

Archaeological Desk-Based Assessment in Advance of the Proposed Development at Park Crescent Academy, Margate, Kent.

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# Archaeological Desk-Based Assessment in Advance of the Proposed Development at Park Crescent Academy, Margate, Kent

National Grid Reference TR 35844 70534



Report for Bond Bryan Architects Ltd

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## **SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

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## **Archaeological Desk-Based Assessment in Advance of the Proposed Development at Park Crescent Academy, Margate, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Bond Bryan Architects Limited to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Park Crescent Academy, Margate, Kent.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- Prehistoric: **moderate**
- Iron Age: **moderate**
- Roman: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **High**
- Modern: **High**

*The PDA is situated on the southern slopes of the Dane Valley in Margate. Margate is located at the eastern end of the North Kent Coast. Originally a fishing village with a harbour, it grew in the 18<sup>th</sup> century as a result of becoming an attractive seaside town for bathing. The Dane Valley rises gently south eastwards through the town from the harbour area, The PDA is located in what was formerly the Royal School for the Deaf, off Victoria Road, some 550m south east from the coast at Margate Bay. The school closed in 2015 and it is proposed to demolish the existing school buildings and build a new school on the 11-acre site. Since the site is located on the valley sides, the current buildings are at a number of different levels with the northern side of the site at 14.5m and the southern side at 23.3m. Originally this area of Margate was agricultural until the mid-19<sup>th</sup> century when the town eventually reached the area after expanding eastwards. The site Alongside Victoria Road originally housed a workhouse, gardens and then a building called the Academy. This was replaced in 1874, with the arrival to the school for the deaf who demolished that building and built a new 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 new school buildings in 1972.*

*In terms of archaeology, it is known that Margate was active in prehistory with evidence from the Neolithic and Iron Age and the valley was also known to have been used in the Roman period. The majority of the KHER records is taken up with listed buildings reflecting the Victorian growth of the town to the west of the PDA, none of which have any intervisibility with the PDA. In terms of below ground archaeology, there are few records by way within the assessment area with most finds and features found in antiquity and little opportunity since to undertake extensive excavations across the area. Obviously, the Site was used in the Post Medieval and Modern period. Therefore, the potential archaeology for the Post Medieval and Modern period is considered high with moderate for the Prehistoric and Roman periods and low for all other periods. Due to the limestone quarry, the terracing required and the construction and demolition of the various school buildings on the site it is expected that severe disturbance and truncation has occurred and it is unclear whether any potential archaeology would have survived in-situ. It is possible that the foundations to the original Victorian school buildings survive. The new proposed building is situated on top of part of the site of the original Victorian main school buildings. With respect to the proposed building only a small portion of the eastern part of the new building will not overlap with the area of the current buildings. Therefore, the new building will be in an area that relatively level and likely to have been affected with already disturbed ground. Obviously if there is to be further terracing required at the Site, this will potentially have a total impact on any surviving archaeology on the remaining area. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.*

## 1 INTRODUCTION

### 1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Bond Bryan Architects Limited (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Park Crescent Academy, Margate, Kent centred on National Grid Reference (NGR) TR 35844 70534 (Fig. 1).

### 1.2 The Site

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 formerly the Royal School for the Deaf, now called Park Crescent Academy, off Victoria Road, some 550m south east from the coast at Margate Bay. The PDA is surrounded by residential housing, and Dane Park is to the north east. 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 (Fig. 1).

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Margate Chalk. There are no superficial deposits This data is at relatively low resolution (1:50,000) and offers only a rough indication of the site geology, and the site's location could mean a high level of variation is present in the geological deposits. The Geotechnical information below suggests that superficial deposits of Head Clay and Silt being brickearth may be present.

### *Geotechnical Information*

- 1.2.3 There is borehole data relating to a well at the school site that was located at TR 35730 70500. A 1948 survey observed a flint bed at 28.50ft AOD. A separate borehole located west of the PDA at Cecil Square in 1969, highlighted the stratigraphy of 7ft of made ground above 23ft of medium chalk.
- 1.2.4 The 2009 evaluation by SWAT Archaeology at Victoria Road for the school identified topsoil at a depth to 0.3m, with subsoil at 0.3-0.55m with varying depths of either natural brickearth or upper chalk.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is for the demolition of all the existing buildings within the PDA and for the construction of a new school building for Park Crescent Academy. The new school will consist of a two and three storey building. At the eastern end of the main building there will be car parking spaces. The currently playing field area will include a Multi-Use Games Area (MUGA) and football pitch. A new sports hall will be built in the south western corner (Fig. 2).

### **1.4 Project Constraints**

- 1.4.1 No constraints were associated with this project.

### **1.5 Scope of Document**

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

## 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 and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

### 2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 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.'*



2.2.3 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).'*

2.2.4 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.'*

2.2.5 Paragraph 190 of the NPPF states that:

*'The LPA 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.'*

2.2.6 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.
- **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.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

### 2.3 Local Policies

2.3.1 Thanet District Council has a Local Plan adopted in July 2020 covers up to 2031.

The Local Plan has a number of policies relevant to archaeology:

- POLICY SP36: 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

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

*POLICY SP36: Conservation and Enhancement of Thanet's Historic Environment.*

2.3.3 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, or its historical or archaeological significance;
- 3) requiring the provision of information describing the significance of any heritage asset affected and the impact of the proposed development on this significance;
- 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) issuing 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*

2.3.4 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

2.3.5 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. Planning permission will be refused without adequate assessment of the archaeological implications of the proposal.

2.3.6 Development proposals adversely affecting the integrity or setting of Scheduled Monuments or other heritage assets of comparable significance will normally be refused.

2.3.7 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.

2.3.8 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*

2.3.9 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:

2.3.10 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;

2.3.11 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.

2.3.12 New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.

*POLICY HE03: Local Heritage Assets*

2.3.13 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. Proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework.

*POLICY HE04: Historic Parks and Gardens*

2.3.14 Proposals that affect historic parks and gardens will be assessed by reference to the scale of harm, both direct and indirect, or loss to and the significance of the park or garden.

*Local Planning Guidance*

2.3.15 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

- 3.1.1 This Desk-Based Assessment was commissioned by Bond Bryan Architects Limited to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

#### **3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)**

- 3.2.1 This desktop 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.’*

(2017:4)

- 3.2.2 The purpose of the desk-based assessment 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*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

## 4 METHODOLOGY

### 4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

### 4.2 Sources

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

#### *Archaeological databases*

- 4.2.2 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 (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 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.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 250m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

#### *Cartographic and Pictorial Documents*

- 4.2.5 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 10.

*Aerial photographs*

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

*Secondary and Statutory Resources*

4.2.7 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*

4.2.8 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 archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (250m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site’s immediate vicinity. There are no Scheduled Monuments, or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 There Kent HER records within the 250m assessment are related to the PDA’s close position to centre of town, with a large number of listed buildings primarily relating to the area’s growth in the Victorian period to the west of the PDA. However, there are also a number of records relating to the Prehistoric period that reflect the attraction of the Dane Valley. The table in Figure 20 details all the finds, features and buildings within the assessment area.

### 5.2 Designated Heritage Assets

5.2.1 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).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be

experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are 49 designated listed heritage assets and five non-designated building records within the assessment area out of a total 66 KHER records. All except for the Parish Church of John the Baptist and The Shell Grotto are Grade II listed. Figures 26 and 27 show the map of the location of these designated and non-designated heritage assets. Aside from the church they all represent the Post Medieval period reflecting the growth of the town in the Victorian period to the area west of the PDA, with a number located in grand squares such as Hawley Square. The outlier to the north is The Shell Grotto, has uncertain origins in terms of date. Due to the urbanised built-up nature of the area and the vegetation boundary screening the PDA, none of the listed buildings have any intervisibility with the PDA. The table below only lists those that are closest to the PDA.

**Table 2: Designated Heritage Assets**

TR 37 SE 1225	Post Medieval	Albert House, No. 32 Charlotte Square. Grade II listed (1088953). Early C19. Nos. 24 to 32 (even) form a group
TR 37 SE 1223	Post Medieval	Fountain, Commemorative monument in Dane Park. Grade II listed (1088955). A late Victorian cast iron fountain erected as a memorial to Mr John Woodward who gave the land on which the park has been created.
TR 37 SE 1281	Post Medieval	14-19 Princes Street. Grade II listed (1094669). An early C19 crescent. 3 storeys and basement brown brick. Nos. 14 to 19 (consec) form a group
TR 37 SE 1259	Post Medieval	Welton House, Victoria Road. Grade II listed (1095051). Mid C19. 2 storeys and basement brown brick.
TR 37 SE 1040	Post Medieval	Spread Eagle Public House, Princes Crescent. Grade II listed (1203982). Early C19.
TR 37 SE 1161	Post Medieval	1-7 Addington Square, north side. Grade II listed (1355033). An early C19 terrace. Nos 1 to 7 (odd) form a group with Nos 14 to 18 (even) Addington Street.

### 5.3 Previous Archaeological Works

5.3.1 There have been a number of archaeological events in the assessment area, especially in the area of the PDA, which are summarised in the Table 3. All distances taken from the PDA boundary.

5.3.2 The archaeological events confirm that due to the built-up nature of the area, in many places archaeological horizons have been disturbed and that 19<sup>th</sup> century or later features are observed.

**Table 3: Previous Intrusive Archaeological Works**

Event ID	Site	Distance	Description
EKE12267	Land adjacent to Victoria Road	Adjoining northern boundary of the PDA	A trench 22m in length in 2009 by SWAT Archaeology at land east of Victoria Road. A number of features were found but all interpreted as modern. Residual material from the Neolithic (TR 37 SE 387) and Iron Age (TR 37 SE 388) was recovered from within these.
EKE12847	Land adjacent to Victoria Road	Adjoining northern boundary of the PDA	The same excavation included a strip and map, which only uncovered modern features.
EKE12848	Land adjacent to Victoria Road	Adjoining northern boundary of the PDA	The same site uncovered an undated pit during the watching brief.
EKE12392	Land adjacent to Victoria Road	Adjoining northern boundary of the PDA	Evaluation by Canterbury Archaeological Trust in 2012 means of four trenches to the east of the 2009 evaluation. No significant archaeological finds or features were observed
EKE12041	7 Carrowways Place	c. 150m NW	Monitoring of foundation trenches in 2005 by The Trust for Thanet Archaeology. Features relating to a terrace that had previously occupied the site were found, along with associated features (soakaways/well shafts). Three ditches were found (including the one located during the earlier evaluation) dating to the Neolithic/Bronze Age (TR 37 SE 385).
EKE14850	24 Hawley Square	c. 175m WNW	Watching brief. Low archaeological potential due to previous terracing. No archaeological finds or features were found.
EKE12849	41-43 Victoria Road	c. 40m E	Evaluation by means of three trenches in 2009 by Allen Archaeology. 19th century features were the only archaeological features observed
EKE11242	13 Park Place	c. 300m SW	Watching brief in 2011 by The Trust for Thanet Archaeology. Infilled cellars relating to buildings shown on the 1st edition OS map were found in one part of the site. No significant archaeological finds or features were observed
EKE9938	123-127 Byron Avenue	c. 80m SE	Watching brief on extensions to the rear. No archaeological remains were encountered.



### *Landscape Characterisation*

- 5.3.3 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement (general)'. Immediately west of the PDA is classified as 'Town and City 1810 extent' (Fig. 15).

### *Stour Valley Palaeolithic Project*

- 5.3.4 The PDA is situated within the Palaeolithic area designated PCA 3 being the dry valleys and slopes on Thanet, mainly chalk bedrock that is close to the surface but with brickearth slopewash filling the valley bottoms. The chalk bedrock slopes and dry valley sides are likely to have been denuded of superficial deposits in the later parts of the Last Glacial and during any subsequent Holocene slopewash activity and this lack of superficial deposits is what is suggested by the BGS. For this area there are no definite Palaeolithic finds. Records in the HER relate to flakes that may well be non-Palaeolithic, or if Palaeolithic are probably derived and out-of-context. Therefore, it is considered that there is very low potential for Palaeolithic remains and even if found they would be of low importance due to having been re-worked and derived.

### *Conservation Area*

- 5.3.5 A small strip along the westernmost portion of the PDA falls within the easternmost area of the Margate Conservation Area. The vast majority of the area is outside of the Conservation Area (Fig. 22). A separate Heritage Statement has been prepared to consider Margate's Conservation areas.

### *Designations*

- 5.3.6 Dane Park, to the east of the PDA is a Designated Historic Park and Garden (Fig. 23). 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 foundation. The Victorian bandstand and land are no longer there. There has been a school on the site since before the gardens were built. The Victorian School was much taller than the current buildings and used to be seen from the gardens. The gardens are much more mature now with trees and the current school building is not visible from the gardens. Dane Gardens is considered in greater detail in the separate Heritage Statement.

#### *0-100m Radius*

- 5.3.7 There are 14 KHER entries for this area. Six are Grade II listed buildings. Three are non-designated buildings as well as the landscape record of Dane Park (TR 37 SE 1304). Circa 60m south east of the PDA is the World War II crash site of a Messerschmitt in 1940 (TR 37 SE 399). There are three findspot records being that of an Iron Age coin, circa 75m north, north east found in 1875 (TR 37 SE 27) and following an excavation within the north eastern area of the school grounds, but immediately to the north west of the PDA boundary are Neolithic flints (TR 37 SE 387) and Iron Age pottery (TR 37 SE 388) that were both considered residual.

#### *100-200m Radius*

- 5.3.8 There are 33 KHER entries for this area. 28 are listed buildings and one non-designated building all in the area to the west of the PDA. There are two findspot records from the Portable Antiquities Scheme (PAS), whereby the exact location is not necessarily known but placed in a grid square. They are both Iron Age coins located 180m west of the PDA found in the 19<sup>th</sup> and early 20<sup>th</sup> century. Circa 140m north west of the PDA ditches were found during an evaluation that contained flint likely to be from the Neolithic to Bronze Age period (TR 37 SE 385). Another record is to the east of the PDA in Dane Park and is the likely location of a World War II air raid shelter (TR 37 SE 1210).

#### *200-300m Radius*

- 5.3.9 There are 18 KHER records in this area. 15 of which are listed buildings. All bar The Shell Grotto are in the area west of the PDA. The Shell Grotto is on the outer reaches of the assessment area to the north of the PDA. There is one non-designated building being that of a Victorian pillar box. The two monument records are in the area of the old gasworks, circa 210-230m north, north west of the PDA. Burials were discovered in the 19<sup>th</sup> century and are thought to be Anglo-Saxon in date (TR 37 SE 35) and a second record to reflect the location for the gasworks themselves (TR 37 SE370).

### **5.4 Archaeological and Historical Narrative**

- 5.4.1 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. The periglacial processes had a scouring effect removing evidence of the oldest deposits of geological

material and evidence of human settlement during the Palaeolithic and Mesolithic period, thus Thanet has fewer finds than seen elsewhere in Kent for this period. Something confirmed by the recent excavations at Thanet Earth and the East Kent Access Road.

- 5.4.2 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. Again, items from this period on Thanet are sparse although possible items from this period have been found at the excavations at the East Kent Access Road south of Ramsgate.
- 5.4.3 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. Neolithic activity was found at the Thanet Earth Site sealed below valley colluvium and therefore are likely to pre-date deforestation and arable farming that would have facilitated topsoil accumulation into the valley. 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.
- 5.4.4 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. Evidence of the Iron Age has been found at nearby Minnis Bay and also at the Thanet Earth site and nearby Sarre and St Nicholas. This period coincides with an increase in trade and exchange especially with continental Europe evidenced by the finds of coins and continental as well as local pottery. There is also an increase in the presence of burials. There is evidence for the storage of grain in pits during this period. At Thanet Earth, one east/west ditches running through the area in the Iron Age later formed part of the parish boundary on Monkton with St Nicholas.

5.4.5 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 Lymne 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 building went out of use around 300 AD. By the 4th century the Roman civilization was in decline and the Romans abandoned Britain in 410 AD. Roman burials were found at the Thanet Earth site and 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.

