

Local Heritage Asset Background Document

October 2022

Background:

The Town Council is encouraged under the National Planning Policy Framework to prepare a list of local heritage assets. This list includes buildings and other structures or features that do not warrant listing as being of national interest but do make an important contribution to the character of the Broadstairs & St. Peters Neighbourhood Development Plan (NDP) Area.

Work on the local heritage assets list began in 2015 when the Broadstairs Conservation Area Advisory Group (BCAAG), with the support of local historians and the Broadstairs Society, created an initial list of local heritage assets. This work was based on the historic Kent Historic Buildings Index (KHBI), a list of buildings of broad historic or architectural interest published by the Kent Historic Buildings Committee, a joint committee of the Council for the Protection of Rural England, Kent Branch in 1994 (Thanet editions). It is understood that CPRE are looking to review their list in the coming few years.

The current list is published in the adopted Neighbourhood Development Plan (NDP) in Appendix 4 (and reproduced with notes below)

It is important as we move towards the second edition of the NDP, that:

- a) This existing list is re-evaluated to understand if any of the currently listed assets may have been lost to redevelopment, had major alterations or to identify any assets that may have been missed.
- b) Each asset, existing and proposed, on the list has had to be audited, and an assessment written, to it to ensure that a solid and informed evidence base has informed the list

Methodology:

In March 2015 a colleague from the Broadstairs Society attended a presentation organised by the Margate Society on the work of the Sevenoaks Society whose objective was to prepare a List of Local Heritage Assets for the Planning Authority to adopt. The attendants were told that the Sevenoaks model was an exemplar for others to follow.

Consequently, the Sevenoaks model was utilised and modified to meet the reduced scope and the immediate needs of Broadstairs and St. Peter's - a template was devised.

In September 2015 the Conservation Officer at Thanet District Council contacted local interest groups inviting them to a meeting on 16th October 2015 to discuss a way forward on developing a Local Heritage Assets List for the district. The Broadstairs Society attended where the template it had devised was circulated for others to adopt.

The TDC officers stated that a report would be presented to the Council urging them to accept the results principally because the significance of heritage assets of local interest was recognised in the National Planning Policy Framework and also the then TDC emerging Local Plan Policy HE02 guided decisions on planning applications affecting buildings of local interest. Although progress with the list was slow from TDC perspective, the Directive contained in the NPPF did not preclude

local interest from proceeding. The directive contained in the NPPF there was nothing to stop local interest groups from proceeding.

A small working group was set up of an architect, three local historians and two further volunteers of The Broadstairs Society. The work took far longer than expected and it was decided that The Broadstairs Society would approach the Town Council to see whether it could help as they were in the throes of preparing a Neighbourhood Plan and it would be advantageous for any local list to be a part of that document. The then Town Clerk said she would be willing to fund the work. A trainee architect was selected and she was charged with completing the audit.

Finally, any potential assets that were identified by the volunteers since the publication of the NDP heritage asset in the adopted NDP and any heritage assets identified during the Regulation 14 consultation were considered.

The stages of work are set out in the appendix of this document:

Appendix 1 - The audit and assessment of each of the assets on the list.

Appendix 2 - List of assets to be added to the new list and published in the NDP 2nd Edition.

Appendix 3 - List of Assets to be removed from the list and explanation.

Appendix 4- The Town Council received a report from a local resident relating to granite roadside kerbs in the St. Peter's area and these have been discussed by Councillors who have agreed to include them as Local Heritage Assets.

Appendix 5- Properties designed by architect Edgar Ranger, agreed for inclusion by the Neighbourhood Plan sub-committee.

Results of Review:

Following the assessment, it is proposed that the Local Heritage Asset list currently published in the NDP 1st Edition, be updated in the NDP 2nd Edition, as follows:

Address	Ministry Ref/ NDP stage identified	Postcode	Notes
Bairds Hill			
Bairds Hill Granite Kerbs	NDP 2nd Ed	various	ADD TO LIST
Bishops Avenue			

Braeside Cottage	NDP 1st Ed	CT10 1EQ	DELETE
Hamilton Lodge	NDP 1st Ed	CT10 1EQ	DELETE
Whitewalls	NDP 1st Ed	CT10 1EQ	DELETE
Bromstone Road (N)			
No 80 (Bromstone Farmhouse)	5/62	CT10 2HX	KEEP IN
Wall to Bromstone Farmhouse	5/62A	CT10 2HX	KEEP IN
Bromstone Road (S)			
Wall between Kingsdown Farmhouse and Bromstone Cottage	5/60	CT10 2HT	KEEP IN
Bromstone Cottage	5/61	CT10 2HT	KEEP IN
Callis Court Road (SE)			
Callis Court Hotel (Now 'The Lanthorne)	5/63	CT10 3AE	KEEP IN
No 36 (Oak Tree House)	NDP 2nd Ed	CT10 3AG	ADD TO LIST
Castle Avenue			
No 37	NDP 1st Ed	CT10 1EG	DELETE
No 41	NDP 1st Ed	CT10 1EG	DELETE
No 42	NDP 2nd Ed	CT10 1EG	ADD TO LIST
Church Street, St Peter's			
No 52	NDP 2nd Ed	CT10 2TT	ADD TO LIST
No 54	NDP 2nd Ed	CT10 2TU	ADD TO LIST
Dane Court Road, St Peter's (NE)			

Nos 1 Old Farm Cottages, Buddles Farm	5/86A	CT10 2QR	KEEP IN
No 2 Old Farm Cottages, Buddles Farm	5/86	CT10 2QP	DELETE
Barn at Buddles Farm	5/87	CT10 2QP	DELETE
The Shallows	5/89	CT10 2QR	KEEP IN
Dane Court Road, St Peter's (SW)			
Barn to E of Sacketts Hill Farm House	5/36A	CT10 2QS	KEEP IN
Orchard Cottage, Sacketts Hill Farm	5/36B	CT10 2QS	KEEP IN
Dumpton Farm Lane (N)			
Wall to E of Dumpton Farmhouse	5/91A	CT10 2EJ	KEEP IN
Eastern Esplanade			
No 1	NDP 2nd Ed	CT10 1DP	ADD TO LIST
Nos 2 & 3	NDP 2nd Ed	CT10 1DP	ADD TO LIST
No 4	NDP 2nd Ed	CT10 1DP	ADD TO LIST
No 5	NDP 2nd Ed	CT10 1DP	ADD TO LIST
No 6	NDP 2nd Ed	CT10 1DP	ADD TO LIST
No 7	NDP 2nd Ed	CT10 1DP	ADD TO LIST
No 8	NDP 2nd Ed	CT10 1DR	ADD TO LIST
No 9	NDP 2nd Ed	CT10 1DR	ADD TO LIST
NO 10 AND 11	NDP 2ND Ed	CT10 1DR	ADD TO LIST
No 12	NDP 2nd Ed	CT10 1DR	ADD TO LIST
No 13	NDP 2nd Ed	CT10 1DR	ADD TO LIST
No 14	NDP 2nd Ed	CT10 1DR	ADD TO LIST

No 15	NDP 2nd Ed	CT10 1DR	ADD TO LIST
Fort Road			
Harbour Rise	NDP 2nd Ed	CT10 1TY	ADD TO LIST
Fair Street (S)			
No 1 (The Cottage)	5/96	CT10 2JL	KEEP IN
The Woodlands	5/97	CT10 2JP	KEEP IN
High Street (N)			
Nos 24 & 26	1/111		DELETE
No 40	1/112		DELETE
High Street (S)			
Former Music Room to Pierremont Hall	5/18A	CT10 1JX	DELETE
Kings Avenue			
No 2	NDP 2nd Ed	CT10 1DJ	ADD TO LIST
No 4	NDP 2nd Ed	CT10 1DJ	ADD TO LIST
No 6	NDP 2nd Ed	CT10 1DJ	ADD TO LIST
Lanthorne Road (N)			
Kingsgate House	5/123		DELETE
Stable to Kingsgate House	5/123A		DELETE
Lanthorne Road (S)			
Wall incorporating gable of No 23	5/29A		DELETE

Margate Road (E)			
Westwood Lodge	-		DELETE
Gate Piers to Westwood Lodge	-	CT10 2PP	KEEP IN
North Foreland Avenue			
Dean Park	NDP 2nd Ed	CT10 3QR	ADD TO LIST
Oaklands Avenue			
Building in ground of Broadlands	3/134		DELETE
Park Avenue			
No 38	NDP 2nd Ed	CT10 1ED	ADD TO LIST
No 52	NDP 2nd Ed	CT10 1ED	ADD TO LIST
Park Road			
No 2	NDP 1st Ed	CT10 1ED	ADD TO LIST
No 3	NDP 1st Ed	CT10 1ED	ADD TO LIST
No 4	NDP 1st Ed	CT10 1ED	DELETE
No 7	NDP 1st Ed	CT10 1ED	DELETE
Wainwright House	NDP 2nd Ed	CT10 1ED	ADD TO LIST
Wainwright Building	NDP 1st Ed		DELETE
Poorhole Lane (NE)			
The Cottage	5/139		DELETE
Prospect Road (NW)			
Nos 3 & 4	1/140		DELETE
No 5	1/18B		DELETE

