



HISTORIC BUILDING RECORDING AT
PARK CRESCENT ACADEMY, MARGATE, KENT

Date of report 25th November 2021

1.0	INTRODUCTION.....	PAGE 3
2.0	HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 6
3.0	SETTING.....	PAGE 8
4.0	HISTORICAL BACKGROUND.....	PAGE 10
5.0	TIMELINE.....	PAGE 11
6.0	PARAMETERS.....	PAGE 17
7.0	REFERENCES.....	PAGE 17
8.0	BIBLIOGRAPHY.....	PAGE 18

Front cover: Historic photograph of the school c. 1890

1.0 INTRODUCTION

1.1 In October 2021 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building assessment and recording of both the archive and the school buildings to be demolished at Park Crescent Academy, Margate in Kent (Figures 1-2). The school buildings are presently unoccupied and are about to undergo stripping out, demolition and/or conversion.

1.2 Planning background

The landowners have applied for planning permission from Kent County Council (dated 8th September 2021) for the:

Redevelopment of the former 'The Royal School for Deaf Children' site. Erection of new 6 Form of Entry Secondary School including a new part 2 and part 3-storey school building, new Sports Hall and new outdoor playing pitches including Multi-Use Games Areas (KCC/TH/0155/2021) at Park Crescent Academy (formally The Royal School for Deaf Children), Victoria Road, Margate, Kent CT9 11.

1.2.1 A Proposed Condition has been attached to the planning application requiring that a programme of building recording be undertaken in advance of any site works:

The applicant, agents or successors will provide a written and drawn survey of the historical development of the site and its buildings, with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

1.2.2 The KCC Conservation Officer, Luke Bonwick visited the site on 10 September 2021 and reviewed the application documents and has commented:

Context The site of the school is located to the south of Margate Town Centre on ground that gently slopes downwards towards the north. Its area measures approximately 300m E-W and 150m N-S. The southern half of the site is occupied by two-storey buildings erected in the last quarter of the 20th century over the footprint of the original Victorian school buildings and subsequent extensions, all of which were demolished in the 1960s. The current application proposes to remove the existing buildings and replace them with a new school of contemporary design on a reduced footprint. Part of the Margate Conservation Area, which

encompasses much of the sea front and areas of the town centre, overlaps the whole of the western boundary of the school site to an extent of approximately 50m. The current application proposes no new buildings on the area of the school site that forms part of the Conservation Area, which contains several mature trees.

Two small structures in this area are to be demolished as part of the proposed works. A number of designated heritage assets are located near the proposed development area of the school. These are generally concentrated in the Conservation Area to the west, with isolated examples to the north and north east but very few in the remaining areas adjoining the site.

The school site is located immediately to the south west of Dane Park, a designated Historic Park & Garden occupying an area greater than twice that of the school site. Together, the two sites form a virtually continuous area of undeveloped green space in this densely populated residential district.

The Victorian school building was once a highly visible feature on the skyline when viewed from the park. Since its demise, smaller replacement buildings and permanent tree screening have significantly reduced the landmark value of the school.

1.2.3 VISUAL IMPACTS ON NEARBY HISTORIC ASSETS

Although the proposed new school buildings will be substantially taller than the existing school at over 30m in height in some cases, there is a historic precedent for tall structures on the site.

The design of the proposed buildings is architecturally simple and identifiably modern. The main visual impacts of the development on the surrounding area are likely to be from a distance rather than from immediately nearby. This is due to the large scale of the site, its gently sloping topography and its relative distance from key routes, other than Victoria Road from which it is effectively screened by existing buildings, a high curtain wall and mature trees.

Overall, we consider that the proposed development will be beneficial to its surroundings from a visual perspective, as it will removing the poorly designed existing 1960s and 1970s school buildings, considerably reducing the existing building footprint and, in the process, tidying and re-landscaping the affected areas of the site.

As a whole, the site will become more valued and better utilised as a result of the development, and will make a positive contribution to this area of the town.

1.2.4 POTENTIAL IMPACTS ON THE EXISTING BUILT HERITAGE OF THE SITE

The loss of the interesting and visually arresting Victorian school building has robbed the site of virtually all its historic interest from a built environment perspective. It is likely that the footings of the existing buildings will have destroyed the foundations of the majority of the Victorian structures.

The proposed Sports Hall, in the south west corner of the PDA, will be built on the site of the Sensory Garden, an area once occupied by the second phase of the Victorian development but remaining undisturbed by modern buildings.

It is possible that parts of the Victorian foundations, and associated artefacts, remain undiscovered in this area, which should be closely monitored during the construction of the new school.

Only vestiges of historic fabric were preserved in the 1960s/70s redevelopment, such as the five foundation stones which span the late C18 to the late C20 (Plates 20-22 of the Heritage Statement and Plates 32-36 Historic Building Report).

In our view these should be preserved on site, rather than being transported to a museum, and ideally incorporated into the new construction. Their context remains important and this historic link would be severed if they were to be removed from the site.

1.2.5 DOCUMENTING THE HISTORICAL DEVELOPMENT OF THE SITE

A significant amount of historic research and illustrative and photographic material is contained in the Heritage Statement and Archaeological Assessment prepared by SWAT Archaeology and submitted as part of the current application.

