

Tankerton Conservation Area Appraisal



Canterbury City Council

2 March 2010



Contents

1. Introduction	2
1.1 THE PURPOSE AND STATUS OF THIS APPRAISAL	2
1.2 PLANNING POLICY FRAMEWORK	3
<i>National Policy Guidance</i>	3
<i>Regional and County Guidance</i>	3
<i>Canterbury City Council Local Plan</i>	3
<i>Heritage, Archaeology and Conservation Supplementary Planning Document</i>	4
2. Location and setting	4
2.1 LOCATION	4
2.2 BIODIVERSITY ASSESSMENT	4
<i>Threats and Opportunities for Biodiversity Enhancements</i>	5
3. Historical development	5
4. Character analysis	8
4.1 BEACH WALK	8
4.2 TANKERTON ROAD	10
4.3 THE CASTLE AND TOWER HILL	11
4.4 MARINE PARADE AND TANKERTON SLOPES	13
5. Materials	14
6. Management and Improvement	15
7. Statement of Consultation	15
Appendix 1	16

1. Introduction

This appraisal examines the key elements that contribute to the special architectural and historic character of Tankerton. The character of any area is determined by its topography, location, the layout of its streets and open spaces and the age, material and style of its buildings. The combination of all these factors creates a unique, and special, 'sense of place'.

Conservation areas were first introduced in 1967 and are currently defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

The Tankerton Conservation Area was designated on the 19th July 1994. The City Council considers that the 'special interest' justifying designation of a conservation area should be defined and analysed in an appraisal of its character and appearance. This document will be a background paper to the City Council's Local Development Framework.

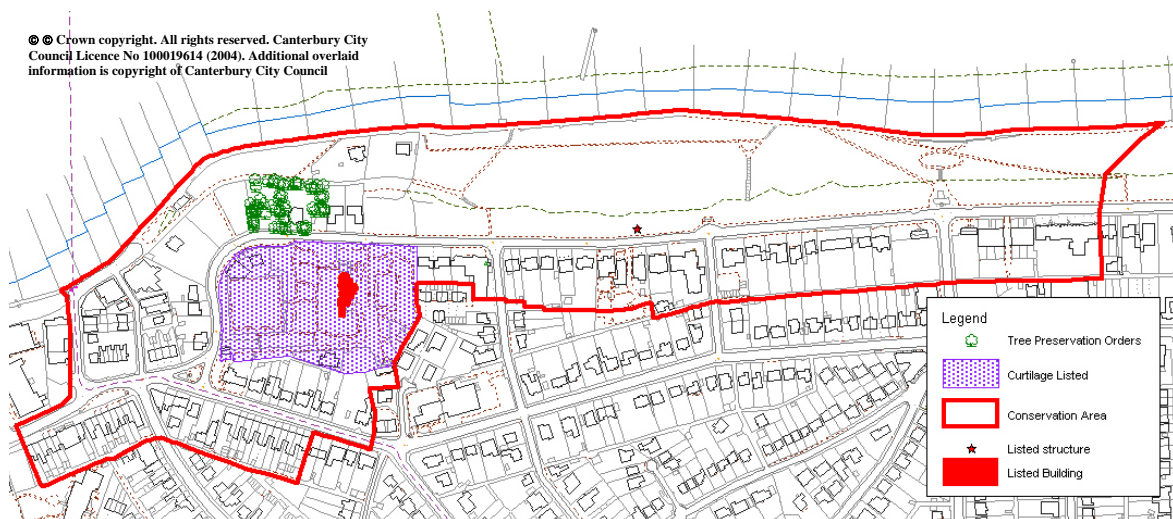


Figure 1: Tankerton Conservation Area

1.1 The purpose and status of this appraisal

The principal purpose of this appraisal is to provide a firm basis upon which proposals for development within the Tankerton Town Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved. It supplements and provides clarity to policies contained in the Local Plan and the Local Development Framework, primarily those relating to demolition and development within conservation areas. It will therefore be a key document in maintaining character and promoting appropriate, sensitive proposals in the conservation area. This document has the status of a background paper to the City Council's Local Development Framework.

Other purposes include undertaking a review of the boundary in accordance with section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities – "from time to time to determine whether any further parts of the area should be designated." The appraisal also highlights particular issues and some of the elements that detract from the appearance or character of the conservation area. These provide the basis for potential future actions for improvement.

The City Council considers that the special interest justifying designation of a conservation area should be defined and analysed in a written appraisal of its character and appearance. The process of review has changed significantly since the first areas were designated in England under the Civic Amenities Act of 1967 and the current appraisal approach is one set down as a guideline format by English Heritage in various practice notes.

It is not just the local planning authority that has a role in protecting and enhancing conservation areas. The principal guardians are the residents and business people who live and work in the conservation area that are responsible for maintaining the individual properties, which together contribute to the character of the conservation area. Designation also raises awareness of an area's special attributes and can foster pride in the locality. Government planning guidance stresses that our built and natural heritage should be valued and protected as a central part of our cultural heritage and that everyone shares the responsibility for environmental stewardship.

1.2 Planning Policy Framework

National Policy Guidance

Government advice on the control of conservation areas and historic buildings is set out in Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15 – Planning and the Historic Environment.

Planning Policy Guidance Notes 15 & 16, the South East Plan, Regional Spatial Strategy, and the Kent Design Guide provide the general strategic policy context under which the policies in the local plan function.

Regional and County Guidance

The Secretary of State published the South East Plan (regional Spatial Strategy) on 6th May 2009. The plan places importance on the protection of the historic environment and acknowledges the role that the historic environment plays in contributing towards sustainable development, regeneration, tourism and social inclusion. Policy BE6 requires local authorities to adopt policies and proposals, which support conservation and enhancement of the historic environment. Policy BE1: Management for an urban renaissance, is also relevant and states, inter alia, '*promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place, including the sensitive reuse of redundant or under-used historic buildings*'.

