

SIGNIFICANT VIEWS AND VISTAS IN BROADSTAIRS & ST. PETER'S

A Background Document to the Neighbourhood Development Plan



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

JUNE 2018

Introduction:

There are some important views and vistas across Broadstairs and St. Peter's, from parks and other public spaces that take in historic buildings or landmarks to seascapes and rural outlooks.

Rationale:

To ascertain if the final Neighbourhood Development Plan should include a policy to protect views and vistas.

Method:

Members of the NDP sub-committee produced a list of strategic routes See (Appendix 1) in which there is considered to be an important view and/or vista. They cover all types of routes for transport including:

- Dominant Vehicle Routes
- Vista Viewing Routes for Vehicles
- Pedestrian Routes

Significant routes throughout the town were identified and assessed by members of the sub-committee and additional volunteers in August and early September 2016. Observation check lists were completed (see Appendix 2)

The following routes were identified:

Route 1: Westwood Rd to The Broadway

Route 2: St Peter's Rd to Vicarage St roundabout

Route 3: Ramsgate Rd to Wellesley House roundabout

Route 4: Wellesley House to Queens Rd Baptist Church

Route 5: Northdown Hill to The Broadway

Route 6: Albion St to Alexandra Rd

Route 7: Charlotte St to Wrotham Arms

Route 8: Dumpton Park Drive, Dumpton Gap Rd, King George VI Park to Grand Mansions

Route 9: West Cliff Promenade to Harbour St

Route 10: Vere Rd Car Park to Harbour St

Route 11: Pierremont War Memorial to Victoria Parade

Route 12: B2052 From George Hill Rd at the junction of Botany Rd (Margate/Broadstairs boundary) to North Foreland Rd at the junction of Lanthorne Rd

Route 13: Stone Rd to Harbour St and Eastern Esplanade

Route 14: Harbour Street, Fort Road to Eastern Esplanade (Park Road junction)

These routes were consulted on at the issues and options stage, during the summer of 2017:

The following questions were asked:

- Do you support a policy that protects views and vistas from development?

- Do you feel that any important routes in the Broadstairs and St. Peter's area have been missed from the list?

16 Responses stated that no additional routes were needed the following were suggested. One responder also identified that the Destination Management Plan for Thanet had looked at Views and Vistas and this would then be looked at further.

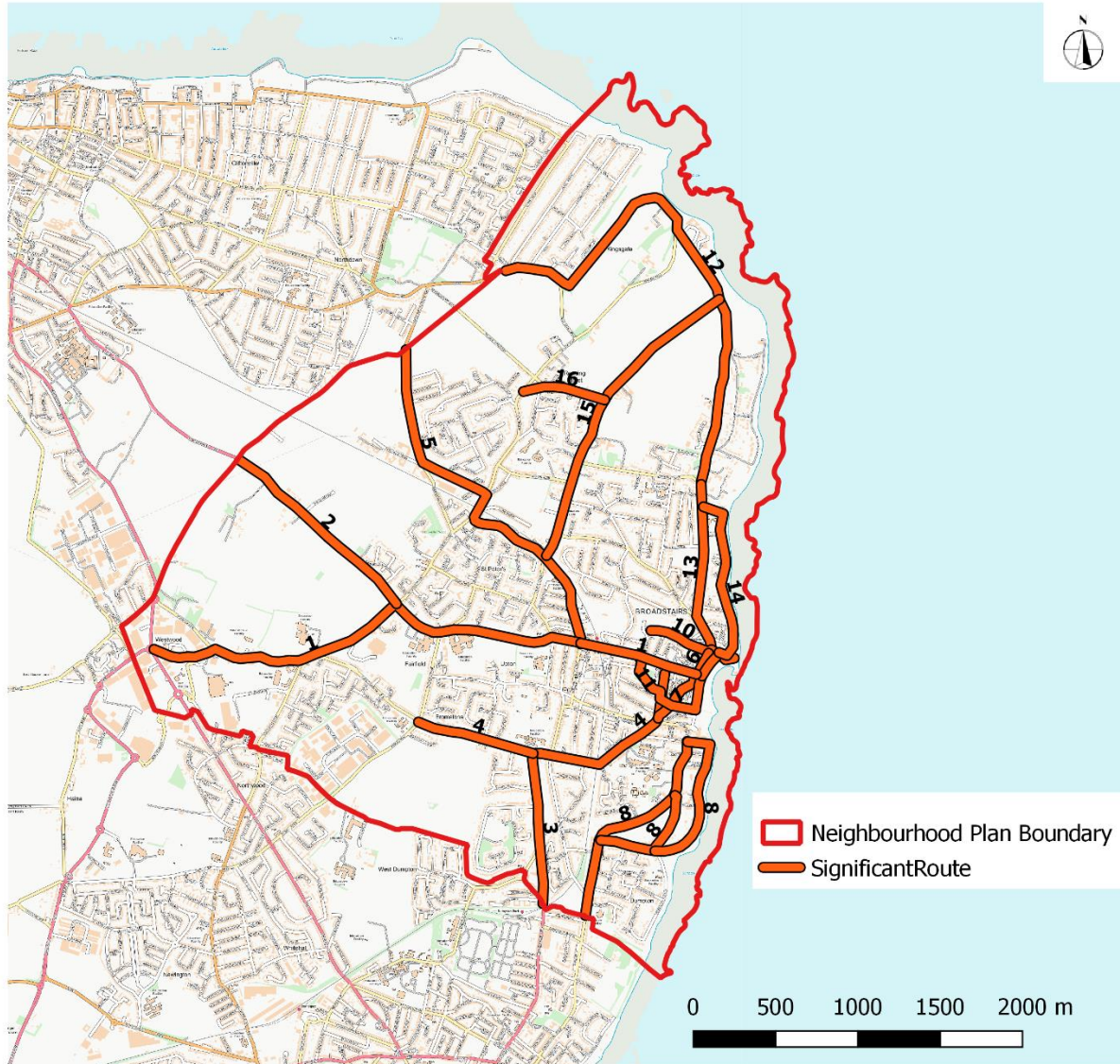
Suggestion for additional route
Victoria Parade to Granville Road
The roundabout on Dane Court Road and Westwood Road needs to be included, this is a major bottle neck but is surrounded by green wedge.
Northdown Rd - Northdown Hill
Vista to North Foreland Lighthouse and North Foreland Road
The Vale to Ramsgate road
Western Esplanade from the park to West Cliff road (suggested twice)
St Peter's Road/Broadstairs Road to Vicarage Street roundabout. (suggested twice)
Beacon Road, Westover Road/B2053
Vicarage Street/Church Street (suggested Three times)
Route 11 be extended a little, so the route starts where the first glimpse of the sea is seen
Eastern Esplanade from Rectory Road to Park Road
Carlton Avenue (suggested twice)
Elmwood Ave, Convent Road, Sowell Street
Dane valley to St. Peters and from Dane valley under the bridge to the traffic lights on the hospital road
Reading Street and Callis Court Road (suggested twice)
Pyson's Road & the views over farmland
Convent Road through Beacon Road to Albion Road

Following an assessment by the Neighbourhood Plan sub-committee it was decided to add the Callis Court Road/ Reading Street route to the assessment of routes and views.

Route 15: Callis Court Road

Route 16: Reading Street

The following map shows the final significant routes that were surveyed:



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Results

1	Route 1	A256 Westwood Road (DFS) to Vicarage Street roundabout
2	Assessors	Peter Lorenzo and Graeme Henderson
3	Date	14/08/2016
4	Time	10.00 am
5	Nature of route	Main access route to Broadstairs
6	Frequency of use	Currently quiet but very busy other times
7	Pattern of use	Heavily used during the day
8	Public transport	Bus route
9	Cycling provision	On both sides of the road
10	Safety features	Railings at road islands but not at crossings
11	Parking facilities	Roadside only intermittent and no car parks other than in retail areas
12	Green spaces	Could be tidier. Narrow grass verges could be tidier and the bits where there was grass and planting was much more visually appealing
13	Street furniture	Other than signs and railings no seats identified and no potted plants. No bus shelters.
14	Refuse facilities	One bin spotted but no litter.
15	Quality of road surface	Patchy at the beginning and the end but otherwise reasonably smooth
16	Quality of pavement surface	Not great at the beginning
17	Quality of traffic signposting	Cluttered and the pattern inconsistent
18	Quality of pedestrian signposting	Did not see pedestrian signposting and no warning signs for pedestrian crossings
19	Quality of public and commercial signage	Commercial signage large and dominating but bright and clean
20	Quality of lighting	Seems OK having looked at all the lampposts
21	Cleanliness	OK
22	Overview of building type	Mixture of commercial (garage showrooms and large retail parks) and residential buildings
23	State of buildings - repair - style - shopfront design	1950's and 1960's properties with much older dwellings interspersed. Permission has been given in the past for residents to allow parking on their front forecourts but it has hardened the road boundary and contrasts unfavourably with dwellings that still have boundary walls and trees (and indeed front gardens)
24	Public toilets	None
25	Public telephones	None
26	Overview	A variety of different styles that clash. The impression given to this visitor from Scotland was that I was not really welcomed
27	Suggestions	Plant more trees. Attend to grass verges and signage. Could a more coherent approach be made to signage to improve the welcome and approach to Broadstairs to offset the commercial nature and feel of the approach?
28	Additional observations	No "Welcome to Broadstairs" sign outlining the attractions. The open agricultural land could benefit from screening with planting trees and hedging or shrubs.

