

Built Heritage Statement in Advance of
the Refurbishment of Block C at
Ursuline College, 225 Canterbury Road,
Westgate-on-Sea, Kent, CT8 8LX

NGR: TR 31639 69530



Report for Bond Bryan Architects Limited

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Summary

SWAT Archaeology has been commissioned by Bond Bryan Architects Limited to prepare a Built Heritage Statement relating to the proposed refurbishment at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, Kent.

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

This report has demonstrated that the PDA lies close to two Grade II Listed Heritage Assets, one of which is located within the PDA; Hatton House. In addition, Block C is considered as it is within the curtilage area of Hatton House.

This statement demonstrates that the significance of Hatton House and the original section of Block C resides in their historical and aesthetic interest, more so for Hatton House. Continuing development of the school within the PDA area for both Heritage Assets, has eroded the setting of these Heritage Assets.

This assessment concludes that the developments elsewhere within the PDA is such that any impact caused to the setting of the heritage assets of Hatton House would be considered as less than substantial and therefore no overriding constraints are likely to prohibit development.

This assessment concludes that the changes to Block C are internal and will not have an impact to the setting of Block C and therefore the impact would be less than substantial. However, internally, the refurbishment may impact upon the architectural interest of Block C and therefore potentially impact on its significance, although the public benefits outweigh any potential harm done. This can be mitigated by undertaken a rapid assessment and internal building survey of the original Block C.

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 a Built Heritage Statement relating to the refurbishment of Block C at Ursuline College, Westgate-on-Sea, Kent, centred on National Grid Reference (NGR) TR 31639 69530 (Fig. 2). As such this land will henceforth be known as the 'proposed development area' (PDA).

1.1.2 This document will be used in support of planning applications associated with the proposed development.

1.2 The Site

1.2.1 The proposed site sits at an average height of circa 20m. The land to the north of the PDA gently slopes until it reaches the tidal bay on Westgate. To the south of the PDA, the land gently rises up to circa 32m towards the central plateau area of the Isle of Thanet. The school is situated on the southern side of Canterbury Road, a dual lane highway between Birchington and Margate. Margate is circa 2 ¼ miles east, north east. Westgate is half a mile to the north east and Birchington is one mile east, south east. Westgate is located in north east Kent on the coast of the Thames Estuary. The town is built beside the two sandy bays of St Mildred's Bay and Westgate Bay, which both have a sea wall and groynes to prevent coastal flooding. Chalk cliffs are present in between the bays and either side of the bays (Fig. 2).

1.2.2 The Site historically sat within the parish of Acol and is now within the administrative area of the Thanet District Council. The PDA encompasses c 4.25 hectares. The Site is located within an area which originally was arable belonging to Hundred Farm in the late medieval period, before a private residence was built on the land in 1886. In 1904 the house was purchased by the Ursuline Convent, but since some of the buildings and land used by Ursuline College have been given to the college by the Convent. Across the centre of the PDA is the Lourdes Nursing Home for Ursuline Sisters. This was built to the east of the southern end on the 1930s extension of Block C in the 1980s. East of the nursing home is also a number of private housing used by the Brescia Community for Ursuline Sisters. These parts of the site were not accessible,

although a path for the school traverses between these buildings to allow access to the southern area of the PDA.

- 1.2.3 Ursuline School comprises of a number of buildings of 19th, 20th and 21st century in date. The earliest is Hatton House, originally a private residence built in 1886 it was purchased by the convent in 1904. Since then the main teaching block, being Block C was built in 1907, following by more extensions and buildings in the 1930s including a chapel, 1950s, 2000 and 2006. The school buildings are mainly surrounded by hardstanding with playing fields and multi-use games area to the south, tennis courts, parking and paths. Some of the more recent buildings appear to have been built into the slope of the site. Figure 4 provides a pictorial phasing of the buildings in the PDA.
- 1.2.4 It has been identified that within the PDA is a designated heritage asset; the Grade II listed building of Hatton House and Block C is considered in relation to curtilage

1.3 Project Constraints

- 1.3.1 No constraints were associated with this project.

1.4 Scope of Document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development for proposed development.

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 Heritage Assets within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The National Planning Policy Framework (NPPF), was published in March 2012 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

2.2 Heritage Assets

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

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

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

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

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

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): 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.'

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

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

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

2.3.5 Paragraph 128 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record

should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.3.6 Paragraph 129 of the NPPF states that:

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

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

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

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **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.

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

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

- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset

2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.13 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.14 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss

is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.15 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.16 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

Curtilage

2.3.18 Historic England defines curtilage for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.

2.4 Planning Policy Guidance

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

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole. PPG15 and PPG16 was replaced by the NPPF in November 2012.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:
- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
 - **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that

evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.

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

Historic Environment Good Practice in Planning Notes

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

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

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

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

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

GPA3: The Setting of Heritage Assets.

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

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

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

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

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

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

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

2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the

developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

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

2.5 Local Policy

2.5.1 The Local Planning Authority for the study is Thanet District Council.

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

- POLICY SP29: Conservation and Enhancement of Thanet's Historic Environment.
- POLICY HE01: Archaeology
- POLICY HE02: Development in Conservation Areas
- POLICY HE03: Local Heritage Assets
- POLICY HE04: Historic Parks and Gardens
- POLICY HE11: Archaeological Assessment
- POLICY HE12: Archaeological Sites and Preservation

2.5.3 These policies are covered in more detail below.

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

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

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

POLICY HE01: Archaeology

2.5.5 The Council will promote the identification, recording, protection and enhancement of archaeological sites, monuments and historic landscape features, and will seek to encourage and develop their educational, recreational and tourist potential through management and interpretation

2.5.6 Developers should submit information with the planning application that allows an assessment of the impact of the proposal on the significance of the heritage asset. Where appropriate the Council may require the developer to provide additional information in the form of a desk-based or field assessment.

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

- 2.5.8 Development proposals adversely affecting the integrity or setting of Scheduled Monuments or other heritage assets of comparable significance will normally be refused.
- 2.5.9 Where the case for development which would affect an archaeological site is accepted by the Council, preservation in situ of archaeological remains will normally be sought. Where this is not possible or not justified, appropriate provision for investigation and recording will be required. The fieldwork should define:
- (a) The character, significance, extent and condition of any archaeological deposits or structures within the application site;
 - (b) The likely impact of the proposed development on these features;
 - (c) The means of mitigating the effect of the proposed development.
- 2.5.10 Recording should be carried out by an appropriately qualified archaeologist or archaeological contractor and may take place in advance of and during development. No work shall take place until a specification for the archaeological work has been submitted and approved by the Council. Arrangements must also be in place for any necessary post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

POLICY HE02: Development in Conservation Areas

- 2.5.11 Within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of this Plan, will be permitted, provided that:
- 2.5.12 Proposals for New Buildings 1) they respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, streetscape, trees and landscape features, 2) they respond sympathetically to their setting, context and the wider townscape, including views into and out of conservation areas, 3) the proportions of features and design details should relate well to each other and to adjoining buildings, 4) walls, gates and fences are, as far as possible, of a kind traditionally used in the locality, 5) conserve or enhance the significance of all heritage assets, their setting and the wider townscape, including views into and out of conservation areas 6)

demonstrate a clear understanding of the significance of heritage assets and of their wider context,

2.5.13 Proposals for Extensions 7) the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations, 8) appropriate materials and detailing are proposed and the extension would not result in the loss of features that contribute to the character or appearance of the conservation area.

2.5.14 New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted. Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

POLICY HE03: Local Heritage Assets

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

POLICY HE04: Historic Parks and Gardens

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

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

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

POLICY HE12: Archaeological Sites and Preservation

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

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Built Heritage Statement was commissioned by Bond Bryan Architects Homes Limited, which will be submitted with any future planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This heritage asset study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014,). 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 Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

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

IFA (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 Designated Heritage Assets

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

Heritage Assets

4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning

decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

Significance

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

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

4.3 Sources

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

Archaeological databases

4.3.2 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.

4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets.

Cartographic and Pictorial Documents

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

Aerial photographs

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

Secondary and Statutory Resources

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

4.4 Walkover Survey

4.4.1 The walkover survey 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
- Constraints or areas of disturbance that may affect archaeological investigation
- Consider the potential impacts of the development on the listed buildings within the area

5 ARCHAEOLOGICAL AND HISTORIC APPRAISAL

5.1 Archaeological and Historical Narrative

5.1.1 The Isle of Thanet has been occupied since prehistoric times. The evidence of early hunter gatherer peoples on Thanet which can be seen in the Pleistocene deposits of the island particularly at Pegwell Bay and Manston. 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.

