



Historic England

Ramsgate, Thanet, Kent: Historic Area Assessment

Geraint Franklin

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**RAMSGATE
THANET
KENT**

HISTORIC AREA ASSESSMENT

Geraint Franklin

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SUMMARY

Ramsgate is a historic town and seaside resort on the north east coast of Kent. In origin a fishing community in the parish of St Lawrence, it assumed greater importance on becoming a limb of the Cinque Port of Sandwich. The commencement of a 'harbour of refuge' in 1750 coincided with Ramsgate's growing popularity as a sea bathing resort. Improvements in passenger boats and the arrival of the railway opened up the resort to an increasingly broad social spectrum of visitors, resulting in investment in bathing facilities, entertainment venues and civic infrastructure. Ramsgate attracted minority faith communities, represented by the Montefiore Synagogue and A. W. N. Pugin's Roman Catholic church of St Augustine.

This historic area assessment of the built-up area of the modern town was undertaken because of Ramsgate's inclusion in the Heritage Action Zone (HAZ) initiative, a national programme providing support to selected places around the country overseen by Historic England. The report charts the historical development of the town and profiles the character and significance of its built heritage, providing an evidence base for sustainable regeneration. It is intended to assist stakeholders, the local community and others in showing how Ramsgate has assumed its present form, in identifying a range of building and landscape types and relating them to wider historical contexts.

CONTRIBUTORS

The report was written by Geraint Franklin, who also undertook the fieldwork and research. Unless otherwise indicated, photography is by Chris Redgrave (references commencing 'DP') and Geraint Franklin (references commencing '7603'). The map illustrations were prepared by Geraint Franklin. The report was edited by Joanna Smith.

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CONTENTS

PART ONE: INTRODUCTION AND OVERVIEW	1
Introduction	1
Methodology and sources	1
Outline literature review	3
Study area	3
Historical overview	4
Early Ramsgate	4
Ramsgate 1650–1749	8
Ramsgate 1750–1845	11
Ramsgate 1846–1900	19
Ramsgate 1900–1945	26
Ramsgate since 1945	31
PART TWO: RAMSGATE'S CHARACTER	34
Harbour character area	35
The Royal Harbour and Port of Ramsgate	36
Military Road	40
Pier yard, including the Clock House, and obelisk	43
Ramsgate Sands and the Royal Victoria Pavilion	45
Harbour Street	47
Harbour Parade area	49
York Street and Leopold Street	55
Queen Street	58
West Cliff Arcade, Royal Parade and Cliff Street	62
Sion Hill, Adelaide Gardens (east side) and Rose Hill	65
High Street character area	67
High Street	67
Cavendish Street	74
Effingham Street	77
George Street and Meeting Street	80
Guildford Lawn and Clarendon Gardens	83
Elms Avenue (lower part)	86
Chapel Place	88
Cannon Road	89
Chatham Street and Chatham Place	90
St George's Church and Broad Street (north end)	96

Belmont Road area	99
West Cliff character area	101
Prospect Terrace, Nelson Crescent and Hertford Place area	102
Liverpool Lawn and Adelaide Gardens (west side)	104
Spencer Square, Townley Street and Royal Road	106
Addington Street and Paragon	111
St Augustine's Road	114
West Cliff Road	118
Vale Square	122
Ellington character area	126
The Vale Road area	126
The Ellington Road area	130
King Street and Hardres Street character area	135
King Street	136
Between King St and Hardres St, including Turner Street	141
Hardres Street	144
Broad Street (south end)	146
Church Road and School Lane	147
East Cliff character area	148
Abbot's Hill and Albion Hill	148
Albion Place and Madeira Walk	150
Wellington Crescent and Plains of Waterloo (south end)	154
Bellevue Road (west end) and Plains of Waterloo (north end)	157
Camden Road, Hibernia Street, Camden Square and La Belle Alliance Square	159
Newcastle Hill area	162
Mount Albion and Winterstoke character area	163
Augusta Road, Victoria Road and Arklow Square,	166
Victoria Parade, Granville Marina and Marina Esplanade	169
Artillery Road	173
Between Victoria Road and Thanet Road	175
Between Thanet Road and Winterstoke Gardens	177
Montefiore character area	180
Hereson character area	185
North of Boundary Road	186
Hereson Road and Hereson	188
Montefiore Woodland	193
Dane Park Road area and Hollicondane Road	195

Dumpton Park Drive	197
Cemetery and St Lawrence College character area	197
Stations character area	199
St Lawrence and Southwood character area	203
St Lawrence	204
Southwood	212
St Lawrence Cliffs character area	218
The seafront and Western Undercliff area	219
The inland area	222
Pegwell and Chilton character area	224
Pegwell Road and Pegwell	224
Chilton and Chilton Lane	230
Nethercourt character area	232
PART THREE: CONCLUSION	234
Character and significance	234
Conservation and heritage protection	236
Scope for further research	239
APPENDIX: SELECT GAZETTEER OF DEMOLISHED BUILDINGS	241
Harbour character area	241
The Cliff House estate	241
The Marine Library	241
High Street character area	242
No. 146 High Street	242
46 Effingham Street	242
King Street and Hardres Street character area	242
The Ramsgate Theatre	242
Goldfinch's concert hall	243
BIBLIOGRAPHY	244
ENDNOTES	251

PART ONE: INTRODUCTION AND OVERVIEW

Introduction

This historic area assessment was undertaken as part of Historic England's contribution to the Ramsgate Heritage Action Zone (HAZ) which formed part of the first tranche of Heritage Action Zones to be launched in April 2017 (figure 1). The five-year programme had the objective of using the town's distinctive built heritage as a catalyst for its economic growth. It was delivered through the partnership of Historic England, Thanet District Council, Ramsgate Town Council, the Ramsgate Coastal Community Team and the Ramsgate Society.

At the outset of the programme Historic England initiated a raft of research initiatives to ensure that the Ramsgate HAZ and subsequent development and heritage protection are underpinned by an understanding of the town's character and development. They included a historic landscape characterisation study by LUC; an assessment of aerial photographs and Lidar images by Historic England's Aerial Investigation and Mapping team; and a reinterpretation of the prehistoric landscape of the area by Historic England's Landscape Strategy Manager. Historic England also commissioned an accessible publication on Ramsgate's heritage, published by Liverpool University Press in 2020. The present historic area assessment is intended to be read in conjunction with these studies, which can be accessed via Historic England's website.¹

The present historic area assessment aims to provide an understanding of the historical development of Ramsgate and to document its survival and significance, providing baseline information for the town's sustainable regeneration and the preservation of its historic environment. It is intended to assist stakeholders, the local community and others in showing how Ramsgate has assumed its present form, identifying a range of building and landscape types, and relating them to wider historical contexts.

The present report broadly falls into three parts. The opening section comprises a brief overview of the historical development of Ramsgate. It is followed by an assessment of the diverse character of the built environment of the town, which had been divided into 15 character areas relating to its principal districts and phases of expansion. These have been further refined by use of smaller sub-areas to allow for more subtle differentiations of character to be drawn out. The final section examines the extent to which distinctive and significant aspects of Ramsgate's built environment are recognised and protected by existing heritage designations. The report concludes with suggestions for further research.

Methodology and sources

The assessment follows the established methodology for historic area assessment, set out in Historic England's guidance *Understanding Place*.² As a mode of investigation, historic area assessment is distinguished by the correlation of field evidence with



Figure 1. A location map, with the study area highlighted in magenta. Based on Ordnance Survey data © Crown Copyright and database right 2022, Ordnance Survey licence number 100024900.

documentary research to yield an in-depth understanding of the character and development of the historic built environment. *Understanding Place* outlines three levels of assessment, to enable those commissioning historic area assessments to appropriately respond to available resources, project needs and other prevailing circumstances. A rapid assessment (level 2) was chosen for the present project as it delivers relatively prompt findings at a greater level of detail than an outline assessment (level 1).

This historic area assessment has drawn upon external observation, the extensive use of historic maps and directories and published sources. A more selective use has been made of easily available primary documentary sources such as census records, rate books, property deeds, local authority minute books, local newspapers, aerial photographs and old photographs. The full range of archival sources has not been systematically exploited, and so considerable potential remains for further research (see part three). This level of historic area assessment has not involved detailed architectural investigation of individual buildings, involving measured survey, plan form analysis and the inspection of interiors for the survival of historic fabric.

Outline literature review

There have been relatively few published studies of Ramsgate's history and development. Hasted's history of Kent (1800) and Charles Cotton's *The History and Antiquities of the Church and Parish of St Lawrence* (1895) remain key sources for its ecclesiastical and manorial history.³ C. T. Richardson's *Fragments of History pertaining to the Vill, Ville or Liberty of Ramsgate* (1885) and Charles Busson's *The Book of Ramsgate* (1985) are based on a mixture of documentary sources and oral testimony, the latter giving rise to occasional inaccuracies which have been perpetuated in later accounts.⁴ John Whyman's *The Early Kentish Seaside* (1985) offers a selection of extracts from guide books and other sources which shed light on the early history of the resort.⁵ A number of scholarly articles profile particular aspects of Ramsgate's architectural history, such as the harbour and the work of the Pugin family of architects.⁶ The entry in the revised *Buildings of England* volume (2013) summarises the town's principal buildings.⁷ Local history publications include reprints of historical publications, compilations of early photographs and postcards and studies of particular areas.⁸

The earliest map to show Ramsgate in any detail was the result of a survey by J. Long and J. Ames and was published as a plate in the second, 1736 edition of John Lewis's history of Thanet.⁹ It is supplemented by a plan by Peirce Brett and J. P. Desmaretz dated September 1755.¹⁰ While it was produced to illustrate an (unexecuted) proposal for the harbour, it depicts the existing pier, town and surrounding land, albeit in a more schematic manner than Long and Ames' map. Several accurate surveys of the harbour and adjoining property were commissioned by the harbour trustees.¹¹ An accurate map of the town was published in 1823 by R. Collard and G. Hurst of Broadstairs, based on a survey of 1822 (henceforth referred to as 'the 1822 map').¹² It was revised and updated in 1849 by George Martin Hinds (henceforth 'the 1849 map'), apparently by directly altering the copper plates of Collard's map.¹³ The first edition of the Ordnance Survey mapping was based on a detailed survey of 1872 by Lt A. Hill RE, published in 1872 at multiple scales, including 1:500 for the built-up area of Ramsgate. Revisions were published in 1898 (surveyed in 1896), 1907 (surveyed in 1905), 1933 (surveyed in 1931) and 1939.

Study area

The designated boundaries of the HAZ follow those of Ramsgate's neighbourhood plan and are coterminous with the modern civil parish.¹⁴ However, the study area chosen for the present historic area assessment is smaller in extent and corresponds to the built-up area of the modern town south of the Chatham main line (figure 2). It is nevertheless an extensive tract of c.523ha (1,293 acres), which ranges from Pegwell and Chilton in the west to Ramsgate Cemetery and the King George VI Memorial Park in the east. The railway line represents an impermeable boundary which has exerted a strong influence on land development and character. At the heart of the study area lies the historic extent of Ramsgate, delineated by the boundary and right of way traditionally known as the Liberty Way.¹⁵

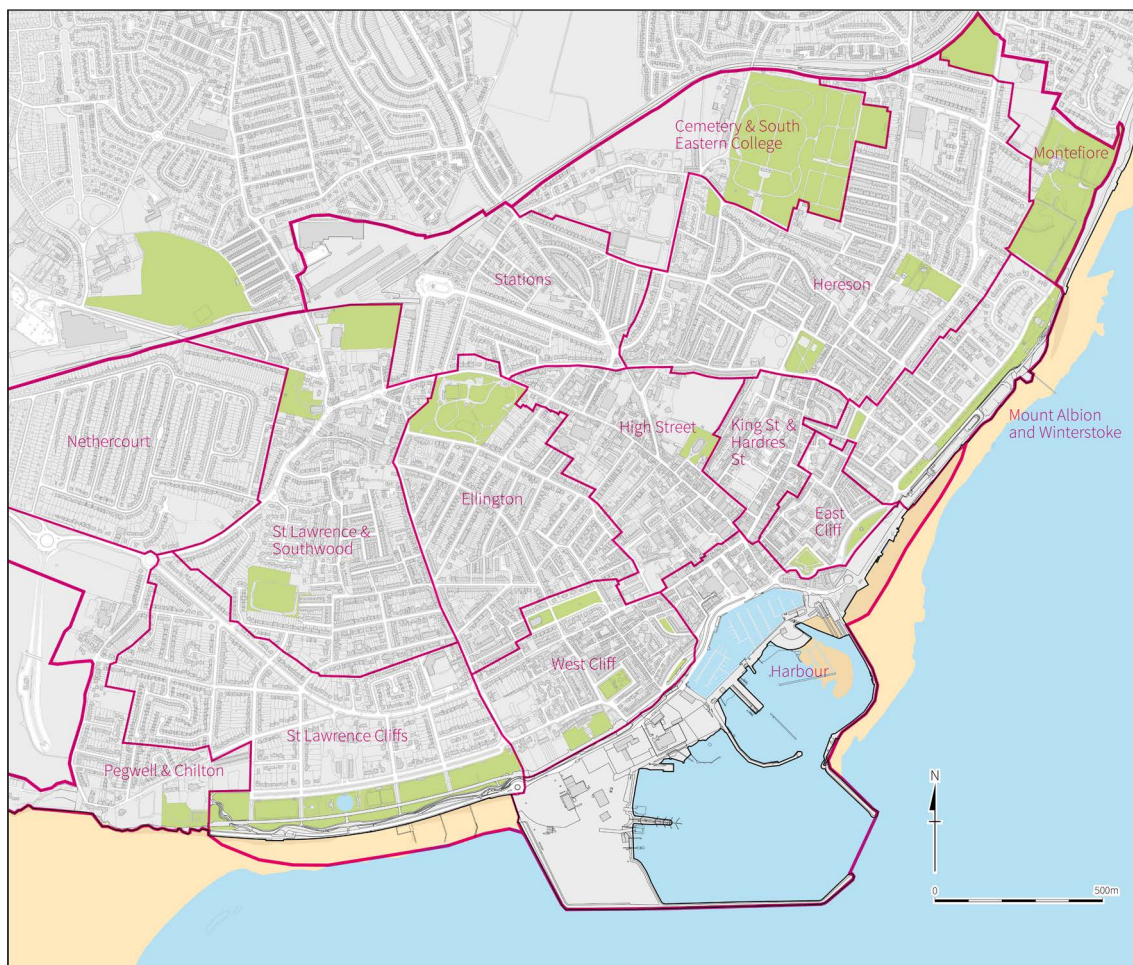


Figure 2. The study area, showing the 15 character areas considered in Part II of this report

The coastline at Ramsgate is broadly oriented south west to north east but the cliffs flanking the harbour are known as the east and west cliffs.¹⁶ For the sake of simplicity and consistency, the present report follows that convention: north refers to compass north west; south refers to south east; east refers to north east and west refers to south west.

Historical overview

Early Ramsgate

Ramsgate is located on the Isle of Thanet, on the north east coast of Kent (figure 3). It lies 29km from Canterbury, 123km from central London and 53km from Calais. As a result of Thanet's outward-facing position at the junction of the southern North Sea and the English Channel, it has enjoyed strategic importance of different kinds throughout its history. South of Ramsgate are the Downs, a roadstead or anchorage sheltered by the Goodwin Sands, a treacherous sandbank 16km in length. The North Foreland, a chalk headland which represents the eastern boundary of the Thames Estuary, lies 6km north east of the town.

The Isle of Thanet is a chalk outcrop separated from the North Downs by the Wantsum Channel, today a drainage ditch but formerly a tidal strait connecting the English Channel with the Thames Estuary. Until the late medieval period the Wantsum was navigable, with a ferry crossing and latterly a bridge at Sarre, 13km west of Ramsgate. Rural Thanet is a relatively open and fertile landscape, rising out of the Chislet and Minster Marshes to reach a plateau of about 40m at Manston and Haine, with long views over Pegwell Bay.

Thanet's coastline is characterised by steep chalk cliffs broken by small, sandy bays. These natural breaks in the cliff have long provided access to the sea and were locally known as gates (e.g. Ramsgate, Kingsgate, Westgate) or gaps (e.g. Dumpton Gap). Ramsgate's name is said to derive from the Old English words *hræfn* and *geat*: raven's gate. The town is located at the outlet of three shallow valleys, which flowed during the last glacial period, thereafter silting up with head deposits. The correlation between these head deposits and the present-day alignment of some of the principal streets in the town centre, including King Street, Queen Street, High Street and Hereson Road, suggests that the shallow dry valleys may have attracted early routeways, influencing the morphology of early settlement (figure 4).¹⁷

John Lewis's 1723 history of Thanet describes Ramsgate as 'anciently a small fishing town consisting of a few houses and those poorly and meanly built'.¹⁸¹⁹ In his 1885 history of the town, C. T. Richardson suggested that the outlet of the dry valleys, in the area of York Street and Leopold Street, represented a likely site for early settlement.²⁰ Almost no evidence survives to shed light on the form of the



Figure 3. Aerial photograph of Ramsgate from the south east. Visible at the top left is the runway of Manston Airport, while Thanet Road can be identified to the top right. [33061/004, Damian Grady]

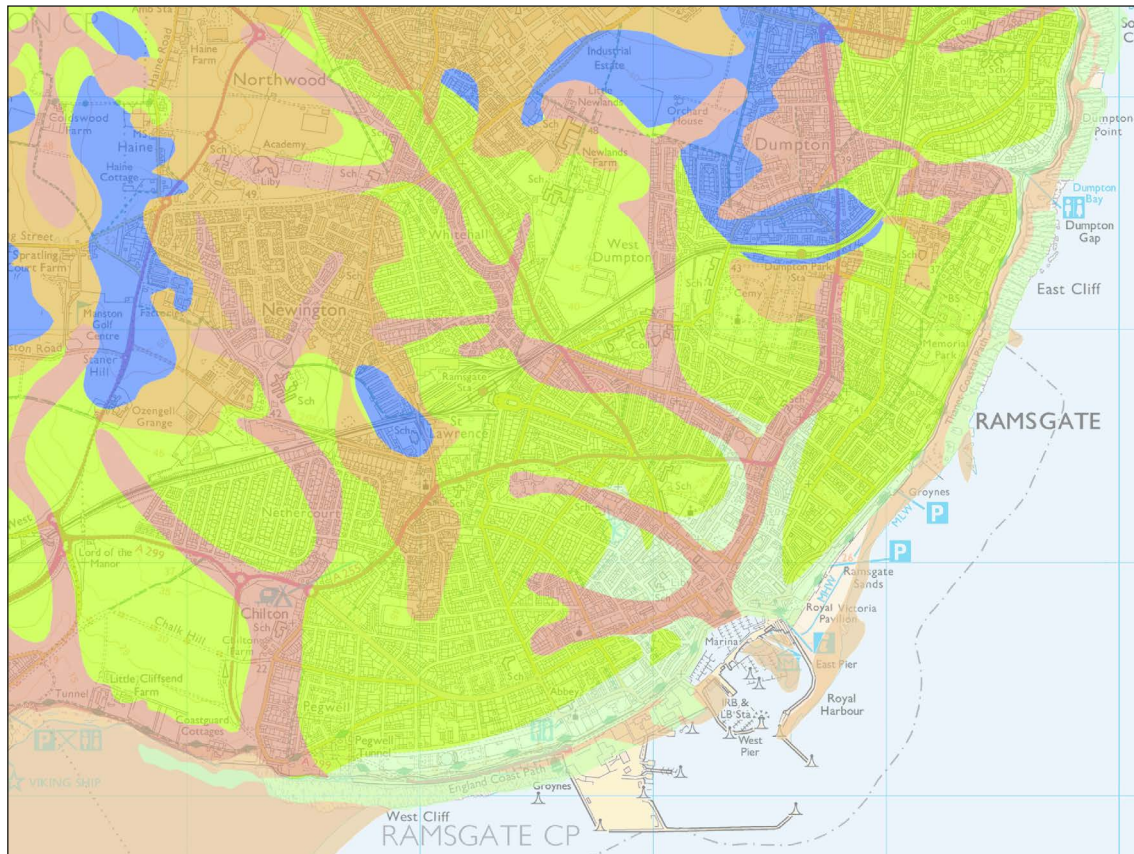


Figure 4. The relationship between Ramsgate's geology and the layout of its principal streets and areas. Note the three dry valleys filled with glacial head deposits, corresponding to King Street, Queen Street and Harbour Street / High Street. Key to bedrock geology: lime green: Margate Chalk; pale green: Seaford Chalk; blue: Thanet Formation. Key to superficial geology: pink: head, 1 (clay and silt); light orange: beach and tidal flat deposits; dark orange: head, 2 (clay and silt). Geological data © British Geological Survey.

earliest structures making up the settlement, but it is likely that most were relatively impermanent and makeshift in character. A probable group of fishermen's dwellings, described as Longly's Place, is shown on the map of 1736.²¹

Ramsgate belonged to the parish of St Lawrence, whose church, customarily spelt St Laurence, was located inland, on a spur of high ground 1.4km north west of Ramsgate. During the reign of Edward I (1271–1307) 141 householders were recorded, many of them probably residing in the village of St Lawrence but the parish also contained hamlets or nucleated settlements at Hereson, Pegwell, Cliffsend, Northwood, Southwood, Chilton and Manson.²²

St Laurence's Church was formerly a chapel of ease to the abbey of Minster in Thanet and of probable early Norman foundation. According to the early 15th-century Thorne Chronicle, the chapels of St Laurence, St John in Margate and St Peter in Broadstairs were assigned in 1124 by the Archbishop of Canterbury and the Abbot and Convent of St Augustine's Abbey in Canterbury to the sacristy of the latter. It was made parochial in the 13th century and the churchyard was consecrated in 1275 by the Archbishop of Canterbury.²³ To the east, in the vicinity of No. 190 Grange Road, was a medieval chantry chapel dedicated to the Holy Trinity and possibly

associated with the nearby manor of Ellington (see St Lawrence and Southwood character area).

In the 18th century the principal streets of Ramsgate were known as West End (which equates with the High Street), East End (Harbour Street), North End (King Street) and South End (Queen Street). This cruciform arrangement derived from two converging routes. One, the present-day High Street and Harbour Street, was a highway descending from the village of St Lawrence to the harbour slipway. The other was a road leading from Pegwell to Broadstairs, along the present-day course of Pegwell Road, West Cliff Road, Queen Street, King Street, Hereson Road and Ramsgate Road. At the crossroads was a watering place traditionally known as the Sole, after the Kentish dialect term for 'a dirty pond of standing water'.²⁴ This represented one focal point of the early town; the other was the slipway at the bottom of Harbour Street. This quayside area was known in the early 18th century as the Corner or Change, the latter possibly deriving from 'exchange', i.e. a place or building used for the trading of commodities.²⁵

Ramsgate's growing importance as a landing place for fish and other cargo is suggested by its association, documented from the 14th century, with the Cinque Port of Sandwich, a town and port on the River Stour south of Pegwell Bay.²⁶ As a limb of the Cinque Port, the township or vill of Ramsgate came within the civil jurisdiction or liberty of Sandwich. It was governed by a deputy or constable appointed by the Mayor of Sandwich, and its rates of taxation were set by the Commissioners of the Corporation of that head port.²⁷ The extent of the settlement was defined by a boundary and right of way known as the Liberty Way. A 1483 survey of its course provides an insight into the topography of late medieval Ramsgate:

Firstly a way called Steyres way in the south, and thus directly to Buntyngez; and thence by way of a public path up to a certain cross called Thaccher's cross; from thence to a windmill; and thence along the public path to Middleton's cross, and thence directly by way of a green lynch until the sea ditch.²⁸

Steyres way may refer to Court Stairs, a way to Pegwell Bay, or alternatively it may be a corruption of Thomas Tarry's way, which corresponds to the present Grange Road. Tarry was a constable of the Hundred of Ringslow, involved in Jack Cade's rebellion of 1450.²⁹ The location of 'Buntings' is uncertain, but it may derive from the bird of that name. Thaccher's cross may refer to the chantry chapel adjacent to the manor of Ellington, which was owned by the Thatcher family in the late 15th century. The windmill was located on the site of the first railway station, near the junction of the present Station Approach Road and Margate Road. The green lynch was an earth bank or terrace; it is thought to have followed the course of the present Boundary Road; the sea ditch was infilled in the laying out of Victoria Road and the construction of the Granville Hotel.

The antiquarian John Leland, writing in the early 1540s, noted 'a smaule peere for shypis'.³⁰ A map of c.1610, based on a plan by John Rogers of c.1548, shows a

curved timber structure and slipway.³¹ Although the maintenance of the pier came under the jurisdiction of the Lord Warden of the Cinque Port, the inhabitants of Ramsgate were permitted to nominate pier wardens to superintend repairs and to collect dues and rates levied on vessels and goods entering the harbour.³²

In the late medieval period Ramsgate's population numbered in the scores rather than the hundreds. A 1566 survey of the Kent Coast found that Ramsgate contains 70 mariners, 25 houses and 14 boats, ranging from three to 16 tonnes. The ratio of seamen to households, which can be interpreted as a measure of the relative importance of maritime industry to a given local economy, was 2.8 in Ramsgate. This can be compared with figures of 1.95 in Queenborough, 0.64 in Whitstable, Swalecliff and Herne; 0.55 in Margate; 0.40 in Broadstairs, 0.36 in Dover and 0.14 in Sandwich.³³

Ramsgate 1650–1749

Ramsgate's maritime economy was diverse and included fishing, ship building, chandlery, pilotage and assisting or provisioning vessels at sea. The latter activities were variously known as foying or hovelling and are commemorated by the names of the former Foy Boat Tavern on Sion Hill and the Hovelling Boat Inn on York Street.³⁴ In the 17th century Ramsgate assumed increasing importance as a trading centre, particularly in the Newcastle coal trade and in the trade in timber and 'naval stores', a term for products derived from pine resin used in maintaining wooden sailing vessels. By 1701, more ships were registered there than at any other Kentish port. Ramsgate ranked 15th amongst the English ports, with 45 ships totalling 4,100 tonnes and employing 388 men.³⁵ A brewery and maltings was established at the end of Queen Street by 1635. It was purchased around 1680 by Thomas Tomson, in whose family it remained until the mid-20th century.

Some of the proceeds of trade were invested in the lengthening of the pier in 1715 as well as contributing to the renewal and expansion of the town. In response to an increasing population several galleries were installed at St Laurence's Church in 1733.³⁶ Lewis's 1723 account of Ramsgate's recent fortunes was paraphrased in many resort guidebooks:

...of late years since 1688, thro' the successful trade which the Inhabitants have been concerned in to Russia and the East-Country, its [sic] very much enlarged and improved. The old houses are many of them raised and made very commodious dwellings, and abundance of new ones built after the modern way, in a very elegant and beautiful manner.³⁷

In a second edition, published in 1736, Lewis observed that in contrast with Margate's stagnation, 'Ramsgate has all this while been growing and encreasing, being almost half of it new built, and their Pier being considerably enlarged; so that there are many wealthy Persons among them'.³⁸ By studying early maps alongside the extant layout of the town it is possible to draw some tentative conclusions about Ramsgate's expansion during this transformative period (figure 5).