The Kent Design Guide provides a starting point for good design that is well considered and contextually sympathetic amongst other things. It emphasises the need for the layout and appearance of new development to be based on an appraisal of the existing character.

Canterbury City Council Local Plan

The primary means by which the City Council ensures the preservation and enhancement of the conservation area is through the development control process and by applying the policies of the Canterbury District Local Plan (2001 – 2011). The Local Plan, adopted in July 2006, sets out the spatial strategy for the Canterbury District. It includes policies on housing, the economy, town centres, the natural and built environment, community infrastructure and many others. A number of designations are particularly relevant to Whitstable, including those relating to conservation areas, open space and flood risk. Proposed allocations related to housing, mixed uses, leisure and open space are also in the Local Plan. Paragraphs 6.83-6.93 of the Local Plan deal with conservation areas and include policies BE7, BE8, BE9 and NE5. Policy BE7 provides the primary guidance to developers about conservation areas.

The Local Development Framework (LDF) will supersede the Local Plan in 2012. The LDF Core Strategy Options Report was published in January 2010 and was subject to public consultation until March 2010. The Core Strategy when adopted will provide the overall spatial strategy for the district until 2026. The Local Plan remains an important part of the planning framework for the district. Most of its policies were saved by the Secretary of State in 2009 and continue to be relevant in determining planning applications. The LDF consists of a collection of Local Development Documents, including the Core Strategy, Proposals Maps, Area Action Plans, and other development plan documents, which may deal with conservation issues as well as Supplementary Planning Documents.

Heritage, Archaeology and Conservation Supplementary Planning Document

The Heritage, Archaeology and Conservation Supplementary Planning Document was approved in October 2007. Chapter 4 explains the features that make up a general conservation area and Chapter 5 provides detailed guidance for developments in Conservation Areas.

2. Location and setting

2.1 Location

The Tankerton conservation area is located some 500 metres to the east of Whitstable town centre. It is an area broadly linear in shape and is aligned parallel to the seashore and is approximately 800 metres in length. The Tankerton conservation area is relatively small compared with the overall suburb of Tankerton at only 15.82 hectares, 50% of which is open space, parkland and the slopes fronting onto the seashore.

The population of the Tankerton ward was 4,583 persons at the 2001 census. The area has a high proportion of people aged over 65 (32%) this compares with the average for the district of 19% and the national average of 16%.

The suburb of Tankerton is built on the top of the London Clay slopes that are some 18 to 22 metres OD. The conservation area includes the Tankerton Slopes, properties on Marine Parade and Tower Hill, the properties that sit at the foot of the slopes (Kiora and The Beacon House) and the properties on Beach Walk at the western end of the area and at the start of the slopes.

Looking towards the area from the harbour, the view is dominated by the mature trees and shrubs in the grounds of the Castle. This treescape continues up Tower Hill. The treed western section of the conservation area contrasts with the open sweep of grass on the Tankerton Slopes. Footpaths combined with ramps and steps thread through these two quite different spaces. The shoreline is a dominant feature, with its shingle beach and groynes and extensive promenade stretching for the whole length of the area. From the slopes there are panoramic views out to sea and along the shoreline. A natural sand and shingle feature, known as 'the Street' stretches into the sea for 800 metres or so at the start of the slopes. It is a significant feature and can be seen from various vantage points within the conservation area at low tide.

2.2 Biodiversity Assessment

Approximately 0.5 hectares of the Tankerton Slopes Site of Special Scientific Interest (SSSI) extends into the eastern end of the conservation area. The designation arising from the site supporting a large population of hog's fennel, (an umbelifer, *Peucedanum officinale*), a nationally rare plant confined to a few coastal localities in Essex and Kent and also two associated nationally rare moths: Fisher's Estuarine moth (*Gortyna borelli lunata*), and a micro moth *Agonopterix putridella* whose larvae feed exclusively on hog's

fennel, both of which have been recorded at the site. Natural England must be contacted on all 'operations likely to damage the special interest of the site'. A list of these operations can be sourced from the Natural England website.

The long grass growing both within and outside of the SSSI offers good habitat for small mammals, invertebrates and birds such as finches that will feed on seeds. The presence of thickets on the tightly mown grass slopes facing the sea provide both shelter and a food source for 'red list' species of conservation concern such as house sparrows and linnets and also invertebrates. The areas of short grass offer suitable feeding ground for birds such as starlings, song thrushes (both 'red list' birds of conservation concern) and also migrants such as the wheatear (an 'amber list' bird of conservation concern).

Also of significance is the presence of a small area of woodland located to the north of Whitstable Castle, dominated by self-seeded sycamore but also containing ash, holly, hawthorn, grey poplar and blackthorn. Although rather uniform in its structure, value to wildlife (particularly birds, invertebrates and possibly bats) is inherent in the shelter the woodland provides in an otherwise exposed location, and also as a source of food. When the surrounding gardens are taken into consideration, the combined size of the woodland in this area amounts to approximately 1 hectare, forming the largest group of mature trees in Whitstable and creating an important wildlife habitat. The grounds of Whitstable Castle can be viewed as an extension of this area with a large number of mature trees again providing an important feature for wildlife, offering potential feeding, nesting and roosting sites for a variety of birds. All trees with a stem diameter of more than 75mm located within a conservation area are afforded protection whilst the assemblage of mature trees (again providing a significant resource for biodiversity) located within the grounds of Beaconsdene have been given further protection in the form of a Tree Preservation Order.