Prospect Road (SW)			
No 2 (Bellevue)	1/141		DELETE
No 4	1/18B		DELETE
Ramsgate Road (SE)			
Wall to NE of No 43	5/143A	CT10 1PP	KEEP IN
No 205 (Yew Tree Cottage)	5/144	CT10 2EW	KEEP IN
No 207	5/145		DELETE
Nos 213 & 213A	5/146	CT10 2EN	KEEP IN
The Brown Jug Public House	5/147		DELETE
Ranelagh Grove (NW)			
No 4	NDP 2nd Ed	CT10 2TB	ADD TO LIST
No 6	3/148	CT10 2TE	KEEP IN
Reading Street			
Two side boundary walls of the former St.Mary's Convalescent Home (Reading St and Wings Close)	NDP 2nd Ed	CT10 1DR CT10 1DT	ADD TO LIST
Sowell Street (SE)			
Nos 18 to 22 (even) (Serene Place)	5/42	CT10 2AU	KEEP IN
No 29 Street	NDP 2nd Ed	CT10 2AU	ADD TO LIST
Stone Road			
Nos 91 & 93	NDP 1st Ed	CT10 1EF	DELETE

No 95	NDP 1st Ed	CT10 1EB	DELETE
No 99	NDP 1st Ed	CT10 1EB	KEEP IN
No 101	NDP 1st Ed	CT10 1EB	KEEP IN
No 103	NDP 1st Ed	CT10 1EB	DELETE
Stone Road Granite Kerbs	NDP 2nd Ed		ADD TO LIST
The Pathway (S)			
Pathway Cottage	1/138	CT10 1ES	KEEP IN
Tippledore Lane, St Peter's (E)			
Lane Cottage	3/168	CT10 2TG	KEEP IN
Tippledore Lane, St Peter's (W)			
Nos 1,2 & 3 Blagdon Cottages & Stable	3/169	CT10 2TG	KEEP IN
Upton Road			
No 2	5/178	CT10 2AS	KEEP IN
Vale Road (N)			
Nos 5 & 6 (Upton Cottages)	5/179	CT10 2JE	KEEP IN
Vicarage Street, St Peter's (NW)			
No 36 (Little Court)	5/185	CT10 2SE	KEEP IN
Western Esplanade			
No 7 (Buckmasters)	NDP 2nd Ed	CT10 1TG	ADD TO LIST
No 8 (Braeside)	NDP 2nd Ed	CT10 1TF	ADD TO LIST

No 21a (The Coach House)	NDP 2nd Ed	CT10 1TD	ADD TO LIST
No 22 (Oak Lodge)	NDP 2nd Ed	CT10 1TD	ADD TO LIST
Westwood Road, St Peter's			
Barn in the grounds of No 107 (Alva House)	5/186		DELETE
Barn to W of Manor Farm in grounds of No 157	5/ 187	CT10 2NR	KEEP IN
York Street (E)			
No 13	1/188		DELETE
No 17 (Marigold Cottage)	1/190	CT10 1PD	KEEP IN
No 3536 & 37	1/194	CT10 1PB	KEEP IN
Nos 39, 41 & 41a	1/195	CT10 1PB	KEEP IN

Buildings in a Conservation Area:

Address	Ministry Ref NDP stage identified	Postcode	Notes
Albion Street (NW)			
Nos 1 & 3	1/43	CT10 1LU	KEEP IN
Nos 19 & 21	1/44	CT10 1LU	KEEP IN
No 51	1/45	CT10 1NE	KEEP IN
No 55 (Dolphin Inn)	1/46	CT10 1NE	KEEP IN
Albion Street (SE)			
No 40	1/54	CT10 1NE	KEEP IN
No 42	1/55	CT10 1NE	KEEP IN

No 44	1/54		DELETE
Charlotte Street (E)			
Nos 7 & 9	1/64	CT10 1LR	KEEP IN
Church Road (SW)			
No 3 & Bleak House Garage Cottage	1/66	CT10 1EZ	KEEP IN
Church Street, St Peter's (NW)			
Former stables to The Orchard	4/71		DELETE
No 15 (Hopeville House)	NDP 2nd Ed	CT10 2TT	ADD TO LIST
Church Street, St Peter's (SE)			
No 28	4/75	CT10 2TT	KEEP IN
Nos 30 & 32	4/76	CT10 2TT	KEEP IN
Nos 34 & 36	NDP 2nd Ed.	CT10 2TT	ADD TO LIST
No 38	4/78	CT10 2TT	KEEP IN
Nos 44-48 (even)	4/79	CT10 2TT	KEEP IN
Church Street Granite Kerbs	NDP 2nd Ed		ADD TO LIST
Crow Hill			
No 1 (Wrayton House)	2/83	CT10 1HN	DELETE
No 3 (Vine Cottage)	2/84	CT10 1HN	KEEP IN
Flint wall to S&E of Thanet Lodge	2/13A	CT10 1HW	KEEP IN
No 8 (former Brewery)	2/85	CT10 1HT	KEEP IN

No 42 (Redmount)	NDP 2nd Ed	CT10 1HT	ADD TO LIST
Devonshire Terrace (NW)			
Sunnyside Cottage & The Garden House	2/90	CT10 1HH	KEEP IN
Fort Road			
The Old Summer Pavilion in the grounds of Bleak House	1/98A		DELETE
Harbour Street (NE)			
No 5	1/99	CT10 1ET	KEEP IN
No 29 (Beach House)	1/105		DELETE
Harbour Street (SW)			
Nos 8 & 8A	1/106	CT10 1ET	KEEP IN
No 10	1/107	CT10 1ET	KEEP IN
High Street, St Peter's (NE)			
Nos 35-39 (odd)	3/114	CT10 2TH	KEEP IN
Nos 43 & 45	3/115	CT10 2TH	KEEP IN 45 DELETE 43
High Street, St Peters (SW)			
Nos 28-32 (even)	3/116	CT10 2TQ	KEEP IN
High Street Granite Kerbs	NDP 2nd Ed		ADD TO LIST
Hopeville Avenue, St Peter's			

Arklow Cottage	3/69	CT10 2TR	KEEP IN
Kingsgate Bay Road (NE)			
Ruined Gazebo in Grounds of Captain Digby Inn	6/120		DELETE
Nelson Place (SW)			
No 11 (Lord Nelson PH)	2/124		DELETE
Nos 15 & 17	2/125	CT10 1HQ	KEEP IN
No 19 (Nelson House)	2/126		DELETE
Nos 27-31 (odd)	2/128	CT10 1HQ	KEEP IN
No 39 (Pear Tree Cottage)	2/130	CT10 1HQ	KEEP IN
Queens Gardens			
Nos 2-9 (consec)	5/142	CT10 1QE	KEEP IN
Reading Street (NE)			
No 31 (Cottage belonging to Hodson Engineering Co)	5/157	CT10 3AZ	KEEP IN
No 41 'The Old School House'	NDP 1st Ed	CT10 3AZ	DELETE
Reading Street Granite Kerbs	NDP 2nd Ed		ADD TO LIST
St Mary's Road			
St Mary's Road Granite Kerbs	NDP 2nd Ed		ADD TO LIST
Staines Place			
Nos 1-4 (consec)	2/161	CT10 1HL	KEEP IN





No 5 (Henley Lawn Lodge)	2/162	CT10 1HL	KEEP IN
The Parade			
Eagle House	1/58	CT10 1LZ	KEEP IN
Tunis Row			
No 1 (Tunis Cottage)	2/170	CT10 1HJ	KEEP IN
No 5 (Nelson Cottage)	2/171	CT10 1HJ	KEEP IN
No 11 (Ashton Cottage)	1/173	CT10 1HJ	KEEP IN
Vicarage Street, St Peter's (NW)			
No 8 (Thaxted House) & No 10 (Portland House)	3/184	CT10 2SG	KEEP IN
Vicarage Street, St Peter's (SE)			
Blagdon (Nos 1-8)	3/21	CT10 2SG	KEEP IN
Waldron Road			
No 3 (Crossways)	NDP 2nd Ed	CT10 1TB	ADD TO LIST
York Street (E)			
No 21 Cathcart House (Nickleby House)	1/191	CT10 1PB	KEEP IN
No 23	1/192	CT10 1PB	KEEP IN

APPENDIX 1: Local Heritage Asset List- September 2022





Picture	Address	Description	Assessment
	<p>1-3 Albion Street CT10 1LU</p>	<p>The ground floor of the property is a restaurant built in either late 18th/early 19th Century with original Georgian windows on the first floor</p>	<p>The property is in the Broadstairs Conservation Area and is a local landmark as it introduces you into Albion Street proper.</p>
	<p>51 Albion Street CT10 1NE</p>	<p>Three - storey building with the ground floor converted into a fish and chip shop</p>	<p>Despite the conversion it is clearly early 19th Century with original casement windows on the first floor</p>
	<p>55 Albion Street CT10 1NE</p>	<p>Early to mid19th Century Inn known as The Dolphin Inn</p>	<p>A well known local landmark in the Conservation Area</p>
	<p>19 and 21 Albion Street CT10 1LU</p>	<p>The ground floor operates as a restaurant</p>	<p>18th Century building with a fine flint side wall and what appears to be original casement windows to the front</p>