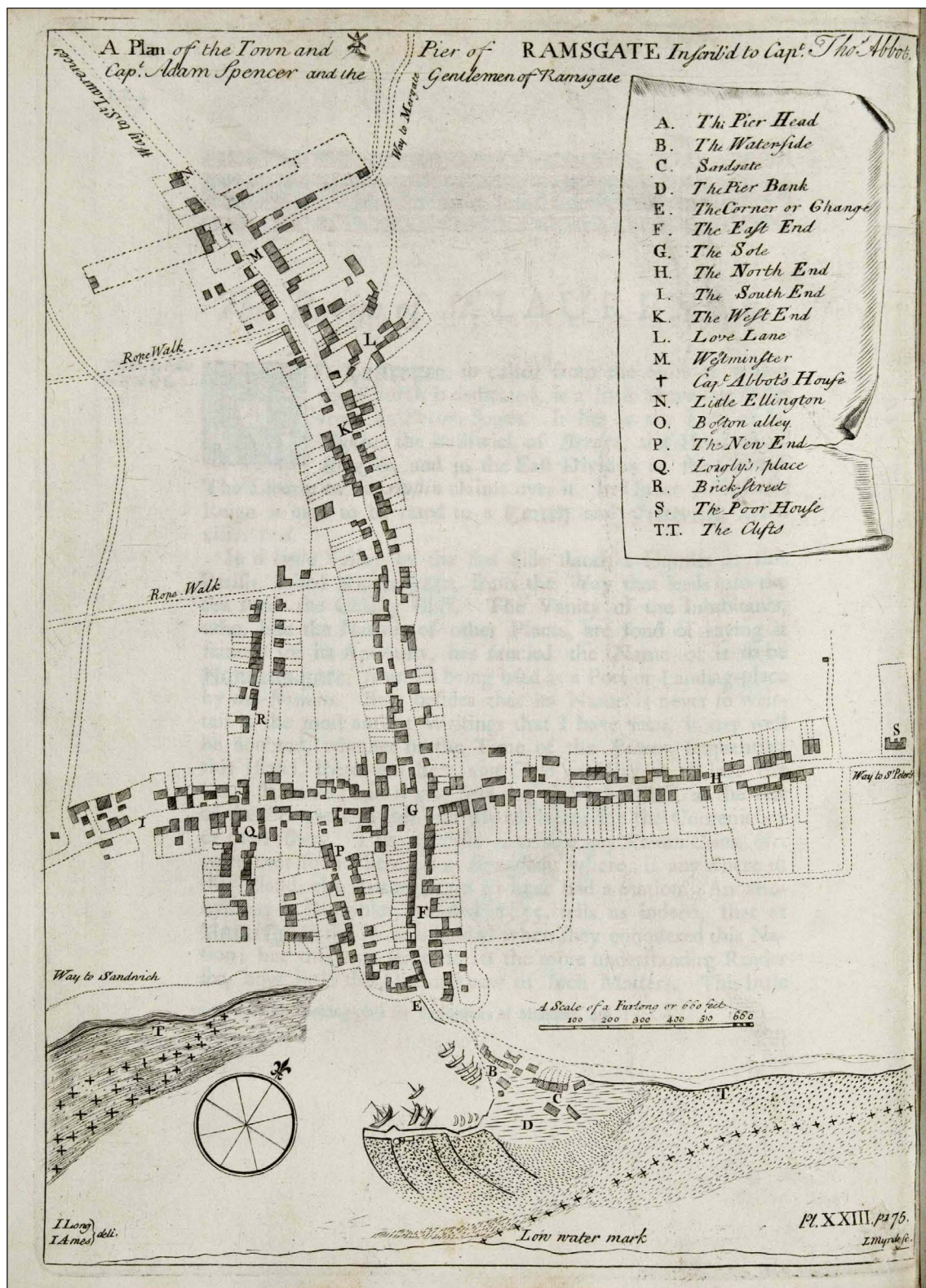


Figure 5. 1736 map of Ramsgate, reproduced as Plate 23 of *The History and Antiquities Ecclesiastical and Civil of the Isle of Tenet in Kent* by John Lewis (London. Second edition, 1736). [DP017640; © The Society of Antiquaries of London].

The growth of the town came about through a number of different processes. The principal streets were extended beyond the former built limits of the town, and gaps in the frontage were filled in. New streets were made and built up. York Street, originally known as New End, was probably formed in the second half of the 17th century; 25 houses are recorded in the 1717 rate book.³⁹ Effingham Street was laid out to the north of Queen Street in the first half of the 18th century. Originally known as Brick Street, its name suggesting the novelty of that building material, it was a street of exclusively residential character, located away from the working harbour and flanked by corn fields.

Richardson, writing in the late 19th century when a greater proportion of early fabric survived, drew a distinction between two types of early houses:

Two very good examples of early houses are to be found, with others, in York Street, from which much may be learned, viz. that known as Catt's fish shop [No. 6 York Street], and the house adjoining, called the Hovelling Boat [No. 12 York Street]. Catt's is the lesser altered of the two, and its details of low elevation, sunken floors, internal arrangements, and simple structure, will, in all probability claim priority over those on the opposite side of the street. Of those on the opposite side of the street, they are for the most part of higher elevation, more ornamental in roofs and gables and chimney stacks, and frequently of varied materials, bricks and flints in courses and in ornamental devices.⁴⁰



Figure 6. No. 15 Harbour Street
[DP301216]

No. 15 Harbour Street is another intact example of a modest house of probable late 17th-century origin (figure 6). It is of two storeys and a single bay with a steeply pitched tile roof. The internal layout is straightforward, with front and back rooms and a stack and newel stair rising against the party wall to the south. The larger and more decorative houses that Richardson noted were of flint masonry with brick dressings. Many incorporated shaped gables, a distinctive feature of the Thanet vernacular and a possible signifier of social status.⁴¹ These features can be seen at Nos 1-2 Queen's Court, a structure of knapped flint with brick dressings, pierced by horizontal casement windows under flattened arches.

In houses of the early 18th century, shaped gables persist alongside symmetrical, brick-built fronts incorporating mullioned and transomed windows (e.g. Chilton Farmhouse of c.1713), and sash windows (e.g. Nos 127-135 High Street, No. 125 High Street). The grandest private residence of this period, now demolished, was the house of Captain Thomas Abbott (1690–1750). It stood at No. 146 High Street,

a location midway between Ramsgate and St Lawrence and locally known as Westminster.⁴²

Ramsgate 1750–1845

From the mid-18th century development in Ramsgate followed two paths: as a maritime town and as a seaside resort. The need for a 'harbour of refuge' to receive ships driven from their anchorage in the Downs was the subject of several proposals from the 16th century onwards. In 1736 it was reported that 'a project is on foot either to repair and enlarge Ramsgate Harbour, or to make a large bason between Sandwich and Deal to receive [outbound ships]'.⁴³ The Ramsgate proposal emerged as the favourite in 1749, after a severe storm drove a large number of vessels onto the south coast of Thanet. In that year an Act of Parliament was passed sanctioning the construction of a harbour for the reception of ships of up to 300 tons and a Board of Harbour Trustees was constituted.

Work on the harbour commenced in early 1750. By all accounts it appears to have been a protracted and ill-coordinated project, hampered by indecision, dissent and design modifications.⁴⁴ In 1774 the civil engineer John Smeaton (1724–92) was consulted on methods to deepen the harbour and prevent it from filling up with fine sand and silt. He recommended the creation of an artificial backwater by means of penning up a head of water to be released by sluices. The Trustees adopted a modification of Smeaton's scheme by Thomas Preston (a mason involved with the harbour from 1750) in which a single basin took in water during the incoming tide which was released at low tide by means of several sluices set into a cross wall.

The sluices were first tested in 1779; Smeaton later designed a dry dock and an advanced pier or extension of the east pier head. Smeaton's successor, Samuel Wyatt (1737–1807), was appointed as resident engineer in 1793. As well as supervising the maintenance and improvement of the harbour, Wyatt designed several new buildings, including a lighthouse (1794–5) and a range of buildings in the pier yard, erected between about 1794 and 1802 and including a bonded warehouse, a pier house for the trustees' use and a three-storey Harbour Master's house. A clock house was completed in 1817, while a granite obelisk of 1821 commemorates the visit to Ramsgate of King George IV, who bestowed royal status upon the harbour. By 1822, a total of around £1.5 million had reportedly been expended on the harbour (figure 7).⁴⁵

While work was underway on the harbour, Ramsgate was increasingly frequented as a sea-bathing resort. This is unlikely to be a coincidence: the harbour works drew many visitors and promenading on the new piers became a popular recreation. At the same time the presence of the harbour piers accelerated the formation of the celebrated Ramsgate Sands. Due to its location in the calmer waters of the mouth of the Thames Estuary, the resort at Margate benefited was served by water-borne transport from London from an early date, whereas most early visitors either arrived at Ramsgate by coach. Such was the volume of coach traffic that signposts were erected in Thanet and road improvements undertaken.⁴⁶

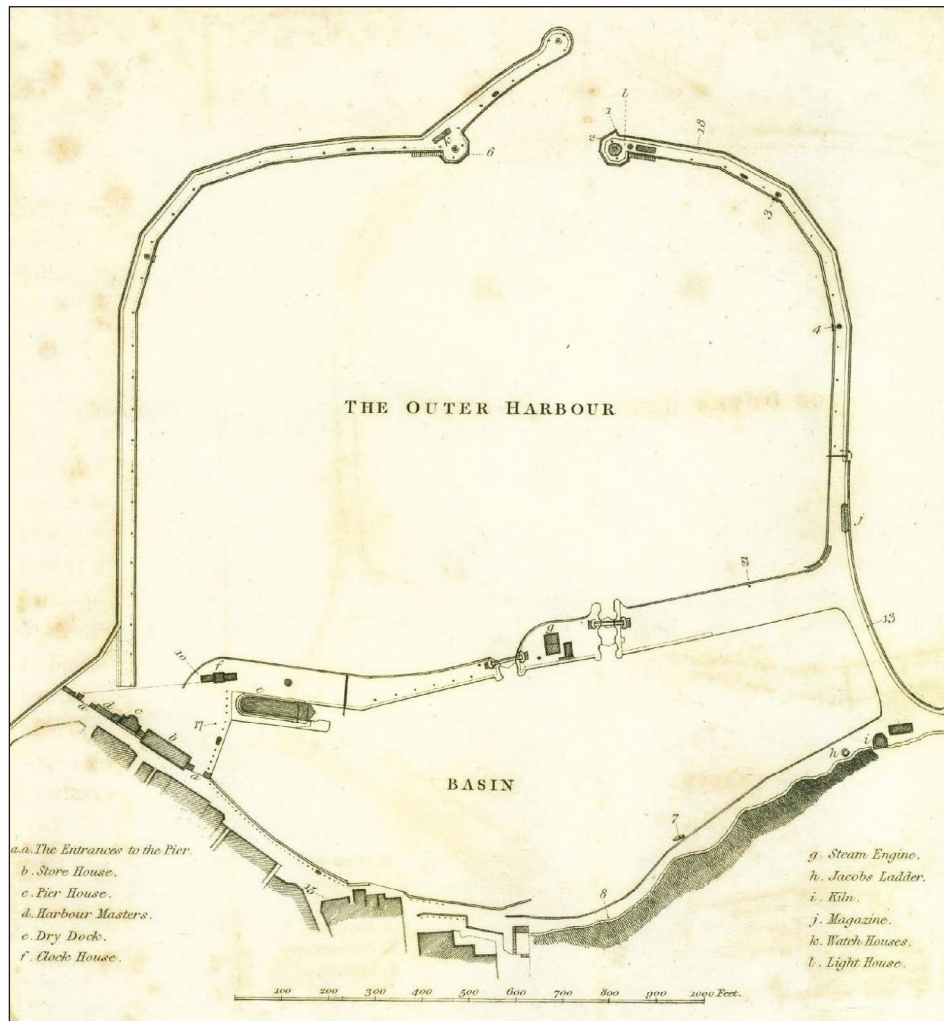


Figure 7. A plan of Ramsgate Harbour published in 1817 and probably based upon a survey undertaken for the Harbour Trustees. [Courtesy of Michael Child]

The earliest located references to organised sea bathing at Ramsgate Sands date from the 1750s, slightly later than at Margate, Liverpool, Whitby, Scarborough and Brighton.⁴⁷ Unlike the harbour, the early resort at Ramsgate is poorly documented and, in comparison to its nearby rival at Margate gave rise to relatively few purpose-built facilities, of which fewer still have survived. A journal entry of 1759 gives an insight into the activities of an early visitor:

Proceeded to Ramsgate, walkt with the greatest pleasure on that part of the pier which is finished. It makes a very long and beautiful walk extending out to Sea. The part done has taken up ten years performance. Saw here only one bathing machine belonging to Beau Nash. The shore not so Convenient for bathing as Margate. Regaled ourselves at a very handsome publick house commanding the sea, and hir'd an open Vessell of about 3 ton Burthen, to sail with Mrs Mount, and Miss Hunt and Mr Goodwin to Deal, which is about 9 or 10 Miles.⁴⁸

The writer appears to mistake Richard ‘Beau’ Nash (1674–1762), the master of ceremonies at Bath, for Cornelius Nash (?1717–1801), a resident bather at Ramsgate. In 1758 the *Kentish Post* carried the latter’s advertisement for

Nash’s new invested umbrello machine, for bathing in the salt water, is now brought to the greatest perfection, and the Bay of Ramsgate is now a hard sand, and very commodious for bathing. All gentlemen, ladies and others, that have occasion to make use of the said machine, shall be carefully attended, and the favours gratefully acknowledged by their most obedient humble servant, Corn. Nash. NB Commodious lodgings and ready-furnished houses, at reasonable rates, may be had by applying to the said CN⁴⁹

What physical infrastructure was necessary for the operation of an 18th century sea bathing resort? One essential item, documented at Ramsgate from 1754, was the bathing machine, a cart fitted with a canopy that could be lowered at the rear to allow bathers to enter the sea in safety and privacy (figure 8).⁵⁰ Visitors waited their turn for a machine in so-called bathing rooms, which were housed in existing houses or in simple wooden huts nearer the beach. Bathers were assisted in and out of the water by local guides. The former Pier Castle (Nos 94-98 Harbour Street) of c.1818 provided rented accommodation for bathing machine proprietors and possibly their employees.⁵¹



Figure 8. *The Bathing Place at Ramsgate*, of c1788 by Benjamin West. Note the bathing machines and bathing room on the pier yard. [Yale Center for British Art, Paul Mellon Collection]

Bathhouses permitted all-weather bathing in controlled conditions and were thought particularly suitable for delicate or convalescent visitors. In 1790, Joseph Dyason, a local brazier, opened two hot and one cold sea water baths, with waiting and changing rooms, in an existing structure on Harbour Parade. He lacked competition until the establishment of Isabella Baths in 1816 on the site of Nos 17-22 Paragon and Victoria Baths of c.1836 at Nos 100-114 Harbour Parade.

Places of leisure and entertainment were also required at a respectable and competitive resort. The assembly room was a gathering place where visitors of both sexes could gamble or drink tea during the day, while balls and concerts were held during the evening. Ramsgate's two assembly rooms, established in 1775 at the Old King's Head Inn and c.1809 at the Albion Hotel, were converted from taverns, unlike the purpose-built venue at Margate which opened around 1769. By the 1770s Harbour Parade also offered a variety of coffee houses although the character of the resort was sometimes reckoned to be more respectable than lively. Ramsgate's first purpose-built theatre opened in October 1825, almost 40 years after Margate's Theatre Royal.

Circulating libraries were also important social hubs in early resorts, offering a variety of merchandise as well as the chance to borrow books and journals. Ramsgate's earliest libraries seem to have been opportunistic ventures operated from existing premises: from 1776 the linen draper Mary Crux offered 500 titles from her shop near the King's Head, while in 1786 the Margate bookseller Peter Burgess opened a library near the Sole. A Marine Library was built c.1802 at Cliff Street for Mary Witherden, while Burgess erected a new bank and circulating library in the same decade.⁵²

The earliest visitors patronised inns and hotels (hotels in the earlier sense of the word: an inn providing bed and board). The London Hotel, at the junction of High Street and King Street, was in operation from at least 1789.⁵³ For longer stays it was common to take suites of rooms in lodging houses. A guide of 1776 noted that 'a complete set of lodging rooms have been lately erected near the Pier', although their location is uncertain.⁵⁴ One early guide book of 1780 offered the following advice:

'The lodging are much like those [at Margate], and upon similar terms; those which have a view of the sea are always dearest and soonest let, as at [Margate]: provisions are much the same price at each place as in London, during the height of the season'.⁵⁵

The last quarter of the 18th century and the decade after 1815 marked two waves of speculative house building, most conspicuously taking the form of uniform terraced housing. House layouts were sufficiently flexible to serve either as private residences, lodging houses, or a combination of the two. The monetisation of sea views influenced the location and height of new buildings as well as features such as verandas, bay windows and bow fronts. Probably the first terrace of uniform appearance to be erected in Ramsgate was Chapel Place of c.1788–90. In order to maximise sea views the houses appear to have been built as double-fronted structures of three storeys which were only one room deep, with lower rear

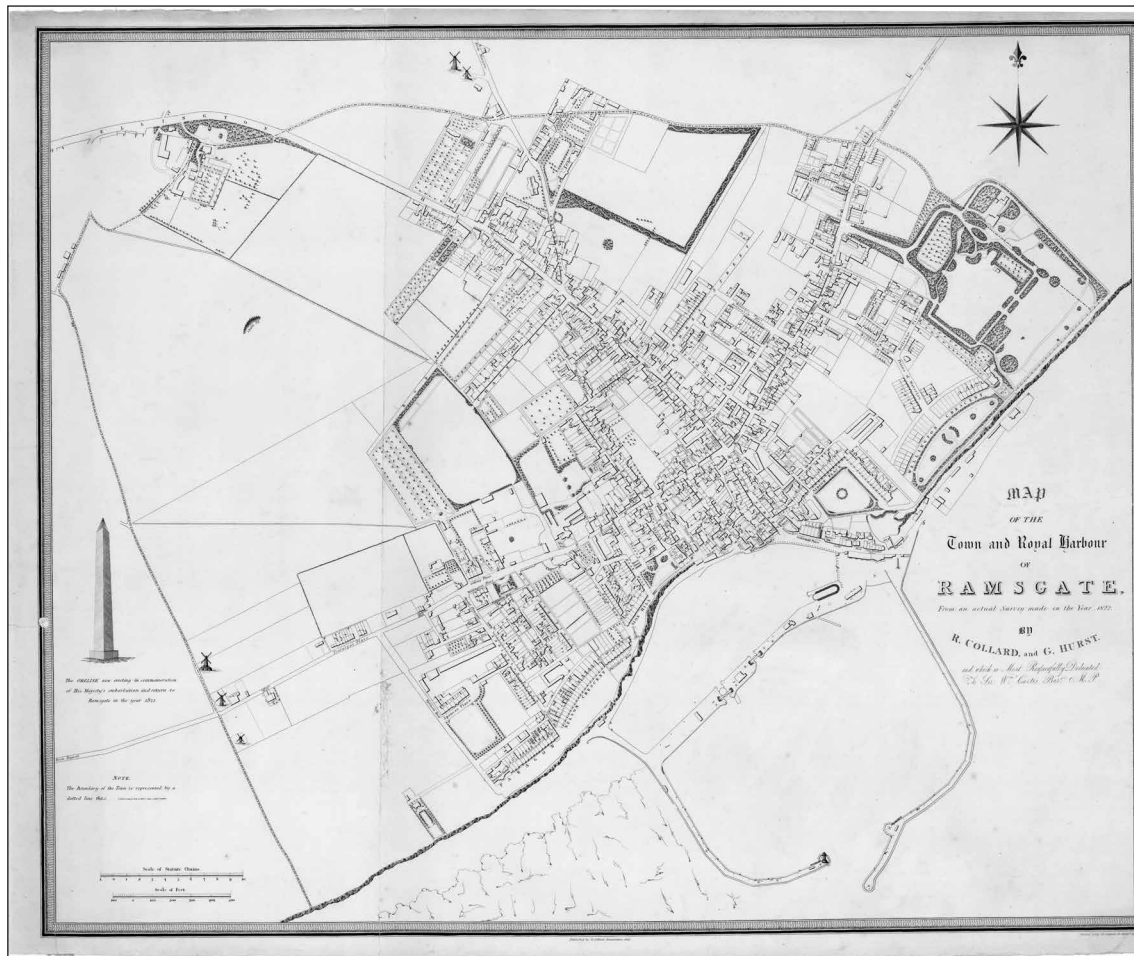


Figure 9. Collard and Hurst's map of Ramsgate, published in 1823 and based on a survey made the previous year. [Courtesy of Michael Child]

additions. Thereafter most terraced houses followed the standard layout of front and back rooms accessed by rear stairs adjoining the party wall, preceded by a passage. One commentator, writing in 1818, alluded to this standard terrace plan in observing that 'the lodging houses are so numerous as to form whole streets or rows, and they are all constructed entirely upon the London plan'.⁵⁶

Later speculative developments tended to favour seafront sites on the east and west cliffs, which boasted elevated sea views and were located at a respectable distance from the harbour and town centre (figure 9). Albion Place (c.1791–98) took the form of two perpendicular ranges overlooking a triangular lawn. Like most large schemes of its date, it was erected piecemeal. Plots were sold individually or in groups, and the deeds of sale often included covenants or 'deeds of stipulation and restriction' regulating the extent and appearance of development. It is possible that vendors may have enforced such covenants by employing a surveyor or agent to sign off on the designs of houses to ensure they followed the agreed treatment. This level of control would have been necessary for Wellington Crescent (1818–24) and Royal Crescent (from 1826, attributed to Mary Townley), whose architectural treatment as unified, large-scale palace fronts belies a fitful constructional history. Where covenants were

absent or unenforced the result was a terrace of heterogeneous appearance such as Nelson Crescent (c.1799–1809) and Paragon (c.1811–18).

Leading residents built substantial and fashionable townhouses for their permanent or seasonal use. Examples include No. 124 High Street, the residence of the banker, shipping agent, solicitor and rope maker Nathaniel Austen (1745–1818); Townley House of 1792 for James and Mary Townley; and Cliff House, rebuilt or remodelled c.1802 for the chairman of the harbour trustees Sir William Curtis (1752–1829). A picturesque Gothick idiom was preferred for the handful of marine villas erected in the mid-1790s on remote cliff-top sites, such as East Cliff Lodge for the politician Benjamin Bond Hopkins; Belmont (now Westcliff House; figure 10) for the magistrate Joseph Ruse (d.1832); and Pegwell Lodge for the barrister Sir William Garrow (1760–1840).



Figure 10. An 1806 print of Westcliff House. [Courtesy of Michael Child]

Such houses were deemed sufficiently well-appointed to be made available to visiting members of the royal family, including Caroline, Princess of Wales, who occupied East Cliff Lodge in 1803; King George IV, who stayed overnight at Cliff House in 1821; and Princess Victoria, who made several visits in the 1820s and 1830s. Victoria appears to have had fond memories of her visits to Ramsgate, acquiring W. P. Frith's painting *Ramsgate Sands* in 1854 and in 1876 requesting photographs of the residences in which she stayed with the Duchess of Kent, namely Townley House, Albion House, Belmont and 'Mrs Hill's house at St Lawrence'.⁵⁷

As it expanded in scale and status, the town took on a degree of self-governance and administrative autonomy from the civil parish of St Lawrence. Ramsgate already

maintained its own poor: rate books survive from 1717 and in 1726 a poor house was provided. An Act of Parliament of 1785 established a commission to pave, cleanse, repair, light and watch the highways; to remove and prevent ‘annoyances’ such as encroachments or breaches of public health and to provide a market house by voluntary subscription. This was erected at the junction of Queen Street and Harbour Street by the carpenter Joseph Stead for £324. It contained a first-floor subscription room, licenced ‘for the purpose of dancing or concerts’.⁵⁸

A charity school was established at Ramsgate around 1780, when a committee of subscribers advertised for a qualified school teacher and wife to teach at an annual salary of £30.⁵⁹ In 1811 a school house was erected in Meeting Street at a cost of £2,000, providing 200 places for boys and girls.⁶⁰ At around this time two Sunday schools were opened, making use of the ‘monitorial system’ devised by the Quaker teacher Joseph Lancaster and promoted by the British and Foreign School Society, hence their designation British Schools.

By 1800 the harbour was essentially complete, although improvements, repairs and maintenance works were continually required to repair damage from storms and shipping collisions. John Rennie jun. complained that ‘Ramsgate harbour has been so extremely ill built that as soon as one part is repaired, another part comes to pieces’.⁶¹ Nevertheless, its strategic importance was affirmed in the Napoleonic Wars when Ramsgate became a port of embarkation for troops, horses and supplies bound for the continent. The quay was enlarged with the construction of Military Road c.1806, and the harbour was defended against invasion and French privateers by five gun batteries, of which two were sited on the east cliff and three on the west cliff.⁶²

The scale of troop movements during the Napoleonic Wars called for a temporary barracks, which was in use between about 1800 and 1815 in the area of the present-day Spencer Square. It appears to have functioned largely as a military transit camp for inbound and outbound regiments and required few permanent structures beyond a stable complex on the site of Townley Street and Nos 35-42 Spencer Square, built c.1802–5 reputedly as an officers’ quarters.⁶³ The Napoleonic Wars provided a significant and long-lasting stimulus to Ramsgate’s economic growth through various means: direct and indirect investment by the armed forces, the spending power of military personnel, some of whom chose to settle in the town, and the patronage of wealthy visitors who would otherwise be holidaying on the continent (figure 11).

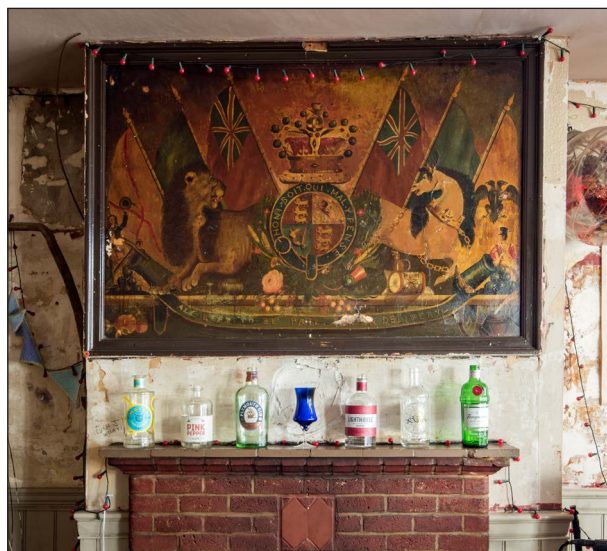


Figure 11. A painted overmantel of possible early 19th-century date at the Queen Charlotte pub, No. 57 Addington Street. [DP247188]



Figure 12. A view of St Augustine's Church from St Augustine's Abbey. To the left is Chartham Terrace. [DP247162]

While seaside places of worship were built by and for residents, their congregations were augmented by visitors. In 1788–9, a chapel of ease dedicated to St Mary was built at a cost of £2,550 to accommodate 660 persons. By the 1820s it was claimed that the chapel was ‘principally occupied by the visiting gentry, and could not afford accommodation to the rapidly increasing population of this flourishing town’, a claim used to justify the necessity of a parish for Ramsgate.⁶⁴ Under an Act of Parliament of 1827, Ramsgate obtained its own civil and ecclesiastical parish, and the church of St George was built with a parliamentary grant from the Church Building Commission. Built on a site behind High Street, it seated 2,000, including 1,200 unreserved pews. The town was also served by several non-conformist places of worship, including an Ebenezer Chapel of 1743 at Meeting Street, a modest Baptist chapel at Farley Place and two early 19th-century chapels on Hardres Street.

The town is bookended by two religious communities established in the mid-19th century. In 1831 (Sir) Moses Montefiore (1784–1885) moved to East Cliff Lodge and founded a synagogue and theological college on adjacent land. As a consequence the nearby village of Hereson became a focus for Ramsgate’s Jewish community. In the 1840s the Catholic architect A. W. N. Pugin, attracted to Thanet for its associations with St Augustine, purchased land on the west cliff on which he erected a family house (The Grange of 1843–4) and the Roman Catholic Church of St Augustine (1845–51; figure 12) with adjoining presbytery. In 1860–1 it was joined by a Benedictine Abbey, built by his eldest son, E. W. Pugin.

Ramsgate 1846–1900

Over the first half of the 19th century Ramsgate's rate of population growth outstripped any other Kentish resort. It was fuelled by several related factors which included improvement in transport and infrastructure, resort facilities and development and the town's strategic importance during the Napoleonic wars. As its military importance declined Ramsgate's increasing popularity as a seaside resort became the principal influence on its patterns of growth and social status over the course of the 19th century.

