

Appendix 1: Theme 12 – Built Heritage





Theme 12 – Built Heritage

Summary

12.1 The built heritage of Dover District is an outstanding resource that stands as a visible reminder of the area's rich history. The District contains important standing remains ranging in date from the Roman period to the modern-day. Many of the District's Historic

Buildings are celebrated for their aesthetic qualities and are imbued with a patina of age. The Built Heritage of the District makes a major contribution to local character and distinctiveness through the varied use of materials and the way that buildings of different dates and types relate to each other as well as to the surrounding landscape and settlement. The District's built heritage has an important role to play in future regeneration proposals, the promotion of sustainable development and for the economic future of the District.

Introduction

12.2 Dover District possesses an extraordinary wealth of historic buildings, structures and features that today stand as visible reminders of the rich history of the area. Grouped together for the purposes of the present study as 'Built Heritage' the assets include numerous spectacular and prominent sites.

12.3 Examples include the ruins of the



Cover
Figure 1
Figure 2

Converted historic industrial building in Middle Street Deal
Sandwich Weavers. © Explore Kent
Pharos and St Mary Castro

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Figure 3 Dover Castle. © English Heritage

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Roman Shore fort at Richborough or the Pharos at Dover, which stands as the tallest building from Roman Britain; numerous Saxon and medieval churches, many of which are in use today; fortifications such as Dover Castle, Deal Castle, the extensive post medieval fortifications at Dover Western Heights and medieval town walls at Sandwich; country houses and manors including estate buildings such as the Belvedere at Waldeshare Park; maritime features such as the South Foreland Lighthouse, the Time Ball Tower in Deal and the harbour works at Dover; the streetscapes and historic buildings of medieval Sandwich, and the eighteenth and nineteenth century port of Deal.

12.4 While these and other prominent buildings and structures stand out, the District also contains many, many more assets that contribute to the distinct character of its towns, villages, coast and rural areas. These include the remains of the collieries and settlements of the East Kent coalfields, historic farmsteads and agricultural buildings, bridges, milestones, the remains of the coastal defences of the First and Second World War,

Figure 4 Crabble Mill

Figure 5 Swingate Radar Masts

Figure 6 Listed tram stop shelter, Dover

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memorials and monuments, civic buildings, street features and public parks and gardens. Many of the themes covered in the Heritage Strategy include Built Heritage assets that make an important contribution to the significance of each theme. Likewise there are many significant built heritage assets that are not covered in the themes identified in the Heritage Strategy but is none-the-less important including, potentially, assets that are nationally important.

12.5 While there are many Built Heritage assets that have statutory protection there are far more that are not protected in any formal way but remain important to the District and its communities.

12.6 This theme paper after an introduction to designation and protection of Built Heritage assets, describes the District's Built Heritage. The description of Built Heritage deals firstly with those assets that are protected as Listed Buildings, then those that are not specifically protected through Listing and thirdly characteristics of the District's Built Heritage.

Designation and Protection of Built Heritage Assets

12.7 The interest in formally protecting the built heritage was first established with the Ancient Monuments Protection Act 1882 although initially the act only covered prehistoric monuments with Kits Coty the only site in Kent. Following the Ancient Monuments Consolidation and Amendment Act in 1913 the classification of Ancient Monuments broadened and by 1931 over 3,000 monuments had been Scheduled and 200 taken into public ownership. Even so many of the buildings protected as “Ancient Monuments” under the Act were limited to those as unoccupied to avoid the complexity of protection of a lived in property.

12.8 It was the damage caused by bombing during World War II that prompted a need to develop a List of Buildings of Architectural Merit which should be rebuilt. Three hundred members of the Royal Institute of British Architects and the Society for the Protection of Ancient Buildings were dispatched under the supervision of the Inspectorate of Ancient Monuments and funded by the Treasury to establish the List of Buildings of Architectural Merit requiring bomb damage repair. The list, which became known as the ‘salvage scheme’ was issued in 1941 to local authorities who were meant to protect buildings on the list from casual or needless demolition following bombing raids. The scheme had limited success and there is anecdotal evidence of the needless loss of historic buildings in cities such as Exeter and



Figure 7
Figures 8 & 9



Canterbury which were specifically bombed as cultural targets by the Luftwaffe in the ‘Baedeker Blitz’ of 1942. A positive outcome of the scheme however was that it provided a sound basis for post-war Listed Building legislation and it focused attention on the need to protect historic buildings from uncontrolled demolition and alteration.

12.9 Shortly after the war, the Town and Country Planning Act 1947 established the basis for a comprehensive compilation of the first List of Buildings of Special Historical or Architectural Importance. This has developed through various amendments to the Act and the authority for Listing is today granted to the Secretary of State by the Planning (Listed



Richborough Castle Scheduled Monument. © Dover Museum (d01745)

St James' Church in Dover was heavily damaged by war-time bombing. The preserved remains of the church act as a reminder of the town's role in the conflict. 8 © Dover Museum (d25678)

Buildings and Conservation Areas) Act 1990. In England the Department for Culture, Media and Sport oversees policy on the protection of the country's heritage assets including its historic buildings. The decision on whether or not to list a building is made by the Secretary of State although the process is administered by English Heritage. Applications to alter or demolish a Listed Building are generally administered by the Local Planning Authority who normally retain the services of a specialist Conservation Officer and are required to consult with relevant statutory bodies such as English Heritage and the Society for the Protection of Ancient Buildings (SPAB). The National Planning Policy Framework sets out the Government's policy on how Listed Buildings should be treated in the planning process.

12.10 Today designated heritage assets have evolved in several individual categories: archaeological monuments (which can include buildings) are 'Scheduled'; historic buildings and structures are 'Listed'; historic parks and gardens and battlefields are 'Registered'; and military remains and wrecks are 'Protected' through various legislations. In 2007 the government, to streamline the processes involved in protecting the historic environment, published a White Paper '*Heritage Protection for the 21st Century*' and in 2008 a draft Heritage Protection Bill was consulted upon. The proposal included that the existing designation lists be merged into a single register of heritage assets which would explain the particular significance of each asset. Although there was strong support for the legislation, the Bill was abandoned.

The Listing of Buildings

12.11 The older a building is, the more likely it is to be Listed. Almost all buildings that were built before 1700 that survive in anything like their original condition are listed as are the majority of those up to 1840. The criteria is tighter for more recent buildings

and any post war buildings have to be exceptionally important and normally at least 30 years old to be Listed. In England there are approximately 374,081 Listed Building entries, which represent over half a million individual buildings (as a number of buildings can be covered by an entry). This represents around 2% of England's buildings.

12.12 Listed Buildings are graded into three categories:

- **Grade I** - Buildings of exceptional interest, sometimes considered to be internationally important;
- **Grade II*** -: Buildings are particularly important buildings of more than special interest;
- **Grade II** - Buildings are nationally important and of special interest.

12.13 There was formerly a non-statutory Grade III which was abandoned in 1970 and Grades A, B and C (approximately equivalent to I, II* and II) at one time were used for Anglican churches in use (though a few buildings remain graded such).

Criteria for Listing

12.14 In order to be Listed, a historic building or structure must meet certain criteria. In March 2010 the Department for Culture Media and Sport published their paper '*Principles of Selection for Listing Buildings*' which sets out the principles that the Secretary of State applies when deciding whether to add a building to the list. As well as setting out statutory criteria the Secretary of State will refer to a series of selection guides published by English Heritage.

12.15 The Secretary of State will consider whether a building or structure has:

12.16 **Architectural Interest** – important in terms of architectural design, decoration or craftsmanship, it may be a nationally



important example of a particular building type or application of techniques or plan form.

12.17 Historic Interest – must illustrate important aspects of the nation’s social, economic cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building as well to justify designation.

12.18 Group Value – A building that may not be worthy in itself may contribute through its exterior appearance to the architectural or historic interest of a group of buildings which it forms a part of. If a building is Listed due to its group value the protection applies to it in its entirety.

12.19 Fixtures of Special Interest – Account can be taken of a man made feature or object fixed to a building which has particular interest in its own right. Examples could be a particular ceiling, panelling or fireplace. Items that are not fixtures such as furniture or paintings cannot be taken into account.

12.20 The Secretary of State will assess the special interest or significance of a building

for the purposes of Listing against the following criteria:

12.21 Age and Rarity – The older a building is, and the fewer surviving examples of its kind, the more likely it is to have a special interest and be Listed.

12.22 Aesthetic Merits - The appearance of a building, both for its intrinsic architectural merit and any group value it may have, is a key consideration but buildings with little visual merit may qualify on other criteria.

12.23 Selectivity – A building may be Listed primarily because it is selected as representing a particular historical type in order to ensure that examples are preserved for posterity. These normally apply to selection from building types were a



Figure 10 Examples of English Heritage’s selection guidelines for categories of Listed Buildings. © English Heritage

Figure 11 One of the District’s many Listed Buildings, a timber framed house in Elmstone (GII LB - C16th)

substantial number of similar types survive and policy is to select only the most representative or most significant examples of that type.

12.24 National interest – As well as buildings that have their own special interest on national terms, the most significant or distinctive regional buildings that together make a major contribution to the national historic stock may also be selected. For instance, the best examples of local vernacular buildings will normally be Listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be Listed because they represent a nationally important but localised industry.

12.25 State of repair: this is **not** deemed to be a relevant consideration for listing. A building can be Listed irrespective of its state of repair.

12.26 Although decisions to a List a building can be made on the interest of a small part of a building, the protection applies to the whole of that building, its interior as well as exterior fabric, fixtures and fittings and objects within the curtilage of the building even if they are not fixed. Any buildings or structures constructed before 1st July 1948 which fall within the curtilage of a Listed Building are treated as also Listed. Policy also seeks to preserve the setting of a Listed Building that is the surroundings within which the Listed Building is experienced.

12.27 De-listing of historic buildings which have lost their special interest is possible but is relatively rare. In an emergency a local planning authority can serve a temporary '*Building Preservation Notice*', if a building is in danger of demolition or alteration in such a way that its historic character may be affected. This can remain in force for up to six months allowing the Secretary of State to

reach a decision on formal Listing. Developers can also apply to the Secretary of State for a '*Certificate of Immunity*' that helps to provide certainty for their proposals on buildings that may be eligible for Listing.