	<p>40 Albion Street CT10 1NE</p>	<p>Late 18th Century facade with a ground floor converted into a restaurant</p>	<p>Despite its poorly maintained appearance the first floor casement windows appear original and this local landmark is in the Conservation Area</p>
	<p>42 Albion Street CT10 1NE</p>	<p>Mid 19th Century building with the ground floor converted into a gift shop</p>	<p>An inherent part of the Conservation Area</p>
	<p>7 and 9 Charlotte Street CT10 1LR</p>	<p>Mid 19th Century building converted into Off-licence premises selling fine wines and beers</p>	<p>Part and parcel of this Conservation Area. As far as is known the grey slate gambrel roof has been converted into accommodation.</p>
	<p>3 Bleak House Garage Cottage, Church Road CT10 1EZ</p>	<p>A knapped flint terraced cottage with brick quoins around the windows</p>	<p>A mid to late 19th Century building sitting within the Conservation Area</p>
	<p>28 Church Street, St. Peter's CT10 2TT</p>	<p>18th Century dwelling</p>	<p>Original material and form in the Conservation Area</p>


	<p>30 and 32 Church Street, St. Peter's CT10 2TT</p>	<p>Two terraced properties built in the 18th Century although there have been alterations to number 30 with the installation of a large front window to enable its use as a shop. It has been used as a midwifery/ birthing area in the past.</p>	<p>This whole row of dwellings clearly marks it as an old development and adds to the character of the area.</p>
	<p>38 Church Street, St. Peter's CT10 2TT</p>	<p>In-fill dwelling possibly late 19th Century</p>	<p>Whilst not part of the original terraced properties it nonetheless complements it.</p>
	<p>44 to 48 Church Street, St. Peter's CT10 2TT</p>	<p>Three two storey flint houses with red brick quoins around the corners and windows</p>	<p>Set back from Church Street. Original material and form</p>
	<p>Flint wall to the south and east of Thanet Lodge, Crow Hill, Broadstairs CT10 1HW</p>		<p>Fine example of flint work</p>
	<p>8 Crow Hill, Broadstairs CT10 1HT</p>	<p>A former brewery that has been converted into flats</p>	<p>A sympathetic conversion that retains original features including flint walls prevalent in Broadstairs. The Broadstairs Society gave it a Civic Award some years ago in recognition of the sympathetic conversion.</p>





	<p>Vine Cottage, 3 Crow Hill, Broadstairs CT10 1HN</p>	<p>Mid19th Century building partially hidden in Crow Hill but having its front door in Tunis Row</p>	<p>An attractive part of the Conservation Area</p>
	<p>5 Harbour Street, Broadstairs CT10 1ET</p>	<p>Early to mid19th Century dwelling later converted into a shop front on the ground floor</p>	<p>The bay window on the first floor and the window above appear original</p>
	<p>10 Harbour Street, Broadstairs CT10 1ET</p>	<p>The Broadstairs Sailing Club premises</p>	<p>Original form, materials and structure. Sir Edward Heath was a member</p>
	<p>35 to 39 High Street, St. Peter's CT10 2TH</p>	<p>Terraced houses</p>	<p>Late 18th Century houses with modern windows installed in one although sympathetic to its neighbour</p>
	<p>45 High Street, St. Peter's CT10 2TH</p>	<p>18th Century house</p>	<p>Marred by the installation of what is a shop although planning permission has been given to convert into a flat</p>




	<p>28 to 32 High Street, St. Peter's CT10 2TQ</p>	<p>18th Century properties</p>	<p>Even though they have been substantially renovated they retain the same 18th Century feel and style and should be retained as local heritage assets</p>
	<p>Arklow Cottage, Hopeville Avenue, St. Peter's CT10 2TR</p>	<p>Early 19th Century artisan cottage</p>	<p>Flint built and painted white it sits quietly within the Conservation Area behind St. Peter's church</p>
	<p>15 and 17 Nelson Place, Broadstairs CT10 1HQ</p>	<p>A pair of semi-detached houses</p>	<p>Mid 19th Century. Original form and structure</p>
	<p>27 to 31 Nelson Place, Broadstairs CT10 1HQ</p>	<p>Three terraced houses</p>	<p>Georgian of original form and material. Evidence of some alteration to 31 but all fine examples and local landmarks</p>



	<p>Pear Tree Cottage, 39 Nelson Place, Broadstairs CT10 1HQ</p>	<p>Early 19th Century dwelling with sections of an earlier cottage</p>	<p>This building would not normally warrant listing on architectural interest or as a typical example of the local vernacular but it is an essential part of a highly pleasing and recognisable group of buildings to the junction with Crow Hill where its rear gable is particularly prominent on the main highway.</p>
	<p>2 to 9 Queens Gardens, Broadstairs CT10 1QE</p>	<p>Dwellings built in 1874</p>	<p>Fine Victorian buildings</p>
	<p>1 to 4 Staines Place, Broadstairs CT10 1HL</p>	<p>Mid 19th Century artisans' cottages</p>	<p>Like Pear Tree Cottage, the buildings would not warrant listing but they are an essential part of a highly recognisable and pleasing group close to the junction of Crow Hill</p>
	<p>5 Staines Place, Broadstairs CT10 1HL</p>	<p>Two storey artisan's cottage</p>	<p>Knapped flint frontage with flint side wall and brick quoins around the windows and door</p>






	<p>31 Reading Street, St. Peter's CT10 3AZ</p>	<p>18th Century dwelling</p>	<p>Within the Reading Street Conservation Area</p>
	<p>1 Tunis Row, Broadstairs CT10 1HJ</p>	<p>Artisan's cottage built in 1750</p>	<p>It has substantially renovated including an extension to the rear but it remains faithful to its period and is a handsome building that complements the feel of the Conservation Area</p>
	<p>5 Tunis Row, Broadstairs (Nelson Cottage) CT10 1HJ</p>	<p>Mid 19th Century cottage</p>	<p>Built by a member of Lord Nelson's staff, the property sits in a generous plot. Despite its flaws, it is a recognisable and historic landmark in this particular part of the Conservation Area</p>
	<p>11 Tunis Row, Broadstairs (Ashton Cottage) CT10 1HJ</p>	<p>End of terrace cottage that has been substantially rebuilt</p>	<p>Tunis Row is within the Conservation Area and it has a wealth of interesting and pleasing buildings</p>

	<p>Sunnyside Cottage and the Garden House, Devonshire Terrace, Broadstairs CT10 1HH</p>	<p>Garden House is hidden behind Sunnyside Cottage</p>	<p>Even though both properties have been significantly restored to the point where their historic significance is buried beneath 19th and 20th Century “improvements” they still should be on the heritage asset list as Devonshire Terrace is an integral part of the Conservation Area</p>
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	<p>8 and 10 Vicarage Street, St. Peter's CT10 2SG</p>	<p>A pair of mid19th Century dwellings</p>	<p>Thaxted House (No 8) and Portland House (No 10) are fine examples</p>
	<p>21 York Street (Cathcart House), Broadstairs CT10 1PB</p>	<p>Georgian House</p>	<p>The original structure and materials remain</p>
	<p>23 York Street, Broadstairs CT10 1PB</p>	<p>Georgian House</p>	<p>The original structure and materials remain. The house has been renovated sympathetically recently</p>
	<p>80 Bromstone Road, Broadstairs (Bromstone Farmhouse) CT10 2HX</p>	<p>Early 19th Century farmhouse</p>	<p>Original brick wall front painted white together with a flint garden wall</p>

	<p>Wall to Bromstone Farmhouse, Broadstairs CT10 2HX</p>	<p>Garden wall surrounding the farmhouse</p>	<p>The flint wall has been damaged over the years but flint walls are an important element in the make up of the district and should be preserved and sympathetically repaired wherever possible</p>
	<p>Wall between Kingsdown farmhouse and Bromstone Cottage, Bromstone Road, Broadstairs CT10 2HT</p>	<p>Wall</p>	<p>Original flint wall built in the early to mid 19th Century</p>
	<p>Bromstone Cottage, Bromstone Road, Broadstairs CT10 2HT</p>	<p>Mid 19th Century cottage</p>	<p>The cottage has changed little apart from modern double glazed windows</p>
	<p>The Lanthorne Public House, Callis Court Road, Broadstairs CT10 3AE</p>	<p>The building was originally listed as the Callis Court Hotel</p>	<p>A local landmark in Callis Court Road since the mid 19th Century</p>

	<p>1 Old Farm Cottage, Buddles Farm, Dane Court Road, St. Peter's CT10 2QR</p>	<p>Farm cottage</p>	<p>Originally there was a pair of cottages but, as No. 2 fell into disrepair it was demolished in the mid 1970s and No. 1 sympathetically extended incorporating the bricks and Kent peg tiles. Some of the bricks were also used to build a sheltered yard area</p>
	<p>The Shallows, Dane Court Road, St. Peter's CT10 2QR</p>	<p>Knapped flint and brick dwelling</p>	<p>Originally used as a Baptist Church when it was built in 1733. It remained in use as a chapel until 1835 when it was converted into a tea room</p>
	<p>Orchard Cottage, Sacketts Hill farmhouse, Dane Court Road, St. Peter's CT10 2QS</p>	<p>Modified cottage originally built in 1633</p>	<p>Despite the dormer windows all other materials are original and it is still a charming building</p>
	<p>East of Dumpton farmhouse, Dumpton Farm Lane, Broadstairs CT10 2EJ</p>	<p>Flint wall</p>	<p>Erected probably mid 19th Century</p>
	<p>1 The Cottage, Fair Street, Broadstairs CT10 2JL</p>	<p>Mid 19th Century cottage</p>	<p>Red brick and flint walls with red roof tiles little has changed to the building apart from modern window replacements</p>