Successive improvements in transport brought more visitors to Ramsgate. The first regularly scheduled passenger service from London to the Thanet resorts was made by hoys or packets, small sailing boats adapted to carry passengers. Coal-fired steam boats plied between London and Margate from 1815 with a Ramsgate service operating from 1821. The speed of the steam service increased to the extent that by the mid-19th-century London employees were able to join their families for a seaside weekend by taking the so-called 'hat's boat' or 'husbands' boat'.⁶⁵ Land transport improved over the same period with the construction of turnpike roads in east Kent in the 1800s and a faster and safer stagecoach service.

The Ramsgate branch of the South Eastern Railway company's London to Dover line opened in April 1846, its construction having been supervised by Joseph Cubitt jun. and the engineer W. J. Forde. The first station was located at the junction of Station Approach Road and Margate Road (figure 13). In 1863 it was supplemented by a second station adjacent to Ramsgate Sands (figure 14). This was constructed as an extension to a line from Faversham to Herne Bay operated by the Kent Coast Railway (and acquired in 1871 by the London, Chatham and Dover Railway). 'What was known as the husband's boat', commented *Railway News*, 'has been converted into a husband's train'.⁶⁶ In 1926 both stations were replaced by the present Ramsgate Station as part of a reorganisation of the railway network serving Thanet.

The arrival of the trains and their passengers prompted decisive changes in the character and development of the Victorian town and its resort. The cheap, rapid service opened up Ramsgate to lower-middle and working class Londoners, and



Figure 13. A view of the 1846 station [Historic England Archive: RO/06952/001]

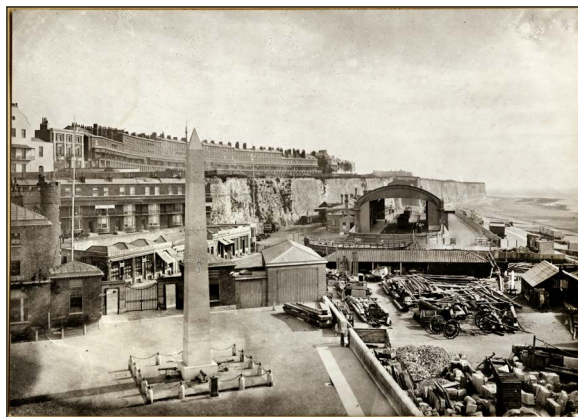


Figure 14. An 1860s view of pier yard and the 1863 excursion station [HE Archive: BB97/00002]

charges of commercialisation and ‘Cockneyfication’.⁶⁷ In 1852 George Elliot wrote to a friend, ‘I warn you against Ramsgate, which is a strip of London come out for an airing’.⁶⁸ However, tensions between Ramsgate’s exclusive and genteel social pretensions and its increasing accessibility predate the coming of the railway; they constituted a rich source of comedy and social observation in works as varied as satirical prints and Charles Dickens’s ‘The Tuggs’s at Ramsgate’ (1836).⁶⁹

The social frictions accompanying mass tourism were eased to some extent by suburban growth, the dedicated excursion station of 1863 and attempts at suburban resort developments such as St Lawrence-on-Sea (1868) and the St Lawrence Cliffs Estate (1924). These developments promoted what has been described as ‘social zoning’: the regulation of social contact between tourists and residents and between different social classes of tourists.⁷⁰ As this late 19th-century account makes clear, the summer season, which lasted from April to November, was itself socially structured:

It must not be supposed that the Ramsgate season finishes in August, when the excursions practically cease, and the old picturesque town becomes less crowded. Soon the ‘better class of people’ begin to arrive, and they continue to do so during September, October, and November, in which months visitors to Ramsgate enjoy the blessings of an Italian summer.⁷¹

A long-term rise in disposal income and increasing leisure time meant that more people were able to enjoy short breaks to the seaside. The seaside railway station was a stimulus to new resort developments such as the Granville Hotel (1867–9 by E. W. Pugin), Granville Marina (1876–7) and the Marina Pier (1880–1; figure 15). Ramsgate’s commercial district became more intensely used and visitor-orientated in character, with a wide range of shops, public houses and dining rooms. In 1862



Figure 15. The Marina Pier, built in 1880-1 adjoining Granville Marina. This late 19th-century view shows a switchblade railway which briefly operated on the pier [HE Archive: BB84/01825]

it was reported that ‘in nearly every street there are new shop fronts being put in’.⁷² Ramsgate also hosted a sizable informal economy, as attested by numerous stalls, hawkers, touts, photographers and itinerant musicians. Food and drink were central parts of the tourist economy, ranging from mineral water to the potted shrimps for which Pegwell Bay was noted.

New public venues and amusements offered a diverse range of entertainments, dispelling earlier criticism of a lack of organised evening activities at Ramsgate.⁷³ Some public houses and bazaars (fancy goods stores) offered evening concerts. Music hall and vaudeville were offered at St George’s Hall of 1849; St James’s Hall on Broad Street, remodelled in 1861; the Alexandra Theatre at No. 5 Hardres Street, established in 1869; the Établissement of 1877 at Granville Marina; and the vast Sanger’s Amphitheatre of 1882–3. Alongside were purpose-built venues of an instructive or improving character, such as the meeting place of the United Literary Club opposite Guildford Lawn (1868) and the Church Institute on Broad Street (1872, architect W. E. Smith). These were predominantly but not exclusively aimed at residents, as were private members’ clubs such as the Albion Club of 1886 at No. 2 West Cliff Mansions and the Royal Temple Yacht Club of 1896.

Alongside the resort continued to exist a working town whose population rose steadily throughout the 19th century. In the second quarter of the 19th century, most residential development occurred in the zone between the seafront and King and Queen streets, hosting a mixture of private residents and lodging houses. Later suburban growth, including seasonal tourist accommodation, occurred further inland on the limited sites remaining, chiefly the grounds of large houses and agricultural land. On the west cliff the principal zone of expansion included the Ellington estate and the Elms estate. House building on the east cliff was more dispersed and halting in character and included the Mount Albion estate and the Dane Park Estate (figure 16). Anglican and non-conformist places of worship were funded to serve new residential districts, the earliest of which was the Church of Holy Trinity of 1844–5 on the Mount Albion Estate.

Who built 19th-century Ramsgate? Most of the town’s builders were carpenters or bricklayers by trade, and besides general contracting many practised related trades as undertakers, surveyors, estate agents or auctioneers. Some families, including those by the name of Elgar, Grummant, Hinds and Smith, could claim several generations involved in construction, with yards, workshop and stock in trade being passed from father to son. Local builders were capable of high standards of workmanship, as is evident from St George’s Church, erected in 1825–7 by Daniel Bayly Jarman (1778–1846) and Thomas Areton Grundy (1807–76). Some builders obtained access to sufficient working capital to initiate speculative developments, often by pooling resources through partnerships, but the risk of bankruptcy was high.

Builders would in most circumstances have been required to design as well as build. In 1785 Joseph Stead provided a plan for the market house, while Charles Boncey, the Margate builder of East Cliff Lodge offered ‘plans neatly drawn, and estimates accurately made, upon the shortest notice’.⁷⁴ Architects were sometimes brought in

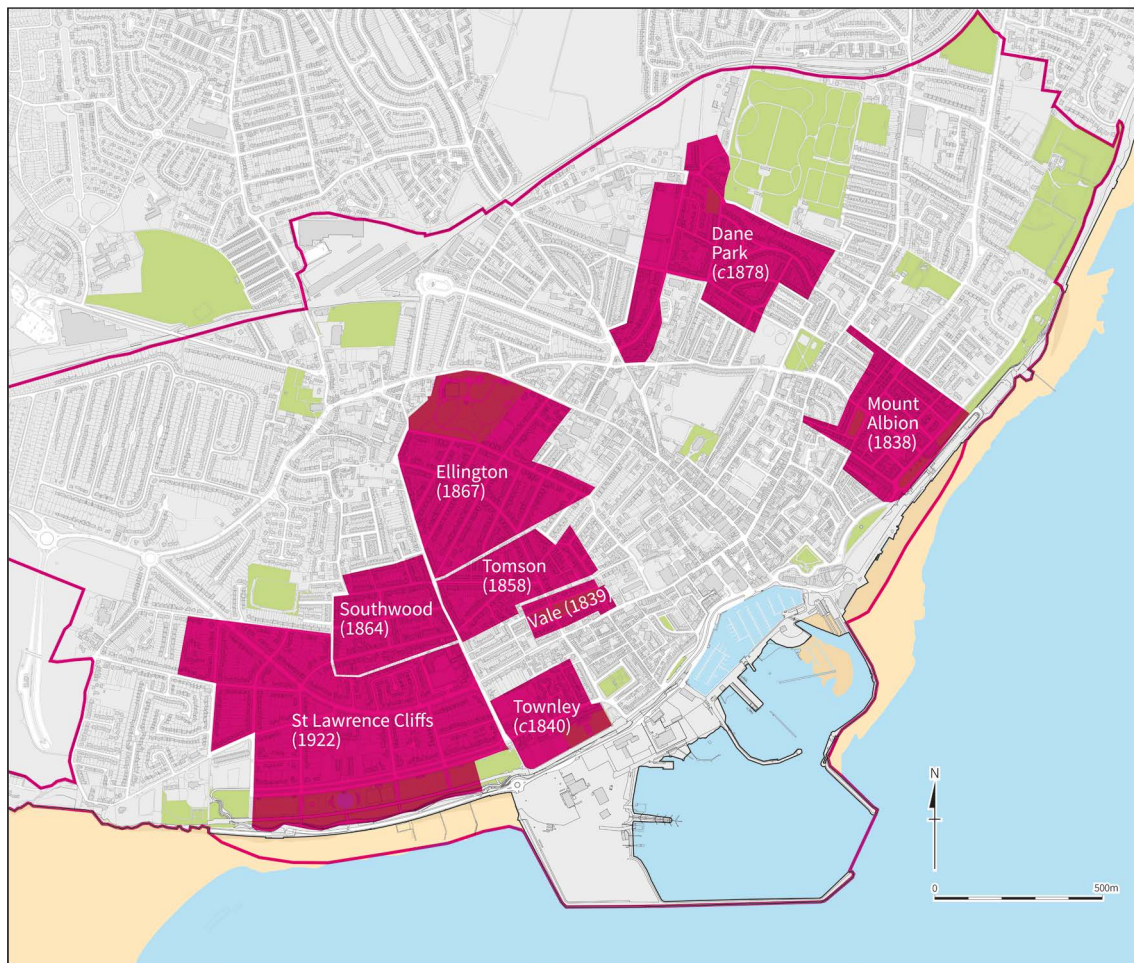


Figure 16. Map showing the principal estates laid out for speculative building, showing dates of inception

to design harbour buildings and the parish church but only with the arrival of A. W. N. Pugin in the 1840s did the architectural profession gain prominence. By the late 19th century it was increasingly common for the most prestigious jobs, such as ecclesiastical commissions, to be obtained by London architects. Design offered possibilities for professional advancement. William Edward Smith (1816–1889) inherited a builder's yard on King Street from his father, the bricklayer-turned-developer James Smith (d.1841). As well as continuing his father's firm, which by 1861 employed 104 men and 16 boys, he developed a parallel career as an architect, with offices in Bloomsbury and projects as far afield as Jerusalem.⁷⁵

By the mid-19th century it was clear that a large and growing population lacked security of employment and were vulnerable to poverty, poor sanitation and ill-health. Existing local measures for the relief of the poor, namely charitable benefactions and parochial poor relief, proved inadequate in times of hardship.⁷⁶ After the failure of Thanet's wheat harvest in 1766 Lord Holland of Kingsgate, perhaps fearing hunger riots, ordered the poor at Ramsgate to be supplied with corn under the market price.⁷⁷ During the exceptionally harsh winter of 1813–4 a subscription was raised for the 'distressed poor' by 'the gentry residing in Ramsgate as visitors, the opulent people and industrious tradesmen'.⁷⁸ The Ramsgate and St Lawrence Dispensary 'for affording medical advice, medicines, and attendance

gratis to the poor of this town and parish' was established in September 1820 through charitable donations.⁷⁹ Subscribers to the charity were given a number of letters of recommendation which they could pass on to those they deemed in need of medical attention. The institution moved into a purpose-built premises at Broad Street in 1877.

Following the Poor Law Amendment Act of 1834 the Ramsgate poor house was superseded by a workhouse at Minster established by the Isle of Thanet Poor Law Union. But the principles established by the 1832–4 Poor Law Commission – the workhouse as deterrent, supplanting outdoor relief – did little to ease the precarious position of Ramsgate's 'industrious poor', exacerbated by the seasonal unemployment associated with the resort and the maritime economy. A soup kitchen was established in 1849 on Church Road.⁸⁰ Over six months in 1858–9, more than 400 families were supplied four times weekly with a total of 773l of soup and 5,897kg of bread.⁸¹

The hazards and working conditions of life at sea were met by charitable institutions of their own. A Seamen's Infirmary was founded in 1848; in December of the following year it was noted that of those who had received treatment 'all have been strangers to the port of Ramsgate, and nearly half have been foreigners'.⁸² W. E. Smith prepared the plans, later enlarged to permit the treatment of the fishermen and poor of the town. The building's cost of £1,396 was met by public subscription. In 1866, William Whitmore, the harbour missionary rented a building in York Street for the reception of up to 16 shipwrecked sailors.⁸³ It was replaced in 1878 by a Sailors' Home and Harbour Mission on Military Road. The Smack Boys' Home, a hostel for the apprentices of fishing smacks, opened next door in 1881 (figure 17).



Figure 17. Former Smack Boys' Home [DP247157]

These were local initiatives, but a second sailors' hostel, the Royal Sailors' Rest on Harbour Parade, was opened in 1903 by the British and Foreign Sailors' Society.

Religious denominations of all kinds were early supporters of free education, reflecting moral concerns that lack of access to education would breed vice and lawlessness. The charity school on Meeting Street may have become associated with the National Society, promoted from 1811 by the Church of England. In 1836 Princess Victoria visited and made a donation to Ramsgate's National School (then based at the present Foresters' Hall), while in November 1840 St George's National Schools was opened on a site in Church Street purchased by Rev. Richard Harvey, vicar of Ramsgate and adjacent to the parish church.⁸⁴ A nondenominational British School opened in the 1840s adjoining the Cavendish Baptist Chapel. It provided places for 130 boys and 60 girls mostly from non-conformist families.⁸⁵

Ramsgate's poorest communities were served by a Ragged School, established in 1849 at Brunswick Place off King Street.⁸⁶ No school board was established under the 1870 Education Act after opposition by ratepayers and proponents of voluntary schooling. Some small schoolhouses were built to serve the new ecclesiastical districts such as Christ Church and St Luke's. Several large private education institutions were established at Ramsgate, including Chatham House School, rebuilt in 1879–82 under the direction of the headmaster Rev. E. Gripper Banks and South Eastern College, founded in 1879 by the South-Eastern Clerical and Lay Church Alliance.

Early civic improvements were achieved through a combination of private enterprise, philanthropy and local government. Ramsgate was lit by gas in 1824 by the Isle of Thanet Gas Light and Coke Company, which established a gasworks at the junction of Hardres Street and Boundary Road. From 1835 the Ramsgate Water Company supplied customers with piped water pumped from a works at Southwood. The marketplace and town hall were rebuilt in 1839 under a second Improvement Act (figure 18).



Figure 18. The town hall and market of 1839, photographed in 1912 [HE Archive: OP29136]



Figure 19. A 2000 photograph of a late 19th-century gasholder on the gasworks extension site east of Boundary Road [AA003396, Peter Williams]

In 1865 the town's Improvement Commissioners formed a Local Board under the terms of the 1858 Local Government Act. The Board's responsibilities were many: bye-laws were adopted to regulate new building, street names and numbers were reformed, municipal street improvements were undertaken and in 1877 the town's water and gas companies were acquired (figure 19). In the 1860s and 1870s the town's drainage and sewer systems were renewed, although a new sewer outfall was not laid until 1887. The local board were constituted the urban sanitary authority in 1872 under the Public Health Act of that year. A Medical Officer of Health was appointed with a remit which included the prevention of infectious diseases, sanitary inspection and the removal of public nuisances.

In 1869, after a petition was presented to churchwardens, a burial board was constituted and 20 acres (8ha) of rising ground on the east cliff was purchased for a municipal cemetery. Paired Anglican and non-conformist cemetery chapels and a lodge were designed by George Gilbert Scott jun. (1839–97), while the grounds were designed by A. Markham Nesfield, extended in 1898. A private Jewish Cemetery was established nearby in 1872 on land purchased by Benjamin Norden.

A third Improvement Act of 1878 empowered the commissioners to extend the district to include part of St Lawrence parish and to achieve independence from the jurisdiction of the Cinque Port of Sandwich. Further municipal reform was effected in 1894 when the civil parish of St Lawrence was divided into St Lawrence Intra and St. Lawrence Extra, the latter (with 107 houses) encompassing the rural part of the former parish. St. Lawrence Intra (with 2,366 houses) was immediately incorporated into the civil parish of Ramsgate. St. Lawrence Extra was abolished in 1935, becoming part of Ramsgate's civil parish.

In 1884 the Ramsgate Local Board was superseded by the incorporation of the Borough of Ramsgate, divided into six wards and represented by 18 councillors. Ramsgate's local government now enjoyed greater political autonomy and an increased rateable value. While there was broad consensus that continued investment was necessary if Ramsgate was to maintain its competitiveness as a seaside resort, there was a long-running debate about whether improvements in resort infrastructure should be effected by private enterprise or on the rates. Ramsgate provides a good example of the late 19th-century movement for public parks: in the 1880s the seafront gardens of Wellington Crescent, Albion Place, Nelson Crescent and Royal Crescent were brought under municipal control, while St Luke's Recreation Ground and Ellington Park both opened in 1893.⁸⁷

Recurrent proposals were made by the Ramsgate Improvement Association and others for new roads from the harbour area to the cliffs. It was argued that

genteel and aristocratic folk had a very great objection to having to go through the town to get to their sea-side residences, and the want of proper access to either cliff kept many carriage folks away. There were very large houses on the East Cliff, and the question to most of those who occupied them was how to get there without going into the town.⁸⁸

The 1878 Act made provisions for the erection of new roads linking the east and west cliffs and in 1890 the Council finally approved an ambitious seafront improvement scheme. Devised and overseen by their engineer, W. A. McIntosh Valon, it was executed in two principal phases: an eastern carriageway named Madeira Walk (1892–3), running between Harbour Parade and Albion Place; and a western carriageway, Royal Parade (1893–5; figure 20), which connected Military Road with Nelson Crescent. Both employed Pulhamite, the artificial rockwork developed by James Pulham and Son of Broxbourne in Hertfordshire. Valon also saw the rebuilding of the Custom House and several commercial properties on Harbour Parade, the demolition of Wyatt’s pier house and the contraction of the inner basin with the rebuilding of Military Road on a new line. The scheme was preceded by a proposal of 1868 by E. W. Pugin for an inclined esplanade ascending from Ramsgate Sands to the east cliff, completed in 1877 by Edmund F. Davis as Granville Marina.

Ramsgate 1900–1945

In 1903 the harbour stone yard, long criticised as an eyesore, was redeveloped by the town council as the Royal Victoria Pavilion (figure 21). A permanent and architect-designed building was felt to represent an investment in the competitiveness of the resort. One councillor argued that Ramsgate ‘should have a building worth coming to see, something to be looked at, something to come up to Blackpool and those other watering places, and not something that would be laughed at by people from



Figure 20. Royal Parade [DP251305]



Figure 21 (top). The former Royal Victoria Pavilion, now converted to a Wetherspoons public house [DP251171]



Figure 22. Marina Bathing Pool and Boating Lake of 1934-5, demolished in the 1980s [courtesy of Michael Child]

the north of England'.⁸⁹ It was followed by the West Cliff Concert Hall of 1914 on the former Italian Gardens at Westcliff Promenade and the ceramic-clad bandstand of 1939 at Wellington Crescent Gardens.

Access between Ramsgate Sands and the east cliff was further improved by the installation of vertical cliff lifts adjoining Kent Terrace and the Granville Marina, while the East Cliff Bathing Station was erected in 1914 next to the Marina Pier. It contained 35 bathing boxes, changing kiosks which superseded bathing machines. The Station indicated the liberalisation of bathing practice, which also included mixed bathing. Privately-funded attractions included Merrie England, an amusement arcade created in 1931 by remodelling the former Ramsgate Sands station. In 1936 its operators reopened part of the redundant railway tunnel as a scenic railway. To the east, the Ramsgate brewers Tomson and Wotton opened a bathing pool and boating lake on the site of the 1914 bathing station (figure 22).

Municipal seafront improvements continued after the First World War but on a lesser scale to those of the 1890s. An ambitious scheme commissioned from Sir John Burnet and Partners by the heiress and benefactor Dame Janet Stancomb Wills proposed the transformation of the entire length of the seafront. After this was deferred by the council on financial grounds, Dame Janet funded Winterstoke Gardens (1921–3) on the eastern fringe of the town. On the west cliff the council purchased a large portion of the Warre estate. The seafront was laid out with public pleasure gardens and leisure facilities, fringed by a broad esplanade and clifftop promenade. A cliff lift and Pulhamite chine provided access to the western foreshore, where an artificial beach was constructed in 1935. The remainder of the site was allotted for middle-class housing, marketed as the St Lawrence Cliffs Estate.

In the early years of the 20th century Ramsgate's citizens gained access to a range of purpose-built public facilities, designed in an Edwardian Classical style. A Public Library (1904) was joined in 1908–9 by the Ramsgate County School for Boys, the first of several maintained or publicly-funded schools. In 1907–9 the Seamen's Infirmary was replaced by a General Hospital built opposite on land given by the heirs of J. A. Warre. Street widening in High Street coincided with the provision of a large Post Office of 1908–9. Other public services, such as new fire and police stations, were converted from large townhouses.

Road widening schemes and other forms of town planning improvements stimulated the renewal of Ramsgate's shopping district. Large stores, such as Vye & Sons' grocers stores of Queen Street and the clothing store Lewis, Hyland & Linom of Harbour Street, possessed several departments occupying several retail units, and opened subsidiary branches in East Kent. They paved the way for the arrival of national multiple stores such as Woolworth's (1920; figure 23) at Nos 12-14 High Street, Burton (1927) on the site of No. 3 Harbour Street, Marks & Spencer (1931; figure 24) at No. 41-45 High Street and Littlewood's (1938) at Nos 18-24 High Street. A Co-operative Society was in operation at York Street from 1891, offering discounted prices and the opportunity to subscribe to a profit-sharing scheme.⁹⁰ Branches of regional and national banks also opened for business, such as the Canterbury Bank (1894–5; figure 25) at Nos 1-7 Queen Street; the National Provincial Bank (1896) at No. 52 Harbour Parade; the London, County & Westminster Bank (1910–11) at No. 53 High Street; Barclay's Bank (1921–2) and the London Joint City and Midland Bank (1921; figure 26) at Nos 1-3 High Street.

Addressing the housing needs of Ramsgate's growing working classes had been the subject of debate since the late 19th century. Around 1851 a Ramsgate branch of the Metropolitan Association for Improving the Dwellings of the Industrious Classes erected two groups of model dwellings on Hope's Yard, to the rear of Alma Place, off King Street, at least part of which was designed by G. M. Hinds.⁹¹ Around the same time it was reported that the Society for the Improvement of the Condition of the Labouring Classes had taken land in Ramsgate to be let out for cottage allotments 'at a trifling sum per pole, which brings it within the reach of all'.⁹²

Terraced streets of modest workers' houses were built for rent from the 1860s onwards. Early examples can be found on Vale Road, Alexandra Road and north



Figure 23 (top left). Woolworth's store of 1920 [HE Archive: FWW01/01/0072/001]

Figure 24 (top right) Marks and Spencer (1931) [DP301288]

Figure 25 (bottom left). Former Canterbury Bank (1894-5) [DP301231]

Figure 26 (bottom right). Former London Joint City and Midland Bank (1921) [DP301271]

of Boundary Road. The tradition of charitable provision is represented by Florry Cottages, Nos 91-101 Hereson Road (1887-8, architect William C. Barley) for Joseph Sebag Montefiore; Barber's Almshouses on Elms Avenue (1899, architects W. G. Osborne with Langham & Cole), endowed by Frances Barber; the Lazarus Hart Havens of Rest, Nos 1-10 Thanet Road (1922-3, architect W. Everard Healey) and Emma Simmons's Almshouses, Nos 1-19 Napleton Road (1923-4, architect W. T. Stock).

In May 1918 the Borough Council constituted a sub-committee for housing of the working classes. This anticipated the enactment of the Housing and Town Planning Act 1919 (the so-called Addison Act), which imposed a duty on local authorities to provide housing and provided an Exchequer subsidy. Several factors contributed to a local housing shortage: demand from returning servicemen and miners employed at the newly-opened Chislet Colliery, a shortage of labour and the high cost of bricks and the need to replace the large quantity of pre-1860s housing condemned as insanitary by the medical inspector of health.

An initial scheme east of Ramsgate Cemetery failed to get underway before the ending of the subsidy in 1921. Under subsequent legislation, the council started work on 360 houses on part of the former White Hall Farm in 1926, planned by

the borough surveyor, T. G. Taylor. The estate, which lies outside the present study area, took advantage of the increased subsidies enacted by the Housing Act 1924, as commemorated by Wheatley Road at the centre of the layout and named after the Minister responsible for the legislation. Later housing schemes at Bright's Place (1932) and West Dumpton (1937–8) were the products of a statutory town planning scheme commenced in 1926 under the Town Planning Act 1925 and a five-year programme of slum clearance and 'improvement areas' coordinated by the borough surveyor from 1930.

The First and Second World Wars had a substantial impact on the town. Due to its proximity to continental Europe the town suffered extensive aerial bombardment and shelling. Several air-raid shelters were excavated at school playgrounds in 1917, including those of St George's, St Augustine's, Holy Trinity, Lilian Road, St Luke's, Thornton Road, Christ Church and Ellington Schools.⁹³ Many large buildings, including The Royal Sailors' Rest, Nethercourt, the Granville Hotel, St Lawrence College, Chatham House School and Townley Castle School were requisitioned as military hospitals. The Harbour served as the base for the Downs Boarding Flotilla, later absorbed into the Dover Patrol. This naval force was responsible for patrolling the Downs and examining the cargoes of merchant vessels for contraband and enemy agents. In May 1916 a Royal Naval Air Station was established at Manston, about 5km east of Ramsgate. This became RAF Manston, which during the Second World War became a forward base for offensive strikes and for the interception of enemy bombers.