12.28 In England the local planning authority is responsible for management of Listed Building works. There is a general principle that Listed Buildings are put to appropriate and viable use and that this may involve re-use and modification of the building. Listed Building Consent from the local planning authority is required for any alterations or demolition. Carrying out any unauthorised works is a criminal offence and owners can be prosecuted and ordered to reverse the works at their own expense. Dover District Council's guidance on Listed Building applications can be found on the following link to their website:

http://www.dover.gov.uk/conservation/listed_buildings.aspx

Protection of Undesignated Built Heritage Assets

12.29 Heritage assets with a statutory designation are given the most protection, to reflect their relative significance. The majority of historic buildings and structures, however, have no statutory protection. In some cases the appearances of buildings and structures, for example street furniture can be protected through their falling within designated Conservation Areas. In these Conservation Areas controls can be put in place to protect the historic character and special interest of the area. Such controls may take the form of Article 4 and 4.2 directions. Conservation Areas are covered in a separate theme paper (Theme 13 Conservation Areas).

12.30 A number of local authorities maintain a list of Locally Listed Buildings. These are buildings within their area which are generally considered by the council to



have local historic and architectural value. Canterbury City Council is an example of a local authority in Kent which maintains a list of Local Listed Buildings. The Local List was prepared by Government Listed Building Inspectors in the 1970s and 1980s and around twenty more buildings have been added since to reach the present list of 790 properties. Although not protected through statutory designation, some protection is afforded through the support of local plan policies that give regard to the special historic or architectural interest of the buildings in determining planning and other proposals. Canterbury City Council uses the following criteria as a basis for choosing buildings to be included on the Local List:

- 'Buildings possessing special architectural or historic interest but not currently enjoying Listed Building Status;
- Buildings of a definite and recognisable architectural interest (including originality of design and rarity);
- Buildings relating to traditional or historic 'industrial' processes in a reasonable state of preservation;
- Intact historic structures such as bridges
- Buildings of character acting as landmarks in the townscape or landscape;
- Buildings associated with unusual or significant events or personalities, or

containing features of definite antiquity (i.e. pre-1800).

- Good quality modern architecture.'

12.31 The National Planning Policy Framework provides the Government's policy support for the use of Local Lists and recognises that their use will strengthen the role of local heritage assets as a material consideration in deciding the outcome of planning decisions. English Heritage is developing non-statutory best practice guidance for local authorities, community representatives and other interested stakeholders for the identification and management of significant local heritage assets using a Local List. The production of guidance will fulfil a commitment made in the 2007 white paper '*Heritage Protection for the 21st Century*'. A consultation draft of the Good Practice Guide can be found at:

<http://www.english-heritage.org.uk/content/imported-docs/a-e/english-heritage-good-practice-guidance-for-local-listing-consultation-draft.pdf>

12.32 It is envisaged that the guidance will give local authorities and their communities confidence in introducing a list and preparing selection criteria, encourage a consistent approach to the identification and management of local heritage assets across the country, and that it will move away from just listing of buildings to a wider range of heritage assets.

Description of the Heritage Assets

12.33 The approach taken for this paper has been to first consider those assets which are formally recognised as being of national importance and therefore designated as Listed Buildings and then to consider the wider undesignated built heritage which as well as including some key buildings that may

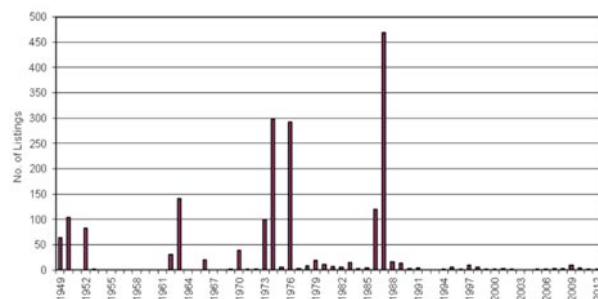
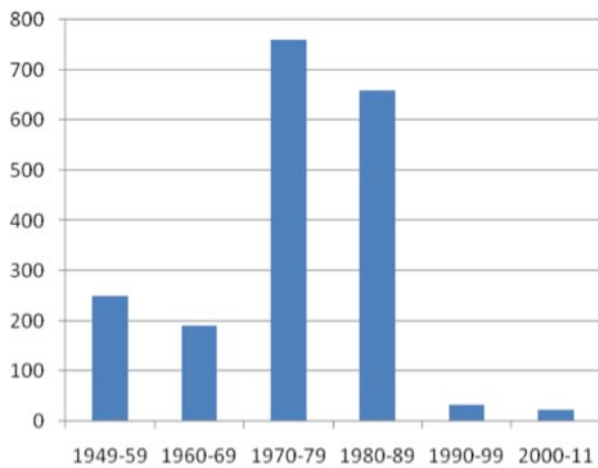
be considered for national designation, includes a wide range of assets that are of local and regional significance. Thirdly the paper will describe some of the characteristics common to the built heritage of the District.

Listed Buildings

12.34 At the time of writing this paper in February 2012, Dover District has 1,922 Listed Buildings (a further ten properties have been de-Listed). The following provides some analysis of the District's Listed Buildings based upon readily available information in the Kent Historic Environment Record.

Date of Designation of Built Heritage Assets

12.35 On the 1st of June 1949 the District designated its first 48 Listed Buildings. Since then 1,884 buildings and structures have been entered on to the List. The graphs below illustrates firstly by decade and secondly by individual year the number of Listed Buildings designated in Dover District.

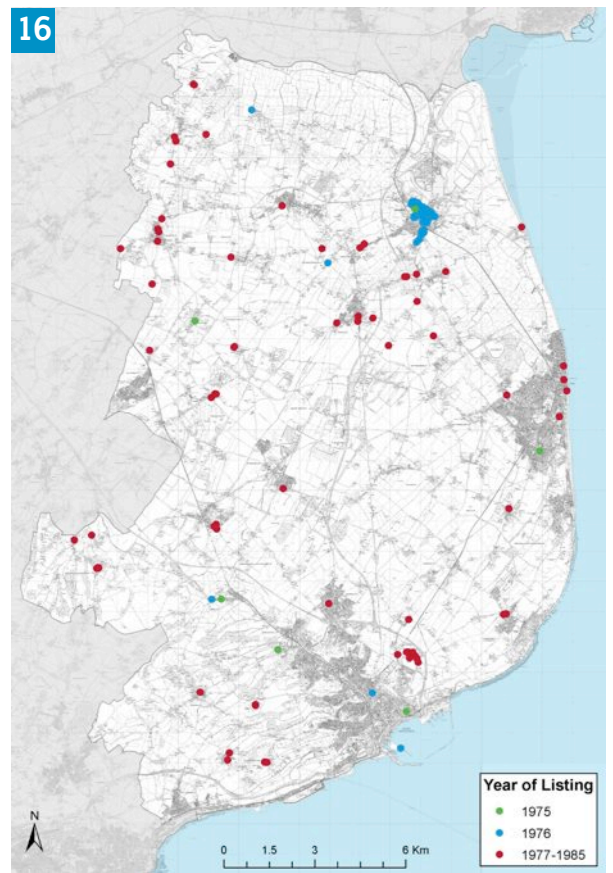
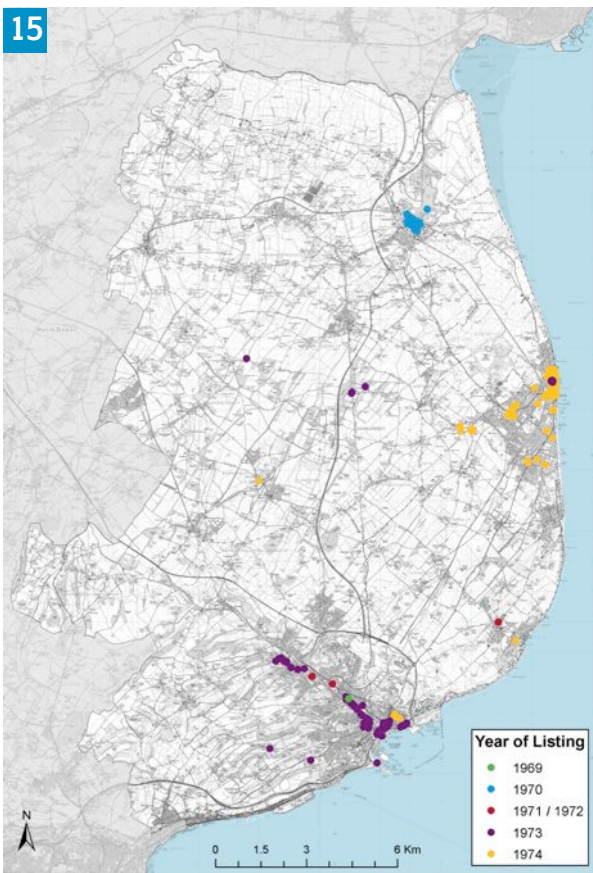
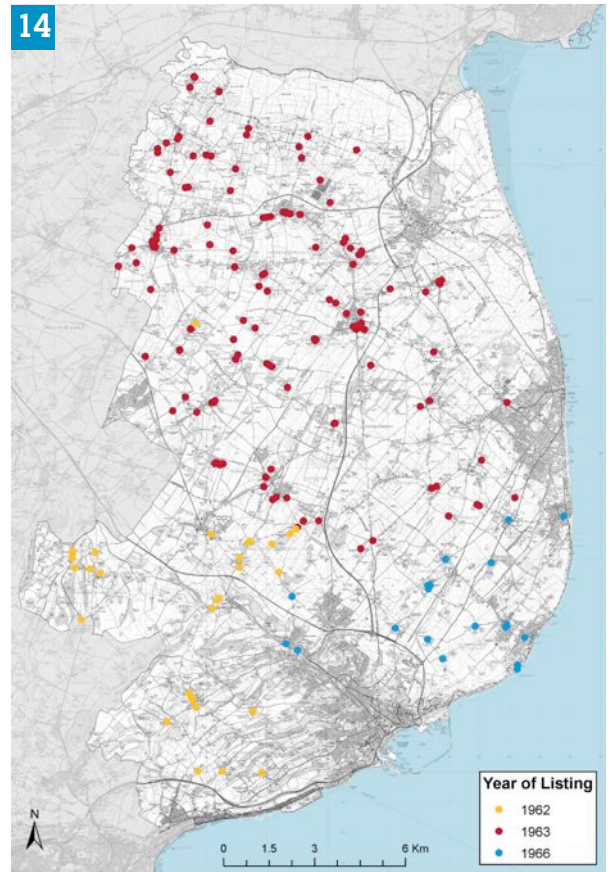
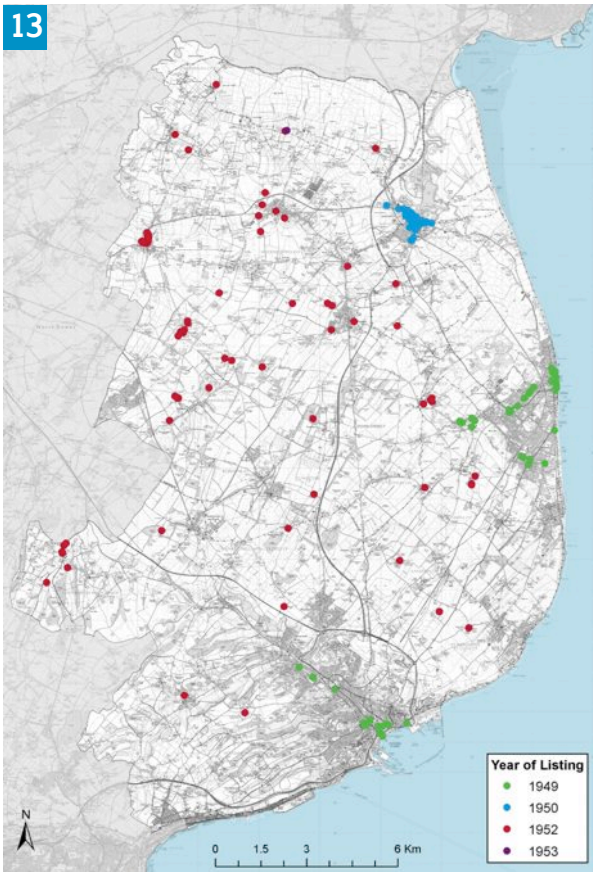