29	Important Vistas and Views from route	None, except for High Street towards Viking.
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1	Route 1a	A255 Broadstairs Road (Vicarage Street roundabout) > The Broadway (traffic lights)
2	Assessors	Peter Lorenzo, Chris and Dave Murray
3	Date	24/08/2016
4	Time	3.00pm
5	Nature of route	Busy traffic, pedestrian and school route
6	Frequency of use	Very busy at school opening and chuck out times. Can be congested as coaches use the route to get to Vere Road car park. Coaches also park in the road which adds to congestion. Main route into Broadstairs town centre.
7	Pattern of use	School opening and closing times make the route not only busy but also congested as vehicles have to negotiate school coaches and buses that park in the road. Parked cars add to the congestion
8	Public transport	Bus route and school drop off/pick up points
9	Cycling provision	Cycling is permitted on both sides of the pavement, which are signposted and marked on the pavement. The cycle route for the school side also switches sides along the route and one wonders why. The cycle and pedestrian marking on the pavement are worn and tired looking.
10	Safety features	Railings by the school exit points, road crossings well signposted and lit at night. Two school crossing patrols. Wooden posts in the grass verges to stop bad parking but not inserted all the way along the road.
11	Parking facilities	It is possible to park along the route which adds to congestion at peak times. It can be especially difficult at the Vicarage Street junction and by the Catholic church where parking is permitted
12	Green spaces	Grass verges and one side of the route has school playing fields.
13	Street furniture	A double bench by the Catholic church, a battered post box at the junction of Green Lanes
14	Refuse facilities	Two bins and one dog bin along the route although there are a few more at the traffic lights
15	Quality of road surface	Could be smoother
16	Quality of pavement surface	Could be smoother. Where it is a joint pavement/ cycle route there are times when the pedestrian part is restricted because of overgrown hedging on the school side of the route.
17	Quality of traffic signposting	The signs "To Broadstairs" can be easily overlooked as one of them is broken and both are low down on a driver's sight line.
18	Quality of pedestrian signposting	OK but it needs to be because of the number of school premises along the route
19	Quality of public and commercial signage	Fly posters spotted along the route but the public signage was OK if a tad dirty and battered
20	Quality of lighting	OK
21	Cleanliness	The residential side was OK but there was litter along the school side behind the school railings.
22	Overview of building type	Residential (mixed) and utilitarian school/utilities buildings with a truly ghastly garage opposite an awful style library at The Broadway traffic lights

23	State of buildings - repair - style - shopfront design	An uneasy mix of buildings. Although mostly well-kept there are one or two residential dwellings that could do with a spruce up. There is little one can do about the schools (or the garage) other than hope that the people who allowed them to be built have moved on. The one shining example of good architecture is the Catholic church and its community hall
24	Public toilets	None
25	Public telephones	A really scruffy telephone box opposite the garage
26	Overview	The mature trees soften what would otherwise be a grim drive/walk into the town.
27	Suggestions	A coherent approach in design terms to ensure that people are made to feel that Broadstairs is indeed welcoming place to visit. A continuation of the hanging baskets all the way from Vicarage Street roundabout to Albion Street would help considerably and the adoption by the District Council of the Town Council's Design guidelines as mandatory practice rather than guidelines would not go amiss
28	Additional observations	
29	Important Vistas and Views from route	Over Green Wedge towards Margate.

1	Route 2	A255 St Peter's Road (College Road roundabout) to Dane Court Road (Vicarage Street roundabout)
2	Assessors	Peter Lorenzo and Mrs Pat Dunn
3	Date	19.08.2016
4	Time	10.15
5	Nature of route	Drive
6	Frequency of use	Local route from Broadstairs to Margate that can be busy and there is sometimes a queue to enter Broadstairs from the Vicarage Street roundabout
7	Pattern of use	Depends upon the time of day but it is also a route to QEQM Hospital
8	Public transport	Bus route
9	Cycling provision	Both sides of the road
10	Safety features	Signs about the dual pavement/cycle routes. Speed signs and railings at the traffic lights
11	Parking facilities	None
12	Green spaces	At Sacketts Hill there is a green space but it is neglected
13	Street furniture	None
14	Refuse facilities	None but there should be some refuse bins for use by walkers
15	Quality of road surface	OK
16	Quality of pavement surface	OK
17	Quality of traffic signposting	Good
18	Quality of pedestrian signposting	OK
19	Quality of public and commercial signage	N/A

20	Quality of lighting	OK
21	Cleanliness	Not sure it is cleaned
22	Overview of building type	N/A
23	State of buildings - repair - style - shopfront design	N/A
24	Public toilets	None
25	Public telephones	None
26	Overview	Reasonable road but sides could do with weeding
27	Suggestions	Periodic cleaning and weed spraying needed
28	Additional observations	
29	Important Vistas and Views from route	None as area largely built up. View into St. Peter's protected by conservation area.

1: - Route 3: **A255** Ramsgate Road from the Hereson Road Railway Bridge to the Wellesley House Round-a-Bout

Ramsgate Road was re-developed approx. twenty years ago. Whilst the new and most direct route straightened the road from the railway bridge to Dumpton Park Garage, a section of the original road was retained and diverts off shortly after the Railway Bridge and then re-joins beyond the garage

2: - Assessor: David Saunders

3: - Date: 21st August 2016

4: - Time: Mid-day

5: - Nature of Route: Mixed vehicular and pedestrian, affording access to West Dumpton Lane, Park Avenue and The Ridgeway

6: - Frequency of Use: Busy at all times – often queues from the Wellesley House (Bromstone/Queens Road) round-a-bout

7: - Pattern of Use: Main signposted route from Ramsgate to Broadstairs Town centre

8: - Public Transport: Frequent buses (Stagecoach) in both directions (The Loop/No: 9) – Four Bus Stops (one covered), Main line train station (Dumpton Park - South Eastern) on

the Ramsgate side of the bridge, Coaches (scheduled, private hire – Domestic & European)

9: - Cycling Provision: No designated cycle paths

10: - Safety Features: Pelican crossing on the route of the public footpath which runs beside Dumpton Park Garage, with protective/safety railings to either side of Ramsgate Road

Interactive Speed warning sign when travelling from Broadstairs to Ramsgate just prior to Dumpton Park Garage

11: - Parking Facilities: Off road (private driveways) most properties have drop kerbs, however within the original road section, there are parking bays for a row of bungalows

Single and Double Yellow Line restrictions within the original road section and at Park Avenue

12: - Green Spaces: None – Grass verges to both sides of the road between Dumpton Park Garage and the Wellesley House round-a-bout, part tree lined. Planted shrubs and bushes to both sides of the road from the Garage to the Railway Bridge

13: - Street Furniture: One public bench adjacent to the public footpath beside Dumpton Park Garage

14: - Refuse Facilities: No litter bins

15: - Quality of the Road Surface:

Generally good and well maintained – Asphalt with stone chipping top surface

16: - Quality of the Pavement Surface:

Asphalt on both sides – in good well-maintained condition

17: - Quality of the Vehicle Signposting:

Clear route signposting, particularly when approaching the round-a-bout – There is a Post mounted Broadstairs & St. Peter's Boundary

Welcome lawn sign just after the railway bridge and the roads off of Ramsgate Road are clearly posted

18: - Quality of the Pedestrian Signposting:

The public footpath is clearly signposted

19: - Quality of the Lighting:

Street lighting columns at regular interval throughout the length of the road

20: - Cleanliness:

Road regularly mechanically cleaned and generally free from litter, despite the pavements being swept on an as-and-when basis, they are surprisingly clean and tidy

21: - Overview of the Building Types

A mixture of privately owned detached/semi-detached houses and bungalows – predominantly post war in a variety of architectural styles

The Brown Jug PH an eighteenth century coaching inn can be found within the original road section, together with a Post Office and general store and a Residential Old Peoples Home (Manktelow Court) and Dumpton Hall which has been converted into private apartments

22: - State of the Buildings:

Overall in good condition and well maintained

23: - ADDITIONAL OBSERVATIONS:

24:- Important Views and Vistas: None

1	Route 4a	4A Ramsgate Road (Wellesley House roundabout to Wrotham Arms pub)
2	Assessors	Sue Wall
3	Date	27 August 2016
4	Time	12.30 – 13.30
5	Nature of route	Important vehicle approach road to central Broadstairs
6	Frequency of use	Very busy
7	Pattern of use	Throughout the day, busier at peak times and during special events
8	Public transport	Important bus routes – 8, 9 and Loop

		3 pairs of bus stops National, local and European coaches
9	Cycling provision	No cycle path, lane or bike stands
10	Safety features	Central road island by Wellesley House roundabout Railings at end of Salisbury Avenue Pedestrian crossing near Swinburne Avenue Footbridge over railway line with high fences Pelican crossing near East Kent College
11	Parking facilities	Free unlimited road-side parking from Wellesley House roundabout to Swinburne Avenue Double yellow lines from Swinburne Avenue to Wrotham Arms
12	Green spaces	Large overhanging trees from Wellesley House grounds Raised bed at end of Salisbury Avenue Newly planted area of shrubs at junction with Hereson Road Raised bed attractively planted and surrounding grass in land by railway bridge – maintained by Broadstairs Town Team gardening group –with ‘Incredible Edibles’ bed East Kent College grounds well maintained with established large trees and shrubs Community bed at junction with Wrotham Crescent – attractively planted and maintained by local residents
13	Street furniture	3 large planters on Wellesley House roundabout Bench at junction with The Vale – in need of painting Bench at junction with Westcliff Road – in need of painting
14	Refuse facilities	Bin at end of footpath by East Kent College
15	Quality of road surface	Generally good
16	Quality of pavement surface	Generally good but uneven, with cracked paving slabs from Westcliff Road to Wrotham Arms
17	Quality of traffic signposting	Clear QEQM Hospital A&E sign on approach to Wellesley House roundabout Clear A255 signs in both directions Clear warnings in both directions about narrow railway bridge and bend Clear sign to coach drop-off point
18	Quality of pedestrian signposting	Signs to hotel accommodation in The Vale
19	Quality of public and commercial signage	Wellesley House notice traditional and attractive 3 advertising boards attached to railings at end of Salisbury Avenue make area look untidy East Kent College and The Yarrow signs bold and attractive
20	Quality of lighting	Lamp posts at regular intervals although some lights covered by overhanging trees
21	Cleanliness	Generally good and free from litter
22	Overview of building type	Mixed private housing: detached, semi-detached, houses, bungalows and flats 19 th to 20 th century 1 private boarding school 1 state higher education college 2 guest houses
23	State of buildings - repair - style - shopfront design	Generally, well maintained with attractive gardens Long wall on corner of The Vale in poor condition – cracked, dirty and with graffiti creates very bad impression Generally nothing of architectural interest except: - Long stretch of flint wall in front of East Kent College

