



Heritage Statement in Advance of the Proposed Development at the Former School for the Deaf, Margate, Kent.

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Heritage Statement in Advance of the Proposed Development at the Former School for the Deaf, Margate, Kent.

National Grid Reference centred TR 35844 70534



Report for Bond Bryan Architects Ltd

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Built Heritage Statement in Advance of the Proposed Development at the Former School for the Deaf, Margate, Kent

Summary

SWAT Archaeology has been commissioned by Bond Bryan Architects to prepare a Heritage statement relating to the proposed development area (PDA) of Land at the Former School for the Deaf, Margate, Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

Following an assessment of all the designated assets within an 800m radius of the site, it was found that a number of heritage assets could potentially be affected by the proposed development. These were assessed and it was identified that the following required further assessment: the Margate Conservation Area; the Clifton Place/Grotto Gardens conservation area; the designated park and garden of Dane Park; and a number of other undesignated assets pertinent to the school.

The site lies within the eastern boundary of the Margate Conservation Area, which covers the historical core of Margate and key areas of the 18th and 19th century expansion of the town. Given its location on side the Dane Valley with views across, the scope of the Heritage Assessment will also incorporate a review of the Conservation Areas elsewhere in Margate. In the 17th century this area of Margate was farmland. Following the expansion of the town, in the 18th century site originally housed a building called the Academy, having previously been the workhouse. This was replaced in 1874, with the arrival to the school for the deaf from London, who eventually demolished that building and built a new large Gothic school building located on a terraced area at the southern side of the site. The school kept expanding with more buildings added until eventually these were demolished and replaced with the current school buildings in 1972.

This report has shown that the proposed development for the majority of these heritage assets does not cause harm to these designated assets, which retain their historical and aesthetic interest and in the case of Dane Park, its communal value as well. A school has been on the site for over 100 years and the continuation of the Site as a school retains this historical pattern of land use. Whilst the current school buildings since the 1970s are low rise and discrete, they are not fit for purpose for a general day attendance school as they were not designed for large numbers of pupils. The proposed new school buildings are larger in scale but are still overall smaller than that of the original gothic architectural style school that was in place from the

latter part of the 19th century. The key settings that will potentially be impacted are the eastern edge of the Margate Conservation area from Victoria Road and from the long views across the Dane Valley from the Clifton Road/Grotto Road Conservation Area. The school proposals have been designed to minimise any impact to the Conservation Area by ensuring that the boundary alongside Victoria Road in the Conservation Area has negligible intervention and retains its current character, as well as ensuring any traffic disturbance is kept to a minimum by utilising the proposed new entrance on the eastern side of the site. The PDA only accounts for a minor aspect of their overall setting, whilst the proposed school is taller than of the present buildings it is lower than the current chimney height and is of an appropriate size and scale that will be softened by the surrounding mature vegetation. The impact on Victoria Road and the Margate Conservation Area is considered 'less than substantial' in accordance with NPPF Paragraph 196 and no harm for the remaining designated assets. It is considered that there will be significant public benefits from the scheme with the provision of new school. KCC has identified that there is a need for an increase in provision of secondary schools across Thanet. Population growth coupled with new housing will increase demands for secondary school places Finding suitable locations is difficult and this makes best use of an existing disused school location. In addition, the new sports facilities will provide further public benefit through community use.

Further clarification and information is required concerning the non-designated assets pertinent to the previous Royal School for the Deaf. It is unknown if these were lost / removed during earlier demolition and redevelopment works on the site. Due to COVID19 site visit restrictions the current owner of the site has not managed to verify their existence in the premises. Confirmation will be required from the owner / contractor that these elements do not exist. In any other case a method statement for their removal / relocation / preservation is recommended.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Bond Bryan Architects Ltd (the 'Client'), to carry out a Heritage Statement relating to the proposed development area (PDA) at the former School for the Deaf, Margate, Kent centred on National Grid Reference (NGR) TR 35844 70534 (Fig.5).

1.2 Site Description

- 1.2.1 Margate is located at the eastern end of the North Kent Coast. over solid chalk, with high chalk cliffs rising to either side of the beach and harbour in the centre of the town. The Dane Valley rises gently south eastwards through the town from the harbour area, The PDA is located in what was the Royal School for the Deaf, off Victoria Road, some 550m south east from the coast at Margate Bay. The Site is not within a conservation area, nor does it contain any statutorily or locally listed built heritage assets. The PDA is surrounded by residential housing, and Dane Park is to the north east and there is the Margate Town Conservation Area adjacent to the site to the west. The Site lies within the vicinity of numerous designated heritage assets, which are located to the west, north west and north of the Site. In addition, there are other Conservation Area located to the north of the PDA on the opposite side of the valley.
- 1.2.2 The area of the PDA which is the school is circa 11 acres and consists of a grassed playing field with a complex of school buildings along the southern area of the PDA. Since the school was situated on the southern side of the valley, it has been terraced into the hillside and the buildings are located at different heights within the complex. The northern end of the playing field is 14.5m aOD reaching 16.4m aOD on the southern side of the playing field before rising to a bank, reaching 20m aOD at the start of the school buildings on the northern side of the complex. As the valley sides increase in height the further south you go, the ground level on the southern side of the building complex reaches around 23.3m aOD at the southern end of the complex.

- 1.2.3 There is a requirement under the National Planning Policy Framework (NPPF) Paragraph 189 which requires an applicant to explain the significance of heritage assets likely to be impacted by a proposed development, including consideration of their settings, and to demonstrate the impact that the development will have upon that significance. This report fulfils this requirement with respect to built heritage. This report will therefore focus on assessing the heritage assets within the Site's vicinity, in addition to the relevant character areas that define the Conservation Areas. The principal objective of the report is to provide a detailed assessment of the impact of the proposed development upon the significance of identified heritage assets.

1.3 Project Constraints

- 1.3.1 No constraints were associated with this project.

1.4 Scope of Document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.
- 1.4.2 This heritage asset study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned

proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

1.4.3 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*

CIFA (2017:4)

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in July 2018, revised in February 2019 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

2.2 National Planning Policy Framework (NPPF)

- 2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 2.2.2 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.2.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.2.4 Paragraph 185 of the NPPF states that:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.2.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.2.6 Paragraph 190 of the NPPF states that:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

2.2.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.2.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.2.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.2.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.2.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) The nature of the heritage asset prevents all reasonable uses of the site; and

- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.2.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.2.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 2.2.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.2.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.2.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.3 Designated Heritage Assets

2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.3.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3.4 While not part of the legislative framework, the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972 (to which the UK is a signatory) makes provision for the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value (OUV).

2.3.5 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

2.3.6 Any Heritage Asset that includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

2.3.7 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

Significance

2.3.8 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building and internal features of special character including chimneystacks and fireplaces.
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture and social connections of an original architect or owner.
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest.
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric and potential for below ground remains.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:
- Evidential value. This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
 - Historical Value. This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but

it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.

- Aesthetic value. This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- Communal value. This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

Historic Environment Good Practice in Planning Notes

2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

GPA2: Managing Significance in Decision-Taking in the Historic Environment.

2.4.5 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets.

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive

or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.4.13 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'Historic England Advice Note 2: Making Changes to Heritage Assets' (25th February 2016) and 'Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015).

2.4.14 In October 2019, Historic England released Advice No 12 on Statements of Heritage Significance: Analysing Significance in Heritage Assets. It advocates exploring a stage approach to decision-making in understanding the significance of heritage assets in advance of developing proposals for their buildings and sites as well as exploring a stage approach to decision-making:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal of enhance significance.

2.5 Local Policies

2.5.1 Thanet District Council has a draft Local Plan from 2015 that covers up to 2031. The previous Local Plan was adopted in 2006 and some policies from this plan has been saved and transferred to the new plan. The draft plan has a number of policies relevant to archaeology:

- POLICY SP29: Conservation and Enhancement of Thanet's Historic Environment
- POLICY HE01: Archaeology

- POLICY HE02: Development in Conservation Areas
- POLICY HE03: Local Heritage Assets
- POLICY HE04: Historic Parks and Gardens
- POLICY HE11: Archaeological Assessment
- POLICY HE12: Archaeological Sites and Preservation

2.5.2 These policies are covered in turn in more detail below:

POLICY SP29: Conservation and Enhancement of Thanet's Historic Environment.

2.5.3 The Council will support, value and have regard to the significance of Heritage Assets by:

- 1) protecting the historic environment from inappropriate development,
- 2) encouraging new uses where they bring listed buildings back into use, encouraging their survival and maintenance without compromising the conservation of the building,
- 3) seeking the provision of appropriate research for all applications relating to the historic environment on key sites as identified through the Heritage Strategy,
- 4) facilitating the review of Conservation Areas and the opportunities for new designations,
- 5) recognising other local assets through Local Lists,
- 6) offering help, advice and information about the historic environment by providing guidance to stakeholders, producing new guidance leaflets, reviewing existing guidance leaflets and promoting events which make the historic environment accessible to all,
- 7) agreeing Article 4 Directions which will be introduced and reviewed as appropriate,
- 8) supporting development that is of high-quality design and supports sustainable development.

POLICY HE01: Archaeology

- 2.5.4 The Council will promote the identification, recording, protection and enhancement of archaeological sites, monuments and historic landscape features, and will seek to encourage and develop their educational, recreational and tourist potential through management and interpretation
- 2.5.5 Developers should submit information with the planning application that allows an assessment of the impact of the proposal on the significance of the heritage asset. Where appropriate the Council may require the developer to provide additional information in the form of a desk-based or field assessment.
- 2.5.6 Planning permission will be refused without adequate assessment of the archaeological implications of the proposal.
- 2.5.7 Development proposals adversely affecting the integrity or setting of Scheduled Monuments or other heritage assets of comparable significance will normally be refused.
- 2.5.8 Where the case for development which would affect an archaeological site is accepted by the Council, preservation in situ of archaeological remains will normally be sought. Where this is not possible or not justified, appropriate provision for investigation and recording will be required. The fieldwork should define:
- (a) The character, significance, extent and condition of any archaeological deposits or structures within the application site;
 - (b) The likely impact of the proposed development on these features;
 - (c) The means of mitigating the effect of the proposed development.
- 2.5.9 Recording should be carried out by an appropriately qualified archaeologist or archaeological contractor and may take place in advance of and during development. No work shall take place until a specification for the archaeological work has been submitted and approved by the Council. Arrangements must also be in place for any necessary post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

POLICY HE02: Development in Conservation Areas

- 2.5.10 Within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of this Plan, will be permitted, provided that:
- 2.5.11 Proposals for New Buildings 1) they respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, streetscape, trees and landscape features, 2) they respond sympathetically to their setting, context and the wider townscape, including views into and out of conservation areas, 3) the proportions of features and design details should relate well to each other and to adjoining buildings, 4) walls, gates and fences are, as far as possible, of a kind traditionally used in the locality, 5) conserve or enhance the significance of all heritage assets, their setting and the wider townscape, including views into and out of conservation areas 6) demonstrate a clear understanding of the significance of heritage assets and of their wider context,
- 2.5.12 Proposals for Extensions 7) the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations, 8) appropriate materials and detailing are proposed and the extension would not result in the loss of features that contribute to the character or appearance of the conservation area.
- 2.5.13 New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted. Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

POLICY HE03: Local Heritage Assets

- 2.5.14 The Council supports the retention of local heritage assets, including buildings, structures, features and gardens of local interest. Local Heritage assets will be identified in a Local List as part of the Heritage Strategy. Once adopted where permission is required, proposals will be permitted where they retain the significance, appearance, local distinctiveness, character or setting of a local heritage asset.

POLICY HE04: Historic Parks and Gardens

- 2.5.15 Planning permission will not be granted for any development that will adversely affect the visual, historical or horticultural character of an historic park or garden or its setting, whether or not it is included on the statutory register.

Policy HE07: Non-Listed Buildings in Conservation Areas

- 2.5.16 The Council will prevent unsympathetic alterations to non-listed buildings which it considers to contribute to the character of a conservation area.

POLICY HE11: Archaeological Assessment (saved from 2006 Local Plan)

- 2.5.17 In order to determine planning applications, the District Council may require the developer/applicant to provide additional information, in the form of an assessment of the archaeological or historical importance of the site in question and the likely impact of development. In certain cases such assessment may involve fieldwork or an evaluation excavation. Where the developer is not prepared to arrange such an assessment voluntarily, the District Council will use its powers to direct that such information be supplied. Planning permission will be refused without adequate assessment of the archaeological implications.

POLICY HE12: Archaeological Sites and Preservation

- 2.5.18 Archaeological sites will be preserved and protected. On those archaeological sites where permanent preservation is not warranted, planning permission will only be granted if arrangements have been made by the developers to ensure that time and resources are available to allow satisfactory archaeological investigation and recording by an approved archaeological body to take place, in advance of and during development. No work shall take place until the specification and program of work for archaeological investigation, including its relationship to the program of development, has been submitted and approved.

3 METHODOLOGY

3.1 Sources

- 3.1.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 3.1.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 3.1.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

- 3.1.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

Aerial photographs

- 3.1.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

Secondary and Statutory Resources

- 3.1.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

- 3.1.7 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for Heritage Assets.
- Understanding the setting of the Heritage assets.

4 HISTORICAL DEVELOPMENT

4.1 Earlier Developments

- 4.1.1 The Isle of Thanet has been occupied since prehistoric times. The evidence of early hunter gatherer peoples on Thanet which can be seen in the Pleistocene deposits of the island particularly at Pegwell Bay and Manston. During the Mesolithic period the coastlines of Thanet would have been different to the present-day coastline as the water levels were lower. It is thought that Thanet would not have been an island at this point. By the Bronze Age it is thought that the waters had rose enough to form an island but that there was still land to the north and east of the present coastline.
- 4.1.2 The Neolithic period of Thanet is dominated by the rising sea level, which would have altered the geography of the region and affected local resources. Evidence on Thanet of the Neolithic period and Bronze Age period is seen through the funerary landscapes along with evidence of worked flint tools. Major monuments include the causewayed enclosures at Chalk Hill, Pegwell, North Foreland and the remains of late Neolithic and Bronze Age barrows, some with burials, along with extensive landscapes of the settlements, farmsteads, trackways and agricultural lands. During the Bronze Age it appeared people favoured the promontories and highest elevations for the location of barrows of which there are hundreds across Thanet, especially in the area of Thanet Earth. At Thanet Earth Beaker burials were found likely given Thanet's coastal position and proximity to the Continent, aside from the concentration of these burials around Stonehenge, the density seen on Thanet is the next known in the whole of the south east.
- 4.1.3 By the Iron Age in the sixth century BC, the coastline was formed of tall cliffs that were impassable except in deep valley intersections. Margate and Ramsgate were broad natural bays with smaller bays along the north and east coastline such as at Westgate and St Mildred's Bay, that would have allowed access for fishing boats. The earliest Iron Age features date to the fifth century BC and comprise of defensive settlements at North Foreland, Trinity Square, Margate and South Dumpton Down replacing the earlier Bronze Age landscapes.
- 4.1.4 The Roman army invaded Britain in 43 AD, and it is possible that they landed at nearby Richborough and Ebbsfleet. The Romans created major Kentish ports at

Richborough, Dover and Lympne and therefore Kent was of considerable strategic importance. Roman villas have been found across Thanet and in common with elsewhere in Kent, many of these buildings went out of use around 300 AD. There is a suspected villa circa 1km north of the PDA (TR 26 NE 71) within the Dane Valley area. Romano-British activity seems to cluster around both sides of the Dane Valley leading up to the present harbour with most of the activity concentrated at the seaward end of the valley on both high ground and further down the valley sides. Activity is similarly recorded further inland, also along the valley sides. A Romano-British cremation burial dating to between 75-125 AD was found by workmen excavating a trench in Arthur Road, Cliftonville. No major Roman Roads were found but the hollow ways suggest many originated in the Iron Age.