12.36 From the above it is clear that the bulk of Listed Buildings were designated in the 1970's and 1980s with significant peaks in 1974, 1976 and 1987. More moderate peaks were also seen in 1949, 1950 1952, 1963, 1973 and 1986.

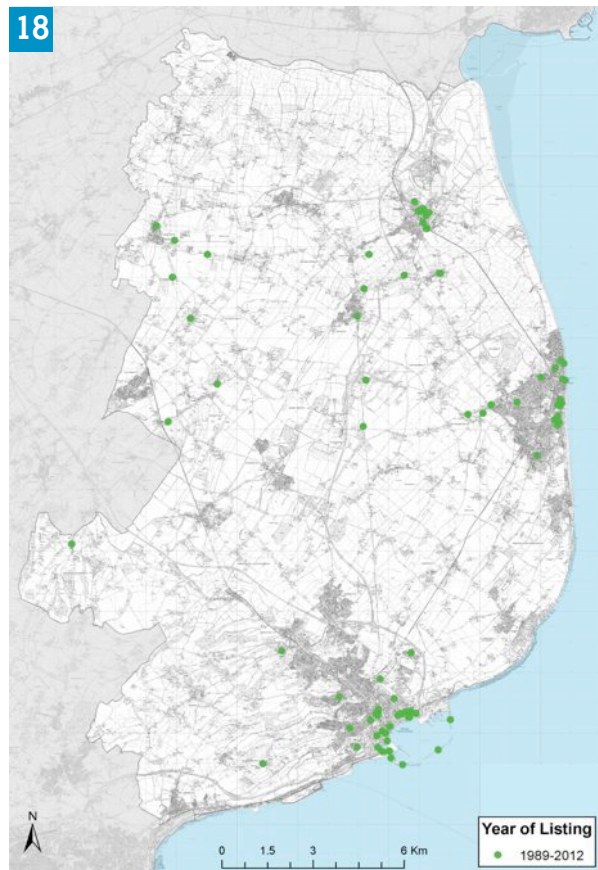
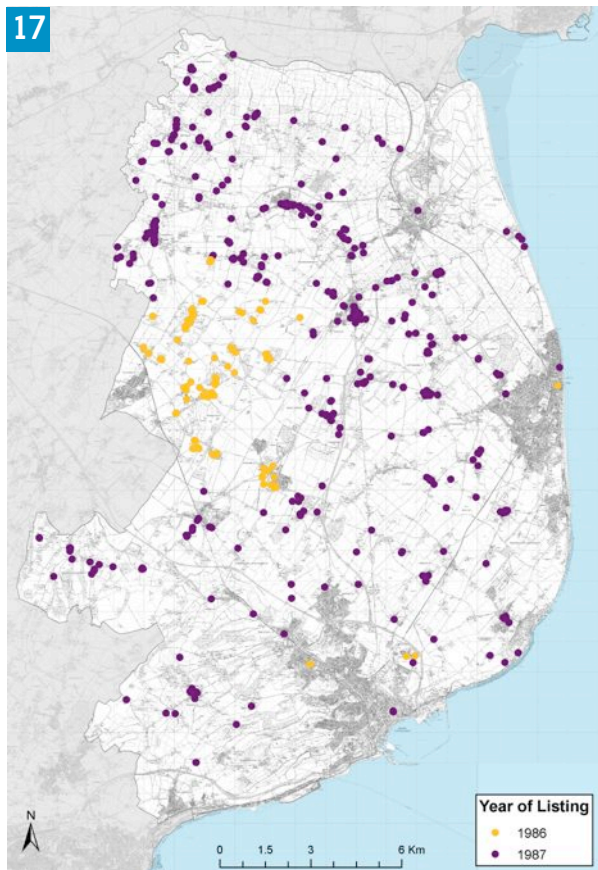
12.37 The first tranche of Listed Buildings in the District came on the 1st June 1949 when 48 properties were designated in and around Deal. Of these 5 were Grade II* Listed and the remainder Grade II. By the end of the same month another sixteen were added from Dover of which seven were Grade II* Listed. The following year saw a concentration in the Listing of Buildings in Sandwich and the District gained its first six Grade I Listed Buildings amongst the 103 new entries. These were St Mary's Church, the Church of St Clement, Church of St Peter, St Bartholomew's Chapel, The Barbican and The Salutation all designated on the 19th May 1950. 1952 saw the Listing of buildings in more rural areas and villages around the District. Figure 13 provides an indication of the distribution of Listed Buildings in the District up to 1953.

12.38 There followed a hiatus in listing in the District until 1962 when 30 properties became Listed Buildings and the following year another 141 and 20 more in 1966. Amongst the Listings of the 1960s were the windmills at Chillenden and South Foreland, the Old St Margaret's Lighthouse, Waldashare Park and its Belvedere and many churches. Figure 14 illustrates the mainly rural spread of the buildings that were Listed in the 1960s and clearly shows that the process of listing was taking place by areas of the District i.e. rural south west in 1962, rural north in 1963 and rural south east 1966.

12.39 The 1970s saw a big increase in the numbers of Listed Buildings, particularly in 1974 and 1976 which saw large numbers designated in Deal and Sandwich respectively. 1974 saw the listing of the Roman *pharos* at



Figures 13 to 16 Distribution of Listed Buildings in Dover District 1949-1953 (Figure 13); 1962-66 (14); 1969-74 (15); and 1975-1985 (16)



Dover, the Saxon Church of St Mary Castro and Dover Castle itself, all at Grade I. These three were the last Grade I designations in the District.

12.40 1986 and 1987 saw substantial numbers of Listed Buildings designated across the District. Of the 588 Listed during this time all but five were designated Grade II and mainly derived from the rural villages and countryside.

12.41 Since 1988 a moderate number of buildings have been designated. These have

mainly arisen as reviews of areas proposed for significant change such as the former barracks in Walmer and the Western Docks at Dover.

Quantification of Listed Buildings by Grade

12.42 Across England there are approximately 374,081 Listed Building entries of which 2.5% are Grade I buildings of exceptional interest, sometimes considered to be of international importance. Grade II* buildings are of particular importance and more than special interest, forming 5.5% of the list entries. The largest number of entries is made up of Grade II Listed Buildings of national importance and of special interest, making up 92% of the Listed entries. It is important to remember that a listing entry can sometimes include more than one building – such as a terrace. As of the February 2012 there are 1,922 Listed Buildings in the District of which 38 (2%) are Grade I Listed, 105 (5.5%) are Grade II*



Figures 17 & 18
Figure 19

Distribution of Listed Buildings in Dover District 1986-1987 (Figure 17) and 1989-2012 (16)
Chequer Inn, Ash (GII LB - c1480-1520)

Listed, and the remaining 1,779 (92.5%) are Grade II Listed. The proportions of District's listing entries by grade are therefore comparable with the national averages, with 0.5% fewer Grade I entries and 0.5% more Grade II entries than the overall national proportions.

Grade	Count	District %	National %
I	38	2	2.5
II*	105	5.5	5.5
II	1779	92.5	92
Total	1922	---	---

The age range of Listed Buildings

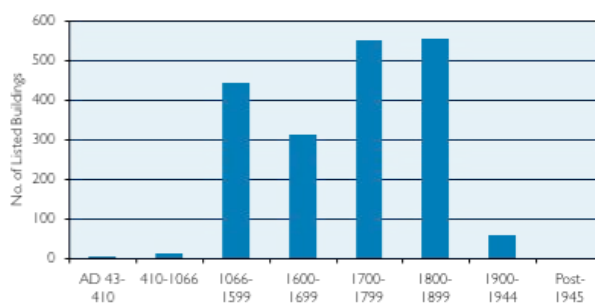
12.43 As stated earlier, the older a building is, the more likely it is to be Listed. Almost all buildings that were built before 1700 that survive in anything like their original condition are Listed as are the majority of those up to 1840. The criteria is tighter for more recent buildings and any post war buildings have to be exceptionally important and normally at least 30 years old to be Listed. The table and bar chart below sets out the date range for the Listed Buildings in the District. Some caution has to be exercised in allocating the date of buildings without more detailed study as the descriptions relied upon are not always clear and many of the buildings fall through several periods. The date used is the date of the original construction of the building.