5.1.2 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.

5.1.3 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. 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 and Westgate being a suitable site as confirmed by a hoard of Bronze Age axes were found according to local historian John Lewis in 1736.

- 5.1.4 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 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 St Mildred's Bay but it is thought that the rate of cliff erosion in this area would have precluded them for forming large permanent settlements. 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.
- 5.1.5 The Roman army invaded Britain in 43 AD, at 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 but by the 4th century the Roman civilization was in decline and the Romans abandoned Britain in 410AD. A Roman villa was found at the cliff top at Westgate in 1870 during building works of a hotel. Place names indicate their origins. Such as Street, which was a hamlet very close to Westgate but has since been absorbed into the town indicates routes used in Roman times and were also utilised by the Anglo-Saxons.
- 5.1.6 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.
- 5.1.7 In the late 4th century, the Jutes arrived, a Germanic people that settled in Britain in the late 4th century. 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 Westgate area by pits, ditches and gullies.

- 5.1.8 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. At the time of the Domesday book in 1086 AD following William of Normandy's invasion in 1066 AD of England, only Monckton 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.
- 5.1.9 Westgate-on-Sea comes from the Old English 'geat' meaning 'gate, gap'. The prefix 'west' distinguishes it from the adjacent Margate. It was the railway company that added the suffix 'on-sea'. St Mildred's Bay is named after Mildrith, Thanet's patron saint and an Abbess of Minster. However, it was originally called Marsh Bay. There was a Westgate Manor, which was located in the area in medieval times. Hasted in 1800 described Westgate as 'a small hamlet of houses; from which place Domneva's deer is said to have begun its course across this island, running for some space eastward, till it turned southward towards the boundary of it, at Sheriffs Hope, in Minster'. Essentially the area was a farming community.
- 5.1.10 Westgate is an ancient manor. Hasted, writes that 'The manor of Westgate, alias Garling.....Robert de Westgate held it in the reigns of king Henry III. and Edward I. of the abbot of St. Augustine's, by knight's service'. Ownership of the manor passing a number of people until it was obtained by Henry VIII at the dissolution. King Henry passed it to Sir Thomas Moyle before it has a number of different owners for the next few centuries.

- 5.1.11 In 1791, a coastguard station and a few houses for the crew and were located by St Mildred's Bay. By 1863, the London, Chatham and Dover Railway reached Margate, with stations at nearby Birchington and Margate. At this time three farms made up the Westgate-on Sea Estate: Street Green Farm; secondly Westgate Farm located to the north between the coast and the railway line; thirdly Hundred Farm, located at the site of the PDA. The Westgate-on Sea Estate had been acquired by Herman Dirs Mertens of Street Lodge. In 1870 Mertens sold the Estate to William Corbett and Alexander McClymont who were London developers. They created a private estate and plots of land were sold freehold at auction. The estate owners were required to maintain the roads, promenades, drainage, sewage, and gas supply. Rates were paid by the property owners to the Estate owners.
- 5.1.12 By 1871, Westgate-on-Sea station opened in response to the development occurring in the area. The Estate changed hands a number of times between 1870 and 1884, when it ran into financial difficulties, with the owners absconding and was repossessed by Coutts Bank during 1884-1933, with the bank disposing of the Estate between 1919 and 1933.
- 5.1.13 In 1884-1886, the parish church and Christ Church Congregational church were built along with St. Saviour's National School, and the Boy's preparatory schools, St Michael's and Wellington House. In 1886 26 acres of the Streete Court Estate were sold, although the mansion and "pleasure grounds" remained. These 26 acres were bought by the Kent and Sussex Land Society, roads laid out in a grid pattern and plots sold off to builders and developers. In 1894 Streete Court mansion became a boys' prep school.
- 5.1.14 Hatton House was built as a private residence for William Jarret in 1886 as a retirement, having been a solicitor that worked in relation to mortgages in respect of the Westgate Estate. Part of Hundred Farm was conveyed to him. The House also had a Lodge, stables and coach house built. William Jarrett died in 1906, aged 86 and the contents of the house auctioned. The auction sale states that the house had 10 bedrooms, a dressing room, two bathrooms, dining and drawing rooms, a library, square hall, boudoir and card room. Also, there were three greenhouses, paddock, two lawns and a kitchen garden. The stables had room above as living quarters.

- 5.1.15 During World War I, St Mildred's Bay became the home of the Royal Navy Air Service using seaplanes. This was the forerunner of RAF Manston, which opened in 1916 as the St Mildred's Bay area was found to be unsuitable for night flying.
- 5.1.16 In World War II, Thanet was a restricted area. The large houses, hotels and boarding schools were commandeered by the military. The large houses, hotels and boarding schools were commandeered by the military.
- 5.1.17 Ursula was a medieval saint, regarded as the patron of education. St Angela was living in Brescia, Italy in 1535 and founded the Company of St Ursula. The Ursuline School started in 1904 as a girl's boarding school in nearby Adrian Square, when a group of refugees being Ursuline Sisters, fled Boulogne, France with a number of their pupils. The Boulogne School have been founded in 1624. In 1906, the convent took purchased Hatton House and in 1907 the local paper reported that the foundation stone of the new convent had been laid in the grounds of Hatton House. Hatton House was also extended at this time and a detached house built for the chaplain thought to be Little Brescia. In the 1930s, an assembly hall with classrooms above was built and an extension to the convent wing including a refectory and novitiate building and chapel erected. In the 1950s, the conservatory which originally housed the library, was replaced by an extension and a laboratory and two classrooms built on the site of the old chapel. In the 1960s a three storey building containing a gymnasium and classrooms was built. Later the school accepted day pupils and in 1995, the school became co-educational. The school is currently made up of four buildings, the main building of Hatton House, Block C, known as the 'Convent' building, Block B known as St Ursula's, and the sports hall.

5.2 Historical Map Progression

Andrews, Dury and Herbert map of 1769

- 5.2.1 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 a sparsely populated landscape in the Westgate area. To the west is the village of Birchington and to the east is the tiny hamlet of Westgate Street and Dandelion, a corruption of the Dent-de-lion name. On this map the various bays are labelled. Eples Bay is called Epald Bay, then West-gate Bay and then Gol-gate Bay, now known as St Mildred's Bay. The house at Queeks (now the site of Quex House) is to the south east

of Birchington and further east can be seen the image of a windmill. The roads layouts on this map are different to later maps so it is not possible to be certain of the exact location of the PDA but it can be seen that it would be open fields (Fig. 5).

Ordnance Survey Surveyors Drawing from 1797

5.2.2 This is the earliest map that clearly shows the individual buildings and field boundaries. The PDA and immediate area is still fields. The only bay labelled on this map is that of West-gate Bay. To the north of the PDA at West-gate Bay can now be seen some properties aligning the roads to the bay. To the west, Birchington has slightly grown in size, extending eastwards. This has led to a new road showing in a north westerly to south easterly axis out of Birchington heading towards Woodchurch. To the east of the PDA the small hamlet of Street and the village of Dandelion marked. South of the PDA is a footpath crossing in a west-east axis from the corner of the road from Dandelion towards the road leading towards Birchington (Fig. 6).

Hasted, 1797

5.2.3 The PDA is still fields. The road layout here is different to that shown in the OSD map (Fig. 7)

John Cary, 1812

5.2.4 This map shows some changes, especially to the road network and allows us to orientate the position of the PDA more precisely. A ribbon development has continued eastwards out of Birchington. There is a new road to the north of the PDA that is wider and straighter road that runs west to east from Birchington, passing through Street, towards Westbrook and Margate. The original curvier road is still in place. The PDA is still fields (Fig. 8).

Parish of Acol Tithe Map, 1839

5.2.5 This map shows for the first time the Hundred Farm. The western side of the PDA passes across the eastern range of buildings of the farm. On the north boundary is the road between Margate And Canterbury. To the north on the coast at Westgate Bay can be seen a row of Cottages and another farm being Westgate Farm. The tithe records show that both the farms and arable fields around belonged to Francis Neame (Fig. 9).