In our view, this should be consolidated and extended through the creation of a formal written and drawn record of the development of the site and its buildings, which should be made publicly available via the Kent HER and through local archives.

This documentary resource will be of lasting value to all those interested in the history of this area of the town and, in particular, to future users of the site.

If permission for the current application is granted, the following condition should be applied:

1.2.6 No development shall take place until the applicant, or their agents or successors in title, has commissioned a written and drawn survey of the historical development of the site and its buildings with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. Reason: To ensure that the existing and former features of the site, its buildings and the historical development of its layout and use are properly assessed and recorded.

1.3 This building recording has been conducted in a number of phases:

1.3.1 A Level 2 recording has been requested by the KCC Conservation Officer in line with Historic England published guidelines and was carried out in accordance with a Level 2 survey as detailed in the Historic England volume 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) and the Chartered Institute for Archaeology- Standard and Guidance for the Archaeological investigation and recording of standing buildings or structures (2017)) and the KCC Historic Building Recording Requirements (undated and attached as Appendix A to the initial WSI).

1.3.2 Level 2 is an analytical record, and comprises an introductory description followed by a systematic account of the historic buildings origins, development and use including scale plans and description of the historic fabric of the buildings together with an analysis and interpretation of the site and historic development.

1.3.3 In summary the report consists of a Level 2 descriptive report of the past and present buildings accompanied by digital photographs and annotated scale historic plans and photographs.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 The application site is roughly square in plan and is located in what was the Royal School for the Deaf and is now called Park Crescent Academy. The Site consists of a complex of

school buildings and a grassed playing field (Plate 1. MAP 6). The Site is surrounded by residential housing, and Dane Park is to the north east and there is the Margate Town Conservation Area adjacent to the site to the west. The Site lies within the vicinity of numerous designated heritage assets, which are located to the west, north-west and north of the Site. The Site is not within a Conservation Area except for the extreme western boundary wall and does not contain any statutory or locally listed built heritage assets. The area of the of 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 (Plate 1. MAP 6).

2.2 The height at 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. The NGR to centre of site is NGR) TR 35844 70534 (Figure 1).

2.3 The planning application is: *(KCC/TH/0155/2021) at Park Crescent Academy (formally The Royal School for Deaf Children), Victoria Road, Margate, Kent CT9 11. Redevelopment of the former 'The Royal School for Deaf Children' site. Erection of new 6 Form of Entry Secondary School including a new part 2 and part 3-storey school building, new Sports Hall and new outdoor playing pitches including Multi-Use Games Areas.*

3.0 Setting

3.1 The site is located 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 18th century as a result of becoming an attractive seaside town for bathing.

3.2 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.

3.3 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 (Figure 1. MAP 6).

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.

3.4 Originally this area of Margate was agricultural until the mid-19th 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.

3.5 Statutory Designation

The school buildings are not listed.

3.6 Significance of the Buildings

The significance of the site is that the PDA consists of a number of school buildings which over the decades have provided teaching to generations of deaf and dumb people. The building have been altered, rebuilt and added to over many years over a number of different levels situated high above the playing field with views across the playing field towards the opposite side of the valley (Plate 1).

3.7 Description of Site

The main access to the school 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 (Plate 2).

The road veers to the north to a car parking area in front of the western end of the complex of school buildings (Plate 3).

In this area is the medical centre which was built in the past few years and the entrance to the school (Plate 4).

Beside the medical centre is an area that was the sensory garden (Plate 5).

Along the northern school building area, the buildings two storey, with classrooms downstairs and living accommodation upstairs (Plate 6).

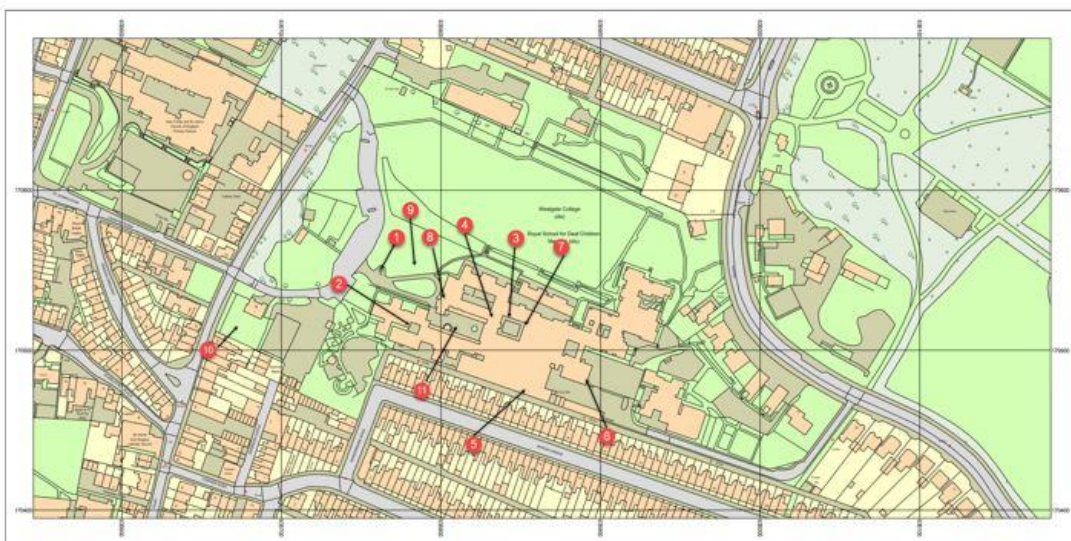
The various school buildings are terraced into the hillside at various levels, increasing in height the further south.