5.4.6 The earliest known reference to the Wantsum Channel is in the second century AD geography of Ptolomy that confirms the channel was large enough to isolate Thanet during the Roman period and it is during this period that the coastline on the northern and eastern side begins to resemble that of the present day. Bede's Ecclesiastical History written in the 8th century in the Anglo-Saxon period refer to the channel as 'Uantsumu' and that there are 600 families divided from the land by the river Wantsum that is fordable only in two places. The Wantsum appears to have been at its deepest in the Roman and Anglo-Saxon period.

5.4.7 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. Anglo-Saxon activity has been evidenced in the Thanet Earth area by sunken floored buildings of which of 50 were found, along with droves roads and trackways and burials. The gas site near to the PDA, discovered what is thought to be Anglo-Saxon inhumations.

- 5.4.8 Thanet's proximity to the coast and its monastic estate made it a target for Viking raids. Thanet was invaded by Vikings in 830 AD and 980 AD, with more raids in the following three decades. The original monastery at Minster disappears from the records in the ninth century, possibly burnt by the Vikings.
- 5.4.9 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.
- 5.4.10 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. Monckton had 89 villagers, 21 smallholders with a mill and two churches. Minster had 150 villagers, with 50 smallholders, church, salt house, fisheries and a mill.
- 5.4.11 However, the church of St John is thought to have origins from 1050 although the current structure is from the 12<sup>th</sup> century. At this point it was a subsidiary chapel of Minster until 1275. This suggests by 1275, Margate was become 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.
- 5.4.12 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 time due to being destroyed by storms.

- 5.4.13 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 rise in popularity of Seaside resorts, Margate began to attract attention. 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 built.
- 5.4.14 The Grade I Shell Grotto is in Grotto Hill to the north of the PDA. Many theories have been advanced about the origin of the grotto, including the possibility that it may be Phoenician or Roman. The grotto consists of two semi-circular passages leading to a central dome and then a passageway leading off to a rectangular chamber. The grotto contains about 2,000 square yards of shell mosaic consisting of 28 different types of shells, many of which are foreign. The cement which adheres to the shells is very similar to Roman cement and is said to contain fish oil and crushed shells. The decoration includes common Egyptian, Greek and Indian motifs, and in the rectangular chamber are further motifs of the rising sun, the moon and the stars.
- 5.4.15 In the early 19<sup>th</sup> 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. 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 and the town continued into the early 20<sup>th</sup> century as a seaside destination with amusements parks now popularised by the working classes. However, as with other seaside towns, from the 1970s there were a decline in visitors due to cheap air travel.
- 5.4.16 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 with the area east of this still rural.

- 5.4.17 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.
- 5.4.18 The origins of the Royal School for the Deaf in Margate dated back to 1860 when St John's Collage in the town was rented annually as an extension to the main school on the Kent Road 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. 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 and by 1905 all the school activities were transferred there. Figure 17 shows an architect's drawing of the original school at the PDA along with old photographs of the original school building (Plates 9-11). During the school's lifetime it was extended with additional structures added (Plate 12). East of the school, a plot of land was donated to the residents of Margate and became Dane Park and was laid out in 1896.
- 5.4.19 In World War I, the town suffered from Zeppelins and bomb raids and the town was also bombed in the Second World War. It is known that one of the houses at the school was damaged by a bomb. In addition, deep air raid shelters were initially built at the school before the school was eventually moved to Oxfordshire for the war.
- 5.4.20 By the 1970s, the Victorian built school had become expensive to maintain and run. The school also wanted to move away from the large dormitories to more intimate, family sized units. 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. The original school foundation stone from 1874 was retained and placed alongside other foundation stones, one in the late Victorian period relating to additional buildings and another from 1972 for the current buildings, located in an area in front of the current school building (Plates 25-27).

The original foundation stone is of its time by using the word 'asylum' to refer to the school. By 1991, the school had 167 pupils and 226 staff.

- 5.4.21 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.

## 5.5 Cartographic Sources and Map Regression

### *Andrews, Dury and Herbert map of 1769*

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the location of the PDA on the outer reaches of the town. The town has started to grow from the fishing villages clustered around the bay. The church of St John the Baptist can be identified to the south west of the PDA. It is around this time that Cecil Square was built to the north, north west area of the PDA. (Fig. 5)

### *Hasted, 1798*

- 5.5.2 This map is similar to the map in Figure 4 in that the PDA is still on the outskirts of the town. However, only one church is showing, St Johns the Baptist (Fig. 6).

### *Ordnance Surveyors Drawings 1797*

- 5.5.3 This map shows the individual buildings. The town is starting to layout the road network at the eastern edge of the town. The PDA is still not built on. 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. (Fig. 7).

### *Edmunds Map, 1821*

- 5.5.4 This is the first detailed map of the town. To the southwest of the PDA, we can see Princes Crescent has been built, Halwey 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. Just beyond the north western area of the PDA is marked the Zion Chapel and burial ground. The graveyard is still there today. 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 (Fig.8).

#### *Tithe Map from 1840*

- 5.5.5 The tithe map shows greater detail. The PDA is mainly part of field 507. Field 507 is owned by William Barker and James Stride with the field as arable. Field 502 to the east is pasture. James Cuthill owns plots 505 and 506, which are referred to as gardens. James also rents the lands to the south of this area and there are described as arable. The tithe map does not show the workhouse, which is seen as an unnamed plot between 484 and 506. Plot 504 shows a couple of cottages and also a chalk pit (Fig. 9).

#### *Historic OS Map 1852*

- 5.5.6 This is the first scaled OS Map. In the area seen in the Edmund Map of 1821 of gardens, there is a now a building called the Academy. There are still gardens to the north of the building which is the south western area of the PDA. North of the garden there are also additional buildings and a road that leads to Lime kiln Cottages and a limestone quarry, all within the PDA. The area north of the unnamed road is still fields. To the west of the PDA, the area is still not fully occupied by housing (Fig. 10).

#### *Historic OS Map from 1872*

- 5.5.7 This is the first map that shows the occupation of the deaf school. The school has taken over the Academy building that was previously the workhouse. The road on the western boundary of the PDA has been reamed Victoria Road from Long Mill Lane. To the south west of the PDA, new roads and housing estate of terraces have been built. To the west there are 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 field (Fig.11).

*Historic OS Map 1896*

5.5.8 There have been significant changes. The old Academy building that the original school used has been demolished to be replaced by a purpose-built school with what appears to be a lodge by the entranceway. The Lime Kiln Cottages have also been demolished and the quarry filled in and the road removed. South of the PDA the housing estate has now been built. The northern part is still part of a nursery, with the remainder as field or orchards. The area to the east is still rural (Fig.12).

*Historic OS Map 1905*

5.5.9 The main school building appears to have been extended eastwards on the northern wing. The building by the entranceway has been extended. On the eastern boundary a new road has been created following the creation of Dane Park called Park Crescent. There are now two houses on the eastern side of Park Crescent adjoining the eastern boundary of the PDA. More houses are being built along Victoria Road (Fig.13).

*Historic OS Map 1932*

5.5.10 The main school has some more additions by way of buildings clustered around the main sections. The building by the entranceway has been further extended. There are now more houses on Park Crescent. The playing field area of the school has been landscaped following the clearance of the orchard in the north western area. The nursery area in the north is now orchard. In the far north western corner, there is a new building labelled 'Lodge'. (Fig.14).

*Historic OS Map 1936*

5.5.11 There appears to be little change other than a further extension to the main school building on the northern wing (Fig. 15).

*Historic OS Map 1954*

5.5.12 There appears little change (Fig. 16)

*Bomb Maps*

5.5.13 Bomb maps of Margate are available for both the First World War and the Second World War. These show in both instances that bombs were dropped within the PDA and the maps suggest some actually would have hit the school building itself (Fig. 18 & 19).

## **5.6 Aerial Photographs**

*1940s*

- 5.6.1 This photograph is not the best resolution shows the haphazard nature of the main school building with itself landscaped grounds to the west and playing fields in the northern half (Plate 1).

*1960s*

- 5.6.2 There is little change to the PDA. However, the Lodge in the north western corner is no longer showing and it is understood that this was destroyed by a bomb sometime in the second world war, which would tally with that seen on the bomb map in Figure 19 (Plate 2).

*1990*

- 5.6.3 There have been significant changes. The old school buildings have been completely demolished and replaced with a complex of new buildings slightly to the east of the original building location. (Plate 3).

*2003*

- 5.6.4 A new outside area is in the process of construction in the south west corner (Plate 4).

*2007*

- 5.6.5 There is little change to the PDA (Plate 5).

*2009*

- 5.6.6 A new building has been built in the far south western corner. Construction has commenced just outside the north western boundary (Plate 6).

*2013*

- 5.6.7 There is little change (Plate 7).

*2017*

- 5.6.8 There is little change other than the school appears deserted as no vehicles are shown in the school grounds (Plate 8).

## **5.7 Walkover Survey**

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 4th January 2019. No artefacts or archaeological features were identified in the walkover (Plates 9-24).
- 5.7.2 The PDA consists of a number of school buildings over a number of different levels situated high above the playing field with view across the playing field towards the opposite side of the valley. The main access is via Victoria Road. There is a house immediately next to the entrance and next to that is a tarmacked area with garages and an artificial surface for a court. The road veers to the north to a car parking area in front of the western end of the complex of school buildings. In this area is the medical centre which was built in the past few years and the entrance to the school. Aside the medical centre is an area that was the sensory garden. Along the northern school building area, the buildings two storey, with classrooms downstairs and living accommodation upstairs. The various school buildings are terraced into the hillside at various levels, increasing in height the further south. At the far southern side of the complex of buildings is the old swimming pool, which was covered over in recent years to create more classrooms. However, the pool itself was not filled in and remains underneath the present flooring. There is a grassed bank between the lower level of the school buildings on the northern side with steps and paths leading onto the playing field, which has been levelled and has a wooden pavilion in the north east corner first seen in the same location in the 1936 OS map. There is no evidence of previous structure on the site in relation to the previous school building. Bordering the north west corner is a Hydrotherapy Pool and alongside the north east boundary are residential houses located on Park Crescent Road. These used to be related to the school but are outside of the PDA. The southern boundary adjoins an alleyway that passes along the rear of the terraced houses in Byron Avenue. There is a significant height difference between the height of the alleyway and the school ground level on the northern side. As a result, this wall is circa 4m in height on the school side.

## 5.8 Summary of Potential

### *Palaeolithic*

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the 250m assessment area. The Stour Valley Palaeolithic Projects suggests that there is a very low probability of finds from this period for this area. Therefore, the potential of finding remains that date to this period is considered **low**.

### *Mesolithic*

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period is considered **low**.

### *Neolithic*

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has two records from this period within the assessment area being the residual flint found at the evaluation site adjoining the north western area of the PDA and circa 140m north west of the PDA ditches that are thought to date from the early Neolithic to the late Bronze Age. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Bronze Age*

5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER no records from this period within the assessment area other than the residual flint mentioned above, which could be from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Iron Age*

5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has four records from this period within the assessment area. Residual Iron Age pottery was found during an evaluation in the north western area adjoining the PDA. The other, three finds are coins, one of bronze/silver found in 1875, circa 75m north, north west of the PDA and two copper alloy coins found circa 180m west of the PDA found in antiquity. This suggests that there is Iron Age activity within the area and in the area of Trinity Square on the other side of the valley there is a known settlement area. Therefore, the potential of finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **moderate**.

### *Romano-British*

5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has one record from this period within the assessment area being the possible date of origin of The Shell Grotto, although this is far from certain. However, Roman burials have been found within the Dane valley area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Anglo-Saxon*

5.8.7 The Kent HER has just one record from this period within the assessment area relating to an inhumation site at the old gasworks circa 230m north, north west of the PDA discovered in antiquity. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Medieval*

5.8.8 The Kent HER has just one record from this period within the assessment area being the Parish Church of St John the Baptist located 160m south west of the PDA. During this period Margate was a fishing village clustered around the bay whereas the are of the PDA in this period was outside of the settlement area.



Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Post Medieval*

5.8.9 The Kent HER has a total of 66 records from this period within the assessment area. 47 of which are designated listed assets and four are non-designated buildings, all predominately in the area to the west of the PDA that reflects the Victorian growth of the town as an important seaside destination. Map regressions confirms that until the very late Victorian period, this area of town was at the rural edge of the town and originally housed the workhouse and gardens. The original school for the deaf was built in 1874 and demolished in the 1970s and therefore it is possible that footings from the original school remain within the area of the PDA used for new construction of buildings. In the late Victorian period as the town grew, more amenities were included. To the east of the PDA is the landscape of Dane Park including its listed fountain and to the north west were the Victorian gasworks. Therefore, the potential of finding remains that date to this period is considered **high**.

#### *Modern*

5.8.10 KHER has three records dating to this period. The crash site of the German World War II plane was circa 60m south east of the PDA. The approximate location of the Second World War air raid shelter in Dane Park is noted. There is also a modern non-designated building of The Charlotte Centre in Lausanne Terrace, which opened in 1913 as a purpose-built manual training centre, whilst noted locally it was not considered suitable for listing. The current buildings on the site of the PDA due for demolition was built in the 1970s onwards. Therefore, the potential for finding remains dating to this period in the PDA is considered **high**.

#### *Undated*

5.8.11 There is just one undated KHER record. At the evaluation that adjoins the north western area of the PDA, a pit was discovered which did not contain any dating evidence, but contained three burnt flints which may be residual but could suggest a prehistoric date.

*Overview*

5.8.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.13 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **moderate**
  
- Iron Age: **low**
  
- Roman: **moderate**
  
- Anglo-Saxon: **moderate**
  
- Medieval: **low**
  
- Post-Medieval: **high**
  
- Modern: **high**

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

### 6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was agricultural land in the early Post Medieval period. In the south western corner of the PDA was a two-storey building built in 1769 being the workhouse and garden area to the east, which was then taken over the deaf school before being demolished when the original main school building was built in 1875. This new school building, with cellars, which was extended and added to over the years, including deep air raid shelters (location unknown) was then demolished in the 1970s and the current buildings replaced on broadly the same site. Figure 3 shows an overlay of the current buildings with the new proposed buildings and Figure 4 shows an overlay of the buildings in 1954 to the proposed buildings. Figure 4 clearly shows that the new proposed building is situated only in part on top of the site of the original main school buildings. With

respect to the current building only the westernmost portion does not fall within the footprint of the current buildings (Fig. 3). As a result, it is possible that the construction of the new building will encounter foundations relating to the original Victorian building. In addition, this area would have previously had boundaries and structures relating to the small lime kiln quarry and works. The original Victorian building, its subsequent demolition and construction of the new school in the 1970s would have caused significant disturbance within the PDA in relation to any potential archaeology. It is also not clear at exactly what level the original school building was built and how much terracing has occurred on the site with the current school building, which again would severely impact upon the potential surviving archaeology. As a result, the historical impact on the potential archaeology is uncertain but is considered to be **high/total**. In addition, it transpires that in the area of the playing field, a heat exchanger was placed underground close to the current hydrotherapy centre which would have had a below ground impact.

#### *Proposed Impact*

- 6.2.2 The new building located at central part of the current school complex will be in an area that relatively level and likely to affect already significantly disturbed ground. Figure 28 shows that there will be some reduction in ground levels associated with the current terrace levels. This will potentially have a **total** impact on any surviving archaeology on the southern area.

## 7 SIGNIFICANCE

### 7.1

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

### 7.2 Significance Criteria

#### *Period*

7.2.1 The main period of below ground archaeological significance in the area is the Prehistoric period, especially the Neolithic, into the Bronze Age and the Iron Age. There are also Roman burials found nearby in antiquity as written on by Hasted. We know Margate was important in the Iron Age given the Iron Age inhumations and settlement area on the opposite side of the valley in the Northdown area and it is likely the occupation of the valley occurred prior to this period and also into the Roman period. There is a significant amount of Post Medieval above ground archaeology by way of listed buildings to the west of the PDA given that is where the historical core of Margate is.

#### *Rarity*

7.2.2 The listed buildings of Margate tell a story of its Victorian growth as a seaside bathing town with grand squares and houses and many are not especially rare and of local significance. This growth in the Victorian period would have destroyed much by way of below ground archaeology in the area, with chance finds recorded in antiquity. Due to the density of houses and their listed nature there is little opportunity to understand more about the Prehistoric period of the Dane valley in the area and understanding the valley in Prehistoric times is considered of regional interest. Of national interest in relation to the development of the School for the Deaf, would be the foundation stones which currently sit in front of the current school building.

