the English Channel and inland to the Seabrook Valley. Sadly, the surviving portion of the Redoubt is being badly eroded. Apart from its physical importance, it is also recognised as the birth place of the modern army. Under Sir John Moore, soldiers, including the newly formed Rifle Corps, were trained using new weapons and tactics to form the Light Division, whose methods were to defeat Napoleon at Waterloo and are still used by forces today.



# Key Design Characteristics

*Top row: Burgoyne House, Shorncliffe*

*Middle row: Glimpse of Martello 7, now a dwelling*

*Bottom row: West Road Gymnasium, Shorncliffe*

*Camp; former garrison church, now the Tower Theatre*



## SCALE:

two/three storey semi-detached and terraced.

## ROOFS:

pitched, slate particularly on historic buildings, concrete tiles. Some decorative ridge tiling and brick parapets, chimneys.

## GARDENS AND BOUNDARY TREATMENTS:

front gardens, open character dominating, buildings set back, boundary treatments low.

## DISTINCTIVE FEATURES:

parkland, mature planting. Military focused design and streetscapes. Long tree lined avenues with significant views west across Seabrook valley and south across Escarpment to the sea.



## WALLS:

red brick.

## WINDOWS:

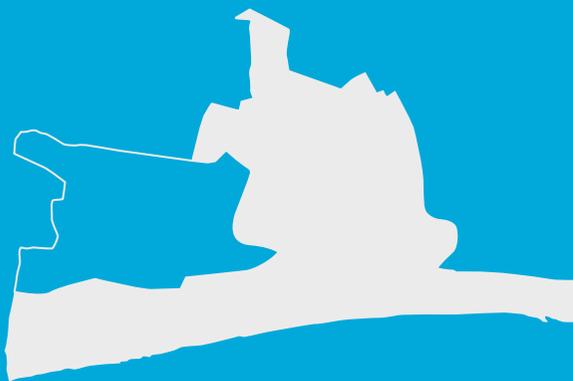
sash, casement, painted.

## DOORS:

various.



# The Shorncliffe Camp Development



The Redoubt was also important in WW1 as a training camp for soldiers heading to France including several thousand Canadian men, and the training trench system they dug is still visible today, although also being eroded. Just below the redoubt are some remnants of WW2 usage including “Pill Boxes”, and the site also has links with Brigadier Bernard Law Montgomery, of Desert Rat fame who served at Shorncliffe.

Strategic Site Policy for Shorncliffe Garrison (SS7) in the Shepway Core Strategy states that the built context for any redevelopment of this area is the adjacent area of Cheriton and that redevelopment here should integrate fully and sensitively with both it and the Seabrook Valley. However, the Camp and MOD land holding here is equally important to the setting of Sandgate Parish, covering as it does the full extent of the crest of the Sandgate Escarpment, which forms the wooded backdrop and skyline of the settlement of Sandgate below. This Escarpment is currently protected as a Local Landscape Area. In addition, the parts of the escarpment that lie to the north of Hospital Hill are designated as a Site of Nature Conservation Interest. It is very important to the setting and character of Sandgate that these environmental designations are upheld in order to protect or enhance the landscape character and functioning of the Escarpment as a green buffer here and that the wooded skyline and escarpment, such a vital component of the character and setting of Sandgate, is not altered by any additional development at the Camp.

This Character Area will, under proposed Policies, see significant levels of additional residential properties in the coming years. Density will be an important aspect of the design of new development here, given its well established attractive and distinctive open plan and lower density character. It is important that such distinctive elements of the area’s built character can be reflected in the new development here which should be the subject of a co-ordinated overarching masterplan.

## SDS 7

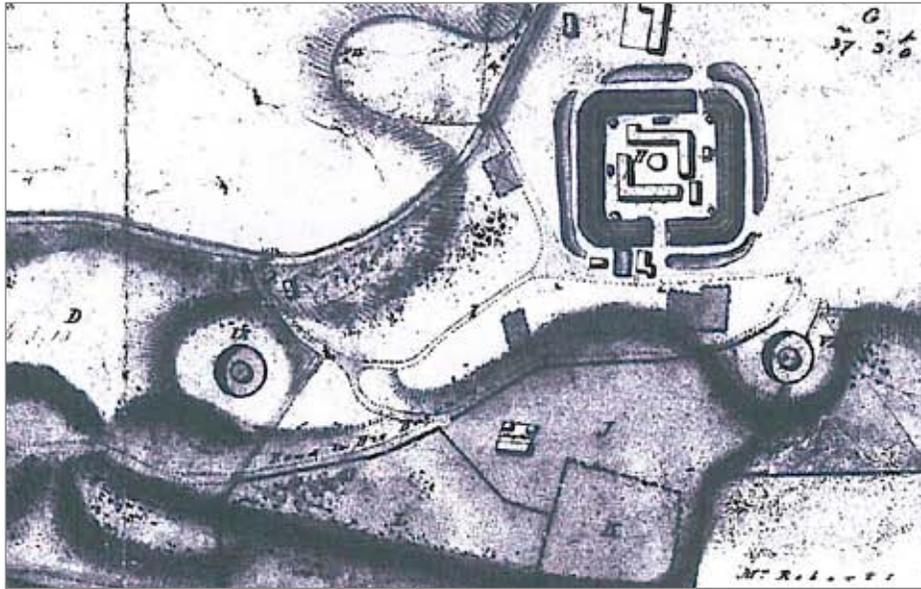
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### Shorncliffe Garrison Redevelopment

The Shorncliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate, is allocated for redevelopment in the Shepway District Core Strategy 2013.