Ramsgate's response to the Air Raid Precautions Act of 1938 was novel. The borough engineer, R. D. Brimmell, proposed a 4.5km long circuit of deep tunnel shelters which incorporated the existing railway tunnels on the east cliff (figure 27). This was implemented in 1939 by the Francois Cementation Company of Doncaster at

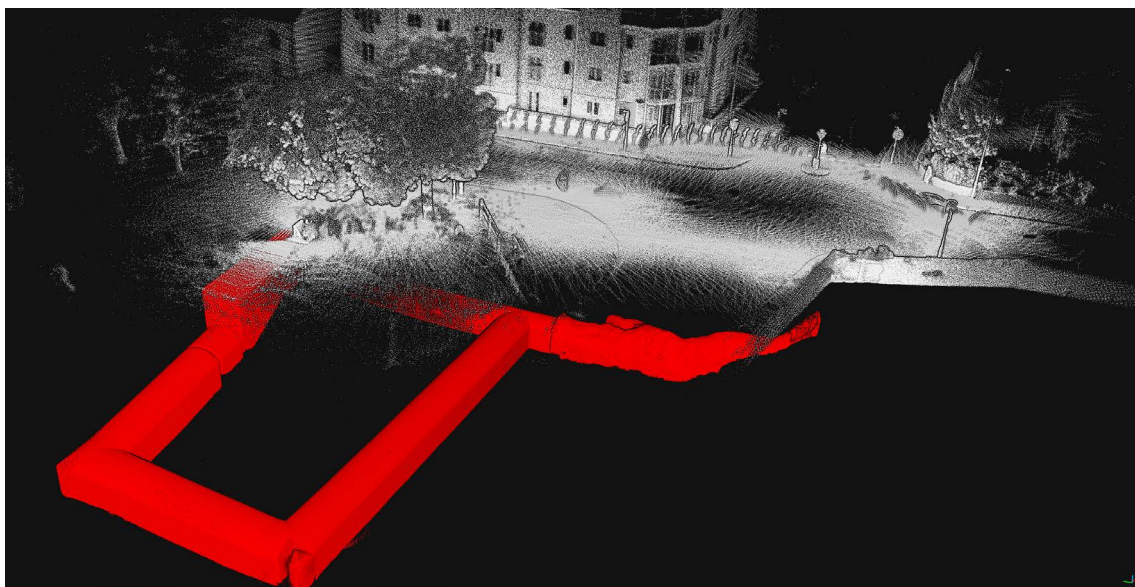


Figure 27. An image from a 2018 survey of Ramsgate's deep tunnel shelters undertaken by Historic England's Geospatial Survey Team. The stepped tunnel entrance, located at the north west corner of Boundary Park, can be seen to the left of the image ; to the right is a collapsed section of tunnel.

the cost of £54,000. An extensive programme of anti-invasion defences, commenced in 1940, included emergency coastal batteries overlooking Ramsgate Harbour and anti-tank installations at the potential landing site of Pegwell Bay. Few if any of these defensive structures survive above ground, although analysis of aerial photographs indicates the potential for sub-surface archaeological remains.⁹⁴ The harbour served as an assembly point for the convoys of small craft despatched to evacuate the British Expeditionary Force from the beaches and harbour of Dunkirk between 26 May and 4 June 1940.

Ramsgate since 1945

The combination of slum clearance, road widening schemes and wartime enemy action took its toll on the town's historic fabric. When, in October 1943, Brimmell presented a report on post-war construction and development in Ramsgate, its councillors debated the merits of resuming the pre-war programme of municipal improvements. Some opposed such an approach on the grounds that

Ramsgate had got to live by selling holidays and one thing which people wanted when on holiday was a complete change of surroundings. Most of the people who would be visiting Ramsgate would be coming from built-up areas with wide streets and shops and houses that were mass-produced – places with no history and with no communal life or atmosphere [...] If they attempted to widen all the Ramsgate streets they would get the same kind of atmosphere.⁹⁵

Notwithstanding, large-scale demolition continued in the town centre during the post-war decades. The redevelopment of commercial premises on High Street, King Street and Queen Street was often accompanied by the consolidation of small or irregular plots to create large stores and supermarkets. A Development Plan published in January 1964 proposed a one-way town centre ring road, the pedestrianisation of Harbour Street and the lower portion of High Street and the comprehensive redevelopment of seven areas, some of them already earmarked for clearance under pre-war schemes.⁹⁶ Many of the proposals, such as the ring road and a multi-storey car park in Staffordshire Street, were delayed or indefinitely postponed due to central government controls on local expenditure, changes in political control of the council and delays caused by site assembly through compulsory purchase.⁹⁷ The most conspicuous – and arguably damaging – change was the clearance of the densely built-up historic area behind the harbour and its replacement with a multi-storey car park and shopping centre.

The push for housing continued. Between 1945 and 1960, 1,300 council houses were erected on large estates at Newington and Northwood, outside the present study area. Town centre housing on slum-clearance sites included Newcastle Hill and Hertford Place, redeveloped in the 1960s with tower blocks of Wimpey's 'no fines' concrete construction methods together with lower blocks. Later social housing, completed from 1974 by the new housing authority of Thanet District Council, consisted of low-rise, brick-clad blocks, set back from the pavement and enclosing small courts.

Few 'green field' sites remained to be developed south of the railway line (an exception being the Nethercourt Estate), so speculative development tended to focus on infill sites or the redevelopment of the grounds of historic sites such as St Augustine's Abbey, the Convent of the Assumption and Southwood House on the west cliff. Several blocks of private flats and retirement homes were developed on the sites of 19th-century villas on the Mount Albion estate.

While some new amenities opened, including the Granville Theatre (1946–7), the King George VI Memorial Park (1953) and the model village (1953), Ramsgate's tourist offer was otherwise little different from that of the inter-war years. Seaside resorts faced competition from new forms of holidaymaking, such as the touring holidays and short breaks made possible with increased car ownership and, from the mid-1970s, flights to foreign destinations. A failure to invest in tourist facilities was evidence in the closure of resort attractions such as the Royal Palace Theatre (formerly Sanger's Amphitheatre), Granville Theatre, the Marina Bathing Pool and the Odeon Cinema.

Following local government reorganisation in 1974, Thanet's local authorities, including the municipal borough of Ramsgate, were merged to create Thanet District Council. Its flagship scheme in Ramsgate was the conversion of the inner harbour basin to a yacht marina, which opened in 1976. This stimulated commercial investment in the immediate area, including the Marina Resort Hotel of 1988 (now a Travelodge). Prior to this, in 1966–8, a cross-channel hovercraft service operated from the harbour, relocating to a purpose-built terminal at Pegwell Bay which operated from 1969 to 1982.

Further infrastructure investment took the form of the West Rocks Ferry Terminal, which was constructed in 1979–80 with the reclamation of 18 acres (7ha) of foreshore and a former shipyard adjacent to the west pier. An extension of 1983–4 provided three berths, passenger and wharf facilities and a detached breakwater which permitted all-weather operations. The Port of Ramsgate, as the facility later became known, was managed between 1981 and 1998 by a subsidiary of Sally Lines, a Finnish operator which plied a roll-on/roll-off passenger and freight service between Ramsgate and Dunkirk [figure 28]. A bypass access road and tunnel opened in 2000, although the ferry service ceased in 2013.

To some extent these strategic investments helped to mitigate the area's long-term economic decline. The local economy was affected by declining visitor numbers and lack of investment in its tourist infrastructure as well as the loss of local jobs in manufacturing, agriculture and maritime support services. The closure of the United States Air Force base at RAF Manston in 1960 and the East Kent collieries in the 1980s also had an indirect effect on the town. Changes in the retail sector and in consumer behaviour led to the closure of many traditional 'high street' businesses and the flight of multiple stores from the town centre, a trend exacerbated by the opening of the Westwood Cross shopping centre in 2005.

In recent decades several regeneration programmes have attempted to address Ramsgate's economic conditions. In 1989 the 'Impact' scheme, initiated by Kent



Figure 28. A 2010 Aerofilms photograph of Ramsgate's ferry terminal [HE Archive: EAW96658]

County Council in partnership with Thanet District Council, the Civic Trust and English Heritage, resulted in a programme of environmental improvements to the town centre.⁹⁸ Some of the challenges faced by Thanet's coastal towns at the turn of the 21st century were encapsulated in a 2005 Cabinet Office report:

Following the collapse of English seaside tourism, [...] Thanet has seen its redundant hotels turned into hostels for the homeless, cheap bedsits or care homes. The concentration of vulnerable and transient residents, including refugees and asylum seekers, elderly people and children in care has severely strained public services and led to tensions between longstanding residents and the new population.⁹⁹

Additional indicators of deprivation included a lack of community facilities, poor educational and skill levels and a paucity of transport connections to major conurbations. At the time of writing the future of Thanet's main transport infrastructure sites, the Port of Ramsgate and Manston Airport, remains uncertain and contentious. At the same time, the opening of the High Speed 1 rail link to Ramsgate in 2009 has attracted inward investment and new residents, particularly young families and a growing creative community. This combination of challenges and potential formed the basis of the successful Heritage Action Zone bid in 2017.

PART TWO: RAMSGATE'S CHARACTER

Ramsgate's sense of place owes much to its topography, the surrounding natural environment, and the ways in which these factors contribute to the setting of its historic built environment. Due to the town's situation at a shallow valley between two cliffs, many of its streets climb at a slight to moderate incline and curve to follow the terrain. Direct ascents from the sea to the cliffs take a variety of distinctive forms such as stairs, steps, chimes or cliff lifts. This distinctive terrain, together with such factors as building density and street width, results in a variety of vistas and focal points, ranging from tightly-enclosed spaces such as alleyways and courts to the elevated, panoramic views offered by the cliffs.

To fully capture the diversity and richness of Ramsgate's historic character the study area has been broken down into 15 character areas. They are presented here in a sequence which starts with the harbour and historic core of the town before considering the outlying zones to the east and west. Each character area is illustrated with a map extract which indicates its boundaries. Key buildings or features, especially those which may otherwise be hard to identify, are indicated on the maps by circled numbers which are cross referenced thus [1] in the text. Each character area has been further divided into smaller sub-areas which constitute streets or small districts, some of which are shown on more detailed maps. For the most part the sub-areas are ordered on a broadly chronological basis but where an area is particularly extensive, fragmentary or heterogeneous in character, the description follows the street layout.



Figure 29. A general view of Ramsgate harbour from the west pier [DP301202]

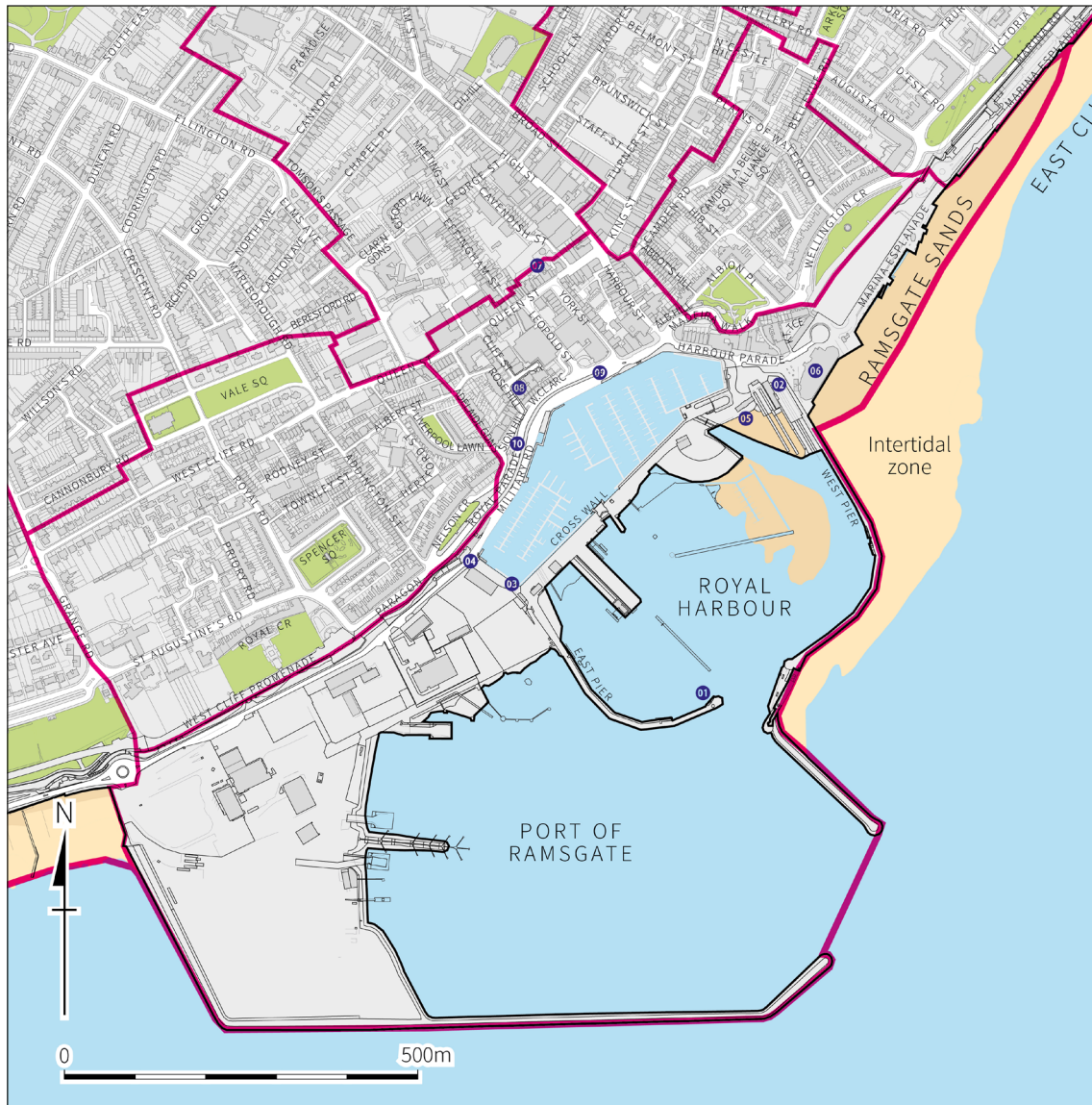


Figure 30. Harbour character area. Key: [1] Lighthouse; [2] Slipway; [3] Powder magazine; [4] Jacob's Ladder; [5] Clock House; [6] Royal Victoria Pavilion; [7] 1-2 Queen's Court; [8] West Cliff Mansions (site of West Cliff House); [9] Royal Parade; [10] Tide signal post

Harbour character area

This area lies at the heart of the town and has played a leading role in its development (figures 29 and 30). The harbour, pier yard and quay make up a highly significant group which represents the focus of the town's maritime identity. Its historic fabric remains relatively intact partly due to early 20th-century economic decline and the later decision to construct a modern port facility on an adjacent site. The use of the inner basin as a marina contributes a sense of activity and purpose to the harbour.

Immediately to the north lies Harbour Street and Queen Street, thoroughfares of ancient origin and commercial character. Despite the occasional survival of earlier buildings, the predominantly Victorian appearance of the character area is the

result of processes of renewal and speculative development, sometimes triggered by municipal street widening. In their formation and early development the minor streets surrounding the harbour were intimately connected with fishing, boat-building and ancillary trades. But comprehensive development here has effaced much evidence of the town's early origins.

From the late 18th century, the western part of the character area, at the foot of the west cliff, became a favoured location for terraces of lodging houses such as Sion Hill. The largest private residence, now lost, was Cliff House, best known as the residence of Sir William Curtis, the chairman of the harbour trustees. Its site was cleared for the construction of Royal Parade, an inclined carriageway improving access to the west cliff and an imposing presence in views of the harbour. Despite extensive redevelopment, some of it very different in scale, grain and materials to its historic neighbours, the character area remains diverse and rich in historic character.

The Royal Harbour and Port of Ramsgate

Ramsgate's Royal Harbour is central to the history and identity of the town and as such is crucial to its regeneration (figures 31 and 32). What follows is a description of its extant buildings and superstructures, most of which are designated heritage assets.¹⁰⁰ The Harbour proper is sheltered by two curved sea walls, known as the east and west piers. A linking cross wall separates the outer harbour from the inner basin, today used as a marina for the mooring of leisure craft. Both piers are faced with granite, with stepped courses to the inner walls and a battered outer face with roll moulded coping and parapets. The walkway is surfaced in modern tarmac, probably laid over flagstones, while the curved pier heads retain their granite flags laid in a radial pattern. Granite bollards are set at regular intervals along the inner wall.

The west pier was initially built in 1750 using wood to designs by Robert Brook of Margate. While the structure was substantially complete by 1774, several phases of rebuilding and repairing followed, using stone as a construction material. In 1840, following damage to the foundations and lower courses, the west pier head and lighthouse were rebuilt at a total cost of £20,000, under the supervision of Sir John Rennie. The masonry below the low water mark was of Whitby sandstone while the walls above were constructed of Cornish granite. The extent of reconstruction is indicated by differences in the coursing and texture of the facing stone. Rennie undertook further repairs to the west pier walls in 1850.¹⁰¹

The lighthouse on the west pier was designed in 1841 by John Shaw jun. and completed in 1842–3 at a cost of £900 [1] (figure 33).¹⁰² It replaced a lighthouse of 1794–5 by Samuel Wyatt sited nearer to the original pier head.¹⁰³ Shaw's lighthouse was a shorter structure of Cornish granite. It bears the motto *Perfugium miseris* (refuge for the unfortunate). Over its octagonal glass lantern is a cornice decorated with dolphins' heads, a roof decorated with shells, a ball finial and a weather vane. The finial was originally surmounted with a brass figure of peace, holding out an olive branch, but this detail no longer survives.¹⁰⁴

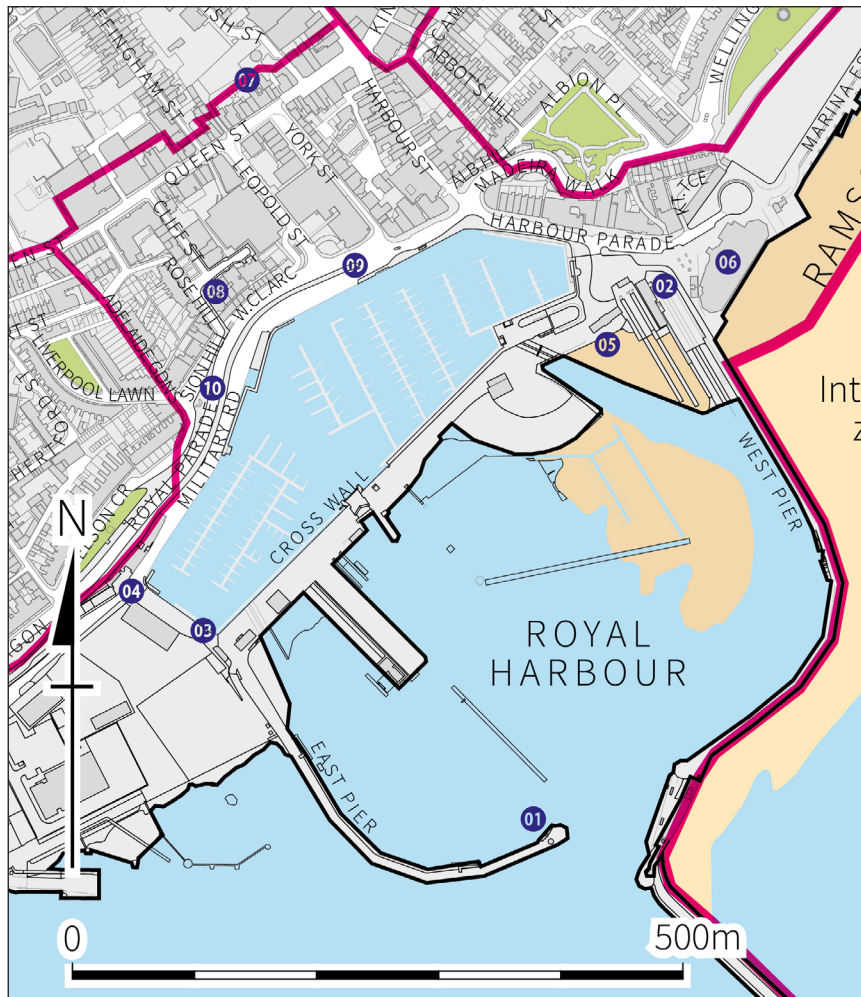


Figure 31. Detail of the Harbour character area showing the harbour and quayside area. Key: [1] Lighthouse; [2] Slipway; [3] Powder magazine; [4] Jacob's Ladder; [5] Clock House; [6] Royal Victoria Pavilion; [7] No. 1-2 Queen's Court; [8] West Cliff Mansions (site of Cliff House); [9] Royal Parade; [10] Tide signal post



Figure 32. Aerial photograph of the harbour from the east [29842/034, Damian Grady]



Figure 33. Lighthouse on the west pier. [DP251303]



Figure 34. Outer face of the harbour cross wall. [DP247145]

In January 1750 the harbour trustees approved plans by William Ockenden for an east pier of Purbeck stone which was built out from the old pier. Around 1787–8 the completed pier was extended by about 103m. This ‘advanced pier’ was devised by John Smeaton using an early version of his diving bell. The pier head was repaired in 1812–4 by John Rennie using a modified version of Smeaton’s apparatus. A landing stage was erected in the inner angle between the old pier head and the advanced pier, perhaps in 1831.¹⁰⁵ Its granite steps were named after Princess Victoria who, according to Richardson, ‘open[ed] the same by landing thereat and walking up the steps’.¹⁰⁶ The stage was enlarged in 1894 and renewed in 1948. Beyond the advanced pier is a modern breakwater of large boulders.

The harbour cross wall was erected in 1776–9 to a design by Thomas Preston following a report by John Smeaton in 1774 (figure 34). This granite-faced structure incorporates seven sluices (three now bricked up) which scoured out the outer harbour, the issuing stream directed by flanking aprons or guide walls of stone. A plan of 1790 depicts the original form of the cross wall as a relatively thin-walled structure (around 3.5 to 4m deep) into which were set six sluice gates flanking a central gated entrance to the inner basin.¹⁰⁷ Originally, the cross wall stopped short of the west pier, with a return section extending north west to the cliff. This was removed prior to 1810 when the cross wall was extended to meet the west pier.¹⁰⁸ In March 1810 Rennie proposed a set of steps at the junction of the outer face of the cross wall with the west pier.¹⁰⁹ These are known as the Dundee Steps after the Dundee sandstone from which they are made.

Between 1808 and 1812 a second entrance to the inner basin was installed west of the original opening under the superintendence of the harbour engineer Samuel

Wyatt.¹¹⁰ In June 1816 Wyatt was instructed ‘to take down and rebuild’ the cross wall, which is depicted in its revised configuration in a plan of 1817.¹¹¹ The western entrance was enlarged in 1837 under John Rennie jun., when a wing wall was built on its east side to guide incoming vessels. It incorporated eight openings designed to allow waves to pass through without causing turbulence. The older entrance to the east was blocked c.1964.¹¹² At the south eastern angle of the cross wall with the inner basin is a dry dock of c.1789–90 designed by Smeaton (figure 35). In 1816 it was repaired and extended at the eastern (landward) end by John Rennie.¹¹³ It was infilled in 1893 when an ice house was erected over the dock for the Isle of Thanet Ice Company.¹¹⁴ Smeaton’s dry dock was reinstated in 1984 as a joint venture between Thanet District Council and the Manpower Services Commission.¹¹⁵

In the angle between the east pier and the outer face of the cross wall is a slipway of 1838–9, constructed to the patent of Messrs Morton of Leith by John Watson, the master mason to the harbour [2] (figure 36).¹¹⁶ Vessels were hauled from a capstan at the landward end onto a travelling cradle running on inclined rails above granite sets. Two further slipways were installed by the Royal Navy in 1942, the whole continuing in use as a ship maintenance and repair yard.¹¹⁷ To the south west, in the angle of the cross wall and the apron of the easternmost sluice gate is a hoverpad or radial slipway for launching hovercraft.¹¹⁸ This was in service from 1966 to 1968, when a new terminal at Pegwell Bay opened.¹¹⁹

At the junction of the west pier and the cross wall is a powder magazine and flanking blast wall [3] (figure 37). Lozenge shaped on plan, it is constructed of large ashlar blocks, supporting a slate roof with swept hipped ends and a parapet gutter. The curved ends incorporate a panelled door, and its course appears to have been altered to receive the later wall. Its date is uncertain but Hinds’s map of 1849 appears to be the earliest to depict it in its present position.¹²⁰ A powder magazine was probably first installed on the west pier during the Napoleonic war; according to the 1817 harbour plan and the 1822 map it was located on the outer face of the pier south of the Dundee Steps.¹²¹ By 1826 the structure was reported as subsiding, and it was



Figure 35. Dry dock, with the clock house in the background [DP262516]



Figure 36. Patent slipway [DP247122]



Figure 37. Powder magazine [DP247143]



Figure 38. Former Eagle Café [DP114421]

rebuilt in 1828 to the designs of John Shaw.¹²² Gwynn's plan of 1830 shows Shaw's magazine on the site of the old one, but this may be an error.¹²³

The painted reinforced concrete structure on the advance pier is the Eagle Café of 1938, built by Grummant Bros for a cost of £6,000 (figure 38). It was designed in the office of R. D. Brimmell, engineer to Ramsgate Borough Council, 'to give the appearance of a ship's super-structure', with accommodation for steamer passengers on the lower deck and a kitchen, café and sun terrace on the main deck.¹²⁴ A sun deck and shelter was located on the roof, since extended with facilities for the Port Control authority. The management of the café was taken over by the General Steam Navigation Co, whose fleet included the Eagle and Queen Line Steamers.

West of the Royal Harbour is a late 20th-century ferry terminal built on about 17ha (43 acres) of reclaimed land. The facility is owned and operated by Thanet District Council and includes three roll-on/roll-off pontoons and bridges and freight vessel facilities. Work began on the West Rocks Ferry Terminal, as the port was original known, in 1979–80 with the construction of a 670m linear sea wall by John Mowlem & Company. This was then infilled to create a wharf and an approach channel was dredged.¹²⁵ An extension of 1983–4 provided further berths, a new passenger terminal and wharf facilities and a detached breakwater which permitted all-weather operations.¹²⁶

Military Road

As its name implies, Military Road was constructed under the west cliff in the Napoleonic period to facilitate the embarkation of troops and horses from the west pier (figure 39). In June 1806 the trustees applied to General Sir Samuel Auchmuty 'for a working party of soldiers to finish the Military Road under the cliff'.¹²⁷ According to Richardson, the inner basin was enlarged at the same time, implying that the new road was built upon the foreshore by cutting back the foot of the west cliff.¹²⁸ The new road extended the quay around the whole of the inner basin; the previous arrangement is unclear but may have consisted of a rough track, perhaps accessible only at low tide. In 1893–5 an inclined road named Royal Parade was erected behind a retaining wall which used part of the Napoleonic road

as a foundation. This required the contraction of the inner basin and the partial reconstruction of Military Road. The elaborate retaining wall of Royal Parade, with its giant arches accommodating a variety of stores, shops and restaurants, is a dominating feature of the quay and the harbour in general.

The earliest extant structure on Military Road is Jacob's Ladder of 1826 [4] (figure 40). This 'geometrical staircase', of ashlar was designed by John Shaw the elder, architect to the harbour trustees.¹²⁹ It comprises three flights of stairs with moulded coping and parapets, built between curved buttresses. Half- and intermediate landings are articulated by broad pilasters. It replaced a timber structure about 91m to the east which was been erected in 1754, possibly by the carpenter Jacob Steed, to provide access to works on the west pier. In 1814 John Rennie prepared a sketch plan for a replacement 'upon a circular plan with cast iron supports' but this was not executed.¹³⁰ To its west is a brick structure of three storeys, probably built in the 1860s as an ice house, which has an upper level doorway accessed from Jacob's Ladder via a flying walkway.

East of Jacob's Ladder is the Sailors' Home and Harbour Mission, opened in 1878 at the initiative of Rev Eustace Brenan, a former vicar of Christ Church (figure 41).¹³¹ Designed by W. E. Smith, it is a symmetrical building of red brick pierced by groups of paired lancets. The simple chapel interior is lit by traceried windows in ashlar. When built it had a first-floor dining hall and offices, with a dormitory on the top floor divided into 24 bedroom cubicles.