### *Documentation*

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources from the Post Medieval period onwards.

### *Group Value*

7.2.4 There is group value in the potential archaeology of the Prehistoric and Roman period archaeology in understanding the use of the Dane Valley in those periods.

### *Survival / Condition*

7.2.5 The site was originally farmland, before including a quarry and lime kiln, plus the workhouse and gardens before the original school was built in 1874. The construction of the original school would have necessitated changes to the levels to create a building platform. This demolition and building of the current school being terraced into the hillside, would have created further truncation. Therefore, it is unclear as to the survivability of any potential archaeology.

### *Fragility / Vulnerability*

7.2.6 It appears that the new school building is to be placed in an area of previous buildings, which is likely to only affect already disturbed ground. However, some levelling may be needed for the MUGA and playing fields and therefore should any archaeology be surviving in this area, there is likely to be a total impact.

### *Diversity*

7.2.7 There is considered to be great diversity of the archaeology in this area from the Prehistoric and Roman period in utilising the area of the Dane Valley. Being on the hinterland of the town, activity in this area only picks up in the Post Medieval period.

### *Potential*

7.2.8 The overall archaeological potential is considered high for the Post Modern and Modern period on the basis that foundations relating to the original Victorian school may still survive below ground. There is moderate potential relating to Prehistoric and Roman periods given the general finds from these periods found across the Dane Valley. The archaeological potential is considered low for all other periods. The potential for surviving archaeology is unknown. However, there is

likely to have been severe truncation for the various school buildings and the significant landscaping that has occurred, which makes the potential for finding in-situ archaeology low.

*Significance*

7.2.9 Based on the information gained in this report, it can be concluded that the site is of archaeological interest. However, given the significant amount of landscaping that has occurred, causing severe disturbance of any potential archaeology there is unlikely to archaeology in-situ. It is appreciated that in general the area has potential for Prehistoric archaeology relating to the use of the valley in this period, it is considered to be of regional significance. The impact of the new school building and associated features is likely to have a total impact should there be any potentially surviving archaeology.

## 8 ARCHAEOLOGICAL MITIGATION

### 8.1 Introduction

- 8.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Post Medieval and Modern period, **moderate** for the Prehistoric and Roman periods, and **low** potential for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.



## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

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

### **9.2 Reliability/Limitations of Sources**

- 9.2.1 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.

### **9.3 Copyright**

- 9.3.1 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 Limited (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

July 2021

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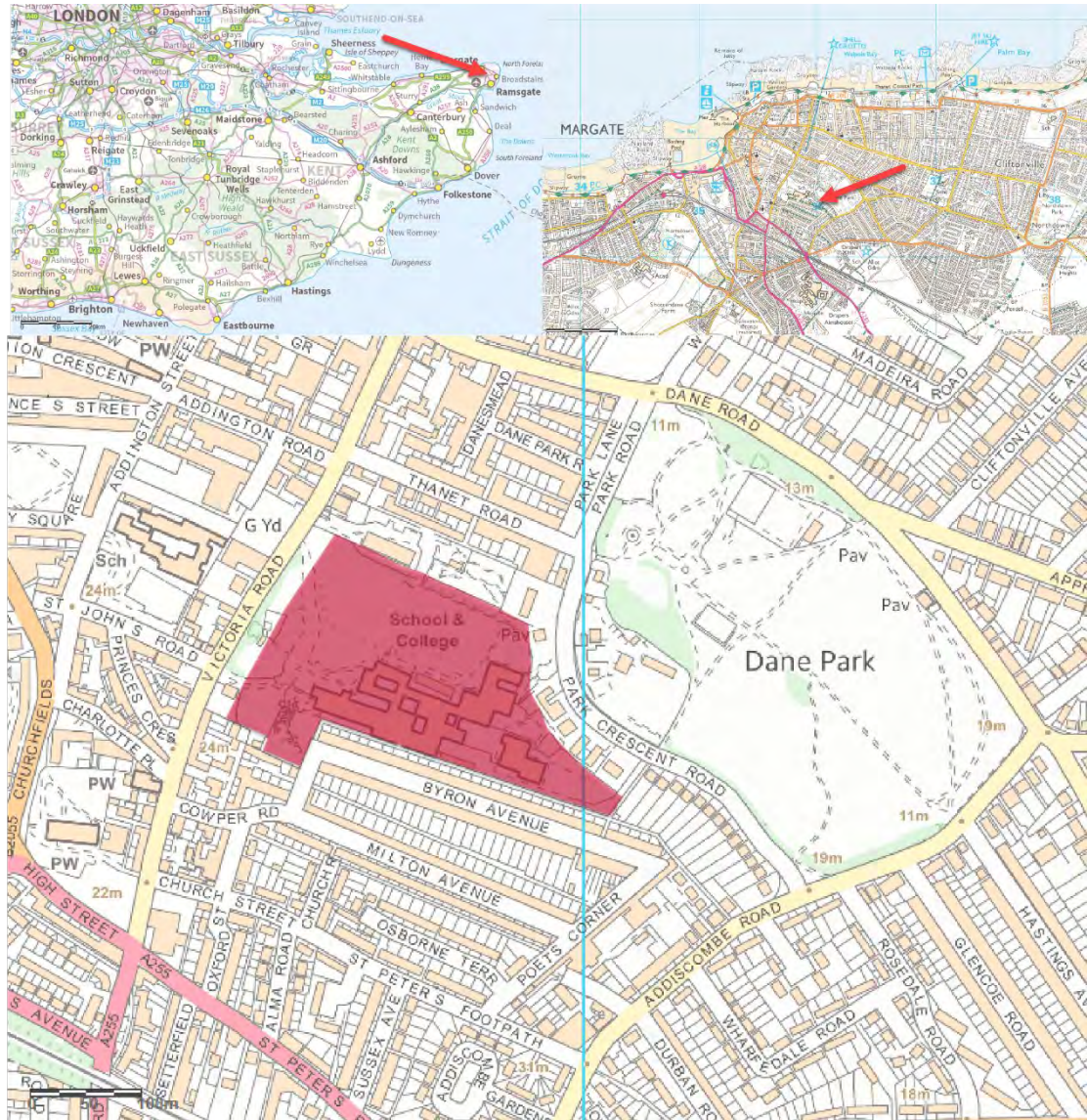


Figure 1: Site location map, scale 1:20000 & 1:5000.