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 mostly underneath the present flooring (Plates 7, 8, 26, 27).

Adjacent is additional classrooms and library (Plates 9, 10, 11) and the damaged stained glass window (Plate 12). 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 (Plate 13).

The school and its surrounds were photographed by drone (Plates 14-16) and for a complete aerial viewing of the building click on: <https://vimeo.com/213807323> (not correct)

3.7.1 Location of historic areas and items



Key: 1 – Flagpole, 2- Angels, 3 – Stained Glass window in the library, 4 - School Shop, 5 - Swimming pool, 6 - Power House, 7 - Swayne Square, 8- Reception, 9 – Memorial bench, 10 – Old infirmary site, 11 – Harris Square

4.0 Historic Background

4.1 The Historic OS Map from 1872

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 renamed 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 an open field (MAP 1).

4.2 Historic OS Map 1896

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 (MAP 2).

4.3 Historic OS Map 1905

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 (MAP 3).

4.4 Historic OS Map 1932

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'. (MAP 4).

4.5 Historic OS Map 1936

There appears to be little change other than a further extension to the main school building on the northern wing (MAP 5).

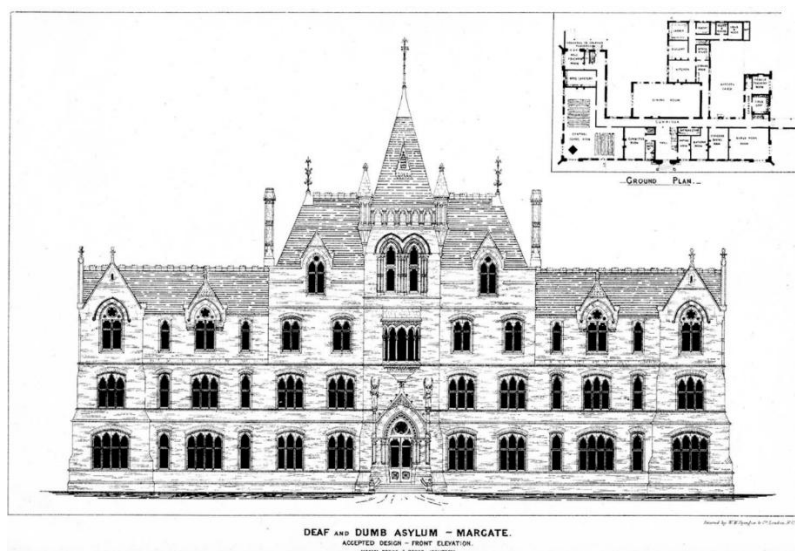
4.6 Historic OS Map 1954

There appears little change (MAP 6)

5. Timeline

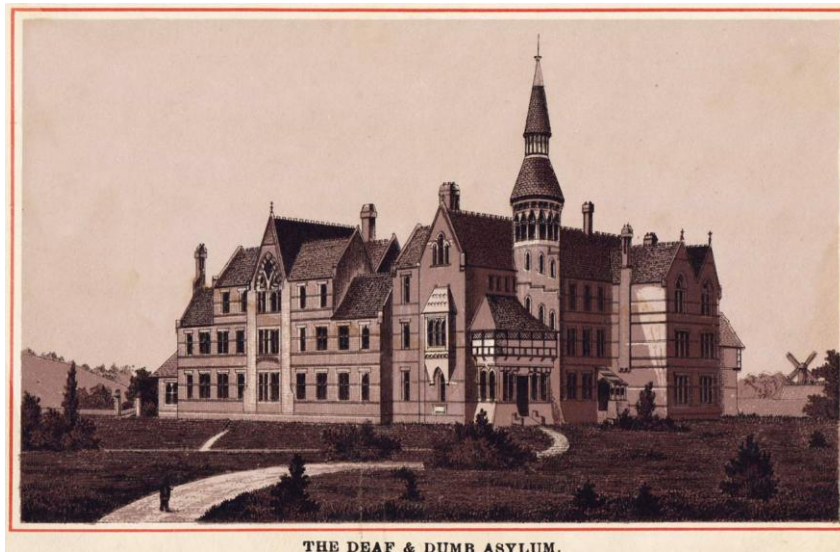
This section has collated the rich archive sources for the school and includes the library codes of documents held by KCC.

1873 The Architect plan and elevation (below) is in 'The Architect Journal' in 1873. Early postcards of the school show the front elevation, which was positioned to overlook the valley, broadly matching that of the architect diagram.