Brenan was also instrumental in the establishment of the Smack Boys' Home to the east. One of a small number of hostels for the young apprentices of fishing smacks, it was built in 1880–1 by W. W. Martin to designs by the architect A. R. Pite.¹³² Also of five bays and three storeys, Pite's design is more spirited and idiosyncratic in character than Smith's, with moulded brick surrounds to the ground floor openings, vigorous lettering and a terracotta cornice in the Venetian gothic style. Alterations



Figure 39. This photograph, probably of the 1860s, shows the appearance of Military Road before it was rebuilt in the 1890s. [DP251296; courtesy of Sally and Rob Holden]

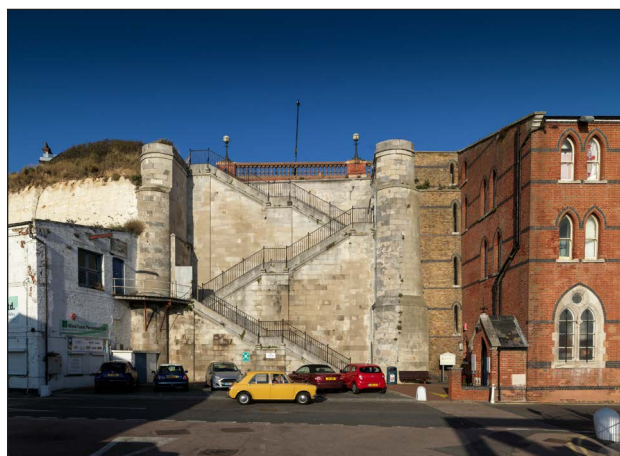


Figure 40. Jacob's Ladder [DP247147]



Figure 41. A view of Military Road from the cross wall, showing the Sailors' Home and Harbour Mission (left) and Smack Boys' Home [DP247154]



Figure 42. Clock House [DP251298]

were carried out in 1903 but the home closed in 1915 and was later used as the Harbour Master's office.¹³³

Pier yard, including the Clock House, and obelisk

The pier yard is a public open space and the principal point of access to the harbour. Its situation between the inner basin and the outer wall of the east pier is a consequence of the original decision to build the new harbour against part of the existing pier. Successive alterations and renovations have altered the boundaries, fabric and character of the pier yard, while the addition of structures such as the dry dock, Clock House, obelisk, patent slipway and Royal Victoria Pavilion have modified the way in which the space is enclosed and accessed.

For much of the 19th century access to the pier yard was controlled by a range of buildings to the north including a store house, pier house and Harbour Master's house. Built between about 1794 and 1802 to designs by Samuel Wyatt, the group was demolished in 1894 by Ramsgate Corporation as part of its front improvement programme.¹³⁴ Today the pier yard is largely taken up with a car park, with a landscaped pedestrian area skirting around the inner basin, dry dock and Clock House. The hard landscaping of the area around the obelisk and Royal Victoria Pavilion incorporates paving, low seats of granite and spherical bollards to Harbour Parade.

The Clock House stands at the end of the cross wall, overlooking both the inner basin and outer harbour [5] (figure 42). Designed in the Classical style by John Shaw and completed in 1817, it is of two storeys of ashlar masonry with a slate roof. It is of tripartite form, with a central frontispiece flanked by lower and recessed west and east wings. It was described in 1822 by Sir William Curtis as:

Appropriated to three purposes; the one is, that it is where we raise our clock, which is seen all over the harbour; on one wing [to the west] is a warehouse, with a cellar under it for the purpose of holding the oars and the buoys, and all the other purposes belonging to the Trinity house [the navigational and pilotage authority], for which they pay a rent of eighty guineas. The [east] wing is appropriated as our carpenters' shop, where we perform all our carpenters' work, over which are two or three little warehouses; and in the centre, rather a smartish handsome kind of thing, that was done with a scientific view, and for a very proper purpose¹³⁵

The building was long in the making. In November 1799 the harbour trustees directed Samuel Wyatt to design a new board room and offices to replace an earlier structure.¹³⁶ He prepared various designs but none came to fruition.¹³⁷ In 1806 the trustees ordered 'a clock house to be erected [...] conforming to the signed plan'.¹³⁸ But a sequence of further plans by John Shaw and others suggests indecision by the trustees. A drawing of 1807 is a modification of a single-storey proposal by Wyatt, while two-storey designs of 1810 and 1812 are much closer in appearance to the finished product.¹³⁹ They may reflect the recommendation by the trustees' surveyor John Rennie in 1809 that 'were the two ends to be raised as high as the central part



Figure 43. Vaulted room on the first floor of the clock house, beneath the cupola [DP262513]



Figure 44. The obelisk on pier yard [DP219036, Patricia Payne]

a great deal of warehouse room would be obtained at a comparatively small expense and the appearance of the building would be more in unison with the others on the harbour'.¹⁴⁰ The trustees subsequently requested that the building's height be lowered by two feet and its location moved away from the outer harbour to prevent potential damage from the mooring lines of vessels in poor weather.¹⁴¹

Construction was protracted because the project was deemed a lower priority than urgent works to the harbour structure. The foundations were marked out by Rennie in spring 1810; a temporary roof covering was installed over the vaulted ground floor of the east wing in April 1813. The bulk of the structure must have been in place by August 1814 when Shaw ordered slates and cast-iron window frames. When the building was nearing completion, the elaborate central dome projected by Shaw and perhaps intended to serve as a leading mark for vessels approaching the harbour was reconsidered. After the trustees communicated their concern that the dome and the upper rooms (intended as offices for the surveyor and his deputy) were 'much too costly in their finishing', Shaw proposed a less expensive treatment in the form of the present hipped roof and clock cupola.¹⁴² This is what was built (figure 43).

In July 1817 the trustees reported that the building was 'now completed' and Shaw was paid £315 for drawing plans and superintending construction.¹⁴³ In 1819 a brass meridian line for the correction of ships' chronometers was laid in the floor of the upper room under the supervision of Rev. Samuel Vince, a resident and the Plumian Professor of Astronomy at Cambridge University. At the same time Captain Henry Kater installed an astronomical timepiece.¹⁴⁴

The focal point of the pier yard is an obelisk erected in 1822–3 as a memorial to the patronage of George IV (figure 44). Inscriptions in English and Latin record the King's embarkation from the harbour in September 1821 en route to Hanover and his return that November. Approximately 16m in height, the monument is constructed of Dunleary granite, supplied free of charge by the quarry commissioners.¹⁴⁵ Designed by John Shaw, its proportions are based on the larger of the two obelisks at Luxor Temple in Egypt and reflect Regency interest in exotic architectures.¹⁴⁶

Ramsgate Sands and the Royal Victoria Pavilion

East of pier yard is the Royal Victoria Pavilion, a large Edwardian entertainment complex now a public house [6] (figure 21). It overlooks Ramsgate Sands, a long and open beach which extends from the east pier about 1.6km along the shoreline. Ramsgate Sands has been shaped by the interaction of natural and human forces, including the construction of the harbour as a result of which sand was deposited down shore, the deposition of material dredged from the harbour to form sandbanks and the dumping on the foreshore of quantities of chalk and flint excavated from the east cliff.¹⁴⁷

The area between the high water line and the base of the east cliff was put to a variety of uses in the 19th century. In 1814, Gilbert Caught established a shipyard on Ramsgate Sands, paying the harbour trustees an annual rent of £20.¹⁴⁸ By 1822 it had been joined by a coastguard station, and in 1836 an embankment was formed (using chalk excavated from the east cliff) to protect the properties from storms and high tides (figure 45).¹⁴⁹ These structures were cleared in the early 1860s for the construction of the Kent Coast Railway line and the Ramsgate Sands station. In the 1830s or 1840s a wedge-shaped plot was formed against the east pier as a yard for the storage of stone and timber. In 1877 a timber-framed shelter known as the



Figure 45. A mid-19th-century photograph of Ramsgate Sands from the east, and predating the construction of the second railway terminus. In the foreground is the coastguard station; behind is a group of bathing machines and the ship yard and its buildings. [HE Archive: OP07434]



Figure 46. The grand hall of the Royal Victoria Pavilion, looking towards the proscenium stage [HE Archive: BL18300/005]

Colonnade was erected to screen the yard from the Sands but it was destroyed in a gale in 1897.¹⁵⁰ The site was acquired by Ramsgate Corporation from the Board of Trade in 1900 under a local act of parliament for redevelopment as a resort facility.¹⁵¹

The Royal Victoria Pavilion was built in 1903 as a resort facility, providing a concert hall and assembly rooms. It was erected by F. G. Minter of Putney to the designs of the London architect S. D. Adshead for Ramsgate Corporation, and was opened in June 1904 by Princess Louise, Duchess of Argyll.¹⁵² The pavilion is a long, low building in a French Baroque revival style. It is predominantly of a single storey with a continuous colonnade and rooftop promenade, above which rises the convex Mansard roof of the hall. At the landward side is a domed entrance porch supported by paired Ionic columns and flanked by reclining male and female statues representing art and song.

The grand hall was originally equipped with opposing balconies and a proscenium stage (figure 46). It could be used as a ballroom or configured with removable seating for 2,000. The top-lit, octagonal projections to the east and west of the building originally housed tea rooms and a buffet. Little survives of the original interior as a result of successive conversions to a cinema, casino and nightclub, while the venue was renovated c.2017 as a Wetherspoon public house.

The so-called Main Sands, at the town end of the beach, are accessed from a ramp built alongside the east pier and a wider ramp north of the Royal Victoria Pavilion. The latter is adjoined by a group of beach kiosks incorporating a first-aid point, built

in the early 21st century for Thanet District Council. To the north east is a raised esplanade and the large Royal Sands development, designed by On Architecture of Canterbury for Blueberry Homes and in construction at the time of writing (2021).¹⁵³ Its site has a complex history. After the closure of Ramsgate Sands station in 1926 the terminus structure was converted into an amusement and entertainment complex successively known as Merrie England, Ramsgate Olympia and Pleasurama. After the structure was destroyed by fire in May 1998 the site remained vacant until 2020.

Harbour Street

Harbour Street runs between the south end of the High Street and Harbour Parade (figure 47). It gently curves and incorporates a slight incline with the result that oblique views down the street are closed with progressively widening views to the harbour and seascape. It is the narrowest of Ramsgate's four principal streets, having been widened at its ends only. The building plots are of variable width and are relatively shallow, with occasional irregularities in the building line. This, together with features such as the alleyway between Nos 20-24 and 26 and the courtyard enclosed by No. 32 (the former Ship Inn) suggest a gradual and piecemeal sequence of development.

The buildings which line the street vary in height and appearance and are predominantly commercial in character. Most have a mid- to late 19th-century

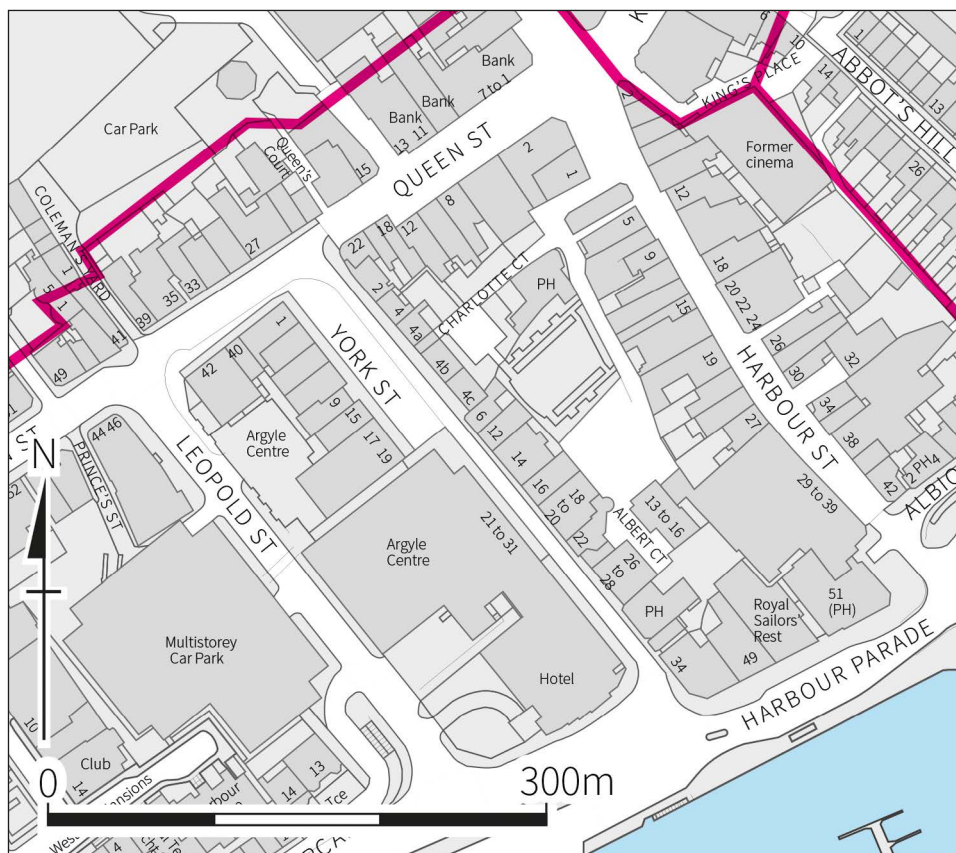


Figure 47. Harbour Street, York Street and Leopold Street.



Figure 48. Nos 34-42 Harbour Street [DP301254]



Figure 49. No. 30 Harbour Street [DP247283]

appearance, although earlier fabric may lie behind re-fronted facades (figure 48). Harbour Street appears to have escaped the intensive post-1945 renewal which occurred in the lower parts of High Street and King Street. The most intact early house is No. 15, of two low storeys with an unlit basement and a steeply pitched roof. Internal evidence suggests that may have a late 17th-century origin. In the late 18th century or early 19th century several buildings of this type were heightened or rebuilt, resulting in three-storey buildings of modest character such as No. 13, No. 23 and No. 25.

In some instances two adjoining plots were redeveloped either as a pair of houses (e.g. Nos 26-28, with a surviving first-floor veranda) or as a double-fronted commercial property. The latter process can be seen at Nos 29-31, a mid-19th-century building which has two round bays at first-floor level. Rebuilding sometimes provided opportunities for grander and better proportioned buildings, such as Nos 19-21, of c.1840. These have stuccoed upper storeys having giant pilasters and moulded windows surrounds. Nos 20-24 appears to have been refaced and probably heightened in the early 20th century in a Classical revival style. It was also possible to build upwards, as in the case of No. 30, an eclectic design of four-and-a-half storeys by W. G. Osborn for Silas Daniel, a purveyor of mineral water (figure 49).¹⁵⁴

Harbour Street has long hosted a mixture of shops and food outlets catering for residents and tourists alike. In the 1871 census 16 makers and sellers of clothes and footwear are recorded, accounting for about 37% of recorded businesses on the street, followed by five grocers or greengrocers (11%). The seaside economy supported four 'fancy goods' stores, selling novelties, souvenirs and ornaments (9%), two eating houses and a bookseller (Samuel Wilson at No. 36, 'just completed' in July 1865).¹⁵⁵ The longest established public house in the street was the Ship Inn at No. 32, recorded from at least 1790, rebuilt c.1882 by Hinds & Son and closed in 1915.¹⁵⁶

Harbour Parade area

Harbour Parade is a distinctive and varied agglomeration of buildings which fronts the inner basin, pier yard and Main Sands. Predominantly of 19th and early 20th-century date, and variously of three or four storeys, the Parade is today dominated by hotels, pubs, food and retail outlets, with accommodation on the upper floors, some of it rented out to holidaymakers during the summer season (figure 50). Like much of the character area, Harbour Parade has gradually evolved over time but its character and appearance was drastically altered by the Ramsgate Corporation's front improvement scheme of the 1890s when several properties were redeveloped on a new building line (figure 51).

It is probable that early settlement and industry in Ramsgate clustered around the waterside and pier in relatively impermanent structures. Behind the line of buildings fronting the quay was an irregular group of buildings built against the foot of the cliff. Known in the early 19th century as Cliff Court, the area included the dwellings of harbour employees.¹⁵⁷ Between the buildings and the foot of the cliff was an area for drying nets and ropes, sometimes known as the drying green or the green platt.¹⁵⁸ Inns and taverns represent the earliest documented buildings, including the King's Head Tavern and the Old King's Head, both now demolished and formerly standing at the junction of Harbour Street and Harbour Parade.¹⁵⁹ From the late 18th century an increasing amount of accommodation on Harbour Parade was given over to the growing resort. The Royal Sailors' Rest (see below) occupies the site of the earliest purpose-built baths at Ramsgate, established c.1790 by the brazier Joseph Dyason and operating until the late 19th century.¹⁶⁰



Figure 50. A general view of Harbour Parade from Royal Parade [DP247136]

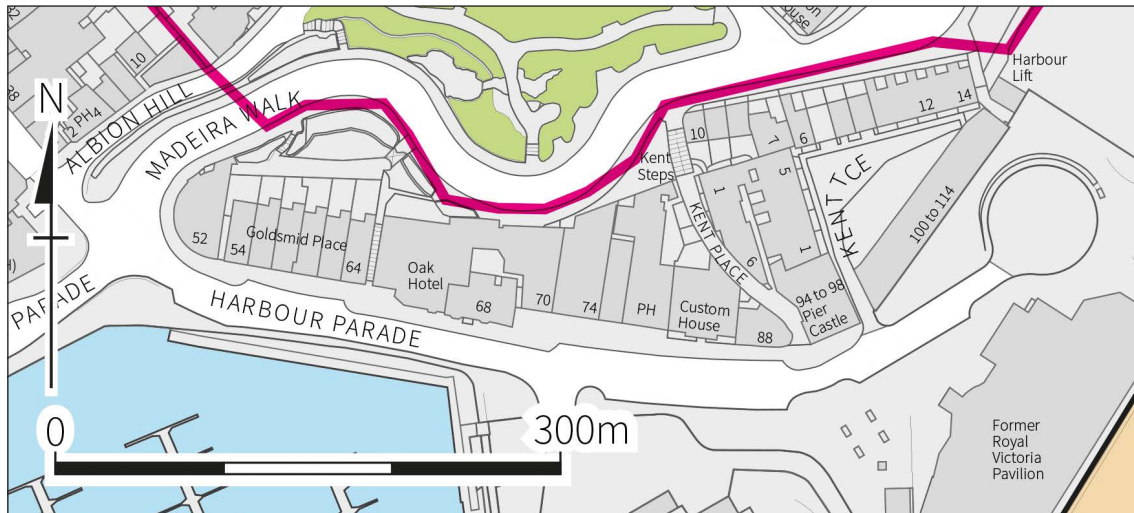


Figure 51. Harbour Parade

The earliest surviving structures on Harbour Parade are the Oak Hotel (No. 66), and the former Castle Hotel (No. 68). They are multi-phase structures with a likely origin in the second half of the 17th century. No. 68 was known as the Dover Castle in 1720, and renamed the Castle Hotel and Tap at the end of the 18th century.¹⁶¹ It has a double-fronted elevation of brick, 'lately rebuilt' in 1809 with shallow bay windows and segmental-headed sashes above, to which was added a first-floor veranda and, later still, an ornamental surround.¹⁶² The building is now subdivided into flats. The Oak is depicted in an 1832 print and a photograph of c.1861 as a three-storey structure with a steeply-pitched roof and a recessed carriageway arch, now infilled.¹⁶³ Comparison of this image with later photographs and the present facade suggests that it has since been heightened to four storeys and refronted several times.

Adjoining the Oak Hotel is Goldsmid Place (Nos 54-64) which was designed in 1810 by John Shaw for the Harbour Trustees (figure 52). Part of the complex was leased to the banker Abraham Goldsmid (c.1756–1810) and his family.¹⁶⁴ The four-storey terrace is comprised of six houses, those at the end breaking forward. Although the end bays were fitted with shopfronts they were reserved for the use of the trustees as a watch house (No. 54) and a customs house (No. 64). The recessed central houses appear originally to have had an open-fronted ground floor arcade, used as boathouses and storehouses; over ran a continuous first floor veranda, while the second-floor windows were fitted with balconettes, suggesting seasonal use as lodging house accommodation. Adjoining the east wall was a flight of stairs leading to Albion Place,

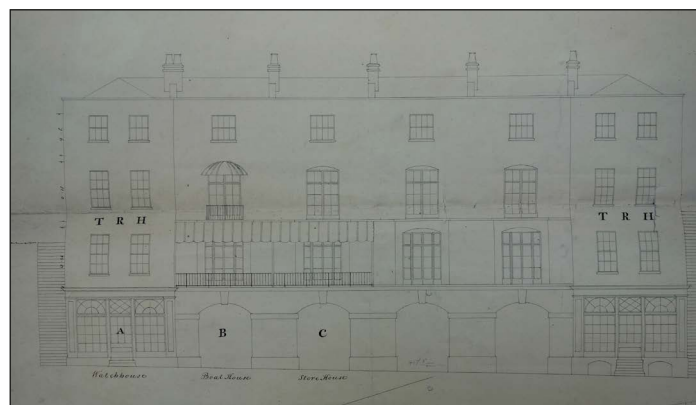


Figure 52. Elevation of Goldsmid Place, dated 1810 and signed by John Shaw. The ground floor rooms are annotated (a) watch house; (b) boat store and (c) store house. The initials TRH refer to the Trustees of Ramsgate Harbour, Shaw's employer. [Kent History and Library Centre: R/U8/P88]

removed in the formation of Madeira Walk. Goldsmid Place is not listed and has been much altered in the past 50 years.

Nos 94-98, the former Pier Castle, is a pair of dwellings of c.1816 for Mary Townley (figure 53).¹⁶⁵ They may have been used from the outset (if not expressly provided) as rented accommodation for bathing machine proprietors or their employees. This was certainly the case when Townley took out a £1,000 fire insurance policy on Nos 1 and 2 Pier Castle in 1831, when they were occupied by the bathing machine proprietors Charles Barling and Lewis Rogers Wells.¹⁶⁶ Nos 94-98 is a four-square brick structure of three storeys with corner turrets and a crenelated cornice. Its windows originally had arched heads and decorative wrought iron balconettes, giving a Gothick appearance of a similar character to Townley Castle, the Townley family's guest house formerly on Chatham Street (see High Street character area). Early 20th-century alterations included the application of a cement-based render and the substitution of flat-headed sash windows. Before an attic conversion was added c.2011 the roof pitches originally met in a central valley.

Nos 100-114 are a single-storey commercial parade with a flat roof, presently occupied by a restaurant and an amusement arcade. The frontages are of early 20th-century origin but have been largely renewed; Nos 110-114 are remnants of the Refectory Tavern, a single-storey public house of 1936 for Tomson and Wotton, while Nos 100-108 has rusticated pilasters incorporating the Tomson and Wotton monogram, suggesting that it was also owned by the brewery at some point.¹⁶⁷ The western part occupies the site of a group of bathing rooms: waiting rooms for customers of the bathing machines. A pair of bathing rooms is depicted on a view of 1802 by J. R. Smith jun. and a contemporaneous survey carried out for the harbour trustees.¹⁶⁸ The group had been extended by the time of the 1822 Collard & Hurst map. By 1833 Barling, Wells & Co had diversified their operations on the site, offering 'warm, cold and shower baths' in addition to bathing machines.¹⁶⁹ Their



Figure 53. A view of Harbour Parade from the former Royal Victoria Pavilion. At the centre is the former Pier Castle (Nos 94-98). The low commercial buildings to the right are Nos 100-114. Behind them is Kent Terrace. [DP247132]

premises were rebuilt in 1836 as Victoria Baths to a Classical design by G. M. Hinds, and this area became known as Victoria Place.¹⁷⁰ Ownership of the units changed periodically, with a mixture of dining rooms, public houses, bazaars and saloons being offered.

Nos 100-114 are overlooked by Kent Terrace, an L-shaped group of about 14 houses developed in the mid-1830s.¹⁷¹ The site previously formed part of a rocky outcrop owned by Mary Townley.¹⁷² According to Richardson the land was bought by the solicitors Thomas King and Henry Wells who sold on plots at 10 guineas a foot frontage.¹⁷³ An indenture of 1837 states that King and the builder William Saxby both owned plots on the west range.¹⁷⁴ The houses are of three storeys over a basement area, with curved bay windows to the ground and first floors and a continuous veranda to the latter. Vertical building breaks and small discrepancies in detailing suggest that the appearance of the buildings was controlled by covenants to ensure a degree of uniformity. The detailing of the decorative wrought iron railings to the veranda and the Ionic pilaster strips to the bay windows is similar to that of the contemporaneous east range of Spencer Square (see West Cliff character area). Nos 7-9 were rebuilt to a modern design after bomb damage in the Second World War.

Adjoining Kent Terrace, and set into the cliff face, is the East Cliff Lift or Harbour Lift. This facility provided easy access for tourists moving between the harbour and sands and the holiday accommodation on the east cliff. It was installed in 1910 by Cliff Lifts Ltd, a subsidiary of R. Waygood & Co of Falmouth Road, London. It is the earliest surviving cliff lift to be installed at Ramsgate (the first one being at the Granville Marina, now demolished). It was listed at Grade II in 2007 after a restoration of c.1999 which included the remodelling or rebuilding of the ground floor entrance. The shaft and upper entrance are of red brick with wooden sash windows and cement render dressings. The upper stage is highly embellished, with a lead covered dome and weathervane, decorative cement panels to the sides and a tiled entrance surround, the latter renewed in the recent restoration (figure 54).

An earlier means of access from Harbour Parade to Albion Place was Kent Steps, a footpath incorporating a flight of stone steps. This route is depicted on a survey of 1802 and Collard & Hurst's 1822 map and thus predates Pier Castle and Kent Terrace.¹⁷⁵ It is likely that the steps were laid out to provide direct access to Albion Place (see East Cliff character area). Indeed, according to one account they were originally known as Albion Stairs.¹⁷⁶ An indication of their original appearance is provided by a watercolour of 1802 by J. R. Smith jun, which shows a wooden set of steps with a somewhat spindly handrail.¹⁷⁷ The steps may have taken their present form in 1826, when Mary Townley, the owner of the land to the east, reached an agreement with the harbour trustees and the brewer and landowner Richard Tomson to erect boundary walls defining a footpath of the width of 12ft to prevent disputes and nuisances from their respective tenants.¹⁷⁸

The land between Kent Steps and Kent Terrace were developed with Nos 1-6 Kent Place, which face the footpath and lack rear gardens and Nos 7-10 which front a small court. When, in 1837, Mary Townley sold the site of Nos 1-6 to her solicitor



Figure 54. The upper entrance to the East Cliff Lift. In the background is the former Royal Victoria Pavilion [DP251229]

T. H. G. Snowden for the sum of £280 she included covenants to prevent the houses being built higher than the parapet wall at the top of the cliff and to disallow external works between 1 July and 1 November.¹⁷⁹ The latter was a common stipulation in seaside towns but was a particularly important consideration for the residents and lodging house-keepers of the houses on Albion Place. Like Kent Terrace and Kent Place, the steps were probably named in the 1820s or 1830s after Victoria, Duchess of Kent (1786–1861), a frequent visitor to Ramsgate with her daughter Princess Victoria.

The 1890s front improvement scheme had a significant impact on the area between Kent Steps and Albion Hill. The Albion Hotel and the Old Kings Head were cleared to make way for the curved Madeira Walk. No. 52 Harbour Parade, the former National Provincial Bank of 1896 occupies the irregularly-shaped plot overlooking the junction of Harbour Parade and Madeira Walk. It was designed by the London architect William W. Gwyther, the Bank having reached an agreement to erect a building within two years that would cost not less than £6,000 and in accordance with a design previously submitted to the Council.¹⁸⁰ The three-storey edifice is of an eclectic Italianate style, with a rusticated basement to Harbour Parade, and is built of Portland stone. The principal entrance is to the north, distinguished by a heavily rusticated surround, and there is a lower portion with a covered first-floor balcony, perhaps ‘bank chambers’ (lettable offices) or the bank manager’s dwelling.

Nos 70-88 were rebuilt on the new building line introduced by the widening of Harbour Place. Most of the buildings are of three storeys and share a uniform cornice line and flat lead roofs, presumably due to height restrictions protecting sea views from the houses on Albion Place. While the properties were individually rebuilt for different owners they are broadly consistent in their architectural character and make a distinctive contribution to the harbour front. No. 70, the former Alexandra Hotel, was rebuilt in 1907 for the brewers Tomson and Wotton, who acquired the site from Ramsgate Corporation. It is a double-fronted building in an eclectic and highly ornate style, with half-round bay windows, inset balconies and ornamental terracotta panels order with pilaster strips. The ground floor has been restored to its original appearance.