Figure 20 Thatched cottages, Preston (GII LB - early C18th)

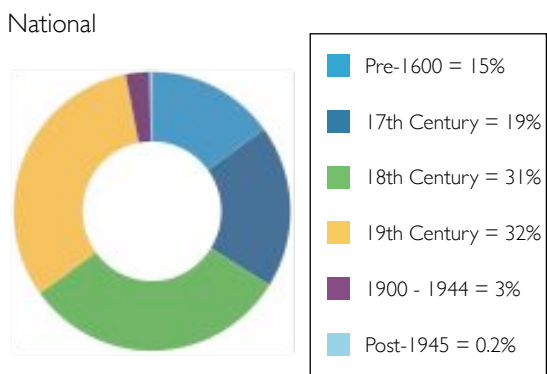
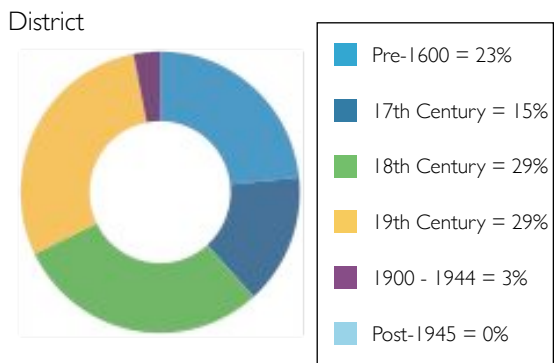
Date Range	Count	% Listed	No. Delisted
AD 43-410	2	0.1	0
410-1066	10	0.5	0
1066-1599	442	23.0	2
1600-1699	310	16.1	3
1700-1799	550	28.6	4
1800-1899	552	28.7	3
1900-1944	56	2.9	0
Post-1945	0	0.0	0
	1922	100.0	10

12.44 The table illustrates that the district has a couple of Roman Listed buildings the Pharos at Dover and the walls of Richborough's Shore Fort.



12.45 Ten buildings, mainly churches were constructed or thought to originate in the Saxon period. The large numbers of buildings in the remarkably well preserved medieval port of Sandwich and the eighteenth and nineteenth century port of Deal account for many medieval and post medieval buildings in the District. Twentieth century buildings number only 56, none of which post date the Second World War. Prominent amongst the twentieth century Listed Buildings are harbour works at Dover, a number of barrack buildings and several telephone kiosks.

12.46 The charts below illustrate how the District's date range of Listed Buildings compares with the national picture. These illustrate a greater percentage of pre-1600 buildings in the District than nationally with



resulting reduced percentages in the seventeenth, eighteenth and nineteenth centuries. Other than the complete absence of post war buildings the proportions of twentieth century buildings are almost identical.

Types of Listed Buildings

12.47 Many of the building types have been covered in some detail throughout the Thematic Papers of this Heritage Strategy. As with archaeology, built heritage is a cross cutting theme within this document, which has referenced the primary historic asset



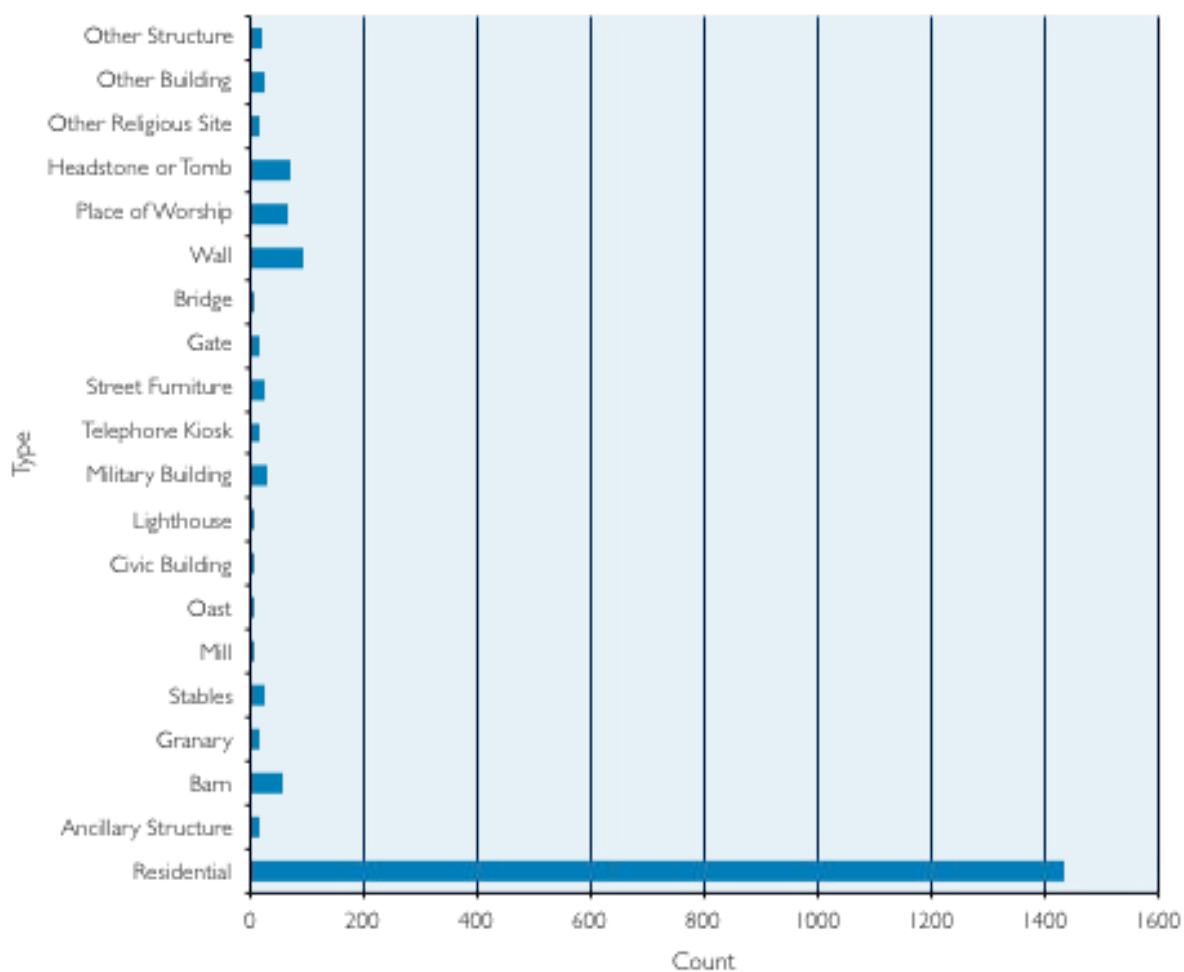
Figure 21 Knowlton Court (GI LB - C16th)



Figure 22 Church of St Nicholas, Ash (GI LB - C12th)

types that give Dover District its distinctive character and identity. There are however other types of building that should be acknowledged as contributing to the general heritage of the District.

12.48 Civic functions, schools, leisure facilities and transportation all offer buildings of historic interest. Civic amenities, with parks and gardens containing bandstands, or fountains, and across the District the numerous historic wall structures and bridges, street furniture, such as, telephone kiosks/boxes, street lighting columns, cast iron bollards, signs and milestones all make small but not insignificant contributions to the character of the areas where they can be found. Memorials are a specific type of heritage asset that can take on many forms, either sculptural such as statues, tombs, and war memorials or functional in the form of lych gates, normally as entrances to church yards. Of the 1,922 Listed Buildings in the District over 200 fall into the above categories, with a large number of tombstones and headstones (68), walls (93) and bollards or street furniture (22) making



up this category of Listed Buildings.

12.49 The bar chart and table above and below quantify the types of Listed Buildings found in the District.

Written Guidance & Management

12.50 The primary source of local information and guidance for Listed Buildings is to be found on Dover District Council's website (<http://www.dover.gov.uk/>)

Type	Count	Type	Count	Type	Count	Type	Count
Residential	1432	Mill	6	Telephone Kiosk	15	Place of Worship	64
Ancillary Structure	15	Oast	6	Street Furniture	22	Headstone /Tomb	68
Barn	56	Civic Building	5	Gate	13	Other Religious	15
Granary	15	Lighthouse	3	Bridge	6	Other Building	21
Stables	21	Military Building	25	Wall	93	Other Building	20

conservation/listed_buildings.aspx), where a dedicated web page sets out guidance to Listed Building owners and contact details for further information. A navigable map offers the web user a map illustrating Listed Buildings, Scheduled Monuments, Conservation Areas, and Parks and Gardens for the District. The District has one dedicated conservation specialist with responsibility for advising on Listed Building applications, as well as all other built heritage related matters.

Quantifying the Condition of the Built Heritage

12.51 Understanding the condition of the District's heritage assets is vital to managing resources and guidance for those responsible for the care and maintenance of these finite historic resources. Gauging the health of the District's heritage requires the compilation of a register to record known assets that are under threat from being lost forever. Such loss is usually attributed to neglect, decay or inappropriate change. The need to carefully target ever diminishing resources towards those assets most at risk is important in order to secure our heritage for future generations, for once they are lost they are lost forever. A register for heritage at risk is therefore an important management tool.

12.52 Since 1998 English Heritage has published the national *Buildings at Risk Register* for England's most important Grade I and II*



Figure 23 Western Heights



Listed Buildings. In October 2011 English Heritage published the Heritage at Risk Register with the results of the largest ever research project into the condition of England's Industrial Heritage. The *Heritage at Risk Register 2011* offers statistical information on the condition of a number of assets including Grade I & II* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wreck Sites and Conservation Areas.