OS map 1872

- 5.2.6 Significant changes have occurred. The railway line has been built to the north of the PDA and broadly follows the direction to the north of the main road between Birchington and Margate. The fields around the Hundred Farm have been divided and have hedgerows/trees around the boundary. On the northern side of the main road opposite the PDA is a new property called Redcliffe Villa. The road opposite the PDA called Hengist Road travels north towards Westgate Bay over the railway line, ending at the coast with the slipway. This road is one of the original Westgate Roads and endures the formal planning of the Westgate estate, retaining its course. North of the railway line between the railway line and the coast, the beginnings of the layout of the new estate can be seen to the north east of the PDA. To the west of the PDA can be seen the north-south axis parish boundary lines for Westgate (Fig.10).

Historic OS map 1873 1:2,500

- 5.2.7 This map essentially provided greater detail than the one in figure 8. The fields in and around the PDA belonging to Hundred Farm are designated 18, and 20. The southern area of the farm is now a formal garden and orchard area designated field 21, that is possibly a walled kitchen garden. In this area are the initials SH for summer house and a well is just located to the north of this garden. At the southern end of field 21 is a footpath across the arable field to the south. The Hundred farm itself is designated area 19 and has buildings on all four sides around a main courtyard and a smaller courtyard to the south of the main range. It is not clear which of these buildings is the farmhouse. More buildings are located on the north eastern side of the entrance drive to the farm courtyard (Fig.11).

Historic OS map 1898 1:2,500

- 5.2.8 Within and immediately around the area of the PDA there have seen significant changes. Hatton House has been built to the west of Hundred Farm, set back off the Canterbury Road with a lodge at the entrance to the driveway. The plot in front and immediately to the rear of the house is set with lawn surrounded by trees and bushes. Within the front garden area there is highlighted that Roman urns were found there in 1876-80. At the rear of the main garden behind the house are a group of glasshouses. We know from reports that Hatton House also included stable and a coach-house and these may be the buildings located to the east of the main house. Part of these buildings adjoins the western side of the western range of the main

courtyard of Hundred Farm. To the west is a large grass area designated the Cricket and Lawn Tennis Ground. This was land that was leased from William Corbett a local landowner in the 1890s. This area is surrounded by hedgerows and trees with a pavilion. South of the cricket pitch is another lawn area where the summer house is now situated in the south west corner. The entrance area to Hundred Farm has altered and is now south straight off the road rather than diagonally across the Hatton House front lawn area. The northern range of the courtyard buildings has been reduced in size and a gap opened up in the southern range to access the southern courtyard area. To the south of this courtyard area is now a third courtyard area with buildings on all four sides. In line with the eastern range of the main courtyard there are more buildings northwards of that eastern range. To the east of Hundred Farm on its eastern boundary is a new road called Waterworks Road with the waterworks located at the southern end along with a nursery and a group of terraced houses. These houses were built to house the workers. Travelling westwards off the southern end of Waterworks Road is another new road called Gas Works Road which has a small group of terraced houses on its northern side near the junction with Waterworks Road. It is believed that the Gas works were set up around 1876 to service the Westgate estate. The footpath southwards from the Hatton House boundary area is no longer showing. The northern side of Canterbury Road around Radcliffe Villa is now a golf course. The road north over the railway line and to Westgate bay is labelled as Hengist Road. (Fig.12).

Historic OS map 1907, 1: 2,500

- 5.2.9 There do not appear to be any changes to Hatton House, gardens and glasshouses, The Lodge or the building to the east of Hatton House. However, there have been significant changes at Hundred Farm. Only the eastern range of the main courtyard area and the building to the north of that range still exist. The other two smaller courtyard buildings no longer exist. As a result, the eastern boundary line between Hundred Farm and Hatton House instead of being on a north-south axis at that point is now on a diagonal north west-south east axis. There is a new building and boundary plot to the east of the Hundred Farm Eastern boundary on the southern side of Canterbury Road. On the western side of the Cricket and Lawn Tennis Ground there appears to be a footpath that runs southwards alongside the boundary (Fig.13).

Historic OS map 1932 1:2,500

5.2.10 Hatton House is now a convent. The Lodge still exists and to the east of The Lodge is a new building in the front garden area, which would have been Little Brescia. The building to the east of what was Hatton House also still exists but a new building has been added to the south adjoining it and further south another large long building, which we know is the 'Convent' school building (Block C). The Cricket and Lawn Tennis area has become a sports ground and the pavilion has been replaced by a large pavilion structure. The glasshouses at the rear of Hatton House still exist. The long range of buildings in Hundred Farm appear little altered. Waterworks Road and Gas Road to the east and south side of Hundred Farm has been renamed Linksfield Road, which we know happened in 1925 and the road now has properties all along the eastern side of the road. To the east of Linksfield road can be seen the start of new road layouts and more residential properties. The nursery to the south of Hundred Farm has been replaced partly with housing along the road front but also a laundry. Below the southern boundary of the convent, what was previously arable field has now been divided up into smaller plots designated 25, 38h, 38i and 38d. 38i being on the corner of Linksfield Road already has a number of properties on it. To the west side of the sports field, more plots have been created from the arable field being 38e and 38g. 38f appears to have been provided to the area that was previously a footpath running southwards alongside the western boundary of the sports area although this no longer appears to continue all the way southwards. To the north on the golf course, a club house has been built in the south eastern corner of the land (Fig.14).

Historic OS map 1936 1:2,500

5.2.11 There does not appear to have been any changes to the convent or the associated sports ground and gardens or to Hundred Farm other than some of the fields to the south east of the school buildings are now labelled playing fields. To the south, along Linksfield Road, a Mission Hall has been built and more properties can be seen (Fig.15).

Historic OS map 1954 1:1,250

5.2.12 There have been significant changes to the school buildings. What was previously separate blocks are now all joined together as one. A new building has been constructed joining the eastern side of Hatton House to that of the building that was originally to the east of the house. In addition, these eastern buildings have extended

southwards to join the long range. The long range has also been extended on the western side by a new building labelled as a chapel. The building that was to the east of The Lodge is called Little Basher (later Little Brescia). To the south of the chapel, some of the glasshouses still exist but those on the western side of the group have been replaced by buildings labelled as Ursuline Cottage, which are the housing for the Ursuline Convent Sisters. The gardens and orchards to the south have been replaced by playing fields and tennis courts. The area occupied by Hundred Farm has been divided on an east west axis. The boundary line has been placed just south of the area that retains the farm buildings. The area to the south has already been replaced by a new housing estate that has been partial built on called Charing Crescent, Chilham Avenue and Hundreds Close. To the south of this estate where the laundry was, are also new houses. The area to the south west of the school playing field is a bulb farm with glasshouses with an electricity sub station build next to it. The western boundary of the sports ground is officially labelled as a footpath and now continues all the way southwards. To the north of the PDA, on Canterbury Road, part of the northern part of the sports ground has been lost to a widening of the 'Canterbury Road, which starts to show some dualling of the carriageway. (Fig.16).

Historic OS map 1954 1:2,500

- 5.2.13 No major changes are apparent other than new buildings have been built and formally laid out on one of the plot areas alongside the western side of the playing fields. (Fig.17).

Historic OS map 1960-1962 1:1,250

- 5.2.145 The conservatory attached at the rear of Hatton house has now been replaced by a small extension. The main block area of the school building has been extended northwards. One of the playing areas has reverted back to an orchard. The bulb farm has been replaced by residential housing incorporating Ursuline Drive. The Hundred Close estate has also been completely filled with residential housing. The dualling of the Canterbury road has continued eastwards and some of the land at the northern end has been lost to allow for the widening of the road. In addition, the entrance to Linksfield Road has been blocked from Canterbury Road, with access now from Cambourne Road to the east. The area to the south of the playing fields and tennis courts that is sandwiched between Ursuline Drive and Linksfield Road is blank (Fig.18).

Historic map 1963 1:2,500

5.2.15 There appears to be no changes compared to the previous map (Fig. 19)

Historic Map 1973-1975 1:1,250

5.2.16 Within the PDA, Little Brasher has been renamed Little Brescia. A new building has been built between Little Brescia and The Lodge, being a modular terrapin classroom. In the field with the orchard a blank area is carved out and a building added. To the south of the tennis courts, it appears that the area has been divided by a footpath, southwards from the main school area. To the south east of the PDA, what was Golder Acre has been divided up into housing plots and a new road added called Golden Acre Lane and Golden Close (Fig. 20).

Historic OS Map 1993 1:1,250

5.2.17 The terrapin building between Little Brescia and The Lodge has extended southwards. Within the main school block southwards of the Chapel and new range has been added, replacing some of the glasshouses, this is the Lourdes Nursing Home. The area to the far south of the college is labelled as a playing field for the first time. Hundred Farm now has a new building in the eastern side of the plot called Hundred Farmhouse (Fig. 21).