No. 74 is also double fronted but plainer in appearance, faced with hard red bricks and terracotta dressings. No. 76 has been extensively altered with a new shop front, window replacements and pebbledash to the upper floors. The Queen's Head at No. 78 is of c.1908 for Tomson and Wotton, again in an eclectic Classical style with red-brick and ashlar dressings. The highly articulated ground-floor entrance is particularly characterful, detailed in yellow-, blue- and green-glazed terracotta. A secondary bay contains a carriageway entrance. A pub of the same name is recorded on this site from at least the 18th century.

Of similar character, although earlier in date, is the former Shipwrights' Arms at No. 88. It was built in 1893 to designs by W. A. McIntosh Valon, engineer to Ramsgate Corporation as part of an agreement between Ramsgate Corporate and Tomson and Wotton.¹⁸¹ It is a brick building in a Queen Anne style; a curved entrance bay turns the corner in a similar manner to No. 52, in this instance onto Kent Place. In its advanced building line, higher cornice and pitched roof, the appearance of No. 88 departs from the contemporaneous Nos 70-78.

The finest individual building on Harbour Parade is the rebuilt Custom House (figure 55). It was apparently designed in the office of W. A. McIntosh Valon and built in



Figure 55. The Custom House [DP251297]



Figure 56. The Royal Sailors' Rest [DP251265]

1894–5 by Paramor & Sons of Margate for a contract sum of £3,800.¹⁸² Of rich, deep red bricks with matching terracotta dressings in a Renaissance revival style, the building is low and wide, of two storeys and five bays in a 1–3–1 rhythm. It is surmounted with a copper dome, perhaps a reference to a similar feature at Wyatt's Pier House and retains the original stairs and first floor chambers.

The remaining stretch of Harbour Parade, between Harbour Street and York Street, is of a mixed late 19th and early 20th-century character. At No. 51 is The Royal (the former Royal Hotel), rebuilt in 1938–9 as part of an intended street widening scheme by the builders Hall, Beddall & Co for the brewers Williams Younger & Co. The replacement was originally in a Neo-Georgian style of red brick with green shutters to sash windows, but its elevation is now tile hung, the glazed terracotta on the ground floor has been over painted and its first-floor windows have been reworked.¹⁸³

The Royal Sailors' Rest of 1903 by A. R. Pite makes a distinguished contribution to the historical character and appearance of the harbour (figure 56). It was erected as a sailors' hostel by the British and Foreign Sailors' Society at an estimated cost of £5,000.¹⁸⁴ During the First World War the building was used as a Voluntary Aid Detachment (a civilian-run military hospital).¹⁸⁵ The closure of the hostel was announced in 1919, the fishing fleet having shrunk dramatically as a result of the war, and the building was subsequently used as a hotel.¹⁸⁶ A late work by Pite, it is a tall building of four storeys with an attic, faced with red-brick and yellow faience tiles. The upper floors have round-headed balcony doors.

York Street and Leopold Street

York Street and Leopold Street are dominated by extensive post-war rebuilding as a result of war-time bombing and Ramsgate's development plan of 1964 (figure 47). Most of the land between the two streets was used for the Argyle Centre, completed in 1975, possibly to the designs of Adams Holden & Pearson.¹⁸⁷ Built of reinforced concrete with buff brick cladding, the complex combines retail units with four storeys of offices over, served by a loading bay to Leopold Street. In its scale and relationship to the street the Argyle Centre makes a clean break with the fine-grained layout of plots that preceded it. To the south is a supermarket (originally Tesco) of similar construction. The seafront plot remained vacant until 1988 when it was developed as Marina Resort Hotel (now Travelodge), a four-storey building of orange-red brick incorporating shallow gables and segmental arches. While the shopping arcade of the Argyle Centre is set behind a broad, raised, landscaped pavement, but the southern end of York Street remains relatively narrow. Much of the west side of Leopold Street was cleared to provide the site for a multi-storey car park, built in the early 1970s and originally operated by National Car Parks Ltd.¹⁸⁸

It was this area that was identified by Richardson as a likely location for early settlement but it is probable that much archaeological evidence was destroyed during the post-war clearance. Something of the early layout west of Harbour Street can be gleaned from studying the patterns of plot boundaries depicted on historic maps, particularly the small-scale Ordnance Survey first edition of 1872.¹⁸⁹ The 1736 Lewis

map identifies 'The New End' (York Street) and 'Longly's place' (Princes Street, earlier Princes Court) but suggests that there was little regularity in the building line or in the disposition or size of buildings, which likely included storehouses and ephemeral shelters. Leopold Street originated as a broad open space, sometimes called Farley's boat yard.¹⁹⁰ This space was infilled in the 19th century, creating two narrow streets, Farley Place and Leopold Place, the latter named after Prince Leopold, uncle to Queen Victoria and later Leopold I of Belgium. It is likely that building lines were gradually regularised by the process of piecemeal rebuilding, regulated from 1785 by the Improvement Commission.

The greatest concentration of historic fabric can be found on the east side of York Street, although a short stretch survives between Leopold Street and Prince Street. Although predominantly formed of 19th-century commercial buildings of three or four storeys, the group exhibits considerable variety in height, plot width and treatment. No. 6, in the 19th century a fish shop run by the Catt family, and the adjoining No. 12, the Hovelling Boat Inn, may have late 17th-century origins (figure 57).¹⁹¹ Of two storeys, with low ceiling heights, their external fronts are of uneven plaster with scored lines in imitation of coursed stonework. The fenestration of Nos 6 and 12 is of early 19th-century date, while Hinds & Sons installed a 'new business front' at No. 12 in 1871.¹⁹²

Between Nos 4a and 4b York Street is an entry to Charlotte Court, a narrow passageway running between York Street and Harbour Street and giving access to Albert Court, a public open space carved out of the former rear gardens of York Street properties. Refurbished c.2000 as part of the North British Housing scheme (see below), Albert Court occupies the site of an early passageway providing rear access



Figure 57. Nos 6 and 12 York Street; the latter is the Hovelling Boat Inn. The pedimented building to the left (No. 4c) may be a surviving fragment of the fish and meat market of 1839. [7603/P1]

to properties on Harbour Street and York Street. The 1735 and 1822 maps shows that it had an entry in York Street and widened to the north at the Horse and Groom public house.¹⁹³

Public houses predominated towards the seaward end of York Street. At the junction of Harbour Parade is the prominent No. 34, formerly the Admiral Harvey (now the Mariner's Bar), rebuilt in 1902 after road widening.¹⁹⁴ The double-fronted No. 30, The Crown, is earlier in origin, being a mid-19th-century consolidation of two properties. Nos 8-28 were refurbished and extended in the late 1990s by Jefferson Sheard Architects for North British Housing.¹⁹⁵ Nos 14, 16 and 26-28 were probably rebuilt around this time.¹⁹⁶

No. 4 York Street is a range of former civic buildings which evolved over the mid- to late 19th century. The plot was first occupied by a meat and fish market of 1839, now largely rebuilt. This was built at a cost of £458 to designs by G. M. Hinds and accompanied the new town hall at the crossroads or 'Sole'. The internal layout is described in a mid-19th-century guide book:

It is a small neat, building, covered at the top, with a brick partition in the centre, to separate the meat from the fish stalls, each portion being entered by iron gates. From the former, a passage leads to the vegetable market, which is situate beneath the Town Hall.¹⁹⁷

The fish and meat market was a single-storey structure with an open-fronted arcade to the street. A late 19th-century drawing suggests that the central portion of the market, occupying the plot of No. 4b, was surmounted by a Classical pediment bearing the date 1839.¹⁹⁸ Arched openings in the rusticated ground floor of Nos 4b and 4c, the latter retaining a small pediment, may relate to this 1839 phase. No. 4c was converted to a fire engine house in 1868, while No. 4b was used from 1914 as an ambulance station by the Ramsgate Division of the St John Ambulance Brigade.¹⁹⁹

In 1873 Ramsgate's local board made a loan application for £3,000 to the local government board for a civic complex combining fire station, police station and 'what may be termed a second town hall'.²⁰⁰ Hinds, by then architect to the local board, projected an ornate and asymmetrical structure in the high Gothic style, dominated by a galleried meeting room on the first floor for the use of the magistrates and the local board (figure 58).²⁰¹ After an enquiry the scheme was scaled down to a police station and attached constable's residence. This was built by Smith and Son in 1873-4 to designs by Hinds.

The police station comprises a two-storey office of domestic appearance on Charlotte Court, erected on land purchased from the grocer Page & Sons (figure 59).²⁰² To the rear, a suite of cells are accessed from a central, top-lit lobby.²⁰³ A door in the adjoining exercise yard interconnects with the three-storey constable's house at No. 4a York Street. Curiously, the residence is larger, more prominent and more institutional in character than the police station. Its Gothic revival design is now altered but gives a flavour of the intended scheme for municipal offices.

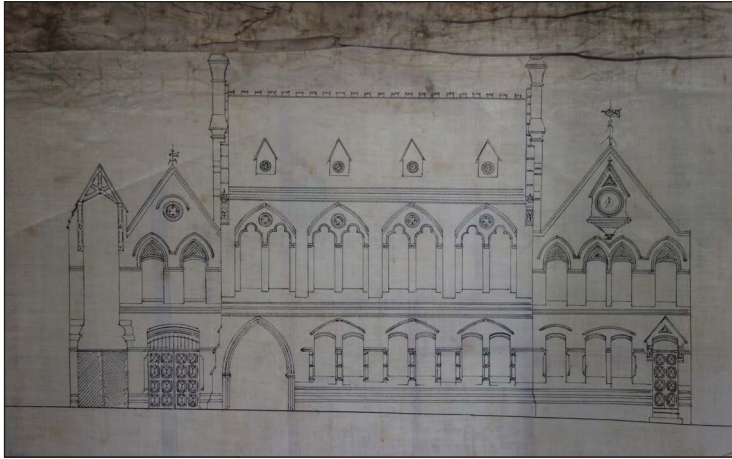


Figure 58. G. M. Hinds' unexecuted design of 1873 for a civic complex on York Street. It combined fire station, police station and offices for the local board. [KHLc:R/U1561/P415A]



Figure 59. former police station on Charlotte Court, built in 1873 as part of a scaled-down scheme by G. M. Hinds. [DP251253]

Queen Street

Queen Street runs south west from the Sole to Hertford Street, where it continues as West Cliff Road. In the early 19th century the Tomson and Wotton brewery represented the western limit of the town in this direction, despite extensive resort development on the west cliff. One of Ramsgate's main thoroughfares and shopping streets, it is predominantly made up of 19th-century buildings, although some may retain earlier fabric. Mid-20th-century redevelopment, typically on extensive sites, gives rise to a secondary character.

Initial insights into the formation and early development of Queen Street can be gained from the 1822 map. There is no consistent pattern of plot widths or depths, suggesting piecemeal development of the adjoining land, and there are varied means of access to rear gardens, yards and outbuildings. The disposition and alignment of side streets is equally irregular and may reflect earlier field boundaries. However, the early 19th century building line possessed a greater degree of regularity than its modern equivalent, although some buildings were set back behind front yards or gardens. The shifting position of the present-day building line makes a significant contribution to present-day character, creating variation in enclosure and viewpoints. This variability is the result of numerous attempts (some of them incomplete or unsuccessful) at the regularisation of building lines or road widening on the part of the various local government bodies. This was an expensive process, as is recorded in the minutes of the Improvement Commissioners of 15 February 1786:

Mr John Farley having proposed that he will consent to the taking down so much of a certain building of his situate in the narrowest part of the street called the South End [Queen Street] as adjoins to the said street and to the rebuilding it farther from the street to make the same street wider at the expense of the commissioners.²⁰⁴

Something of the character of early development along Queen Street can be observed along its north side between Effingham Street and Cavendish Street (i.e. Nos 15-

49). Although most of the frontages of this street are of early or mid-19th-century date, they are stylistically conservative, maintaining the form of a Georgian terrace, with stock brick walls and sash windows (figure 60). The proportions, window arrangements, roof treatments and storey heights of Nos 15 and Nos 47-49 suggest earlier origins and a vernacular building culture.

The most important early survival in this area is Nos 1-2 Queen's Court, a pair of dwellings of late 17th-century appearance which lies to the rear of Nos 21-23 Queen Street and is accessed from a narrow passageway [7] (Figure 61).²⁰⁵ It has two-and-a-half storeys of knapped and coursed flint with brick dressings, with a relatively steeply pitched, tiled roof. The main range is perpendicular to the street and terminates in a shaped gable. Casement windows of two and three lights with leaded cambs are set under flattened arches of brick. No. 1 is entered from a projecting bay or two-storey porch on the east elevation; this has a smaller shaped gable of brick. The 1872 map shows several additions, now removed, to the north and east. It suggests that the internal party wall and property boundary lay on or slightly north of the central chimney stack. By the 19th century Queen's Court had become a place of overcrowding and poverty: of six properties listed in a poor rate assessment of November 1798, five owners were exempted on account of their low incomes.²⁰⁶ Nos 1-2 Queen's Court was restored in 1965-6 by Anthony Swaine after a campaign by the fledgling Ramsgate Society to preserve it.²⁰⁷



Figure 60. A view along the north side of Queen Street. To the right is the entry to Queen's Court [DP247278]



Figure 61. No. 1 Queen's Court [DP247280]

A dominant aspect of the character of Queen Street is a phase of mid-to-late 19th-century rebuilding, in many cases prompted by municipal improvements. An early instance of redevelopment on Queen Street is No. 22, the former premises of the butchers H. W. Britton & Sons. This turns the corner onto York Street with a broad curve and has the date 1866 incorporated into a polychromatic decorative scheme. Nos 42-60, a characterful group of tall, three-storey commercial premises, were redeveloped after a road widening scheme of 1882.²⁰⁸ And set well back from its building line is Nos 8-12, a speculative group of three properties which post-date a street improvement scheme of c.1888.²⁰⁹ At Nos 48-50, on the corner of Princes Street, a note of stylistic revivalism is introduced through the crocketed pinnacles to its shop fronts and the ashlar oriel set over the curved corner entrance. Opposite is No. 44-46 (c.1883, architect E. L. Elgar for C. R. Wood) whose curved corners navigate the island block between Leopold Street and Princes Street.²¹⁰ This high Victorian phrase attests to the increasing dominance of the architect in Ramsgate's building culture.

In some cases rebuilding was undertaken by speculatively by a ground landlord, such as J. B. Hodgson who commissioned the architect A. R. Pite to build two dwellings in Queen Street in 1882.²¹¹ Elsewhere, street improvements provided owner-occupiers with an opportunity to consolidate and update their premises. The most extensive example, demolished after enemy action in August 1940, was the grocer Vye & Son at the junction with Cliff Street. The business was established in Queen Street in 1817, and by the early 20th century Vye & Son ran a group of multiple stores in East Kent. In the early 21st century the site was redeveloped as the residential Vyeson Court, with a memorial garden on Cliff Street. On the corner of Effingham Street is No. 51, the former premises of the wine and spirit merchants Gwyn & Co. This was rebuilt in 1898 after another road widening scheme. It was designed by W. J. Jennings of Canterbury in a Tudorbethan style, incorporating a corner turret (figure 62). A heraldic shield over the doorway on Effingham Street bears the legend '1778 JC 1898', referring to the vintner John Curling, whose business was established in 1778 and acquired by John Gwyn in 1861.²¹²



Figure 62. No. 51 Queen Street, the former premises of Gwyn & Co, at the corner of Effingham Street. [DP251091]



Figure 63. Barclays Bank at Nos 11-13 Queen Street [DP247290]



Figure 64. Nos 4-6 Queen Street and No. 1 Harbour Street, built c1957 for Burton's on the site of the town hall and market [DP301230]

Then as now, Queen Street was considered a suitable location for banks and professional offices. Nos 1-7, occupying the prime site at the junction with High Street, was built in 1894–5 as the Ramsgate branch of Hammond & Co's Canterbury Bank, with the arms of Canterbury and Ramsgate in the central bay (figure 25). Stenning and Jennings of Canterbury supplied a Palladian design, realised in Hopton Wood and Whitbed Portland limestone by the Ramsgate builders W. W. Martin.²¹³ This was extended with a corner entrance in 1927, by which time it had become a branch of Lloyds Bank. The enlargement necessitated the demolition of Burgess and Hunt's Bank and Circulating Library, which had been erected by Peter Burgess in the early 1800s. Nos 11-13 were formerly a branch of Barclays Bank, rebuilt in 1972 with Windsor grey handmade facing bricks and strip windows of anodised aluminium (figure 63).²¹⁴ By 1845 and up to the 1950s No. 57 was the office and residence of the family practice of surveyors, architects and estate agents established by George Martin Hinds (1804–80). The narrow west bay may represent Hinds & Son's 'alterations' of 1896.²¹⁵ No. 26 was the Ramsgate address of Habershon and Pite in 1878, a practice whose principal office was located in Bloomsbury Square in London.²¹⁶

A combination of wartime bomb damage and post-war clearance resulted in extensive redevelopment, particularly towards the south and west of the street. The results often lack the architectural conviction and quality of earlier building cultures. The redevelopment of the 1839 town hall had been discussed by Ramsgate Borough Council as early as 1938.²¹⁷ It was demolished in 1957, along with the wine and spirit department of Page's grocery shop at Nos 4-6, to make way for a Burton's store on a new building line (figure 64).²¹⁸ Archway House at Nos 59-71 was rebuilt as the department store of the furnishers Court Bros Ltd after a fire in November 1966.²¹⁹ The design, in a conservative Neo-Georgian style, was supplied by Allan A. Dunn.²²⁰ A modern movement idiom was chosen for the Argyle Centre, which occupies the block between York Street and Princes Street (see York Street and Leopold Street sub-area).

West Cliff Arcade, Royal Parade and Cliff Street

The greater part of this area originated as Cliff House, a single property with spacious grounds, built in the late 18th century (figures 65 and 66; Appendix). When this was broken up subsequent development was orientated either towards the sea or the commercial hub of Queen Street to the north. The most dominant visual feature today is Royal Parade, an elevated road which ascends to the west cliff, carried on a red-brick arcade. Above it rises West Cliff Mansions, a cliff-like terrace of gabled properties. Cliff Street to the rear, which slopes down towards Queen Street, is more halting in character and contains a disparate array of building types, mostly dating from the 20th century.

In the late 18th century a marine residence was erected on the seafront between Rose Hill and Leopold Street, entered from Princes Street. By the early 19th century it was known as Cliff House and was renovated for the MP and businessman Sir William Curtis (1752–1829), chairman of the harbour trustees. In 1882 the Cliff House estate was allotted ‘for building purposes’ by G. M. Hinds and put up for sale by auction.²²¹ Most of the plots appear to have been acquired by E. S. Tapply of Maidstone, including the house and the land in front which he converted into the Cliff House Hotel.²²² The remainder of the garden land was divided into seven plots sharing a common terrace. These overlooked the public footway leading from the Harbour to Sion Hill, known as known as Twenty Steps. The following year Tapply developed West Cliff Arcade (W. G. Osborne, architect; Paramor and Sons, builder; figure 67), a parade of shops accessed from a rebuilt pedestrian footpath.²²³ The flat roofs of the shop units formed the terrace of the future plots to the north.

Most of the remaining garden plots were developed speculatively as West Cliff Mansions [8] (figure 68). Nos 3–5 was built as a row of four grand houses; in November 1884 they were offered for sale or rent, ‘decorated to suit the taste of purchaser or tenant’.²²⁴ In 1896 the eastern pair was converted to the Temple Yacht Club (now No. 5), which gained its royal charter the following year. No. 2, at the junction with Rose Hill, was erected in 1886 to designs by Pugin and Pugin as a club house for the Albion Club.²²⁵ The detached No. 8, originally Harbour House, was built in 1894–5 as a new residence for the Harbour Master. Designed in the office of W. A. McIntosh Valon, engineer to Ramsgate Corporation, it was built by Amos & Foad of Whitstable for £2,410.²²⁶

In 1893–5 the harbour area was significantly altered by the construction of Royal Parade, which formed part of the municipal front improvement designed by W. A. McIntosh Valon, engineer to Ramsgate Corporation [9] (figure 69). First to be erected was an inclined carriageway leading from the Harbour to Nelson Crescent. The lower portion made use of the early 19th-century Military Road as its foundations, the quay wall being built out by reclaiming a strip of the inner basin. Valon designed the retaining wall to Royal Parade as a brick-faced arcade with terracotta detailing bearing civic heraldry. Chandlers’ stores are let into the arches, which diminish in height. The west cliff was terraced with a retaining wall running from Leopold Street to Nelson Crescent. This was given a similar architectural treatment, with the late addition of Pulhamite artificial rockwork as infill to the arches. A bronze plaque commemorates its completion in 1895.

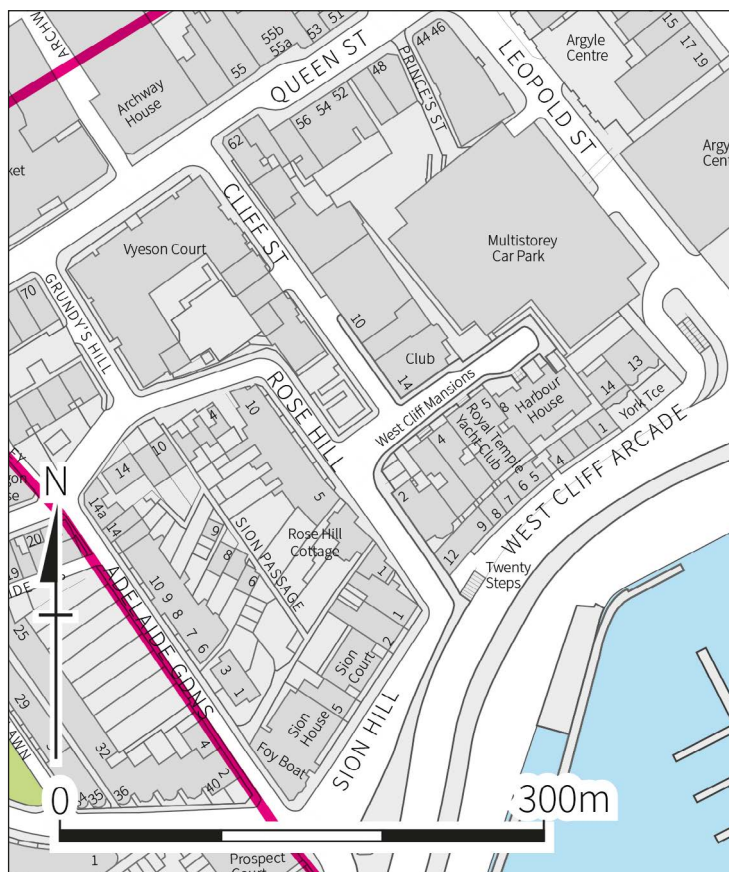


Figure 65. West Cliff Arcade, Royal Parade and Cliff Street



Figure 66. An 1865 plan of Cliff House and its grounds. [KHLC:R/U1561/P75/1a]



Figure 67. West Cliff Arcade [DP188930]



Figure 68. West Cliff Mansions. The nearest building is No. 2, the former Albion Club. [DP247181]



Figure 69. Royal Parade [7603/P2]



Figure 70. East side of Cliff Street [7603/P3]

According to Richardson's account, Curtis acquired land to the rear of Cliff House, laying out Cliff Street not for development but solely as a private carriageway drive.²²⁷ Whether or not this was the case, very little development had taken place by 1822 and the road was only adopted in 1885.²²⁸ By 1849 several houses had been built at the foot of the street, including No. 6, a plain, double-fronted house of three storeys. There is evidence that the builder-developers Grundy and Craven were active here in the mid-19th century, and the former is commemorated in Grundy's Hill to the west.²²⁹

The memorial garden of 1951, designed by H. Campbell Ashenden and M. C. J. Clark of Canterbury, was created on the site of the Marine Library of c.1800 (see Appendix). This had probably been damaged by bombing in 1940, along with Vye &

Sons' grocery store to the north. The east side of Cliff Street has a disparate and non-residential character (figure 70). Liberty House (No. 8) is a five-storey block of flats of c.2013 by CSDP Architecture of Canterbury, while No. 12 (Cliff Street Chambers) is a late 19th-century development, perhaps by E. S. Tapply. No. 14 (Allenby House) is presently the branch headquarters of the Royal British Legion but probably opened in 1906 as Ramsgate Constitutional Club (W. T. Stock, architect; A. E. Goodbourn, builder).²³⁰

Sion Hill, Adelaide Gardens (east side) and Rose Hill

The land bounded by Sion Hill, Rose Hill and Adelaide Gardens (formerly Sion Row) was amongst the first parts of the west cliff to be developed to serve the sea-bathing resort, underway by the 1790s. The layout of roads and plots suggests that the land may previously have been two long, narrow fields (figure 65).

Sion Hill is a seafront terrace of four-storey houses with frontages of approximately 20ft. All eight houses were rated in November 1798.²³¹ Photographs and maps of the 19th century (figure 71) suggest that the terrace was of relatively consistent appearance, but subsequent rebuilding has given rise to a more varied character. Unusually for Ramsgate, its roofs were originally constructed in an M-profile, with central valley gutters. No. 5 comes closest to suggesting the original appearance of the row; it has a conventional townhouse form, with a basement area and a first-floor veranda. By 1822, a public house (the Foy Boat Tavern) had been added to the west; it was of three storeys of stuccoed render with a large sea-facing room. Auctions were

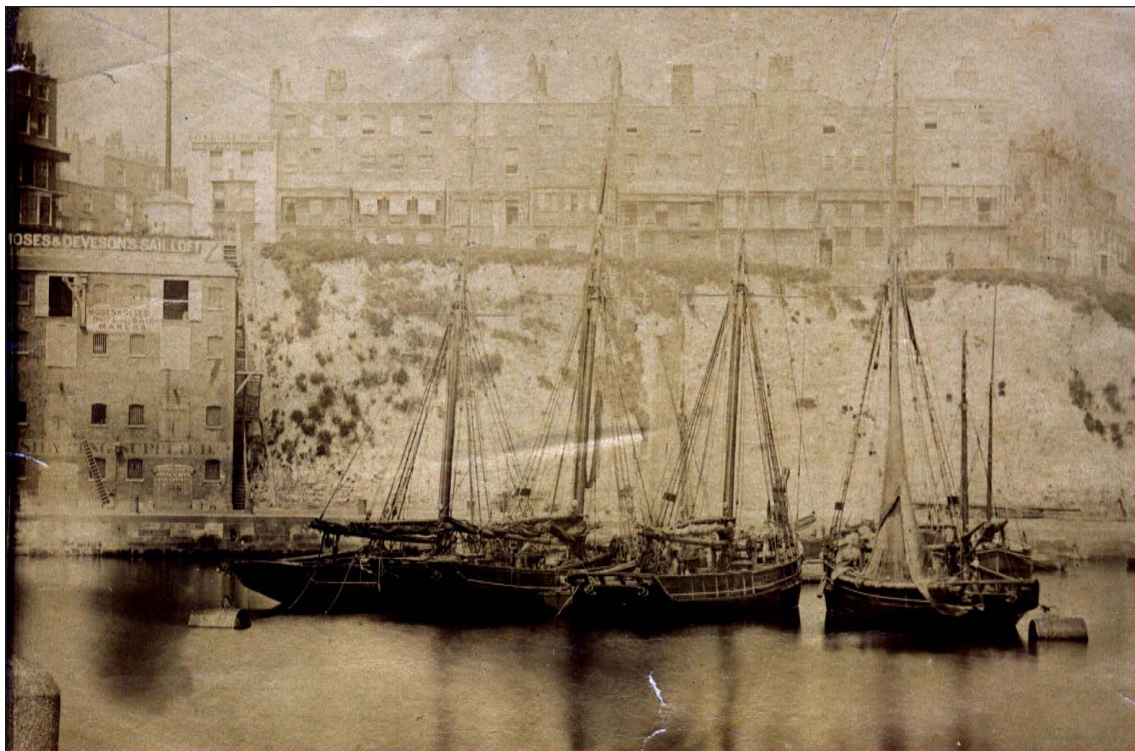


Figure 71. A 19th-century view of Sion Hill from the harbour cross wall. To the left is the signal post and the Foy Boat Tavern. The structure below was a bonded warehouse, demolished in the 1890s. [Courtesy of Michael Child]

being held at the 'sign of the Hoy Boat' on Sion Hill in 1800 and in 1805 the publican was a Mr Hodgman (perhaps the Charles Hodgman rated for a house (8s.) and storehouse (7s.) on the adjoining Sion Row).²³² Richardson suggests that the public house originated during the Napoleonic War as a watch house.²³³

Sion Hill suffered a direct hit in the air raid of 7 September 1941, and in the following decade Nos 3-4 were rebuilt as Sion Court and Nos 6-8 were replaced with Sion House. The Foy Boat Tavern was reinstated 'in the character of a residential hotel' for the brewers Mackeson of Hythe with funding from the War Damage Commission.²³⁴ Separate entrances were provided for the bar and the hotel accommodation, while the two-storey bay window reproduces a similar detail from the old pub. The architect was H. G. A. Waldron, who may have also designed Sion Court and Sion House which share similar detailing to their stuccoed entrances.²³⁵

Outside the Foy Boat is a steel signal post [10] with a tide ball and weather vane, enclosed on the seaward side by a low, breezeblock wall. Listed at Grade II, it appears to be a 20th-century replacement of a signal post first installed on this site in the late 18th century and periodically renewed thereafter. Historically a red flag was hoisted to indicate when at least 10ft of water was present at the entrance to the harbour. The post is depicted in Francis Juke's engraving, published in 1787, with a circular base. The ground on which the flag staff stood was purchased in 1797 for 35 guineas from Rev Thomas Stace of Trinity College, Cambridge.²³⁶ In the mid-19th

century, possibly in 1847, a tide ball was installed in place of the flag.²³⁷ The signal post was renewed in 1900-1 and replaced again, possibly in the 1950s; it was in operation until the 1970s.²³⁸ The list entry of 1988 mentions a group of four cannon of 1821 but these have since been removed.²³⁹



Figure 72. The east side of Adelaide Gardens, with Nos 1, 3 and 6 in the foreground. [7603/P4]

Adelaide Gardens was only built up its eastern side (Nos 1-14); this was originally named Sion Row. Seven houses are listed here in the rate book of November 1798.²⁴⁰ The map of 1822 shows 11 houses in this location, having curved bay windows and cranked rear gardens. Nos.6-14 Adelaide Gardens are of three storeys with a basement area; most are lit by a single bay, with canted bay windows rising to the first floor. Nos 8-9 were converted to the Walmer Castle public house in the mid-19th century, whose name is incised in block lettering on the blind parapet. Nos 1, 3 and 6

were rebuilt in the 1950s as part of the war damage reconstruction of the Sion Hill properties. Presumably designed by H. G. A. Waldron, they resemble vernacular cottages, with hipped roofs, walls profiled with cement or render to resemble weatherboarding and small, multi-paned oriel windows to the first floor (figure 72).