Figure 2: Proposed Development Area



Figure 3: Overlay of existing buildings to the proposed buildings

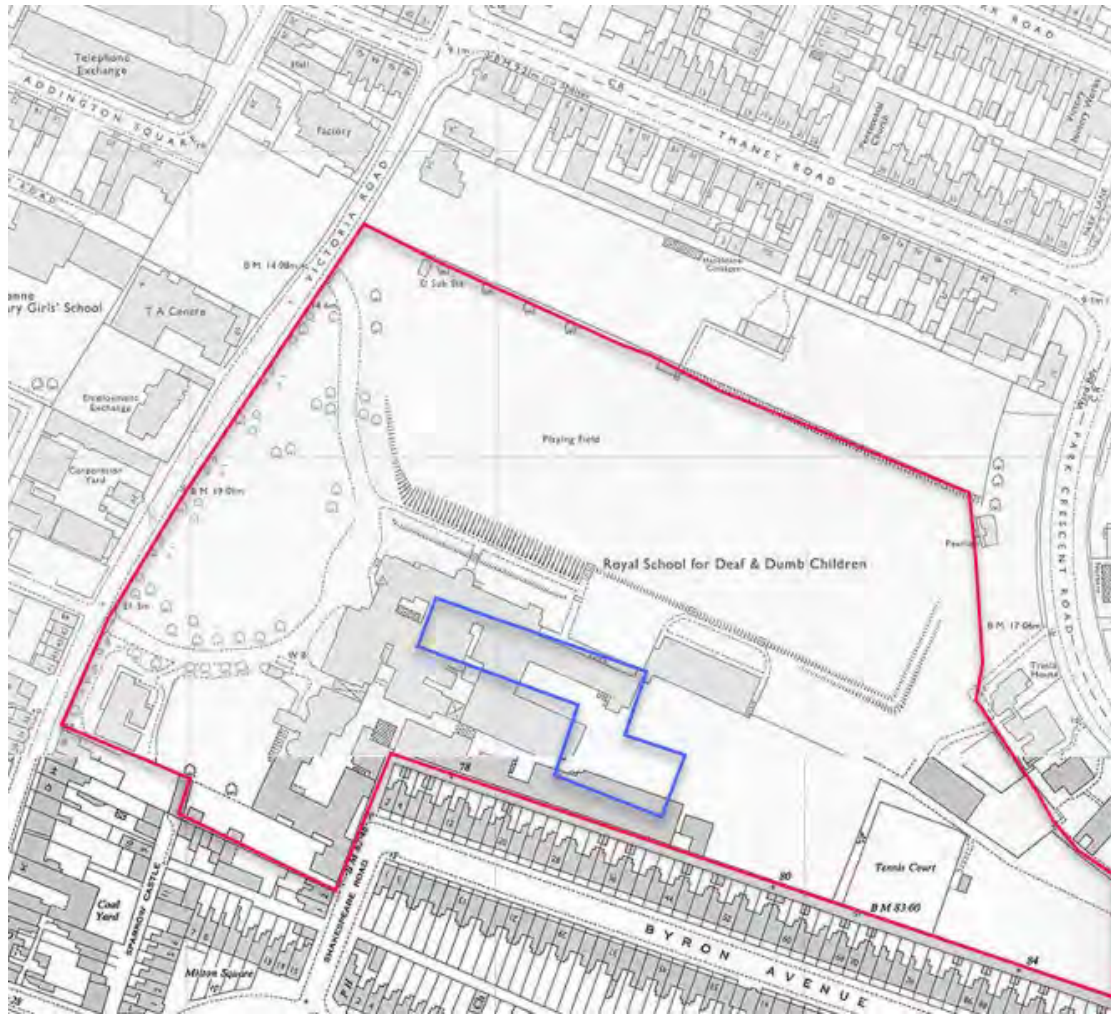


Figure 4: Overlay of buildings in 1954 on the proposed building



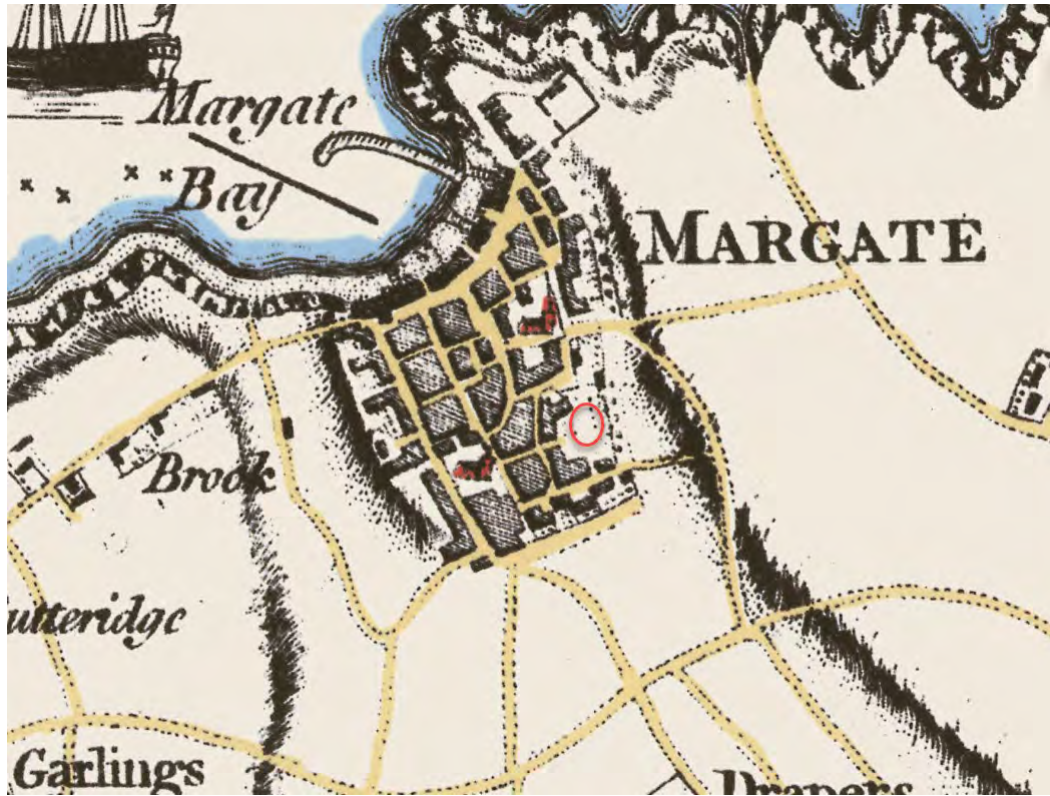


Figure 5: Andrew, Dury and Herbert Map from 1769



Figure 6: Hasted, 1798





*Figure 7: Ordnance Surveyors Drawing, 1797*





Figure 8: Edmunds' Map, 1821

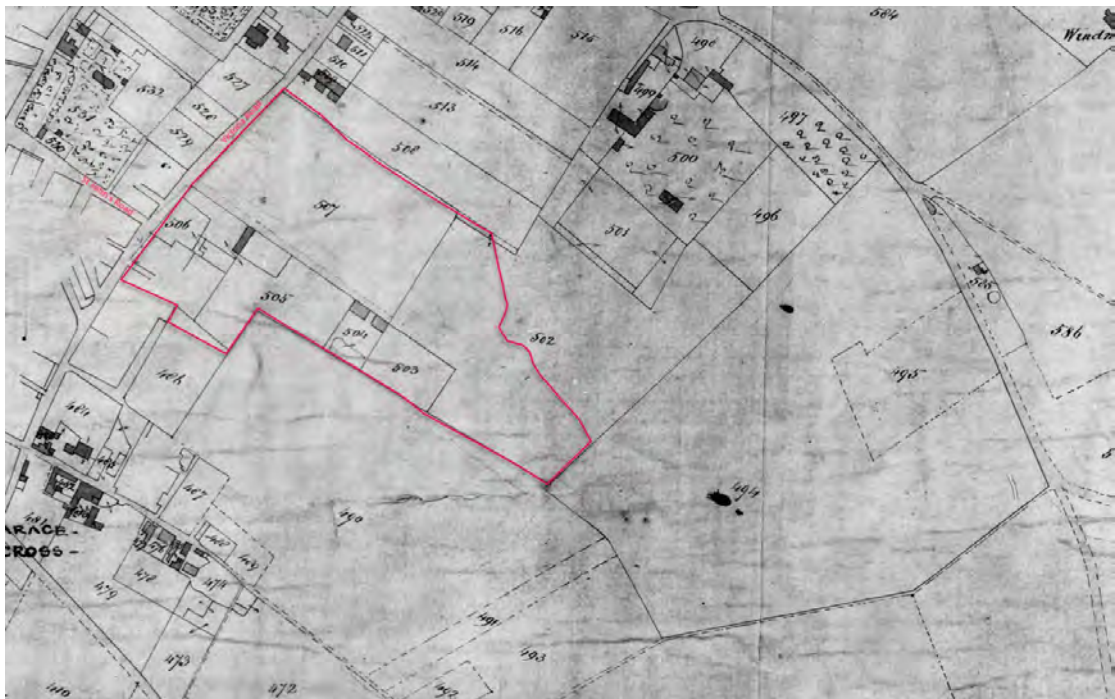


Figure 9: 1840 Tithe Map



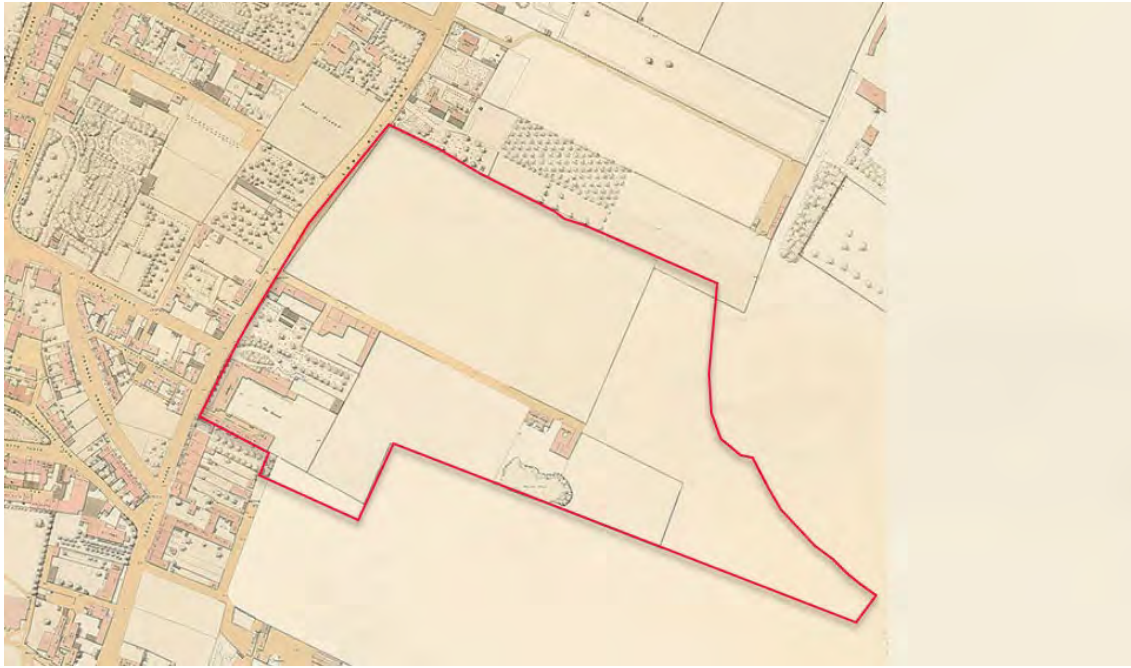


Figure 10: Historic OS Map 1852

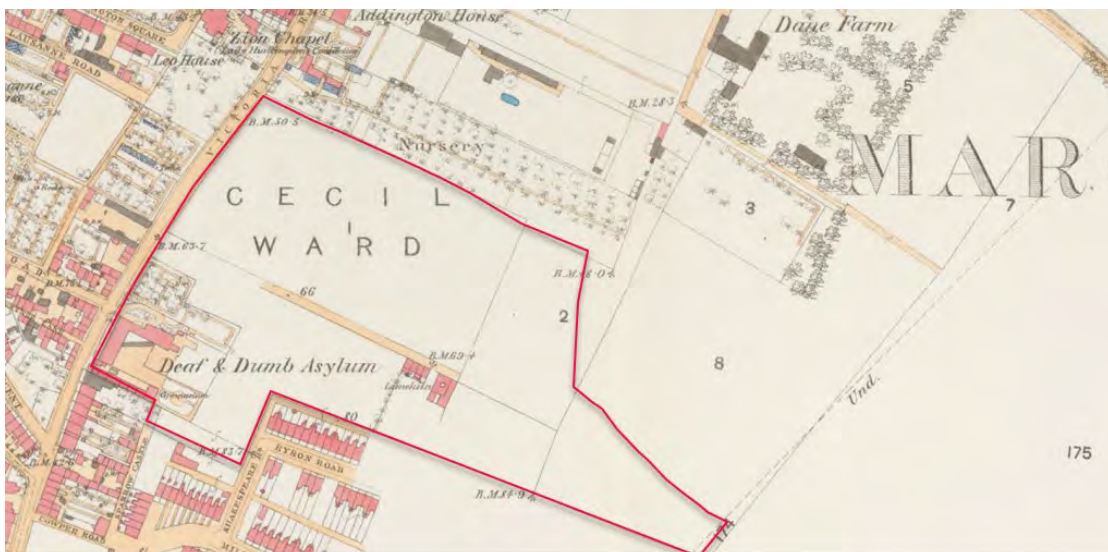


Figure 11: Historic OS Map 1872

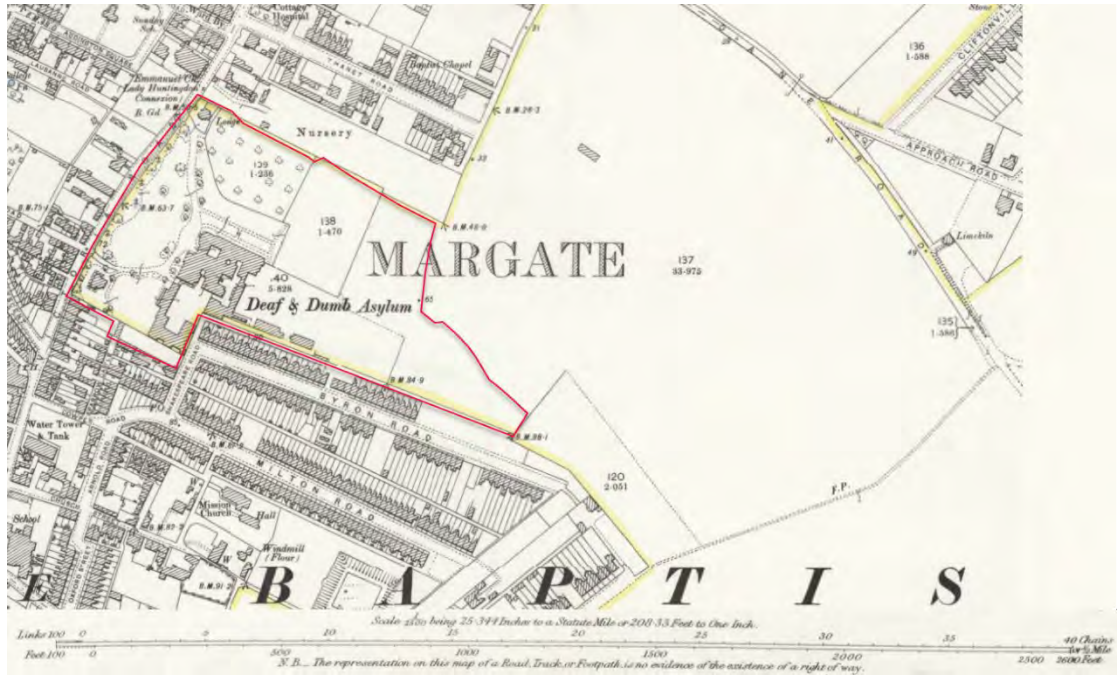


Figure 12: Historic OS Map from 1896





Figure 13: Historic OS Map 1905

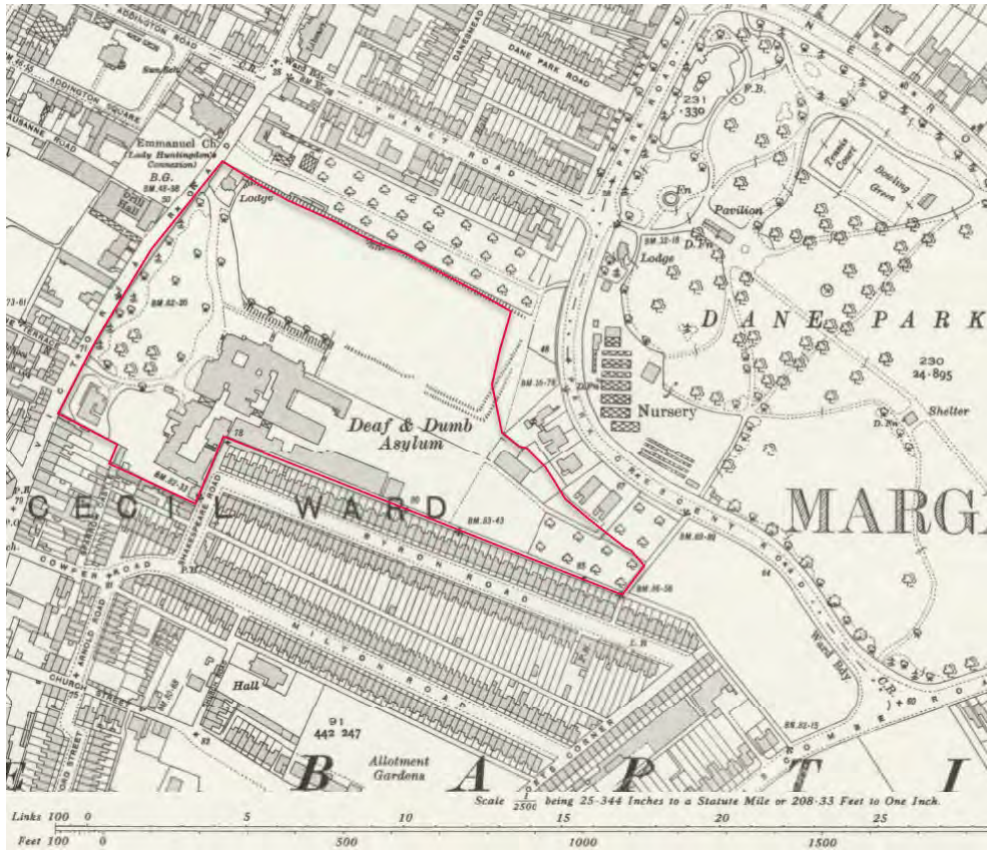


Figure 14: Historic OS Map 1932



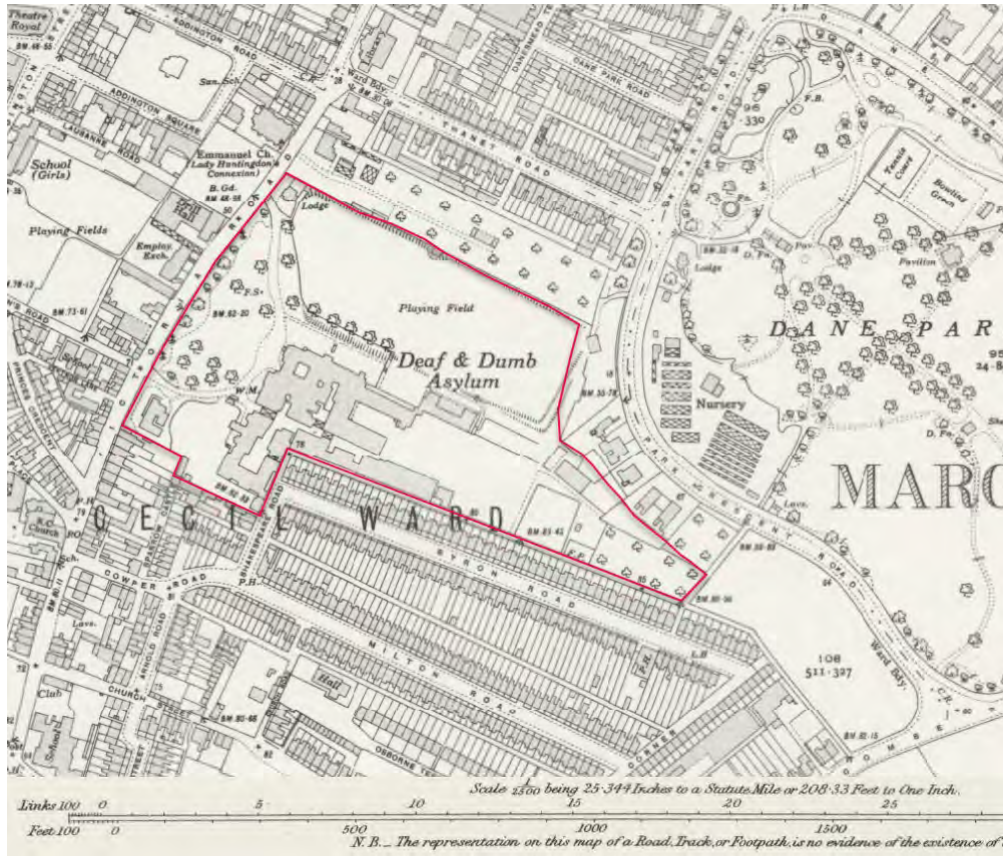


Figure 15: Historic OS Map 1936



Figure 16: Historic OS Map 1954



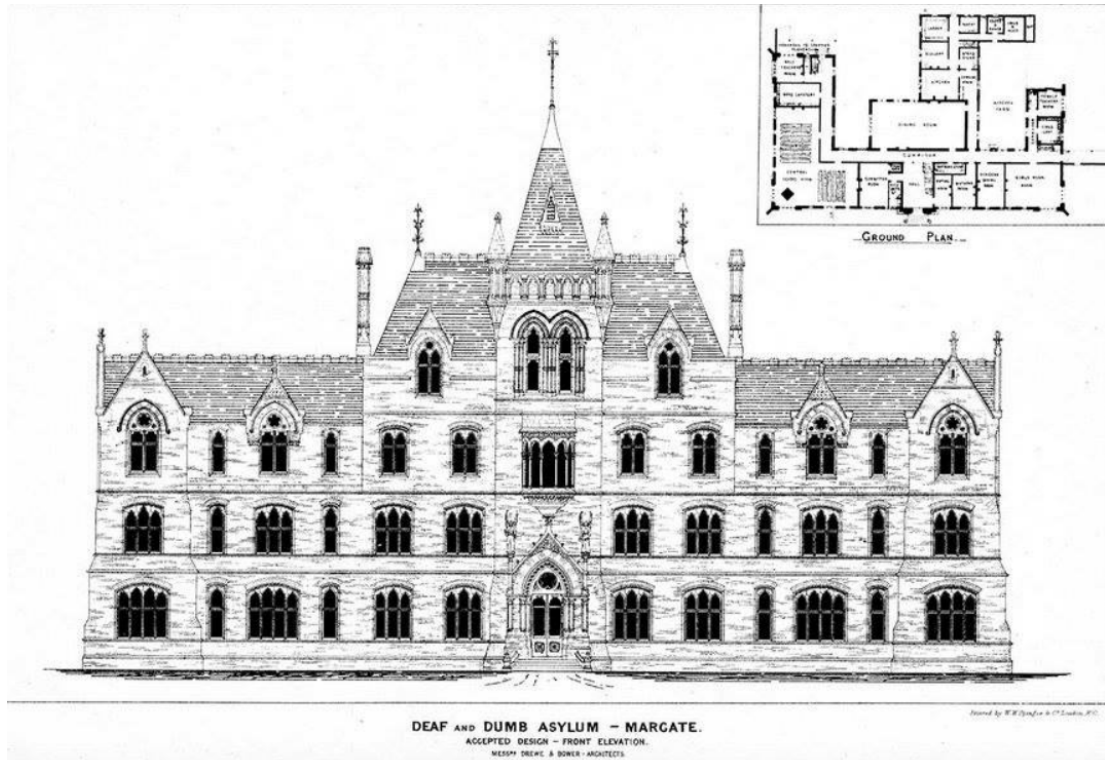


Figure 17: Original Victorian design and ground plan

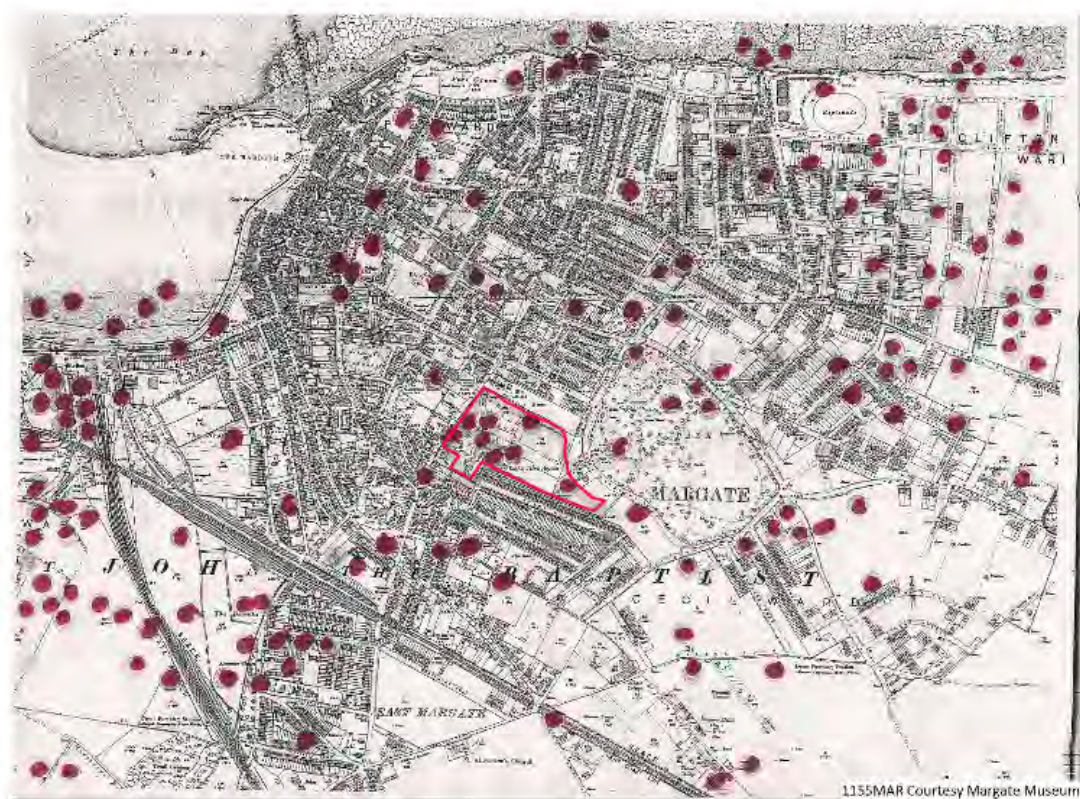
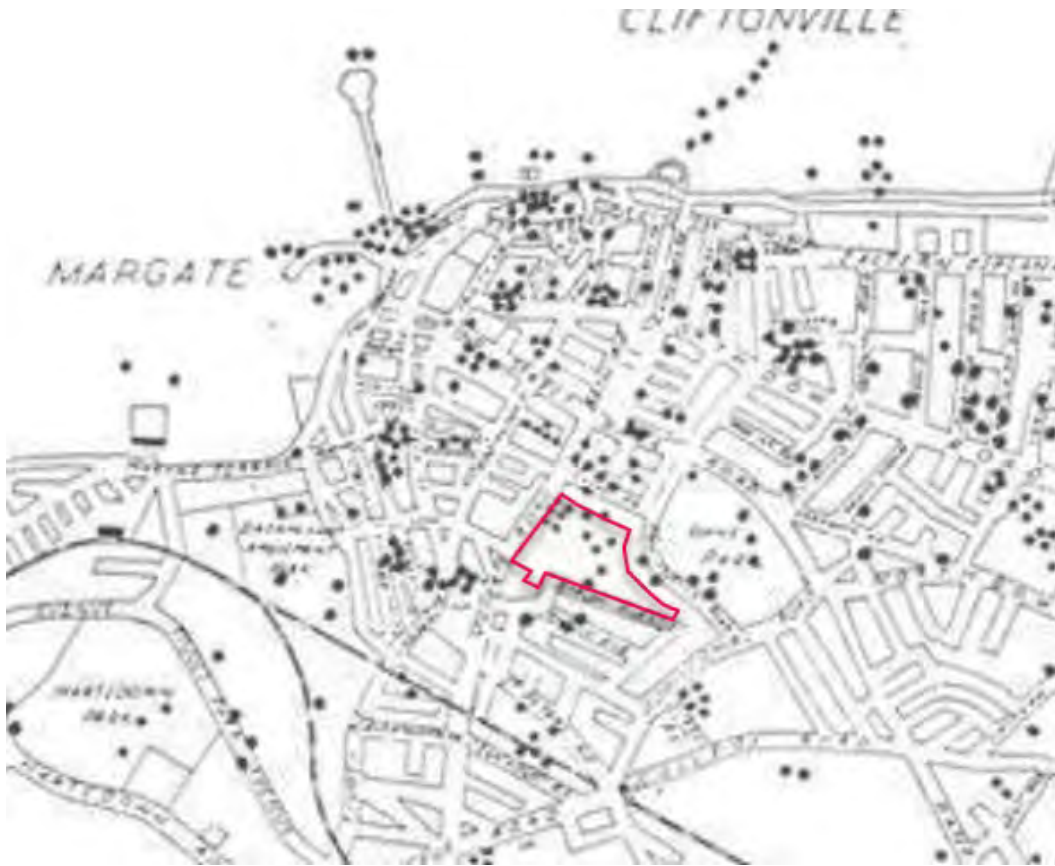


Figure 18: Bomb Map from the First World War



*Figure 19: Margate Bomb Map from the Second World War*

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 20-27)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement (general)'. Immediately west of the PDA is classified as 'Town and City 1810 extent'
TR 37 SE 27	Findspot	c. 75m NNE	Iron Age	Bronze/silver Gaulish coin (a) found c1875 in Dane Valley, Margate
TR 37 SE 35	Monument	c. 230m NNW	Anglo-Saxon	Inhumation cemetery. There is a tradition that many skeletons were found in Gas (Gorse) Alley in 1840 when the Gas Company laid pipes. The burials were said to be side by side, and to have spears with them. Two human skeletons with an iron knife found in Gasworks Yard. These are to be associated with the above. Classified as "Inhumation Cemetery". (1,2) TR 358709. Anglo-Saxon burials discovered in the C19th.
TR 37 SE 270	Monument	c. 210m NNW	Post Medieval to Modern	Margate Gas Works. A 19th century gas works was formerly located in Margate. The works included two gasometers, or gasholders, one of which was corkscrew in design. There was also a standing building at the site and a former workshop with clerestorey, in the SW corner of the site.
TR 37 SE 347	Building	c.100m N	Post Medieval to Modern	Cottage hospital established in 1876 and designed by Mr. Drew. Later additions in the late 19th and earlier 20th century were designed by W. John Mercer. It is asymmetrical of stock brick with red tile roofs. The precise development of the building is not obvious. There is a foundation stone dated 16th July 1898 for the enlargement of the hospital to commemorate Queen Victoria's Diamond Jubilee and another in 1913 as a memorial to Edward VII. Sometime between 1921 & 1947 the hospital closed and became a library. It has now been

				converted into flats. Margate Cottage Hospital was used for military casualties during 1914-1918.
TR 37 SE 1225	Listed Building	C. 90m WSW	Post Medieval	Albert House, No. 32 Charlotte Square. Grade II listed (1088953). Early C19. 3 storeys and basement brown brick. Stone coping. 2 sashes with verticals only. Ground floor has 3-light bay. Round-headed doorcase. Nos. 24 to 32 (even) form a group
TR 37 SE 1224	Listed Building	c. 200m W	Post Medieval	Gordon House, No. 10 Churchfield Place. Grade II listed (1088954). Early C19. 4 storeys and basement with area. Stock brick. 2 top floors cement rendered. 3 sashes with most glazing bars intact. Stone heads and cills. Round-headed rusticated doorcase with semi-circular fanlight and 6 panel moulded door. Cast iron spear railings to area.
TR 37 SE 1223	Listed Building	c. 80m NE	Post Medieval to Modern	Fountain, Commemorative monument in Dane Park. Grade II listed (1088955). A late Victorian cast iron fountain erected as a memorial to Mr John Woodward who gave the land on which the park has been created. The fountain is of cast iron, 2 bowls surmounted by a female statue with decorations in the form of pelicans, daffodils, cherubs in ships, cherubs riding dolphins and lions head masks.
TR 37 SE 1211	Listed Building	c. 215m NW	Post Medieval	12 Hawley Square, North side. Grade II listed (1088968). Early C19. 3 storeys and basement brown brick. Slate roof with stone coping. 2 sashes with glazing bars intact. 3-light curved bow on ground floor. Simple round-headed doorcase with panelled door. Steps to street. Area railings. Nos. 4 to 6 (consec) former Holy Trinity Hall, former Methodist Chapel and Nos 12 to 16A (consec) form a group
TR 37 SE 1234	Listed Building	c. 210m NW	Post Medieval	13 Hawley Square, north side. Grade II listed (1088969). Early C19, 3 storeys and basement brown brick. Slate roof. 1 sash set in Italianate architrave and 3 light bays on lower floors. Simple round-headed doorcase with rusticated surround and panelled door. Area railings. Nos. 4 to 6 (consec), former Holy Trinity Hall, former Methodist Chapel and Nos 12 to 16A (consec) form a group.

TR 37 SE 1236	Listed Building	c. 205m NW	Post Medieval	15 & 16 Hawley Square, north side. Grade II listed (1088970). Early C19, 4 storeys and basement brown brick. Stone coping. 5 sashes without glazing bars. Brick heads and stone cills. Modern shopfront. Nos. 4 to 6 (consec), former Holy Trinity Hall, former Methodist Chapel and Nos 12 to 16A (consec) form a group.
TR 37 SE 1219	Listed Building	c. 170m WNW	Post Medieval	19 Hawley Square, east side. Grade II listed (1088971). Early C19. 4 storeys brown brick with stuccoed ground floor. Slate roof with stone coping. 3 altered windows. The ground floor has 2 Venetian type windows. Central doorcase has an open pediment, pilasters and 6 panelled door. Extension to the right of 2 storeys. Nos. 19 to 24 (consec) and Nos 26 and 27 form a group.
TR 37 SE 1242	Listed Building	c. 175m WNW	Post Medieval	20 & 21 Hawley Square, east side. Grade II listed (1088972). Early C19. 4 storeys and basement. The ground floor to No 20 is stuccoed. Stone coping. 4 windows in all, altered to No 20. Simple round-headed doorcases. Spear railings. No 20 has a Venetian window on the ground and 1st floors. Nos. 19 to 24 (consec) and Nos 26 and 27 form a group.
TR 37 SE 1241	Listed Buildings	c. 180m WNW	Post Medieval	24 Hawley Square, east side. Grade II listed (1088973). Early C19. 3 storeys and basement brown brick. Stone parapet. 2 sashes with most glazing bars intact. Left side 3 light canted bay and right side round-headed doorcase with 6 panelled door. Spear railings. Nos. 19 to 24 (consec) and Nos 26 and 27 form a group.