All proposals put forward for consideration as part of the masterplan should be referenced against the Sandgate Design Statement and its Design Principles. Proposals should be based on a robust appraisal of the historical significance of the Shorncliffe Garrison. This will enable early identification of buildings with archaeological heritage interest.

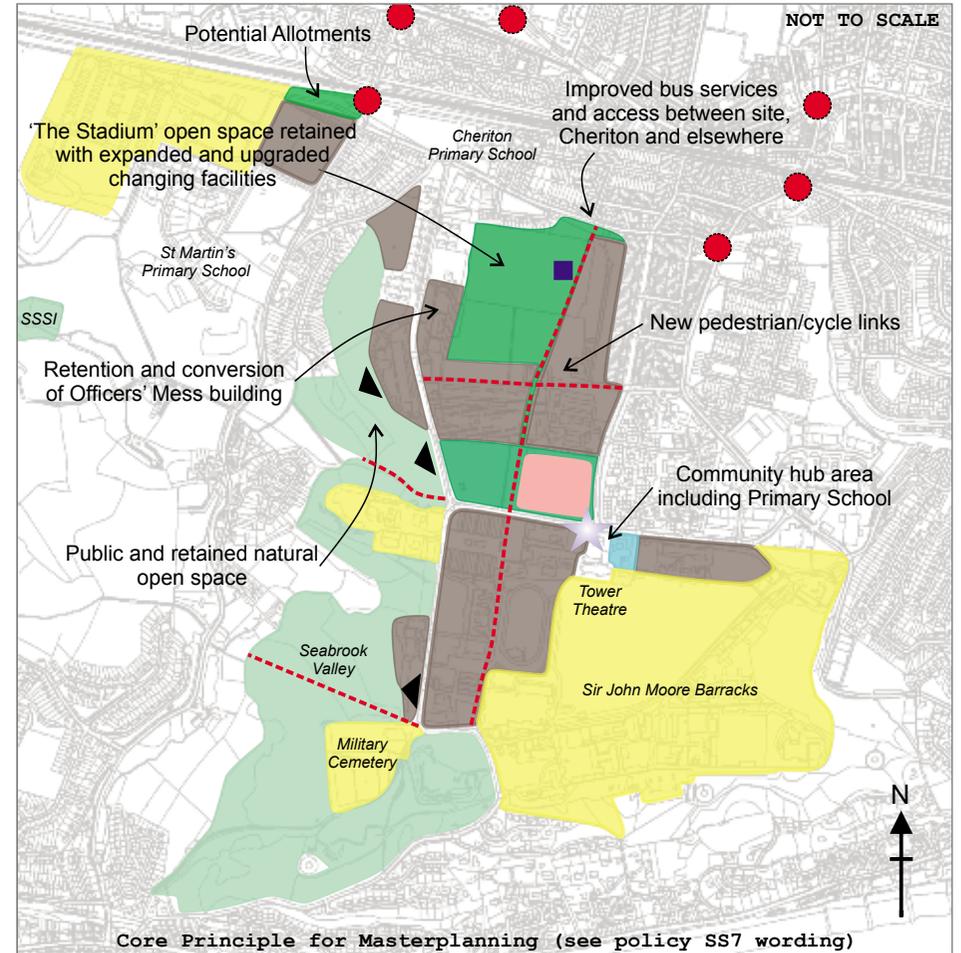
The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.



Top left: Historic Plan of The Redoubt, c.1800

Bottom left: Re-enactment of Sir John Moore's Light Brigade and his Riflemen

Right: Masterplan proposal for Shorncliffe Garrison



Key

- |  |  |
|--|--|
| Retained Military Land & Improved Facilities               | New Changing Facilities & Army Cadet Hut         |
| Residential Core Areas                                     | Other New Community Facilities                   |
| Formal Open Space/ Recreation                              | Main Focal Point of Mixed Activity               |
| Natural Open Space   | Improved Pedestrian/ Cyclist Connectivity        |
| Location for New Primary School (inc. dual use open space) | Junction Improvements                            |
|  | Long Range Views Retained and Landscape Enhanced |

# Land Instability

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Sandgate is a community set in a natural landscape of outstanding beauty. It comprises two major escarpments to the north (known historically as Radnor Cliff and the Shorn Cliff) and the sea to the south – hence its long linear character. Both escarpments have a complex geology. Upper greensand layers (sand and sandstone derived from prehistoric shallow marine sediment known as the Hythe, Sandgate and Folkestone beds) lie over softer Gault clays (known as the Atherfield or Weald clays).

A NW/SE slip plane overlays the hard Hythe beds. Interlaced with these layers are the numerous documented and undocumented underground springs and rivulets that, together with the long shore drift that scours the shingle affecting the toe-weighting element of the beach, predisposes the slopes to instability.

The landslip areas of Sandgate tend to be of a type that require that there should be no sudden increase or decrease in the surface loading. Proposed works for future development are likely to require carefully engineered solutions based on the specific conditions on the site and adjoining land. In 1991, research for Shepway District Council concluded that landslip movement in the Encombe area is influenced by a combination of factors, in particular the amount of shingle removed or left remaining on the foreshore, and that there is a clear relationship between land displacement and rainfall, especially following a wet winter. The consultants recommended that the landslip mass should be anchored by one hundred and sixty four piles, beach replenishment and 4 rock groynes installed along a 400m section of beach from Coastguard Cottages to Seabrook as a retaining force tying the toe of the Encombe landslip to the stable strata beneath. This was completed at a cost of £2.5 million funded by central Government, KCC, Southern Water and Shepway and is known as the Encombe Landslip Stabilisation Scheme. Thus, any engineering solutions must ensure that the weight of construction does not destabilize the land.