4.1.5 The arrival of the Anglo-Saxons is celebrated in Thanet through the tradition of the arrival of Hengist and Horsa in 449 AD at Ebbsfleet near Cliffsend. Remains of the new settlers can be seen in the cemeteries that can be found throughout the island and the occasional evidence of dispersed settlement that has been found. In 597 AD the Pope sent Augustine with a group of monks to Kent to convert the population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598 AD Augustine and his monks built a church outside the city walls in Canterbury. Land was also granted in Thanet to build a monastery on an estate at Minster on the Isle of Thanet.

4.1.6 At the time of the Domesday book in 1086 AD following William of Normandy's invasion in 1066 AD of England, only Monkton and Minster were recorded as manors on Thanet. The name Margate means 'Pool gate' or a cliff gap where there are pools. In old English it was 'meregeat', which by 1293 had transformed into Margate. However, the church of St John is thought to have origins from 1050 although the current structure is from the 12th century. At this point it was a subsidiary chapel of Minster until 1275. This suggests by 1275, Margate was becoming more prosperous as a settlement. In 1229 Margate had actually become a limb port to Dover under the Cinque Ports. An organisation originally formed by 1100 for military and trade purposes. During the Medieval period, Margate had a number of different piers to support its shipping and protect the bay and houses, especially as the chalk cliffs were gradually washed away. The

piers were replaced a number of times due to being destroyed by storms. In 1565 Margate had only 108 houses huddled around the edge with the sea.

4.2 Eighteenth Century Developments

- 4.2.1 By the Georgian period, Margate is still considered a fishing village. Hasted an historian writing in 1798 referred to it as a 'poor fishing town'. However, with the invention of the bathing machine in the 1730s and the rise in popularity of Seaside resorts, Margate began to attract attention similar to other seaside towns such as Whitby, Scarborough and Brighton. The town has started to grow from the fishing village clustered around the bay. The church of St John the Baptist can be identified to the south west of the PDA (Figs.8&9). North of the PDA leading away from the shore in an east/westerly direction is Kings Road which leads into Dane Road. Immediately west of the PDA is Victoria Road and the next road along is Hawley Street that turns into Cecil Street. The rectangular feature here is the location of what is Hawley Square. In 1769, Cecil Square was built and was the first Georgian square in a seaside resort. Other residential squares soon followed, along with assembly rooms and libraries. By 1797, the Theatre Royal has opened and by 1796 the Royal Sea Bathing Hospital was built.

4.3 Nineteenth Century Developments

- 4.3.1 In the early 19th century, the new pier in Margate allowed for Steamer ships, further fuelling the growth of the town. The town edged further eastwards and northwards with many hotels and guest houses as well as houses for workers. In 1828 increased numbers resulted in Holy Trinity Church being built on what was then the eastern edge of the town, close to what was to become Ethelbert Road. To the southwest of the PDA, we can see Princes Crescent has been built, Hawley Square is to the west as is Addington Square. However, south of Addington Square is St James Square which is now no longer there. What became Victoria Road that is on the western boundary of the PDA is called Long Mill Lane in 1821. The rural nature of the area is attested to by the couple of farms yards still showing on the map. By 1846, the first railway had come to town, Margate Sands, with a second by 1863 being the current station. This led to further growth in Margate. The current entranceway to the school is where the boundary line of the workhouse and the workhouse gardens are. The eastern part of the

workhouse gardens would be where the Victorian School building was built. We know Margate had a poor house and that it was a large two storey building built in 1769. By the middle of the second half of the 19th century there is occupation on the site of the deaf school with St Johns Academy. The deaf school took over the Academy building that was previously the workhouse. The road on the western boundary of the PDA was renamed Victoria Road from Long Mill Lane. To the south west of the PDA, new roads and housing estate of terraces were built. To the west there were now more housing filling in the area between Hawley Square and the PDA. Part of the northern area of the PDA is labelled as a nursery but the majority of the area is still a field. By the end of the 19th century, the original school Academy building had been demolished and replaced with a purpose-built school for the deaf.

- 4.3.2 The origins of the Royal School for the Deaf in Margate dated back to 1860 when St John's Collage/Academy in the town was rented annually as an extension to the main school on the Kent Road (now the Old Kent Road), which had opened in 1792 in order that the pupils could benefit from the sea air. By 1875, the Margate branch of the school opened permanently at the current site and by 1905 all the school activities were transferred there with the building formally opened by the then Edward, Prince of Wales, patron for a time with Queen Victoria also the patron East of the school starting a long tradition of Royal linkages and patrons with the school.
- 4.3.3 At the end of the century, a plot of land was donated to the residents of Margate and became Dane Park and was laid out in 1896 to the east of the school site.

4.4 Twentieth Century Developments

- 4.4.1 The town continued growing in popularity into the early 20th century as a seaside destination with amusements parks now popularised by the working classes. The creation of Dane Park meant further expansion in this area of Margate. On the eastern boundary a new road was created following the creation of Dane Park called Dane Park Crescent. There were two houses on the eastern side of Park Dane Crescent adjoining the eastern boundary of the PDA with more houses built along Victoria Road. The school during the early 20th century was extended and a lodge was built at the gateway on Victoria Road (Plates 1-3).

- 4.4.2 Upon the death of Queen Victoria, Edward, previous Prince of Wales became Patron. Around 1908, the 'Asylum' was dropped from the name and it became the 'Royal School for Deaf Children'. In the 1920s the school expanded with a new technical block, a small hospital and in 1925 a swimming pool. The land adjoining the eastern part of the school became an 'Instructional Farm' with cattle, pigs and poultry and based on mapping a kitchen garden added. The farm closed in 1938 and the land converted into additional playing fields.
- 4.4.3 By the 1970s, the Victorian built school had become expensive to maintain and run. Many deaf children were being accommodated into mainstream schools reducing the number of potential pupils attending. The school also wanted to move away from the large dormitories to more intimate, family sized units in buildings that were more acoustically suited with modern amenities and noise reverberation control. Consequently, the Victorian school was demolished in its entirety and new buildings replaced on the original site. Construction started in 1972 and took three years. By 1991, the school had 167 pupils and 226 staff.

4.5 Twenty First Century Developments

- 4.5.1 In 2015, when the school had 55 children, it closed when the trust which ran the school went into administration. By this time, the site was 14.7 acres, that as well as the main school building had a number of residential properties, and a hydrotherapy and gym, with sports fields, a sensory garden and playgrounds (Plate 4-5).

5 ASSESSMENT OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.1.2 The Site is currently occupied by the disused former Royal School for the Deaf, which comprises of a number of school buildings spread across the northern part of the site with playing fields to the south. The school buildings were erected in the 1970s and have no historical or architectural interest. There are a number of non-designated assets pertinent to the school's history that are thought to exist and these are covered in detail in section 5.2.35. Although the structures within the Site are neither statutorily nor locally listed, the Site lies within proximity of the Historic Margate Conservation Area, and a large number of built heritage assets, including a large number of listed buildings.
- 5.1.3 A 800m search area was established to identify the built heritage assets with significance that has the potential to be affected by development on this Site. This distance is considered to be proportionate to the scale of the development proposals and allows for the incorporation of any assets located north of the Site on the opposite side of the Dane Valley taking into account the topography of the valley side location of the PDA up to the edge of the coastline (Fig.7).
- 5.1.4 Within this search area there are 223 Listed Buildings: two listed Grade I, 4 listed Grade II* and the remainder are listed as Grade II (Figs. 1, 3 & 2). A number of Conservation Areas also lie within the search radius with the Margate Conservation Area even extending into the PDA. The combination of these heritage assets in varying degrees contributes towards Margate's historic seaside townscape. The historic core of the town is mainly found within the Margate Conservation Area, to the west and north west of the PDA. However, there are also other Conservation Areas to the north of the PDA in the area of Ethelbert and Athelstan Road and also Dalby square, Cliftonville as well as a number of proposed smaller Conservation Areas. The town does not appear to be defined by any

particular designated asset that stands out particularly other than the Dreamland Amusement Park and that of the Georgian Historic Core along the High Street with grand squares of Georgian Houses such as Cecil Square and Hawley Square.

5.1.5 Research and the site walkover have demonstrated that a number of the heritage assets identified within the search radius do not share any known functional or historical link with the PDA. The PDA is not necessarily experienced from them due in a large part to very limited or no invisibility resulting from distance and to the close urbanised nature of the town. Appendix 10.1 provides full details of all the heritage assets within the assessment area.

5.1.6 Where heritage assets are considered to derive their significance from similar values, and they are located in close proximity to each other and with a shared relationship to the PDA, and would experience a similar effect arising from the Proposed Development, assets are grouped for assessment to avoid repetition. Where the assets fall within a conservation area, they are identified and assessed as part of the conservation area. A map locating each built heritage asset can be seen in Figures 2-4.

5.1.7 The site assessment has considered that the following designated heritage assets are required for more detailed analysis to assessing the potential impacts of the proposed development.

- Margate Conservation Area (including Hawley square and Cecil Square).
- Ethelbert Road and Athelstan Road Conservation Area
- Dane Park Historic Park and Garden
- Clifton Place and Grotto Park Proposed Conservation Area
- Northdown Road Conservation Area
- Dalby Square Conservation Area

5.1.8 The proposed Clifftop Conservation Area, the Margate Seafront Conservation Area and the listed buildings contained within it have been scoped out of this assessment given the distance, topography and urbanisation between that of this

area and the PDA. The Edgar Road and Selwyn Road Conservation area is adjacent to that of Dalby Square. However, the road alignments on a north west to south west axis means that there are no views across towards the PDA and has been scoped out of this assessment. This also applies to the Margate Seafront area to the west of the PDA. The urbanisation and intervisibility along with no historical functionality between the two means that this area is not assessed further.

5.1.9 As previously noted, there are no designated built heritage assets situated within the Site itself, although the western edge of the Site does lie within a conservation area. The following assessment seeks to identify the significance, describe the setting of these various heritage assets and Conservation Areas and to what extent the PDA contributes to their significance.

5.1.10 The following section looks to describe the significance of identified heritage assets and addresses Step 2 of the Historic England guidance by describing the setting and the way that it contributes to the identified significance of each heritage asset. The following section also seeks to identify where the development proposals have the potential to impact on significance. Where this is the case, a more detailed assessment of the likely impacts will be made in accordance with Steps 3 and 4 of the Historic England guidance outlined above in section 2.4.11.

5.2 Statutorily Listed Buildings

Margate Conservation Area Group

Architectural and Historical Interest:

5.2.1 Many of the listed buildings that lie within the vicinity of the PDA are located within the Margate Conservation Area. Whilst a Conservation Area appraisal has not been written, Historic England in 2007 wrote a report on Margate's Seaside Heritage which focuses on its historic character of place.

5.2.2 Old town adjacent to the harbour was the focus of the town prior to the arrival of the holidaymakers. Character narrow streets, little regularity in design often low in height. Houses were built along three main streets. King Street, Market Street

and High Street with the Market Place at the core and has the earliest buildings. Few houses remain from this period. One such building is the Tudor House in King Street, which is 16th century.

- 5.2.3 Since sea bathing was popular, and with not enough bathing machine to meet demand, bathing rooms were created on the High Street where they could relax until a machine became available. By the end of the 18th century, there were seven of these rooms recorded. Whilst these buildings no longer exist, their footprint means on the west side of the lower end of the High Street, a series of single storied shops take their place. Most of the listed buildings in the High Street are from the first half of the 18th century and are listed for their architectural features and as a combined group. Many also have modern shopfronts. Located at the southern end of the High Street on the higher ground is the Grade I listed church of St John's the Baptist, which was originally a chapel of Minster until 1275. Dating from the 12th century with a 13th century tower and a 14th century spire. It would have been a key focus point to the historical core of the town and forms the southern edge of the Margate Town Conservation Area.
- 5.2.4 Last quarter of the 18th century saw the creation of the regularity in design of the two Georgian Squares. Cecil Square first Georgian Square built at a seaside resort. These grand fashionable homes modelled on London examples. Hawley Square. Not all houses built in the later part of the 18th century were typically Georgian in design. Some were built using earlier vernacular styles such as 15 Market Place with flint façade. Others include India House at 12 Hawley Street where a tea planter retires to Margate and built a house purporting to imitate his house he had in India. It is during the second half of the 18th century that entertainment become a feature with theatres.
- 5.2.5 Cecil Square was laid out in 1769 and a number of the buildings still remain from this period and are listed for their architectural and historical features. The square contained large houses, shops and the assembly rooms. Nearby Cecil Street was also created in this period and the listed houses there vary in date from the late 18th century to the middle of the 19th century of Georgian architectural styles.

- 5.2.6 East of Cecil Square is Union Crescent. Built in 1800, these are 4 storey Georgian architectural style houses, some original features such as balconies are retained and over time each shows distinct differences but are still recognisable as a group.
- 5.2.7 Soon after Cecil Square, Hawley Square was built nearby with a library and the Theatre Royal as well as houses with construction continuing on into the latter half of the 18th century with unlike Cecil Square, Hawley Square was located around a pleasure garden area. The style being typically Georgian on four stories and allowed more rooms to be rented out as lodgings. Many of the buildings around the four side of Hawley Square are listed, usually group predominately reflecting the significance of the formal Georgian architectural style and layout of the square.
- 5.2.8 The eastern edge of the Conservation area includes the length of Victoria Road. Within this area there are little by way of listed buildings. Welton House just beyond the north western corner of the PDA on the eastern side of Victoria Road is Grade II listed and is of the mid-19th century with architectural significance of Greek Doric columns and Doric pilasters for its porch. The eastern edge of the Conservation Area takes into the western edge of the PDA to incorporate the low brick walling that forms the boundary of the school and likely laid out in the second half of the 19th century. There are mid Victorian houses predominately at the northern end of the road, with the middle area appearing as piecemeal development including the Emmanuel Church and graveyard and later a Drill Hall and employment exchange and yard areas. At the far southern end of Victoria Road, terraces of Victorian houses on either side return.
- 5.2.9 Into the 19th century, small scale intimate Georgian facilities replaced by larger hotels and new forms of entertainment. Development spread along the coast either side into Westbrook and Cliftonville dominated by tall grand sea terraces with smaller terraced houses behind. Continued growth also meant some earlier buildings received improvements to their layout and façade, such as the Theatre Royal in the 1870s. The railways and the cheaper forms of transport meant that the character of visitors altered from that of the very wealthy to those of the middle class. Journey times reduced from 8hours by sea to 2hrs by rail. By the second half of the 19th century styles included full height bays and along with porches or balconies with much detailing in facade features of cornices. Some in

even Italianate styles. Examples are of those in Dalby Square and along Northdown Road.

5.2.10 Marine Drive along the sea front was built in the late 1870s and many of the buildings there are from the late 19th century and into the 20th century. This led to the creation of more entertainment facilities such as the Hall by the Sea. For dining and dancing as well as a menagerie. Into the 20th century, the site later became known as Dreamland and included the Scenic Railway. It also meant that the western side of the High Street no longer directly faced the sea, with the taller Marine Drive buildings blocking views of the sea from the eastern side of the High Street.

5.2.11 Slum clearance 1930s, Fort Road area, creation dual carriageway creating barrier between old town and harbour. WWII destroyed 238 buildings and damaged 900 others. This contributed partly to Margate becoming run-down and reduced the number of visitors and hotels and boarding houses. After the war, the glamour struggled to return and with the 1953 storms causing further damage to the town in the second half of the 20th century the town suffered economic decline and many buildings went into disrepair.

5.2.12 In the 1960s, Arlington House, an 18-storey apartment block was built on the sea front where it dominates the skyline and is considered to be of 'Brutalist' style architecture. Part of Cecil Square were redeveloped with modern municipal buildings with the setting further affected by a main road through and car park in the centre of the square.

5.2.13 In the 1970s and 1980s, uncertainty over investment, along with general economic decline led to further economic and social issues along with many other seaside resorts at the time. Into the 21st century, there has been regeneration. The residential development of the old Sea Bathing Hospital, building of the Turner Gallery for contemporary artists as well as the repair and investment to seafront. Attractions such as the Margate Caves reopening after receiving heritage lottery money and attempts to reenergise Dreamland into vintage amusement park.