The large gardens present, especially those with lots of trees and shrubbery are important habitats for a wide range of invertebrates and also support the following birds on the 'red list' of species of conservation concern: song thrush, starling and house sparrow; and on the 'amber list': mistle thrush and dunnock. The abundance of flowering plants in the formal tea gardens will provide an important nectar source for invertebrates such as bees and butterflies.

Threats and Opportunities for Biodiversity Enhancements

1. The continuation of appropriate management of the Tankerton Slopes SSSI is key to maintaining its biodiversity interest, and is regulated by Natural England.
2. Any trees that require felling should be replaced by an appropriate native species.
3. The main opportunities for enhancement are:
 - The retention of a buffer strip of longer grass bordering the woodland.
 - Less intense management of appropriate areas of grassland would benefit invertebrates, small mammals and birds.
 - Selective thinning within the woodland would act to diversify the existing structure and allow more light to reach the woodland floor.
 - Provision of nest boxes within the woodland.

3. Historical development

The land upon which Whitstable developed, was flat, badly drained salt marsh subject to flooding. By 1290 a sea wall skirting the coastline was built from the Gorrell Stream outfall at Beach Walk to the Horsebridge to the west. Medieval occupation on the drained land must have been concentrated in the lee of this embankment with salt marshes all but surrounding it. This early wall was the only sea defence until the late sixteenth century so it is unlikely that the settlement could have expanded appreciably before then.

A significant historical feature of Tankerton is that in the mid 16th century, it became a centre for copperas production. The Tankerton copperas industry emerged in 1565 when Queen Elizabeth 1 granted a Royal Patent to Cornelius Stephenson for the exploitation of the local copperas (a mineral form of copper sulphate). This product was used for leather tanning, making black dye and ink, and in the dying process of cotton and wool. Several furnaces were established adjacent to the beach by 1656. This industry supplied London businesses and lasted for over a hundred years.

The name of Tankerton (or Seaside) appears on the 1769 map of Whitstable by Andrews, Dury and Herbert. The map shows the higher land of the London Clay slopes that form the western edge of the conservation area. The Oyster Fishery map of 1770, illustrates the area to the west of the conservation area as marshland with copperas houses and a beacon at Tankerton. The sluice of the "coperas dyke" is also shown protruding out from the beach into the sea.



Figure 2: 1769 map

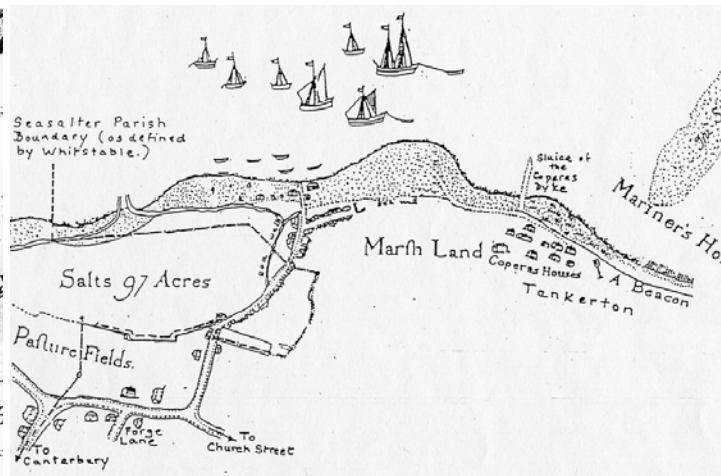


Figure 3: Oyster Fishery map of 1770

Archaeological sources indicate that the two earliest copperas works were situated on the coastal plain to the north of Tankerton Slopes and were lost to marine encroachment within fifty years. Charts dating to the early 18th century show later buildings located above the slopes. Cartographic evidence can also be used to follow the rise and decline of the industry. In 1770 ten buildings were shown on the maps, but by 1835 only one survived. By the end of the 18th century Elizabeth Radford owned 3½ of the six copperas works at Tankerton. In 1780 she married Charles Pearson and over the next 16 years Pearson bought the remaining copperas works. In the 1790's the Pearsons decided to live for part of the year on their Tankerton estate and they adapted a small farmhouse as a house. This was the beginning of the present Whitstable Castle known in the 1790's as Tankerton Towers. By 1808 Pearson controlled 30% of the copperas production in the south of England. However copperas was beginning to face competition from producers in Scotland. The production of chemical dyes and fixatives also led to the decline of the business. In 1833 Pearson was forced to sell the Tankerton copperas works and his home, Tankerton Towers, to a distant kinsman Wynn Ellis. Wynn Ellis developed the castle and landscaped the gardens.

In the 1890's speculative builders bought several farms and estates in Tankerton and attempted to develop a new residential suburb. In 1887 the Whitstable Castle estate was sold to a barrister, Newton-Robinson who was acting for the 'Tankerton Estate Company'. The Tankerton Estate Company expanded rapidly after a slow start but other similar schemes were not successful. The aim of the Estate Company was to sell land for building in order to create a 'watering place for the best class'. The estate road layout was constructed in 1891. Building plots were sold by auction in the summer months. As part of

their attempt to raise capital the company sought to sell the Castle in reduced grounds for £10,000. Eventually it was sold to Thomas Adams for £3,350. By 1914 some 300 houses had been constructed in the wider estate. The Tankerton Estate Company disbanded in 1927, but building proceeded and very few plots remained by 1939.