	<p>Gate piers to Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP</p>	<p>Late 19th Century gate piers</p>	<p>As Westwood Lodge is Grade 11 Listed the gate Piers should be under the same purview but that needs to be checked</p>
	<p>Wall north east of 43 Ramsgate Road, Broadstairs CT10 1PP</p>	<p>Wall probably erected early 19th Century</p>	<p>Knapped flint wall surrounding the property</p>
	<p>213 to 213a Ramsgate Road, Broadstairs CT10 2EN</p>	<p>Georgian style building converted into flats</p>	<p>A sympathetic conversion with 213a added</p>
	<p>Pathway Cottage, The Pathway, Broadstairs CT10 1ES</p>	<p>Early 19th Century cottage</p>	<p>Located in a secluded quiet area a three storey attached house painted white</p>
	<p>Lane Cottage, Tippledore Lane, St. Peter's CT10 2TG</p>	<p>Mid 19th Century cottage</p>	<p>The rear of the cottage opens onto Tippledore Lane and the front is accessed by way of the High Street, St. Peter's. The property is in character with the ages of the properties in the Conservation Area</p>





	<p>1,2 and 3 Blagdon Cottages, Tiplledore Lane, St. Peter's CT10 2TG</p>	<p>Terrace of three 19th Century cottages</p>	<p>A mixture of knapped flint and brick with private gardens to the front of the property. They are accessed via Tiplledore Lane whose route is 1,000 years old within the Conservation Area</p>
	<p>5 and 6 Upton Cottages, Vale Road, Broadstairs CT10 2JE</p>	<p>Semi-detached cottages dating from the early 19th Century</p>	<p>With the exception of the casement windows all materials are original</p>
	<p>36 Vicarage Street, St. Peter's (Little Court) CT10 2SE</p>	<p>Detached mid 19th Century house</p>	<p>The photo does not do justice to the building itself which is located near the roundabout by Vicarage Street, Broadstairs Road, Dane Court Road and Westwood Road</p>
	<p>Barn to the west of Manor Farm in the grounds of 157 Westwood Road, Broadstairs CT10 2NR</p>	<p>Only the back of the barn can be seen from the roadside</p>	<p>It is apparent the knapped flint wall has been repointed although not to the highest standard but the fact the building remains in a very busy thoroughfare relatively unscathed is remarkable</p>
	<p>17 York Street, (Marigold Cottage), Broadstairs CT10 1PD</p>	<p>Three storey Georgian terraced house in the Conservation Area</p>	<p>The property has charm and character and sits well in the street and the Conservation Area</p>




	<p>36 and 37 York Street, Broadstairs CT10 1PB</p>	<p>A pair of semi-detached houses</p>	<p>The properties are in the Conservation Area and add to the overall charm and character of the area</p>
	<p>39, 41 and 41a York Street, Broadstairs CT10 1PB</p>	<p>No. 41a has been demolished but, of the remainder one has been converted with a shop front whilst No, 39 retains its true form</p>	<p>The two buildings remain a charming addition to the Conservation Area</p>
	<p>18-22 Sowell Street, Broadstairs (Serene Place) CT10 2AU</p>	<p>Originally an early to mid 19th Century three dwelling terrace, now amalgamated into one building.</p>	<p>Traditional brick solid wall to front, all side walls constructed in flint and assumed flint to rear also. Distinctive original pots to three brick stacks. Original slate roof. Original (or early) metal front boundary fence and gate. Replacement small pane uPVC windows now fitted but form of the original terrace can still be seen. It remains a good example of the use of flint on the secondary walls of historic properties in the town. One of only original terraces that remain in Sowell Street.</p>
	<p>6 Ranelagh Grove CT10 2TE</p>	<p>Detached house within the St. Peter's Conservation Area built in the 19th Century</p>	<p>Even though it is marred by having been painted white and the sides pebble dashed and painted white, it nevertheless remains a handsome building in this Conservation Area.</p>






APPENDIX 2- Proposed new Local Heritage Assets





	<p>15 Church Street (Hopeville House), St. Peter's CT10 2TT</p>	<p>18th Century house</p>	<p>The plaque on the side wall dates it as 1723. Whilst it has been repaired and renovated over the years, it is still a fine example of a grand old house</p>
	<p>34 and 36 Church Street, St. Peter's CT10 2TT</p>	<p>18th Century properties</p>	<p>Original form and material of flint used together with the date of 1738 above the front doors</p>
	<p>54 Church Street, St. Peter's CT10 2TU</p>	<p>A detached Victorian house built in 1850</p>	<p>The property retains much of its original appearance and character with two ground floor bay windows either side of a black front with a black metal lintel over it. The windows on the first floor are also sash windows.</p>
	<p>52 Church Street, St. Peter's CT10 2TT</p>	<p>A detached Victorian house.</p>	<p>The property retains much of its original appearance and character with a bay sash cord window to the ground floor, flint walls to the side and a rendered front painted white</p>
	<p>1 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>Part of a group of typical conjoined seaside villas built originally as a private dwelling but later used as a guest house. It has now been converted into flats</p>	<p>A corner stone property that may have been built between 1885 - 1895</p>

	<p>2 and 3 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>Part of a group of villas. No.2 was known as "Clarendon" in 1900 Directory and No.3 as "East Cliff House"</p>	<p>The buildings typify attractive coastal seaside villas constructed in the 1890s facing the sea in a tourist area</p>
	<p>4 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>Known as "East Horndon" a large double fronted 3 storey detached villa</p>	<p>The former home of a well-known local builder John T.May in the 20th Century. Along with other properties in this Esplanade it signifies the standing and wealth of the towns people at the turn of the 20th Century</p>
	<p>5 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>A sizeable late Victorian property in a row of seven such properties on the cliff top just outside the town but within the Conservation Area</p>	<p>Although not joined to its neighbours, it is part of the whole aspect of this section of the Esplanade. It was listed in the street directory of 1900 as an hotel called "Summerland" until the name was changed in 1973 or thereabouts to "Gull Cottage Hotel" A modern frontage has been added in the last 10-20 years</p>
	<p>Cobo, 6 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>Built in 1897, a distinctive building: one of a group positioned along the cliff top facing the sea.</p>	<p>Cobo still retains some of its best features in spite of modernisation</p>
	<p>7 Eastern Esplanade, Broadstairs CT10 1DP</p>	<p>A very substantial house on the corner of Dickens Road and the Eastern Esplanade built in the early 20th Century</p>	<p>Distinctive features although it is difficult to estimate which of these might be original or whether some are later additions. However, it is still an attractive property ideally suited to its location</p>

	<p>8 Eastern Esplanade, Broadstairs CT10 1DR</p>	<p>A cornerstone property with its front elevation on Dickens Road and its right hand elevation on the Eastern Esplanade</p>	<p>Within the Conservation Area, there is a mixture of private houses, guest houses and small hotels making it a pleasing aspect of seaside architecture</p>
	<p>9 Eastern Esplanade, Broadstairs CT10 1DR</p>	<p>Three storey attached Victorian house</p>	<p>Pre-dates No.8 and is of a different style and era. The building retains much of its original appearance and character. Originally named "Camperdown" in 1900 the name is still visible on the original gate posts</p>
	<p>10 and 11 Eastern Esplanade, Broadstairs CT10 1DR</p>	<p>Two adjoining semi-detached 3 storey buildings facing the sea in a tourist Conservation Area</p>	<p>Probably built as private seaside residences in the 1920s/30s. No. 11 was listed as "Woodford" in a 1959 directory as a guest house. Both villas are brick built each with a front-facing gable in a Tudor timber style above first floor bay windows. Both properties have a verandah with roof which canopies the ground floor bay windows and front doors.</p>
	<p>12 Eastern Esplanade, Broadstairs (The Bay Tree Hotel) CT10 1DR</p>	<p>Late Victorian/Edwardian detached villa</p>	<p>A distinctive styled property and a pleasing addition to the row of properties along the Eastern Esplanade. Red brick throughout with white painted stringing on both the lower and upper storeys</p>

	<p>13 Eastern Esplanade, Broadstairs CT10 1DR</p>	<p>Part of a pleasing row of houses and small private hotels along the cliff top looking out to the sea</p>	<p>Pseudo Dutch or Spanish mixture of styles. Probably brick built with cement render to the frontage with five depressions on the face of it which gives the impression that there had been windows there at one time although no photographic evidence has been found to substantiate this.</p>
	<p>14 Eastern Esplanade (Quiet Waters), Broadstairs CT10 1DR</p>	<p>Late Victorian, built in 1898, part of a string of properties along the clifftop.</p>	<p>The building is long but with a narrow frontage with decorative woodwork (or ironwork) on both lower and upper balconies. The room in the loft has a decorative window on the frontage and the two decorative tiles either side of the window under the eaves states "A.D 1898" The flint wall, whilst attractive, is reproduction rather than the original.</p>
	<p>15 Eastern Esplanade, Broadstairs CT10 1DR</p>	<p>A detached seaside villa, possibly Edwardian, in a line of seaside residences and hotels dating back from the late 19th Century to the early 20th Century</p>	<p>Facing Stone Bay in a Conservation Area it was recorded as "Kingsmead", a private hotel in the 1925 Tourist Guide and the 1973 Street directory. Built in a style influenced by the Arts and Crafts movement, the gable facing front has Tudor style timbers.</p>