Assessment of Significance

- 5.2.14 The significance of this Conservation Area is considered to derive from its role as the historic core of Margate's old town and the laying out of the Georgian design of squares and terraces as one of England's first seaside resorts and its changing character over the following centuries from the 18th century creating an attractive historic character.

Setting

- 5.2.15 The boundary of this area is adjacent to the Clifftop Conservation area and Ethelbert Road and Athelstan Road Conservation Area to the far north eastern extent and to the south western extent it is adjacent to the Margate Seafront Conservation Area. It was the location of Margate with its transport links to London fuelled by ease of steamers along the Thames and then later the railways ensured its growth and popularity in the 18th and 19th centuries. Due to the enclosed and curving nature of the High Street, there are no long views. The southern part of this area also includes Cecil Square and Hawley Square. The setting of Cecil Square has altered with the inclusion of the modern municipal building in the south eastern corner and it is also further detracted by being a main thoroughfare with a car park located in the centre. Due to the urbanisation, there are no views towards the PDA. At Hawley Square, the setting is essentially retained around the garden in the centre and an inward focus. There is an opportunity for views at each of the four corners with the exit/entrance roads into the square, but due to the close urbanisation across this area there are no views towards that of the PDA. The same can be said in the area around the Church of St John the Baptist. With views limited to that of the immediate streetscape around the church. This area of Margate consists of early to Mid-19th century terraces with modern infill. Examples include those of Princes Crescent and Charlotte Square when to close urbanised nature of the tall three storey buildings prevents long views towards the PDA. The setting of the conservation area along Victoria Road is based upon the long view along the road with the eastern side bordered by the Victorian low wall with a backdrop of dense mature vegetation and trees (Plate 9 & 12). This prevents any views into the area of the school and is only punctured by the entrance access with iron gates. The opposite side of the road reflecting the built-up urban nature of the area but has far less cohesion to the architectural styles and designs compared to other residential areas with areas of modern infill such as the modern. Holy Trinity and St Johns CEP school. Due to the Victorian brick wall and

gates, the Site currently makes a positive contribution to the character and appearance of the conservation area. The Site as a school for over 100 years contributes towards the understanding and historical development of this part of Margate in the 18th and 19th century. However, the current school buildings are from the 1970s when the original gothic school building was demolished. The 1970s design was developed to allow for a more homely set up of the school to assist deaf children and to foster a more inclusive way of living at the school as well as allowing for improvement to acoustics. As such the present school buildings are low rise, more like residential buildings and have little by way of character and do not themselves contribute to the conservation area.

Ethelbert Road and Athelstan Road Heritage assets and Conservation Areas.

Architectural and Historical Interest

5.2.16 This Conservation area is located in Cliftonville to the north of the PDA on the opposite side of the Dane Valley. These two roads reflect the Victorian and Edwardian terraces and run parallel from the esplanade at Clifton down on a north south axis towards Northdown Road. None of the houses are listed in this Conservation Area. The primary significance lies in this group of heritage assets historic character and appearance with cohesion of form and styles. In place by the middle of the second half of the 19th century, there were built as family houses or small hotels and many still retain a domestic character. Many have Italianate architectural details, some with balconies. The house set behind cast iron railings with small front gardens. Architectural aspects of Ethelbert Road are later in character dating to the early 1900s.

5.2.17 Following the war and the decline of Cliftonville as a result of more people taking holidays abroad, many properties were closed or converted into flats. Not many remain in complete family ownership and there is little by way of new development. It is the historical and architectural character that forms the area's primary significance.

Setting

5.2.18 This Conservation area abuts the Margate Conservation Area to the west and the Dalby Conservation Area to the east with the proposed Northdown Conservation Area to the south. Cliftonville lies on the eastern clifftops some 20m above sea level. The roads are highest at the Northern end, falling away towards the

southern end at Northdown Road, where the land then falls away more steeply into the Dane Valley. The alignment of Ethelbert Road with that of Bath Street allows for a continuous narrow long view south across the valley towards the area of the PDA on the opposite side taking in the greenery of the mature boundary of the PDA that borders Victoria Road. For Athelstan Road, south of Northdown Road, is aligned with the northern end of Clifton Gardens. However, due to the curve of Clifton Gardens, there is no long view across the valley. Any views across the valley are glimpses of small sections and the view is usually seen is one of tree and roof tops. The key focus of these roads would be to the north towards the sea towards the Lido rather than inland. Given the distance and no known historical functionality associations between this area and the PDA, the PDA does not contribute to the significance of this area. Therefore, this Conservation Area is not considered further.

Dalby Square Conservation Area Group

Architectural and Historical Interest

- 5.2.19 Cliftonville was being marketed in the late 19th as exclusive given its isolation at the time away from the core area of Margate to attract a better class of person to this area. The centrepiece of this 'Margate New Town' was Dalby Square, with a massive terrace of seven houses, Warriar Crescent, on the south side. This space had been laid out by the 1850s, and was originally called Ethelbert Square, the name being changed to Dalby Square in the 1870s after the then mayor (and local builder), Thomas Dalby Reeve, who also owned both the Clifton Baths and the Hall by the Sea. In 1868 the Cliftonville Hotel, located at the eastward end of Dalby Square, was opened.
- 5.2.20 In the 1920s, the Lido at Cliftonville was developed. The attractions included a café, cinema, and concert hall as well as an open-air seawater bathing pool on foreshore land.
- 5.2.21 Dalby Square particularly was noted for the prestigious hotels, guest houses and convalescent homes which fronted it. However, the War saw the evacuation of schools to other parts of the country and most never returned. Warriar Crescent suffered bomb damage and was only partially reconstructed after the War – it was

finally demolished in its entirety in 1988. The Cliftonville Hotel was demolished in 1961.

5.2.22 Within the Conservation area, there are no listed buildings. However, it is recognised that the built environment has a very structured historical continuity and street-plan dating from the mid / late 19th century and has remained almost entirely unaltered. Large, fine, robustly detailed stucco five-storey terraces and smaller three storey single dwellings border the formal square to the east and west. The building line for the properties is subtly staggered from south to north, allowing each house a view of the sea. The layout of the formal late 19th square complete with wide roadways and coupled with the grand scale of properties surrounding the thoughtfully landscaped gardens helps to illustrate the former prestige of Cliftonville. The sea, formal gardens, mid. to late 19th century tight urban grain and various prominent local landmarks help make up the special character of the proposed conservation area. It is the historical and architectural character that forms the area's primary significance.

Setting

5.2.23 Views are dominated by panoramic views of the horizon and sea across Ethelbert Terrace and the Promenade to the north. Views south, take in the denser urban grain of the busy Northdown Road, the main area of commercial activity in Cliftonville. There are no views across towards that of the PDA. Given the distance and no known historical functionality associations between this area and the PDA, the PDA does not contribute to the significance or character of this area. Therefore, this Conservation Area is not considered further.

Northdown Road Proposed Conservation Area

Architectural and Historical Interest

5.2.24 Northdown Road was developed from the 1870s onwards— it is shown as nearly completely built-up as far as Harold Road on the 1899 Map, although in 1900 less than 12 shops are recorded. However, by 1912 many of these new houses had been converted into commercial premises, no doubt assisted by the provision of the new tramway from Margate town centre in 1899. St Paul's Church (now St Michael and St Bishop's Church) and its vicarage were built by 1873 and St Stephen's Wesleyan Church was opened in 1876— they are all in Northdown Road. St Anne's Roman Catholic Church was built on the Eastern Esplanade in 1926. The

road forms a linear spine along the length of Cliftonville with many roads leading off it on a north-south axis. Cliftonville reached the zenith of its popularity between 1890 and 1905, and the more eastern end of the proposed Conservation Area contains a number of early 20th century shops and houses which were designed in the Arts and Crafts style. The road retains its commercial use with shops on the ground floor and residential above although some are used for storage. In the present day, many are in poor condition due to the economic downturn of the area. Most of the buildings in the proposed Conservation Area are typical of the early or mid-19th century to the early 20th century, and are notable for their substantial, well detailed brick, stuccoed, or tiled façades. They are largely arranged in cohesive terraces of varying design. The overall style is Italianate.

5.2.25 However, a number of well-preserved historic shopfronts remain, mainly dating to between 1900 and the 1930s. Some of them form part of ground floor extensions to buildings which were originally in full residential use (such as Magdala Terrace) and some were purpose-built as part of the building. Until the early 20th century there were few shops in Northdown Road (only 12 are recorded in 1900) and it appears that many were either converted or added to existing buildings in the 1900-1914 period.

5.2.26 There are currently three listed buildings or building groups in the Conservation Area. St Paul's Church and its adjoining vicarage are both listed grade II. The church was built in ragstone between 1872 and 1873 to the designs of R K Blessey of Eastbourne, although it was completed by R Wheeler. The vicarage is also by Blessey and was similarly completed in 1873. Both of these buildings are key buildings within the Conservation Area. Nos. 7-12 Caroline Square form a short terrace of early 19th century cottages, located in a quiet backwater off Northdown Road. Listed grade II, they date to the early 19th century and are two storeys high. They retain a few original features including some sash windows and panelled front doors, but are otherwise rather altered. It is the historical and architectural character that forms the area's primary significance with the development of the Cliftonville area.

Setting

- 5.2.27 The road runs in a north-west to south-east direction and curves gently, so views along the street are contained by the buildings on either side. Most of these were built between the 1870s and the early 20th century, and they are usually arranged in long terraces which face Northdown Road, the groups being punctuated by the openings into the grid pattern of streets which lie to the north and south. Historically, the Northdown Road area was served by the wide-open spaces and promenades which now lie within the proposed Cliftonville Cliff Top Conservation Area (to the north) or the planned landscape of Dane Park, which was opened in 1897 (to the south). As a result, the proposed Conservation Area contains hardly any public open space. Views are focused along the street itself with views contained by the buildings with glimpses along streetscapes on the connecting roads to the north or south. Those to the south, only the view along Bath Road allowing for a glimpse towards the PDA (Plate 11). The other streetscapes due to road curvatures and or other buildings prevent any long views towards the PDA.
- 5.2.28 Given the distance, limited views towards that of the PDA and no known historical functionality associations between this area and the PDA, the PDA does not contribute to the significance of this area. Therefore, this Conservation Area is not considered further.

Clifton Place/ Grotto Gardens Proposed Conservation Area

Architectural and Historical Interest

- 5.2.29 This area forms part of the distinctive grid pattern of streets which were developed in the late 19th century as part of Cliftonville. Accommodation was needed for the many workers who serviced the facilities in Cliftonville and from the 1860s onwards new artisan houses were built on the south side of Northdown Road in a compact area overlooking the Dane valley. These houses are terraced in form and generally just two storeys high with small back gardens with some very minor infilling in more recent times. The roads are narrow and the area is one that is close knit. By 1907 the area had essentially been developed as it is today. Together, they form an area of distinct character which is enlivened by the inclusion within the Conservation Area of a large former Ice Factory and Cold Store, which is located on the corner of Grotto Hill and Bath Place. The primary significance of this area is the architectural cohesion of the terrace properties and grid street patterns.

5.2.30 Before the 1860s, the area was used for agriculture although the map of 1821 shows a sizeable property (Dane House) next to Dane Road, with a formal garden to the east. It is possible that the only listed structure in the Conservation Area, a subterranean shell grotto, was built in the late 18th century or early 19th century as part of Dane House, which had been demolished by 1845 and replaced with a row of houses facing the street. The grotto was later rediscovered is now listed grade I. and with its below ground setting that has already been significantly altered with the residential housing now surrounding it, it is the historical and architectural character that forms this asset's primary significance.

Setting

5.2.31 The falling topography, with a steep drop-down Grotto Hill providing long views across the Dane Valley. The long views over the valley are experienced as glimpses along the north east-south west axis of streets of Grotto Hill and Clifton Gardens and in certain locations possibly form the upper storeys of some of the houses in this area (Plate 13). The view from this area across the valley is one where the eye takes in roof tops and the large amount of vegetation included across the area with the school seen as a minor feature in the far distance with the current chimney seen on the horizon (Plate 11). The eye here is drawn with the view across the valley to the larger more dominant brick building of the Royal Mail building and telephone exchange on Addington Road (Plate 10). In this Conservation Area it is only the potential for long views along the streets of Clifton Gardens into Grotto Hill that is considered an important view based on the Townscape Appraisal Map. Therefore, the impact of the proposed development with be considered further.

Dane Park

Architectural and Historical Interest

5.2.32 Dane Park, to the east of the PDA is a Designated Historic Park and Garden (Fig. 23). Originally farmland, the park was laid out in 1896 on land presented to Margate by John Woodward. It was intended for both passive and active recreation and still retains some historical features in the KHER record such as the garden terrace and ornamental fountain. The Victorian bandstand and lake are no longer there. There has been a school on the site since before the gardens were built. Every aspiring resort had a pleasure garden; a park that was designed for

the purposes of entertainment such as concert halls, bandstands and Margate was no different. Victorian gardens were designed fenced and gated spaces that offered sanctuaries away from the urban bustle. The communal use of the open space set within an urban area provides its primary significance.

Setting

5.2.33 Originally on the eastern edge of Margate, it has during the 20th century now been surrounded by residential development on all sides. Due to the topography of the land there were historically views at western end of the park across to the Victorian School at the PDA (Plates 23-25). The Victorian School was much taller than those of the current buildings, especially with its tower and used to be seen from the gardens. However, the trees and vegetation within the gardens are much more mature now and the current school building is not visible from the gardens (Plates 26 & 27). The gardens are surrounded on all side by urban developments and therefore views to area outside of the grounds are to be expected but do not impact upon its significance as a communal space. Through the 20th and 21st century, there have been various alterations within the landscape and its setting, which have compromised the original design intent with the loss of some of the features. Whilst there is no direct historical functions or associations between this area and the PDA, the intervisibility and close distance between the PDA and that of Dane Park means that there is a contribution to its setting and this area is considered further.

Remaining Heritage Assets.

5.2.34 The majority of the remaining heritage assets that do not fall within a Conservation Area, predominately include a group to the south west of the PDA in the area of the Dreamland Amusement Park. There is no intervisibility nor and historical associations between these designated assets and therefore the PDA does not contribute to their historical and architectural significance or setting. Therefore, these assets are not considered further.

5.3 Non-Designated Heritage Assets

- 5.3.1 At the PDA of the current school located to the north west of the main school buildings near the entrance is a modern flag pole. The base of this flag pole has five sides and set into each side are foundation stone plaques (Plates 20-22). One relates from that of the original school set up in 1792 at the Kent Road Site. This site had importance for being the first public institution to provide a free education for this group of people. Another for the Victorian buildings opened by Sir Francis Wyatt Truscott, London Lord Mayor of London in 1879-80. The language of the original foundation stone is of its time by using the word 'asylum' to refer to the school.
- 5.3.2 There are also two plaques for when the current school building was opened in 1972 by the Queen Mother and the Treasurer Lord Harris. Unfortunately, one of the plaques is no longer in situ. Whilst these are undesignated, they have great historical association with the site as a school, particularly one set up for deaf children and this is their primary significance.
- 5.3.3 Another feature at the school concerns a section of wall on the southern side of the boundary adjacent to a public footpath at the rear of the Byron Road (Plates 18 & 19). Whilst most of the length of the wall is brick built with areas that appear to be from the time of the original Victorian school, there is a section whereby the wall is comprised of a different material and the wall condition report produced by Fairhurst refers to this as 'bungaroosh' style being of mixed flint, brick and lime mortar. Bungaroosh a low-quality composite material, that was commonly used in construction between the mid-18th and mid-19th centuries. The material contained miscellaneous objects such as broken bricks, lumps of wood, pebbles and stone; this mixture was then shuttered in hydraulic lime until it hardened. This is something that is particularly common to parts of Brighton. Bungaroosh is usually of poor quality and softer than that of brick walls. This wall is not something that appears to be common to Margate and it is considered that the wall is earlier than that of the brick walls either side and has been repaired in the past. It appears that the wall would have previously incorporated the gable end of a since demolished structure. In Plate 7, the 1920s photograph of the school you can make out the bungaroosh section on the southern boundary and what appears to be a return for the western boundary in that area across the

playground. As noted in the Fairhurst report there is significant ground difference on either side of the wall with the ground level in the school much lower than that of the adjacent public footpath. Consequently, the wall on the school side has been supported by 19th century brick buttresses and concrete base. None of the maps appear to show a structure in that section to account for the remaining suggestion of a gable and the bungaroosh wall appears to coincide with an area immediately to the east of the limestone quarry that was in that area before the arrival of the school and it is likely that this reason for the differences in levels. The 1821 Edmund's Map shows this area as the workhouse gardens and it is possible that the wall dates from then. Also, in a mid-19th century map, the bungaroosh section seems to reflect the area of the school referred to as the kitchen garden and later became the tennis courts. During the building of the current school buildings in the 1970s, the book on the school comments as well as the foundations of the St John's College, a lime burner's kiln was revealed, although the book does not provide details as to location.