However, there are differences. The entrance is no longer on this front elevation but to the side on the north-west corner. Interestingly the article does not show the side elevation with the impressive tower. The floor plan shown in the journal is difficult to match to that known of the building suggesting that by the time the detailed plans are seen, the building has undergone serious alterations. We are told in a 1970s school booklet of the demolition

that the dining room was originally designed as a chapel. Hence the decoration of the dining room with angels. See Plates 17-22 (Kent Archives: Ch192/S5/6/1. Card 1. 1873).



THE DEAF & DUMB ASYLUM.

1874 contract for new asylum. Builders: 81 King Street, Margate (north Side) Bushell W. & Sons, builders and saw mills Surities: Robert Wood, 30 Clifton terrace Margate, Henry Mower, Commercial Road Pimlico. Architects: Alfred Drewe and William George Bower includes schedule of works but with no plans associated with these it is difficult to ascertain accurately which sections were built (Kent Archives: Ch1952/E2/1/1. Card 2 1874)



1880 – In 1880, there is a new Schedule of works, only six years after opening. These Costs £10,320, nearly two thirds of the original sum and are substantial alterations. Additions include Boys wing, Boys playroom, additions/alterations to the dining room. Store room on ground floor. Addition to the girls wing. Alteration to the boys and girls WC in the yard.

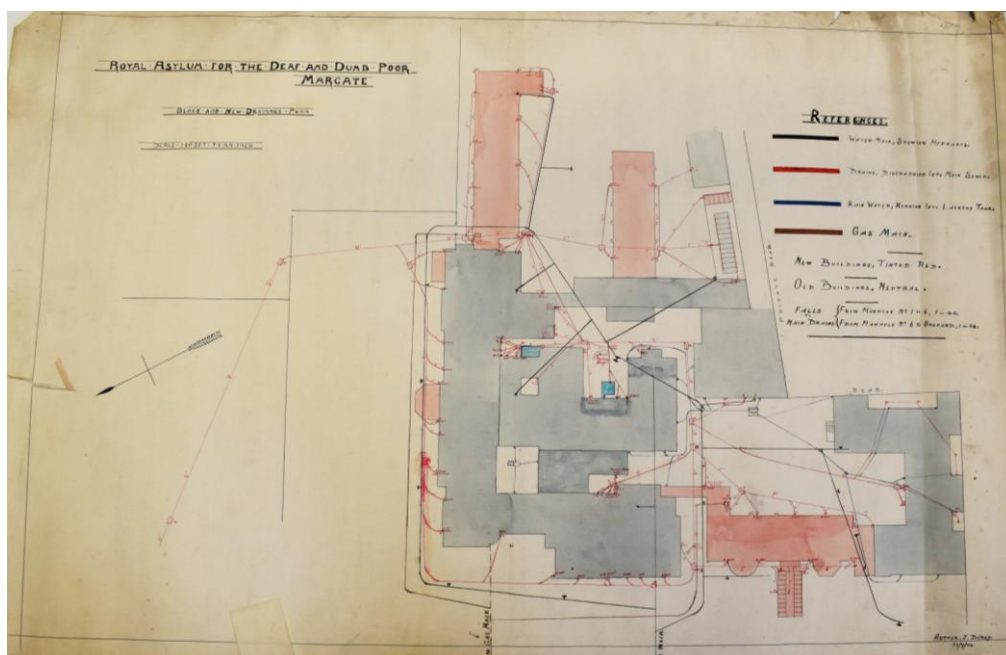
Details included scholars and teacher rooms. On the first floor there would be new dormitory, teacher's bathroom, clothes stores, closets, pupils toilets and bath. On the second floor a requirement to raise the roof of the existing wing building to increase the dormitory with new teachers rooms and clothes store (Kent Archives: Ch192/E2/1/2. Card 3 1880).

Other works included the following:

1881 Take down enclosing walls of cottages and buttress outside boys playroom for new laundry area (Kent Archives: Ch192/E2/1/4).

1886 – Erecting new dorm building an infirmary plus internal alterations to the dining room (Kent Archives: Ch192/E2/1/5).

1889 – Formation of Covered way, enclosure to shed and new porch plus girl's playground (Kent Archives: Ch192/E2/1/8)