Post 1993

5.2.18 Since 1993 there have been more changes. At the south western end of the main college buildings a new building has been built around a courtyard that is the Lourdes Nursing Home. The St Angela's junior school complex in this south western area of the site opened in 1998 but closed in 2008 and became the nursing home. Southwards of the nursing home, Block B has now been built and to the south of that the Gym built circa 2007. To the west of the PDA boundary being the playing fields that adjoin the Canterbury Road, a sports pitch and multi-use games area was constructed in 2009/2010. The Hundred Farm stable area became private gated residences sometime around 2010 utilising many of the existing farmstead buildings as well as adding some new ones.

5.3 Site Assessment

5.3.1 A walkover survey of the site was undertaken on the 17th April 2018. The PDA comprises of a number of school buildings of various ages, surrounded by hardstanding

for recreation such as tennis courts, multi-use games area, paths, access roads and parking. There are grassed to the north and south of Hatton House as well as the garden that belongs to the Lourdes Nursing Home and areas of playing fields.

5.3.2 Surrounding the PDA is a 19th century brick wall of varying height, which has been punctured in places for access. However, the wall facing Canterbury Road at the northern end is of flint. The PDA is mainly screened from the road by trees and hedges.

5.3.3 The site buildings are used by the college but also other buildings are solely used by Ursuline Convent being the nursing home and the Brescia Community houses to west of the nursing home. These areas were not visited.

5.3.4 There are two Grade II listed buildings within the PDA assessment area. (Table 2). However, St Michaels is c.440m from the site. Within the PDA is Hatton House (TR 36 NW 1014), which is a Grade II listed building dating to the late 19th century.

5.3.5 In addition to the above, curtilage should be considered in relation to the Convent building (Block C). The consideration of the listed building, in this case Hatton House, may extend to other structures within the curtilage of the primary structure. It is attached to Hatton House and being of 1910 in date it is before the 1948 cut-off under the legislation.

Table 2: Designated Heritage Assets

TR 36 NW 1014	Post Medieval	Hatton House, Ursuline Convent School. Grade II listed (1088988).
TR 36 NW 1074	Post Medieval	St Michael's. Grade II listed (1260333). Convalescent home.

Conservation Areas

5.3.6 A conservation area is defined as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. There is a Conservation Area to the far north west of the assessment area that was designated in 2006 as Westgate on Sea South. The eastern boundary of the PDA is 440m west from the western edge of the Conservation Area (Fig. 22).

5.3.7 Given the above the Conservation Area distance from the PDA and as such it does not have the potential to be affected by the proposed development for the PDA it will not be considered further.

5.4 Assessment of Heritage Assets: Listed Buildings

5.4.1 It has been identified that within the PDA are is a designated heritage asset; the Grade II listed Hatton House, plus the curtilage consideration of Block C. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to this significance.

Hatton House (Listed under the name Ursuline Convent School)

Architectural Interest:

5.4.2 The listing states that it was built in 1886 as a private house, reputedly for a tea planter. However, documentary research undertaken by the Westgate on Sea Heritage Centre confirm that the house was built for William Jarrett, a retired solicitor that was involved in the wider Westgate on Sea estates sales. The front elevation is of two to three storeys with three gables. It is faced with red brick with stone window dressings. Some windows with sashes, some are modified Venetian windows and some mullions and transoms. The porch area contains much stained glass. The ground floor porch with open pediment contains a moulded shell and two plain Tuscan columns and two pilasters. The rear elevation has three gables, two of which are curved. The gables, front and back have monograms with WJJ displayed (Plates 9 & 11).

5.4.3 At the time of the building of the main house, The Lodge was constructed and also stables and a coach house with living quarters. The Lodge still exists but it is believed from the map regression that the stables and coach house was demolished to be replaced by school buildings in the late 1930s. At the rear there used to be a conservatory attached. This has been replaced at some point by a brick extension, probably during the late 1950s based on the map regression.

5.4.4 The listing refers to good interior of the period. Staircase with heavy carved balusters. The Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. There are Fireplaces with swag or scroll decorations and one marble fireplace with pilasters in the shape of terms and a swag frieze. The interior was not assessed for this report.

5.4.5 An article in The Builders Magazine date June 12th 1886, supplies additional information in the form of a ground floor plan and commentary on the interior. It confirms that the architect was John Thomas Wimperis. He was born in 1829, died 1904 and practiced in London. His most noticeable buildings he designed being shops in Oxford Street opposite Selfridges, which are still in use today and he was associated with the Grosvenor Estate. Early photographs of the house thought to date from the 1890s of the house can be seen in Plates 16 and 17.

Historical Interest:

5.4.6 The house is of historical interest architecturally being of a late Victorian gothic styles house built by a well-known prominent architect. Externally it retains many of its original features and forms part of the history of the growth of the Westgate-on-Sea estate. There have been some minor changes in respect of the replacement of the conservatory and in the 1930s when the eastern side was knocked through to join the wider complex of the school buildings. Also, the number of chimneys has been reduced.

Setting:

5.4.7 Hatton House is located on the southern side of the Canterbury Road. It is set back from road and historically it would have been accessed from the north western corner via a driveway from The Lodge. It is now accessed via the north eastern side. In front of the house, it retained a front garden area set to lawn and planted with mature trees. As the building is set back from the Canterbury Road, it is not possible to view the heritage asset from road since it is currently obscured by trees and also the buildings located on along the northern boundary. To the rear of the house, it is set to lawn, facing the chapel with the 1930s adjoining area and Block C to the eastern side, forming a three-sided courtyard.

5.4.8 Given the many phases of school buildings and convent buildings established across the PDA already detract from the original setting of the building, it is considered that the heritage asset's historic setting has already been significantly eroded.

Summary of Significance:

5.4.9 Given the above it is concluded that the extent of the heritage asset's original setting is has already been eroded, and that the proposed developments make a negligible contribution to its visual setting. The asset retains much of its late 19th century structure, albeit with a few changing aspects, the major one being the addition of the

adjoining 1930s building. Nonetheless it is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Block C

Architectural Interest:

5.4.10 Block C, is considered here under curtilage. Originally a stand alone building on a north south axis alongside the eastern boundary of the PDA, set slightly southwards of Hatton House. In February 1907, the local Gazette reported that the '*foundation stone of the new convent has been laid in the grounds of Hatton House*'. The architect was named a Mr Robert Dalby Reeve of Margate.

5.4.11 The block is red brick with three main storeys and a fourth in the roof. The front has two gables at either end and two hipped dormer windows in between the gable ends. The building appears to retain its original wooden sash windows. In front of the Block in the 1930s a single storey refectory was built.

5.4.12 At the rear, the building, there are no gables but there are four hipped dormers. The lower floor has a bay, with the remaining bay obscured by a later, flat roof single storey building containing services. The rear of the building also contains a number of extraction ducts as well as external drainage and soil pipes.

5.4.13 The building was attached in the northern end by a building built in 1937 between Hatton House and the Convent building. The southern end was extended and attached to the chapel in 1938. The 1907 Convent building can clearly be distinguished from these later extensions given the slightly different colour brick, window style and wall alignments. The original convent building and the southern extension are referred to as Block C.

5.4.14 Block C was not assessed internally but it is noticed passing though that some original internal features remain such as the Edwardian geometric floor tiles that run the length of the ground floor of Block C. It is unknown as to whether the internal refurbishment will affect any possible surviving internal features of architectural significance. However, the building has been used as a school for over 100 years and it is likely that changes internally have been made during that time, reducing the likelihood of find surviving architectural features.

Historical Interest

5.4.15 Block C is typical of the more simpler style of building after the gothic Victorian period and does show the progression in architectural styles when compared to that of Hatton House. Architecturally attractive, externally from the front it is little changed with the exception of the refectory extension which detracts from being able to see the full front of the building. The rear is obviously more utilitarian and the architectural interest has been detracted from by the services and ducting.

Setting

5.4.16 The building would have originally formed a second range on the eastern side to that alongside Hatton House on the northern side. However, the setting has changed significantly with the addition either end of the 1930s extensions and the refectory at the front. The chapel on the southern side now forms a three-sided courtyard. There is intervisibility of the upper levels of Block C from Hatton House and Hatton House from the refectory and upper floors from the front of the block.