TR 37 SE 1240	Listed Buildings	c. 235m E	Post Medieval	38 Hawley Square, south side. Grade II listed (1088974). Circa 1820. A painted brick house with castellated parapet and squat towers at the ends of the front. Two storeys (the towers 3 storeys). 6 windows. Most windows are ordinary sash windows, but on the first and second floor of the towers are pointed casement windows. Round-headed doorcase with semi-circular fanlight and 6 panel moulded door. Nos. 28 to 38 (consec) form a group
TR 37 SE 1189	Listed Building	c. 100m WSW	Post Medieval	7 Charlotte Square, north east side. Grade II listed (1088996). Early C19. 3 storeys and basement brown brick. Stone coping. 2 sashes with

				verticals only. The ground floor has a 3-light canted bay. Right side doorcase with semi-circular fanlight and 6 fielded panelled door. No. 3, Nos. 7 to 11 (odd) and No. 15 form a group.
TR 37 SE 1188	Listed Building	c. 100 WSW	Post Medieval	15 Charlotte Square, north east side. Grade II listed (1088997). Early C19. 3 storeys and basement brown brick. Stone coping. 2 sashes with glazing bars intact. One later 3-light canted bay. Right side round-headed doorcase with later door. No. 3, Nos. 7 to 11 (odd) and No. 15 form a group.
TR 37 SE 1187	Listed Building	c. 110m WSW	Post Medieval	George and Dragon Public House, Charlotte Square, south west side. Grade II listed (188998). Similar to Nos 24 and 26. Mid C19. 3 storeys and basement stuccoed, Tiled roof with stone coping. 2 sashes with verticals only, 1st floor has a 3-light canted bay, Bar front. Above the bar front on the left side is a castellated parapet made of flint and brick, having a flagstaff and a flint and brick castellated turret. Nos. 24 to 32 (even) form a group.
TR 37 SE 1186	Listed Building	c. 180m W	Post Medieval	1 Addington Street. Grade II listed (1089015). Early C19, 3 storeys and basement stock brick. Stone coping. 1 sash without glazing bars and 1 3-light canted bay through all upper floors. There is a later C19 3 light curved bow in the basement. Simple left side doorcase with blocked fanlight and modern door. 3 steps to street. Area railings with urn finials. Nos. 1 to 13 (odd) and No. 13 St John's Road form a group.
TR 37 SE 1176	Listed Building	c. 180m W	Post Medieval	3 Addington Street. Grade II listed (1089016). Early C19, 3 storeys and basement pebble dash. Coping. 2 sashes with glazing bars intact. The ground floor has a 3 light curved bow. Left-side round-headed doorcase with blocked fanlight and 6 panelled door. 4 steps to street. Cast iron spear rails with urn finials. Nos. 1 to 13 (odd) and No. 13 St John's Road form a group.
TR 37 SE 1184	Listed Building	c. 170m W	Post Medieval	13 Addington Street. Grade II listed (1089017). Early C19. 4 storeys stock brick. Stone coping. 1 sash. 3 light canted bay on 1st floor. The ground floor has a left side early C19 round-headed doorcase.



				Nos. 1 to 13 (odd) and No. 13 St John's Road form a group
TR 37 SE 1192	Listed Building	c. 200m NW	Post Medieval	14-18 Addington Street. Grade II listed (1089018). Early C19. 3 storeys and basement stock brick. Tiled roof. No 14 has a mansard roof with 3 light sliding sash. 1 window to each property. No 14 has a 3 light bow, Nos 16 and 18 have 3 light canted bays. Simple round-headed doorcases. Spear railings to Nos 16 and 18. Nos. 14 to 18 (even) form a group with Nos. 1 to 7 (odd) Addington Square.
TR 37 SE 1205	Listed Building	c. 240m WSW	Post Medieval	166 & 168 High Street. Grade II listed (1094640). Mid C19. Originally built as a Masonic Hall. 2 storeys stuccoed. Parapet. 4 composite pilasters. 3 sashes set in moulded architraves with an ordinary pediment over the centre sash and curved pediments over the side sashes. The ground floor has a mid C19 shopfront with pilasters and 3 panelled door.
TR 37 SE 1281	Listed Building	c. 60m WSW	Post Medieval	14-19 Princes Street. Grade II listed (1094669). An early C19 crescent. 3 storeys and basement brown brick. No 14 is faced with pebble dash, Nos 15 and 17 are painted. Stone coping. 2 sashes with most glazing bars intact. All have ground floor 3-light canted bays and No 18 has a 3-light bay on all floors. Simple round-headed doorcases, some with 6 panelled doors. Some spear railings are intact. Nos. 14 to 19 (consec) form a group
TR 37 SE 1280	Listed Building	C. 110m W	Post Medieval	18 St John's Road. Grade II listed (1094676). A large early C19 brown brick house. 3 to 4 storeys and basement. Stone coping. 3 sashes and 1 3-light canted bay through all storeys. Good central round headed doorcase with decorated keystone, fluted Ionic half columns, semi-circular fanlight and six panel moulded door. Nos. 18 and 18A form a group.
TR 37 SE 1279	Listed Building	c. 130m WSW	Post Medieval	6 St. John's Street. Grade II listed (1094677). Early to mid C19. 3 storeys and basement stuccoed. Tiled roof. 1 to 2 altered windows.

				Left side round-headed doorcase with 6 panelled door. Triple sash bow on ground floor.
TR 37 SE 1282	Listed Building	c. 180m NW	Post Medieval	17-23 Union Crescent. Grade II listed (1095049). A terrace circa 1830. 3 storeys and basements brown brick. No 17 is now partly painted, No 18 is stuccoed and Nos 21 and 23 are faced with pebble dash. Parapet with stone coping. Each has 1 sash with some glazing bars intact and a 3-light canted bay through all floors. Left side round-headed doorcases in rusticated surrounds. Mostly 6 panelled doors. Steps to street and area railings with urn or acorn finials. Nos. 17 to 23 (consec) form a group.
TR 37 SE 1251	Listed Building	c. 240m SW	Post Medieval	3 Vicarage Place. Grade II listed (1095050). Circa 1850. 2 storeys and basement stock brick. 2 sashes with glazing bars intact and 1 blank. Central round-headed doorcase. Steps to street. Nos. 3 to 17 (consec) form a group.
TR 37 SE 1259	Listed Building	c. 70m N	Post Medieval	Welton House, Victoria Road. Grade II listed (1095051). Mid C19. 2 storeys and basement brown brick. Stone parapet with dropped moulded eaves cornice. Central pediment. 3 sashes without glazing bars. Ground floor has 2 3-light canted bays. Central porch with 2 Greek Doric columns and Doric pilasters.
TR 37 SE 1257	Listed Building	c. 190m NW	Post Medieval	Lochaber House, Addington Street. Grade II listed (1203266). Early C19. 3 storeys and basement stock brick. Cemented coping. 3 sashes with some glazing bars intact, 1 3 light bay on lower 2 floors. Doorcase is round-headed and has a 6 panelled door. Cast iron area railings with urn finials. 3 steps to street. No. 39 (Lochaber House) forms a group with Theatre Royal and London Tavern
TR 37 SE 1250	Listed Building	c. 105m SW	Post Medieval	24 & 26 Charlotte Square, south west side. Grade II listed (1203430). Mid-C19. 3 storeys and basement stuccoed. Tiled roof. Coping. 1 2nd floor sash each and 3 light bays through other floors. Simple doorcases. No 26 has a 6 panelled door. Nos. 24 to 32 (even) form a group.