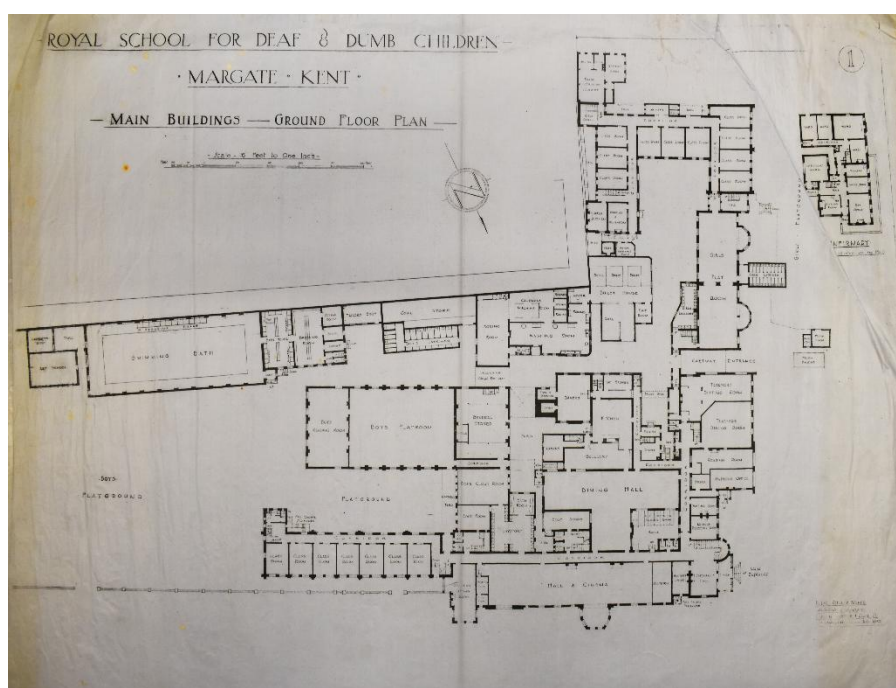


1904 – Plan (above) highlights new buildings tinted red (Kent Archives: Ch192/E2/4/1/1/4).

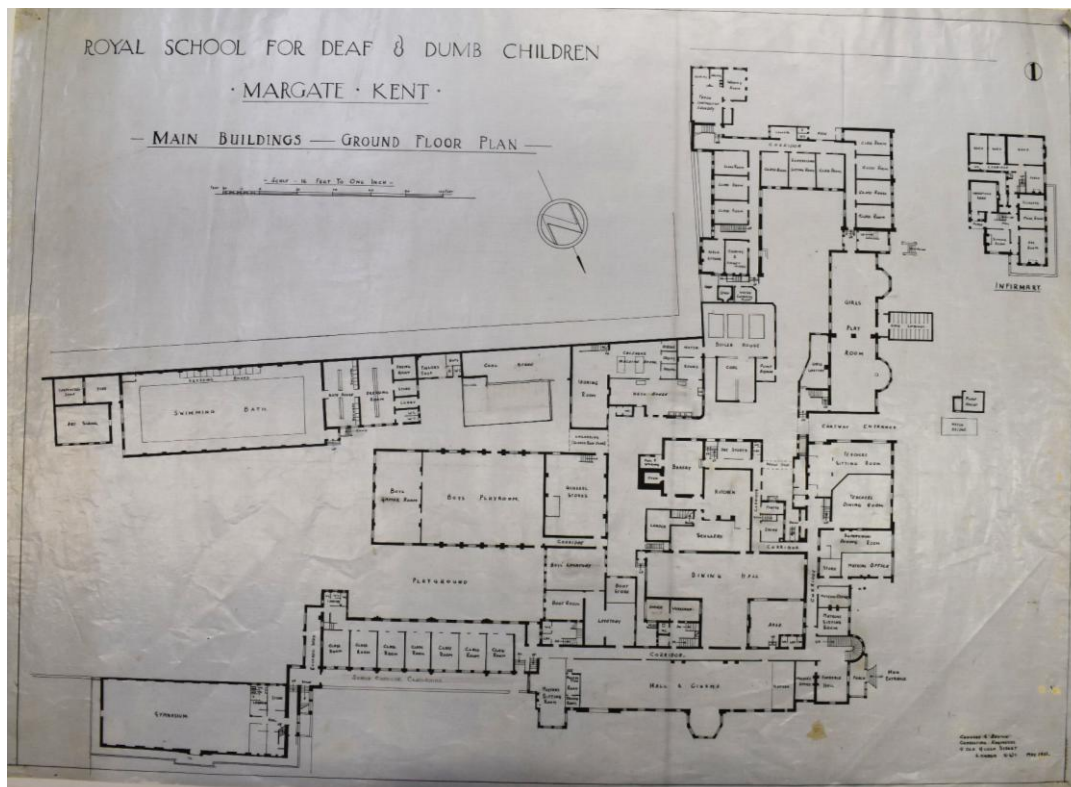
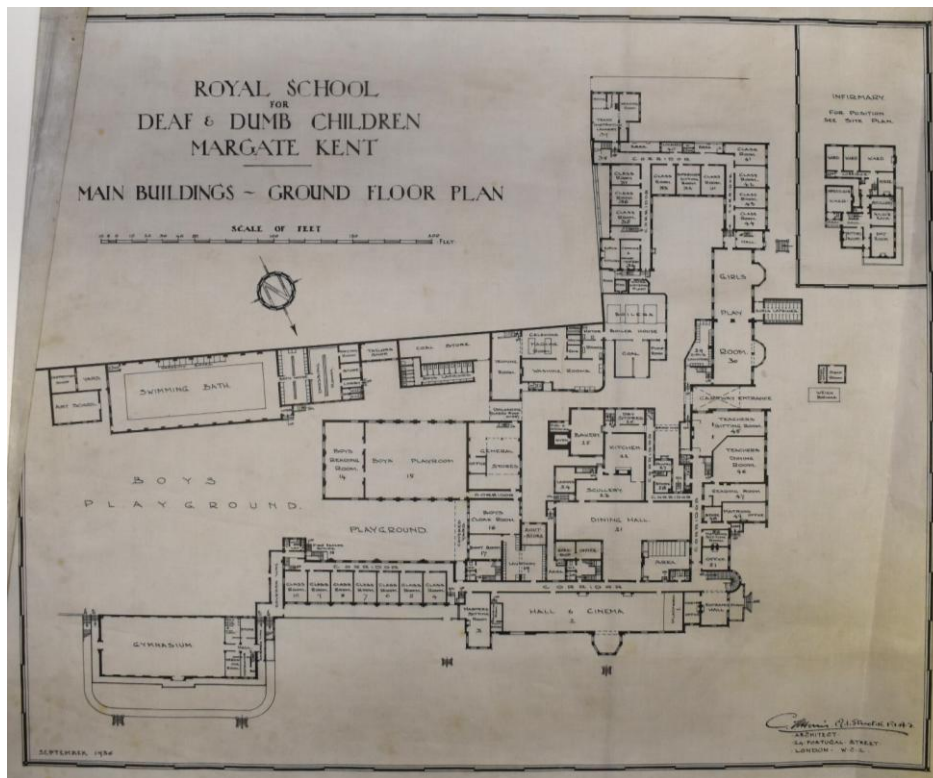
1927 Infirmary extended (Kent Archives: Ch192/E2/4/1/1/5).