- 5.3.4 The book on the school comments that a memento of the old Victorian school was preserved in the form of two of the angels (Plate 32). One presiding in the area of the White Wing and the other in the dining-room court. In addition, four Victorian stained-glass windows presented to the school in 1880 by the then Treasurer Charles Few that were in the Victorian dining room (Plate 31), were incorporated into the new school dining room (Plate 30). Another sculpture was placed over the main entrance to the new school of Christ healing a deaf man by Cyril Day ARCA and cast by Ray Evison of the Canterbury College of Art (Plate 29) has a plaque below which records:

According to St Mark's Gospel, 'They bring unto him one that was deaf and had an impediment in his speech and they beseech Him to put HIS hand upon him, and HE took him aside from the multitude and put his fingers upon his ears and HE spit and touched his tongue and looking up to heaven HE signed and saith unto him 'EPHPHATHA' that is 'BE OPENED' and straightaway his ears were opened and the strings of his tongue were loosed and he spake plain'.

- 5.3.5 The school book refers to the unearthing of a Victorian time capsule from the 1880s that was found in the 1970s demolition below the foundation plaque (Plate 33). Whether these were transported to the current plaque site and new ones

added in the 1970s is not known. However, the Facebook page accompanying the photo of the finding of the Victorian time capsule refers to a comment that says 'The first time capsule which inspired Mr P to have another one hidden in 1976'. Another undesignated asset is a plaque commemorating the loss of members of the school staff killed in action in the First World War (Plate 34).

- 5.3.6 It is unknown if these were lost / removed during earlier demolition and redevelopment works on the site. Due to COVID19 site visit restrictions the current owner of the site has not managed to verify their existence in the premises. Confirmation will be required from the owner / contractor that these elements do not exist. In any other case a method statement for their removal / relocation / preservation is recommended.

6 DEVELOPMENTS PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Development Proposals

- 6.1.1 This section presents a high-level summary of the development proposals as relevant to built heritage. A more detailed description and drawings of the development proposals can be found in the Design and Access Statement and the drawings submitted as part of the application.
- 6.1.2 The proposed development comprises of demolition of the existing 1970s school buildings to be replaced with a new school development comprising of two blocks, a main building and a separate sports block. The teaching block will mainly be three storeys in height with two stories at its eastern end. The sports hall is to be two stories in height and located in the south western corner of the Site currently a hard play area. The currently playing field is proposed to house a grass football pitch with the western end of the area converted from grass to a MUGA pitch. The main access is proposed to be from the east via an existing point of entry with an access road from Park Crescent with only staff and visitors utilising the current entrance in Victoria Road. The current exit located southward in Victoria Road is to become a pedestrian entrance only. The main car park is to be at the south eastern part of the PDA close to the new main entrance (Fig. 6).
- 6.1.3 The broad design principles, which has informed the development are:
- The design sought to maintain the location of buildings and playing fields in broadly the same area as that of their present locations in order to keep alterations to a minimum in terms of usage of the various areas within the school. This also assisted to ensure that there is no encroachment on the area of the western part of the site that is within the Conservation Area. The design also seeks to retain and strengthen the current western boundary and mature vegetation of the western part of the site.

- The design seeks to minimise any impact on the mass of the new building by incorporating a reduction in height at the eastern end and prevent reduction in impact on those buildings closest to the southern boundary taking advantage of the difference in land levels.
- Minimise the impact upon the Margate Conservation Area by traffic by utilising the present Park Crescent Road entrance as the main entrance for the school going forward and only utilising the current main entrance and exit point in Victoria Road for staff and visitors.
- Minimise the impact on any long views across Danes Valley and the Clifton Place/Grotto Gardens Conservation Area by incorporating robust landscape buffers. The orientation of the main building on the site also maintain views from school across valley. The proposals for trees to be planted in front of school main building on northern side also softens any rooflines of the school viewed from across Dane Valley.
- Retain the existing commemorative plaques within the school site.

6.1.4 Noise and traffic assessment were undertaken. In Victoria Road, the dominant noise is from traffic with intermittent noise from the nearby primary school. Given the distance and mature vegetation on the western boundary, the noise and traffic impact on Victoria Road is considered minor. The traffic assessment concludes that the proposals would result in a net reduction in vehicle trips in comparing with the existing school. In summary, it is not considered that the proposed development will lead to significant or 'severe' impacts on the local highway network, in accordance with Paragraph 109 of the NPPF. It is not considered that there should be any transport related objections to the proposals.

6.2 Assessment of Impact

6.2.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets (see Methodology above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or

where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present include the site as part of their setting, and therefore may potentially be affected by the proposed development.

Margate Conservation Area

- 6.2.2 The significance of this area derives from its architectural and historical interest from the development of Margate from that of a fishing village to that of a Georgian seaside town. The PDA is located on the eastern extent of this area with the architectural features of the Victorian walled boundary on Victoria Road contributing towards the communal space and general significance of the area. The majority of the PDA behind this area along Victoria Road with its modern school buildings are not visible and other than the Victorian boundary and vegetation backdrop, which is remaining untouched other than general tidying for safety reasons does not contribute towards its significance.
- 6.2.3 The development proposals include designs to alter the main entrance of the school from Victoria Road to that in Park Crescent Road. This will minimise any potential impact on the Conservation Area by traffic and noise, although it is expected for there to be a minor impact.
- 6.2.4 Elsewhere within the Margate Conservation Area, many of the major designated group of assets in places like Hawley Square, The High Street, Cecil Square, the urbanisation means that there is no intervisibility of the PDA, and these asset's historical and aesthetic significance are not impact by the PDA.
- 6.2.5 The proposed school building is on a site that has been a school for over a century and retains the historic pattern of land use and will not impact upon the historical and architectural significance of the designated assets within the Margate Conservation Area. The design proposals from those of the current low-rise buildings are for a taller school building (Fig. 6), but this is of a size and scale that can be considered appropriate and proportionate to the area and is still lower in height than that of the original Victorian building (Plate 8). Therefore, it is considered that the impact across the Margate Conservation area generally is considered to be negligible. However, the portion of the area adjacent to the

school at Victoria Road is considered to have a minor impact. Whilst there will be an increase in the number of pupils that attend compared to those that did at the Royal School for the Deaf It can be concluded the PDA causes 'less than substantial harm' to this area or the heritage assets.

Clifton Place/ Grotto Gardens Conservation Area Group

6.2.6 The current chimney at the school being the highest feature is around 15m in height and it stands out from the remainder of the school buildings and interrupts the skyline. The new building is expected to be 12.3m in height with localised vents above the parapet and is designed as a consistent line of height. However, this is circa 4.5m taller than that of the current buildings on the Site. The building is considered to be of an appropriate scale and size to meet the requirements for the number of pupils plus seeking to minimise its massing on the surround area as seen by the lower height at the eastern end of the main building. Historically the dominant building material seen at the school Site and generally across Dane Valley is one of red brick. The proposed design seeks to utilise cladding in a paler palette of light grey, which is more likely to stand out on the skyline. Therefore, it is likely that there top of the new building will be slightly more visible on the skyline but this one that is to be softened by the taller mature trees and vegetation especially those proposed on the northern side of the school enhancing a valley view that is one dominated by the top of treelines. There will be no impact on the historic interest or the architectural significance of the designated assets within this group or to the conservation area, which is their primary significance. The proposed development will be seen as part of the wider landscape as seen as a minor feature across the Dane Valley from Clifton Gardens but will not dominate the view. Whilst it is to be appreciated that this is an important viewpoint, the proposed development is on a scale that will not alter the overall setting across the valley. It can be concluded the PDA causes no harm to this area or the heritage assets within.

Dane Park

6.2.7 The character and appearance of the area is defined by the open space of the park. A few designated assets such as the fountain remain from its original inception providing historical, aesthetic significance and communal values in the Victorian idea of promenading in designed parks. The original gothic architectural

school was in already in place before the park was designed. As from a number of locations historically, the school on the skyline could be seen although there is no direct historical or functional connection. This dominance in places on the skyline has significantly lessened from the 1970s with the lower rise replacement buildings at the school. That said, the park generally is set within an urban setting and therefore the buildings beyond the park boundaries are expected to be visible as has the general increase in traffic and noise associated with the setting of the park in an urban area. As seen from plates 23-27, the changes and maturity in the vegetation and trees at the park has also reduced the impact from surrounding buildings. It is this mature vegetation that will continue to prevent any intervisibility between the proposed school design even with it being slightly taller than the present school building from the park. The intention of utilising the entrance to the school in Park Crescent Road is likely to increase traffic and noise but this is considered to only have a minor impact on present levels. As such, it will not detract upon its significance, which will retain its architectural, aesthetic and communal values that the park can be appreciated for.

Non-Designated Heritage Assets

- 6.2.8 The proposed development appreciates the historical significance and setting of the school in the development of education for deaf people and as such seeks to retain the historical significance of the plaques by incorporating them into the new development proposals and re-siting them. In order to provide the new school with a sense of place as history, the proposals also include within the reception area details of the school history and its buildings in order to provide context to the plaques.
- 6.2.9 However, there are a number of undesignated heritage assets associated with the current school whereby their details are currently not known and require further clarification from the client as to the whereabouts of such items and their future intentions with regards to these objects. Therefore, a statement regarding these non-heritage assets should be clarified and details regarding their future plans incorporated into any planning conditions.
- 6.2.10 The bungaroosh wall is one of the earliest boundary treatments in this area of Margate most likely from the earlier academy or limestone quarry in this area and does carry some historical significance. However, the bungaroosh wall as assessed

by Fairhurst is considered to be of extremely poor condition and will need to be replaced in that section. The bungaroosh section is not the predominant material used along the boundary walls of the PDA and the wall with its later repairs that are out of keeping with the earlier material is not visually attractive. Given its poor condition and the considerable height of the wall from inside of the school, there is significant public benefit in health and safety replacing the wall.

7 CONCLUSION

7.1 Introduction

- 7.1.1 The purpose of this Archaeological, Built Heritage and Impact Assessment was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This report has been prepared by SWAT Archaeology for KCC in support of the application in advance of the proposed development of the former School for the Deaf site in Margate.
- 7.1.2 Following an assessment of all the designated assets within an 800m radius of the site, it was found that a number of heritage assets could potentially be affected by the proposed development. These were assessed and it was identified that the following required further assessment: the Margate Conservation Area; the Clifton Place/Grotto Gardens conservation area; the designated park and garden of Dane Park; and a number of other undesignated assets pertinent to the school.
- 7.1.3 This report has shown that the proposed development for the majority of these heritage assets does not cause harm to these designated assets which retain their historical and aesthetic interest and in the case of Dane Park, its communal value as well. A school has been on the site for over 100 years and the continuation of the Site as a school retains this historical pattern of land use. Whilst the current school buildings since the 1970s are low rise and discrete, they are not fit for purpose for a general day attendance school as they were not designed for large numbers of pupils. The proposed new school buildings are larger in scale but are still overall smaller than that of the original gothic architectural style school that was in place from the second half of the 19th century. The key settings that will be impacted are the eastern edge of the Margate Conservation area from Victoria Road and from the long views across the Dane Valley from the Clifton Road/Grotto Road Conservation Area. The PDA only accounts for a minor aspect of their overall setting, whilst the proposed school is taller than that of the present buildings it is lower than the current chimney height and is of an appropriate size and scale that will be softened by the surrounding mature vegetation. The impact on Victoria Road and the Margate Conservation Area is considered 'less than substantial' in accordance with NPPF Paragraph 196 and no harm for the remaining designated

assets. It is considered that there will be significant public benefit from the scheme with the provision of new school. KCC has identified that there is a need for an increase in provision of secondary schools across Thanet. Population growth coupled with new housing will increase demands for secondary school places. Finding suitable locations is difficult and this makes best use of an existing disused school location. In addition, the new sports facilities will provide further public benefit through community use. Further clarification and information is required concerning the non-designated assets pertinent to the previous Royal School for the Deaf. It is unknown if these were lost / removed during earlier demolition and redevelopment works on the site. Due to COVID19 site visit restrictions the current owner of the site has not managed to verify their existence in the premises. Confirmation will be required from the owner / contractor that these elements do not exist. In any other case a method statement for their removal / relocation / preservation is recommended.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Asset Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Bond Bryan Architects Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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<https://www.facebook.com/pages/category/High-School/The-Royal-School-for-Deaf-Children-Margate-founded-1792-126503077464084/>

10 APPENDICES

10.1 Appendix 10.2 – Historic England Data

List Entry	Name	Grade	Location	Period
	<i>Margate Conservation Area Group*</i>			
1088953	Albert House	II	c. 140m WSW	Post Medieval
1088954	Gordon House	II	c. 225m WNW	Post Medieval
1088956	Wellington Hotel	II	c. 550m NW	Post Medieval
1088957	2 Duke Street	II	c. 550m NW	Post Medieval
1088958	10 Duke Street	II	c. 575m NW	Post Medieval to Modern
1088959	12-32 Fort Crescent	II	c. 610m N	Post Medieval
1088960	33-36 Fort Crescent	II	c. 610m N	Post Medieval
1088961	32 Fort Hill	II	c. 635m NNW	Post Medieval
1088962	Paragon Court	II	c. 680m N	Post Medieval
1088963	64 Grosvenor Place	II	c. 355m W	Post Medieval

List Entry	Name	Grade	Location	Period
1088964	118-128 Grosvenor Place	II	c. 345m WSW	Post Medieval
1088966	5 And 6 Hawley Square	II	c. 275m WNW	Post Medieval
1088967	Former Holy Trinity Hall	II	c. 265m WNW	Post Medieval
1088968	12 Hawley Square	II	c. 235m NW	Post Medieval
1088969	13 Hawley Square	II	c. 230m NW	Post Medieval
1088970	15 And 16 Hawley Square	II	c. 215m NW	Post Medieval to Modern
1088971	19 Hawley Square	II	c. 190m NW	Post Medieval
1088972	20 And 21 Hawley Square	II	c. 185m WNW	Post Medieval
1088973	24 Hawley Square	II	c. 180m WNW	Post Medieval
1088974	38 Hawley Square	II	c. 235m WNW	Post Medieval
1088975	The White House	II	c. 280m WNW	Post Medieval
1088976	5 Albert Terrace	II	c. 525m WNW	Post Medieval
1088977	7 Albert Terrace	II	c. 515m WNW	Post Medieval
1088978	11 And 12 Albert Terrace	II	c. 505m WNW	Post Medieval
1088979	13 Albert Terrace	II	c. 510m WNW	Post Medieval
1088980	16 Albert Terrace	II	c. 495m WNW	Post Medieval