Summary of Significance:

5.4.17 It is concluded that the extent of the heritage asset's original setting has already been eroded, and that the proposed developments elsewhere within the PDA make a negligible contribution to its visual setting. The asset retains much of its attractive early 20th century structure, albeit the significant addition of the 1930s extensions to either ends on the building and the nearby addition of the chapel changing the significance of the Block from one that was detached to now joining a whole complex of school buildings of various ages. Nonetheless it is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

5.5 Aerial Photographs

1940

5.5.1 The photo has not been stitched together in perfect alignment across the PDA area. However, the location of Hatton House can be seen with the various chimneys and a building from the house in the south eastern corner. This building then traverses southwards before reaching the chapel, which can be seen on an east-west alignment. Below the chapel area appears to be fields. To the south west of the chapel can be seen the large greenhouse and other smaller buildings. To the east is Hundred Farm and the land there is cultivated. To the east of Hundred Farm can be seen the start of the housing development along Waterworks Road. To the north on the opposite side of

Canterbury Road is the golf course. To the west of the PDA are playing fields. To the far south is the housing development along Gas Road, surrounded by arable fields (Plate 1).

1960

5.5.2 The PDA can clearly be seen within a number of mature trees around and within the boundaries. To east, Hundred Farm has reduced in size retaining the northern part the borders Canterbury Road. To the south and east of Hundred Farm is now residential housing. There is also more housing to the south of the PDA, which is then surrounded by arable farmland. To the west is still playing fields then the King Ethelbert Secondary School complex. To the north, Canterbury Road is now a dual carriageway with a golf course still on the opposite side (Plate 2).

1990

5.5.3 This photo provides greater clarity of the school buildings within the PDA. We can see that new buildings have been built south of the chapel. In addition, the garden buildings that were to the south west of the chapel have been replaced by new structures. South of those buildings appears to be an orchard area with tennis courts south of the orchard and then playing fields. At the far northern end of the PDA, a building has been built in between the Little Brescia building in the north eastern corner and The Lodge in the far north western corner. To the east at Hundred Farm a farmhouse has been built on the eastern portion of the site (Plate 3).

2003

5.5.4 At the PDA, in the south western part of the site Block B has been constructed, reducing the size of the orchard area. In addition, the tennis courts have move further south, utilising some of the southern playing field area. (Plate 4).

2007

5.5.5 At the PDA, the sports hall has now been constructed, situated south of Block B, which means the entire orchard area has now been covered by buildings. No other changes are noted. (Plate 5).

2009

5.5.6 There does not appear to be any changes. (Plate 6).

2013

5.5.7 There do not appear to be any changes (Plate 7).

2017

5.5.8 There do not appear to be any changes (Plate 8).

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

6.1.1 The proposals form part of a development that includes the internal refurbishment of Block C.

6.1.2 This Heritage Statement accompanies a detailed application for the various aspects of the proposed development mentioned above within the PDA as set out in Figure 3.

6.2 Assessment of Impact

Hatton House

6.2.1 From our findings, the primary heritage significance of Hatton House is its aesthetic and historic interest as a late Victorian mansion house built during the formative years of the Westgate on Sea estate. Whilst it has been determined that the wider PDA forms part of the heritage asset's historical setting, this has since significantly eroded after the house and grounds were transferred from private ownership to that of a school with the purchase by the Ursuline Convent and the erection of the school convent building in 1907. Since then there have been a significant number of other buildings erected for the school or for the convent itself within the PDA in the 1930s, 1950s onwards up to the present day. The biggest significant change was the joining of the eastern end of Hatton House to the rest of the main school complex in the late 1930s. The refurbishments of Block C is internal and will not alter the current setting or significance of Hatton House.

6.2.2 Therefore, the overall effects of the proposed development are limited, such that any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

Block C

6.2.3 From our findings, the primary heritage significance of Block C is its aesthetic and historic interest with the original Block dating from the early 20th century. Whilst it has been determined that the PDA forms part of the heritage asset's historical setting, this has been eroded by the encroachment of later development and trees at the site and as such does not contribute to its significance. The refurbishment of Block C may impact its historical significance if there are internally any architecturally interesting features that may be lost although it appears from the plans that the refurbishment is not extensive and occurs in places across the original block and the later southern extension. A rapid assessment survey and photographic record of the internal aspects of the original convent building to be carried out ahead of the refurbishment may be appropriate.

6.2.4 The overall effects of the proposed development on Block C are limited. Whilst the internal refurbishment has the potential to harm any possible internal features of architectural merit, the benefit for the improvements in use of the asset to its optimum viable use for the school that it outweighs the harm done. Therefore overall, any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

Conservation Areas

6.2.5 From our findings the Westgate conservation areas are not impacted by the PDA given their distance from the PDA.

7 CONCLUSION

7.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of Heritage Assets affected, including any contribution made by their setting. This Built Heritage Statement has been prepared by SWAT Archaeology for

Bond Bryan Architects in support of the application for proposed developments at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, Kent.

- 7.2 This report has demonstrated that the PDA lies close to two Grade II Listed Heritage Assets, one of which is located within the PDA; Hatton House. In addition, Block C is considered as it is within the curtilage area of Hatton House.
- 7.3 This statement demonstrates that the significance of Hatton House and the original section of Block C resides in their historical and aesthetic interest, more so for Hatton House. Continuing development of the school within the PDA area for both Heritage Assets, has eroded the setting of these Heritage Assets. The development changes elsewhere within the PDA in relation to the setting and significance of Hatton House are either internal and therefore makes a negligible contribution to the heritage significance of Hatton House. However, internally, the refurbishment may impact upon the architectural interest of Block C and therefore potentially impact on its significance, although the public benefits outweigh any potential harm done and this can be mitigated by undertaken a rapid assessment and internal building survey of the original Block C.
- 7.4 This Built Heritage Statement has found that the majority of the designated heritage assets will essentially remain unaffected by the various aspects of the proposed development and that the proposed development will produce no harm on the settings or significance of these assets, with the potential exception of the internal refurbishment of Block C.
- 7.5 The internal refurbishment of Block C will offer public benefits to the school and will outweigh any 'less than substantial impact' to Hatton House and Block C.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Copyright

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

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

April 2018

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10 APPENDICES

10.1 Appendix 1: Statutory List Description

10.1.1 Ursuline Convent

Heritage Environment Record Number: TQ 86 NE 1144.

List entry Number: 1088988

National Grid Reference: TR 31639 69530

Grade II

Date First Listed: 22nd February 1973

Built in 1886 as a private house, reputedly for a tea planter. The front elevation is of 2 to 3 storeys red brick with stone window dressings, 3 gables. Some sashes, some modified Venetian windows and some mullions and transoms. Ground floor porch with open pediment containing moulded shell and 2 plain Tuscan columns and 2 pilasters. The rear elevation has 3 gables, 2 of them curved. Good interior of the period. Staircase with heavy carved balusters, the Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. Fireplaces with swag or scroll decorations and 1 marble fireplace with pilasters in the shape of terms and a swag frieze.



Figure 1: Location map of the Grade II listed Ursuline Convent (red dot) with the boundary of the PDA (indicated in red line).