A booklet, (Ch192/E2/4/1/2/1), informs that as well as the main building, there was a separate Headmaster's House, Tesla No. 2 homes, Glenthorne, Allen Homes and manual training. A separate site to the east on 63 Glencoe Road included a model dairy farm as well as a further two houses, Strathview and Stonebridge House. Site A map appears to be 1930s in date with the building of the Allen Homes etc.

Site Plan B of the model dairy farm is not seen on the 1907 OS map but by the 1932 OS map there are more farm building than shown here suggesting the map is sometime between those two dates. Booklet Floor plans do not include gymnasium so must be before 1936. The room uses seem to correspond to the 1932 larger floor plans. Also the infirmary plans in the booklet correspond to the floor plans post the 1927 extension.



1932 Ground floor plan (above) – swimming pool seen for first time replacing earlier buildings in that location (CH192/E2/4/1/2/2).



An architectural rendering of a school campus. The foreground features a large, multi-story building complex with various wings and courtyards. To the right, a smaller building with a prominent chimney is visible. In the background, a long, low building runs horizontally across the frame. To the left of this building is a cluster of smaller, rectangular buildings. A large, open area, likely a playground or sports field, is situated between the foreground buildings and the background building. Trees are scattered throughout the campus. In the upper right corner, there is a small inset map showing the overall layout of the campus with labels for 'NURSERY SCHOOL', 'CLASSROOMS', 'MULTIPLE HANDICAPPED RESIDENTIAL SCHOOL', and 'DRILL HOUSE'.

An architects overlay (above) from October 1968 is annotated to say that old clinic (infirmary) is to be converted to staff use. Plus the plans show the intention to retain north western corner of the Victorian building and tower as a reception and museum otherwise only the swimming pool is to be retained. Unfortunately, the museum did not work out and this was later demolished in 1976 (Oct 1968 Kent Archives Ch192/E2/4/1/4/1/1).

6.0 PARAMETERS

6.1 The photographic survey was conducted using digital photography and as the exterior of the building was captured by drone coverage operated by SWAT Archaeology. The use of drones for capturing important buildings is now an acknowledged part of historic building recording and the drone footage for the site can be accessed here:

<https://vimeo.com/213807323> (not correct)

6.2 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.

6.3 The site survey took place in October and the team consisted of Paul Wilkinson (photography) Bartek Cichy (survey) and Paul Wilkinson (building recording).

Paul Wilkinson PhD., MCIfA., FRSA, MIHB

25/11/2021

7. References

Historic England, 2017 *Understanding Historic Buildings: a guide to good recording practice*.

SWAT Archaeology 2021 *Heritage Statement in Advance of the Proposed Development at Park Crescent Academy, Margate Kent*

SWAT Archaeology 2021 *Archaeological Desk-Based Assessment in Advance of the Proposed Development at Park Crescent Academy, Margate, Kent*

SWAT Archaeology 2021 *Specification for an Archaeological Building Recording at Park Crescent Academy, Margate, Kent*

8. Bibliography

The Deaf & Dumb Asylum,' Margate, UK, in Charles, Reynolds and Co. The Album of Margate Views, Pre-1889. Online, available: <http://www.margatelocalhistory.co.uk/Pictures/Prints-Leporello%202.html> [Accessed 29 October 2021].

Deaf and Dumb Asylum Plan 1873 (The Architect), available:

<https://margatelocalhistory.co.uk/HotSpotViewer/OSLargeScaleMapPics/Deaf%20and%20Dumb%20Asylum.html> [Accessed 29 October 2021].