	<p>Two walls CT10 1DR</p> <p>Wings Close CT10 1DT</p>	<p>The first knapped flint wall is about 8 feet high and runs alongside 15 Eastern Esplanade and the second runs alongside the present day Wings Close and borders Cheviot Court</p>	<p>The walls are a surviving remnant of St. Mary's Convalescent Home which opened in 1887 to house 300 sick children. The Home closed in 1957 to make way for modern housing</p>
	<p>Harbour Rise, Fort Road, Broadstairs CT10 1TY</p>	<p>An unusual and prestigious property in hunting lodge style to the main house in 1880 with the annex developed later and then the two sections joined together in 1900/1910</p>	<p>The house was developed from two buildings (listed as 1 and 2 The Nook) related to the old Northcliffe Battery. It was also a hotel at one time (The Rookery Nook). Even though planning permission has been granted to alter the frontage to allow more light into the house and the building of a swimming pool and changing room, it remains a substantial and attractive property that is not easily seen by passers by.</p>
	<p>Eagle House, The Parade, Broadstairs CT10 1LZ</p>	<p>Unique Georgian beach level location built in the late 18th/early 19th Century</p>	<p>Fine Georgian elevation onto the beach featuring bay windows rising through three storeys, French doors and moulded cornice. It was originally known as Admiral House but changed its name to Eagle House in 1815 after links with the Battle of Waterloo</p>
	<p>Buckmasters, 7 Western Esplanade, Broadstairs CT10 1TG</p>	<p>A purpose built residential home for ladies in reduced circumstances</p>	<p>Built in 1895 the shape of the building in cruciform with a lantern feature built into the roof where the four wings come together. The architect was H.B.Langham of Broadstairs</p>
	<p>Wainwright House, Park Road, Broadstairs CT10 1ED</p>	<p>Built in Hall house style between 1895 and 1900</p>	<p>It was originally built as a convalescent home for sick children but has been modified and refigured as private apartments. It is a prestigious building and an asset to the landscape</p>

	<p>Braeside, 8 Western Esplanade, Broadstairs CT10 1TF</p>	<p>One of the first properties to be built along Western Esplanade around 1890</p>	<p>There are Arts and Crafts features on its frontage, built originally as a children's home, then as a private hotel.</p>
	<p>21a Western Esplanade, Broadstairs CT10 1TD</p>	<p>A small detached two storey house known as "The Coach House".</p>	<p>A narrow building set below the width of a front facing gable with a red tiled roof. Whilst known as "The Coach House" there is no known historical evidence that it was ever constructed or used for this purpose. Nonetheless, it is a fine study of Arts and Crafts style</p>
	<p>22 Western Esplanade, Broadstairs CT10 1TD</p>	<p>A detached three storey private house known as "Oak Lodge"</p>	<p>An attractive seaside coastal villa with Arts and Crafts style features added to a Victorian build</p>
	<p>4 Ranelagh Grove CT10 2TB</p>	<p>Detached house within the St. Peter's Conservation Area built in the 19th Century using knapped flint certainly on three of the four sides.</p>	<p>A handsome building using traditional material found in the area. The windows, whilst not original, retain the original form</p>

Appendix 3: List of Assets to be removed from the list and explanation.

1 and 2 Old Farm Cottages, Buddles Farm – These two cottages have been merged. However, the results are still worthy of being included in the local heritage asset list.

Barn at Buddles Farm, Dane Court Road – no such barn exists but it has been replaced by 1 Old Farm Cottage, Dane Court Road

24 and 26 High Street, St. Peter's – 26 no longer exists and 24 High Street has been substantially rebuilt. Happily, it sits very well in the Conservation Area but is not to be retained as a local heritage asset.

40 High Street, St. Peter's – Unsympathetic extension, rendered and painted cream.

The Music Room, Pierremont Hall – the Music Room is within the curtilage of Pierremont Hall and is therefore protected as Grade 2 listed building

Kingsgate House, Lanthorne Road, Broadstairs – Kingsgate House was demolished and two properties built in its place.

Kingsgate Stable, Kingsgate House, Lanthorne Road – in curtilage of Kingsgate House so curtilage listed.

Wall incorporating gable of No 23, Lanthorne Road – this is already Grade 2 listed

Westwood Lodge, Margate Road - this is already Grade 2 listed

Building in ground of Broadlands, Oaklands Avenue - This building doesn't exist.

The Brown Jug Public House, Ramsgate Road, Broadstairs – The property was Grade 2 listed on 3rd February 2021 (TR 387666).

Wainwright Building- Included in the list under Wainwright House.

The Cottage, Poorhole Lane, Broadstairs – The property is now designated as Grade 2 listed on 7th June 2017.

3 and 4 Prospect Place, Broadstairs – Even though both properties are early 19th Century there is no discernible architectural style or period.

2,4 and 5 Prospect Road – These were included in the NDP 1st edition list in error.

207 Ramsgate Road, Broadstairs – The property no longer exists and the land is now the car park for Manktelow Court.

Barn in the grounds of 107 Westwood Road (Alva House) – The barn was entered as a Grade 2 listed building on 3rd December 2014.

13 York Street, Broadstairs – The properties in York Street jump from 9 to 15 with no number 13 in sight.

44 Albion Street – that is part of the P.H. which is grade 2 listed.

Former stables to The Orchard, Church Street, St. Peter's – The building cannot be seen from the road and

it is completely surrounded by NHS premises. Its condition is difficult to determine.

Wrayton House, Crow Hill, Broadstairs - The building was Grade 2 listed on 11th February 1969 (TR 39681 68200) and local listing is therefore not required.

The old summer pavilion in the grounds of Bleak House – Bleak House itself is a Grade 2 listed building and as the pavilion is within the curtilage of the house it, too, is listed. The current Conservation Officer agrees.

Beach House, 29 Harbour Street, Broadstairs – Unsympathetic development has been made to the fabric of the building. (See photo)

43 and 45 High Street, St. Peter's – whilst 45 High Street should be retained as a local heritage asset 43 High Street is actually a wooden frontage woodwork shop and should not be on the list.(See photo)

Ruined gazebo in the grounds of the Captain Digby Inn, Kingsgate Bay Road, Broadstairs – The gazebo collapsed and has been removed.

Nelson House. 19 Nelson Place, Broadstairs – Unsatisfactory combination of timber porch and two storey bay window applied to an original Georgian terrace (one of four). (See photo)

The following addresses were included in the NDP Ed 1t However, following further review it is now considered that there are better examples of their type and style and the decision has been taken to remove them from the list.

Braeside Cottage, Bishops Avenue

Hamilton Lodge, Bishops Avenue

Whitewalls, Bishops Avenue

37 and 41 Castle Avenue

4 and 7 Park Road

41 The Old School House, Reading Street

91&93, 95,99, and 103 Stone Road

Appendix 4- The Town Council received a report from a local resident relating to granite roadside kerbs and these have been discussed by Councillors who have agreed to include them as Local Heritage Assets.

PROPOSAL TO CONSERVE EXISTING GRANITE KERB STONES



**ISSUED TO BROADSTAIRS & SAINT PETERS
TOWN COUNCILLORS
APRIL 2021**

PROPOSAL TO CONSERVE EXISTING GRANITE KERB STONES

INTRODUCTION

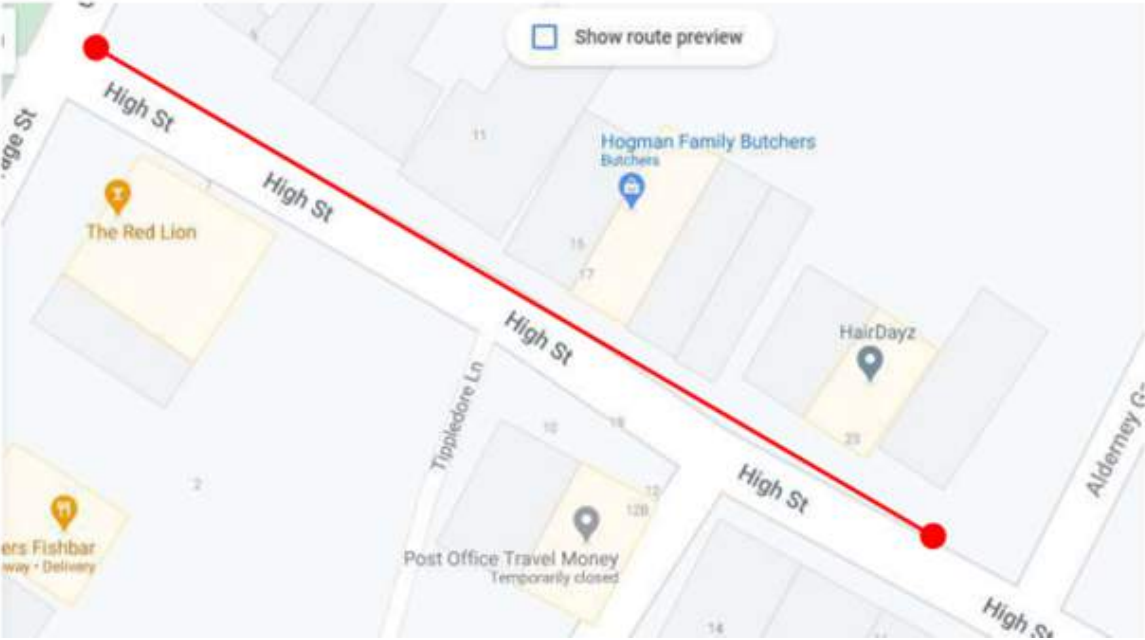
This document identifies the various locations of historical large granite kerb stones located specifically within the Broadstairs and Saint Peters areas. These significant Kerb stones are approximately 300mm wide with some measuring over 1500mm in length and the locations would appear to identify very early road layouts and boundaries within the communities of Broadstairs and Saint Peters.