		<ul style="list-style-type: none"> - The Yarrow listed building sympathetically restored and looking very attractive - The Old Gatehouse of East Kent College very interesting building with knapped flint and pebbles
		No shops
24	Public toilets	Nil
25	Public telephones	Luton Avenue and The Vale junctions both very dirty, vandalised with graffiti
26	Overview	A rather ordinary road approaching central Broadstairs often congested by buses, especially on narrow railway bridge. Not very pleasant for pedestrians or safe for cyclists.
27	Suggestions	<ul style="list-style-type: none"> - Sign needed to warn pedestrians to cross Ramsgate Road at pelican crossing before railway bridge in order to access footbridge safely - Telephone boxes need to be cleaned and improved - Benches need to be cleaned and painted - Junction with The Vale needs to be cleaned and improved
28	Additional observations	
29	Important Views and Vistas	Views down towards the sea through existing housing

1	Route 4B	4B Queens Road to Wrotham Arms jn.
2	Assessors	Laura Scotney
3	Date	22 Aug 16
4	Time	11.00am
5	Nature of route	Busy traffic and pedestrian route, mainly residential.
6	Frequency of use	Busy generally
7	Pattern of use	Daytime and evening, major route towards Dumpton/ Ramsgate/ High St/ Margate
8	Public transport	Buses 69/Loop/9/38 stops at top and bottom of road
9	Cycling provision	None specific, cycle stands outside Church.
10	Safety features	Controlled crossing at top of road near High st, railings outside entrance to Park.
11	Parking facilities	No parking on street, most park in front of houses, small private parking for Church, bank and a few houses down street.
12	Green spaces	Front gardens of houses only, and entrance to Pierremont Park which is a bit overgrown and unkempt.
13	Street furniture	Letter box at top of street. Benches at bus stops both sides of top of street, plus outside Premier express shop at bottom of road.
14	Refuse facilities	Few street bins (at park and bus stops only) but many houses have wheelie bins in front.
15	Quality of road surface	Not bad
16	Quality of pavement surface	Not bad but patched.
17	Quality of traffic signposting	One sign for Margate at top and one for Coach drop off at bottom

18	Quality of pedestrian signposting	One sign for Bleak House, no sign for Pierremont park
19	Quality of public and commercial signage	Signs at Church advertising events etc, other buildings have name signs but none appear intrusive.
20	Quality of lighting	Ordinary street lighting
21	Cleanliness	Generally good, gate at English centre broken and rubbish inside.
22	Overview of building type	Mostly mixed residential, bank, estate agent and Church at top, shop at bottom, some residences used as commercial premises such as chiropractor /B&B /language school.
23	State of buildings - repair - style - shopfront design	Church has railings that need painting, has disabled access slopes. Most houses Ok but some have unkempt gardens and a few need "doing up".
		Mixed style of houses, most "villa" style with balcony near top, most semi-detached, some detached, no bungalows.
		Convenience store is usual corner shop Premier style.
24	Public toilets	None
25	Public telephones	None
26	Overview	Typical residential through route, busy road, no really out of place buildings
27	Suggestions	Crossing at bottom of road by shop?
28	Additional observations	
29	Important Views and Vistas	No vista worth mentioning

1	Route 5	Green Lane, Northdown Hill, Westover Rd, Beacon Rd, Albion Rd, St Peter's Park Rd to Broadway
2	Assessors	Roger / Rosalind Binks
3	Date	17th Sep 2016
4	Time	11.45am
5	Nature of route	Route is part of access from Cliftonville / Kingsgate to several Broadstairs schools. Everything from buses, farm tractors, all motorised / non-motorised vehicles, schoolchildren, cyclists.
6	Frequency of use	Very busy: with blockages at peak time on jct Westover Rd/Beacon Rd, Albion/ Church St. Bairds Hill/Albion, and particularly outside St Joseph's School
7	Pattern of use	Extremely busy during school runs & commute to work
8	Public transport	Bus route 8 / Loop
9	Cycling provision	No special path but cyclists frequently use pavement – which is extremely narrow in parts on railway side of Albion Road.
10	Safety features	Cameras for 30mph on Northdown Hill both ways. Pedestrian crossing on jct with Church St for many schoolchildren. Single white line outside `St Joseph school. Dropped kerbs everywhere for cyclists, disabled and vision-

		impaired.
11	Parking facilities	On street parking: Northdown Hill one side only, Westover (cars parked on pavements both sides) Beacon ca 4 parking bays before railway bridge, some on Albion one side where there is limited off-street parking. Otherwise double yellow lines – routinely abused.
12	Green spaces	Fields Northdown Hill left and right with vista over Margate to sea, marking separation of towns. Then nothing until Albion. Large trees on one side where possible from No 47 towards town. Railway side tall bushes/trees where no houses – mainly after Bairds Hill jct. Very large willow in front of Willow Court.
13	Street furniture	Only at the odd bus stop with a shelter (jct Church St & Pearson Way)
14	Refuse facilities	One – opp 37 St Peter's Park Road and one each side at bus-stops Westover Rd
15	Quality of road surface	Road surface ok – regularly repaired due to traffic volume. Regular VERY deep flooding at bottom of Bairds Hill – needs proper drainage.
16	Quality of pavement surface	Mixed. Good Northdown / Westover (where seen). Worse towards Bairds Hill (& narrows due to bushes). Kerb flat with road outside school and only slightly above road after Bairds Hill for 50 yards.
17	Quality of traffic signposting	Basic directions at Westover/Beacon & Church St jct and at car park entrance. School warning sign turned around, Sowell St jct sign turned.
18	Quality of pedestrian signposting	None
19	Quality of public and commercial signage	Most ok. One garage sign tagged to street lighting opposite.
20	Quality of lighting	Very adequate and regular street lighting most of the route, except railway side from Bairds Hill towards town. Quite scary for pedestrians at night.
21	Cleanliness	Clean
22	Overview of building type	Northdown & Westover, largely pre-war semis – former council properties. By jct with Church St several Victorian and early 1900s cottages in terraces. (e.g. Bertha Cottages 1866), many with small front gardens or direct frontage with road. New back-build development by railway line. Larger 1970s detached houses on opposite side, mainly with off-street parking. Shops at jct and garages along Albion, with more shops near Broadway and low apartment blocks.
23	State of buildings	Houses generally in good repair, particularly older properties. Some shops in need of TLC. Garages nearer to Church St jct look out of place. Nursery frontage horrendously unsympathetic to street scene – unkempt with yellow and blue-painted fence.
	- repair	
	- style	
	- shopfront design	Scruffy frontage to shops in Willow Court.

24	Public toilets	None
25	Public telephones	None
26	Overview	Very busy highway and not a great entrance to Broadstairs. Best bit is entrance at Northdown with rural feel. Revolution & industrial estate not hidden at all, despite marring a great view across the valley.
27	Suggestions	Planting in front of industrial estate. Attention to kerb from Bairds Hill as this is a fast stretch of road. Speed cameras? Sight lines at Bairds Hill very poor. Traffic lights would improve junction and reduce speed.
28	Additional observations	Fortunately, this route is used mostly by locals rather than visitors.
29	Important Views and Vistas	None

1	Route 6	Albion Street, Albion Hotel to Alexandra Street
2	Assessors	Laura Scotney
3	Date	22 Aug 16
4	Time	11.45am
5	Nature of route	Busy traffic and pedestrian route, very narrow and congested at times with lorries/busses when people park on yellow lines.
6	Frequency of use	Busy generally
7	Pattern of use	Daytime and evening, very popular for they many bars/ restaurants/cafes.
8	Public transport	Buses 69/56
9	Cycling provision	None specific
10	Safety features	None specific
11	Parking facilities	Double yellow lines on most of street but often blocked by people stopping etc and workmen. Pull in area outside Albion. At other times I have seen junction with High Street gets congested with traffic and deliveries, making it hard for pedestrians to cross Charlotte Street.
12	Green spaces	Entrance to Balmoral Gdns, which is well used and has bins and benches as well as view to sea front.
13	Street furniture	Planters/tubs/hanging baskets outside some of the restaurants/cafes, no public benches but some cafes have street furniture outside.
14	Refuse facilities	Few bins, bins in Balmoral gdns.
15	Quality of road surface	Road surface ok
16	Quality of pavement surface	Pavement mixed surfaces, uneven and has many kerbs – narrow in many places so not good for prams, chairs etc.
17	Quality of traffic signposting	None
18	Quality of pedestrian signposting	Only 1 CCTV warning and litter fine sign.
19	Quality of public and commercial signage	Not bad, most are flush with building not stuck out and no glaring electronic signs noticed.
20	Quality of lighting	Hardly any street lighting (1 past the old Rose), most night light comes from buildings/bars etc.
21	Cleanliness	Road and pavement quite clean at time of viewing
22	Overview of building type	Generally mixed, old, historic styles of building, mostly commercial/recreational with some residential. Most buildings are well

		kept and in keeping, Posilippo and Prezzo as well as Albion Hotel look attractive. Smaller establishments generally unobtrusive, wide range from books, gifts, hairdresser, estate agent, fossils.
23	State of buildings - repair - style - shopfront design	Most ok, except above Michaels bookshop upper window very poor condition. Gap and poor condition building past old Rose. Residential buildings next to Prezzo are being/have been done up and look good. Barfield House past Balmoral gdns is an interesting building. Variety of styles depending on establishment. In my personal opinion the new Rose building is a bit of an eyesore, it now overtakes the view down the street and is intrusive. If the top level on the street was lower and the colour was better (currently very boring greyish), and the balcony and windows/blinds were not so modern it would be much better. Variety of shopfronts, none appear intrusive to the street.
24	Public toilets	None
25	Public telephones	None
26	Overview	A very historic road which needs to be protected from any development in order to maintain its charm.
27	Suggestions	Possibility of permanent pedestrianisation as very congested at times? No further large developments like the old Rose should be permitted (in my opinion).
28	Additional observations	The roofline level of the street, and the vista through Balmoral gardens to sea need to be protected. Currently a lot of work and noise going on.
29	Important Views and Vistas	a. Corner of Royal Albion Hotel has a view of the se-seafront. This is often the first sight of the seafront for many visitors and should be retained/protected. b. View of sea/seafront through Balmoral Gardens. This is a popular garden with trees and benches leading to the promenade and should be protected. It also has pleasant buildings either side framing the gardens.