Monitoring since then has shown that the engineering works are acting effectively to stabilise the landslip. The situation at Encombe has been greatly improved but there can be no guarantee that further slippage will not occur in the future. Local Plan policy acknowledges the susceptibility of areas of Sandgate to land instability and that problems have occurred including damage to buildings due to land slippage. The Plan currently requires that “planning permission for development within the area defined on the Proposals Map will not be granted unless investigation and analysis is undertaken which clearly demonstrates that the site can itself be safely developed and that the proposed development will not have an adverse effect on the slip area as a whole”<sup>6</sup>.

In addition, a condition known as the Latchgate Condition is attached to new building permissions requiring developers to obtain specialist advice on the suitability of land for development and to carry out such works as are necessary for ensuring the stability of the site or the adjoining land. Although the current policy approach to this issue is focused on the Encombe area of the Shorn Cliff escarpment, in reality, landslips are known to have occurred on other parts of both the Radnor Cliff and the Shorn Cliff escarpments and their undercliffs and therefore the Latchgate Condition is applied to proposals based on latest geotechnical maps and not the boundaries of this policy on the Proposals Map.

It is important to be aware that pre-commencement and site clearance works also can, and do, act to destabilise sites. The parish and district Councils are working to examine ways of addressing this matter, including the encouragement of the early submission of specialist soil reports. Owners of adjoining properties should have easy access to such reports, together with an awareness of the Party Wall Act that they are entitled to enact via their solicitors.

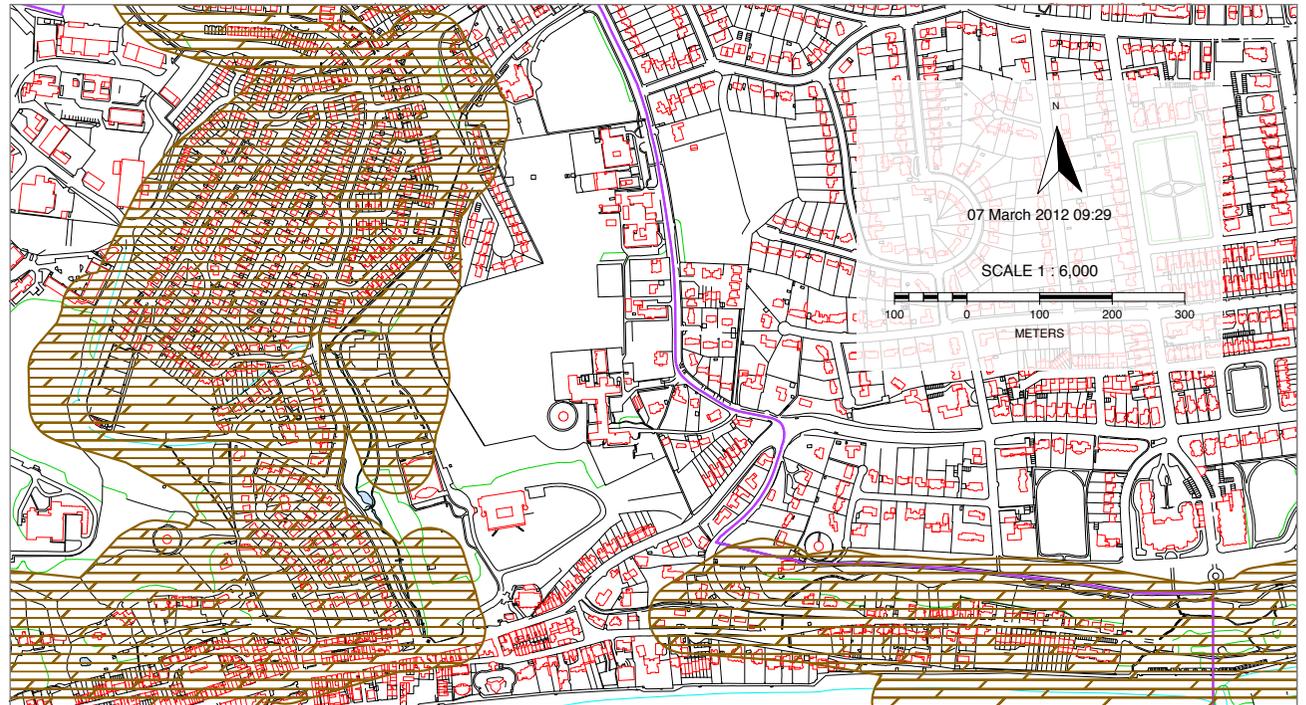
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<sup>6</sup> Saved Policy BE19, Shepway District Local Plan 2006

## SDS 8

### Development in areas of increased landslip risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the Local Planning Authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable. Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out. Applicants may be required to submit a soil stability report before applications can be determined. Stabilisation works may invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.