List Entry	Name	Grade	Location	Period
1088981	1 And 2 Albion Place	II	c. 615m NNW	Post Medieval
1088982	11 Broad Street	II	c. 560m NW	Post Medieval
1088983	2 Broad Street	II	c. 535m NW	Post Medieval
1088990	3 And 5 Cecil Square	II	c. 425m NW	Post Medieval
1088991	6-12 Cecil Square	II	c. 445m NW	Post Medieval
1088992	14 And 15 Cecil Square	II	c. 435m WNW	Post Medieval to Modern
1088993	25 Cecil Square	II	c. 365m NW	Post Medieval
1088994	1 Cecil Street	II	c. 330m NW	Post Medieval
1088995	5 Cecil Street	II	c. 320m WNW	Post Medieval
1088996	7 Charlotte Square	II	c. 160m W	Post Medieval
1088997	15 Charlotte Square	II	c. 150m W	Post Medieval
1088998	George And Dragon Public House	II	c. 155m WSW	Post Medieval
1089015	1 Addington Street	II	c. 175m W	Post Medieval
1089016	3 Addington Street	II	c. 175m WNW	Post Medieval
1089017	13 Addington Street	II	c. 170m WNW	Post Medieval
1089018	14-18 Addington Street	II	c. 160m NW	Post Medieval

List Entry	Name	Grade	Location	Period
1094629	45 And 46 Hawley Square	II	c. 295m WNW	Post Medieval
#N/A	47 And 48 Hawley Square	II	c. 300m WNW	Post Medieval
1094631	51 Hawley Square	II	c. 315m WNW	Post Medieval
1094632	The Limes	II	c. 425m NW	Post Medieval
1094633	2 Hawley Street	II	c. 370m NW	Post Medieval
1094634	The George Public House	II	c. 460m NNW	Post Medieval
1094635	1 High Street	II	c. 585m NW	Post Medieval
1094636	5 High Street	II	c. 580m NW	Post Medieval to Modern
1094637	23 And 25 High Street	II	c. 555m NW	Post Medieval
1094638	103-109 High Street	II	c. 360m WNW	Post Medieval to Modern
1094639	82 High Street	II	c. 455m WNW	Post Medieval
1094640	166 And 168 High Street	II	c. 295m W	Post Medieval
1094641	15-19 King Street	II	c. 545m NW	Post Medieval
1094642	23 King Street	II	c. 535m NNW	Post Medieval to Modern
1094643	25 King Street	II	c. 520m NNW	Post Medieval
1094644	29 And 31 King Street	II	c. 500m NNW	Post Medieval to Modern

List Entry	Name	Grade	Location	Period
1094645	33 King Street	II	c. 495m NNW	Post Medieval
1094647	18 King Street	II	c. 535m NW	Post Medieval
1094648	24 And 24a King Street	II	c. 520m NW	Post Medieval
1094649	6 Lombard Street	II	c. 455m NW	Post Medieval to Modern
1094650	20 And 20a Marine Gardens	II	c. 480m WNW	Post Medieval
1094652	2 Market Place	II	c. 535m NW	Post Medieval
1094653	3 Market Place	II	c. 535m NW	Post Medieval
1094654	6 And 6a Market Place	II	c. 520m NW	Post Medieval
1094655	13 Market Place	II	c. 480m NW	Post Medieval
1094656	14 Market Place	II	c. 485m NW	Post Medieval
1094657	16 Market Place	II	c. 495m NW	Post Medieval
1094658	2 Market Street	II	c. 525m NW	Post Medieval
1094659	3 Market Street	II	c. 530m NW	Post Medieval
1094662	Cecil Square Baptist Church	II	c. 430m NW	Post Medieval
1094663	8-10 New Street	II	c. 460m NW	Post Medieval
1094668	19 The Parade	II	c. 570m NW	Post Medieval

List Entry	Name	Grade	Location	Period
1094669	14-19 Princes Crescent	II	c. 125m W	Post Medieval
1094676	18 St John's Road	II	c. 140m W	Post Medieval
1094677	6 St John's Street	II	c. 155m W	Post Medieval
1094686	2 Trinity Square	II	c. 525m NNW	Post Medieval
1094687	3 Trinity Square	II	c. 530m NNW	Post Medieval
1094688	Park View	II	c. 555m NNW	Post Medieval
1094689	10-19 Trinity Square	II	c. 570m NNW	Post Medieval
1094690	53-57 Trinity Square	II	c. 510m N	Post Medieval
1094691	65 And 66 Trinity Square	II	c. 465m NNW	Post Medieval
1094692	68-72 Trinity Square	II	c. 440m NNW	Post Medieval
1095048	84 And 86 Trinity Square	II	c. 480m NNW	Post Medieval
1095049	17-23 Union Crescent	II	c. 215m NW	Post Medieval
1095050	3 Vicarage Place	II	c. 270m SW	Post Medieval
1095051	Welton House	II	c. 55m N	Post Medieval
1095052	10-13 Zion Place	II	c. 575m N	Post Medieval
1203266	Lochaber House	II	c. 195m NW	Post Medieval

List Entry	Name	Grade	Location	Period
1088953	Albert House	II	c. 535m WNW	Post Medieval
1203403	1 Cecil Square	II	c. 400m NW	Post Medieval
1203407	13 Cecil Square	II	c. 445m WNW	Post Medieval to Modern
1203413	24 Cecil Square	II	c. 360m NW	Post Medieval
1203418	2 Cecil Street	II	c. 325m NW	Post Medieval
1203430	24 And 26 Charlotte Square	II	c. 155m WSW	Post Medieval
1203496	Royal Albion Hotel	II	c. 620m NW	Post Medieval
1203569	56-62 Grosvenor Place	II	c. 360m W	Post Medieval
1203603	4 Hawley Square	II	c. 285m WNW	Post Medieval
1203608	Former Methodist Chapel	II	c. 245m NW	Post Medieval
1203611	14 Hawley Square	II	c. 225m NW	Post Medieval
1203618	16a Hawley Square	II	c. 210m NW	Post Medieval
1203628	22 And 23 Hawley Square	II	c. 185m WNW	Post Medieval
1203652	39 Hawley Square	II	c. 270m WNW	Post Medieval
1203716	17 High Street	II	c. 565m NW	Post Medieval to Modern
1203718	80 High Street	II	c. 460m WNW	Post Medieval to Modern

List Entry	Name	Grade	Location	Period
1203723	27 King Street	II	c. 510m NNW	Post Medieval to Modern
1203726	16 King Street	II	c. 540m NW	Post Medieval
1203727	7 Lombard Street	II	c. 460m NW	Post Medieval
1203814	7-12 Marine Gardens	II	c. 505m WNW	Post Medieval to Modern
1203868	No 1	II	c. 515m NW	Post Medieval
1203878	Kings Arms Public House	II	c. 545m NW	Post Medieval
1203940	Sunday School to Right of Baptist Church	II	c. 440m NW	Post Medieval
1203977	13, 14, 14a, 15 And 16 The Parade	II	c. 580m NW	Post Medieval
1203979	21 The Parade	II	c. 580m NW	Post Medieval
1203982	Spread Eagle Public House	II	c. 110m WSW	Post Medieval
1204115	Droit House	II	c. 710m NW	Post Medieval
1204160	4-6 Trinity Square	II	c. 535m NNW	Post Medieval
1204168	20-24 Trinity Square	II	c. 600m NNW	Post Medieval
1204179	61-64 Trinity Square	II	c. 475m NNW	Post Medieval
1204184	74-79 Trinity Square	II	c. 450m NNW	Post Medieval
1204192	82 And 83 Trinity Square	II	c. 485m NNW	Post Medieval

List Entry	Name	Grade	Location	Period
1204217	1-3 Union Row	II	c. 295m NW	Post Medieval
1241810	Margate General Post Office	II	c. 355m NW	Modern
1254722	6 And 8 Duke Street	II	c. 565m NW	Post Medieval to Modern
1268469	2 Cecil Square	II	c. 410m NW	Post Medieval
1260334	Stone Pier	II	c. 770m NW	Post Medieval to Modern
1281318	3-12 Union Crescent	II	c. 265m NW	Post Medieval
1281328	4-17 Vicarage Place	II	c. 265m SW	Post Medieval
1281335	1 Trinity Square	II	c. 525m NNW	Post Medieval
1281339	Bank and Railings Outside Nos 1 To 7 (Consec)	II	c. 525m NNW	Post Medieval to Modern
1281344	Rose in June Public House	II	c. 565m N	Post Medieval
1281473	17 Market Place	II	c. 500m NW	Post Medieval
1281562	99 High Street	II	c. 370m WNW	Post Medieval
1281563	44 High Street	II	c. 560m WNW	Post Medieval to Modern
1281565	21 King Street	II	c. 540m NW	Post Medieval
1281567	35 King Street	II	c. 490m NNW	Post Medieval to Modern
1281568	12 King Street	II	c. 560m NW	Post Medieval

List Entry	Name	Grade	Location	Period
1281569	26 King Street	II	c. 515m NW	Post Medieval
1281605	26 And 27 Hawley Square	II	c. 175m WNW	Post Medieval
1281618	106-116 Grosvenor Place	II	c. 340m WSW	Post Medieval
1281659	Britannia Hotel Public House	II	c. 640m NNW	Post Medieval
1281662	Mount Villa	II	c. 615m NNW	Post Medieval
1281699	3 Charlotte Square	II	c. 165m W	Post Medieval
1281702	9 Charlotte Square	II	c. 160m W	Post Medieval
1281756	6 And 8 Broad Street	II	c. 545m NW	Post Medieval
1281771	Arlington House	II	c. 175m WNW	Post Medieval
1281780	9 And 11 Addington Street	II	c. 170m WNW	Post Medieval
1350894	83a Trinity Square	II	c. 485m NNW	Post Medieval to Modern
1350895	1 Union Crescent	II	c. 330m NW	Post Medieval
1350896	17 And 19 Victoria Road	II	c. 150m SW	Post Medieval
1351051	7 Trinity Square	II	c. 545m NNW	Post Medieval
1351052	47 And 48 Trinity Square	II	c. 570m N	Post Medieval
1351053	58-60 Trinity Square	II	c. 490m N	Post Medieval

List Entry	Name	Grade	Location	Period
1351054	80 Trinity Square	II	c. 460m NNW	Post Medieval
1351069	12b and 14 King Street	II	c. 545m NW	Post Medieval to Modern
1351070	28-32 King Street	II	c. 515m NW	Post Medieval
1351071	8 And 9 Lombard Street	II	c. 465m NW	Post Medieval
1351072	21 Marine Gardens	II	c. 475m WNW	Post Medieval
1351073	Clock Tower	II	c. 560m WNW	Post Medieval
1351074	Old Town Hall	II	c. 520m NW	Post Medieval to Modern
1351075	4, 5 And 5a Market Place	II	c. 540m NW	Post Medieval
1351076	8 And 9 Market Place	II	c. 490m NW	Post Medieval
1351077	15 Market Place	II	c. 490m NW	Post Medieval
1351078	18 And 19 Market Place	II	c. 510m NW	Post Medieval
1351080	Ingoldsby House	II	c. 575m NW	Post Medieval to Modern
1351085	13 St John's Road	II	c. 180m W	Post Medieval
1351086	18a St John's Road	II	c. 150m W	Post Medieval
1351099	43 And 44 Hawley Square	II	c. 290m WNW	Post Medieval
1351101	No. 12, INDIA HOUSE	II*	c. 420m NW	Post Medieval to Modern

List Entry	Name	Grade	Location	Period
1351102	4 Hawley Street	II	c. 375m NW	Post Medieval
1351103	Parish Church of St John The Baptist	I	c. 210m WSW	Medieval to Post Medieval
1351104	19 And 21 High Street	II	c. 560m NW	Post Medieval
1351105	101 High Street	II	c. 370m WNW	Post Medieval to Modern
1351106	64 And 66 High Street	II	c. 495m WNW	Post Medieval to Modern
1351107	Tudor House	II*	c. 450m NNW	Medieval to Modern
1341501	8-10 Albert Terrace	II	c. 505m WNW	Post Medieval
1341502	14 And 15 Albert Terrace	II	c. 505m WNW	Post Medieval
1341503	17, 18, 19 And 19a Albert Terrace	II	c. 490m WNW	Post Medieval
1341504	1 And 3 Broad Street	II	c. 550m NW	Post Medieval
1341505	10 Broad Street	II	c. 550m NW	Post Medieval
1341508	6 Cecil Street	II	c. 315m WNW	Post Medieval to Modern
1341509	11 Charlotte Square	II	c. 155m W	Post Medieval
1341518	7 Addington Street	II	c. 175m WNW	Post Medieval
1341519	Theatre Royal	II*	c. 195m NW	Post Medieval
1341532	4 Duke Street	II	c. 560m NW	Post Medieval

List Entry	Name	Grade	Location	Period
1341533	1-8 Fort Crescent	II	c. 650m NNW	Post Medieval
1341534	6 And 8 Fort Hill	II	c. 605m NW	Post Medieval
1341535	1 Fort Mount	II	c. 615m NNW	Post Medieval
1341536	48-54 Grosvenor Place	II	c. 370m W	Post Medieval
1341538	28-37 Hawley Square	II	c. 200m WNW	Post Medieval
1341539	40 Hawley Square	II	c. 280m WNW	Post Medieval
1341540	6 Albert Terrace	II	c. 520m WNW	Post Medieval
1355033	1-7 Addington Square	II	c. 145m NW	Post Medieval
1385020	Cinema De Luxe	II	c. 330m W	Modern
1392274	Nos. 14 & 15, Cliff Terrace	II	c. 680m N	Post Medieval to Modern
1392676	Winter Gardens	II	c. 685m N	Modern
1393910	War Memorials to World War I And World War II, And Surrounding Walls, Paving and Approach	II	c. 510m NNW	Modern
1395803	Former 'Man of Kent' Temperance Hotel 186-188 High Street	II	c. 285m WSW	Post Medieval
1394721	Congregational Church (now mosque)	II	c. 325m NW	Post Medieval to Modern
1436170	Adult Education Centre, formerly Thanet School of Art	II	c. 300m WNW	Modern

List Entry	Name	Grade	Location	Period
	<i>Northdown Road Conservation Area Group*</i>			
1088989	7-12 Caroline Square	II	c. 400m N	Post Medieval
1393961	St Paul's Church, Vicarage and Boundary Walls	II	c. 500m NE	Post Medieval to Modern
1241712	St Stephen's Methodist Church	II	c. 480m NNE	Post Medieval
	<i>Clifton Place and Grotto Gardens Proposed Conservation Group*</i>			
1341538	The Grotto	II	c. 230m NNE	Roman to Post Medieval

List Entry	Name	Grade	Location	Period
	<i>Cliff-top Conservation Area Group*</i>			
1392729	Remains of The Clifton Baths at Cliftonville Lido	II	c. 715m N	Post Medieval
	<i>Seafront Conservation Area Group*</i>			
1094651	Cinque Ports Public House	II	c. 725m W	Post Medieval

List Entry	Name	Grade	Location	Period
1260315	Dreamland Cinema	II*	c. 700m W	Modern
	<u>Remaining Heritage assets within 1km not in Conservation Areas</u>			
1088955	Fountain	II	c. 155m ENE	Post Medieval to Modern
1392931	Remains of Menagerie Enclosures and Cages at Dreamland	II	c. 655m W	Post Medieval to Modern
1392931	Remains of Menagerie Enclosures and Cages at Dreamland	II	c. 700m W	Post Medieval to Modern
1392931	Remains of Menagerie Enclosures and Cages at Dreamland	II	c. 640m W	Post Medieval to Modern
1392931	Remains of Menagerie Enclosures and Cages at Dreamland	II	c. 685m W	Post Medieval to Modern
1392931	Remains of Menagerie Enclosures and Cages at Dreamland	II	c. 705m W	Post Medieval to Modern
1359602	The Scenic Railway at Dreamland	II*	c. 595m W	Modern
1341530	Clifton Arms Public House	II	c. 365m N	Post Medieval
1351087	Draper's Windmill	II	c. 600m SE	Post Medieval to Modern
1351050	The Lodge Draper's Almshouses	II	c. 895m SSE	Post Medieval to Modern
1281373	Isle of Thanet District Hospital (Margate Wing)	II	c. 695m SSE	Modern
1271810	Urinal	II	c. 220m NE	Post Medieval to Modern
1094679	Draper's Almshouses	II	c. 860m SSE	Post Medieval
1094685	Alexandra Homes	II	c. 565m SW	Post Medieval

List Entry	Name	Grade	Location	Period
1094646	93, 95 And 95a King Street	II	c. 335m NNW	Post Medieval