TR 37 SE 1246	Listed Building	c. 250m WNW	Post Medieval	Former Methodist Chapel, Hawley Square, north side. Grade II listed (1203608). Early C19. A stuccoed classical front with Gothic (Perpendicular) windows. 2 storeys and basement. Pilasters at the ends and flanking the windows. Stringcourse above ground floor. Obtusely pointed Perpendicular style windows on the first floor. Square-headed windows on the ground floor. Two porches with clustered columns, rectangular fanlights with 3 cinquefoil headed lights and 6 panel moulded double doors. Spear railings with urn finials. Nos. 4 to 6 (consec), former Holy Trinity Hall, former Methodist Chapel and Nos. 12 to 16A (consec) form a group.
TR 37 SE 1268	Listed Building	c. 205m NW	Post Medieval	14 Hawley Square, north side. Grade II listed (1203611). Early C19. 3 storeys and basement brown brick. Slate roof with stone coping. 3 window spaces (1 now blocked). 2 <sup>nd</sup> floor has later mullioned and transomed windows. The rest are sashes with glazing bars intact. Simple round-headed doorcase and spear railings. Nos. 4 to 6 (consec), former Holy Trinity Hall, former Methodist Chapel and Nos. 12 to 16A (consec) form a group.
TR 37 SE 1270	Listed Building	c. 200m NW	Post Medieval	16A Hawley Square, north side. Grade II listed (1203618). Formerly shown as No 17. Early C19. A single storey building with curved stucco front of 3 windows with glazing bars intact. Included for group value. Nos. 4 to 6 (consec), former Holy Trinity Hall, former Methodist Chapel and Nos. 12 to 16A (consec) form a group
TR 37 SE 1253	Listed Building	c. 190m WNW	Post Medieval	22 & 23 Hawley Square, east Side. Grade II listed (1203628). Early C19 pair. 3 storeys and basement brown brick. Slate roof and stone coping. 4 sashes with most glazing bars intact. Ground floor has 2 3 light canted bays. Double doorcase with semi-circular fanlights, panelled reveals and 6 panelled doors. Steps and spear railings to area. Nos. 19 to 24 (consec) and Nos. 26 and 27 form a group.

TR 37 SE 1040	Listed Building	c. 80m WSW	Post Medieval	Spread Eagle Public House, Princes Crescent. Grade II listed (1203982). Early C19. 3 storeys and basement brown brick. Slate roofs with stone coping. Nos 3 and 6 are stuccoed No 7 is painted 2 sashes each with most glazing bars intact. No 1 has a 3-light bay on all floors. Nos 5, 6 and 7 have 3 light canted bays. Simple right hand round-headed doorcases with blocked fanlight and most with 6 panel doors. Spear railings.
TR 37 SE 1083	Listed Building	c. 180m NNE	Post Medieval	Urinal, Park Road. Grade II listed (1271810). Late C19, manufactured by Dalton Engineering of London and Paris with roof added subsequently. Built of patented pre-fabricated cast-iron panels with later glazed roof. 6 panels length wise and 2 panels width wise with ventilation panel at the top, central panel with 6-pointed star, central floral emblem and scrolls and lower panel with floral motifs. INTERIOR: bears maker's name and has the original glazed stoneware urinal slabs. There was a similar urinal at Ellington Park Ramsgate but this no longer exists.
TR 37 SE 1099	Listed Building	c. 240m SSW	Post Medieval	4-17 Vicarage Place. Grade II listed (1281328). A terrace circa 1850 not quite regular. 2 storeys and basement stock brick. Moulded cornice. 2 sashes to each with wooden cills. Some have 3 light bays. Simple round-headed doorcases. Area railings. Nos. 3 to 17 (consec) form a group.
TR 37 SE 1053	Listed Building	c. 180m WNW	Post Medieval	26 & 27 Hawley Square, east side. Grade II listed (1281605). A pair of early C19 houses. 3 storeys and basement with area, Brown brick with red brick relieving arches, 5 windows and 2 blocked window spaces in all. Curved front of two windows to each house. Parapet and modillion cornice. Glazing bars missing. Round-headed doorcases with semi-circular fanlights. Cast iron area railings. Nos. 19 to 24 (consec) and Nos 26 and 27 form a group.
TR 37 SE 1041	Listed Building	c. 145m WSW	Post Medieval	3 Charlotte Square, north east side. Grade II listed (1281699). Early C19. 3 storeys brown brick. Stone coping and sashes with verticals only.

				Stone heads and cills. Later C19 shopfront. Grade II for group value. No 3, Nos 7 to 11 (odd) and No 15 form a group
TR 37 SE 1048	Listed Building	c. 110m WSW	Post Medieval	9 Charlotte Square, north east side. Grade II listed (1281702). Early C19. 3 storeys and basement painted brick. Stone coping. 2 sashes with verticals only. Altered window on ground floor. Right side round-headed doorcase with altered door. No. 3, Nos 7 to 11 (odd) and No. 15 form a group.
TR 37 SE 1046	Listed Building	c. 170m W	Post Medieval	Arlington House, Addington Street. Grade II listed (1281771). Late C18. 3 storeys and basement stock brick. Stone coping, 3 sashes with glazing bars intact, 2 of which are 3-light. Stone cills. The ground floor has 2 3-light curved bows. Central round-headed doorcase with semi-circular fanlight and 6 panelled door. 6 steps to street and area railings with fleur de lys design. Nos. 1 to 13 (odd) and No. 13 St. John's Road form a group.
TR 37 SE 1045	Listed Building	c. 177m W	Post Medieval	9 & 11 Addington Street. Grade II listed (1281780). Early c19. No 9 is of 3 storeys and basement pebble dash with cemented coping. 2 sashes and 1 3 light canted bay on the ground and 1st floors. Simple doorcase. No. 11 is of 2 storeys pebble dash with 1 sash and 1 shopfront. Nos. 1 to 13 (odd) and No. 13 St John's Road form a group.
TR 37 SE 1042	Listed Building	c. 130m SW	Post Medieval	17 & 19 Victoria Road. Grade II listed (1350896). An early C19 pair. 3 storeys and basement brown brick. Each has a 2 storey extension of 1 bay. Hipped tiled roof with 1 dormer. Stone coping. 1 sash each with glazing bars intact. 2 3-light bays through ground and first floors. The extensions have simple doorcases and parapets surmounted by ball finials.
TR 37 SE 1123	Listed Building	c. 160m W	Post Medieval	13 St John's Road. Grade II listed (1351084). Early C19. 3 storeys and basement cement-rendered. Coping and end quoins. 2 altered sashes. Ground floor has a simple round-headed doorcase and late C19 shopfront. Cast iron spear railings. No. 13 forms a group with Nos. 1 to 13 (odd) Addington Street.

TR 37 SE 1168	Listed Building	c. 140m W	Post Medieval	18A St John's Road. Grade II listed (1351086). Early C19. 3 storeys and basement brown brick. Stone coping. 2 sashes with glazing bars intact. Stringcourses. Doorcase on an extension at the side has a moulded surround, rectangular fanlight and 6 fielded panelled door. Spear railings. Nos. 18 and 18A form a group
TR 37 SE 1152	Listed Building	c. 160m SW	Medieval to Post Medieval	Parish church of St John the Baptist. Grade I listed (1351103). A complex, multi-phase church. Part of the N aisle and the chancel arcades are mid C12, and the rest of the N aisle and the S aisle were added in the late C12 or early C13. The tower is C13 with a C14 spire. Early C16 NE treasury. Restored in 1875 to designs by Ewan Christian, and there was further work in the C20.
TR 37 SE 1151	Listed Building	c. 130m W	Post Medieval	11 Charlotte Square, north east side. Grade II listed (1341509). Early C19. 3 storeys and basement brown brick, stone coping. 1 cambered triple sash, 1 blank. Ground floor has left side 3-light canted bay and right side round-headed doorcase with fanlight and panelled reveals. No. 3, Nos 7 to 11 (odd) and No. 15 form a group.
TR 37 SE 1174	Listed Building	c. 170m W	Post Medieval	7 Addington Street. Grade II listed (1341518). Early C19. 3 storeys and basement stock brick. The ground floor is stuccoed. 2 altered windows. The ground floor has a 3 light curved bay and a round-headed doorcase with fanlight. Steps to street with cast iron balustrade and spear railings with urn finials. Nos. 1 to 13 (odd) and No. 13 St John's Road form a group.
TR 37 SE 1173	Listed Building	c. 180m NW	Post Medieval	Theatre Royal, Addington Street. Grade II* listed (1341519). Built In 1787, burnt in 1829 and remodelled in 1879. The exterior is largely C19. 2 storeys stock brick, stuccoed on front elevation. Parapet and dropped moulded eaves cornice with brackets, 3 sashes on the Addington Street elevation. Pilasters. Windows have cornices, brackets and scrolls above. The main doorcase is C19 with ½ columns, consoles and swags. Doorcase has

				<p>moulded pediment with swags and reeded pilasters. The elevation to Hawley Square has an C18 wooden doorcase with open pediment round-headed fanlight with glazing bars intact and a 6 panelled door. The interior is C19. There is a border of Acanthus leaf motifs around the proscenium arch and a palm leaf motif on the ceiling. The Dress Circle has 6 cast iron columns with Palm leaf capitals and a very elaborate balcony decoration of ropes roses and swags. The balcony has shell moulding. Theatre Royal forms a group with London Tavern and No 39 (Lochaber House).</p>
TR 37 SE 1175	Listed Building	c. 240m N	Roman to Post Medieval	<p>The Grotto, Grade I listed (1341537). The Shell Grotto was discovered in 1835 by a schoolmaster and his sons digging in their back garden. Mystery surrounded its discovery as it was not marked on any maps of the area, and none of the town's residents knew anything about its construction. Opinion is divided as to the origins of the grotto - it has been identified as Phoenician, Roman, Mithraic, as well as an 18th century folly and more recently as a sun temple. The most likely identification is that it is from the early 19th century as traces of a modern brick remain in one of the Gothic shaped arches. The Grotto is made up of about 4.6 million shells, 2000sq ft of mosaic consisting of 28 different types of shells, many of which are foreign. There are a number of motifs and images in the shell patterns including common Egyptian, Greek and Indian motifs.</p>
TR 37 SE 1165	Listed Building	c. 200m W	Post Medieval	<p>28-37 Hawley Square, south side. Grade II listed (1341538). An early C19 terrace. 4 storeys and semi-basement with area. Brown brick, 3 windows each with most glazing bars intact. Parapet. Stringcourses above ground and first floors (except on Nos 34-37). No 28 has a bay window on the ground and first floor. Round-headed doorcases with semi-circular fanlights; Nos 34 and 35 also with pilasters, projecting cornices and 6 panel moulded doors. No 35 has an Adamesque swag and paterae frieze to its doorcase. No 29 has a decorated keystone.</p>

				Nos 36 and 37 have a double doorcase with triglyph frieze, 3 Tuscan ½ columns, panelled reveals and 6 panelled doors. Nos. 28 to 38 (consec) form a group.
TR 37 SE 1161	Listed Building	c. 50m NW	Post Medieval	1-7 Addington Square, north side. Grade II listed (1355033). An early C19 terrace. 2 storeys and basement stock brick. Stone coping. 1 blank to each, except to No 3, and a 3 light bow through 2 floors with glazing bars intact. Simple round-headed doorcase with panelled doors. Steps to street and original spear railings. Nos 1 to 7 (odd) form a group with Nos 14 to 18 (even) Addington Street.
TR 37 SE 354	Building	c. 60m E	Modern	The Charlotte Centre. Lausanne Terrace. A purpose-built manual training centre on the south side of Lausanne Terrace. Opened in 1913 with 200 boys attending. By 1988 the centre had closed and had been taken over by a mental health charity who presumably renamed it the Charlotte Centre. The building is currently empty. It was considered for listing but this was decided against following an inspection in 2010.* Lack of architectural interest: the mixed Queen Anne Revival and neo-Classical styles were both commonplace for educational buildings of this period; * Materials: the use of concrete in the detailing is indicative of the generally mediocre quality of the materials and craftsmanship; * Ubiquity: manual training centres, providing specialist dimensions to the curriculum for several local schools, were a common feature of education between 1875 and 1914 and the building type is not rare; * Late date: built in 1913, the Charlotte Centre is a late example of the building type.
TR 37 SE 357	Listed Building	c. 225m SW	Post Medieval	Former 'Man of Kent' Temperance Hotel. High Street. Grade II listed (1395803). Former coffee tavern, c1880 with some C20 alteration, now residential flats and a commercial unit.

				<p>*Historic interest: as a purpose-built a coffee tavern, it is part of a limited architectural legacy left by the Temperance Movement, a significant cultural force in the mid-to-late C19.</p> <p>* Architectural interest: the grand scale of the building, the profusion of terracotta decoration, coloured glass, and decorative tile-work, create an eye-catching building of considerable architectural ambition, which would have sought to compete with the elaborate 'gin-palaces' of the later C19.</p> <p>* Materials: The tile-work, notably the colourful, figurative tile-work, attributed to Owen Gibbons, is of particular interest for its high artistic quality and unusual subject matter.</p>
MKE 74361	Findspot	c. 180m W	Iron Age	PAS find. Copper alloy coin. Ruler Cunobelin, part of an existing museum collection. Found circa 1919.
MKE 74385	Findspot	c. 180m W	Iron Age	PAS find. Copper alloy coin, quarter Stater. Found circa 1864, part of an existing museum collection.
TR 37 SE 1304	Landscape	c. 40m E	Post Medieval to Modern	Dane Park. It was laid out in 1896 on land presented to Margate by Mr John Woodward. It was laid out to a purposeful design for both passive and active recreation and funded from the profits of speculative development nearby and includes a memorial fountain.
TR 37 SE 365	Building	c. 230m SW	Post Medieval	Victorian Pillar Box, Upper High Street. Letter Box Study Group Box Type: 14/2. Dates from 1893 to 1900.
TR 37 SE 385	Monument	c. 140m NW	Early Neolithic to Late Bronze Age	Ditches, Carroways Place, Margate. In 2004 the Trust for Thanet Archaeology carried out an evaluation. A ditch was found crossing the site. Its fill contained worked flints of probable Neolithic/Bronze Age date. A watching brief in 2005 found two further ditches with similar fills. It was suggested, based upon the flints, that there could be a later phase of activity on the site within the Bronze Age, perhaps disturbing earlier material.

TR 37 SE 387	Findspot	c. 10m NW	Neolithic	Neolithic flint, Victoria Road. In 2008 Swale and Thames Archaeological Survey Company found a Neolithic waste flake in a possibly modern feature.
TR 37 SE 388	Findspot	c. 10m NW	Iron Age	Iron Age pottery, Victoria Road. In 2008 Swale and Thames Archaeological Survey Company found sherds of Iron Age pottery in a possibly modern feature.
TR 37 SE 399	Crash Site	c. 60m SE	Modern	Crash site of Messerschmitt Bf109E-4. crashed 24th July 1940 at Byron Avenue, Margate. Pilot bailed out, parachute failed. Aircraft written off. Online sources suggest the site was excavated 'a few years ago' and that the crash site was outside no. 109.
TR 37 SE 397	Monument	c. 20m N	Unknown	Undated pit at the Royal School for Deaf Children, Victoria Road. In 2009 Swale and Thames Archaeological Survey Company carried out a watching brief. A pit was found sealed below colluvium. No datable finds were recovered from the feature but three burnt flints were found. It may therefore be of prehistoric date.
TR 37 SE 1210	Monument	c. 160m NE	Modern	Approximate site of 'Dane Park' Second World War Air Raid shelter according to Thanet Gazette 10.7.15.
TR 37 SE 1362	Building	c. 25m NW	Post Medieval	Emmanuel Church, Victoria Road. The Emmanuel Church in Margate is shown on the 1862-75(Zion Chapel), 1897-1900, 1907-23, 1929-52 and current O/S(Hall) maps. It is now boarded up.
TR 37 SE 1363	Building	c. 80m SW	Post Medieval	St Austin & St Gregory Church, Victoria Road. The Roman Catholic church started as a mission chapel in 1804. The present church is shown on the 1862-75, 1897-1900, 1907-23, 1929-52 and current O/S maps and is still in use.