Top: Extract from Ordnance Survey Map of Sandgate (shaded areas indicate potential land instability)

Bottom left: Two Houses affected by the March 1893 landslip in Sandgate High Street

Bottom right: December 2012 landslip from land adjacent to No 5 Radnor Cliff piles into a passing car

# Sandgate's Natural Landscapes

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**Human wellbeing is intimately connected with our natural environment. Evidence from the UK National Ecosystem Assessment supports what many feel instinctively: regular opportunities to experience nature have positive impacts on mental and physical health, learning and relationships between neighbours. Nature can benefit us at all stages in our lives.<sup>7</sup>**

Sandgate is a community set in a natural landscape of outstanding beauty. The strongly evocative openness of the sea and coastline is, as the Sandgate Conservation Area Appraisal states, a priceless amenity, as demonstrated by the evident competition for buildings which look out upon it. This long coastline and the wooded escarpments which run largely parallel to it have shaped the layout of the settlement and the design of the buildings here for centuries. These wooded hillsides are particularly vulnerable to development pressures given their dominant low density character and their attractive location and views afforded from such coastal settings. Although the beach, and sea, is perhaps more readily visible and visited, the wooded hillsides that provide the strong backdrop for the character and appearance of Sandgate are equally significant and their preservation and enhancement is at the heart of this Design Statement. Given the problems of land instability along the escarpments, the existing woodlands also have a vital role, as promoted by Defra, the Forestry Commission and the Environment Agency, in reducing surface water run-off and soil erosion.

The valuable 'lungs' provided by the woodland north of Encombe, the Undercliff, the Corniches, Radnor Cliff and Enbrook Park also give important green edges, backdrops and leisure opportunities for people in a parish in

which there is almost no other planting. The woodland especially, having only low level management, allows natural ecology to take its course with little disturbance and consequent benefits for the biodiversity of this area. The value of these wooded escarpment areas was recognized in the Sandgate Study conducted by Shepway District Council in 1975: "This area is comparatively steep and was not developed by the military authorities. Being in its natural state and overgrown with shrubs and bushes, it contributes strongly to the amenity of the high slopes and should remain free of development. Its use as open space would be appropriate" and in 2004 by the Inspector into the Shepway District Local Plan Review, "I recognise that, particularly in hilly areas such as Sandgate, some areas of open space may be of high public visual amenity value but access may be limited for some members of the community, such as elderly people, because of the steep slopes. It does not follow that the amenity value of such land would thus be given a lesser weight: rather that in some areas it is the value of the land in terms of visual amenity that is of most importance".

With regard to the Radnor Cliff escarpment the Conservation Area Appraisal emphasises "A vital component of The Radnor Cliff area's character for example is its dramatic hillside setting and planting. Views into or out of this

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<sup>7</sup> *The Natural Choice: securing the value of nature presented to Parliament by the Secretary of State for Environment, Food and Rural Affairs, June 2011*

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Opposite: Detail from a hand painted Map of Sandgate by Phillip Rutt, ARC Creative Design Ltd, shows part of Sandgate's extensive natural landscape found on the Shorncliffe escarpment.



area and gaps between houses are important to its setting. Any infill or development proposals should reflect the rhythm of existing plot sizes and the volumes of houses”.

The contribution of the Sandgate Escarpments to the environmental quality and identity of this locality is recognized by the Local Planning Authority and has been designated as a Local Landscape Area where Saved Policy CO5 requires that proposals should protect or enhance the landscape character and functioning of Local Landscape Areas. The District Planning Authority will not permit development proposals that are inconsistent with this objective. In addition, the District Council has designated an area north west of Encombe as a Proposed Local Nature Reserve in order to reaffirm that the principle function of this parcel of Council-owned land is for the quiet enjoyment of nature and to provide an opportunity to draw in external funding to help with the management of this part of the escarpment.

Enbrook Park is situated in the centre of the parish and is owned by Saga Group Ltd which permits public access. The park covers 11 hectares along the Enbrook Stream with a network of footpaths wending their way through the mature woodland, informal parkland and cultivated areas that surrounds Saga’s large modern headquarters building and leisure pavilion. Wildlife is protected and interpretive panels guide walkers around here. The importance of the natural environment and wooded escarpments in the character and

appearance of the parish is reflected in the numbers and distribution of Tree Preservation Orders (see overleaf). A general TPO was enacted in 1973 that gave protection to trees in six areas of Sandgate. This was further extended in 2011 to the entire eastern escarpment area. The parish council will consider the suggestion of a Tree Management Scheme with advice from Shepway’s arboricultural officer to ensure that the longevity of the woodland is actively preserved and enhanced.

In addition to the extensive informal coastal and wooded areas, Sandgate Parish has four important areas of more formal open space. The National Planning Policy Framework (2012) recognises the importance of open spaces and states that existing open spaces, sports and recreational buildings and their adjoining land, including playing fields, should not be built on except under exceptional circumstances. In 2012 Sandgate Parish Council agreed to a 40-year lease of the Military Road Recreation Ground, Military Road Green, the War Memorial and Wilberforce Green. This has ensured that these areas are given greater protection and already the recreation ground has had a petanque pitch built and funding has been secured for a multi-use games area facility. This initiative will put these invaluable pieces of land under the control of the parish council which will be working to ensure that a consistent programme of usage is maintained and encouraged.

## SDS 9

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### Protection of the wooded escarpments

The low density of development on the wooded escarpments of the parish is a significant contributor to the overall character and appearance of Sandgate and the visual amenity of the wider area. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

In addition, the existing mature wooded skyline escarpments are particularly distinct and a well-established landscape characteristic that should be preserved and enhanced with additional appropriate planting, where possible, to protect the positive and distinctive contribution that the wooded skyline makes to the environmental character and appearance of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the Local Planning Authority and Natural England to progress its declaration as a local nature reserve and the implementation of a management plan to ensure enhanced opportunities for public use and enjoyment.