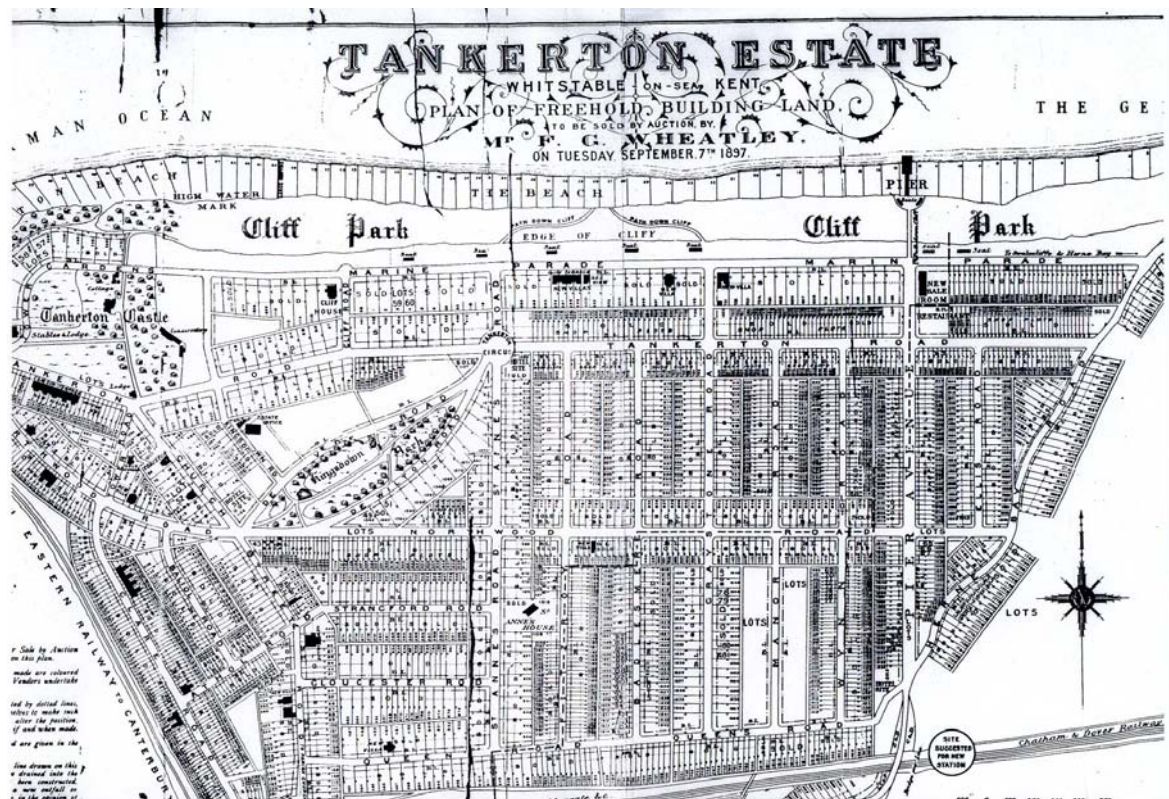


Figure 4: Tankerton estate map

In addition to its fame as a major oyster centre, the Whitstable area became to be regarded as a fashionable place for sea bathing during the 19th century. The introduction of the railway, and the steam packet services in the 1830's, saw Whitstable become a minor seaside resort. Single and double bathing machines were installed at Tankerton and were a very popular venue for holidaymakers and visitors from Canterbury, via the railway. Between 1840 and 1914 there was a rapid growth in population. The turnpike road between Whitstable and Canterbury in the 1820's had 4,000 users a year but by 1835 26,000 people per year were travelling by train. The modernisation of the railway in 1844 saw a significant expansion of the town's urban area. The second railway line in 1860 linking the main line to London, Chatham and Faversham heralded the growth of the modern town and resulted in the formation of a new station, the Tankerton Halt. Tankerton became the main destination for holiday makers as the Whitstable town beaches were very much working areas with boatyards and other marine industries. This meant that the development of guest houses and hotels occurred in Tankerton rather than in Whitstable town centre.

'A Pictorial and Descriptive Guide to Broadstairs, Ramsgate, Margate, Herne Bay and the North Kent Coast' (London 1914-15) describes Tankerton as being favoured by summer visitors. "The well wooded grounds of Tankerton Towers come as a pleasant relief to the eye, and from this point here is a fine, open sea-front, the parade being upwards of a mile in length, with extensive land and sea views and a delightful undercliff that is generally gay with bathing tents". In the Southern Railway's 'Lovely Kent' guide (1926) Tankerton is described as Whitstable's select quarter... "the cliff top provides a lovely lawn promenade, and on the cliffs themselves there are some hundreds of commodious bathing cabins..."

In the 1950's Tankerton slowly lost its status as a holiday resort and instead became a day trip destination. Guesthouses on the sea front became nursing homes or private houses. Several buildings on Marine Parade were redeveloped in the 1960's with properties that had large picture windows to make the most of the sea view. This process of redevelopment and intensification became an issue again in 2003 –08.

4. Character analysis

The Tankerton conservation area can be usefully divided into four areas, each with its own character. These areas are: a) Beach Walk; b) Tankerton Road; c) the Castle and Tower Hill; and d) Marine Parade. These areas have been defined by the historic form of development (plot layout, roads and boundaries); the relationship of buildings to spaces; the type and age of buildings; the contribution of landscape, trees and hedges, views and vistas.