Royal Deaf and Dumb Asylum (Rock 10 May 1875), available:

<https://margatelocalhistory.co.uk/HotSpotViewer/OSLargeScaleMapPics/Deaf%20and%20Dumb%20Asylum.html> [Accessed 29 October 2021]

Deaf and Dumb Asylum swimming pool, available

https://www.margatelocalhistory.co.uk/HotSpotViewer/OS_1907_Pics/Victoria%20Road%20Deaf%20and%20Dumb%20Asylum.html [Accessed 29 October 2021]

Asylum Infirmary 1901, available:

https://www.margatelocalhistory.co.uk/HotSpotViewer/OS_1907_Pics/Victoria%20Road%20Deaf%20and%20Dumb%20Asylum.html

Laying Foundation Stone Deaf and Dumb Asylum 1874, available:

<https://www.margatelocalhistory.co.uk/Pictures/Newly%20Added%20Pictures%203.html>

Kent Archive and History Centre, Maidstone. Margate School for the Deaf Collection Ref: Ch/192.

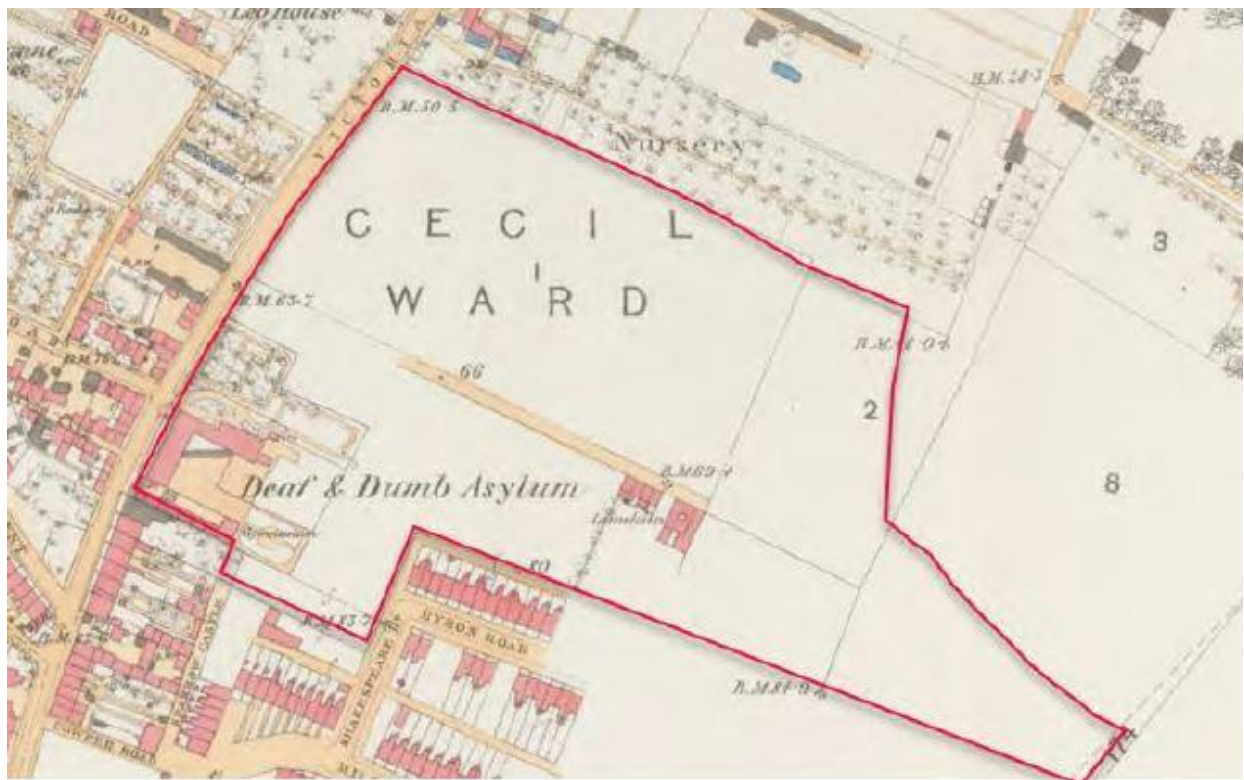
MAPS



MAP 1. Ordnance Survey Tithe Map 1840



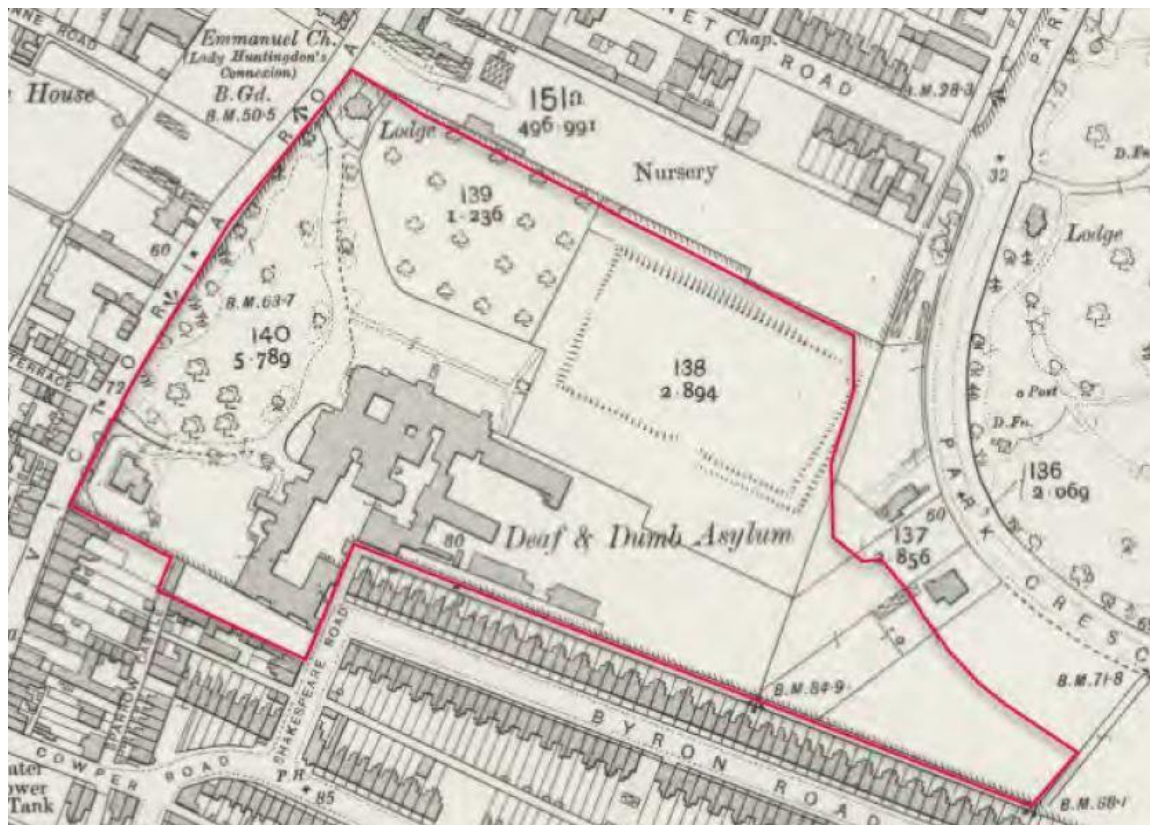
MAP 2. Historical OS Map 1852 (6 inch)



MAP 3. Historical OS Map 1872 (6 inch)



MAP 4. Historical OS Map 1896 (25 inch)



MAP 5. Historical OS Map 1905 (25 inch)



MAP 6. Historical OS Map 1932 (25 inch)



MAP 7. Historical OS Map 1954 (25 inch)

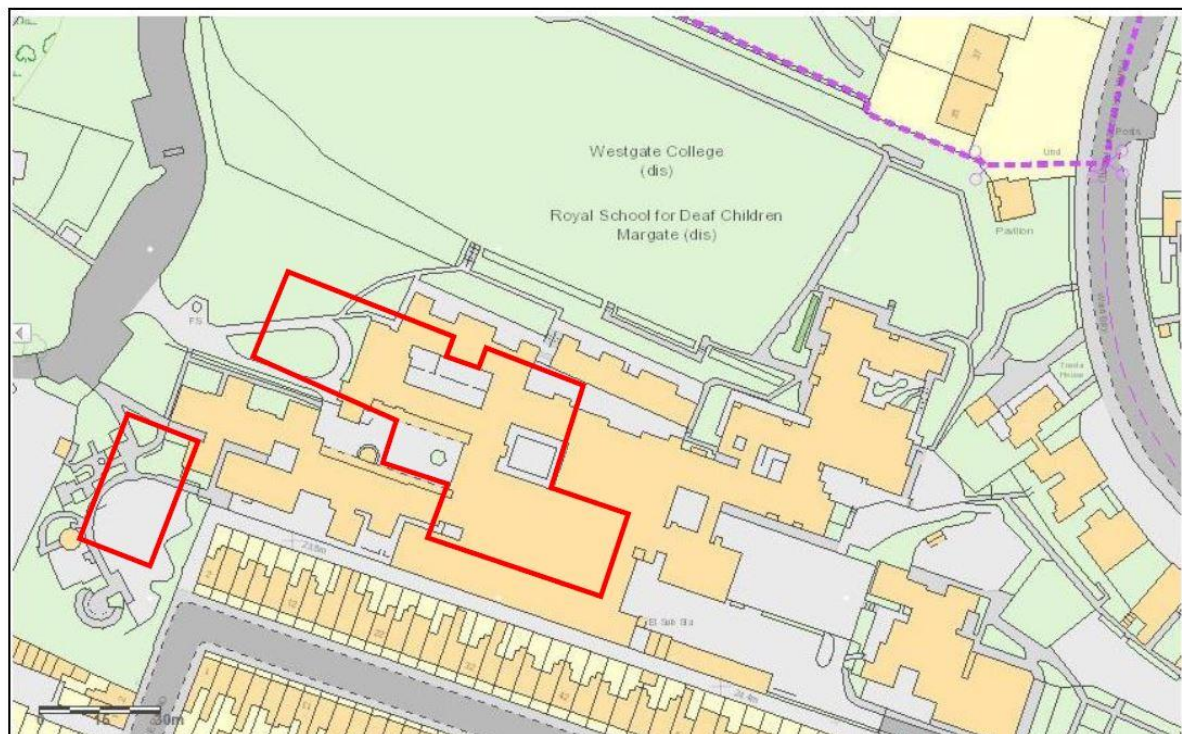


Figure 1. Location of proposed development