Tree Preservation Orders, public footpaths and cycle routes around Sandgate

- Key
- 1. BREWERS HILL
  - 2. PARADE ROAD
  - 3. GRANVILLE ROAD
  - 4. LACHLAN WAY
  - MAINTENANCE GANGWAY
  - TREE PRESERVATION ORDERS
  - - - FOOTPATHS
  - NATIONAL CYCLE ROUTE 2
  - /// PROPOSED NATURE RESERVE AREA

# Improvements to the Public Realm of Sandgate High Street

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The public realm in Sandgate, particularly along the high street and seafront areas, is poor. The Sandgate Conservation Area Appraisal concluded that street furniture and surfacing generally displays standard engineering solutions which tend to conflict with the traditional buildings in design, materials and scale. Roadways are entirely tarmac surfaced. Footways to Sandgate High Street are mainly concrete paving, with ad-hoc materials at crossings. Footways to side streets where present are typically tarmac. Street lighting is standard highway type, with the exception of a single lamp standard outside the Old Fire Station. Standard signage and yellow lines are geared to vehicle movements and parking restrictions and are frequently left in place when their original purpose, and signage, has gone. The Conservation Area Appraisal therefore recommended that “a comprehensive audit of street furniture and signs would be an essential preliminary towards de-cluttering the public realm”<sup>8</sup>.

In addition, although not strictly public space, the private forecourts and rear yards of Riviera Court and Sir John Moore Court in the centre of Sandgate High Street present an unrelieved bleak aspect to both the high street and the seafront which degrade a large surrounding area.

“Enhancement of the public realm would, from wide experience in many historic and other centres, bring substantial benefits.”<sup>9</sup>

The urgent need to improve the public realm of Sandgate High Street is acknowledged in the Shepway District Core Strategy 2013 which recognises it as a Local Centre and categorises the upgrading of Sandgate High Street “to aid the viability of local centre and offset impact of traffic” as Strategically Necessary Infrastructure (Appendix 2 Table 6.2) to be delivered in the period 2016-21. “As well as the need to address traffic related issues identified in the Shepway Transport Strategy, public realm upgrades [at Sandgate] could include improvements to the beach area and the upgrading of existing and provision of new facilities”<sup>10</sup>.

This issue has been proactively pursued by Sandgate Parish Council who commissioned Mark Hanton Studio in March 2012 to develop a programme of public realm enhancements linking Sandgate High Street to the seafront and shaping a more direct relationship with the beach along Granville Parade as a basis for funding bids and the delivery of urgently needed works. An extract of these indicative proposals are shown opposite.

## SDS 10

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### Public Realm Improvements to Sandgate High Street

Roadside signage, street furniture and general clutter along the High Street will be audited and the removal of redundant furniture and signage actively pursued with the appropriate authorities. The parish council will work with the county and district councils to ensure the delivery of appropriate high quality public realm improvements along the High Street and associated seafront areas in accordance with the timetable set out in Table 6.2 of the Shepway District Core Strategy and the indicative landscaping programme proposed in Figure 9 of this Design Statement.

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<sup>8</sup> Sandgate Conservation Area Appraisal, CAP for Shepway District Council, para 85

<sup>9</sup> Sandgate Conservation Area Appraisal, CAP for Shepway District Council, para 74

<sup>10</sup> Shepway District Core Strategy, paragraph 5.75

# Aspirational Vision for Sandgate

Paving material carried through crossings to reinforce pedestrian priority.

Re-configured kerb alignment to create a pinch point crossing and provide increased pedestrian space and freedom of movement around main square.

Wide raised table for easier pedestrian crossing of High Street (type of crossing to be agreed with Highway Authority).

Row of proposed trees along road alignment with shrub planting below to provide attractive frontage to the road corridor and visually buffer the Riviera car park and building mass behind.

Proposed focal building/folly acting as tourist information board, bin store for The Riviera, and any other community use required.