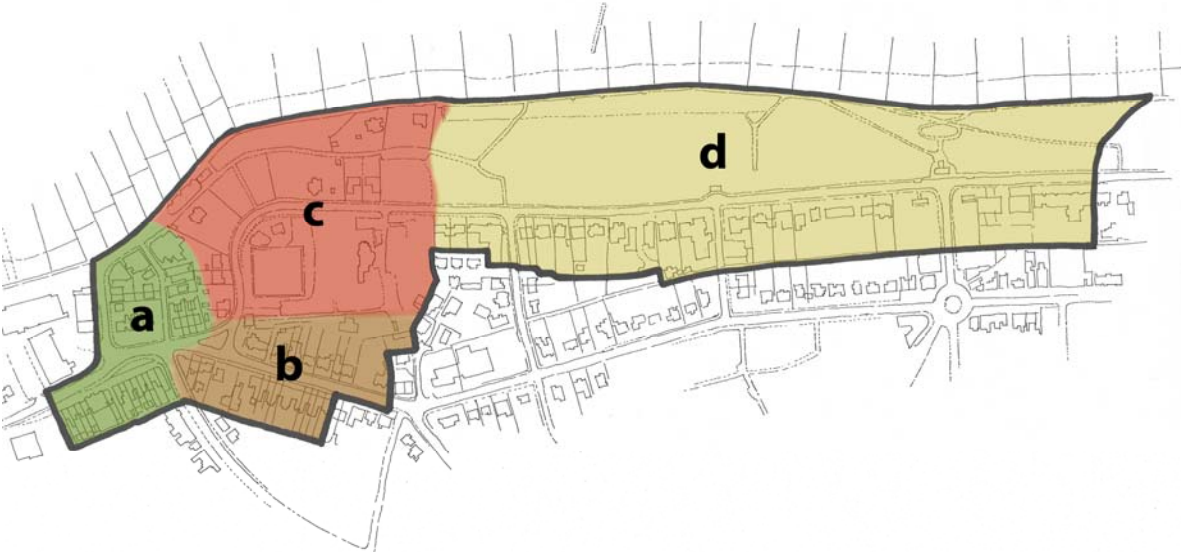


Figure 5 : Character Areas

4.1 Beach Walk

At the western edge of the conservation area Harbour Street joins Tower Parade before the road forks left up Tower Hill (to the north) and right into Tankerton Road (to the south-east). This road junction combined with an assortment of building forms and styles creates a vibrant townscape character. The green triangle that forms the junction has a raised planter, K6 telephone kiosk, grass and mature tree and is a positive feature in the area.



Tower Parade/Tower Hill junction with the Castle Gatehouse

The conservation area boundary runs down the west side of Beach walk. The modern buildings (the Bowling Alley, the Waterfront Leisure Club and Whitstable Windsurfing) to the west are not included in the conservation area. Beach Walk forms a 'U' shape and to the north follows the shoreline. The northern section of Beach Walk ends at a cul-de-sac

point to become the main promenade walkway to the east. At the entrance to Beach Walk from Tower Parade is a mature Holm Oak hedgerow that screens the Wynn Ellis almshouses behind. The trees are an important feature and helps to create the street enclosure at this point.

The buildings within this area have a wide variation in style and form particularly those overlooking the sea. Number 13 is a two storey yellow stock brick house set back from the road that is neutral in the area. The buildings fronting the promenade are 20th century with an 'Art Deco' flavour (Mermaid Villas, the Beach Café, Savoy Snooker Club and the Hotel Continental). These are two or three storeys in height with an assortment of roof shapes, materials, balconies, window styles and entrance doorways. They visually dominate the promenade area, and when seen from the seafront walkway to the west they present an attractive contrast to the backdrop of the treed hillside beyond. Historically this was an important gathering place for bathers and visitors. Many of the buildings in this group were



Beach Walk from the Promenade, with Hotel Continental in the foreground

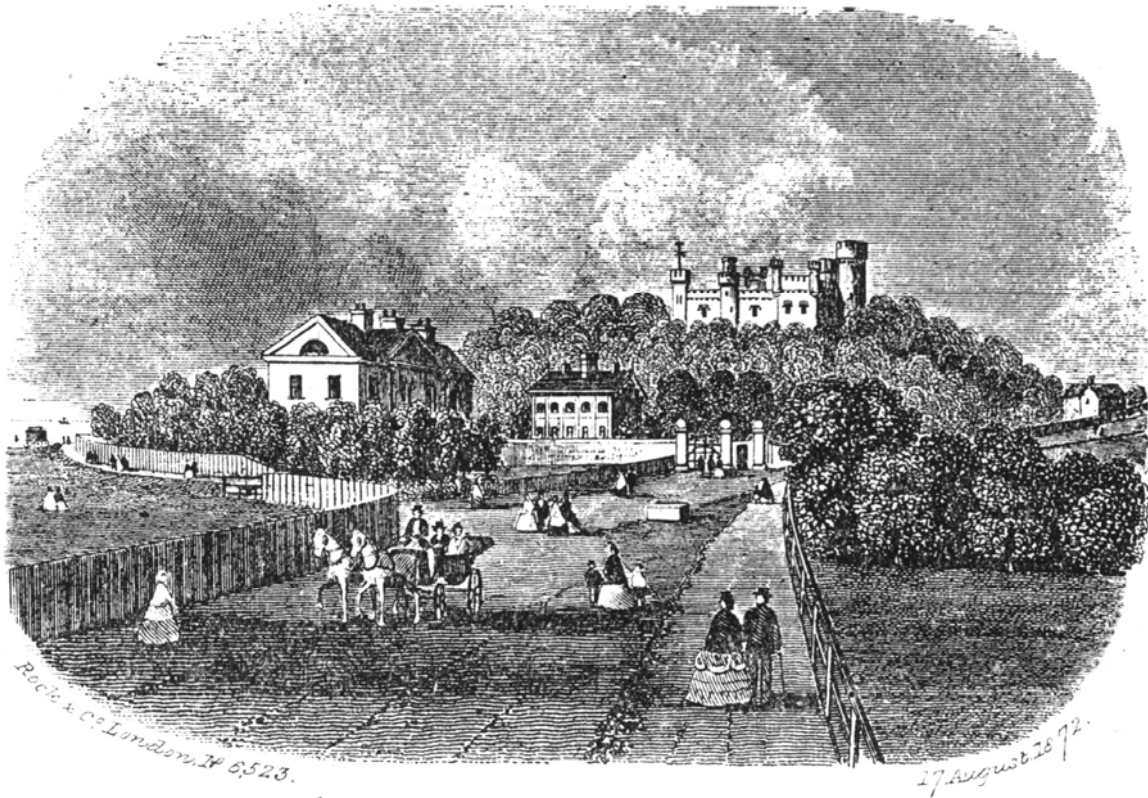
built as hotels, public houses or tearooms. Continuing along Beach Walk heading southwards back to Tower Parade numbers 27 (gable end and picture window fronting the road) and number 10 (with a painted frieze to an oriel widow supported on large brackets) are both positive features in the area. To the south of the Hotel Continental storage building the street enclosure is lost and rear access, and parking to numbers 1 to 4 Tower Parade become visible.