1	Route 7	7. Ramsgate Rd (Wrotham Arms), York St, Charlotte St to Albion Hotel
2	Assessors	Laura Scotney
3	Date	25 Aug 16
4	Time	10.00
5	Nature of route	York St and Ramsgate Rd mainly residential and some commercial premises, vehicular and pedestrian. Charlotte St small commercial premises.
6	Frequency of use	Can be very busy (especially Charlotte St), used as route from bottom of High St to Ramsgate Rd and to seafront. Can get very congested at end of Charlotte St/Albion St/High St junction with buses, lorries and cars parked on yellow lines.
7	Pattern of use	Ramsgate Rd, short area connecting seafront with main road. York St and Charlotte St busy day and evening, one-way traffic only.
8	Public transport	None
9	Cycling provision	None specific
10	Safety features	None specific, no controlled crossings
11	Parking facilities	On street, limited by yellow lines, pay and display on York St, Charlotte St. Small carpark at Rooms at Number 1 shop on corner York St.
12	Green spaces	Very little, some flowers outside commercial premises (e.g. Pub and café) and in front gardens on York St.
13	Street furniture	Bench at shop, post box at Post Office, seating outside Buttery café.
14	Refuse facilities	Bin at premier shop opp Pub on Ramsgate Rd, rubbish on floor outside.

15	Quality of road surface	OK
16	Quality of pavement surface	OK but narrow in parts, especially Charlotte St and end of York St.
17	Quality of traffic signposting	Pay and display signs and 1 for Coach drop off point down Oscar Rd. One-way signage
18	Quality of pedestrian signposting	A few dog fouling notices, no other way finder signs/info. No sign at York St for Belvedere Rd and High St/Station, or to seafront.
19	Quality of public and commercial signage	Nothing glaring, Vape shop is very red! Nursery signs are inside entrance to Church so not very obvious. Costa sign on corner can block pavement and cause pedestrian congestion.
20	Quality of lighting	Ordinary street lighting, probably most from recreational businesses in evening.
21	Cleanliness	OK
22	Overview of building type	Mixed commercial and residential (including eating places), some nice old cottages on York St. Blocks of flats at Ramsgate Rd and back of Serene Place, both in reasonable repair. Methodist church on York St includes nursery.
23	State of buildings - repair - style - shopfront design	Most residences ok, couple could do with some tlc, 2 commercial premises empty.
		Mostly old style, small independent shops
24	Public toilets	None
25	Public telephones	None
26	Overview	Vistas down Oscar Rd to Clocktower and bandstand and at end of York St to sea and promenade should be protected.
27	Suggestions	Keep old, mixed style of Charlotte St and York St, no high buildings. Improve wayfinding signs.
28	Additional observations	Very congested area at junction with bottom of High St and causes problems for deliveries (eg Suzannes), little can be done to widen street however. Used in most big events/parades in the town, e.g. Folk Week, Dickens Week etc.
29	Important Views and Vistas	a. Corner of Thirty Nine Steps at Charlotte St/York St has view and access to sea/seafront. This is a popular route to the seafront and the Charles Dickens Pub and should be protected. b. View from Oscar Road (at the end of York Street) to the seafront. This includes view of Bandstand and Clocktower and should be protected.

- 1: - Route 8A:** Dumpton Park Drive from Cliffside Drive (Holy Trinity C of E School) to West Cliff Road
- 2: - Assessor:** David Saunders and Mavanne Saunders
- 3: - Date:** 17th August 2016
- 4: - Time:** 2.00pm
- 5: - Nature of Route:** Mixed vehicle and pedestrian, affording access to Cliffside Drive, Salisbury Avenue, Detling Avenue, Bay

View Road, Dumpton Gap Road, Merrivale Heights/Ellington Way, Waldron Road, Palmeston Avenue, David's Close and Seapoint Road

- 6: - Frequency of Use:** Busy at all times – particularly about Holy Trinity School at school run periods
- 7: - Pattern of Use:** Direct entry route from Ramsgate (East Cliff) to lower Broadstairs – Alternative route to Ramsgate Road
- 8: - Public Transport:** Regular bus in both directions (No: 38) – Five Bus Stops, also between July and September, Dumpton Park Drive forms part of the seasonal No: 69 “Open Top Bus” route, also Coaches (Private Hire – Domestic & European) using the route from Victoria Parade (Broadstairs) to Ramsgate East Cliff
- 9: - Cycling Provision:** None
- 10: - Safety Features:** Two pedestrian crossing points beyond Merrivale Heights with dropped kerbs, central islands and dimpled paving
- 11: - Parking Facilities:** Residents generally park off-road via private driveways; the lower end of Dumpton Park Drive is a popular on-street parking option with both locals and visitors
- 12: - Green Spaces:** There is a small protected grassed area between Nos: 134 & 132 and a larger grassed area with trees and bushes between No: 130 and Bay View Road – narrow grass verges to both sides of the road, occasional trees on both sides to Merrivale Heights
- 13: - Street Furniture:** Public seating (benches) adjacent to the Deers Park Residential Home and at the West Cliff Road end of Dumpton Park Drive
- 14: - Refuse Facilities:** None
- 15: - Quality of the Road Surface:**
Asphalt with stone chipping top surface – the road is prone to shallow pot-holes, which results from

sections of the road being originally concrete onto which asphalt has been laid at approx. 50mm thick –

Although the road surface from Holy Trinity School to Merrivale Heights is generally good – from thereon to West Cliff Road, the surface is poor in parts

16: - Quality of the Pavement Surface:

A mixture of paving slabs and asphalt – generally in good condition. Recommended crossing points identified by dimple slabs

17: - Quality of the Vehicle Signposting:

Regulatory DOT signage on approaches to Holy Trinity School, Salisbury Avenue and Bay View Road clearly signposted as “Access Only”. The roads off of Dumpton Park Drive clearly posted

18: - Quality of the Pedestrian Signposting:

None

19: - Quality of the Lighting:

Street lighting columns at regular intervals throughout the length of the road

20: - Cleanliness:

Road irregularly mechanically cleaned and generally free from litter, with the exception of an area of bushes by the public seat outside Deers Park, which residents appear to clear on an as-and-when basis

21: - Overview of the Building Types:

A mixture of privately owned properties (houses & bungalows), together with apartment blocks in a variety of architectural styles from modern to traditional, primarily post war

22: - State of the Buildings:

Overall in good condition and well maintained – a number of the original bungalows have been redeveloped into larger two storey family homes

23: -ADDITIONAL OBSERVATIONS:

24: - Important Views and Vistas

Important views towards sea.

- 1: - Route 8B:** Dumpton Gap Road (Dumpton Park Drive to Waldron Road)
- 2: - Assessor:** David Saunders and Mavanne Saunders
- 3: - Date:** 21st August 2016
- 4: - Time:** 8.00am
- 5: - Nature of Route:** Mixed vehicular and pedestrian, affording access to Colburn Road and Whytecliffs
- 6: - Frequency of Use:** Continuous all year round by residents and locals visiting Dumpton Gap beach
- 7: - Pattern of Use:** Mostly day time – particularly busy on popular days as a result of the on-street parking in the Western Esplanade
- 8: - Public Transport:** Infrequent bus route (Stagecoach No: 38 Palm Bay service) from Dumpton Park Drive to Colburn Road **PLUS** the No: 69 “Open Top Bus” which travels on a coastal route between Stone Bay and Royal Parade (Ramsgate) between July and September
- 9: - Cycling Provision:** No designated cycle paths
- 10: Safety Features:** None
- 11: - Parking Facilities:** Off road (private driveways) – most properties have drop kerbs, the road is wide enough to facilitate staggered on street parking
- 12: - Green Spaces:** None – Tree lined grass verge to the Eastern side of the road
- 13: - Street Furniture:** No public benches, Post Office collection box on Eastern side (Dumpton Park Drive end)
- 14: - Refuse Facilities:** No litter bins – Dog waste bin at the corner of Colburn Road
- 15: - Quality of the Road Surface:**

Generally good and well maintained – Asphalt with stone chipping top surface

16: - Quality of the Pavement Surface:

A mixture of paving slabs and asphalt – generally in good condition

17:- Quality of the Vehicle Signposting:

No route signage – roads off of South Cliff Parade are clearly posted

18: - Quality of the Pedestrian Signposting:

None

19: - Quality of the Lighting:

Street lighting columns at regular intervals throughout the length of the road

20: - Cleanliness:

Road irregularly mechanically cleaned and generally free from litter

21: - Overview of the Building Types

A mixture of privately owned detached houses and bungalows, all of which are post war and in a variety of architectural styles

22: - State of the Buildings:

Overall in good condition and well maintained

23: - ADDITIONAL OBSERVATIONS:

24: - Important Views and Vistas

When travelling from Dumpton Park Drive, the first sight of the sea is when you pass Colburn Road

1: - Route 8C:

South Cliff Parade – George VI Park (Seven Stones Drive) to Dumpton Gap Road

2: - Assessor:

David Saunders and Mavanne Saunders

- 3: - Date:** 28th August 2016
- 4: - Time:** 8.30am
- 5: - Nature of Route:** Mixed vehicular and pedestrian, affording access to Seacroft Road
- 6: - Frequency of Use:** Continuous all year round, primarily by residents plus locals accessing King George V1 park
- 7: - Pattern of Use:** Mostly day time – particularly during the summer season when the road is regularly used for overspill on street parking when the Western Esplanade is full to capacity
- 8: - Public Transport:** None
- 9: - Cycling Provision:** No designated cycle paths – However, South Cliff Parade forms part of the Viking Coastal Trail
- 10: - Safety Features:** None
- 11: - Parking Facilities:** Popular on street parking location on the northern (seaward side) for locals and visitors
- 12: - Green Spaces:** Wide expanse of grassed area the full length of the seaward northern side of the road, narrow grass verge on the residential side
- 13: - Street Furniture:** Public seating (benches) regularly spaced along the entirety of the road on the wide grassed area
- 14: - Refuse Facilities:** Litter and dog waste bins at eastern end of road adjacent to access slope to Dumpton Gap Beach
- 15: - Quality of the Road Surface:**
Generally good – Asphalt surface with stone chipping top surface
- 16: - Quality of the Pavement Surface:**
Limited pavement at either end of the road on the seaward side – no paving on the residential side. Where the paving exists, it consists of paving slabs which are in good condition