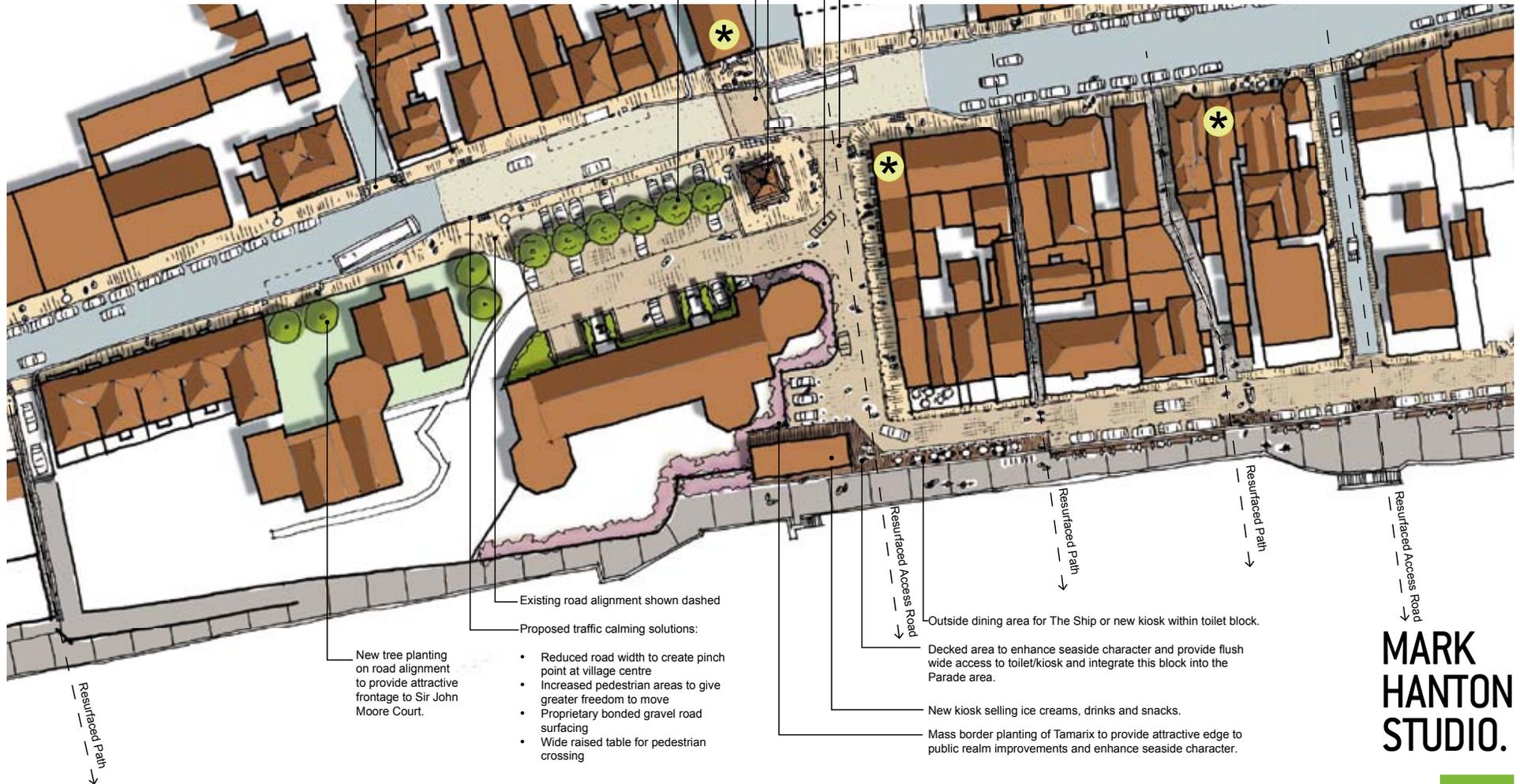
'Shared Space' type street character along Granville Parade, with flush kerbs and stone set paving to give a pedestrian friendly environment and direct access to the beach front.

Same materials taken through to The Riviera carpark to provide a unified public realm environment and feel/character of a large village square.

Existing road alignment shown dashed.

Key

 Focal Building



Existing road alignment shown dashed

Proposed traffic calming solutions:

- Reduced road width to create pinch point at village centre
- Increased pedestrian areas to give greater freedom of movement
- Proprietary bonded gravel road surfacing
- Wide raised table for pedestrian crossing

New tree planting on road alignment to provide attractive frontage to Sir John Moore Court.

Outside dining area for The Ship or new kiosk within toilet block.

Decked area to enhance seaside character and provide flush wide access to toilet/kiosk and integrate this block into the Parade area.

New kiosk selling ice creams, drinks and snacks.

Mass border planting of Tamarix to provide attractive edge to public realm improvements and enhance seaside character.

**MARK  
HANTON  
STUDIO.**



Top left: Buses turn dangerously at the junction of Sandgate Hill and Cooling Lane  
Bottom left: Cars double park on Castle Road forcing pedestrians to walk in the middle of the road

Top right: Wilberforce Road car park – no parking charges, always nearly full  
Bottom right: Castle Road car park – parking charges, always nearly empty

# Traffic and Parking

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The Sandgate Conservation Area Appraisal makes clear that heavy through traffic is a principal cause of character and environmental degradation in Sandgate. In the longer term, structural stability and the ability to keep old buildings in good repair are adversely affected. Stakeholders who took part in this appraisal considered that further speed restriction, traffic calming measures, replacement of standard highway lighting and other measures with more sensitive installations would promote more local enhancement initiatives.

Historically, Sandgate has been on the major coastal route to the ports and, therefore, has had to cope with cross channel traffic travelling through the centre of the village. With the opening of the M20 and the Channel Tunnel, most of the Dover-bound traffic that used the A259 trunk road through the village disappeared and the road has now been de-trunked. However, Sandgate has been left with a legacy of an extremely busy road running through its heart with little, if any, traffic calming measures along its principal thoroughfare, together with outdated and inappropriate parking restrictions.

Surveys and observations over the last four years have clearly shown that residents would like Sandgate to be a place where visitors can park with ease to shop and to eat and not be plagued by speeding traffic. The implementation of a 20mph zone along Sandgate High Street (Twenty Is Plenty) is currently being investigated with the full support of Kent Police and Sandgate Parish Council.