Rose Hill is said to be named after flowers brought from New South Wales by a member of the Farley family and planted here.²⁴¹ The name first appears in rate books in November 1798 when four properties were rated, two of which were owned by John Farley.²⁴² The terrace is varied in appearance, parts having been heightened and given deep bay windows to exploit the sea views. At the rear of No. 3 is Rose Hill Cottage, from c.1828 the residence of Selina Welby, A. W. N. Pugin's maternal aunt.²⁴³

High Street character area

At 28ha (69 acres) in area, the High Street character area comprises the major portion of inland Ramsgate, extending north from Queen Street to Boundary Road (figure 73). The character area is bisected diagonally by High Street, the town's principal shopping thoroughfare. The land to the south and west was initially used for fields, gardens and routeways before its gradual urbanisation. Much early industry was situated here: George Street and Cannon Road originated as rope walks laid out off High Street, while a brewery and maltings (later owned by Tomson and Wotton) is recorded from the early 17th century. The area is also associated with non-conformism: Meeting Street and the later Cavendish Street grew up around non-conformist chapels. From the mid-18th century, streets of genteel houses began to appear, accessed from existing routes. Early examples include Effingham Street and Chapel Place.

The land to the north and east of High Street was developed later and at a lower density. At the centre of the character area, Chatham Street branches northwards from High Street. This originally formed part of the route to Margate and by the late 18th century was the location of two extensive residences, Townley House and Chatham House (later Chatham House School). The expansion of the school to provide additional teaching facilities and playing fields has preserved the open character of the northern fringe of the town. Several large late 20th- or early 21st-century buildings have modified the plot pattern and urban grain of the upper High Street, including the Asda supermarket at 161 High Street, Ramsgate Sports Centre and Priory Infant School.

High Street

High Street is a gently curved route which ascends from the crossroads to Ellington Park, connecting the harbour with the village of St Lawrence. It attracted linear development from an early date although it has never had a single focus and has accommodated a broad range of building types and functions, ranging from modest cottages and shops to coaching inns and the houses of prosperous tradesmen and the minor gentry. Unsurprisingly perhaps, the street has been subject to different processes of change and renewal over time.

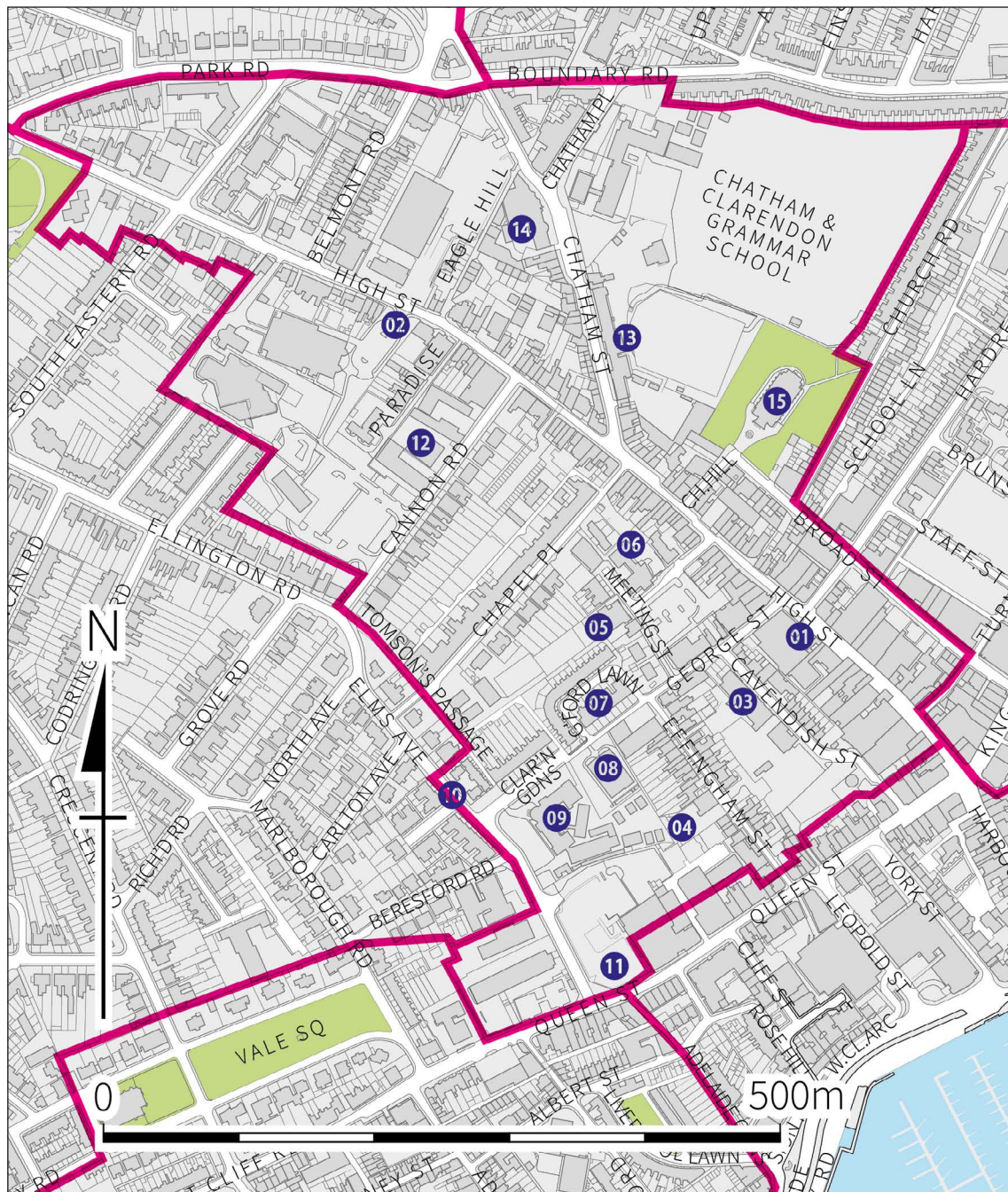


Figure 73. High Street character area. Key: [1] Nos 50-56 High Street; [2] Site of No. 146 High Street; [3] Cavendish Baptist Chapel; [4] Former Fire Station; [5] Congregational Chapel; [6] Foresters' Hall; [7] Guildford Lawn; [8] Ramsgate Public Library; [9] Former Ramsgate County School for Boys; [10] Barber's Almshouses; [11] Site of Tomson & Wotton brewery; [12] Site of Cannon Brewery; [13] Chatham House School; [14] Townley House; [15] St George's Church

The lower seaward section of High Street ranges from the crossroads to the junctions with Hardres Street and George Street. This has a predominantly 20th-century character although it incorporates noteworthy buildings of earlier date. In the middle decades of the 20th century the lower High Street became a popular location for purpose-built multiple stores with deep plans and delivery access to the rear. The earliest example is the Stripped Classical premises Nos 12-14, built in 1920

for Woolworth's to a design by the firm's architects North & Robin. (It occupies the site of the Bull & George coaching inn, which was destroyed in the Zeppelin raid of May 1915). It was followed by Nos 41-45 of 1931, a classicising design for Marks & Spencer and the Moderne Nos 18-24, built in 1938 for the retail company Littlewoods.²⁴⁴ One influence on the character of this section of the High Street is the late 20th-century pedestrianisation scheme south of Hardres Street, with its surface of patterned concrete setts.

Earlier retail developments traditionally included a residence 'over the shop' but in the large stores the upper floors were usually pressed into service as retail space or used for window-less storage. This tendency, together with the stripped-down style which predominated after 1945, has resulted in relatively featureless or undistinguished frontages such as Nos 8-10, Nos 7-11, No. 15, Nos 21-23 and Nos 59-61 (figure 74). However, in the late 20th century a return to more decorative or traditional styles is evident, such as the post-modern frontage of Nos 25-27 (figure 75) or the brick-faced elevation of Nos 33-37.

The survival of some earlier commercial premises plays an important role in maintaining a continuity of historic character along the length of High Street. Good examples of this are the clearing banks which traditionally favoured prominent



Figure 74. Nos 59-61 High Street [DP301295]



Figure 75. Nos 25-27 High Street [DP301283]



Figure 76. Former London, County & Westminster Bank at No. 53 High Street [DP247284]



Figure 77. Former Post Office at Nos 42-48 High Street [DP301249]



Figure 78. Nos 50-56 High Street, part of Sanger's Amphitheatre [DP301251]

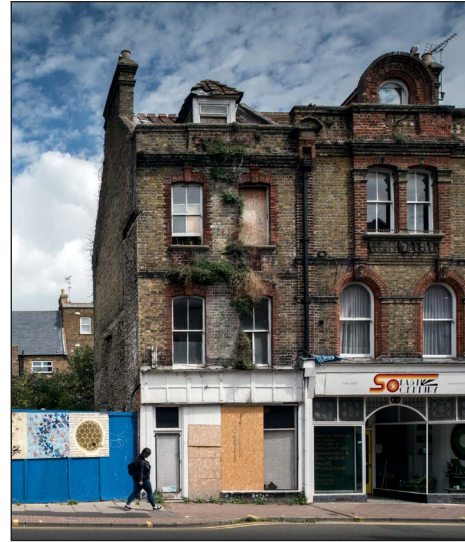


Figure 79. Nos 75-79 High Street [DP247221]

corner sites, such as Nos 1-3, the former London Joint City and Midland Bank of 1921, now HSBC (figure 26); and No. 53, of 1910–11 by Reeve & Reeve of Margate for the London, County & Westminster Bank, now NatWest (figure 76). Similarly, No. 17, which was possibly remodelled as part of a 1925 scheme by W. Everard Healey to provide municipal gas and water showrooms.²⁴⁵ Nos 42-48, the former Ramsgate Post Office, is one of several distinguished Edwardian civic buildings in the town centre (figure 77). Built in 1908-9 by T. T. Denne of Walmer to a design by Henry A. Collins of the Office of Works, it was a rebuilding of a Post Office of 1865 and two adjacent commercial properties.²⁴⁶ The difference in the building line between this and the adjacent property is the consequence of a partial street widening scheme.

Nos 50-56 is a group of four shops of three-and-a-half storeys of red brick with ashlar dressings [1] (figure 78). This is a fragment of the 1882-3 Sanger's Amphitheatre, a substantial entertainment complex and hotel that originally extended to the corner of George Street and featured a central entrance tower. Designed by the Margate borough surveyor Albert Latham, it was built for 'Lord' George Sanger (1825–1911) the circus impresario and proprietor of Margate's 'Hall by the Sea', later rebuilt as Dreamland. In 1908, Frank Matcham oversaw the conversion of the building into the Royal Palace Theatre; it was equipped for talking pictures in 1929.²⁴⁷ The central and northern sections were demolished in 1961 for a Fine Fare Supermarket at No. 58 (now Argos). Another late 20th-century redevelopment lies to the north of the junction of George Street and High Street. Nos 60-68 forms part of an extensive retail complex of 1980 for Dixon Photographic (Investments) Ltd that includes four shop units as well as a large retail space at Nos 1-11 George Street. It is clad in red brick with boxed-out oriel windows and blind cantilevered bays of anodised aluminium at first-floor level.²⁴⁸

The middle section of High Street between George Street and Belmont Road contains a greater amount of pre-20th-century fabric. The street also becomes narrower and more irregular, with a sense of enclosure from buildings directly abutting

the pavement and frequent changes in the building line. Nos 70-72 are a pair of rendered three-storey townhouses of possible late 18th- or early 19th-century origin. Both have pedimented doorcases and tulip-profile wrought-iron balconettes to the first-floor windows. Unusually, given their location, the buildings have no external indication of having been in commercial use. Opposite is a late 19th-century group of commercial premises including Nos 73, 73a, and 77, which retain well-preserved shopfronts, and Nos 75-79, which are dated 1882 (figure 79). Adjoining the group is the Freemason's Tavern of c.1908, a two-storey building which curves towards Pig Alley. It is a finely-wrought building with a green glazed brick frontage and gauged orange-red brickwork above.

Opposite the junction with Church Hill are a distinctive group of 19th-century buildings (Nos 82-88) which enhance the view east towards St George's Church. No. 86 retains an early 19th century curved bay window to the first floor, while No. 92 features commercial lettering and an early 20th-century shopfront. Nos 96-98 is a pair of houses of early 19th-century origin, the right-hand house retaining a fine wrought iron balustrade above the shop front. Nos 100-102, at the corner of Chapel Place, are a pair of mid-19th-century houses set back behind a front garden. Also set some distance back from the pavement is No. 97, the Rose of England (formerly the Rose and Crown), a pub of probable 18th-century origin. Nos 99-107 and 107a form part of a larger development and are considered in the section on Chatham Street. The buildings immediately north of Chatham Street have a 19th-century character with later alterations at ground floor level. The earliest in appearance are Nos 110 and 112 which retain six-over-six sash windows to the upper floors. On the east side of the street is a disparate group including No. 119, an incongruous late 19th-century villa and the restored early 20th-century shopfront of the tailors Rennie & Co at No. 123. This occupied a single-storey shop extension on the former front garden of the dwelling.

That stretch of High Street between Monkton Place and Belmont Road is notable for a spread-out group of fine 18th-century houses. This location was then a discrete area of development centred around Eagle Hill (previously Windmill Hill), apparently known as 'Westminster', probably a local pun on West End, the former name for High Street (figure 80).²⁴⁹ The buildings provide evidence of the wealth accumulated by successful mariners,

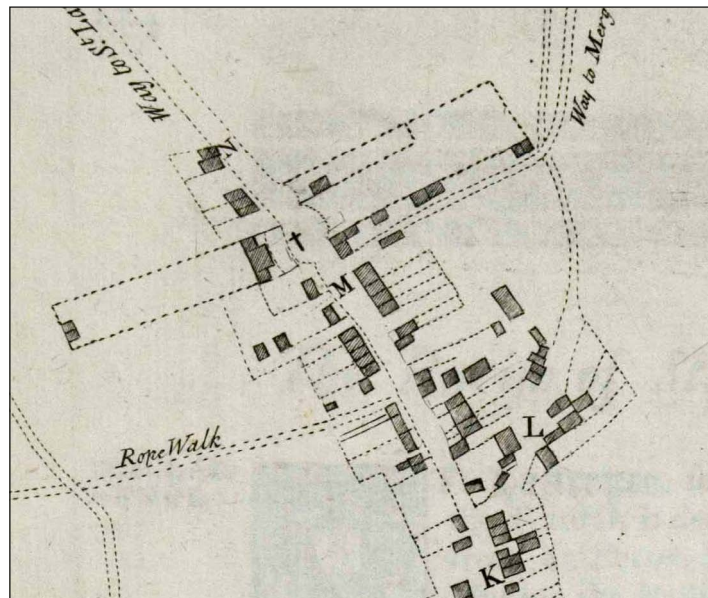


Figure 80. A detail from the 1736 map showing the part of High Street identified as Westminster (annotated M). The cross indicates Captain Captain Thomas Abbott's house at No. 146 High Street; L is Love Lane (now Chatham Street) and N is Little Ellington. DP017640; © The Society of Antiquaries of London.



Figure 81. A group of 18th-century buildings on High Street, including Nos 124 and 126 on the left and No. 125 and Nos 127-135 on the right. [DP247288]



Figure 82. Nos 127-135 High Street [7603/P5]

tradesmen and investors even before the rebuilding of the harbour. And the rural situation, equidistant between St Laurence's Church and the quay, would have made it a desirable position for an exclusive residential area.

The main concentration of surviving 18th-century fabric on High Street lies immediately north of Monkton Place (figure 81).²⁵⁰ On the west side are No. 124 (Monkton House) and No. 126 (Compass House), both of five bays with central entrances. These houses may correspond to the pair of large buildings shown in this location on the 1736 map. No. 124 has shaped gables, a vernacular feature which

is combined with a symmetrical front with deep modillion eaves. Its brickwork, of buff stocks with red-brick dressings, is precisely laid with tuck pointing. The sash windows have thin glazing bars and gauged voussoirs with red-brick aprons to the upper windows. In the late 18th century No. 124 was the residence of the banker, shipping agent, solicitor, and ropemaker Nathaniel Austen (1745–1818). No. 126 may originally had a similar appearance but has been heightened and renovated with stucco window surrounds and a rusticated ground floor.²⁵¹

Monkton Place is occupied by post-war garages and the early 21st century Nos 1-2 Monkton Cottages. It originated as a strip of gardens, later developed with the erection of 29 single-room cottages, ‘just built by Mr Wilson’ in 1867.²⁵² The dwellings were cleared in 1938 under the 1930 Slum Clearance Act.²⁵³

Nos 127-135 are a row of five houses dating from the first half of the 18th century (figure 82). Of two-and-a-half storeys, they are built of buff stock bricks with red dressings and have segmental-headed windows with pronounced keystones, although the elevations of Nos 133-5 are now rendered. However, they may not all have been built in a single phase. In the 1735 map, two houses (perhaps Nos 133-5) are shown opposite the ropewalk that became Cannon Road. The return elevation of No. 135 has a shaped gable, as does No. 127, which has tie plates in the form of the numerals 4 and 0, perhaps commemorating the year 1740. However, the party wall to No. 127-9 has the form of a shaped gable and both buildings have red-brick quoins with a straight joint between the two properties which suggests that No. 129 may originally have been the end house of the row. No. 125 (the Old House) would appear to be slightly later in date. This is set back from the road; it is of five bays with a pedimented doorcase, shaped gables and a moulded eaves course. The glazing bars are of slim profile (possibly later replacements) but are set within broad sub-frames with a bead moulding.

Another area of residual 18th-century character lies to the north at the junction of Eagle Hill. The latter takes its name from the Eagle or Spread Eagle, a former coaching inn at No. 153. The building has a symmetrical frontage of five bays and is rendered above a brick plinth. Its rear has an irregular configuration of weatherboarded back ranges. The premises appear to have had an extensive yard, partially redeveloped as Eagle Cottages and Falcon Mews, which may incorporate



Figure 83. No. 142 High Street. [7603/P6]



Figure 84. The north side of Paradise. [7603/P7]

part of a former stable range.²⁵⁴ Opposite the pub is No. 142, the Oddfellows' Hall (figure 83). This originated as a four-bay house with shaped gables, occupied in the late 18th century by Rev William Abbot (d.1826), formerly a fellow and tutor of St John's College, Cambridge and a major landowner in Ramsgate.²⁵⁵ It was remodelled in 1924 by W. Everard Healey as the club house of Isle of Thanet Lodge of the Oddfellows Friendly Society.²⁵⁶ No. 144 is a large, five bay house, significantly altered in the 20th century by ground-floor shops and an additional storey. The first-floor windows have segmental heads and red-brick dressings of similar design to those at Nos 127-135 but finer in execution. A house is shown in this position in the 1736 map.

Adjoining No. 142 is Paradise, a cul-de-sac with a row of six 18th-century cottages (Nos 1-11) along its north side (figure 84). Nos 7-9 appear to have been built as a single development and have a platband and six-over-six sash windows with thick glazing bars. Nos 3-5 were perhaps a pair of dwellings with unequal frontages while No. 1 and No. 5 were separately constructed. The latter retains an ornate Classical door surround and shallow curved bay window set within the wall thickness, perhaps a response to the regulations of the Improvement Commissioners. The name Paradise first appears in the rate book in 1779 and according to Richardson, it was reputedly a place of retirement for sea captains, smack masters and their widows.²⁵⁷ There was a corresponding row of cottages opposite but these buildings were cleared between 1956 and 1969.²⁵⁸

North of Eagle Hill, High Street changes course and becomes wider and more open in character, with a higher proportion of buildings set back from the pavement. It is less densely built up: the plots are more widely spaced and irregular and there are prominent instances of infill development, vacant sites and single-storey lock-ups. This pattern of development and the discontinuity of historic fabric is partly the consequence of earlier patterns of land use. The 1822 map shows the land as fields associated with the manor of Ellington (hence 'Little Ellington', the name given to this area on the 1736 map). By the mid-19th century this fringe area was a popular location for nursery grounds, market gardens and the grounds of detached houses such as Belmont.

The entrance and carpark of Ramsgate Sports Centre [2] (built c.2000) now occupy the site of the grandest 18th-century house on High Street, No. 146.²⁵⁹ This was built c.1735 for Captain Thomas Abbott, when it was depicted in an engraving (see Appendix).²⁶⁰ No. 146 was demolished in 1927 and its plot was absorbed into the site of Thanet Technical College in the 1950s.

Cavendish Street

Cavendish Street was laid out c.1840 on land at the rear of High Street known as Bright's Green (figure 85).²⁶¹ The road ran between Queen Street to the south and George Place to the north but kinked to the east to make use of an existing path leading from Queen Street and anciently known as Sheep's Gap.²⁶² It is likely that the developers were the surveyor William Woodland (1807-82) and the carpenter-builder T. A. Grundy, whose partnership is named in several contemporary deeds.²⁶³

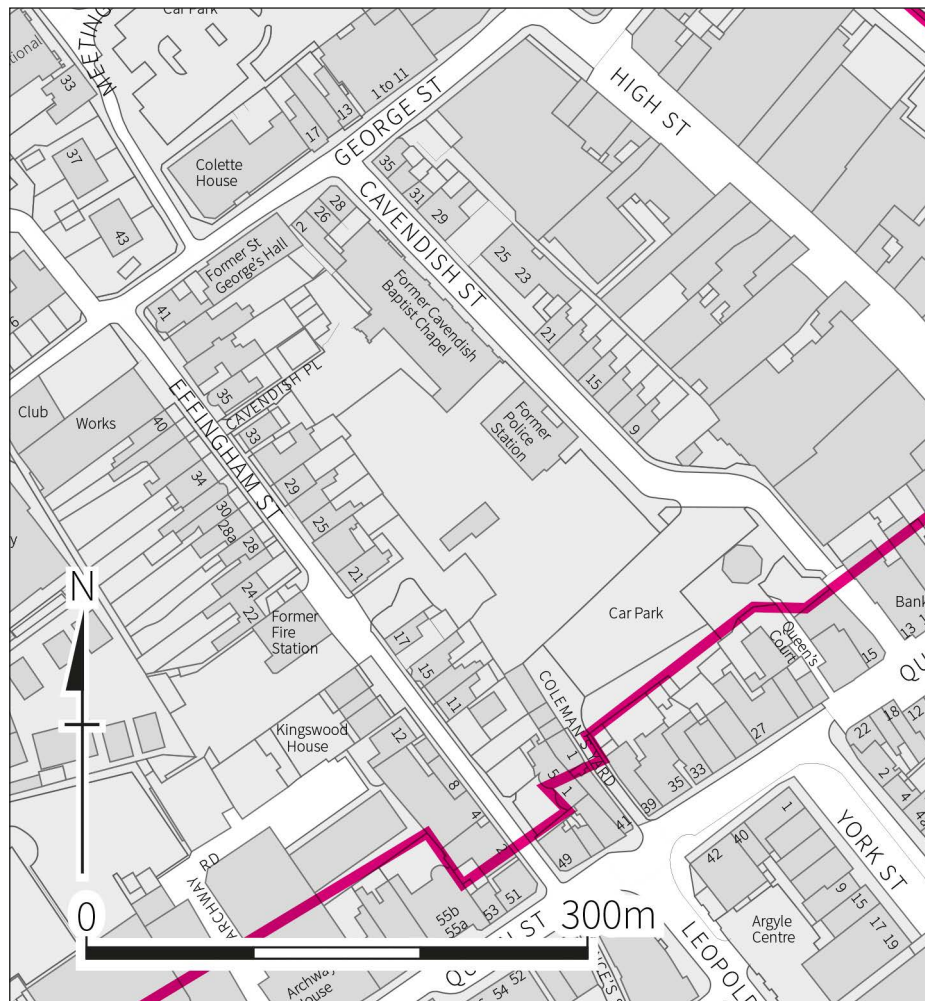


Figure 85. Cavendish Street and Effingham Street

The western side of the street is dominated by the Cavendish Baptist Chapel, after which the street probably takes its name, and a former police station. The latter began as Cavendish House, built for the attorney Lodowick Anderson Pollock (b.1817), whose solicitors' practice, Snowdon and Pollard, was based there by August 1840.²⁶⁴ It was a substantial property that occupied a frontage of about 123ft (37.5m) and its grounds were later extended to the rear to a total extent of 17,000ft² (1,585m²). According to a late 19th-century sketch, it was a brick building with six bays of sash windows, those to the first floor having iron balconettes. A central entrance with side lights and a pair of flanking windows with margin glazing was set into a rusticated ground floor.²⁶⁵ When the freehold was advertised in 1857, the listing mentioned large drawing and dining rooms, breakfast room, library and 12 chambers. The hall was paved with coloured tiles and featured a stone and wrought iron geometrical staircase.²⁶⁶

Cavendish House was successively occupied by a high school for girls and a free library and technical institute (endowed by J. Passmore Edwards in 1895). In 1929 it was converted into a police station by W. W. Martin to designs by H. H. Stroud, including a mortuary to the rear (figure 86).²⁶⁷ At this time the six-bay façade was refaced in cement render with Classical decoration. In 1966-7, a magistrates'