17: - Quality of the Vehicle Signposting:

Road is on the Viking Coastal Trail and is clearly signposted at either end. No route signage – residential roads off of South Cliff Parade are clearly posted

“No Overnight Parking” (6.00am – 6.00pm) prohibition signs applicable to Coaches and Mobile Homes

18: - Quality of the Pedestrian Signposting:

Post mounted “Public Footpath” signs to the park entrance and the Detling/Deers Park Estate on the lower southern side clearly visible and in good condition, together with “National Coastal Pathway” way-finder signs

19: - Quality of the Lighting:

Street lighting columns widely spaced – primarily on the seaward side

20: - Cleanliness: Road irregularly mechanically cleaned, grassed areas generally free from litter

21: - Overview of the Building Types

A mixture of privately owned detached properties on the southern side in a variety of architectural styles from modern houses and bungalows (Seven Stones Drive end) to large Victorian and Edwardian properties

22: - State of the Buildings:

Overall in good condition and well maintained

ADDITIONAL OBSERVATIONS:

23: - Post Mounted Broadstairs & St. Peter’s Town Council “Community Notice Board” at the end

of the route, adjacent to the slope to Dumpton Gap Beach

24: - Important Views and Vistas The route offers sea views and an attractive vista along its entire length, including the off-shore wind farm

- 1: - Route 8D:** Western Esplanade from Dumpton Gap Road to West Cliff Road
- 2: - Assessor:** David Saunders and Mavanne Saunders
- 3: - Date:** 28th August 2016
- 4: - Time:** 9.00am
- 5: - Nature of Route:** Mixed vehicle and pedestrian, affording access to Leybourn Road, Palmeston Avenue and Seapoint Road
- 6: - Frequency of Use:** Continuous all year round by residents, locals, visitors and dog-walkers
- 7: - Pattern of Use:** Mostly day time – particularly during the summer season when Western Esplanade is extremely popular for on-street parking
- 8: - Public Transport:** Between July and September, Western Esplanade forms part of the seasonal No: 69 “Open Top Bus” route
- 9: - Cycling Provision:** No designated cycle paths – Western Esplanade forms part of the Viking Coastal Trail
- 10: - Safety Features:** Double Yellow lines protecting all corners
- 11: - Parking Facilities:** Popular on street parking location on both sides for locals and visitors
- 12: - Green Spaces:** Wide expanse of grassed area on the full length of the seaward northern side of the road
- 13: - Street Furniture:** Public seating (benches) regularly positioned along the Northern seaward path, two shelters with public seating to three elevations

14: - Refuse Facilities: Litter bin at either end of the northern seaward path – dog waste bins at regular centres throughout the full length of the path

The number of dog waste bins evidence that the seaward path is extremely popular with dog walkers

15: - Quality of the Road Surface:

Generally good – Asphalt surface with stone chipping top surface

16: - Quality of the Pavement Surface:

Paving slabs on the northern seaward path which follows the coastline in good condition, path on the residential side in asphalt, again in good condition

17: - Quality of the Vehicle Signposting:

Western Esplanade is on the Viking Coastal Trail and is clearly signposted. No route signage – roads off of Western Esplanade posted

“No Overnight Parking” (6.00am – 6.00pm) prohibition signs applicable to Coaches and Mobile Homes

18: - Quality of the Pedestrian Signposting:

Post mounted “Public Footpath” signs, there are two public information signs within an observation area within the seaward pathway

19: - Quality of the Lighting:

Street lighting columns at regular intervals on either side of the road

20: - Cleanliness:

Road irregularly mechanically cleaned, pathways and grassed area generally free from litter

21: - Overview of the Building Types

A mixture of privately owned detached properties and apartment blocks plus Buckmasters and Dumpton Lodge nursing homes on the southern side of the road in a variety of architectural styles from modern to traditional but primarily post war

22: - State of the Buildings:

Overall in good condition and well maintained

ADDITIONAL OBSERVATIONS:

23: - Post Mounted Broadstairs & St. Peter’s Town Council “Community Notice Board” at the end of the route, adjacent to the slope to Dumpton Gap Beach

24: - The seaward paved way continues beyond West Cliff Road, passing Charleston Court and the Grand Mansions to Queens Gardens and over Louisa Bridge to Victoria Gardens with a number of public seating (benches) points along this pedestrian only section

25:- Important Views and Vistas The route offers sea views and an attractive vista along its entire length, including the off-shore wind farm

1	Route 9	9. Grand Mansions–Prom- Parade– jn Harbour St
2	Assessors	Laura Scotney, Sue Wall
3	Date	18 Aug 16
4	Time	10.30
5	Nature of route	Pedestrian/seafront promenade
6	Frequency of use	Continuous year round by locals and dog walkers, and very busy on “event” days with seasonal visitors.
7	Pattern of use	Mostly day time except for events/fireworks etc
8	Public transport	None
9	Cycling provision	No cycling on prom, although confusing as listed on Viking Coastal Trail and causes conflict sometimes. There are a couple of signs on road and some on lampposts but they are often overlooked and ignored. Cycle stands on prom outside Balmoral gardens.
10	Safety features	CCTV by Chandos Sq, Charles Dickens Pub and Balmoral gardens. Railings along cliff top are utilitarian and functional not attractive.
11	Parking facilities	Pedestrian. 2 disabled parking spaces near where Dickens pub meets the parade.

12	Green spaces	Louisa Bay slope and Cliffside areas kept neat. Victoria gdns hedges well cut, grass damaged by funfair but should recover. The gardens are well used in summer for events and all year by dog walkers. Flower maze hedge cut and colourful flowers, also has seating. Rockery and area up to Morellis is colourful and well-tended. Long area in front of shelter is only grassed. Hedges along prom and Nuckells garden provide shelter for beds behind and privacy for houses before Chiapinnis. A few planters along prom. Eagle House gardens on sands look nice. Balmoral gardens is popular and has seats/trees/bins and flowers.
13	Street furniture	Millenium Beacon is rusty and not well kept (not useable for some reason?). There are plenty of seats at Clock tower/Shelter and benches along the prom though the wood needs treating badly, especially on the older benches, and they are not all clean. Railings round green spaces are a mix of wooden/Victorian and functional. 3 viewing binoculars along prom (payable).
14	Refuse facilities	There are plenty of bins all along the prom and in the gardens, though they are a mixture of big "commercial style" ones, wheelie bins and heritage bins and not all sited very well (1 big bin obscuring the lifeguard information board near the lift). 1 smoking bin outside Posilippos on wall.
15	Quality of road surface	Pedestrian
16	Quality of pavement surface	Not too uneven but very patched and unsightly in many places.
17	Quality of traffic signposting	Pedestrian. No Cycling signage is poor and often overlooked. Needs no cycling sign on road at Harbour St end (as at West Cliff end).
18	Quality of pedestrian signposting	Good clear map and signs on toilet block and by lift for water quality info. Small signs for toilets on prom round by clocktower, not many others on main prom. Lots of signs by Charles Dickens and cliff top opposite - mixed heritage and wayfinding styles and confusing (Viking coastal trail points off the prom one way, "Sea It All" Explore Kent??) Also, visitor information board by Kiosk and map, but no signs for High Street which would be useful.
19	Quality of public and commercial signage	Variety of signage for dog fouling/public drinking (police)/dogs on leads all along lampposts on prom, some in poor condition, some new and colourful. Seaside award 2016 signs at both stairs. Waterloo Way sign (at Eagle House) is a bit hidden by railings and should be level with the Eagle House info sign. Uncle Mac sign by Morellis entrance has been stained for over a year and does not look good. Town council notice boards at Victoria gardens and Nuckell's gardens. Amusement arcade sign facing prom is excessively large and gaudy (planning permission granted?) The small shops along Eldon Place use free standing signs on the prom but does not seem to cause an obstruction. Blue plaque on Sailing Club for Edward Heath.
20	Quality of lighting	Generally ok – heritage globe lighting along cliff and attractive fish head lights at top of both stairs. Decorative lights along cliff top from Clocktower end to Chiappinnis. Other street lights on "inside" of prom and from businesses e.g. Charles Dickens/Albion/Prezzo.
21	Cleanliness	OK at time of viewing, bins need emptying frequently and seating cleaned properly.

22	Overview of building type	Buildings such as Info Kiosk/ bandstand/ café/ clocktower/ shelter all sympathetic to area although some in need of tlc and cleaning. Visitor info kiosk is in excellent position for visitors thanks to the Albion Hotel, and offers a good service given its size, should be retained.
23	State of buildings - repair - style - shopfront design	<p>Clock tower rusting and peeling on close examination, dirty inside and smelly! Bandstand in good condition and well used and has lots of seating space. Café has its own seating as well, building is low level so unobtrusive of view. Chandos Sq shelter is filthy and needs deep cleaning and is in poor condition, well used mostly by young people in the evenings. Lift is a great asset and looks OK, though does breakdown and is only open 10-6pm (and summer only?).</p> <p>Roofline in view along Victoria Parade is attractive and unchanged.</p> <p>Residential buildings before Balmoral gardens mixed state and all have high fencing and gates for privacy. Residential buildings after Balmoral gardens are also mixed, some older ones not so well kept, short row before amusement arcade much better.</p> <p>Row of shops at Eldon Place, except the Amusement arcade, are all in similar style and pleasant looking.</p>
24	Public toilets	Free toilets at bandstand area – incl baby changing unit and disabled toilet (radar key required) on ground level - Gents and Ladies are both down steep steps and not very pleasant (suffer from flooding?)
25	Public telephones	None
26	Overview	<p>The eclectic mix of buildings should be preserved and the view of the jetty from all along the prom protected, as well as the skyline on the landward side of the prom being kept low and in keeping.</p> <p>This is quintessentially Broadstairs and is what most visitors come to see and residents enjoy!</p>
27	Suggestions	Needs general cleaning/treating of seating, improved signage and pavement surface.
28	Additional observations	<p>Disabled access to bandstand area (for toilets and prom generally although very steep at Harbour St end.</p> <p>Stairs/wall by lift need cleaning/painting like zigzag stairs as they are very dirty – and the wall by zigzag stairs is already quite dirty and marked.</p> <p>Outdoor spaces at Albion/ Posilippo/ Prezzo and Chiapinnis are well used in good weather and offer great views and are unobtrusive to the vista generally.</p>
29	Important Views and Vistas	The whole route gives sea views and also views inland to the seaside style buildings along Victoria Parade as well as the Bandstand and Clocktower. It is an iconic panorama used for much publicity and artistic purposes and as such should be highly protected.