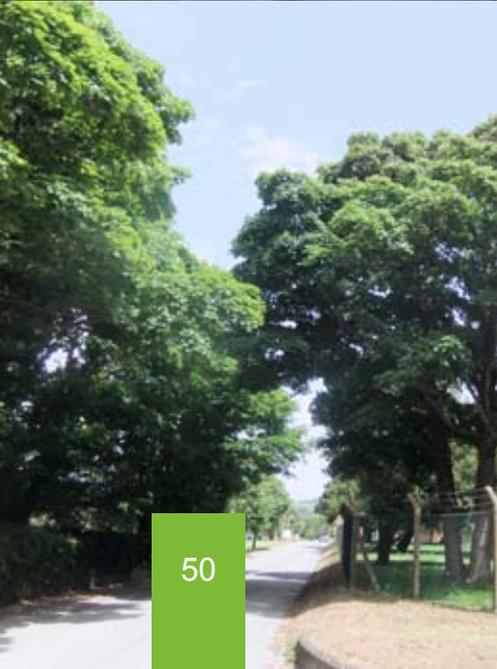
A parking survey will be completed in 2013 by the parish council. This will seek to rationalise parking and remove restrictions which date to the time when the A259 was a trunk road. Inconsiderate parking across the parish will also be included in this survey. The parish council will work closely with the district council and the local community to present local knowledge and local environment issues to produce an up-to-date street-by-street plan which represents the needs of the village today and for the future.

## SDS 11

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### Traffic and Parking

The implementation of a community transport scheme in the parish is supported. With regard to car parking, all planning applications should demonstrate adequate off-road parking provision in accordance with car parking standards. The provision of private off-street parking through the conversion of front gardens should be resisted in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. Any such proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.



# Sandgate Design Principles

## SDS 1

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### Compliance with the Sandgate Design Statement

All applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

## SDS 2

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### Compliance with the Development Plan

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Shepway Core Strategy Local Plan (2013), the Saved Policies of the Shepway District Local Plan (2006), the principles and objectives of Kent Design (2006) and this Design Statement and should acknowledge, preserve and enhance the built and natural heritage of the parish of Sandgate.

## SDS 3

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### Footpaths and Alleyways

The historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the high street and The Esplanade are an important feature in the grain and built character of this parish. Their existing layout, character and the views of the sea and the wooded escarpment that they provide should be retained and respected and, where possible, enhanced in any new development.

## SDS 4

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### Conservation Areas

All development proposals in or affecting the setting of the Conservation Areas in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.



## SDS 5

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### Character Areas

Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation. In particular, the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. An application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers obscuring views to the sea or the wooded escarpments are not created.

## SDS 6

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### Street Scene Detailing

For all applications in the parish, developers should provide elevation drawings comprehensively and accurately showing the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.

## SDS 7

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### Shorncliffe Garrison Redevelopment

The Shorncliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate, is allocated for redevelopment in the Shepway District Core Strategy 2013.

All proposals put forward for consideration as part of the masterplan should be referenced against the Sandgate Design Statement and its Design Principles. Proposals should be based on a robust appraisal of the historical significance of the Shorncliffe Garrison. This will enable early identification of buildings with archaeological heritage interest. The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.

## SDS 8

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### Development in Areas of Increased Landslip Risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the Local Planning Authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable. Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out. Applicants may be required to submit a soil stability report before applications can be determined. Stabilisation works may invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.



## SDS 9

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### Protection of the Wooded Escarpments

The low density of development on the wooded escarpments of the parish is a significant contributor to the overall character and appearance of Sandgate and the visual amenity of the wider area. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

In addition, the existing mature wooded skyline escarpments are a particularly distinct and a well-established landscape characteristic that should be preserved and enhanced with additional appropriate planting, where possible, to protect the positive and distinctive contribution that the wooded skyline makes to the environmental character and appearance of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the Local Planning Authority and Natural England to progress its declaration as a local nature reserve and the implementation of a management plan to ensure enhanced opportunities for public use and enjoyment.

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## SDS 11

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### Traffic and Parking

The implementation of a community transport scheme in the parish is supported. With regard to car parking, all planning applications should demonstrate adequate off-road parking provision in accordance with car parking standards. The provision of private off-street parking through the conversion of front gardens should be resisted in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. Any such proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.

# Sandgate Parish Council Action Points

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The SDS is a parish council document and, as such, the council is completely committed to its success.

Outlined below are specific action points contained in the document, which will enable the parish council, with the help of the local community, to monitor progress.

## **SDS 4 – Conservation Areas** (p12 - 15)

The Parish will

- seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended by the Conservation Area Appraisal document and English Heritage at the earliest opportunity.

## **SDS 7 – Shorncliffe Garrison Redevelopment and Shorncliffe Camp Development** (p37 and 38)

The Parish will

- delegate responsibility to the Shorncliffe Development Steering Group to monitor and work with all relevant bodies as these developments progress
- actively pursue improvements to local infrastructure to accommodate the anticipated increased Sandgate population

## **Land Instability** (p40)

The Parish will

- pursue a review of issues surrounding landslip as a matter of priority through the process of preparing the Shepway Development Management Development Plan Document (DPD)
- consider an amendment to the Local Validation Checklist in line with national advice.
- review the boundary to which policy BE19 applies and its extension to cover all areas of increased landslip risk in Sandgate as defined by the latest British Geological Map

## **SDS 8 – The Natural Landscape and Protection of the wooded escarpments** (p44)

The Parish will

- consider the suggestion of a Tree Management Scheme with advice from Shepway District Council's arboricultural officer to ensure longevity of the woodland is actively preserved and enhanced
- following the adoption of the Military Road Recreation Ground, the War Memorial, Wilberforce Green and Village Green on a 40-year lease we will work to ensure that a consistent programme of usage is maintained and encouraged.