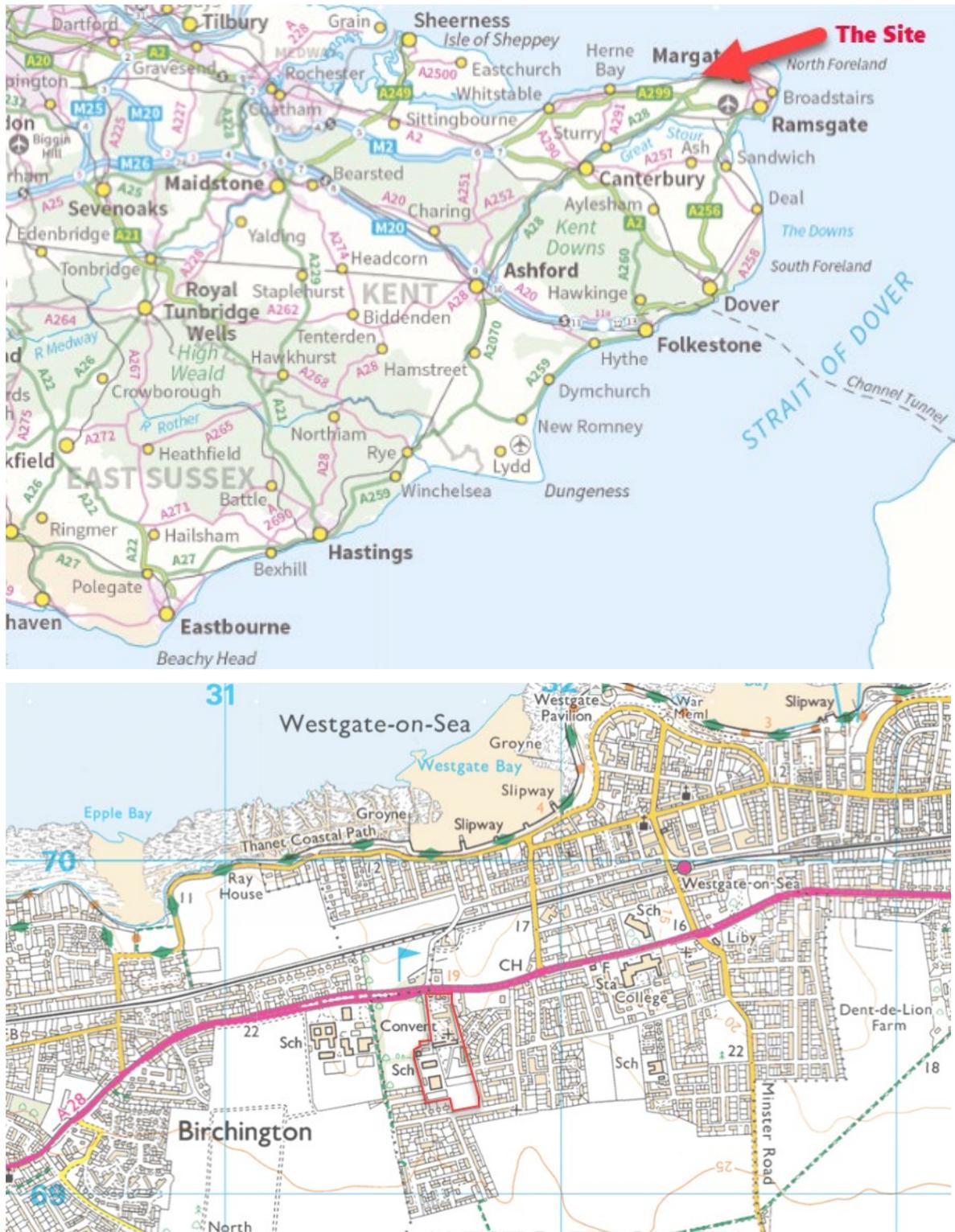


Figure 2: Site Location Plan 1:10000

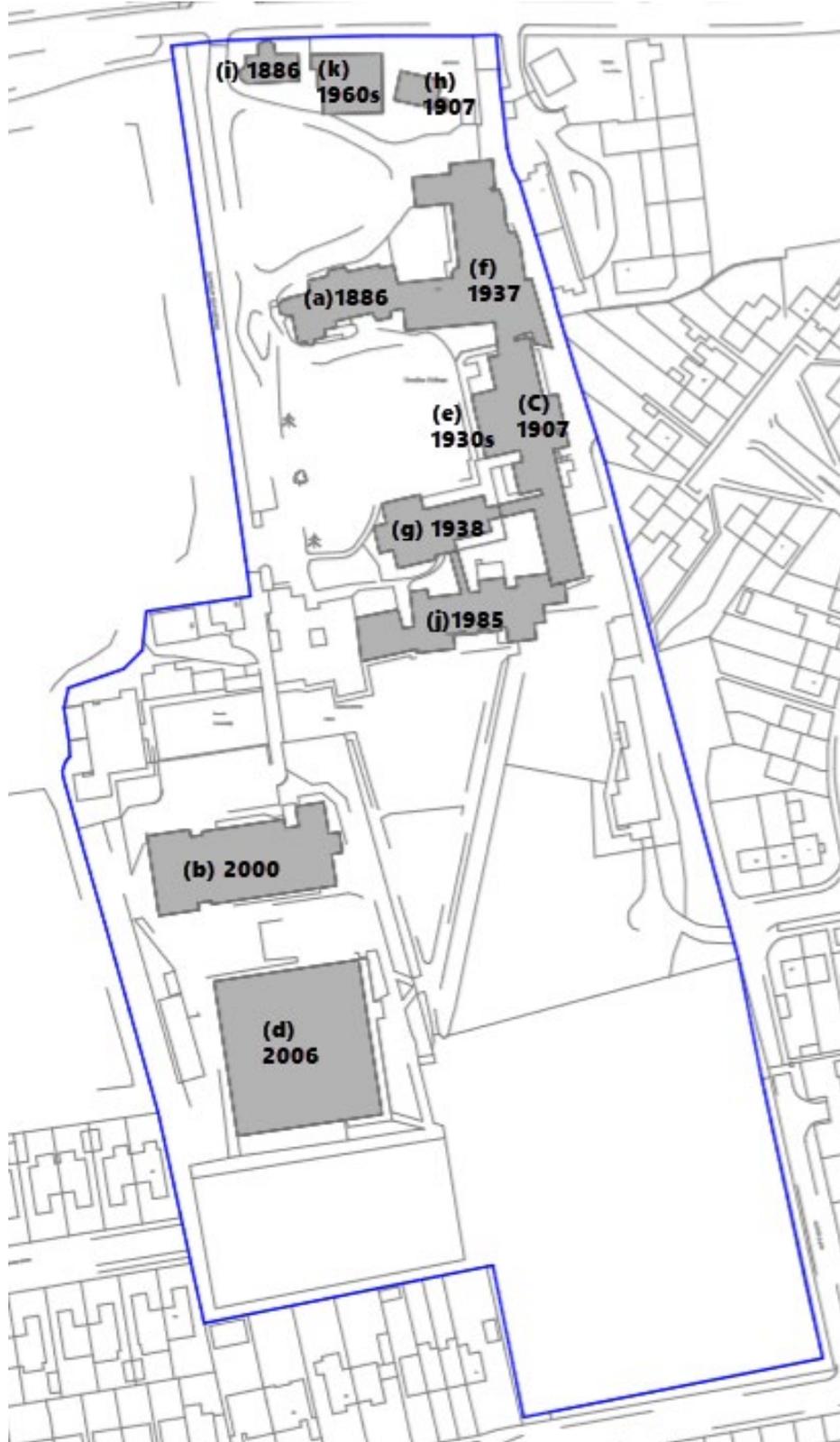


Figure 4: Phasing of the buildings within the PDA (a) Hatton House; (b) Block B 'Ursulas'; (c) Block C 'Convent'; (d) Sports Hall; (e) Dining Room extension (f) infill between Hatton House and Block C; (g) Chapel; (h) Little Brescia; (i) The Lodge; (j) Lourdes Nursing Home; (k) Classrooms.