12.53 The *Heritage at Risk Register 2011* identifies nine Listed Buildings or Scheduled Monuments at significant risk in Dover District. Four of these are assets which can be classed as Built Heritage. Two are Listed Buildings, being the standing remains of St Radigunds Abbey, Hougham Without (Grade II* and a Scheduled Monument) and The Belvedere at Waldershare Park (Grade I and part of a Grade II Registered Park). The other two are the fortifications of the Western Heights and the Connaught Barracks, both of which are protected as Scheduled

Figure 24 The Heritage at Risk Register 2011. © English Heritage



Monuments.

12.54 Both the Listed Buildings are assessed as being in 'Very Bad' condition. The Belvedere at Waldeshare Park is an unoccupied building that has been derelict for many years and becoming ruinous.

12.55 The Thirteenth century monastic buildings at St Radegund's Abbey are also ruinous and suffering in particular from overgrowth of vegetation. Several buildings that are in occupation as farm buildings and a farm house have been preserved in a 'fair condition'. The Western Heights are identified as being in 'Poor' condition, mainly due to the condition of the moats and the western outworks which are unoccupied. The site suffers from lack of funding for maintenance and inspection. Fort Burgoyne, an 1860's polygonal fort and casemated barracks is identified as in 'Fair' condition, but being vacant is at risk from lack of maintenance and invasive ivy growth. The site is now owned by

the Homes and Community Agency and a solution to its future is being sought.

12.56 There is no current register for any other heritage assets at risk within the District. Whilst there was once a co-ordinated county compilation of Listed Buildings at risk, this was discontinued a few years ago. Some Districts in Kent have continued to maintain a building at risk register, which enables a proactive and targeted approach to ensuring these assets are not forgotten and lost forever.

12.57 It is generally recognised that unoccupied buildings are more vulnerable and should be prioritised when undertaking condition survey work. The 330 plus Listed Buildings of a type that are unoccupied could form the start of a "Buildings at Risk Survey" for Dover District to be undertaken by local amenity groups using survey methodology developed by English Heritage.

Non Designated Built Heritage Assets

12.58 The sense of place and quality of life within the District benefits in many ways and one important contributing factor is its historic environment. The towns and villages that we live and work in, the places we visit all draw their identity and distinctiveness from the heritage buildings, sites, spaces and places within the District.

12.59 The number of Listed Buildings within the District is a relatively small proportion of the historic built environment. These, along with buildings protected through other designations such as Scheduled Monuments or Registered Parks are mostly offered protection, which with appropriate monitoring and management, should ensure their survival into the future. There are far more Built Heritage assets that are not designated in such a way and are vulnerable to change. These assets range from those which are significant at a local and regional



level and therefore not eligible for statutory protection through Listing or Scheduling to assets that may be eligible following review of their significance.

12.60 It is beyond the scope of this paper to identify the quantity and range of non-designated built heritage assets in the District. As illustration the studies carried out for many of the theme papers has identified examples of significant Built Heritage assets that make a substantial contribution to the significance and special interest of each theme. The following section provides examples from the Theme papers.

12.61 Theme 1 Coastal Processes and Landscapes – This theme included many important earthwork structures such as the medieval sea walls like the Monks Wall, droves into the Lydden and Wantsum valleys and structures associated with the draining of the marshlands and the supply of water to Sandwich. For the latter the inverted siphon on the Delf is likely to be a worthy candidate for statutory designation.

12.62 Theme 2 Coastal Ports – The built heritage assets of the medieval and post medieval port of Sandwich are generally well covered by statutory designation, the town walls are Scheduled and many of the buildings are Listed. Those assets which are not designated are afforded some protection through Conservation Area and Article 4/2 direction. Deal is similarly well covered with numerous Listed Buildings and Conservation Area status with some Article 4(2) Direction protection for the historic core. Key buildings associated with the later nineteenth century development of the town may be locally important but presently undesignated. The harbour works at Dover include a number of Listed Buildings including the Admiralty Pier and Prince of Wales Pier. Other structures are not covered by Listing for example the Outer Breakwater, Granville Dock, and the Eastern Harbour Arm.

12.63 Theme 3 Invasion and Defence – Built heritage features associated with the defence theme stretch back almost 2,000 years to the remains of the early Roman fortifications at Dover and Richborough. The District's early defences, Roman, Medieval and early post medieval are invariably protected through designation, mainly through Scheduling though Listed Buildings also occur). The most notable exception of pre-twentieth century standing fortification that is not protected in any way is the Sandwich No 2 Battery built at Sandwich Bay in the 1790s. The remains of the fortifications are readily discernible amidst residential buildings



Figure 26 Dover Town and Harbour from the Western Heights. © Explore Kent
 Figure 27 Walmer Lifeboat Station
 Figure 28 Pillbox at St Margaret's Bay

converted from the nineteenth century coast guard station on the site, themselves an important group of buildings from the maritime theme.

12.64 The twentieth century and in particular the onset of the Great War and the Second World War saw the construction of numerous coastal defences in the District. The remains of the Langdon Battery, built very early in the twentieth century survive undesignated at the present Coastguard Station. Great War searchlight positions associated with the battery, sound mirrors at Abbots Cliff and Fan Bay (latter buried) pillboxes at Farthingloe, a derelict administration block from the Dover Seaplane Station and air raid shelters at Winchelsea Road, Dover all survive as key undesignated built heritage assets from the Great War. North of Sandwich a number of buildings survive from the enormous military supply port at Richborough, including a cell block/guard house and buildings of the Haig and Kitchener camps.

12.65 Undesignated built heritage assets dating to the Second World War are even more plentiful. They include a remarkable collection of coastal defences such as coastal gun emplacements and batteries, anti-aircraft positions, pillboxes and machine gun positions, anti tank defences, flame traps, magazines, supply depots and radar stations. Civil defence sites such as communal and private air raid shelters are found throughout the District but particularly in heavily bombed and shelled Dover. Although many of the eighteenth, nineteenth and twentieth century barracks in the District include buildings which have been designated as Listed Buildings there are a significant number of, mainly twentieth century, barracks buildings which are not Listed. As highlighted in the analysis of the periods covered by Listed status in the District, no post war remains are Listed in their own right. The



Cold War heritage of the District other than those sites incidental to earlier designations such as the Dover Regional Seat of Government is therefore not covered by designation. Built Heritage includes several radar sites, ROC posts and control centres and RAF stations at Ash and Sandwich.

12.66 Theme 4 Communications – Numerous Built Heritage Features associated with the roads and highways, the railways and cross-Channel travel survive within the District. Although some, such as the Dover Harbour, Dover Marine and Sandwich Stations, a number of milestones and a shelter for the Dover Tram system are Listed Buildings, the majority are not. Amongst these are road and rail bridges, the East Kent Light Railway's Golgotha Tunnel, signal boxes including a rare example at Deal, station platforms, former engine sheds, milestones, street furniture and signs and the remains of the cross channel hoverport in Dover.

12.67 Theme 5 Maritime – Although some of the key maritime coastal features in the District such as the South Foreland Lighthouse, the Time Ball Tower and the harbour works at Dover are Listed Buildings, there are many features that are not. Former coast guard watch houses including the well preserved collection of buildings at Sandwich Bay, and the remains of the train ferry berths at Port Richborough are good examples of undesignated built heritage assets from the maritime theme.

Figure 29 Deal Signal Box



12.68 Theme 6 Church – The majority of surviving medieval churches and chapels in the district are protected as Listed Buildings, many at Grade I and II*. Churches and non-conformist chapels built in the eighteenth and nineteenth century are less well covered by designation and many examples survive that are not Listed being considered to be of local interest rather than national. The majority of the remaining key assets identified in Theme 6 are also protected by Listing.

12.69 Theme 7 Country Houses and Estates – The majority of the District's most significant country houses are afforded protection through Listing and some as Registered Parks and Gardens. Ancillary buildings, structures and features within estates are often included in the protections although not in every case. The former stable block and coach house at Wooton Court for example survive in residential use but are not designated. The same is true of the District's medieval courts and manors. Many are now in private ownership and given their date many

are covered by Listing status. Examples which have been heavily transformed or demolished may have significant features or ancillary structures that survive but are not protected.

12.70 Theme 8 Settlement – The core historic fabric of the three historic ports and towns of Sandwich, Deal and Dover contains many individually Listed Buildings and in places have their appearance and character protected through Conservation Area status. Similarly for the rural settlements, many of the historic village cores are covered by Conservation Area protection and contain Listed Buildings and structures. There are however potentially numerous built heritage assets which are locally important that contribute to the sense of place in the District's towns and rural settlements and are valued by the communities that live there. As well as historic buildings, features in the public realm such as memorials, boundaries, lamp posts, signage may all be significant at a local level.

Figure 30 Arts and Crafts style building in Sholden



12.71 Theme 9 Agriculture and Farmsteads – Many of the District’s historic farmsteads have undesigned historic buildings and structures associated with them. The Kent Historic Farmsteads Survey identified that of the 460 surviving historic farm houses in the District 47% (215) are Listed Buildings. In addition to the main farmhouses, the farmstead may include barns, cart sheds, animal sheds, granaries, stables, oasts and miscellaneous historic outbuildings very few of which are individually Listed. Less than a quarter of the pre-1600 Listed Farm Houses have an associated Listed working building and later Listed farmhouses fare little better. Of the District’s historic outfarms (isolated groups of farm buildings, field barns, sheep pens etc), survey has indicated that 73% have been lost in the last 150 years and many of these that remain have no statutory protection and are vulnerable to change as modern farming practices no longer require their use. Of the 32 oast houses recorded in the District by the survey or on the Historic

Environment Record seven are Grade II Listed Buildings.

12.72 Theme 10 Industry – The industrial built heritage of the District is poorly protected by designation. Of all the assets of the former East Kent Coalfield, a key feature in the twentieth century history of East Kent, only the Fan House and No 2 Winder House at the former Snowdon Colliery are Listed. None of the other colliery buildings, infrastructure such as the remains of the East Kent Light Railway nor the miner’s settlements and community buildings are Listed. Of the industrial buildings and structures on the Dour, Crabble Corn Mill is Grade II* Listed and Buckland House, Lower Buckland Mill and Bushy Ruff House are all Grade II. The remaining industrial heritage which includes former corn mills, paper mills, breweries and malthouse and water management features on the Dour are not covered by listing.