In 1893, Tower Parade comprised just four tall three-storey gable-fronted houses approached by stepped accesses with semi-basements. Later the path across this block, and the additional parade of shops and dwellings were raised above road level. This whole area on the south side of Tower Parade comprises a mix of architectural forms, detailing, roof shapes and fenestration. Numbers 1 to 4 are a terrace of three storey properties with gables fronting onto the road. Adjoining this is the Barges, a block of flats dating from 2002. This development is slightly oversized and tends to dominate the adjoining properties. Numbers 5a to 11 are a mix of single and 2½ storey properties; shops to the ground floor and living accommodation over. In contrast to numbers 1 to 4 the ridgeline of these properties runs parallel to the road and the roof has a number of dormer windows.

Facing Tower Parade is an attractively designed almshouse terrace "Wynn Ellis House" (6 to 11 Tower Parade). This is set back from the road and is constructed of yellow brick with red brick decoration to the windows and doors, red brick diamond patterns and horizontal banding. The almshouses were built in 1873. The original boundary wall facing Tower Parade still exists and contributes to the character of the street. This particular building with its symmetrical façade (as originally built,) is styled with quite dominant large gables at each end and a central, smaller central gable. It preceded the building of Tower Parade.

Further to the east side facing the Castle and grounds are two lodge buildings, the Coach House and Albion Lodge. They are located at the corner where Tower Parade connects to Tower Hill opposite the gatehouse entrance building to the Castle. The architectural detail of the buildings is ornate, with diamond patterning of yellow brick and flint panels with decorative bargeboards. The buildings are a positive feature in the streetscene. The gatehouse dominates the view to the east and with the background of the Castle grounds it makes an attractive sight.

4.2 Tankerton Road



Tankerton Road, Whitstable.

The development of Tankerton as a residential settlement area took place in earnest in the early 1900's. Before the Tankerton Estate was formed in 1887 to set the framework for this rapid urbanisation to occur, there was no direct route through to Swalecliffe and Herne Bay other than Church Street. Tower Hill and Marine Parade had not been constructed and Tankerton was largely arable farmland. In 1891 the Tankerton and Northwood Roads were opened. Tankerton Road gently sweeps round from Tower Parade to the southeast, rising up a reasonable steep gradient to a plateau where it gradually descends down into the east towards Tankerton centre and Swalecliffe. Northwood Road curves to the south and joins Tankerton Road at Tankerton Circus. Other roads were also constructed at this time to allow the Tankerton Estate to sell off development plots.

Apart from the group of buildings on the corner at the junction with Northwood Road including Sixby (6b Tankerton Road), the development along Tankerton Road is Victorian and Edwardian terraced housing. The housing on the northern side of the road is a mixture of detached and semi-detached houses, mostly three-storey. The buildings have gables facing the street, which contain the third storey. The gables decorative bargeboards accentuate their appearance. The full height brick-faced bays with sash

windows have stone surrounds with a central post, all with simple but decorative mouldings. The buildings are set back from the road frontage with a garden approximately 6.0 metres in depth. A brick wall that steps up the hill forms the front boundary. And brick piers mark the entrances to the properties. The boundary walls, mature gardens and gables facing the street mean that the houses are a positive feature in the area.

At the crest of the hill is a large double-fronted bay house in late-Victorian/Edwardian style (number 17) that marks the edge of the conservation area. Adjacent to it is a modern three storey block of flats (South Lodge, 19 Tankerton Road). The flats date from the 1960's and have a mansard type roof with square bay windows. The building has a neutral effect on the setting of the conservation area. Beyond this building to the western side of South Lodge Close is the Telephone Exchange. The Exchange is in two parts a 1930's Neo-Georgian building linked to a 1970's concrete and glass extension. Although the 1930's building is well mannered it is not considered that it justifies inclusion in the conservation area.



Tankerton Road – distinctive window design

On the southern side of the road is a terrace (numbers 12 to 30b) of 2 ½ storey houses dating from the 1900's. The terrace is an interesting design constructed in red brick to the first floor and tile hanging above. The roof has a series of gables facing the road with rooms contained within. The houses have two storey canted bay windows and mono pitched door canopies on scrolled brackets. The bay windows have a distinctive pattern formed of small panes. The upper sash of the bay window, on each floor, has a semi circular motif. This design of window appears in several of the older (early 20th century) buildings throughout the conservation area. The brick and rendered front boundary walls of the terrace that remain, contribute to the townscape character of the area.

At the eastern end of the terrace are a number of detached and semi-detached houses of modern form and style that lack the rhythm of the terrace. At the rear of this terrace there is an access way (known colloquially as a 10 foot way) serving garages, stores and outbuildings for each house; a similar situation occurs at the rear the properties on the northern side of Tankerton Road and at Tower Parade. The '10 foot' access ways form the southern boundary to the conservation area.