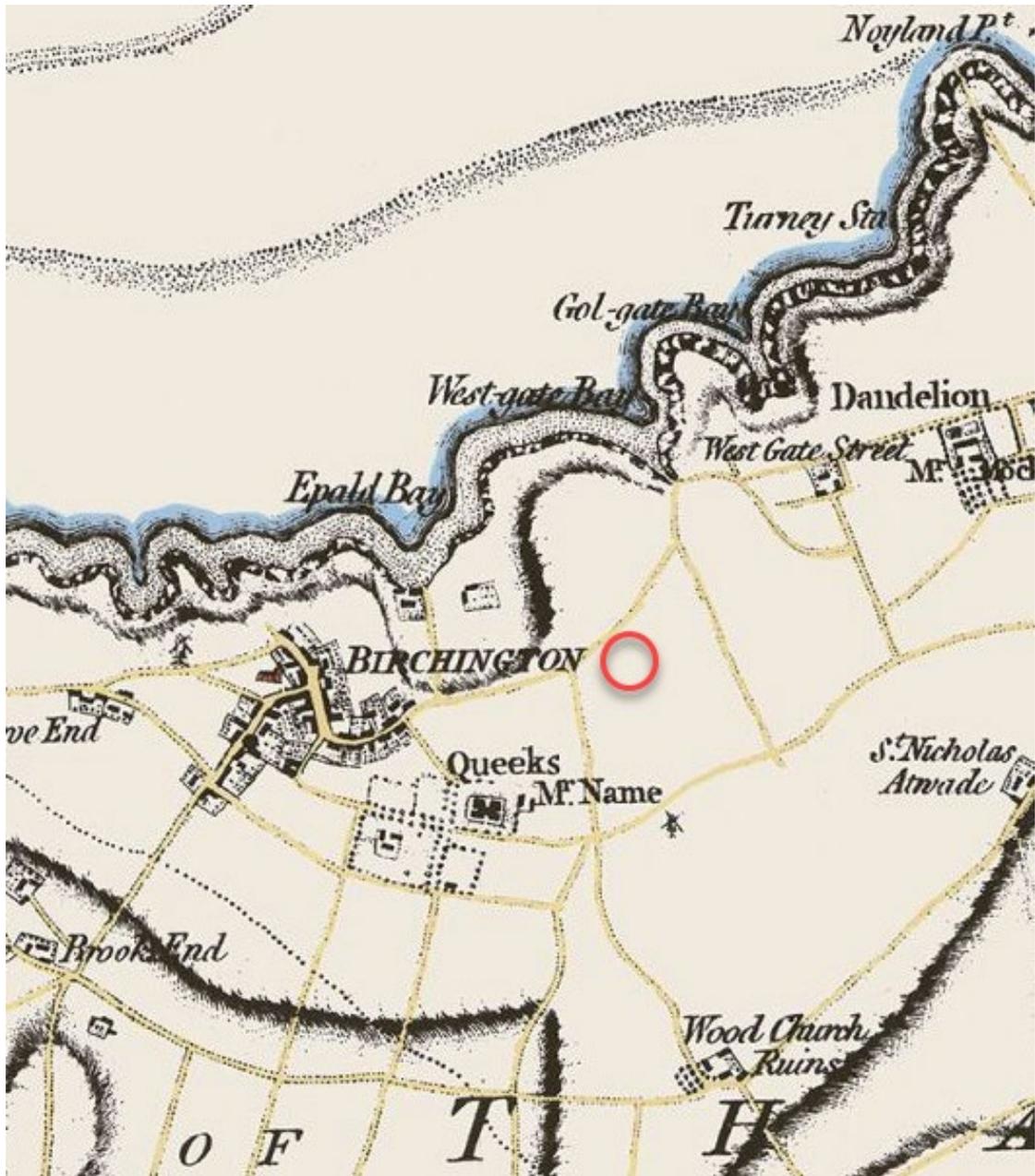


Figure 5: Andrew, Dury and Herbert Map from 1769

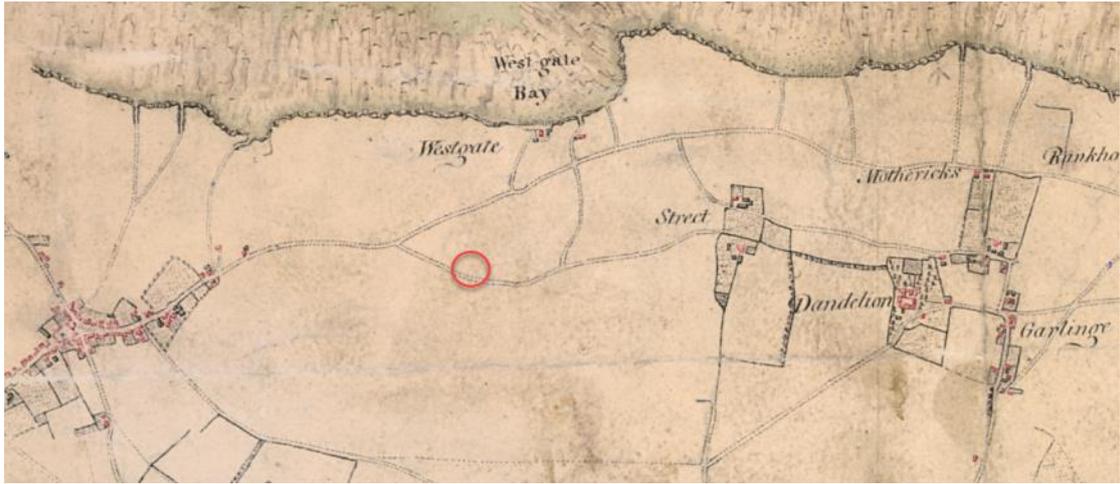


Figure 6: Ordnance Surveyors Drawing 1797

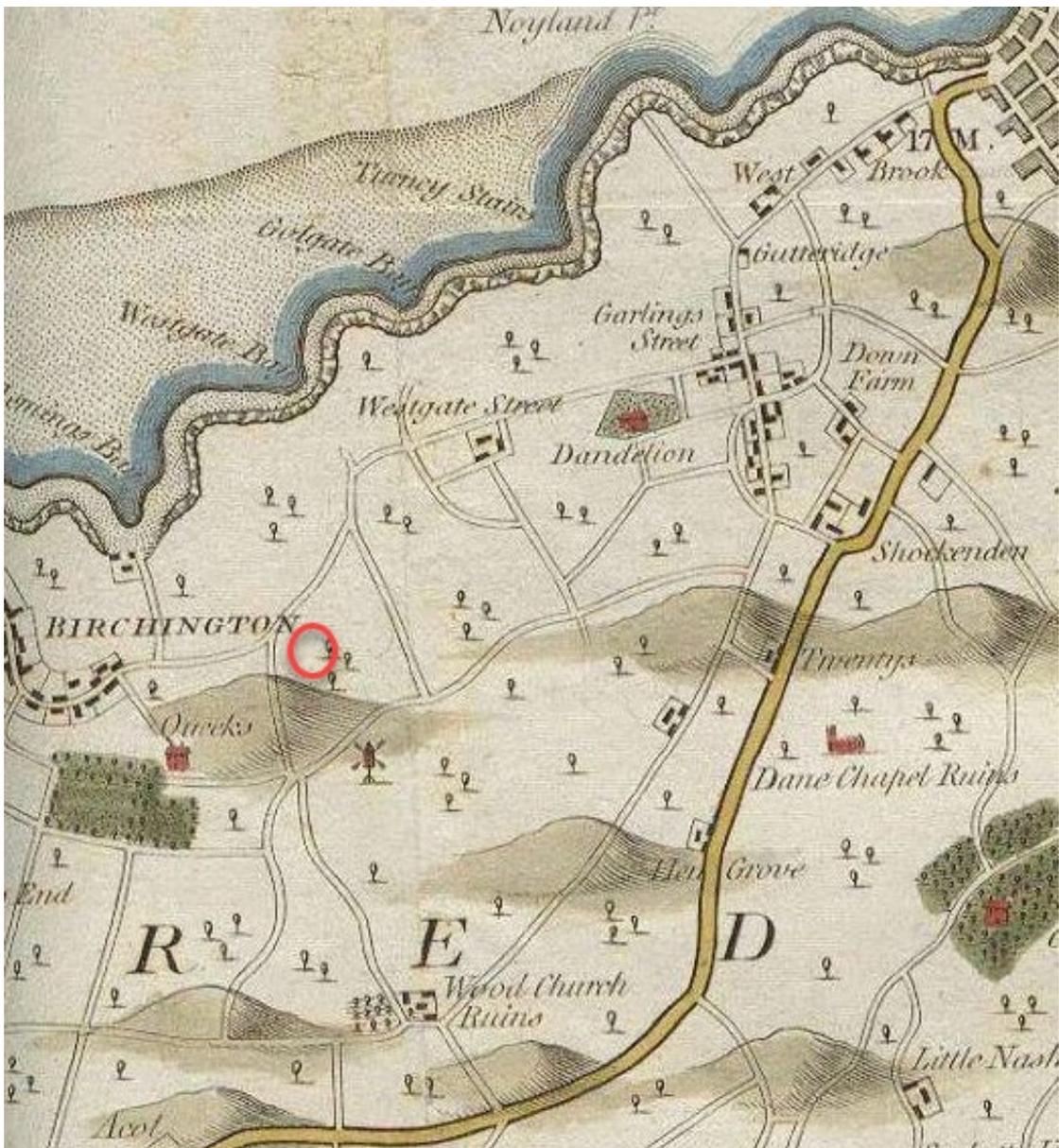


Figure 7: Hasted 1797,



Figure 8: John Cary 1812

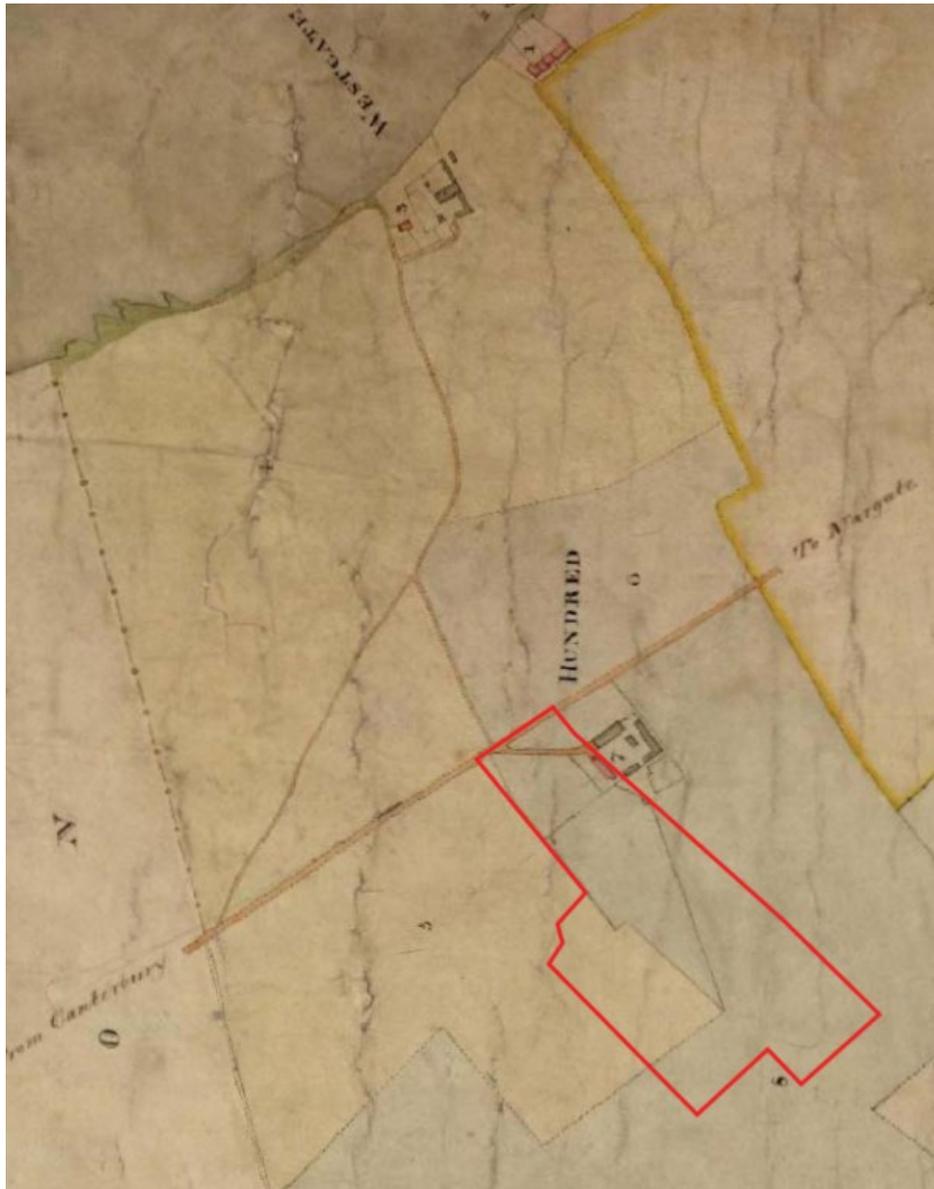


Figure 9: Parish of Acol Tithe Map, 1839



Figure 10: OS Map from 1872



Figure 11: OS Map from 1873 1:2500



Figure 12: OS Map from 1898 1:2500



Figure 13: OS Map from 1907 1:2500

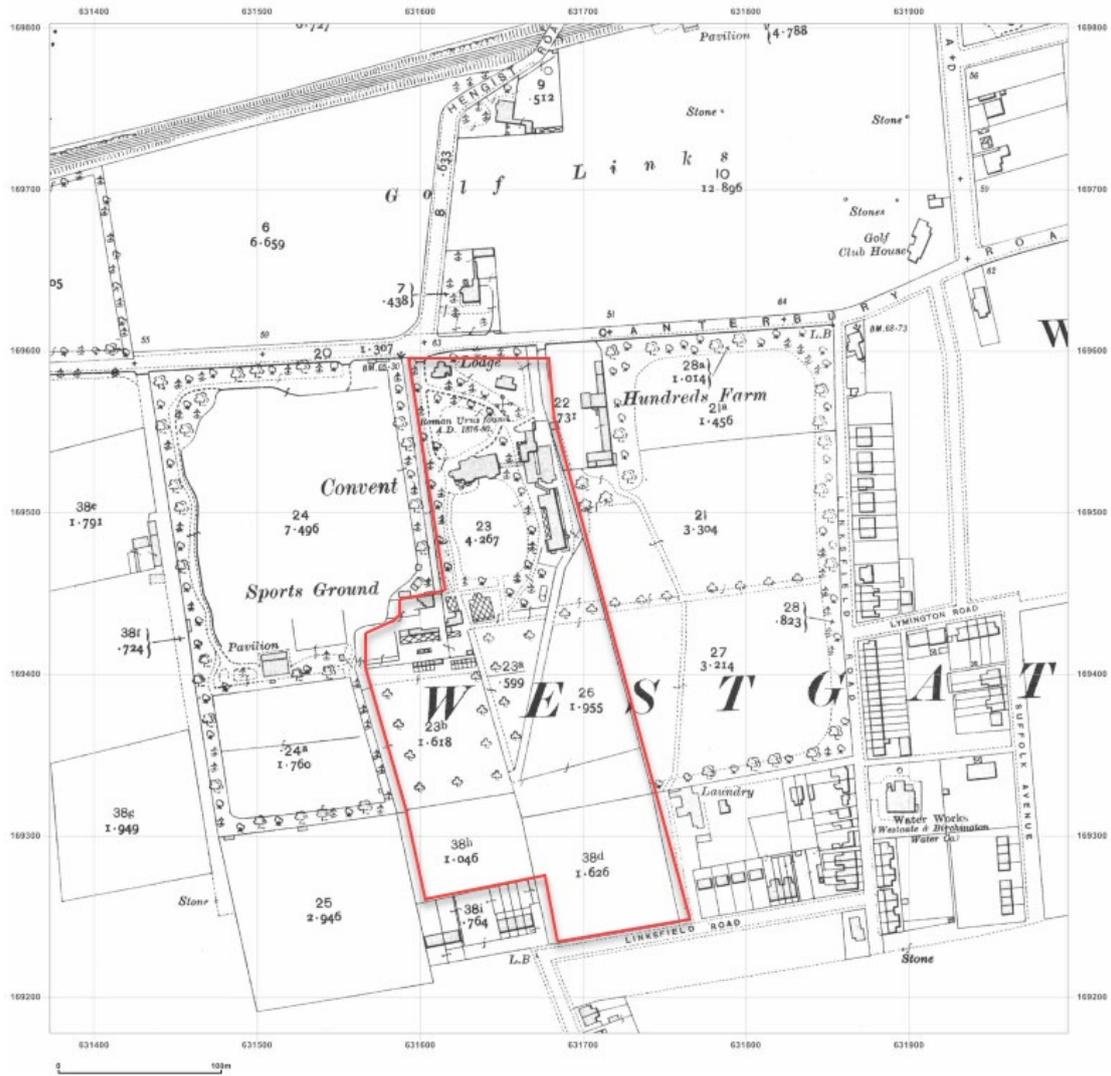


Figure 14: OS Map from 1932 1:2500



Figure 15: OS Map from 1936 1:2500



Figure 16: OS Map from 1954 1:1250



Figure 17: OS Map from 1954 1:2500



Figure 18: OS Map from 1960-1962 1:1250



Figure 19: OS Map from 1963 1:2500



Figure 20: OS Map from 1973-1975 1:1250



Figure 21: OS Map from 1993 1:1250

Kent County Council - Ursuline College - Conservation Areas



Figure 22: KHER Conservation Area



Plate 1: 1940, all at an altitude of 1.92km (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. Front of Hatton House (looking SSE) Scale 2m



Plate 10. Eastern end of Hatton House (looking SW). Scale 2m



Plate 11: Rear of Hatton House (facing NNE). Scale 2m



Plate 12. Front of C Block and refectory (looking E)



Plate 13. Rear of C Block (looking NW). Scale 2m



Plate 14. View of Block C from the rear of Hatton House (looking SE)



Plate 15: Rear of Hatton House, thought to be taken in the 1890s). (Westgate on Sea Historic Society)



Plate 16: Front of Hatton House, date of photograph unknown (Margate Civic Society).