### Kent County Council - Royal School for the Deaf site, Margate - Monuments

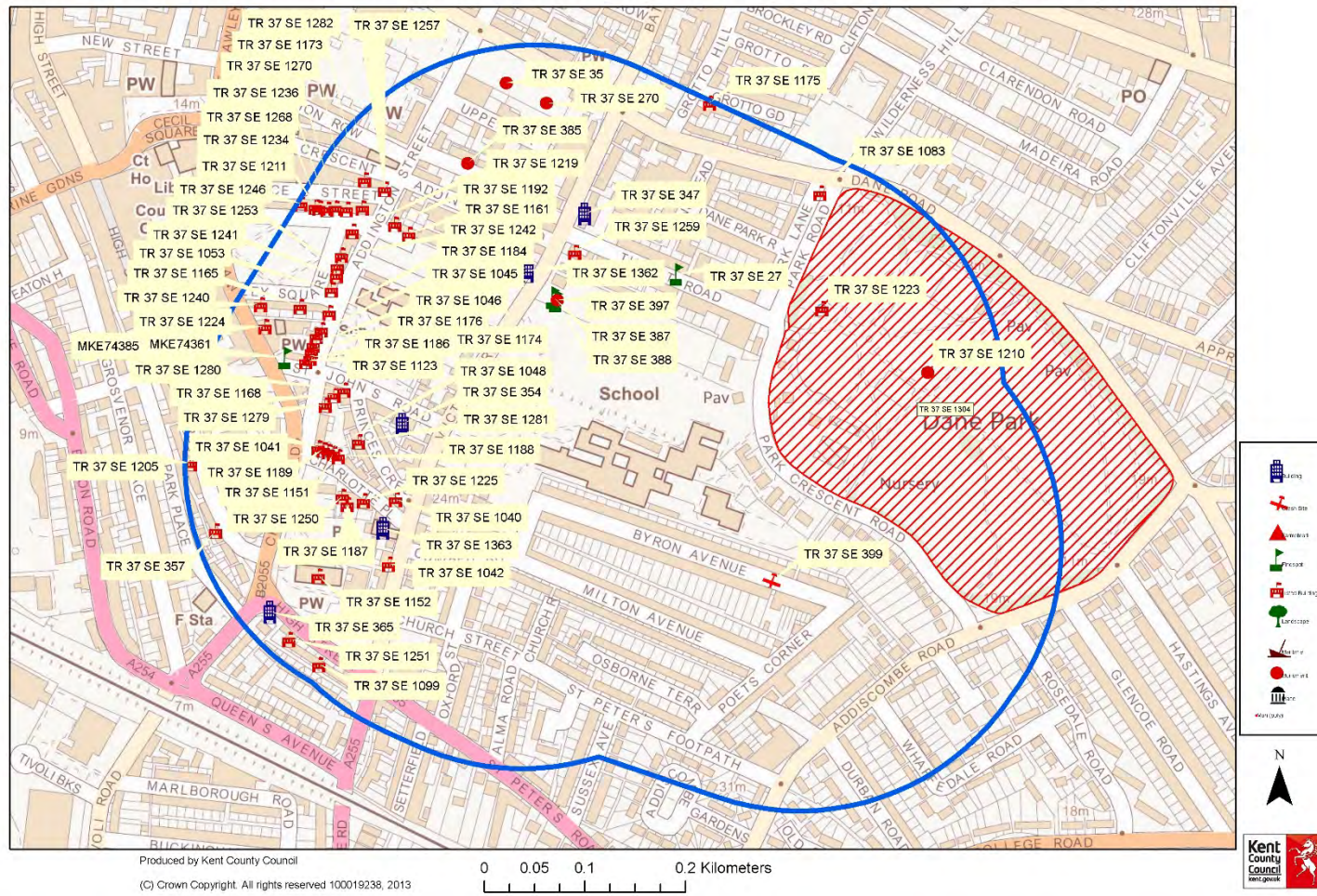


Figure 20: KHER Monument Record - All



### Kent County Council - Royal School for the Deaf site, Margate - Historic Landscape Character

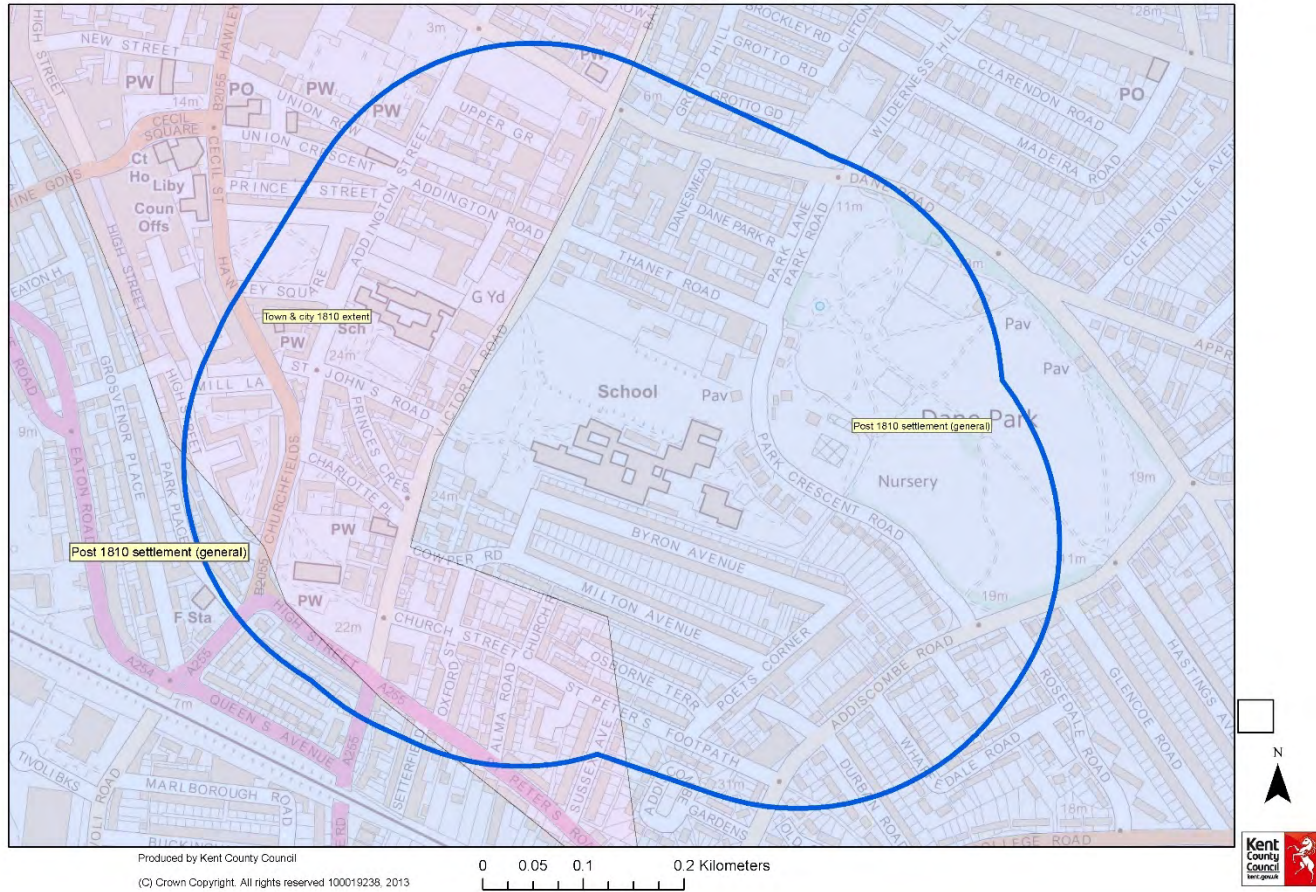


Figure 21: KHER Historic Landscape Character

### Kent County Council - Royal School for the Deaf site, Margate - Conservation Area

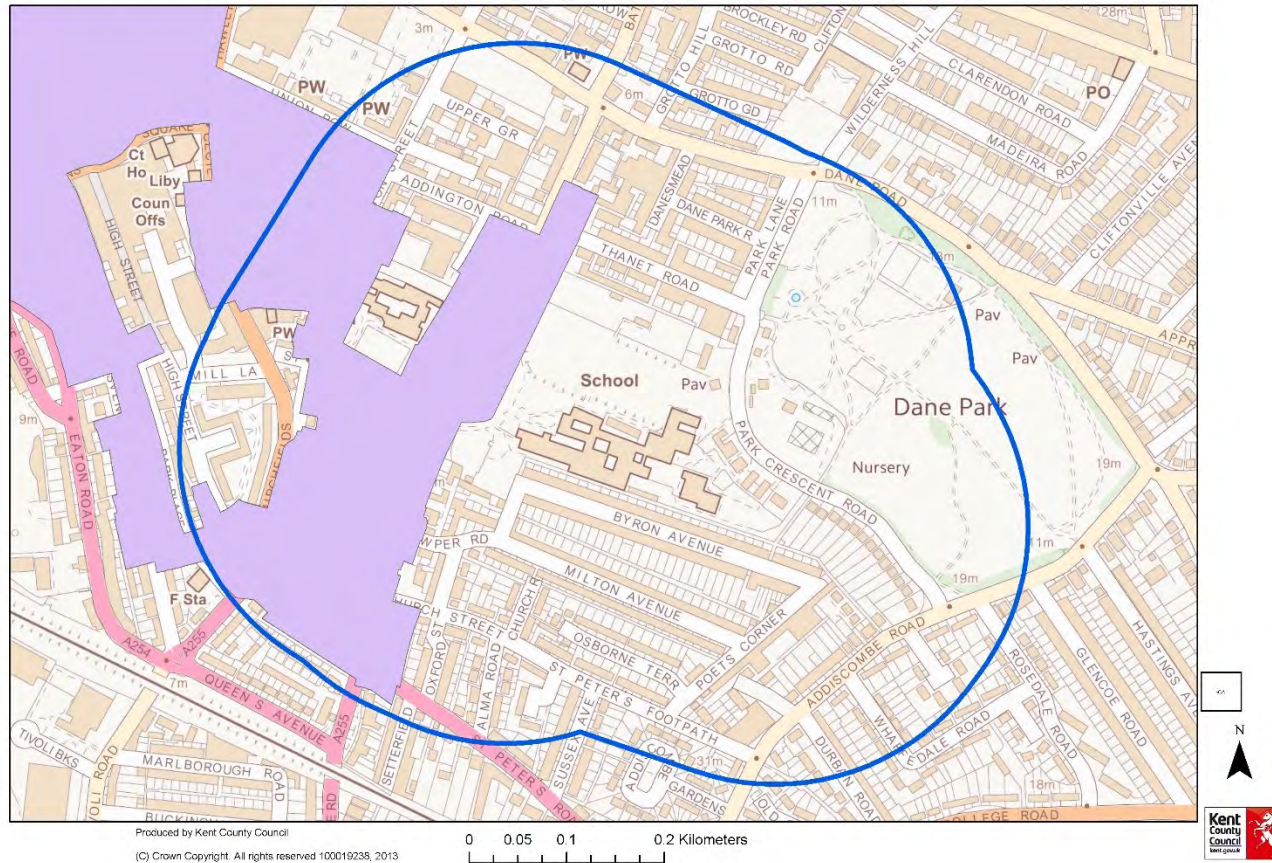


Figure 22: KHER Conservation Area



### Kent County Council - Royal School for the Deaf site, Margate - Designations

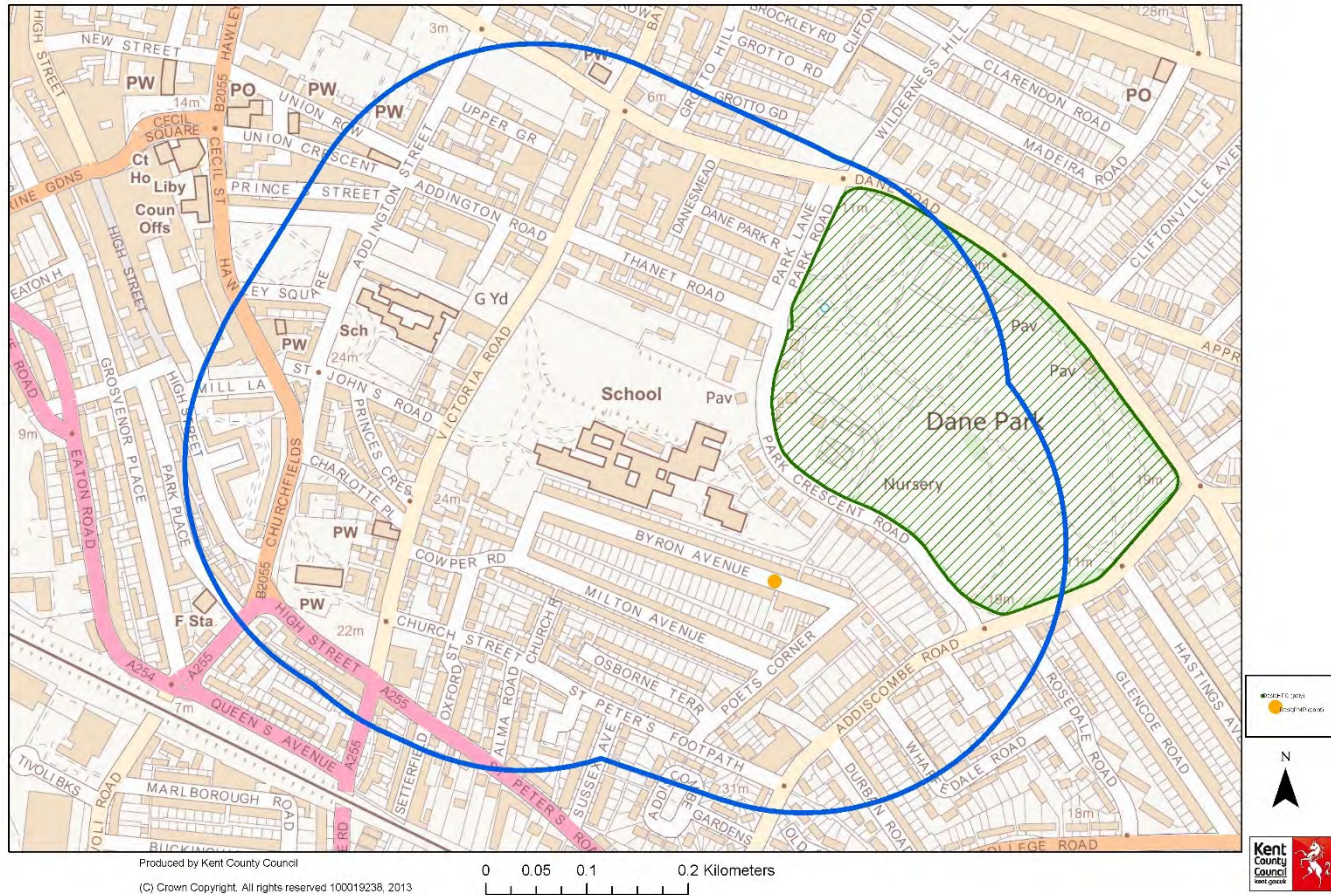


Figure 23: KHER Designations

### Kent County Council - Royal School for the Deaf site, Margate - Stour Palaeolithic Character Areas



Figure 24: KHER Stour Palaeolithic Character Area



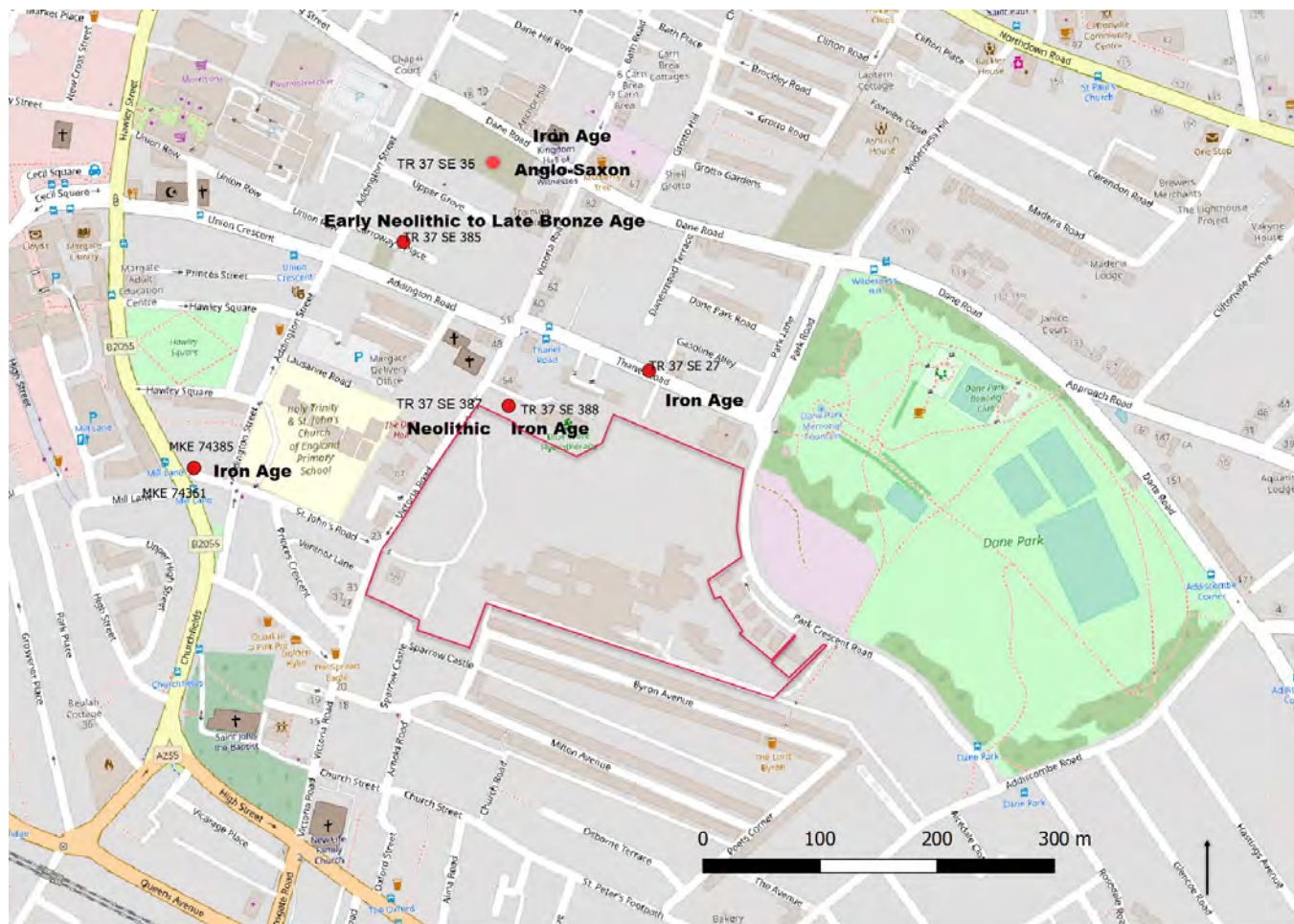


Figure 25: Prehistoric and Anglo-Saxon Monument Records

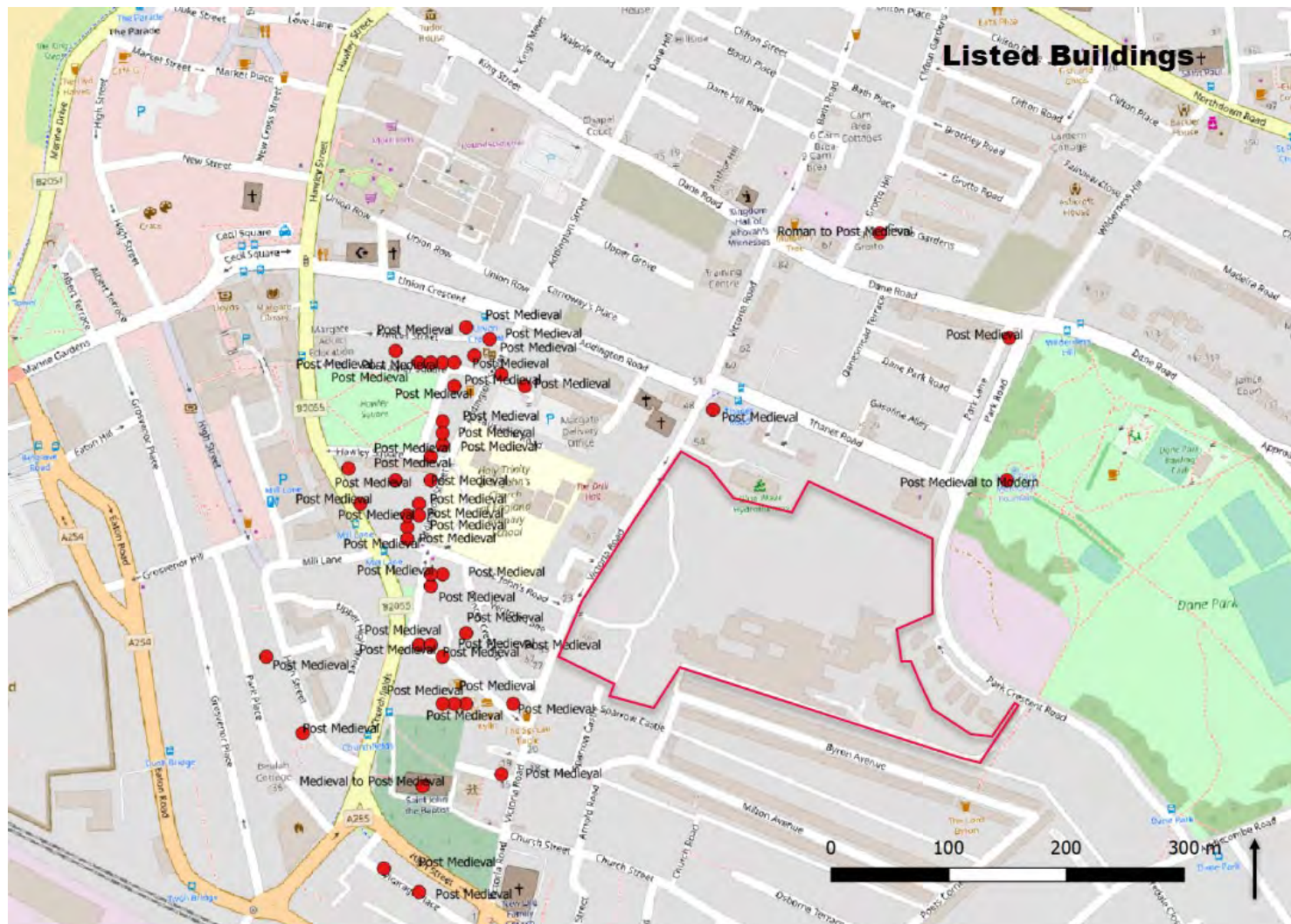


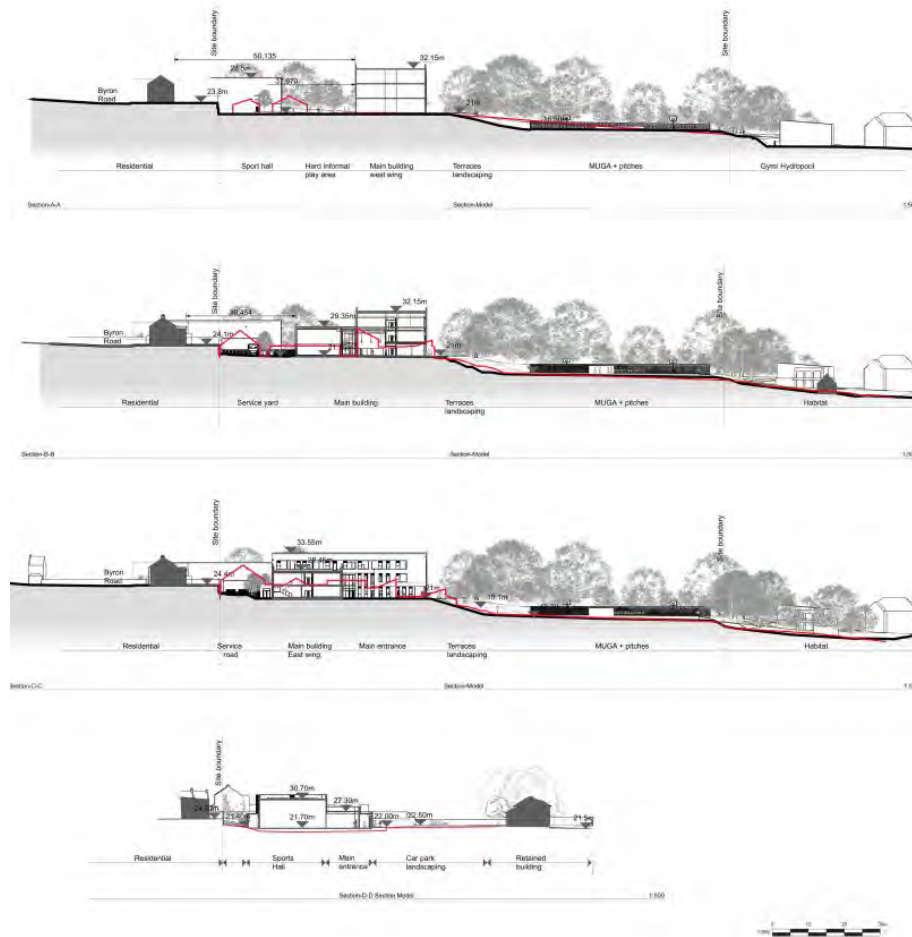
Figure 26: Distribution of Listed Buildings by Period





Figure 27: Other KHER monuments





P02 Issued for Planning  
P01 Issue for Planning

SR PR  
CKDS DS (08.06.21)

rev: description drawn checked date

**BOND BRYAN**

The Church Stacks, Springwell Road, Sheffhall, ST16 1LP  
 T +44(0)184 236 2342 W www.bondbryan.com  
 E info@bondbryan.co.uk

**Thanet School  
(Park Crescent Academy)**

**Kent County Council**

**PROPOSED SITE SECTIONS**

084 project 1:01 A:0000 original paper size  
 17091 1:1000 1:2000 1:500 A1

DATE: 20/07/21

PC1 BBA ZZ ZZ DR L - 4001

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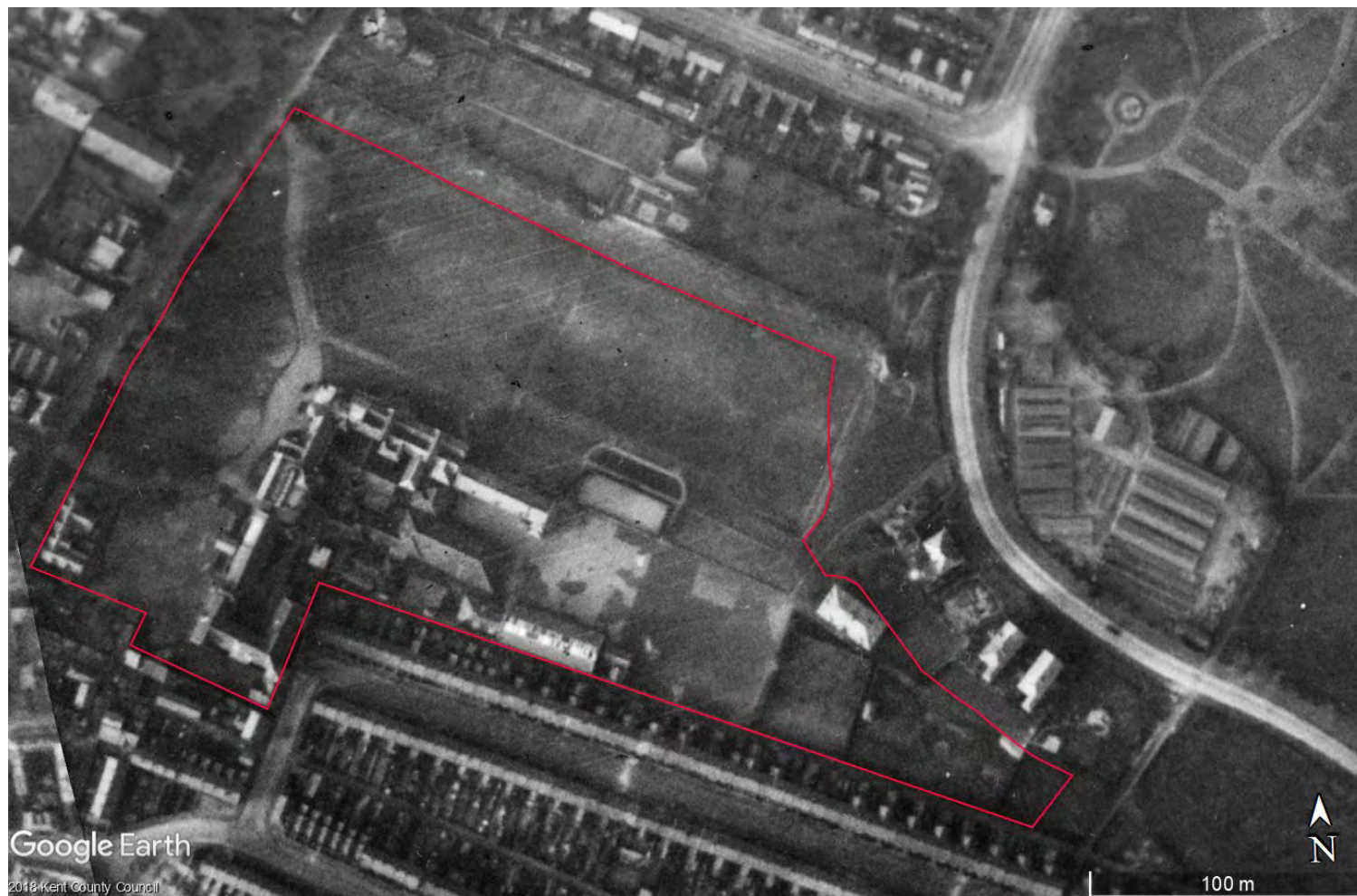
**S2** SUITABLE FOR INFORMATION

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**P02** PRELIMINARY