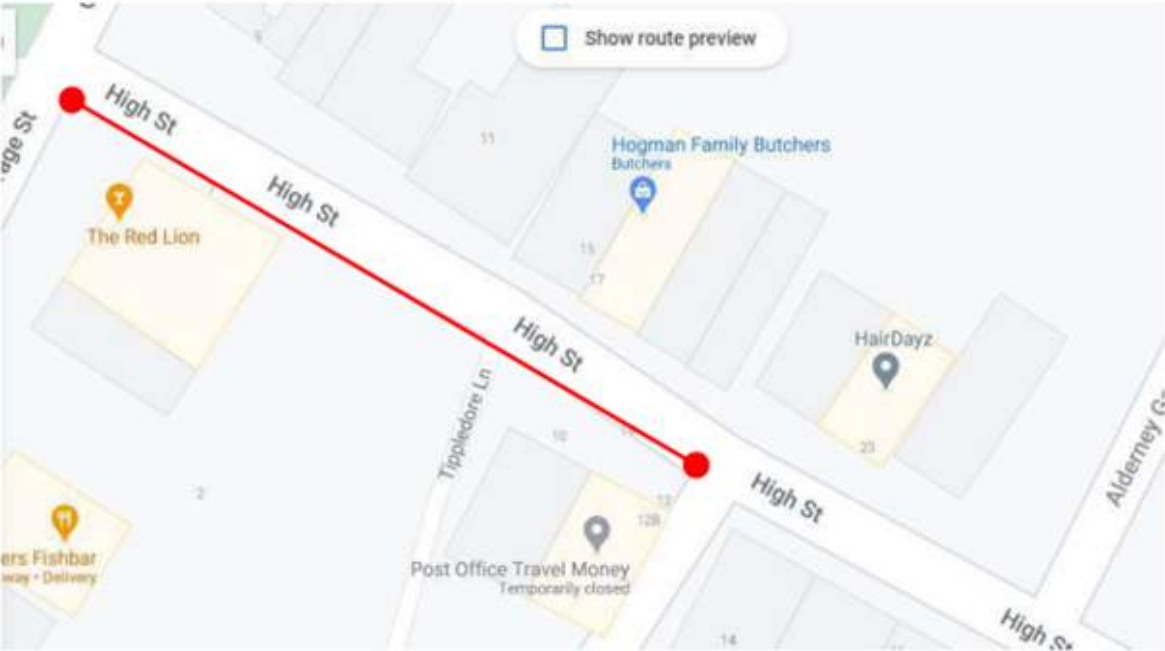
Unfortunately as various alterations have taken place in creating dropped kerbs and driveways the granite kerbs have been removed and replaced with “standard” concrete kerbs. It is hoped that by identifying these kerbs protection may be applied to ensure conservation of a historical feature of our community.

Document compiled by Mr Tim Seed, 51 Saint Peters Court, Broadstairs, Kent
Email – timbseed@aol.com