4.3 The Castle and Tower Hill

Whitstable Castle is a complex and attractive building at a relatively high position on the London Clay slopes. It enjoys views across the Whitstable bay to the west. The Castle is set in spacious gardens with tree planting dating from the 1840's providing a mature tree setting. The boundary to the Castle is formed on its north and west sides by Tower Hill. This road curves round from its junction with Tower Parade and there are panoramic views of the shoreline across the tea gardens.



Aerial photograph of the castle, the grounds and setting

The Castle, since it was built at the end of the 18th century, has been altered and extended. The property was a small seaside 'villa' until the 1840's when Wynn Ellis enlarged the building and altered the interiors. The new work was constructed in brick with a Kent Ragstone rubble outer face. Caen stone was used for dressings to doors, windows, quoins and battlements. The whole was executed in a Gothic castle style with asymmetrical massing incorporating square and round towers and turrets. In many respects the design incorporated the style of 'Asymmetrical Castles' built at Downton in Herefordshire, Pennsylvania in Dorset and Strawberry Hill in Richmond. In the 1850's Wynn Ellis turned his attention to landscaping the grounds and constructed conservatories, hothouses and greenhouses. Wynn Ellis died in 1875 and the castle entered a rather unsettled 30 year period. The castle lost the main West Lodge and Coach house in the 1890's, probably due to the construction of Tower Hill. The flint and brick gatehouse to the west end of the main drive was constructed in the 1890's. In 1920 Mr Albert Mallandain purchased the castle. The Mallandains proceeded to purchase additional plots of land from the Tankerton Estate Company to enlarge their estate (including the site of number 1 Tankerton Road). They commissioned a local architect Oswald Wylson to design and build a two storey Gothic style extension to the north end of the castle. This was to house the billiard room on the ground floor and servants bedrooms to the first floor. The interiors of the castle were also re-finished in a sophisticated Tudor 'Lord of the Manor' style. A conservatory was added to the south end. In 1935 Mallandain sold the castle to the Whitstable Urban District Council. The council carried out a number of modifications to enable the building to be used as offices. During the 1960's a conservatory was demolished and replaced with a flat roofed extension clad in Ragstone with Crittall-Hope metal windows. Since 1974 the Castle has been owned by Canterbury City Council and until recently leased to the Castle Centre Association to operate for community uses.

The Castle and gardens are currently (2009) undergoing an extensive restoration and improvement funded by the Heritage Lottery Fund, Big Lottery, Canterbury City Council and the Castle Centre Association. When the castle re-opens in 2010 it will be run by the Whitstable Castle Trust.

The Gatehouse is an important building and is the western entrance point into the castle gardens. The archway under the building provides a glimpse of the special sense of place that the Castle and its grounds provide. The area immediately to the north when entering the grounds through the archway is used as a bowling green. At one time the outlook over this area from the castle was more open with an upper garden terrace overlooking a lower large lawn accessed by various terrace steps. Since the bowling green was created views to and from the castle have changed. As trees and shrubs have grown the view of the romantic 'Gothick' Castle set on top of the slopes above the town has been obscured.

Tower Hill turns 90 degrees from the Gatehouse as it climbs up the London Clay slope. The Tea Gardens are located on the northern side of the road at the mid point of the bend. In the summer this is a popular place to sit and enjoy the view of the sea. The Tea Gardens have an interesting thatched and black weatherboarded 'servery' that positively adds to the character of the area. To the west of the tea garden is Beacondene a fine three storey Art and Crafts style house in red brick, tile hanging and half timbering. The house was built by the Tankerton Estate Company circa 1898, and is of local architectural interest. The trees in the garden of Beacondene are protected by a tree preservation order (TPO No.8 1995). Beyond this are two detached houses dating from the 1990's. These are located on lots 28 and 29 of the original Tankerton Estate Company layout and were the last pair of the lots to be developed. On the south side of Tower Hill are the Bowls Clubhouse buildings, which are single storey green painted weatherboard, and are a neutral feature in the area.

To the north of the tea garden is a footpath more or less parallel to the lower promenade, but separated from it by a steep treed embankment. Kiora and Beacon House are both located at the foot of the slopes. These houses are both 1½ storeys high detached properties dating from the early 20th century. Beacon House is constructed with cream coloured timber cladding and has a veranda facing the sea. Kiora is constructed of grey painted 'beaded' weatherboarding and has a clay tile roof with three dormers. Both properties are charming, and are isolated from other houses. The properties, their setting and the treed slopes behind them are positive features in the area.

4.4 Marine Parade and Tankerton Slopes

The seafront, the slopes and Marine Parade are an important character area. The slopes run for 2.1 kilometres from Tankerton to Swalecliffe, and approximately 610 metres of the slopes lie within the conservation area.



Tankerton Heights with the mature trees in Whitstable castle grounds behind

Distant views along the coastline are possible from the promenade and the slopes. The slopes provided the northern boundary of St. Ann's Farm before it was taken over by the Tankerton Estate Company. The top of slopes on Marine Parade is broadly flat rising gently to a high point at the top of Tower Hill to the west. Perambulating along this area was a popular leisure pastime in the early 20th century. The development of the area saw the construction of hotels and guesthouses, such as The Tankerton Hotel (now Tankerton Heights) and the Marine Hotel.

The rapid expansion of residential and leisure use in the area coupled with the construction of the promenade Tankerton Road and Marine Parade created a development pressure. This led to a growth of hotels and high quality, large detached houses set out along Marine Parade.