12.73 Elsewhere the historic industrial

Figure 31 Buckland Paper Mill

buildings at the presently vacant former Hammill Brickworks are not covered by Listing. For these aspects of the District's industrial heritage, while the assets in the majority may have a significance that is at most regional and often local, they still provide an important contribution to the District's sense of place and local distinctiveness. Other industrial buildings and structures not covered by the theme papers are likely to occur.

Management of the District's undesignated Built Heritage assets

12.74 As illustrated in the above sections, there are many non designated built heritage assets in the District which provide an important contribution not only to each of the themes but also the character and sense

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of place in the District. These assets are highly vulnerable to unwitting and unmanaged change where such changes are likely to result in a loss of identity and character which will ultimately be to the loss of the District. As with any form of famine, the gradual loss of the historic environment through erosion based on poorly considered alterations and demolitions is difficult if not impossible to recover from.

12.75 There are opportunities for the community and Local Planning Authority to work together to secure its heritage and local distinctiveness for itself, future generations and all who live in, work in and visit the area. By identifying the heritage assets which have a local significance and contribute to the heritage and historic character of the District, communities can help to ensure that their heritage is more readily understood, appreciated and taken into account in decision making. The NPPF enables local planning authorities to identify and consider the significance of non-designated heritage assets through the process of Local Listing.

12.76 Identification through a Local List allows the Local Planning Authority to better understand the heritage assets in its area,

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Figures 32 & 33

Finding new uses for old buildings - 32 former colliery building at Betteshanger and 33 Buckland Paper Mill. © Dover District Council

their significance and their contribution to the character and distinctiveness of the area as a whole. This allows the strategic Local Planning Authority to take account of the desirability of conserving these assets and of utilising their contribution to communities and the area's sense of place. For those seeking to carry out development, identification through a Local List also provides clarity as to the constraints and opportunities that heritage assets present.

12.77 Local Lists can play an important part in recognising and celebrating the value of local heritage to people in the District. This can be achieved by encouraging them to identify important aspects of their local heritage that they consider should be protected through local listing and ensuring that local lists are subjected to an appropriate level of public consultation. Local Lists also improve access to clear, comprehensive and current information about the historic environment at a local level and can be included in the Kent Historic Environment Record.

12.78 As a starting point, the key heritage assets identified in the theme papers of the Heritage Strategy could form the basis of a Local List and could be developed through community participation and monitoring of the condition of assets.

Characteristics of Dover District's Built Heritage

Dover Districts Historic Building Materials and Built Heritage

12.79 To understand the origins of the materials that have been used to build the District's heritage, knowledge of the building materials of Kent is useful.

12.80 Kent's geology belongs entirely to the Cretaceous system, with extensive Tertiary and Pleistocene clays and sands stretching

across most of North Kent to Sandwich Bay. For Kent as a whole the predominant impression of its buildings is the rich, glowing reds of its bricks and tiles and for the District the variety of brick colours ranges from yellows to browns and reds. That is not to say that Kent and the District is lacking in the use of other building materials or the supply of native building stones, which add to the variety of colours and textures that is celebrated through its building vernacular and architecture.

12.81 Historic buildings from earlier periods often combined locally won materials in the construction of load bearing masonry walls. Churches, castles, civic and domestic buildings were constructed with flint and stone and combined with brick or tile. The use of locally sourced materials adds to the local distinctiveness of the District and grounds its buildings in the geology and geography of the area.

Brick

12.82 Kent is well known for the production of high quality bricks and the District of Dover has benefited from this. The distinctive brick colours used in Kent were drawn from three geological strata. The alluvial clays and brick-earths of North Kent, from Dartford to Faversham in particular, produce reds and yellow-brown stocks. The Gault overlaying the Lower Greensand of the Medway Valley produced an almost white pale yellow brick, where the lime content of the clay takes over from the reddening influence of the clay's iron content. From the brown and blue clays of the Weald, worked from Hythe to Edenbridge, came the red bricks of Wealden Kent. The soundest bricks depend on a combination of more than one kind of clay and this can be provided from around the District and Kent.

12.83 Some of the earliest and finest surviving brick buildings in the District can be

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found in and around Sandwich. During the fourteenth century brick imported via the Hanseatic League, possibly from the Low Countries reintroduced brick, which had not been used since the Roman period, as a building material. The earliest documented brick works in Kent was known to exist at Sandwich in 1467, but trade links with the Low Countries ensured a supply of foreign brick until the establishment of brick production in the District. Manwood Court built around 1580 exhibits a pale brick and stepped gables, reflecting the Netherlands influence in architectural style. This pale brick can again be seen in the upper floors of the Fisher Gate, this part built 1571, the only surviving medieval town gate.

12.84 By the eighteenth century good quality brick was widely available and the country houses of the District were adopting it as the primary building material. Goodnestone Park and Northbourne Court, for example, are two large houses that

Figure 34 Fisher Gate, use of pale brick in the Dutch style in the upper stories

Figure 35 Goodnestone Park House 1704 - 1770 built in brick. © Ben Found

Figure 36 Western Heights massive construction in brick. © Explore Kent

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adopted the material. Red, purple and brown bricks were most common during this period.

12.85 Locally produced yellow stock brick came into popularity by the nineteenth century and is the most common building material for the towns of Dover and Deal. Georgian building was prolific during this period and good examples of the use of yellow stock brick can be seen in Castle Street in Dover and buildings such as Deal Town Hall. For sheer scale of use of the material the fortifications at the Western Heights are exemplary. William Cobbett visited the Western Heights in 1823 and characteristically estimated that the brick buried in the hill could have built a cottage for every labourer in Kent.

Clay Tiles

12.86 One of the District's most memorable building materials is its tilework. Produced across the whole county by the



Romans, then the Benedictine monks at Wye and the Cistercian house at Boxley, north of Maidstone, as well as numerous other locations. Tiled roofs and in particular the roof type known as the catslide, sweeping down to within a few feet of the ground, display the beauty of Kent Peg tiles to their best.

12.87 Tile-hanging is a practice more widely adopted in the Weald of Kent (Sussex and Surrey), but is also visible throughout Kent and the District. The technique was first adopted in the seventeenth century to provide additional protection from the weather, usually on half-timbered houses, but also brick walls requiring additional weathering. The variety of warm hues of orange, to vermillion and subtle irregularities of the handmade nature of the tile contribute to a well-tile-hung wall, and is a distinctive practice in the county and District.

12.88 The quality of brick and tile is such that ornate shapes were usually avoided but for the occasional scrolled or pediment-topped Dutch gable, of which the district has a good number. Fishscale and other complicated tile shapes appear from time to time and usually belong to the Victorian period. Pantiles, characteristic of the Netherlands and east coast counties of England from Norfolk to Northumberland are occasionally seen in the District.

12.89 There are a multitude of examples of the Kent Peg adorning buildings in the District. The Salutation (1911), in Sandwich, by the famous architect Sir Edwin Lutyens, is

a good example of the use of clay tiles combined with two brick colours and stone dressings in a neo Queen Anne style. The School Farm House in Gilton near Ash combines Kent Pegs with red brick and the true Dutch Gable which has a pediment (halsgevel).

Slate Tiles

12.90 Welsh Slate became a popular natural roofing material during the nineteenth century with the advent of the steam rail improving its transportation around the country. In the early 1800's slate was transported by sea from the Welsh port of Penrhyn and by 1831 (when slate duty was abolished) there was a rapid expansion in production. By 1843 Welsh slate was being transported by rail rather than sea. Within the District Welsh slate was used in buildings from the nineteenth century onwards and can be seen at Dover Town Hall, Maison Dieu and atop the many nineteenth-century Georgian Terraces in Deal and Dover.

Thatch

12.91 Mention should be made of thatch, which was once a common and familiar roofing material in the district. Agricultural practice has changed and long straw is now only available when specifically grown for the purpose of traditional Kentish thatching. More commonly one will see the use of Kent Peg tiles as the traditional substitute for thatch. Unconverted agricultural barns with steep corrugated covered roofs would have originally been dressed in long straw thatch. In 1283 accounts for Dover Castle state that 3s 4d was paid for '500 sheaves of stubble for thatching the well house in the keep, the wash house and the house in which Simon the clerk lives'.

Stone

12.92 The geological strata of six parallel bands of stone vary in width and run from

Figure 37 Tile roofs and tile-hanging in High Street, Ash

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the Surrey border to the Straits of Dover. These bands, alternating with the Weald, Gault and Tertiary clays, are the strata that supply most of Kent its building stone. The Wealden sandstones contribute significantly to the character of south west Kent around Sevenoaks, Tonbridge and Tunbridge Wells.

Greensand and Ragstone

12.93 North of the Wealden clays is the narrow and important band of Lower Greensands along which the towns of Sevenoaks, Maidstone, Ashford, and parts of Hythe and Folkestone are found. The county's best known limestone, Kentish Rag or Ragstone, is a limestone that comes from the Lower Greensand. The stone was worked by the Romans and travelled far beyond the boundaries of Kent. Ragstone has played an important part in the building history of the county and can be found in many churches, castles, historic buildings and boundary walls. Ragstone is generally coarse and brittle, not easy to work and the usual masonry is

Figure 38 Barbican Sandwich, 16th century with modern alterations

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uncoursed, irregularly bonded and rubbly. It is the Lower Greensand outcrops at Folkestone that played a significant role in the buildings of the District and large quantities of it were shipped around the coast to be used in Sandwich during the medieval period. Examples of Greensand can be seen in the walls of the Barbican in Sandwich. Ragstone is used in combination with knapped flint at the Dover Town Hall, The Maison Dieu.

Thanet Sandstone

12.94 Of poorer quality is the Thanet Beds Sandstone, found along the cliffs west of Reculver in the form of boulders. It made its way into buildings in and around the eastern part of the District, namely Sandwich and Roman Richborough as well as a number of churches.