Figure 1: Heritage Assets

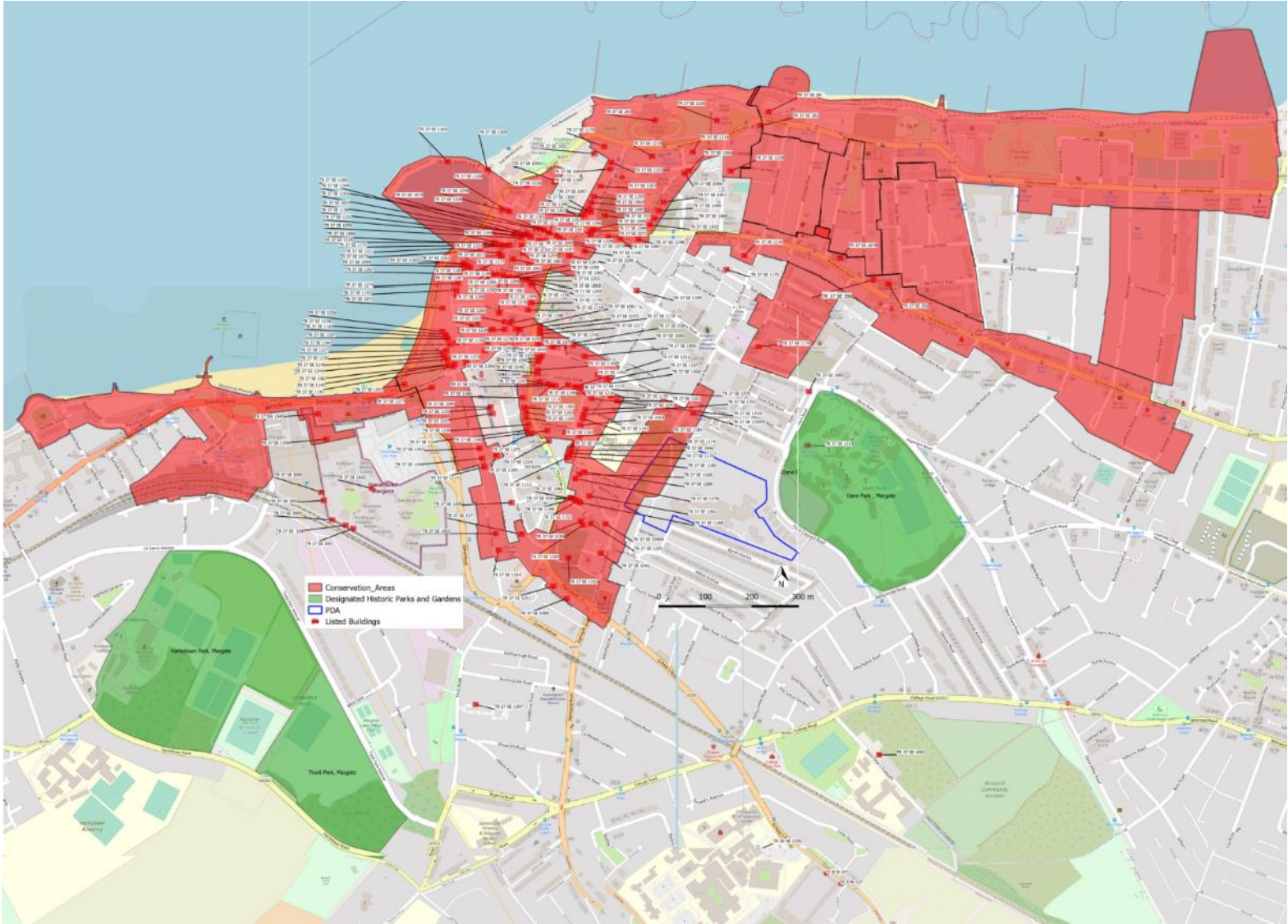


Figure 2: KHER Heritage Assets and Conservation Areas

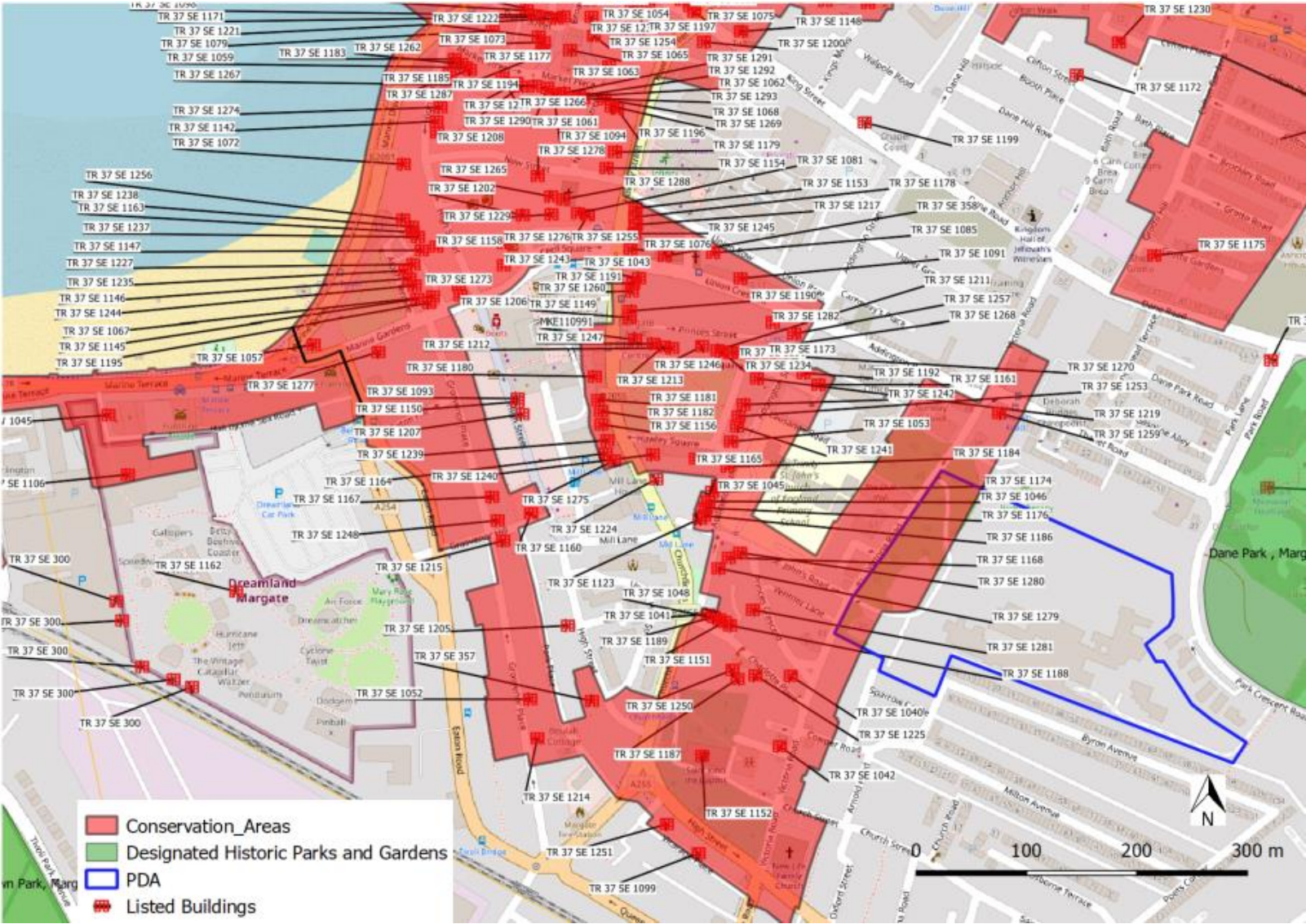


Figure 3: Heritage Assets and Conservation Area (close up)

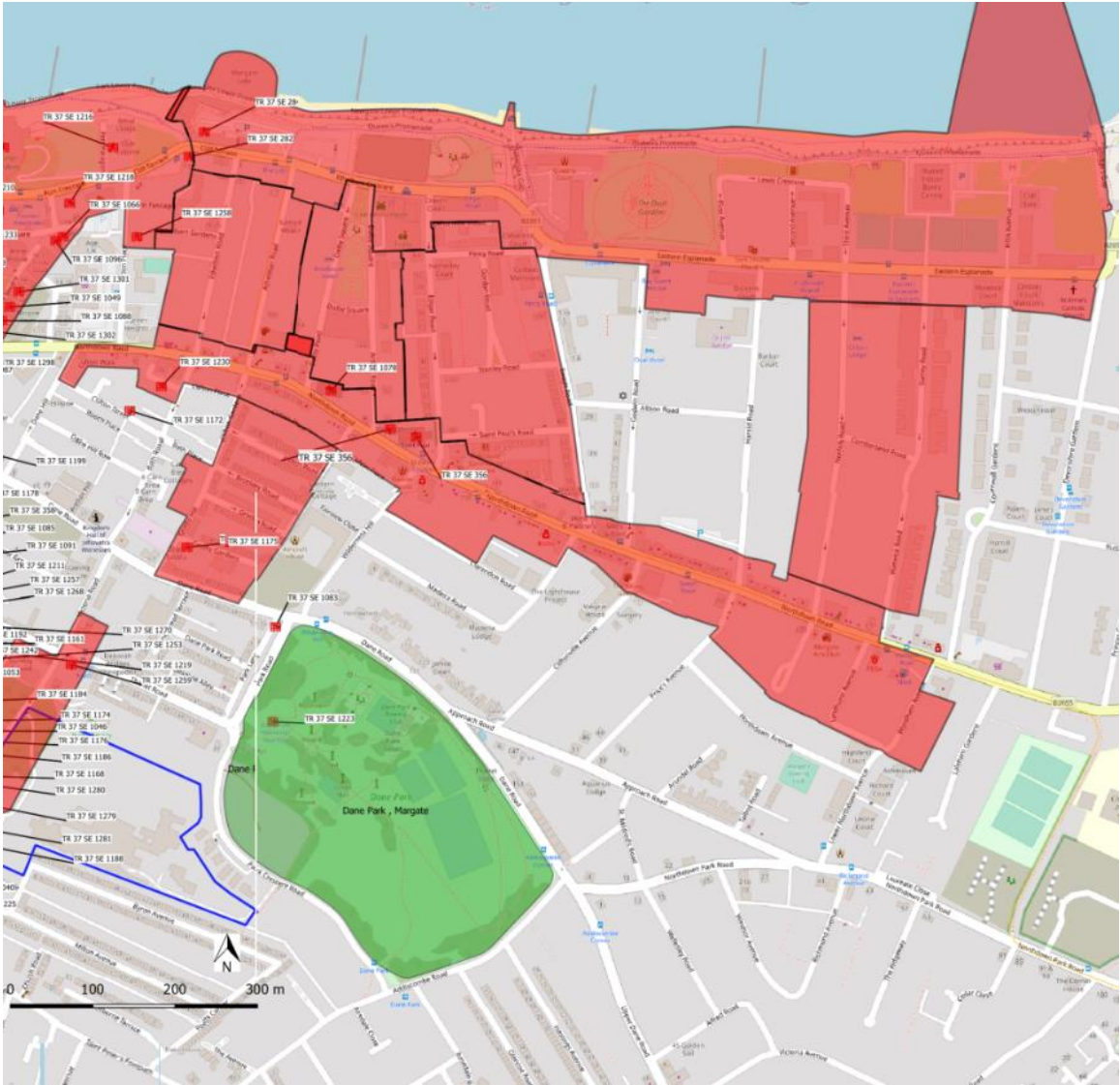


Figure 4: Heritage Assets and Conservation Area (close up)

10.2 Appendix 10.2 - Maps

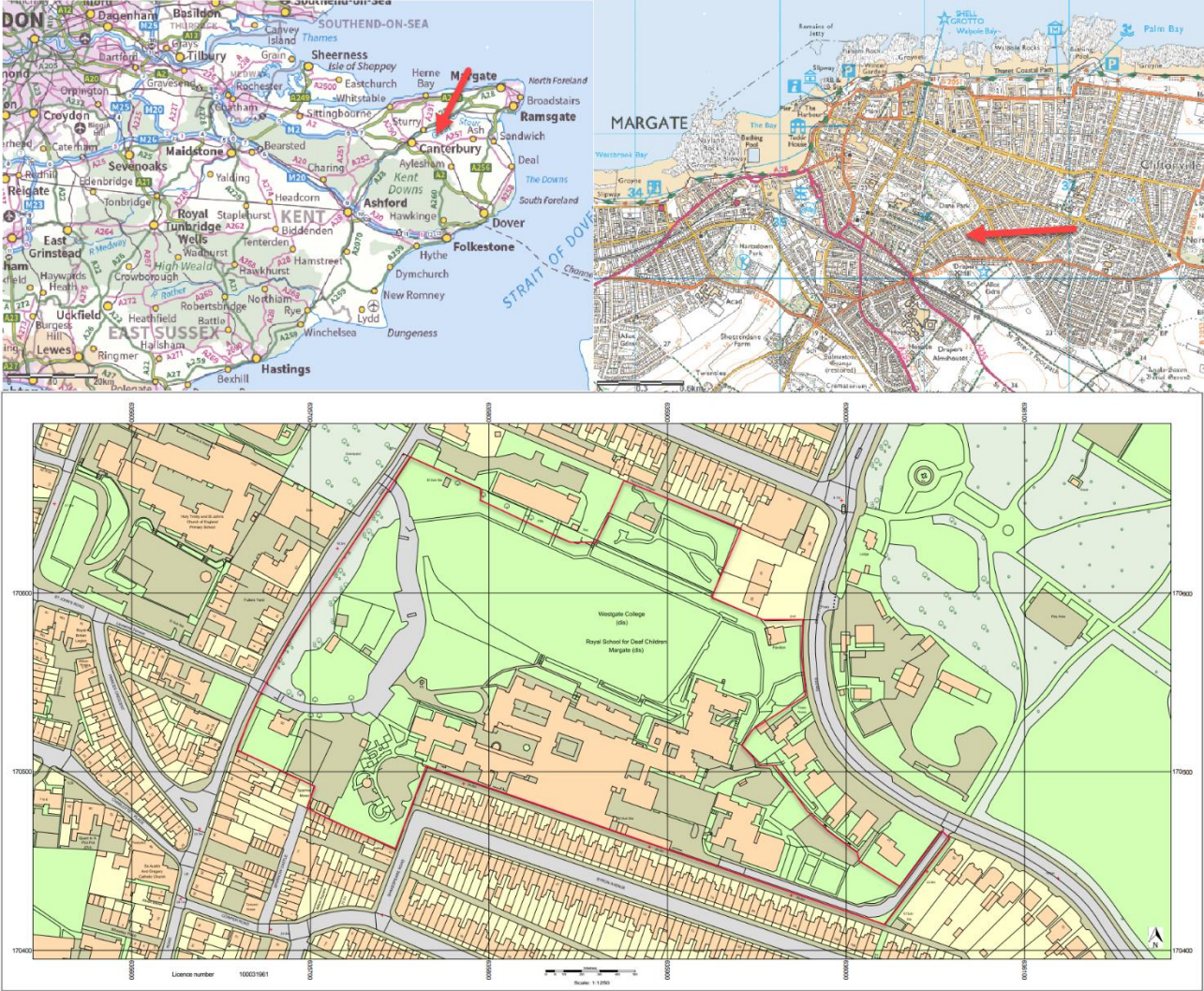
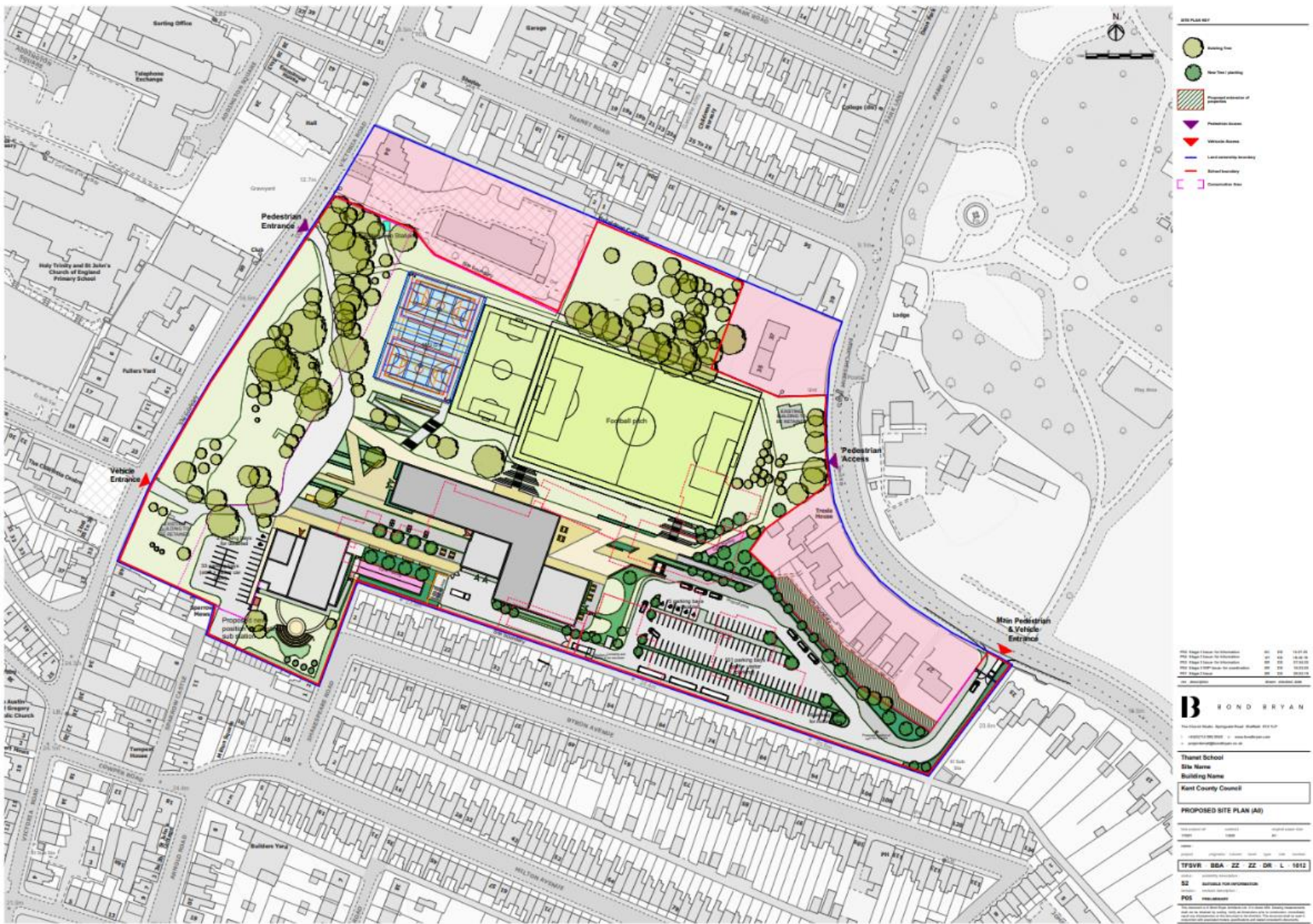