## **SDS 10 – Public realm Improvements to Sandgate High Street** (p46)

In March 2012 the parish commissioned Mark Hanton to develop a programme of public realm improvements, which would link Sandgate High Street to the seafront. This project will form the basis for future funding bids and will inspire the delivery of urgently needed works.

The Parish will

- seek a provisional costing for the scheme
- work with relevant bodies to support a programmed approach to these improvements and support applications to funding bodies

## **SDS 11 – Traffic and Parking** (p49)

The Parish will

- seek the views of the community and present them to Shepway District Council
- seek and support the reduction in speed limits along the A259 and support 'Twenty is Plenty' to protect the built character of Sandgate High Street and The Esplanade and the safety of the community
- support the community transport scheme in the parish

# Developer's Checklist

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If you are considering any sort of building work in Sandgate, please take a few moments to look through the following checklists before formulating your plans:

## Developers

Will what you are planning:

- Blend in with the landscape?
- Blend in with the surroundings in terms of scale, density, character and building numbers?
- Provide new and preserve existing vistas?
- Encourage pedestrian access and link in with existing footways?
- Include high quality street furniture appropriate for its setting?
- Does the proposal incorporate sustainable drainage (SuDS) measures?
- Has the potential for groundwater contamination been adequately assessed?
- Make use of opportunities to incorporate green roofs?
- Incorporate water efficiency devices/schemes?

## Architects and Designers of New Buildings

Please ask yourself the following questions about the building or extension which you are planning:

- Is its position and size in keeping with neighbouring buildings?
- Is the roof height and pitch appropriate for the area and the style of building?
- Are the construction materials in common use in Sandgate and the Character Area in particular and is their colour appropriate?
- Are the type of windows to be used appropriate for the building and the area, and is their size and proportion in keeping?
- Are the parking arrangements sufficient, safe and inconspicuous so that, for example, the garage does not dominate the frontage?
- Will there be sufficient storage to allow the garage to be used for its proper purpose and avoid on-street parking?
- Are you retaining all existing hedgerows and native trees and respecting the boundary treatments of the Character Area?
- Will what you are proposing harmonise with existing buildings and make a positive contribution to the character of the area?

## Householders

If you are considering altering the exterior of your property or changing any external detail of the building, its paintwork, signs, garden or surrounds, please undertake your own design assessment by studying each elevation or aspect of the building and asking yourself the following:

- List the distinctive features of the property
- Are there any particular features which are out of character with the building itself or with neighbouring properties or with the Character Area as set out in this Design Statement?
- Is what I am proposing in accordance with the Design Principles of this Design Statement?
- Does what I am proposing enhance distinctive features and/or help remove uncharacteristic ones?
- Will it make a positive contribution to the character of the area?

# Public Engagement

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Production of this document was a result of recommendations made in the Parish Plan 2010 that followed an extensive public consultation process with the residents of Sandgate.

## **The Parish Plan process**

First public meeting held 30/10/2008, Feb 2009 Steering Groups formed, February – June - Steering Groups held several meetings, Second public meeting held June 2009; stand at the Sea and Food Festival 28/8/2009; three public consultation meetings held September and October 2009; questionnaire issued to all residents November 2009; analysis of questionnaire January/February 2010, April 2010 – Draft Launch and June 2010 public launch of final document.

Residents strongly indicated that a Village Design Statement was needed in order to address issues of Sandgate's built environment and conservation areas. Thus the parish council committed to production of a Design Statement at their meeting in the Spring of 2010.

Subsequently, a Sandgate Design Group was set up in May 2009 and a Planning Consultant (Catherine Hughes) engaged to guide the process and its subsequent adoption by Shepway District Council as a Supplementary Planning Document.

Further consultations were held concerning aspects of the Village Design Statement with Sandgate residents and businesses.

The Village Design Consultation timetable was as follows:-  
Farmer's Market - July 2012, Sea Festival - August 2012, Hub Coffee Shop - September – October 2012 and Sandgate Library - September – November 2012.

# Acknowledgements

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## **Shepway District Council**

Councillor Robert Bliss – advice and guidance on the process  
Mark Aplin – Planning Policy Team Leader, Piran Cooper – Planning Policy Officer, Chris Lewis – Head of Planning, Lisette Patching – Development Control Manager and David Shore – Planning Policy and Economic Development Manager, for advice and guidance on planning issues

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Bob Preedy – Resident

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Marjorie Findlay-Stone – Sandgate Parish Councillor  
Melita Godden – resident  
Jane Hartmann-Jemmett – resident  
Catherine Hughes MRTPI – Planning Consultant, Catherine Hughes Associates  
Colin Jinks – resident  
Roger Joyce – Sandgate Society  
Rosemary Sanders – resident  
Grahame Wickenden – resident

## **Geological & Conservation Area Maps**

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Philip Rutt – ARC Creative Design Ltd  
Chris Shaw – The Shorncliffe Trust  
The Sandgate Design Group  
Jack Warshaw – Conservation, Architecture and Planning (CAP)  
Euan Williamson – Illustration (p9)

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David Cowell – Sandgate Community Trust  
Sue Law – Shorncliffe Trust  
Hilary Tolputt – resident  
Euan Williamson – President of the Sandgate Society  
The Sandgate Design Group

## **Consultations**

LOAF, Sandgate High Street  
Golden Arrow, Enbrook Valley  
Trustees of Chichester Hall  
Sandgate Librarian and Parish Clerk

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