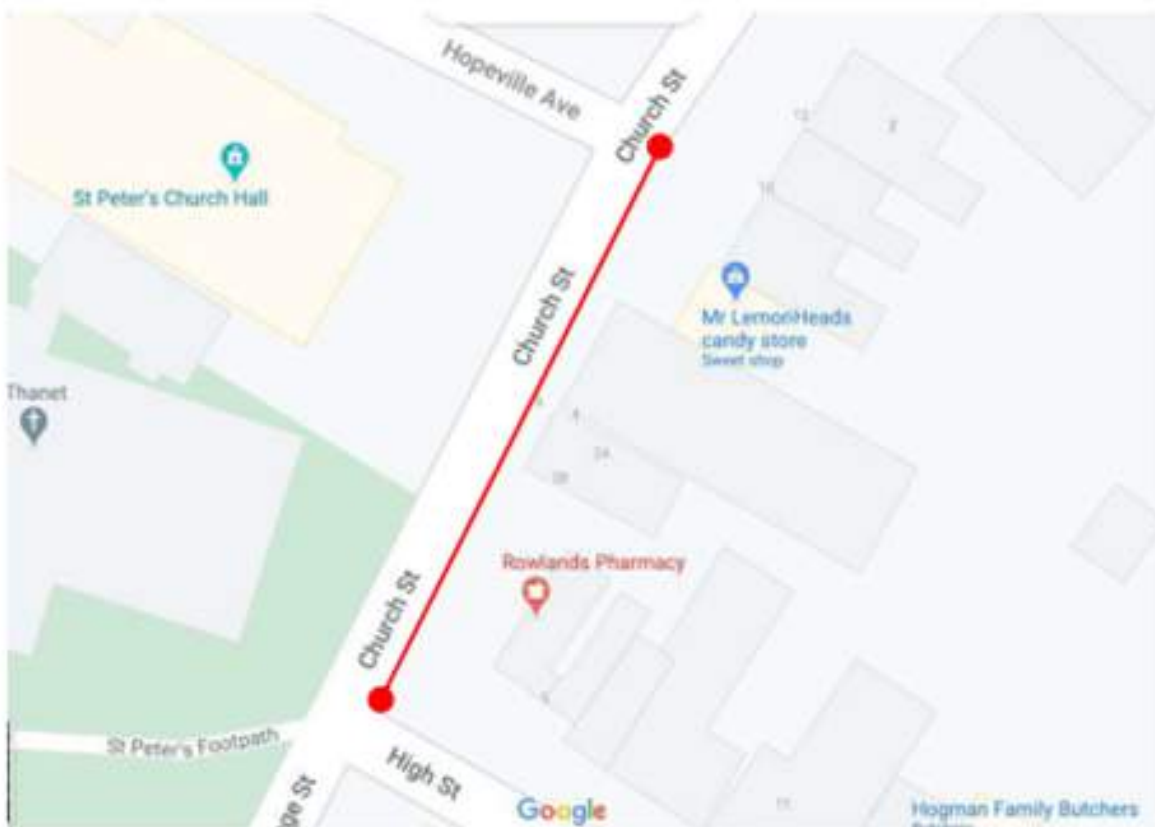
Location – 1 High Street Saint Peters



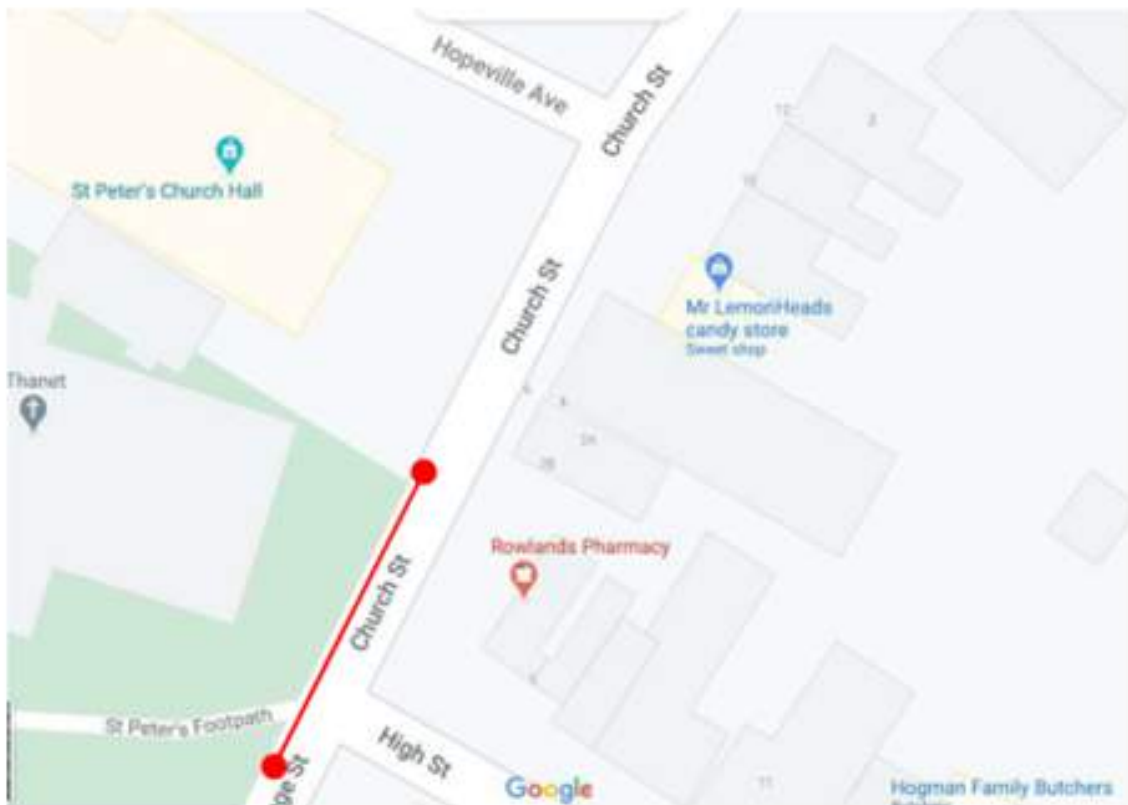
Location – 2 High Street Saint Peters



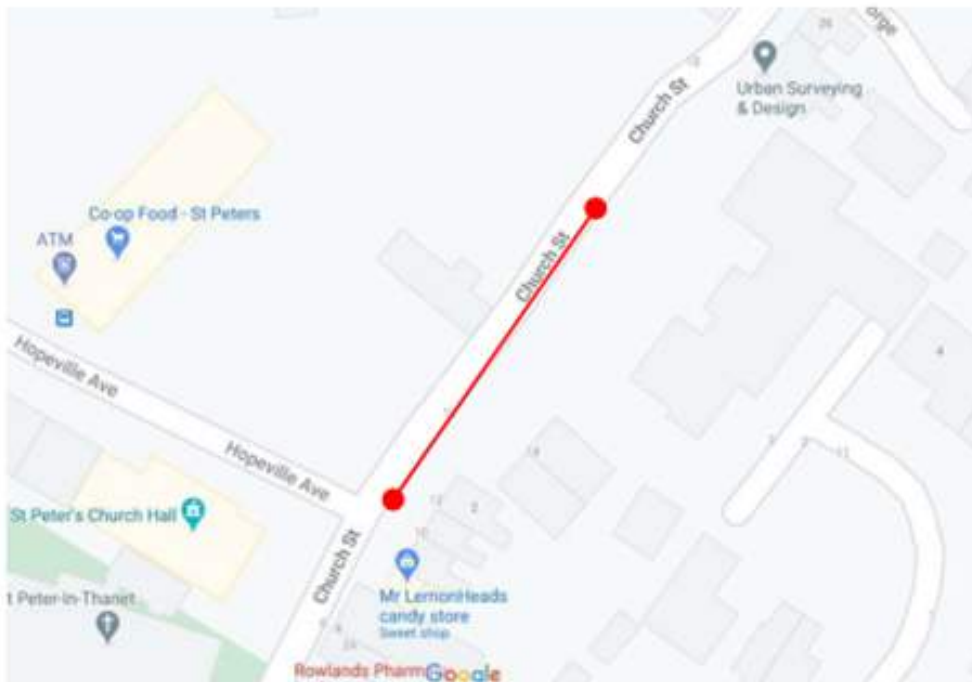
Location – 3 Church Street Saint Peters



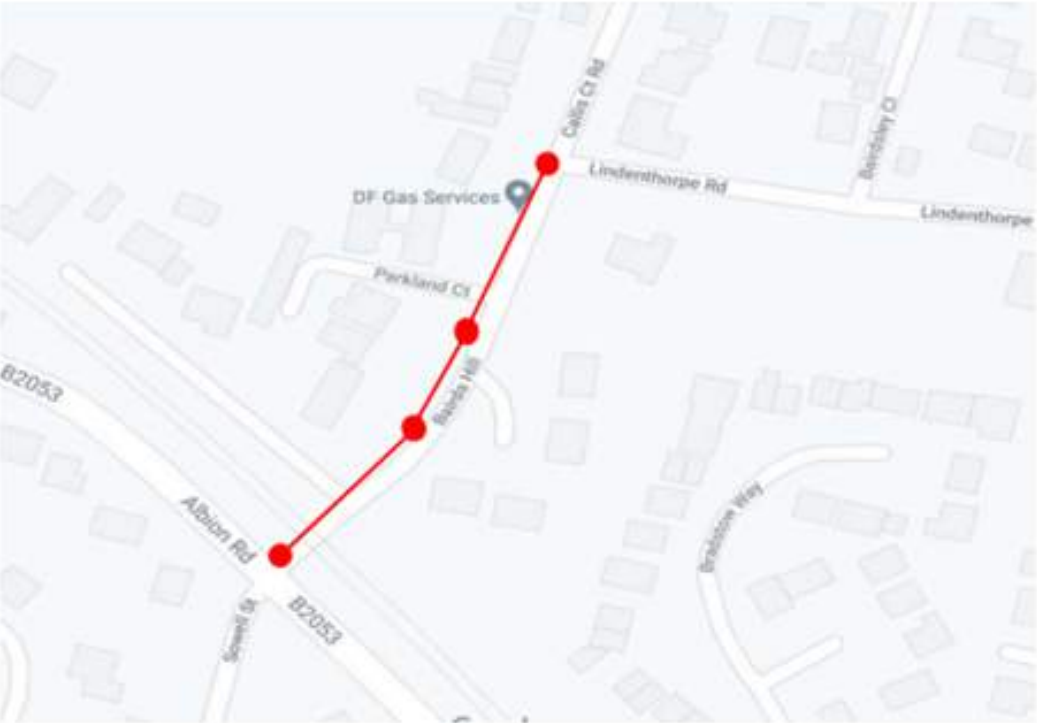
Location – 4 Church Street Saint Peters



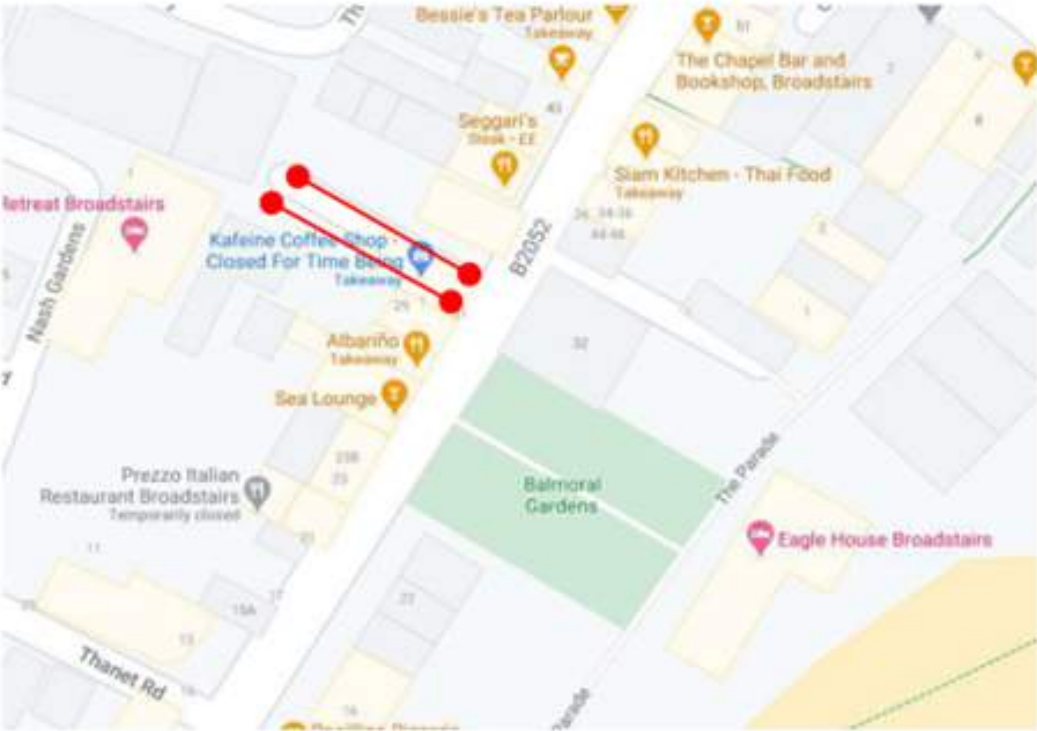
Location – 5 Church Street Saint Peters



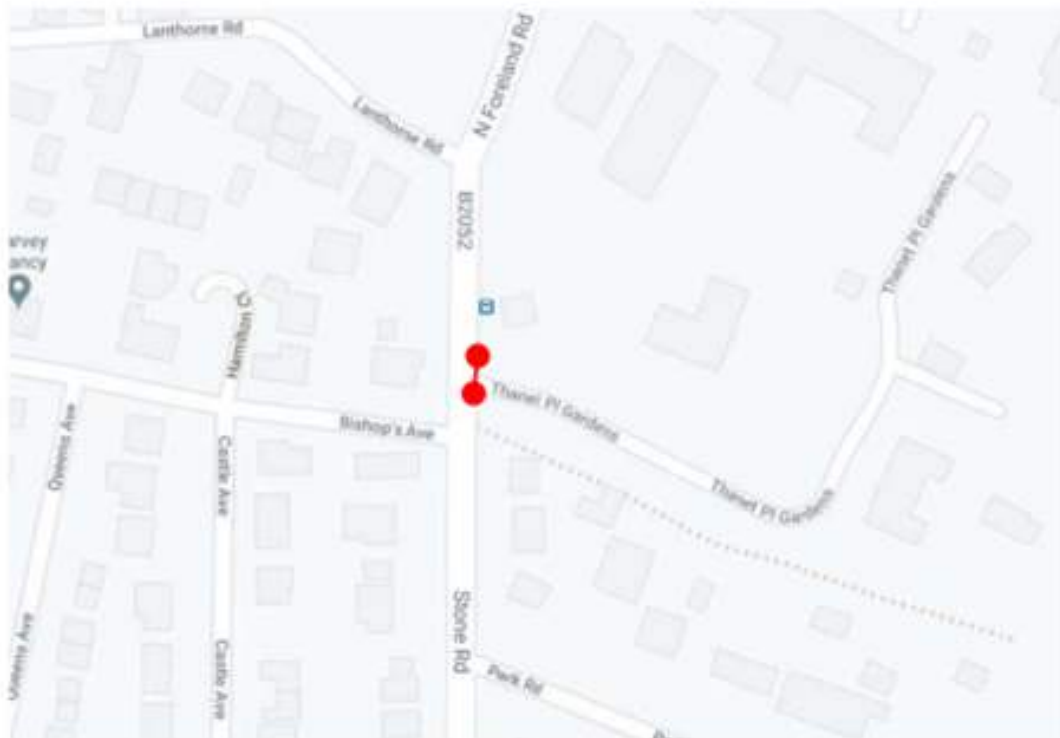
Location – 6 Bairds Hill



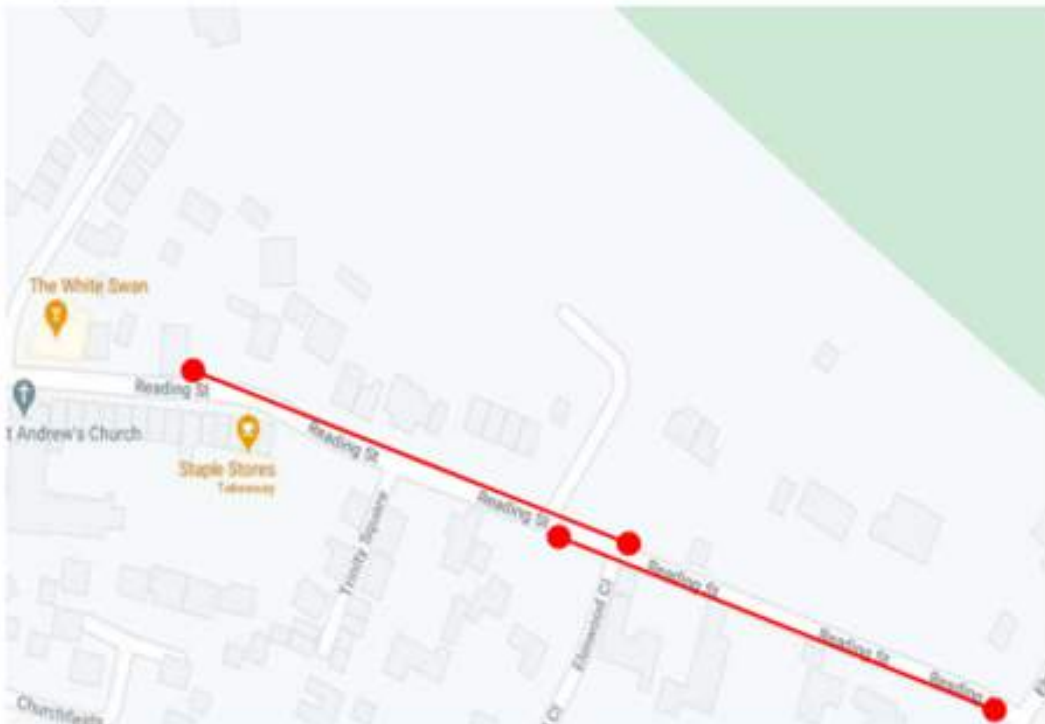
Location – 7 Saint Marys Road



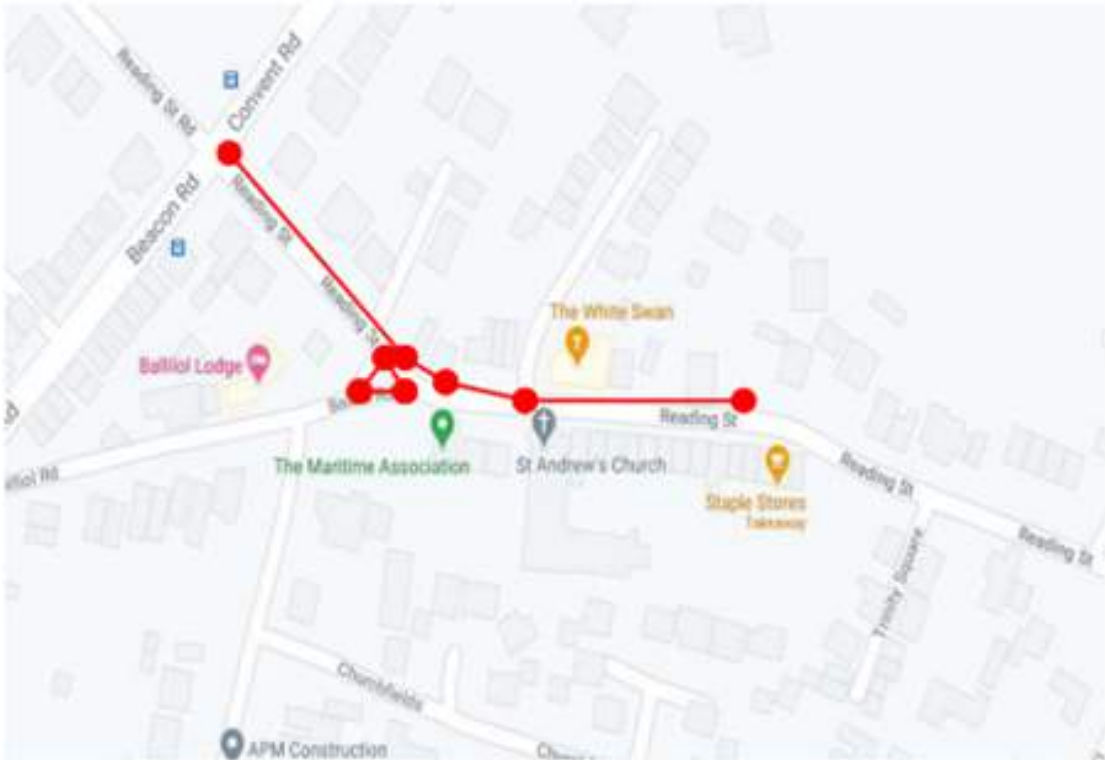
Location – 8 Stone Road



Location – 9 Reading Street



Location – 10 Reading Street



Appendix 5- The Neighbourhood Plan sub-committee discussed the potential to include assets designed by Edgar Ranger. These have been discussed by Councillors who have agreed to include them as Local Heritage Assets.

The architect Edgar Ranger (1888 – 1971) and his legacy in Thanet

The Journal of the Twentieth Century Society contains an article by Dr. Timothy Brittain – Catlin on Thanet architect Edgar Ranger. Ranger launched his career as the designer of sophisticated upmarket neo – Tudor houses with a series of homes in Broadstairs, where he lived for ten years from the early 1920s.

Modern neo – Tudor houses such as Ranger’s are under-appreciated and very few are protected by listing. The one exception in Broadstairs and St. Peter’s is Long Barn in Callis Court Road, listed on 7th February 2007 with a minor amendment on 2nd July 2021 to reformat text to current standards. List entry number 1391853.