1	Route 10	Vere Road Car Park to Harbour Street
2	Assessors	Bob and Jill Bayford
3	Date	30 th August
4	Time	19:00:00
5	Nature of route	Walking
6	Frequency of use	Well used
7	Pattern of use	Busier in season and in daytime
8	Public transport	None
9	Cycling provision	Path through Culmers

10	Safety features	None noticed
11	Parking facilities	Car parks at Vere Road and Jetty
12	Green spaces	Nice open space through Culmers but allotment metal fence ugly.
13	Street furniture	
14	Refuse facilities	Bins in Vere Road car park, bottom of Harbour Street and Jetty but none in the open space.
15	Quality of road surface	Good in VR car park and Alexandra Road. a bit uneven in Harbour St. and poor on jetty
16	Quality of pavement surface	Acceptable
17	Quality of traffic signposting	N/A
18	Quality of pedestrian signposting	Acceptable
19	Quality of public and commercial signage	Generally acceptable
20	Quality of lighting	Generally acceptable but no lighting on Culmer's path
21	Cleanliness	Significant litter, mostly overspill from bins
22	Overview of building type	High quality new development at Vere Rd. Generally well-maintained Edwardian (?) terraced and semi-detached in Alexandra Rd. Pubs and shops around High St/harbour St junction generally in keeping. Houses on left of harbour St excellent, as is the Tartar Frigate.
23	State of buildings - repair - style - shopfront design	Generally, in good repair. 10 Alexandra Rd badly neglected, Retort Hse scruffy.
		Wide mixture of styles.
		Design generally sympathetic. Arcade and Keepers less so. Wyatt and Jones a good example of sympathetic treatment.
24	Public toilets	Toilets at Vere Rd and Harbour St
25	Public telephones	
26	Overview	Vere Rd car park offers an excellent intro to Broadstairs with toilets and a pleasant walk towards the beach, Without lighting, Culmer's path could be intimidating at night. Parking in front gardens in Alexandra Rd means that cars intrude onto the pavement (at 23, totally blocking pavement). Also many residents' cars parked on the pavement over double yellow lines. The vista at the end of harbour St and the jetty offers beautiful views across Viking bay and out to sea.
27	Suggestions	Much more could be made of the open space at Culmer's. The whole situation regarding car parking in Alexandra Rd needs to be reviewed. Views must be preserved with a presumption against anything intrusive.
28	Additional observations	In the narrow junction with High St and the length of Harbour St, the proximity of people and traffic is a concern.
29	Important views and vistas	Important view of Harbour and interesting view across allotment gardens.

1	Route 11	Pierremont War Memorial to Victoria Parade
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2	Assessors	Bob and Jill Bayford
3	Date	31/08/16
4	Time	14:00:00
5	Nature of route	Walking
6	Frequency of use	Park light, Oscar Rd light, Victoria parade heavy
7	Pattern of use	Seasonal and biased to daytime
8	Public transport	N/A
9	Cycling provision	Cycling permitted on esplanade
10	Safety features	Zebra crossing on Victoria Parade. Railings at park gate on Queen's Rd.
11	Parking facilities	Metered parking on Victoria Parade. Some time-limited spaces in Oscar Road.
12	Green spaces	Pierremont Park very pleasant open space with children's play area. Many seats and a shelter.
13	Street furniture	
14	Refuse facilities	Number of litter bins and Eurobins for rubbish. Bin in park overflowing with rubbish strewn.
15	Quality of road surface	Road surfaces generally good.
16	Quality of pavement surface	Path through park uneven. Good block paving paths along Victoria Parade.
17	Quality of traffic signposting	Limited but prominent signs directing coaches to drop-off area.
18	Quality of pedestrian signposting	Some finger signs and good beach signage.
19	Quality of public and commercial signage	
20	Quality of lighting	Nice street lamps along esplanade.
21	Cleanliness	Generally good but some litter.
22	Overview of building type	Wide variation of building type. Bland, modern flats in York St and, in Oscar Rd, backs of houses Wrotham Rd dominate street scene.
23	State of buildings	Buildings generally in good state of repair.
	- repair	Varied to include Morelli's 'vintage' look, Peen's modern and Charles Dicken's refurbished to look traditional.
	- style	
	- shopfront design	
24	Public toilets	Toilets near bandstand. Park may be more popular if there were toilets.

25	Public telephones	Public phone at Chandos Square (Vandalised).
26	Overview	Walk through park very pleasant. Potentially dangerous crossing of Queen's Rd. Oscar Rd unremarkable but offers nice view of bandstand with sea beyond. Esplanade is traditional example of typical sea front (Wide, many benches and bins, well-tended gardens). Most striking features are the views both ways towards Bleak House at one end, bandstand and clock tower at the other.
27	Suggestions	Clear signage at Pierremont end of park indicating the through route. Consideration could be given to safe crossing at Queen's Rd. If usage of park path were increased, signage would be needed to clearly indicate Oscar Rd as route to the sea front.
28	Additional observations	I think that the route from the War Memorial to the esplanade is a route in need of exploitation. The park is underused and, at busy times, could provide an attractive alternative route to the beach compared with the busy High St.
29	Important views and vistas	Small views of sea between housing, but not significant.

1	Route 12	B2052 From George Hill Road at the junction of Botany Road (Margate/Broadstairs boundary) to North Foreland Road at the junction of Lanthorne Road.
2	Assessors	Roy Dexter
3	Date	12 th March 2017
4	Time	1.30 pm.
5	Nature of route	Mixed vehicle, walkers/hikers and cycling [Thanet Viking Coastal Trail]. This is the scenic coastal road from Margate to Broadstairs.
6	Frequency of use	Seasonal. Very busy with visitors and locals during the summer season; predominately locals in the winter.
7	Pattern of use	As above with significantly more cyclists and walkers in the summer.
8	Public transport	George Hill Road only.
9	Cycling provision	Thanet Viking Coastal Trail joins the B2052 at the Captain Digby public house and heads towards Broadstairs: Diverting through the North Foreland Private Estate en-route.
10	Safety features	Significant lengths of this route are very narrow lanes that are unable to accommodate two large vehicles passing in opposite directions. Warning signs, double yellow lines, speed restrictions and cycle/pedestrian paths are provided. Safety railings and fencing are located along the cliff tops.

		Warning signs indicate narrow roads: Max 7.5 T
11	Parking facilities	Off-road public parking facilities is available at Joss Bay car park [Pay and Display] and private parking is available at the Captain Digby Public House. On-road parking is available in Elmwood Avenue and along North Foreland Road.
12	Open green spaces	Substantial green spaces can be seen along this route. Including grassed cliff tops, farmlands and the North Foreland Golf Course.
13	Street furniture	Public seating, letter boxes and information boards are provided along this route.
14	Refuse facilities	Litter Bins are provided at strategic points along this route. Large wheelie bins are provided at Joss Bay car park.
15	Quality of road surface	Adequate.
16	Quality of pavement surface	Whiteness Road is not paved: The remainder is in good condition
17	Quality of traffic, cyclists and pedestrian signposting	Signposting for pedestrians, cyclists and drivers is excellent. Clear and discreet signage with ground markings. No 'visual clutter'.
18	Quality of public and commercial signage	Very good: Discreet and no 'visual clutter'.
19	Quality of lighting	Street lighting is adequate
20	Cleanliness	The Cleanliness of the B2052 route is very good and a credit to street cleaners and traders. However, turn off the route into Convent Road or Elmwood Avenue and you will find that litter and fly tipping is rife.
21	Overview of building type	The eclectic mix of buildings along this route is excellent. Various architectural styles of quality detached properties and old cottages line the roads with numerous listed buildings. e.g. Holland House, Kingsgate Castle, North Foreland Lighthouse etc..
22	State of buildings - repair - style -	Properties are in an excellent state of repair.
23	Public and private toilet facilities	Public toilets are provided at Joss Bay throughout the summer season. Private facilities are available at the 19 th Hole Public House at the top end of Percy Avenue and the Captain Digby Public House, Kingsgate Bay.
24	Public telephones	-

25	Overview	In my opinion the section of the B2052 route, that passes through the coastal Kingsgate Conservation Area, has some of the most outstanding sandy bays, chalk cliffs and 'stacks', beach vistas, seascapes and built environment in the U.K. This area of natural outstanding beauty needs protecting.
26	Suggestions	Litter and fly tipping is a major issue. Needs addressing. Refer to section 20 (Cleanliness).
27	Additional observations	This area is used extensively as a film location, featured in TV advertisements and has appeared on a Royal Mail special coastal issue postage stamp.... Signpost indicating the B2052 Route, at the junction of George Hill Road and Whiteness Road, is wrong!!
28	Important views and vistas	Long views of coastline on entire length of route.