Chalk

12.95 The Chalk of the North Downs stretching from Surrey to the cliffs of Dover and the South Foreland, with an outlier in the Isle of Thanet, culminating in the North Foreland, has been little worked as a building stone, although it can occasionally be found in cellar walls or as core construction material. Pugged or rammed chalk wall construction is also not a Kentish building practice as seen in parts of Wiltshire, Hampshire and Dorset, although there is now an example of this form of wall construction at the Pines Calyx, in St Margaret's Bay. Chalks main contribution to building in the District is its use as lime

Figure 39 The Dover Town Hall, Maison Dieu - ragstone with knapped flint

mortar, when burnt to produce slaked lime putty.

Tufa

12.96 A few chalk valleys have yielded a light, porous stone, which has been used in medieval vault construction and during the Norman period to bond flint walls. A good example of tufa can be seen at the Eastern *Pharos* at Dover Castle where it is used as a facing material in combination with greensand and courses of Roman clay tiles and rubble flint.

Flint

12.97 For building purposes the principle importance of Kentish Chalk is its source of flint. The upper layers of the chalk formation are the main source of flints but it has been shown that builders had other alternative materials and so it is not as popular a material as seen in East Anglia. The sources of

flint are the chalk quarries found inland or from the beaches as flint pebbles. Being composed of silica and almost indestructible in wall construction only the joints are vulnerable. The Romans recognised its durability and made good use of it, for example in the walls of the Shore Fort at Richborough and the *Pharos* (Lighthouse) at Dover Castle. Deal and Dover have an abundance of flint buildings, where the salty atmosphere can have a detrimental effect on exposed brick and stone. Flint is abundantly available in or near these coastal locations, making it an obvious choice of local building material. Corners and opening reveals are difficult to produce in flint and so it is normally used in combination with brick or stone. Flint knapping is the technique of fracturing the flint to expose the internal face, which is then set in the walls as an exposed smooth surface.

12.98 The *Maison Dieu* in Dover utilises



Figure 40 Pelican House, Sandwich exhibits a fine flint facade

knapped flint. To reduce the exposed mortar and help prevent shrinkage in the joint flint chips could be set into the face of the mortar joint, a technique known as galleting, (garneting or garreting being regional variations) and was adopted for other materials where there was a wide mortar joint. It can be a decorative effect when executed in an even pattern. Taken to its extremes flint knapping resulted in squared flints to refine the joints and strengthen the structure.

Caen Stone

12.99 An important building stone not of Kentish provenance, but found in the district, is Caen stone from Normandy. Used mainly in churches for finer portions, such as doorways, window tracery, columns, capitals, corbels and copings, the stone was introduced by the Normans as a substitute for Quarr stone from the Isle of Wight. Caen stone has a soft creamy yellow colour and texture.

12.100 Beautiful examples of the worked stone are seen at St Nicholas's Church, Barfrestone and the tower of St Clement's Church Sandwich. Dover Castle Keep combines, Caen stone dressings and ragstone.

Timber

12.101 Oak plays an important part in the District's building materials. Where the climate along the coast is too exposed it is less prevalent than inland. Not all of the District's timber framed buildings are instantly

recognisable as over the centuries they have been adapted with tile and brick facades.

12.102 Occasionally weatherboarding can be seen on some buildings and tends to originate from the eighteenth or nineteenth centuries when it was imported from the Baltic as a cheaper cladding material for farm and domestic buildings.

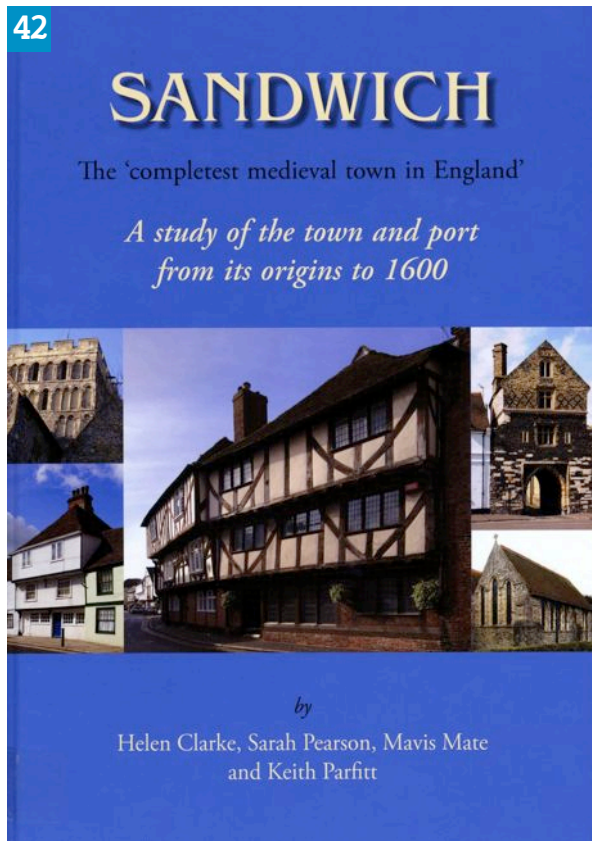
Capacity and understanding

12.103 Dover District Council presently employs a single Conservation Officer to manage its built heritage of over 1,900 Listed Buildings and 48 Conservation Areas. Some additional support and advice is provided by English Heritage who manage the District's Scheduled Monuments and provide advice on proposals concerning Grade I and II* Listed Buildings. With present funds and resources it is a considerable challenge to even monitor and manage change on the designated assets in the District. To maintain a District 'Buildings at Risk' register and identify and monitor key assets on a local list the assistance of local communities, individuals and groups would be essential. At a stakeholder consultation event for the Heritage Strategy in December 2012 there was clear feedback that there is a significant role and motivation for local societies, communities and groups, with an abundance of their own local knowledge and specialism, to assist in management of the District's heritage

12.104 There are numerous stakeholders with a part to play and an interest in the built heritage of the District. These include parish and town councils, neighbourhood groups, historic property owners, civic amenity and conservation societies, regeneration partnerships, national bodies such as English Heritage and the National Trust, specialist historic building groups such as the SPAB, landscape partnerships such as the White Cliffs Countryside Partnership, heritage and archaeological groups, museums, visitor sites



Figure 41 St Nicholas' Church, Barfrestone. © Dover Museum (d23268)



etc. Many other individuals and groups in the District are also passionate about their heritage and would welcome opportunities to learn more and become involved. The District has seen in the last decade two important survey projects that have involved local communities with considerable success: the survey of Sandwich's medieval buildings and the survey of the Lydden valley landscapes. In addition there is much valuable work being undertaken on collecting the memories of the East Kent Coal Fields.

12.105 An ongoing project of particular relevance is the development of a database of twentieth century Buildings in East Kent by Stephen Fuller and Peter Inch. The work which is based on personal research has identified over three hundred twentieth century buildings in Thanet, Canterbury and Dover Districts which are of architectural or historical significance. Each site is being catalogued in a database entry with a supporting photograph. Cataloguing of the Dover District sites is anticipated to be complete later in 2012. The results of this

work could be used to help inform a local list of undesignated built heritage sites.

Statement of Significance

12.106 The built heritage of Dover District includes amongst its 1900 plus Listed Buildings and Scheduled Monuments many nationally prominent buildings such as the Pharos at Dover, Britain's tallest Roman building, the fortifications of Deal, Walmer, and Dover Castles and the huge complex at the Western Heights, the South Foreland lighthouse and the Deal Time Ball Tower, the great harbour works at Dover and the buildings and well preserved street scapes of medieval Sandwich and eighteenth and nineteenth century Deal. As significant as these prominent sites are the considerable numbers of other designated built heritage assets and many more assets that contribute to the historic character and fabric of the District. The Built Heritage assets of Dover District are of **outstanding significance**.

Evidential Value

12.107 The evidential value contained within the District's built heritage assets is outstanding. Analysis of the fabric of the buildings, the use of space, the fixtures and fittings can provide considerable knowledge on how the buildings were constructed, the way in which they were used and developed. Information on building and construction technology can be gained through the traces left in the fabric. The use of and sources of building materials can help to understand the economy of a building and the movement of materials and contacts in the region. Evidence of the age of construction of a building and its original appearance can be gained through application of techniques such as dendro-chronology (tree ring dating) on the District's timber buildings, through close analysis of the buildings structure and archaeological examination of concealed and buried elements.

Figure 42 The Sandwich Study – a multidisciplinary approach looking at the archaeology, history and buildings of the town

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12.108 The Built Heritage of the District has potential to contribute towards further understanding many of the Themes outlined in the Heritage Strategy. For example in Sandwich, recent study has demonstrated the value of examining in detail the surviving buildings from the medieval port town. Within the fabric of the buildings has been found important information that not only reflects the changing role of the individual properties but also the wealth of the town and changing influences. This evidential potential is strengthened through the available documentary and illustrative resources that are available to be examined. The District has many built heritage assets connected with the defence themes from Roman times through to the Cold War. These are an enormously important resource in providing evidence on the development and advances made in defences, fortifications and military technology in response to changes in the nature and form of threat and warfare. Important structural evidence is available that could improve understanding on how defences functioned, the technology used and the day to day life of the soldiers who manned them. The Theme papers provide further description of the evidential value of the Built Heritage for their individual topics.

Historic Illustrative Value

12.109 The historic buildings in the District are an important illustration of development of building and construction techniques and

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the use of local and imported materials. The District has exceptional examples that illustrate building design through most periods of British history, from the Pharos and forts of the Roman period, including the magnificent murals in the Roman Painted House, through the Saxon and medieval churches, the development of fortifications, the development of the nationally important ports at Dover, Deal and Sandwich, to the functional industrial buildings of the East Kent coalfields and the Dour valley.

12.110 Many of the buildings and structures covered in the theme papers help to illustrate the historic development of those themes. For example at Deal and Walmer, Tudor fortifications, the well preserved eighteenth and nineteenth century core of Deal and the presence of the Marine barracks in Walmer combine to illustrate the development of the nationally strategic anchorage and one of the most important naval ports in England. The buildings help to illustrate the needs of the Navy, its seamen and their families at a time that is considered its golden age when it was prominent in the history and fortunes of the country. Similarly the rich defence heritage illustrates developments in design and strategy to take account of changing threats of invasion, whether it be the creation of the chain of Saxon Shore forts to protect the south and east coast of the province, construction of Tudor artillery defences, or the twentieth century defences which illustrate the onset of the modern style of

warfare with long range shelling and aerial bombardment.