Figure 5: Site location map, scale 10,000. & 1:2500



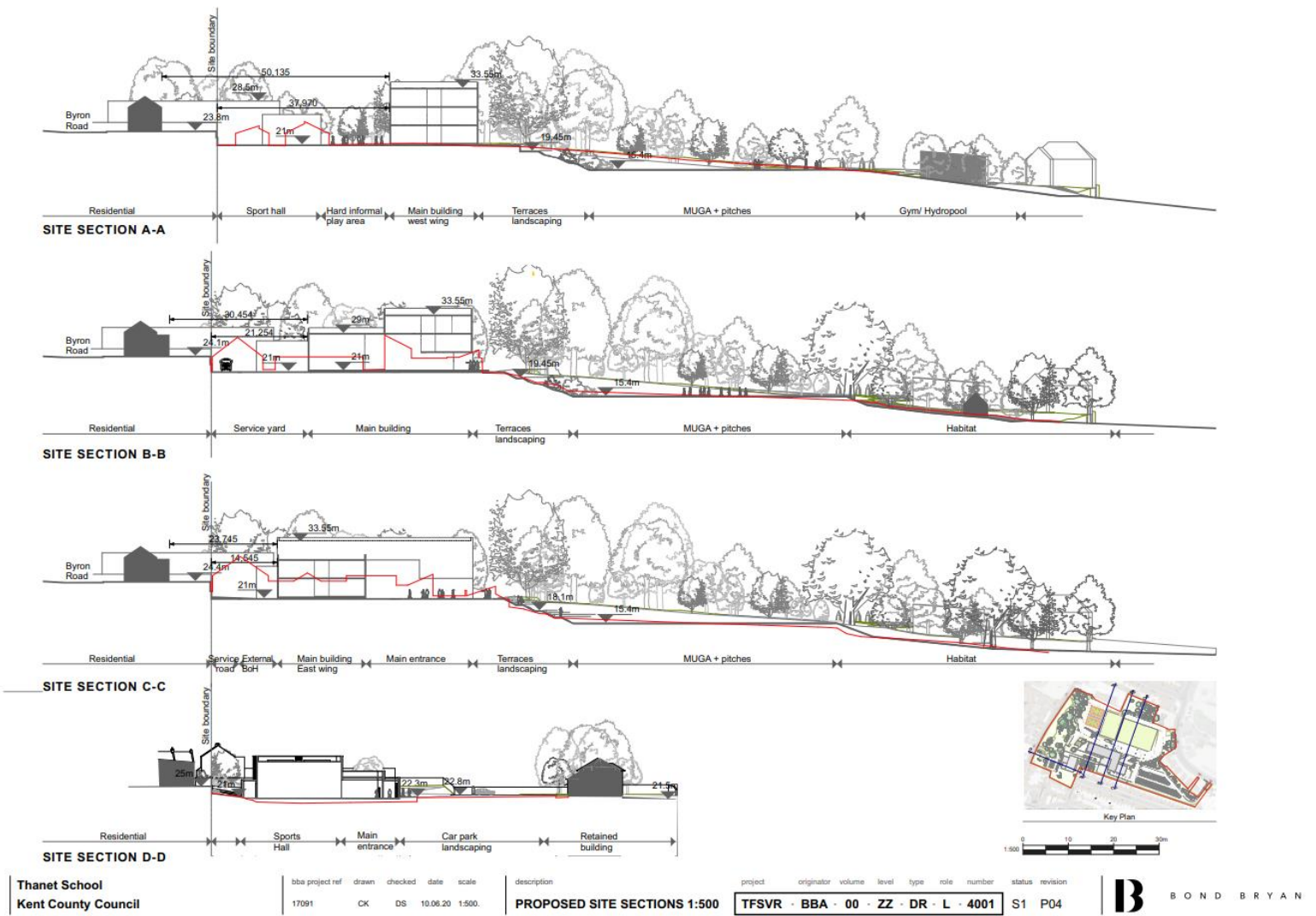


Figure 6: Proposed Development.

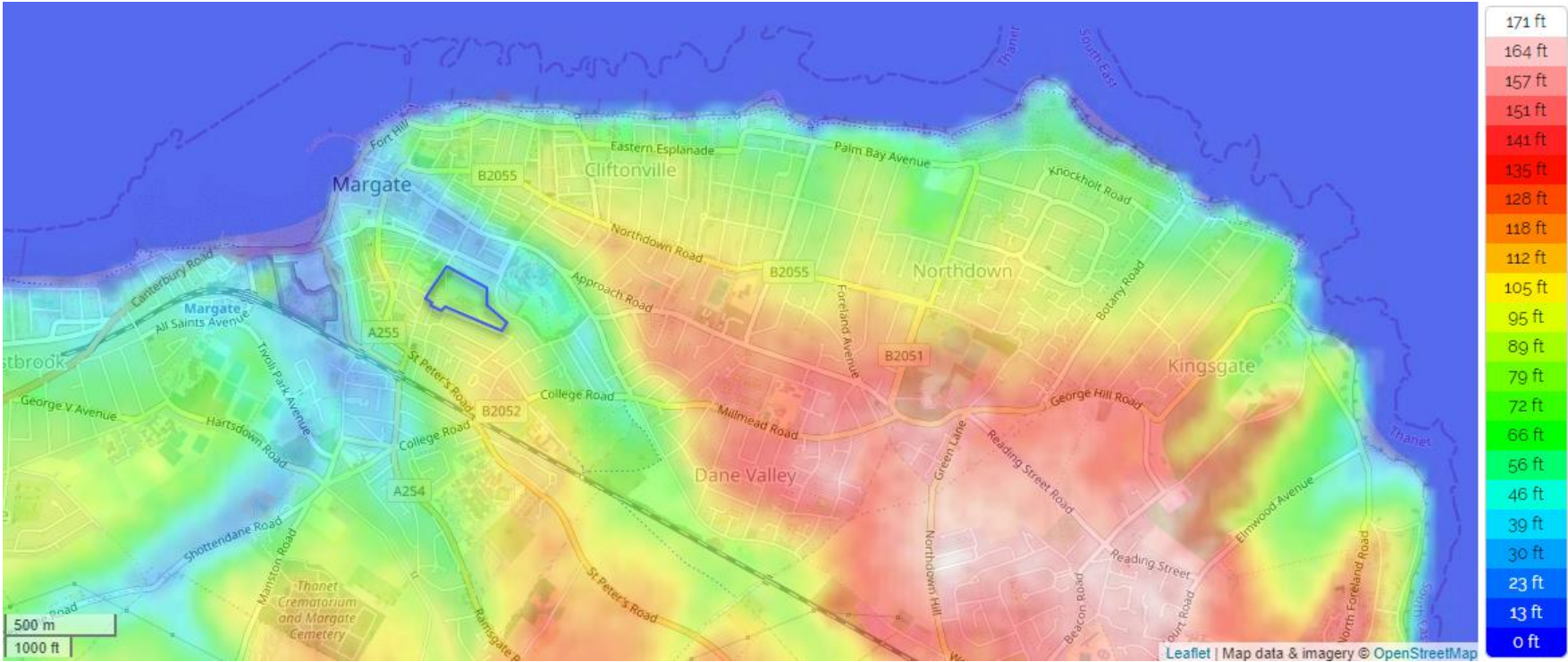


Figure 7: Topographical map



Figure 8: Ordnance Surveyors Map, 1797



Figure 9: Historical OS Maps

10.3 Appendix 3 - Plates

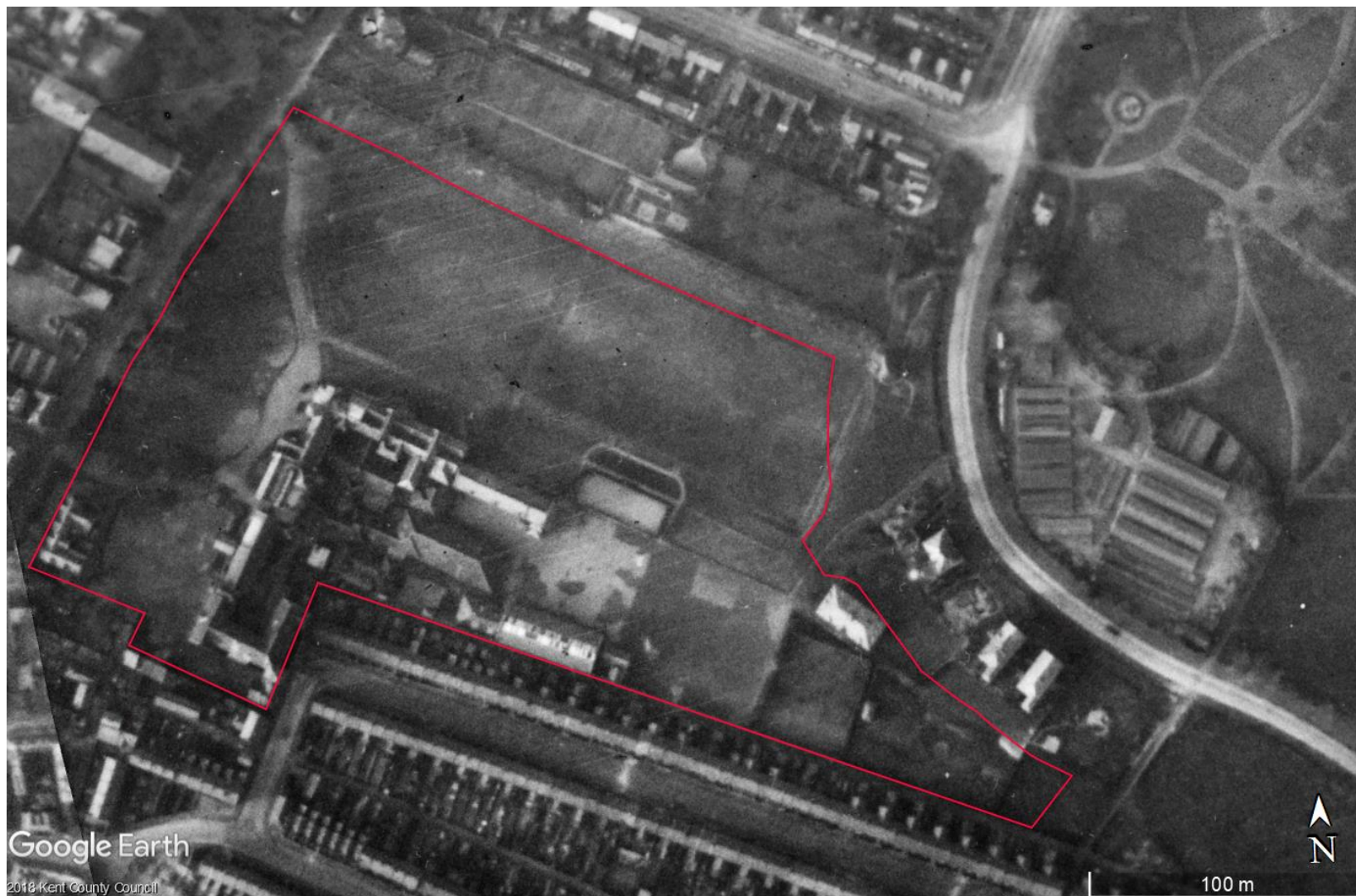


Plate 1:1940s. All at an altitude of 504m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2019 (Google Earth)



Plate 7: The School in 1920 (facing south east).

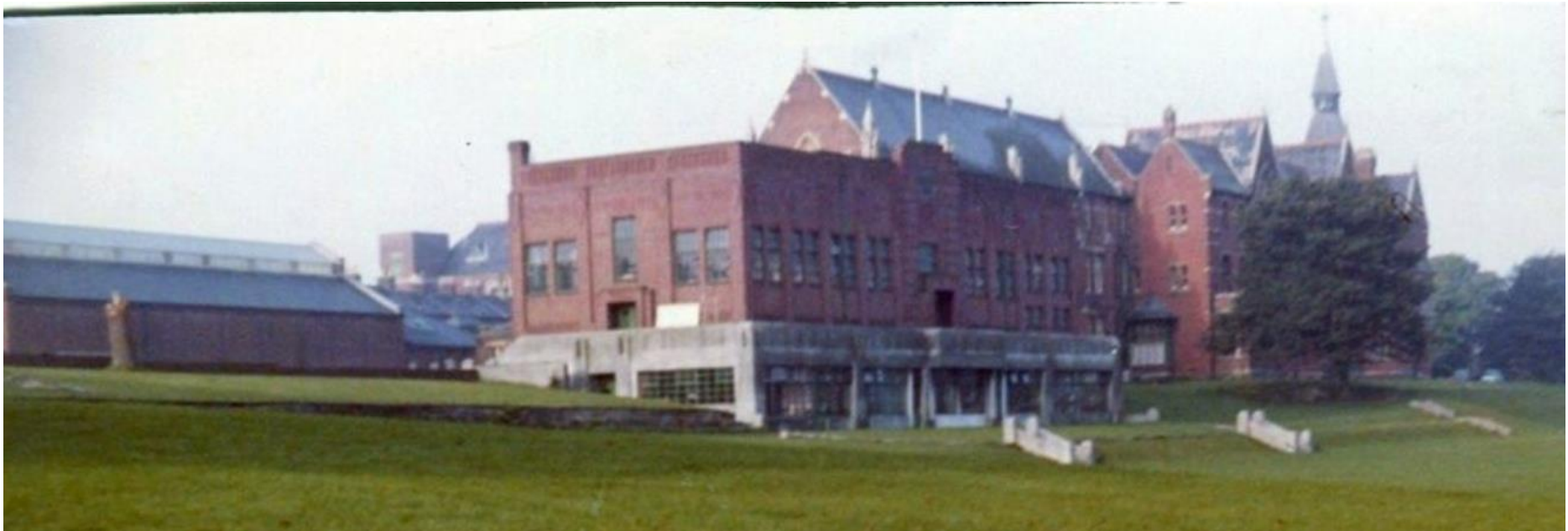


Plate 8: View of the school from the playing fields prior to demolition (facing WSW)



Plate 9: View of western boundary on Victoria Road (facing NE)



Plate 10: View in Bath Road (facing SW).