Quoting from the Twentieth Century Society’s journal, “Houses: Regional Practice and Local Character”, “even when glimpsed from the street they are notably superior to the large number of neo - Tudor villas in which Thanet excels. The high quality of their brickwork and detailing continues all the way around to the back, in contrast to the many where the best facing bricks stop just beyond the edges of the front elevation, and render and inferior ironmongery take over at the rear.”

Ranger was involved in 97 architectural works according to an unpublished book by his son Antony Ranger but built around forty houses in Broadstairs and Cliftonville – less than 30 remain. Some are large villas; many are middle-sized or small suburban houses. All of them could be considered worthy of being locally listed but only a certain number has been chosen as prime examples of his work. The addresses of those chosen to be included in the final heritage asset list are highlighted in bold.



29 Sowell Street



36 Callis Court Road (Oak Tree House)



4 Fig Tree Road (Woodgate)



42 Castle Avenue (Noran)



101 Stone Road(Old Tolmers)



99 Stone Road (Stepping Stones)



2 Park Road



3 Park Road



Dean Park, North Foreland Avenue



Windy Ridge, North Foreland Avenue



2 Kings Avenue



4 Kings Avenue



6 Kings Avenue



19 Crow Hill (Bradstow Lodge)



42 Crow Hill (Redmount)



3 Waldron Road (Crossways)



18 Waldron Road (Clanna)



32 Waldron Road



38 Park Avenue



52 Park Avenue



3 Bromstone Road



5 Bromstone Road



7 Bromstone Road



116 Ramsgate Road



118 Ramsgate Road



120 Ramsgate Road



9 St. Peter's Park Road