1	Route 13	13 Stone Road (Lanthorne Road junction) to Nelson Place (Harbour Street junction)
2	Assessors	Sue Wall and Anthony John
3	Date	29 August 2016
4	Time	16.00 – 16.30
5	Nature of route	Vehicles, cyclists and pedestrians
6	Frequency of use	Fairly busy
7	Pattern of use	Coastal route into and out of Broadstairs busy during peak times and during events
8	Public transport	Bus route – 56 small bus limited times – 69 double decker open top bus for part of route to Stone Bay during summer season only
9	Cycling provision	Part of Viking Coastal trail 15 from Lanthorne Road to Park Road but no designated cycle path or lane
10	Safety features	Metal railings at top of path to Stone Bay Advisory speed display Traffic calming narrow section by junction with Rectory Road at start of 20 mph zone
11	Parking facilities	Road-side free unrestricted parking for most of length Double yellow lines where road narrow approaching Crow Hill junction to Harbour Street Albion Street car park expensive, very poor surface and too small at peak times
12	Green spaces	Nelson Place planters maintained by local volunteers Albion Street car park raised beds maintained by Broadstairs Town Team gardening team volunteers
13	Street furniture	Bench in Nelson Place
14	Refuse facilities	Small bin in Albion Street car park often overflowing in peak periods
15	Quality of road surface	Generally good
16	Quality of pavement surface	Generally good

17	Quality of traffic signposting	Very few – school sign, road narrows and 20 mph
18	Quality of pedestrian signposting	Sign to toilets but they are closed
19	Quality of public and commercial signage	Dog fouling signs on lamp posts – stickers faded and tatty
20	Quality of lighting	Lamp posts at regular intervals
21	Cleanliness	Generally clean but rubbish in Albion Street car park
22	Overview of building type	Mainly large, detached 20 th century private housing generally getting older as approaching central Broadstairs Some historical houses, for example, Pear Tree Cottage (16 th century?) 1 small school 1 partially demolished former public house 2 small shops 1 church 1 restaurant
23	State of buildings - repair - style - shopfront design	Generally, well maintained with attractive gardens but former public house spoils the area and is an eyesore
		Eclectic mix of modern, 19 th , 18 th , 17 th and 16 th century detached, semi-detached and terraced buildings
		Second-hand furniture shop tatty, with items on pavement, spoils look of area
24	Public toilets	Closed, dilapidated block in Albion Street car park with no signs to nearest open toilets
25	Public telephones	Nelson Place
26	Overview	An important coastal approach route into Broadstairs which creates a good impression until the junction with Rectory Road
27	Suggestions	<ul style="list-style-type: none"> - Renovate former public house - Improve frontage of second-hand furniture shop (restrict display on pavement?) - Resurface Albion Street car park and give information about other available car parks, e.g., Vere Road, Crofts Place - Renovate toilet block and add information about opening times and nearest additional toilets
28	Additional observations	
29	Important views and vistas	Small views of sea through existing built development.

1	Route	14 Harbour Street (Union Square) to Eastern Esplanade (Park Road)
2	Assessors	Sue Wall and Anthony John
3	Date	29 August 2016
4	Time	15.00 – 15.45
5	Nature of route	walking
6	Frequency of use	Generally quiet – used by visitors staying in local guest houses, walkers & cyclists throughout the year
7	Pattern of use	Busy during peak season, good weather & special events
8	Public transport	69 open-top bus during 2016 summer season

9	Cycling provision	Part of Viking Coastal Trail 15
10	Safety features	Metal railings along cliff edge Locked barrier to prevent cars driving down slope to Stone Bay
11	Parking facilities	Double yellow lines from Union Square to archway No parking in front of Bleak House Free unrestricted road-side parking along Eastern Esplanade with double yellow lines around junctions No parking from 18.00 to 06.00 for coaches and motor caravans along Eastern Esplanade although signs confusing and could be interpreted that motor caravans are allowed along the stretch towards Park Road junction On August Bank Holiday Monday cars were parked the whole length of the Eastern Esplanade with illegal parking on double yellow lines (Civil Enforcement Officer busy issuing tickets!)
12	Green spaces	Wild vegetation along cliff top – quite high in places
13	Street furniture	18 benches (17 wooden need painting -1 metal badly rusted and unsightly) Wooden shelter (unglazed) at junction with Rectory Road in need of painting but generally in good condition Town Trail sign for Smugglers' Lair
14	Refuse facilities	1 heritage bin Three large new smart black plastic bins by top of steps (recycle card & paper, bottles & cans and general waste)
15	Quality of road surface	Generally good
16	Quality of pavement surface	Generally good
17	Quality of traffic signposting	Not applicable
18	Quality of pedestrian signposting	None. Signs and a local coastal map would be useful as we were asked by a group walking from Margate whether they had reached Broadstairs yet!
19	Quality of public and commercial signage	Large number of small relatively new signs displayed on lamp posts prohibiting overnight parking of coaches and motor caravans (see point 11 above) Dog fouling stickers on lamp posts often faded and tatty Good sign for Stone Bay
20	Quality of lighting	Frequent lamp posts
21	Cleanliness	Paths themselves clean but litter trapped in cliff-top vegetation looks unsightly
22	Overview of building type	Range of styles and periods from historic in Union Square (The Old Curiosity Shop 16 th century?), iconic Bleak House, Victorian, Edwardian to modern detached houses, bungalows and flats 3 guest houses 1 small school
23	State of buildings - repair - style - shopfront design	Generally, well maintained and creating a very good impression Dickens Cottage neglected and spoils look of Union Square Graffiti on long wall of Harbour Rise looks unsightly
		Interesting eclectic mix
		No shops but three guest houses attractively presented with lovely front gardens
24	Public toilets	On steps leading to Stone Bay/top wall cracked, flaking paint and graffiti

25	Public telephones	Opposite Stone Bay steps
26	Overview	A very important coastal walking/cycling route giving attractive sea views. It should be preserved and improved.
27	Suggestions	<ul style="list-style-type: none"> - Remove graffiti from walls - Restore benches and shelter - Remove litter from cliff top - Add signs and map for walkers and cyclists - Clarify overnight parking restrictions for motor caravans
28	Additional observations	
29	Important views and vistas	Important views of built-up coastline.

1	Route	15
2	Assessors	Peter Lorenzo and Sue Wall
3	Date	27.06.2018
4	Time	10.00
5	Nature of route	This is a driving route mainly for access to residential properties, a dancing school, a riding school and Joss Bay. It is also a driving and walking route to St Peter's Recreation Ground, especially for sports matches.
6	Frequency of use	This is a fairly busy route.
7	Pattern of use	Traffic is steady during the day with peaks during weekday mornings and evenings plus during rugby and tennis events.
8	Public transport	The 38-bus route runs between Grange Road and Stanley Road only with an infrequent daytime service.
9	Cycling provision	None
10	Safety features	None
11	Parking facilities	Roadside parking is permitted on both sides of the road. There are two short sections of double yellow lines on the corners of the junction with Stanley Road. There is limited off-street parking for the rugby and tennis clubs in St Peter's Recreation Ground. There is limited off-street parking on the forecourt of The Lanthorne. All the dwellings have garages and/or off-street parking space.
12	Green spaces	St Peter's Recreation Ground is a sporting area for rugby, football and tennis. There is a large rugby clubhouse and a smaller tennis clubhouse. The recreation ground also includes a children's play area and a youth club pavilion. Near Reading Street there is a large area of agricultural land used for the grazing of horses, donkeys, sheep and alpaca.
13	Street furniture	There is one bench and one raised flower bed on the corner with Reading Street.
14	Refuse facilities	None
15	Quality of road surface	The road surface is generally acceptable but there are some potholes.