Plate 11: View in Bath Road (facing SE)



Plate 12: View from the Northern end of Victoria Road at the bottom of the valley (facing SW)



Plate 13: View from northern end of Clifton Gardens (facing SE)



Plate 14: View from Grotto Hill (facing SE)



Plate 15: View from Wilderness Hill (facing SW)



Plate 16: View from the south eastern Hawley Square exit (facing ESE)



Plate 17: View along northern boundary of the school (facing E)



Plate 18: Southern side of the Bungaroosh wall from the public footpath (facing east)



Plate 19: the northern side of the Bungaroosh wall within the school area (facing SW)



Plate 20: Structure holding the foundation stones, showing the 1972 stone opened by the Queen Mother who was Patron.



Plate 21: Foundation stone for the original school



Plate 22: Foundation stone for the additional Victorian buildings



Plate 23: View from Dane Park (1907)



Plate 24: Dane Park and the Lodge 1911

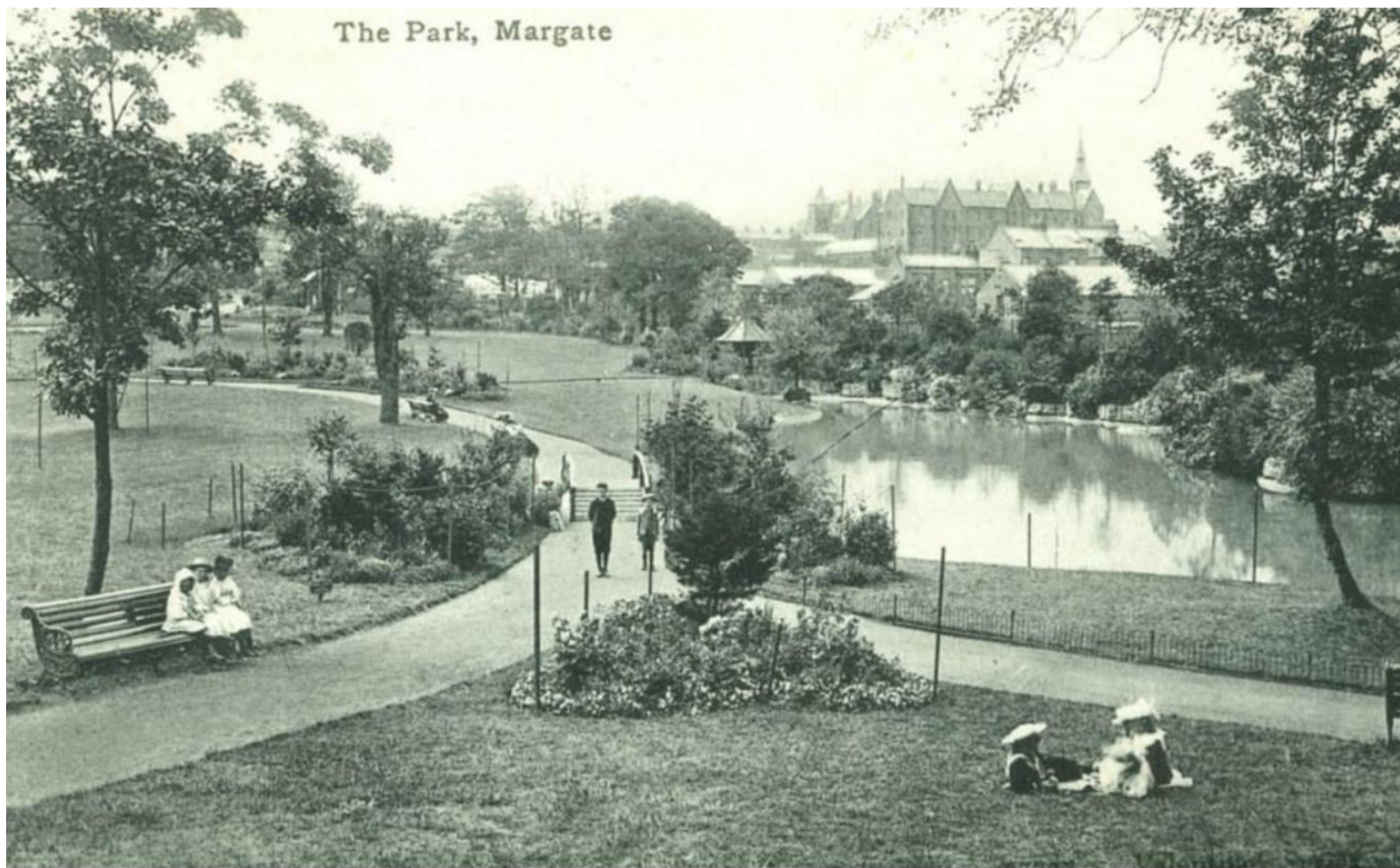


Plate 25: View from Dane Park (believed to be 1906)



Plate 26: View from Dane Park, position similar to Plate 21 (facing SE).



Plate 27: View from north west corner of Dane Park, position similar to Plate 22 (facing SE).



Plate 28: Plate Locations

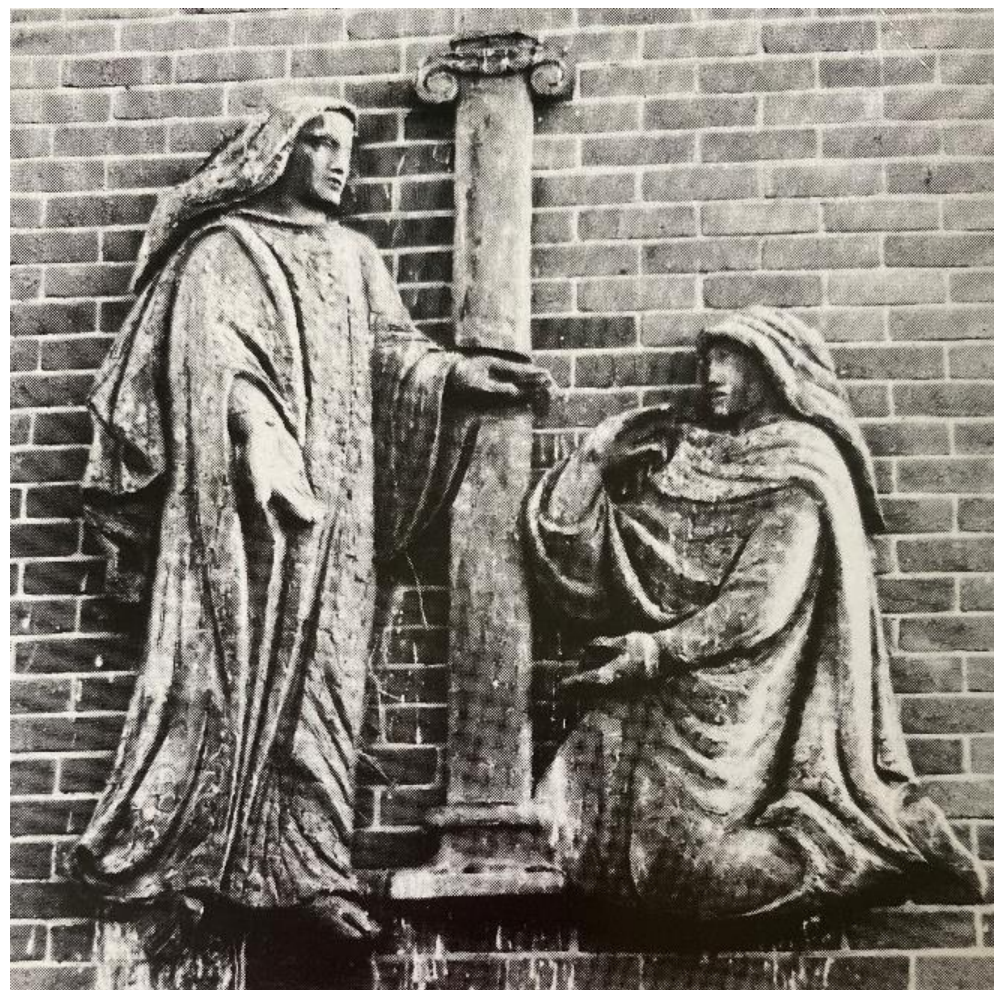


Plate 29: Photo of the sculpture of Christ Healing a deaf man (Beaver, 1992)

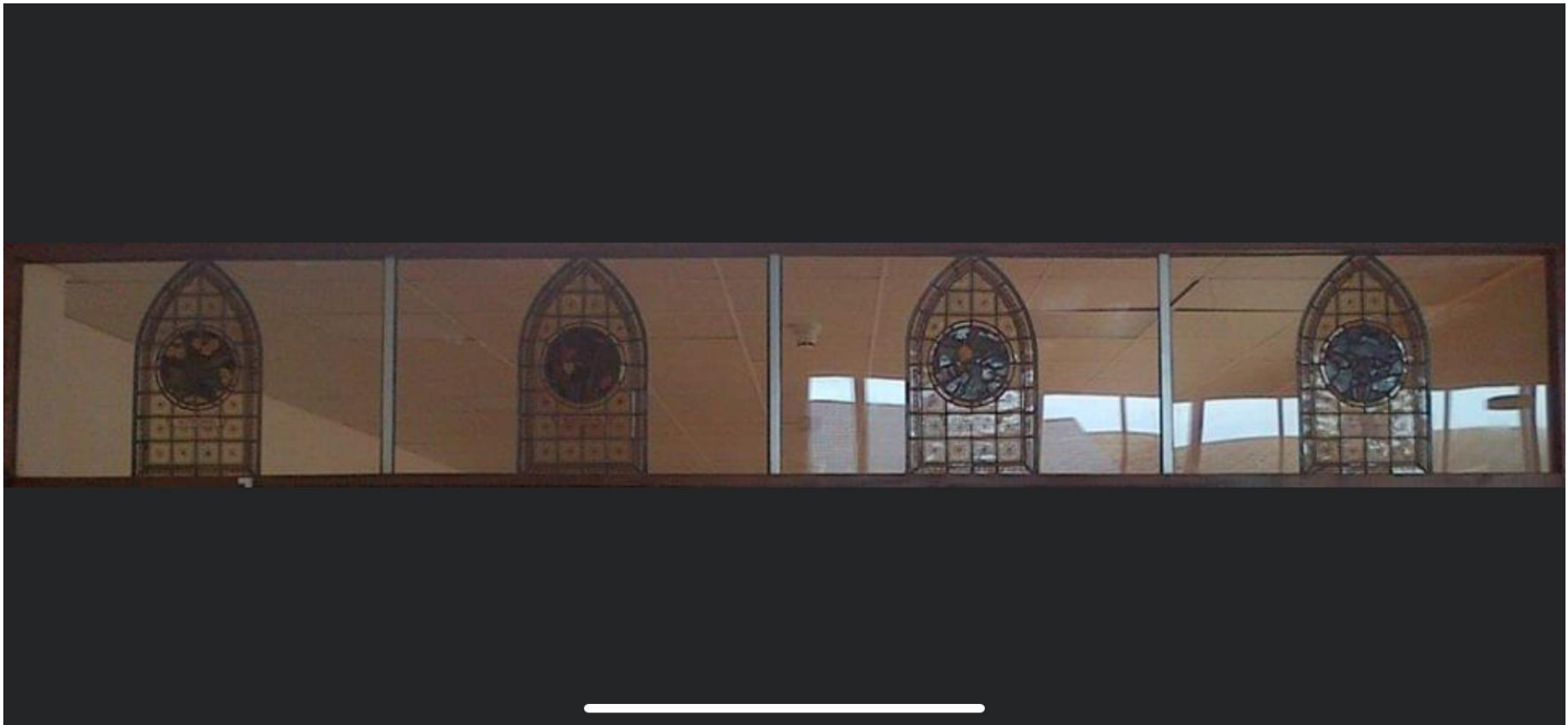


Plate 30: Photo of the four stained glass windows taken in situ in the new dining room position found online on The Royal School for Deaf Children Margate founded 1792 Facebook page.

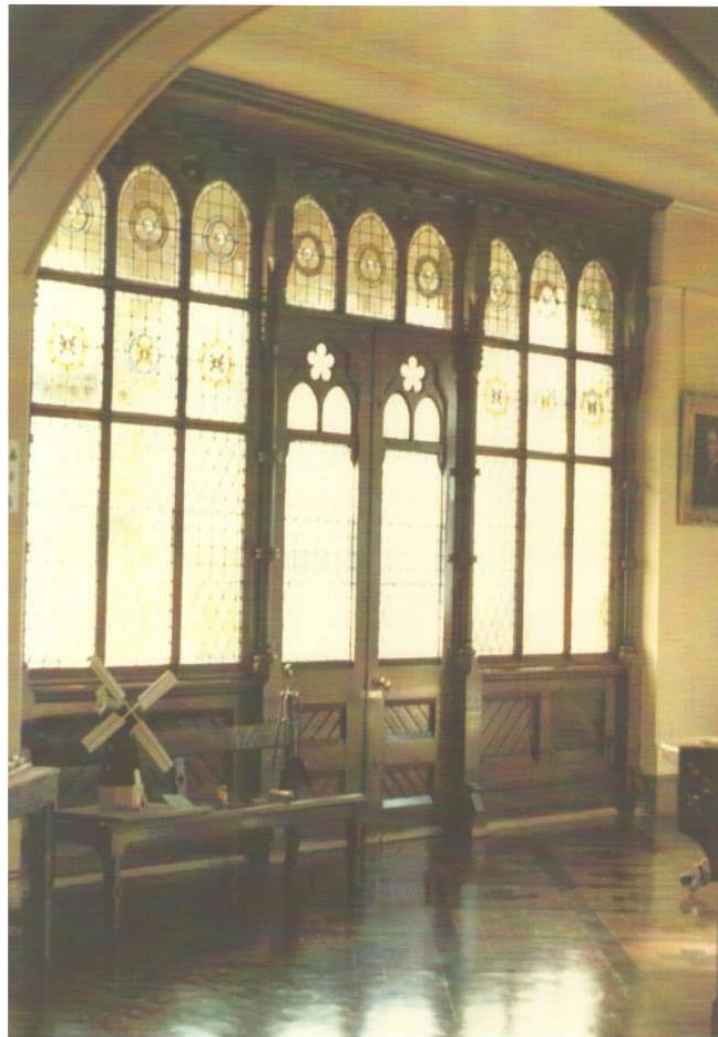


Plate 31: The stained-glass windows in situ in the original dining room found online on The Royal School for Deaf Children Margate founded 1792 Facebook page.



Plate 32: Angel sculptures found online on The Royal School for Deaf Children Margate founded 1792 Facebook page.



Plate 33: The finding of the Victorian time capsule found online on The Royal School for Deaf Children Margate founded 1792 Facebook page.



Plate 34: Memorial plaque capsule found online on The Royal School for Deaf Children Margate founded 1792 Facebook page.