The Marine Hotel (number 33) marks the eastern boundary of the conservation area. The hotel is a large three storey building, approximately 55 metres long, with a series of gables and dormer windows facing the sea. A balcony runs along the length of the building at first floor level and the ground floor contains a series of canted bay windows, the central light of which contains a window with the semi circular motif seen in the Tankerton Road properties. Adjoining the Marine Hotel is another three storey building (numbers 20 to 31). This is an apartment block finished in white render with balconies to the first and second floors. The building has an Art Deco appearance. To the west of these three storey buildings, on the southern side of the road, is the St Anne's Road tennis courts and pavilions with the café and public toilets on the northern side of the road. The slopes opposite the Marine Hotel have been designated as a Site of Special Scientific Interest (SSSI) because of the presence of a rare plant, the hogs fennel.

Beyond the tennis courts heading westwards there are a number of two storey houses, with a variety of styles (some with arts and crafts influences), rising up the natural slope towards the four storey Cliff Dene (11 Marine Parade). Cliff Dene is a residential home and is a local landmark. The building has been extended (upwards and to the rear) but the original window design with the semi circular local motif has survived and provides a distinguishing feature. Number 10 is a charming two storey 'seaside' house, white painted with an eclectic mix of windows and a decorative first floor balcony. Beacon Heights an infill development dating from 2002 adjoins. The large oversailing gables above the third floor the flats below are the least successful element of the development. Continuing westwards there are a mix of houses dating from the 1930's on but all following the plot divisions laid down by the Estate Company. Tankerton Heights (formerly a hotel/pub) is a three storey Edwardian building now converted to flats. The building is of red brick with a clay tile roof and decorative half timbering and is a locally important building. Beyond are two houses dating from the 1970's and the mature trees in the grounds of the Castle.

The slopes opposite the buildings are open grassland leading down to the promenade and a number of beach huts. The street is also visible at low tide. At the top of the slopes close to the road side, opposite number 9, are a flag pole with a pair of listed cannons from an 18th century 'ship of the line' set on concrete carriages. Further to the west is the signal beacon (a copy of the beacons used to warn of invasion in the Napoleonic era). Beyond are the trees and shrubs associated with the Castle, Beacon House and Kiora.

5. Materials

The conservation area contains a varied mix of materials. Common walling materials are: red or yellow stock bricks, frequently painted; render (sometimes with half timbering); and pebbledash. Roofs are a mix of peg tile, slate or concrete tile. Boundaries are a mix of hedges and low walls. There are also examples of ragstone (at the castle), flint, and tile hanging. Decorative timber balconies and windows are also local features.

6. Management and Improvement

The conservation area boundary was drawn at the time on designation in 1994. The boundary line in respect to the slopes appears to be random and the eastern boundary could be extended eastwards. However, it is considered that the marine Hotel marks the obvious end to the conservation area and consequently the inclusion of the slopes up this point has a certain merit. On balance it is considered that the boundary is satisfactory and does not require amendment. The length of slopes included in the conservation area provides the setting to the adjoining built form.

There is a need to ensure that all future developments in the conservation area respect the local distinctiveness of Tankerton. The key issue is maintenance and improvement of those aspects that contribute to the character and quality of the street scene. In addition:

- Any new development should understand the history and context of the conservation area.
- Marine Parade should not be subject to further inappropriate residential intensification.
- Original doors and windows (in particular those with the local semi circular motif) should be protected and repaired rather than replaced
- The scale of extensions and new buildings should respect their context.
- Changes or extensions should not dominate existing buildings
- Boundary treatments should be brick or stone (including flint) walls or low walls with hedges.
- Locally distinctive materials should be used, especially brick, render (including pebbledash), peg tiles and slates

When considering new development this does not mean that earlier styles of architecture have to be copied, although this may be an acceptable approach. Developers and designers should understand and respect the character of the area when drawing up their proposals. The 'Marine Parade Design Guide' (adopted in November 2005) and the guidance on 'Residential Intensification' (adopted in April 2008) should be referred to in addition to this appraisal when considering new development in the conservation area. Every new proposal within the conservation area should be backed up by a thorough analysis of the site and its historic context. This exercise should 'inform' the design process and be part of any design statement submitted with a planning application.

7. Statement of Consultation

An article explaining the conservation area appraisal was published in the 2009 Winter edition City Council's magazine 'District Life'. The document was available to view at City Council Offices, the local libraries and on the City Council web site. The formal period for consultation was 16th November 2009 to 22 January 2010. The draft appraisal was reported to the Canterbury City Council's Whitstable Area Members Panel on 4 January 2010. The appraisal was then amended in light of the consultation and will be presented to the Development Control Committee along with a summary of any responses received on 2 March 2010. The Development Control Committee formally adopted the document as a 'material consideration' on 2 March 2010.

Appendix 1

The following buildings and structures contribute to the special character of the Tankerton conservation area.

Beach Walk

Numbers 1 to 5, 10, 27 and No.29 (Hotel Continental)

Marine Parade

Tankerton Heights (formerly Tankerton Hotel)

Cliff Dene House (Number 10)

Marine Hotel

Shelters and Pavilions (opposite St. Anne's Road)

Shelter (opposite Cliff Road)

Shelter Toilet and Shop (opposite St. Anne's Road)

Flag Staff and two 18th century cannons (Listed grade II)

Promenade

Kiora,

The Beacon House

Beach Huts.

Tankerton Road

Nos. 3 to 17 (north side)

Nos.12 to 30,30A (south side)

Tower Hill

Albion Lodge

The Coach House

Beacondene.

The Tea Gardens

Whitstable Castle (Listed grade II.)

Whitstable Castle Gatehouse

Tower Parade

Wynn Ellis House and boundary wall.

Tower Parade (numbers 5 to 11)

The raised pavement and railings.