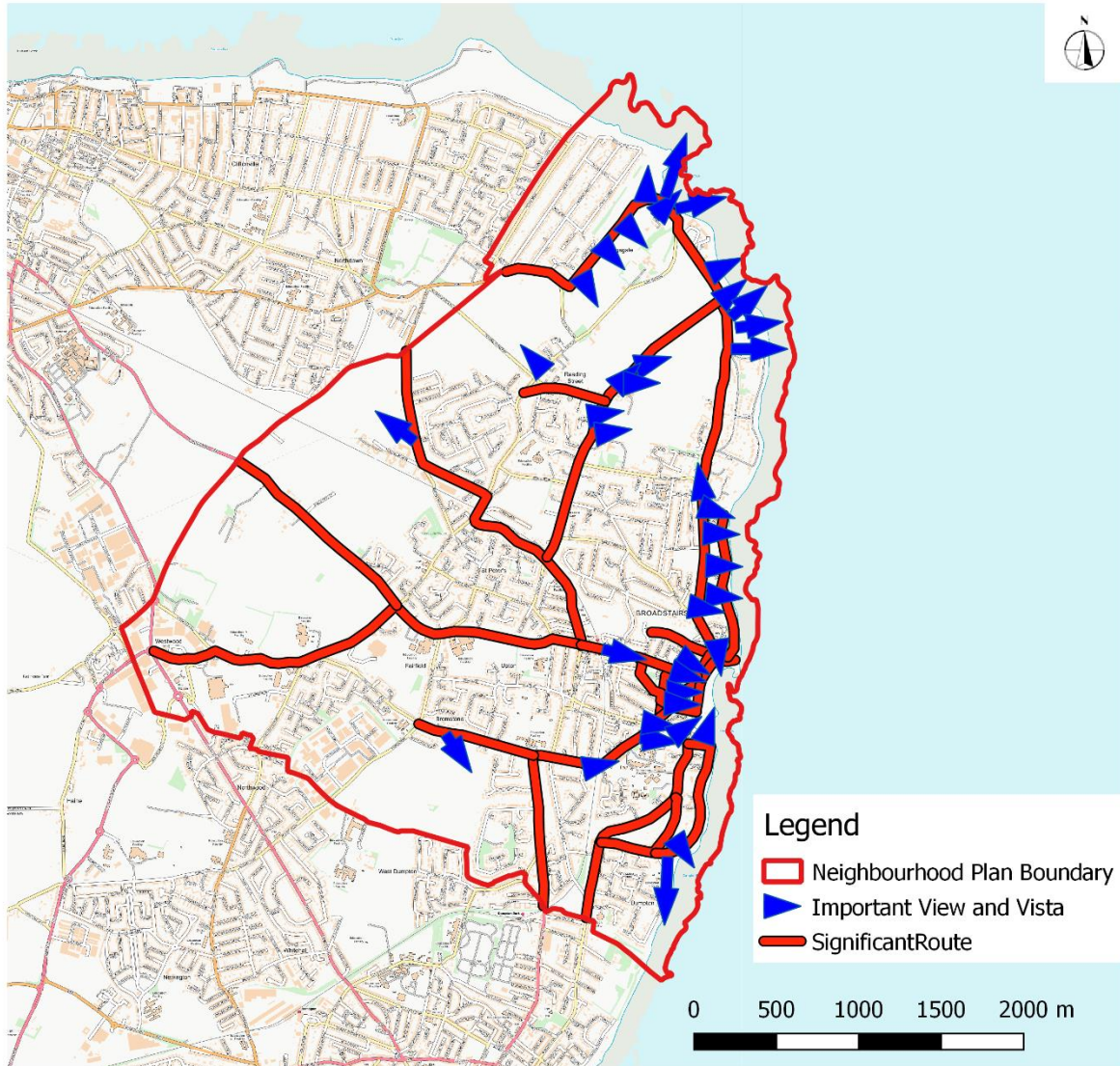
16	Quality of pavement surface	The surface of the pavements is generally acceptable but there are some uneven sections. The pavements are narrow in places. There is only pavement on one side of the road between Grange Road and Reading Street.
17	Quality of traffic signposting	There is only one small height warning notice near the junction with Reading Street. It is very dirty and almost illegible.
18	Quality of pedestrian signposting	There is only one small sign to the public footpath opposite the junction with Grange Road.
19	Quality of public and commercial signage	The Lanthorne sign and lighting are both appropriate to the style of this locally listed public house.
20	Quality of lighting	Street lighting seems adequate for driving but inadequate for walking.
21	Cleanliness	This route is of above average cleanliness and free from litter.
22	Overview of building type	The buildings are very mixed in architectural character. They are generally large, detached dwellings. At least two very large houses have been sympathetically converted into apartments. Additionally, one large house has been converted into a residential care home and another into a dancing school. There is a large, modern, purpose-built nursing home set in large grounds.
23	State of buildings - repair	The buildings are generally in a good state of repair.
	- style	The buildings range from 18 th to 21 st century, including Victorian, Edwardian and Art Deco styles. There is one listed flint cottage and one locally listed pub. Several houses are of very attractive Arts and Crafts design. There are long stretches of historical flint walls and unusual brick walls, often the only remains of larger properties now demolished and replaced by modern houses.
	- shopfront design	The Lanthorne pub façade has a traditional and appropriate design.
24	Public toilets	None
25	Public telephones	None
26	Overview	This is an attractive residential street which has a more rural character in the stretch between Grange Road and Reading Street.
27	Suggestions	The character of this route should be maintained.
28	Additional observations	
29	Important Vistas and Views from route	The views across the agricultural land towards the North Foreland lighthouse, the sea and an oast house are very important.

1	Route	16
2	Assessors	Peter Lorenzo and Sue Wall
3	Date	04.07.2018
4	Time	10.00
5	Nature of route	This is primarily a driving route for the local residential area although it is also a walking route used by hikers. The road is very narrow in places, especially when cars are parked on both sides of the road
6	Frequency of use	There is steady use by vehicles throughout the day.
7	Pattern of use	This road is congested at some peak times, especially school arrival/departure times for Callis Grange Infant School and St Peter's C of E Junior School. Large commercial vehicles often use this road as it is indicated by satnav and this causes traffic blockages and sometimes damage to walls.
8	Public transport	None
9	Cycling provision	None
10	Safety features	There is a 20-mph speed limit along the whole length of this road. There are double yellow lines around the corner with Callis Court Road and Elmwood Avenue.
11	Parking facilities	There are 5 marked, unmetered, parking bays at the junction with Balliol Road. On-street parking is permitted the whole length of the road.
12	Green spaces	Kitty's Green is a small, fenced, grassed area with attractive mature trees. There is also an additional small corner grassed area opposite.
13	Street furniture	Kitty's Green has one wooden bench. The corner grassed area has two small raised flower beds and two benches. There is one bench on a traffic island at the junction with Balliol Road.
14	Refuse facilities	Kitty's Green has one litter bin and one dog waste bin. The corner grassed area opposite Elmwood Close has one litter bin.
15	Quality of road surface	This road is poorly maintained with uneven patches and potholes.
16	Quality of pavement surface	There is a narrow pavement on only one side of any stretch of the road. The side changes at different points along the road. The pavements are narrow, poorly maintained and, in places, very uneven.
17	Quality of traffic signposting	There are two small signs at the junction with Elmwood Avenue. One is to the post office and local shop (now closed) pointing towards Joss Bay. The other is to St Andrew's Church. There is an old style blue sign before the junction with Beacon Road giving directions to St Peter's, Broadstairs, Cliftonville and Kingsgate.
18	Quality of pedestrian signposting	None
19	Quality of public and commercial signage	The Post Office and local shop (now closed) has traditional signage. The White Swan pub has traditional signage including an unusual stained glass hanging sign.

20	Quality of lighting	There are street lights which are adequate for driving but inadequate for walking.
21	Cleanliness	This road is clean and without litter. The residents seem to take pride in this area.
22	Overview of building type	This road is mainly residential with one church and one pub. It has a great variety of architectural styles. Most of the homes are houses but there is a former boarding school which has been sympathetically converted into apartments.
23	State of buildings - repair	The buildings are generally in a very good state of repair. The residents appear to take pride in the appearance of their homes.
	- style	There are 18 th , 19 th and 20 th century flint cottages (several with Flemish gables), Victorian terraced houses, detached Edwardian houses, late 20 th century detached and semi-detached houses, 21 st century detached houses, a mid-19 th century old school house and an early 20 th century gothic-style church. There are many buildings and walls made from flint used in different styles, for example, whole and knapped. Thirteen dwellings are Grade II Listed in Reading Street.
	- shopfront design	The closed post office and shop has a traditional shopfront. The pub has a traditional façade.
24	Public toilets	None
25	Public telephones	None
26	Overview	This is a conservation area with a distinct village sense of identity.
27	Suggestions	
28	Additional observations	The residents have a strong sense of community and have taken action against proposed housing development on land previously the site of a convalescent home.
29	Important Vistas and Views from route	There are two important views on this route: <ul style="list-style-type: none"> • Across Kitty's Green to the cottages of Trinity Square • To the side of The Convent Cottages across the field.

Conclusion:

The NDP aims to protect these views and vistas with a policy in the plan the following map will be included in the Neighbourhood Development Plan:



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Broadstairs and St Peter's Neighbourhood Plan

Strategic Routes – Allocations

No	Description of route	D	W	Allocation
1	A256 Westwood Road (DFS) > Vicarage Street roundabout A255 Broadstairs Road (Vicarage Street roundabout) > The Broadway (traffic lights)	√	√	Peter Lorenzo + 1
2	A255 St Peter's Road (College Road roundabout) > Dane Court Road (Vicarage Street roundabout)	√		Peter Lorenzo + 1
3	A255 Ramsgate Road (railway bridge) > Wellesley House roundabout	√		Cllr D Saunders + 1
4	A255 Ramsgate Road (Wellesley House roundabout) > Queens Road (Baptist Church)		√	Laura S + Sue Wall
5	B2053 Green Lane (Northdown Park Road junction) > Northdown Hill > Westover Road > Beacon Road (railway bridge) Albion Road (railway bridge) > St Peter's Park Road > The Broadway (traffic lights)	√	√	Cllr R Binks +1
6	Albion Street (Albion Hotel) > Alexandra Road junction		√	Laura Scotney + Sue Wall
7	Albion Street (Albion Hotel) > Charlotte Street > York Street > Ramsgate Road (Wrotham Arms)		√	Laura Scotney + Sue Wall
8	Dumpton Park Drive (Cliffside Drive junction) > Dumpton Gap Road (Western Esplanade junction) South Cliff Parade (George VI park) > Western Esplanade > West Cliff Promenade (Grand Mansions)	√	√	Cllr D Saunders + 1
9	West Cliff Promenade (Grand Mansions) > Viking Bay Promenade > The Parade (Harbour Street junction)		√	Laura Scotney + Sue Wall
10	Vere Road coach/car park > path by Culmer's Land allotments > Alexandra Road > Albion Street > Harbour Street (end of jetty)		√	Cllr R Bayford + 1
11	Pierremont Hall war memorial > Pierremont Park > Queens Road > York Avenue > Oscar Road > Victoria Parade (Albion Hotel)		√	Cllr R Bayford + 1
12	George Hill Road (Green Lane junction) > Whiteness Road > Kingsgate Bay Road > Joss Gap Road > North Foreland Hill > North Foreland Road (Lanthorne Road junction)	√		Cllr R Dexter +1
13	Stone Road (Lanthorne Road junction) > Nelson Place (Harbour Street junction)	√		Sue Wall + 1
14	Harbour Street (Union Square) > Fort Road > Eastern Esplanade (Park Road junction)		√	Sue Wall + 1
15	Callis Court Road	√		Peter Lorenzo + Sue Wall
16	Reading Street	√		Peter Lorenzo + Sue Wall

D = driving route W = walking route

Appendix 2: Checklist used for Assessments

1	Route	
2	Assessors	
3	Date	
4	Time	
5	Nature of route	
6	Frequency of use	
7	Pattern of use	
8	Public transport	
9	Cycling provision	
10	Safety features	
11	Parking facilities	
12	Green spaces	
13	Street furniture	
14	Refuse facilities	
15	Quality of road surface	
16	Quality of pavement surface	
17	Quality of traffic signposting	
18	Quality of pedestrian signposting	
19	Quality of public and commercial signage	
20	Quality of lighting	
21	Cleanliness	
22	Overview of building type	
23	State of buildings - repair - style - shopfront design	
24	Public toilets	
25	Public telephones	
26	Overview	
27	Suggestions	
28	Additional observations	
29	Important Views and Vistas from Route	