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Figure 28: Proposed Development alternatives to existing land levels



*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: 2009 (Google Earth)*





Plate 7: 2013 (Google Earth)





Plate 8: 2017 (Google Earth)



*Plate 9: Early view of the school (facing east).*





*Plate 10: Alternative view of the school, thought to be later than the previous photograph (facing south)*



*Plate 11: The School in 1920 (facing south east).*



*Plate 12: View of the school from the playing fields prior to demolition (facing WSW)*





*Plate 13: View of western boundary on Victoria Road (facing NE)*



Plate 14: View of the main entrance (facing SE).





*Plate 15: View to western end of the school buildings (facing SE).*





*Plate 16: View the northern side of the buildings (facing SE)*





*Plate 17: View from the northern end of the playing fields (facing S)*



*Plate 18: View from the northern end of the playing fields (facing SE)*





*Plate 19: View from the northern end of the playing fields (facing SW)*



*Plate 20: View at the north eastern end of the school buildings showing some of the various levels (facing NW)*





*Plate 21: View at the south eastern end of the school buildings (facing SW)*





*Plate 22: View of the primary school at the far eastern end of the PDA (facing WSW)*





*Plate 23: View of part of the southern boundary by the old swimming pool (facing W)*





*Plate 24: View across the playing fields towards the other side of the valley (facing NE)*





*Plate 25: Structure holding the foundation stones, showing the 1972 stone opened by the Queen Mother who was Patron.*





*Plate 26: Foundation stone for the original school*





*Plate 27: Foundation stone for the additional Victorian buildings*