Historical Associative Value

12.111 Many of the historic buildings and structures in the District can be associated with significant historical events and persons. The Roman remains can be associated with the arrival of the Roman Empire, the development of the province and the eventual departure of roman administration. Being on the frontline of the country's defence, many of the District's fortification and defensive sites are associated with nationally important conflicts and were constructed in response to particular threats. Examples include the Great Siege and rebellion of the barons at Dover Castle, the construction of the Castles of the Downs by Henry VIII in response to isolation of and threat to the country from European powers, the development of the massive fortifications at the Western heights in response to the threat of invasion from

Napoleonic France. The association with key conflicts in the twentieth century is extremely strong, the supply of the Western Front from Richborough, the role of Dover harbour as the base for the Dover Patrol, the control of the evacuation of Dunkirk and the first line of defence against German invasion in the 1940s.

Aesthetic Value

12.112 The District's built heritage has outstanding aesthetic value. This value arises from the intrinsic design, architectural and artistic qualities of the buildings themselves, their scale and form, their contribution as part of a group of assets to an areas historic character and to their siting and relationship to the landscape.

12.113 The remaining Roman monuments have a strong aesthetic quality. The Pharos is an impressive landmark on the Dover skyline while the flint walls of the Shore Fort at



Figure 45 Aerial view of Dover Castle showing a number of buildings with strong historical associations

Richborough while imposing and powerful have attractive architectural detailing of bands of tiles. The remains of the Roman Painted House contain one of the best examples of Roman decoration and wall art in Western Europe.

12.114 The built heritage includes a number of sites that are iconic and prominent landmarks. Dover Castle has exceptional aesthetic qualities arising from its imposing cliff top position on the channel coast overlooking the harbour and entry point to England. Its aesthetic qualities not only arise from its setting on the iconic White Cliffs but also from its scale and design. The post medieval fortifications of the District, for example the Western Heights and Deal Castle, though primarily functional in their design through their scale provide a strong physical presence that instils a feeling of awe which allows visitors to appreciate their defensive might.

12.115 Many of the District's churches are artistic and architectural treasures in their

own right, designed to stand out and impress. Often they survive as isolated foci of historic character in areas that have seen considerable change. The aesthetic qualities of the country houses have often been carefully considered in their architectural and artistic design. Their qualities are enhanced by their association with designed parklands and gardens that complement and make use of the surrounding landscapes. The Grade I Listed Belvedere at Waldeshare Park, for example, has been deliberately sited to provide sweeping views of the valley in which it sits.

12.116 Many of the buildings in Sandwich are of a very high aesthetic value in their own right. As a collection the value is greatly enhanced, the variety of building styles and materials together with the narrow street patterns contributes to the charm of the town and its historic character. The historic core of Deal has a similar quality. Across the District groups of historic buildings provide an important contribution to the historic character of settlements, whether they are in

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Figure 46 Chillenden Mill, a traditional rural building. © Explore Kent

the 48 Conservation Areas or areas not designated such as the coal field settlements in Aylesham, Snowdown and Mill Hill.

12.117 Rural historic buildings often provide an important aesthetic quality to the landscape that they are an integral part of and in harmony with. Many are repositories of and illustrate local crafts, skills and techniques and make use of local materials. The historic buildings and structures at Dover harbour have an intrinsic aesthetic quality in themselves but also as part of the District's seascape. The harbour lies nestled in a natural break and a backdrop of the famous White Cliffs overlooked by the imposing Dover Castle and Western Heights.

12.118 The District's industrial buildings and structures are limited by functional design but they still stand as powerful imposing buildings setting them apart from their surroundings. Many show deliberate architectural features and detailing which illustrates a sense of pride and display by their builders and adds to their aesthetic quality. The mill buildings on the Dour are attractive and have added aesthetic quality from their relationship with the river itself.

Communal Value

12.119 Many of the District's prominent historic buildings are cherished landmarks, focal points and symbols for the communities to which they belong. The historic character of the three towns of Deal, Dover and Sandwich is strongly valued by the people who live there and this is reflected in the number of active civic, historical and amenity societies there. Dover Castle is celebrated as a symbol of national pride and security and attracts considerable visitor numbers. The Castle is key in the town and District's identity. A number of the built heritage sites contribute to the visitor potential of the District. Sites such as Richborough, Deal Castle, Walmer Castle, Time Ball Tower, South



Foreland Lighthouse, Roman Painted House and Chillenden Windmill are all examples of managed visitor attractions. Many more are part of the public realm and provide an attractive historic character to their locations.

12.120 The town walls at Sandwich provide an accessible public space and are well served by interpretation and trails. The Western Heights provide accessible green space close to the centre of Dover. Many of the historic buildings are in communal and public use. The churches for example remain as places of communal worship and are developing as centres for community activity. The same applies to many of the District's public buildings and facilities such as schools.

12.121 The remains of the collieries and settlements of the East Kent Coalfield provide a physical link for the mining communities with their historic roots. The twentieth century fortifications in the District provide an important social and

Figure 47 The National Trust open South Foreland Lighthouse to visitors. © Explore Kent
Figure 48 Guided Walk at the Western Heights, Dover. © Explore Kent

commemorative value as a poignant reminder of the scale of conflict and tragedy of the First and Second World Wars as well as a focus of national and local pride.

Vulnerabilities

Alteration

12.122 Adverse change and ultimately complete loss are the primary vulnerabilities for all heritage assets. In most cases this is the result of an ignorance of the significance of the asset, and / or lack of knowledge and guidance before undertaking alterations. This can be compounded by a lack of appropriate skill and knowledge on the part of the agent, craftsman, builder, and contractor undertaking work on behalf of the heritage asset's owner. When combined with the use of inappropriate materials to repair or replace components of the building the special interest of the asset can be diminished or even lost. Wall surfaces, windows, doors,

roof coverings, internal and external replacement of features such as cornices or fireplaces, are all vulnerable to alteration and loss and will ultimately diminish the identity and quality of the building as a historic asset. The loss of fixtures and fittings and the alteration of space can also diminish the evidential value of a historic building

Demolition

12.123 Internal or external, partial or complete demolition will impact on the significance and special interest of built heritage assets. Demolition of extensions and outbuildings or subsidiary buildings, which all contribute to the special interest and significance of built heritage, will ultimately diminish the District's character and local distinctiveness.

Neglect

12.124 Neglect is the plague of the forgotten, and uncared for asset. It is such



Figure 49 Derelict buildings at the former Snowdown Colliery



buildings that benefit most from regular monitoring and the use of management tools such as a *Heritage or Buildings at Risk Register*. Only the most challenging assets will remain at risk once they are acknowledged as such.

Setting

12.125 Indirectly the setting of a heritage asset is vulnerable to adverse change which can ultimately lead to its demise through blight and neglect. Heavily trafficked roads or large inappropriate developments adjacent to heritage assets will result in this form of vulnerability.

Materials

12.126 Historically materials were produced locally to build our settlements and this led to the local distinctiveness that we appreciate when travelling the country. With the advent of transportation, materials could be produced and transported greater distances, which has resulted in a loss of local identity and distinctiveness in the built environment. The lack of appropriate or use of

inappropriate materials for the repair and replacement of the fabric of built heritage is a vulnerability that will result in a loss of the heritage asset's identity. There are currently only two producers of local bricks and tiles in Kent, with the loss in recent years of many to larger operator buy-outs that have since resulted in their closure. The challenges of ensuring a supply of appropriate replacement materials, such as locally sourced bricks and tiles, requires support and encouragement from all stakeholders, from the County through to the District Planning Authorities and communities that will benefit from ensuring that materials are available from small local suppliers, rather than large remote producers. The concept of re-inventing "micro producers" of local bricks, and tiles in the same way that micro breweries have found favour will benefit local identity and distinctiveness.

Skills

12.127 A diminishing craft skills and knowledge base is a recognised vulnerability to the care and maintenance of built heritage.

Figure 50 The windmill at Chillenden collapsed during a storm, but has since been restored

Ignorance and lack of knowledge needs to be addressed through appropriate training and guidance at a local level in order to ensure a sustainable supply of the relevant craft skills and knowledge for the care and maintenance of the built heritage.

Opportunities and Recommendations

Promotion and celebration of the District's built heritage

12.128 Through education we understand and appreciate our heritage. By engaging at a community level, through co-ordinated tasks such as research, surveying and cataloguing, there will be opportunities to promote and celebrate the District's built heritage. The production of *Buildings at Risk Registers* and *Local Lists* of historic buildings could and should be undertaken through the local communities that would benefit from them. This form of engagement would ensure that the heritage of the District is sustained into the future while also helping to ensure that there is support for the limited authority resources available to manage the District's Built Heritage.

12.129 Information can then be shared through the Kent Historic Environment Record and the District Council's web sites to be utilised for education and further research opportunities.

Local Listing and Protection of Local Assets

12.130 This is an essential component of ensuring that the District's local distinctiveness is sustained into the future. Proper community involvement in the Local List, including development of the selection criteria and scope of the List should be a priority. The theme papers are potentially a sound starting point for developing a Local List and projects such as the *East Kent*



Twentieth Century Buildings Database could help further. Heritage assets on a Local List should not be confined to historic buildings but should encompass the full range heritage assets that make a significant contribution to the District's historic environment.

Local Buildings at Risk Register

12.131 As referred to the only buildings recorded by English Heritage on the national *Heritage at Risk Register* are of high status, Grade I and II* Listed Buildings or Scheduled Monuments. The management of local heritage resources through prioritising requires a record of the state of all historic buildings in the District. As with Local Listing the co-ordination of community involvement through the surveying and production of a *Local Buildings at Risk Register* should be a priority to ensure that management of the built heritage is properly informed. Given that the unoccupied buildings in the District are most at risk, the 300 plus Listed Buildings that are in such categories could form the initial basis of a *Local Buildings at Risk Register*.

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Figure 51 Historic Building of Kent plaque

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