Figure 86. A 2019 photograph of the former police station, a remodelling of Cavendish House [DP247225]



Figure 87. Former Cavendish Baptist Chapel [DP160397]



Figure 88. Nos 23-25 Cavendish Street, originally Cavendish Villa. [7603/P8]



Figure 89. Nos 29-35 Cavendish Street. [7603/P9]

court was added to the south to designs by Roman Mirkowski, the borough's chief assistant architect. Proposals in 1975 to redevelop the police station were met with local opposition.²⁶⁸ Instead it is the court building that has been demolished. And in 2020 the former police station was converted to residential use by Vidi Construction for Queensbridge Homes, with new blocks of flats to either side.²⁶⁹

The Cavendish Baptist Chapel is a Neo-Norman design by James Wilson of Bath dating from 1840, and is presently in use as the drama, arts and media centre of Clarendon House Grammar School [3] (figure 87). It is constructed of buff brick with generous ashlar dressings; the street elevation is symmetrical with chamfered piers separating round-headed traceried windows. There are entrances at the end bays. It was erected on land sold in March 1840 by Woodland and Grundy to the Rev John Mortlock Daniell (1813–62), who previously officiated at a Baptist chapel in Hardres Street. When the new chapel opened it seated 1,400 and cost approximately £4,000.²⁷⁰ A report in the *Civil Engineer and Architect's Journal* noted that 'the interior is fitted up in a kind of double theatre, having at each side rising seats, with a row of seats in the centre'. There were galleries at each end, one accommodating an organ, the other intended for children.²⁷¹ Alterations and repairs were undertaken in 1864 and 1875.²⁷² To the north was a non-denominational British School, attended

mostly by pupils from non-conformist families. This provided places for 130 boys and 60 girls, the latter having a separate entrance from George Street.²⁷³ It was replaced in 1900 by the present Sunday School of two storeys of red brick in a Tudor Gothic style.²⁷⁴

Nos 26-28 Cavendish Street and No. 2 George Street are a group of three brick-built, three-storey properties with sash windows under segmental heads. There were erected by the carpenter-builder Stephen Peake, who purchased the plot for £177 3s 4d from Woodland and Grundy in March 1839.²⁷⁵ Part of the group appears to be the 'substantially built dwelling house and shop, situate partly in Cavendish Street and partly in George Place, Ramsgate, in the occupation of Stephen Cockburn' which was sold in October 1840 for £800.²⁷⁶

The east side of Cavendish Street was substantially completed by 1849. This commences with Nos 9-21, a brick terrace of seven houses, probably amongst the ten houses listed as unoccupied (and possibly newly-built) on the 1841 census. Their elevations are plain and lack bay windows or balconies. Nos 23-25 originated as Cavendish Villa, a detached dwelling of two storeys over a raised basement, set back from the pavement (figure 88). The building is stuccoed with Neo-Classical details. Access was originally via a single-storey entrance bay set back on the south side of the building. This permitted four bays to the street elevation, each of the principal windows equipped with a balconette. The freeholder was recorded on the 1843 tithe apportionment as Daniell and the resident as Michael John Doyle, a doctor of medicine. The dwelling is depicted as subdivided on the 1873 map and is presently in a single use as a commercial premises. Nos 31-35 is the former George and Dragon public house, now converted to three dwellings (figure 89). The pub was previously located on the corner of George Street and High Street and was said to have been rebuilt here by Woodland and Grundy after George Street was widened.²⁷⁷

Effingham Street

Effingham Street, originally known as Brick Street, was one of the earliest additions to Ramsgate's cruciform layout and was cut through the fields between Queen Street and the rope walk that became George Street (figure 85). The 1735 map depicts approximately 25 properties on Brick Street, which was sufficiently important to appear as a heading on the rate books by 1748.²⁷⁸ The name change had occurred by 1785, when William Doughty was given permission by the Improvement Commissioners 'to make a cess pool near his house in the street now called Effingham Place'.²⁷⁹ The renaming may commemorate Thomas Howard, 3rd Earl of Effingham (1746–91). At this time the street had a reputation as 'the most eligible place for persons fond of retirement; it consists of two rows of pretty houses, either let entire, or disposed of for private apartments'.²⁸⁰ By 1822 the street was largely built up. But the completion in the 1840s of Cavendish Place, a terrace of eight one-room-plan dwellings occupying the back gardens of No. 33 Effingham Street and an adjoining property, may indicate a waning social status as fashionable dwellings sprang up elsewhere in the town. The Cavendish Place row was cleared in the mid-20th century.



Figure 90. No. 2 Effingham Street.
[7603/P10]



Figure 91. The former fire station at No. 20 Effingham Street.
[DP251115]

The present-day appearance of Effingham Street is heterogeneous: there are frequent changes of building line, gaps in the frontage and varying plot widths and building heights. It is not a particularly wide street and narrows at its southern end, towards Queen Street. Moreover, the 1822 map implies that there was no vehicular access at the north end into George Street at this time. (This may have been due to the latter's industrial origins). The situation had been remedied by 1849, perhaps at the time of the widening of George Street c.1840.²⁸¹

Many buildings have been heightened, re-fronted or redeveloped, although traces of 18th-century fabric remain evident. The early 19th-century rate books attest to a range of incomes and property values, with the occupants of some dwellings exempt from payment of the rate on grounds of poverty as well as two or three relatively grand houses. Due to patterns of 20th-century loss, the historic houses that survive are middling in character: mostly of two bays and of either two or three storeys.

No. 2, the former Rising Sun public house, is probably the earliest documented property on Effingham Street (figure 90). In 1641, Nicholas Spencer granted his house, one barn, two herring houses and other outhouses together with one acre of land to his son William Spencer and Mary Goodson. The property later passed out of the ownership of the Spencer family and a deed of 1786 documents the sale of a house '(late heretofore built and erected) now called or known by the Name or Sign of the Sun' to the Canterbury brewer John Abbott. In 1813 the Sun was purchased by the brewer William Tomson.²⁸² The building, externally much altered, is a double-fronted structure of three storeys which appears to be an amalgamation of two adjacent properties. The 1822 map shows that the plots presently occupied by Nos 4-8 were at that time an L-shaped range enclosing a yard, possibly a stable range. By 1873 this yard had been built over.

Kingswood House, a block of flats dated 2006, occupies the site of a house erected in the first half of the 18th century and demolished in the 1960s. In 1741 the mariner

Robert Marshall obtained a mortgage for a house ‘now into two dwellings divided’, which was respectively occupied by himself and a tenant, Thomas Stowitt. The property was subsequently returned to single dwelling and is shown as such on 19th-century maps, although it was later subdivided.²⁸³ For a period in the mid-18th century the building was the summer residence of Henry Conyngham, 1st Earl Conyngham.²⁸⁴

No. 20 [4] was originally built as a double-pile house, first rated in February 1789 for 16s. to Rear Admiral William Fox (1733–1810).²⁸⁵ He willed the house, together with the adjoining No. 18, to his nephew Richard Tomson.²⁸⁶ Ramsgate Corporation purchased the house along with 1 acre, 3 roods and 25 perches of land from the brewer Tomson and Wotton in 1901 for £3,500.²⁸⁷ In 1905 it was converted into a fire station by the Borough Engineer, T. G. Taylor, at which time the building was given a cement render finish and the ground floor was reworked to house the appliances, provided with two openings to either side of a large oval brass plaque (figure 91). After the fire service moved to a new site in 2019 (see St Lawrence and Southwood character area), in 2021 Ramsgate Town Council received planning permission to convert No. 20 to a community facility, renamed Radford House.²⁸⁸

Nos 22-24 are an irregular pair set well back from the pavement with a complex development (figure 92). The most conspicuous element is the three-bay, three-storey front property of No. 24, smartly built of brick with a Classical doorcase. This may be the ‘new house’ rated at 8s. to Widow Burcham in November 1794; she also paid 7s. for a second property.²⁸⁹ Fabric of the 17th century or earlier is evident in the rear of the building, extending to the south. This southern portion now forms a separate dwelling, No 22, which was a steeply pitched, half hipped bay with a front stack and small casement windows. In 1789 Burcham had been rated 2s. for a single property and it is therefore possible that this was the original dwelling which then became a pair when the front building was added.²⁹⁰

Nos 30-40 is a row of six dwellings which have the same front and rear building line and stack positions but which have frontages of unequal width and different facade treatments. The discrepancy could indicate a degree of development oversight when they were first constructed. The entrances of Nos 34 and 36 are situated beyond the

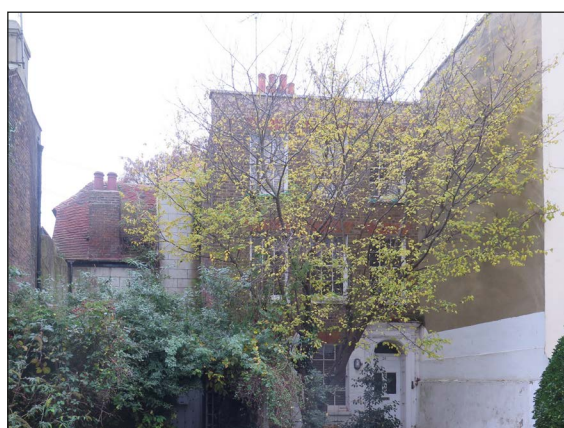


Figure 92. Nos 22-24 Effingham Street. [7603/P11]



Figure 93. Nos 25-31 Effingham Street. No. 31 is the white-rendered building to the left. [7603/P12]

party wall and therefore encroach into the facades of the adjoining houses. However, current mapping shows irregularities between the property boundaries at the front and rear of several houses (such as No. 28 and No. 32-4), implying the existence of flying freeholds. One explanation for this anomaly is that Nos 34 and 36 were built first and had side entrances which had to be reconfigured when Nos 32 and 38 were constructed, possibly by resetting the doorcases. Side entrances are present at Nos 17, 21, 23 and 35 Effingham Street.

The east side of the street commences with No. 1, Chancery House. This is a stuccoed villa of three storeys and five bays, its main entrance flanked by curved bay windows to the ground floor. The house is set back c.31ft (10m) from the front boundary and may correspond to an auction advertisement of July 1795 for a house in Effingham Street with a 'front court and large walled garden [...] of a suitable depth for building'.²⁹¹

Nos 13-15 are a pair of three-storey houses that once, along with the similar No. 11, formed a group of six cottages that are shown on the 1822 map. However, a straight joint between No. 11 and No. 13 suggests that they were not built as a single phase. The development may have been partly or entirely the work of Thomas Woodland, who purchased a large parcel of land here in 1796. No. 15 was described as lately built in 1800 when it was sold by Woodland to a mariner, Edward Wooton.²⁹² This building has been modernised with the addition of a two-storey canted bay window and a deep eaves supported on consoles. Nos 9-11 were put up for auction by Woodland's partner, the builder T. A. Grundy, in 1831.²⁹³

Nos 25-29 are a group of three cottages that may correspond to the group of three properties shown in this position on the 1736 map (figure 93). They are of two storeys with dormer windows. The best preserved, No. 29, is of brick construction and incorporates eight-over-eight sashes with segmental heads. The house has a newel stair against the north party wall, originally lit by a small first-floor window opening, now blocked. Nos 27-29 were in single ownership in 1802 when they were granted by Margaret Hogben to her cousin Ann Eason.²⁹⁴ No. 31 is of similar appearance, a house of two storeys with narrow, segmental-headed sash windows.

George Street and Meeting Street

George Street (George Place prior to 1867) occupies the site of a rope walk depicted on the 1736 map. In the 1793 rate book four buildings were included under the name 'Rope Walk Row' including a tap house owned by the brewer James Austen.²⁹⁵ By the following year this had become 'George's Street' possibly, Richardson suggests, after George Joad, a member of a prominent Ramsgate family of merchants.²⁹⁶ The street was noted for its narrowness, occasioning the widening of the south east portion c.1840 by William Woodland and T. A. Grundy.²⁹⁷ This occasioned the clearance of the George and Dragon public house, which stood on the site of No. 58 High Street, and its re-erection on a new building line at the junction with Cavendish Street (see Cavendish Street sub-area).

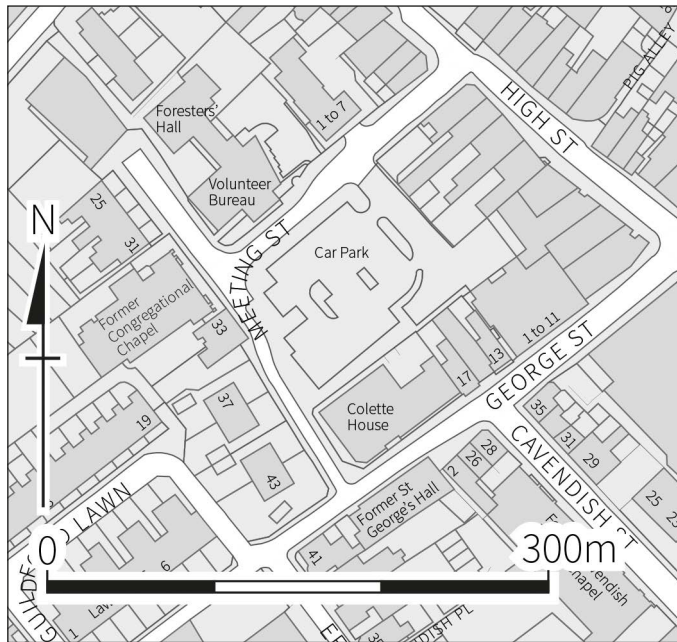


Figure 94. George Street and Meeting Street

The street is piecemeal in character, with much modern redevelopment on the north side, including Nos 1-11 (see High Street sub-area) and the early 21st-century Colette House (figure 94). The most noteworthy building is St George's Hall of 1848-9, now converted to residential use but originally one of Ramsgate's earliest public venues (figure 95). Designed by G. M. Hinds in a Classical style, it was erected by the builder Edward Bing (1811-71) on a site which was created by partitioning off the long back garden of his residence at No. 41 Effingham

Street whose flank wall extended along George Street.²⁹⁸ The cost of £1,200 was met by the sale of 120 shares. Labelled as 'music hall' on the 1849 map, it was claimed that 'the public room will exceed in size the largest room in the town which is at present applicable to public purposes'.²⁹⁹ The venue later traded under a variety of names, including the Royal Assembly Rooms, Shanly's Electric Theatre (opened December 1911) and Star Cinema (c.1914-27).³⁰⁰



Figure 95. The former St George's Hall [DP247226]

Meeting Street turns at 90 degrees to connect George Street to High Street, with a spur to the north toward Chapel Place that becomes a footpath. In the 19th century the street was lined with small cottages, most of which were demolished as a consequence of their inclusion in the Meeting Street development area of Ramsgate's 1964 development plan.³⁰¹ The cleared area is now occupied by a surface car park, volunteers' bureau of c.1970 and Nos 1-7 Meeting Street Mews, a residential development of c.2010 (architect Malcolm Rowlett). The open character of the car park has been mitigated by the planting of trees.

The earlier character of Meeting Street, formerly Meeting House Lane, was influenced by a group of institutional buildings dating from the 18th and 19th centuries. It was named after the Ebenezer Chapel erected here in 1743 from which the Independent minister David Bradberry (1736–1803) officiated from 1767 to 1785.³⁰² This was rebuilt in 1838-9 as a Congregational Chapel, the foundation stone being laid by Mary Townley [5] (figure 96).³⁰³ The architects were G. M. Hinds and William Woodland (who subscribed £100 towards the building), and William Saxby was the building contractor.³⁰⁴ The principal front is of buff brick, with Y-traceried windows and octagonal piers under a wide gable. Alterations were carried out in 1859 and 1893; the chapel closed in 1978 and is today a nursery.³⁰⁵

Nos 33-35 are a pair of mid-18th-century cottages, probably associated with the Ebenezer Chapel (figure 97). They are predominantly of brick (No. 35 has a flank wall of knapped flint) into which sash windows have been set. Nos 37-43, two semi-detached pairs of houses, occupy the site of a British Day School for Girls designed in 1844 by G. M. Hinds.³⁰⁶ Rebuilt in 1894 to designs by Hinds & Sons, the school was later used as a congregational hall until its redevelopment in the 1970s.



Figure 96. former Congregational Chapel.
[7603/P13]



Figure 97. Nos 33-35 Meeting Street [DP247228]



Figure 98. Foresters' Hall. [7603/P14]

The earliest building to survive is the Foresters' Hall [6] (figure 98). This is located on the northern spur of Meeting Street on what was originally a footpath. It is of two storeys of brick with a high parapet; the front elevation is white rendered, with a projecting entrance bay flanked by semi-circular headed windows to the ground floor. There is a date stone of 1811 on an apron below a blind central first-floor window. The footprint of the building appears to have changed little from that shown on the 1822 map, where it is labelled 'charity school'. The

date and function are confirmed by the entry in Pigot's directory of 1824, which notes that it cost some £2,000 and provided a total of 200 places for boys and girls.³⁰⁷ Various sources suggest that the institution was then run as a National School, a network of elementary schools promoted by the Church of England.³⁰⁸ After the St George's National Schools opened at Church Road in 1840 it was reorganised, becoming an infant school. When this was transferred to premises on Church Road in 1864 the former school was taken over by the Ancient Order of Foresters and the ground floor was refitted as a lecture hall.³⁰⁹ A large annexe to the south was completed in 1970 for the Women's Royal Voluntary Service.³¹⁰

Guildford Lawn and Clarendon Gardens

The narrow public highway known as Guildford Lawn was laid out c.1840 to the west of George Street (see George Street and Meeting Street sub-area). It takes its name from Guildford Lawn [7] (figure 99), a development of 19 houses by William Saxby sen (1785–1861), a carpenter and builder, that were set out around a private residents' garden and that occupied the site of a garden or orchard formerly owned by Samuel Brimstone.³¹¹ Four dwellings are recorded in the 1841 census, of which two were unoccupied and one was the residence of the architect G. M. Hinds. Construction was at an advanced stage in 1845 when an accident was reported in the *South Eastern Gazette*.³¹² The terrace may be named after Frederick North, 2nd Earl of Guilford and Lord Warden of the Cinque Ports from 1778 to 1792.

The L-shaped terrace of two-storey houses are of brick rendered in stucco, which is scored in places to imitated ashlar joints. Each dwelling has a full-height semi-circular bay with either a pair of sashes per floor (Nos 1-6) or a single sash with margin lights (Nos 7-19). These enliven the facades which are largely unornamented apart from a plain cornice. The private garden disappeared with the construction of Lawn Villas in 1911.



Figure 99. Guildford Lawn. [DP247296]

On the south side of Guildford Lawn is the former United Literary Club, erected in 1868 in the rear garden of No. 46 Effingham Street. The Club was founded in 1864 by the Rev Richard Sale and Isaac Vinten for ‘the promotion of amusement and happiness for the working men’.³¹³ It is an aisled structure of stock brick in the Gothic style. An early 20th-century photograph shows a central rose window, since replaced with a sash window. In the late 19th century the building became the meeting place of the Plymouth Brethren.³¹⁴ It was re modelled by J. B. Sharman in 1923 as the headquarters of the Ramsgate Cycling & Motoring Club, and it is presently the clubhouse of the Ramsgate Small Boat Owners’ Association.³¹⁵

Guildford Lawn continues eastwards as Clarendon Gardens (previously Clarendon Terrace) and the remaining southern section of the former and the entire south side of the latter is taken up by an important Edwardian civic group that had a relatively complex gestation. These are Ramsgate Public Library of 1904 [8] and the Chatham and the upper school site of the Chatham and Clarendon Grammar School (originally the Ramsgate County School) of 1908-9 [9].

In 1891 Ramsgate Corporation obtained a grant from the Kent County Council to provide technical classes and, having adopted the Public Libraries Act 1892, a combined public library and technical institute was opened at Cavendish House in 1895.³¹⁶ When these services outgrew the converted building the decision was taken to relocate them. In 1901 the Corporation purchased 20 Effingham Street with nearly two acres of land extending to Elms Avenue and fronting Clarendon Gardens.³¹⁷ A design competition for a new library and technical institute, assessed by the civic architect Henry Hare, was won by S. D. Adshead. In his design, the library and school accommodation was ranged around a top-lit central hall, with

additional school rooms on the first floor (figure 100).³¹⁸ But the Corporation had failed to take into account the Education Act 1902, which gave responsibility for secondary and higher education to county councils.³¹⁹ This effectively precluded a two-in-one scheme. So the decision was taken to split the site in two, with the Borough Council responsible for a public library and the County Council overseeing the erection of an adjacent secondary school.

The public library on Guildford Lawn was erected in 1904 to a revised design by Adshead funded by a £7,000 grant by the Scottish-American philanthropist Andrew Carnegie.³²⁰ After the interior was gutted by fire in 2004, the library was rebuilt behind the surviving façade (figure 101). Of brick and buff limestone dressings, the building has a temple front in the Wrenaissance manner with cupola, pediment and Ionic pilasters over a rusticated base. The central section steps down to single-storey flanking wings.

On the site at Clarendon Gardens, the Ramsgate County School was built in 1908–9 for £11,222 to designs by W. H. Robinson, architect to the Kent Education Committee (figure 102). For reasons of economic expediency rather than education it was planned as a ‘dual school’, combining separate facilities for 150 boys and the same number of girls. Evening technical classes were held on the first floor. In

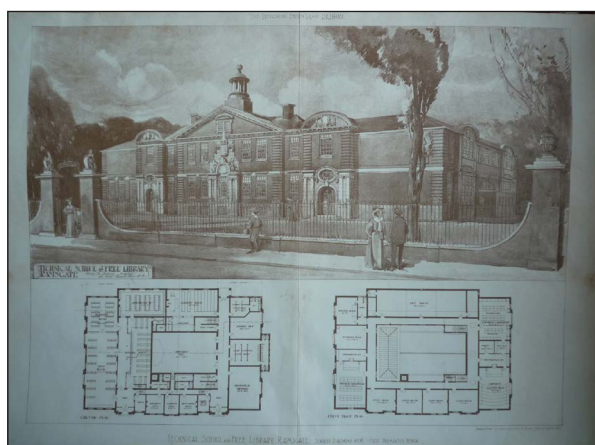


Figure 100. S. D. Adshead's unrealised design of 1902 for a library and technical institute (courtesy Rob and Sally Holden)



Figure 101. Ramsgate's Public Library, erected in 1904 to a revised design by Adshead. [DP247297]



Figure 102. Former Ramsgate County School. [7603/P15]



Figure 103. Nos 1-10 Clarendon Gardens. [7603/P16]



Figure 104. The Barber's Almshouses [DP247307]

response to the corner site, Robinson devised a butterfly plan in which angled wings of the two schools converged on a central entrance vestibule, with a shared assembly hall behind. The initial phase is of two-storeys of red brick with Bath stone dressings. The entrance is semi-circular on plan with an Ionic porch, while the classroom wings have projecting, pedimented end pieces. After an educational reorganisation scheme of 1921, the boys' school relocated to Chatham House while the Clarendon Gardens site became Clarendon House County Grammar School for Girls. Since 2011, when the two schools were again merged, the building has housed the lower school of the Chatham and Clarendon Grammar School.

Before 1867 Clarendon Gardens was known as Clarendon Terrace after the group of ten houses erected c.1863 by the builder George Crickett (figure 103).³²¹ They were constructed on a meadow called Spurgeon's Field, north of the former rope walk.³²² The terrace is in an Italianate style, with round-headed entrances and stucco dressings.

Elms Avenue (lower part)

The gradual formation of Elms Avenue was related to the piecemeal development of land owned by the Tomson family. The southern section was originally occupied by the Tomson and Wotton brewery and malthouse on Queen Street. A shortcut known as Tomson's Passage ran north from the brewery yard towards the ropewalks later developed as George Street and Cannon Road (before continuing on the alignment of Ellington Road). A section of this still remains running between Clarendon Gardens and Cannon Road, exerting an intrinsic sense of place. The northern portion of Elms Avenue (between North Avenue and Ethelbert Road) was laid out in the 1860s as

part of the development of the Elms estate (see Ellington character area).³²³ The southern extension of Elms Avenue to Queen Street was formed c.1902. This opened up the frontage to development although the brewery and malthouse remained going concerns until the 1960s.

The southern section of Elms Avenue is dominated by the Chatham & Clarendon Grammar School. To the north of the junction with Clarendon Gardens are the Barber's Almshouses, endowed by Frances Barber (1815–97) of The Vale in memory of her husband and son [10] (figure 104). They were opened in September 1899 by the Bishop of Dover and provided accommodation for 12 elderly persons (ten women and two men) who received 7s. alms weekly. The complex cost £3,850 and was erected by J. H. Forwalk to a design by W. G. Osborne with Langham & Cole.³²⁴ This follows the traditional U-shaped plan, with two-storey ranges of red brick with ashlar dressings enclosing an open court. The principle entrance and a flanking tower break forward from the central range, with a gable denoting a first-floor chapel. The style is Jacobean with late Gothic motifs. A dwarf wall to the pavement is punctuated with an elaborate ashlar entranceway which incorporates an inscription recording the endowment. The late Victorian character of the Almshouses has been altered by late 20th-century rear dormers and extensions.

The brewery sites were redeveloped after the close of Tomson and Wotton in 1968. On the east side of Elms Avenue the brewery [11] was replaced by a large Waitrose supermarket with adjoining car park, which opened in 1977. This is clad in red brick with projecting first-floor windows framed in precast reinforced concrete. To the west, on the site of the brewery maltings, is Queen's House of 1974-5, a five-storey commercial office development by Marshamheath Securities Ltd, subsequently leased to the Department of Health and Social Security (figure 105).³²⁵



Figure 105. Queen's House. [7603/P17]



Figure 106. The north side of Chapel Place [DP251308]

Chapel Place

Chapel Place is located to the west of High Street (figure 106). On the north side are two stock-brick terraces (Nos 5-19 and 21-35) that originally flanked an Anglican chapel of ease. These are amongst the earliest terraces developed in response to the sea bathing resort, built in the late 1780s by John Horn on land owned by the Ramsgate solicitor John Fagg.³²⁶ Eight houses were rated under the heading of 'New Row' in the poor rate assessment of 5 July 1789.³²⁷ By 1792 James Townley owned Nos 6, 8, 12 and 15; it is likely that these properties were used at different times to accommodate members of his family and rented out to seasonal visitors.³²⁸

Superficially the terraces have a relatively uniform appearance but each house is separated from the next by a vertical straight joint and there are differences in the depth of the buildings, also indicative of a piecemeal development. Most of the dwellings are double fronted and occupy wide frontages of 10.7m (35ft). A number of the dwellings appear to have two-room plans with centre stairs and chimney stacks but others (Nos 9, 11, 19 and 27-33) were seemingly only one-room deep. The buildings are of three storeys with lit basements with, in some cases, paired two-storey back ranges. Many of the houses preserve evidence for later interventions of various kinds, most conspicuously at No. 35 where alterations of 1886 to designs by Pugin and Pugin for Dr Samuel Woodman JP include prominent first-floor oriel windows (figure 107).³²⁹ The long back plots of Nos 5-35 are bisected by a rear alley, Chapel Place Lane, dividing the former gardens of the houses. A number of small cottages, workshops and coach houses have been subsequently been constructed on these plots.

The terraces are divided by Apollo House, an office block of 1968 whose materials and proportions defer to its older neighbours. It occupies the position of an Anglican



Figure 107. No. 35 Chapel Place. [7603/P18]

chapel of ease to the parochial church of St Laurence, erected in 1788-9 on ground given by Fagg. The cost of £2,550 was met by Rev Richard Harvey, vicar of St Laurence's Church, Fagg, Joseph Norwood, John Holman and John Horn.³³⁰ Set back from the building line of the terraces, it was a brick structure of two storeys and six bays with a central pediment and off-centre entrances.³³¹ It was consecrated in 1791 by Archbishop Moore under an Act of Parliament obtained in 1790.³³² The chapel was twice bombed in the Second World War and was demolished in 1955.

The southern side of Chapel Place was left undeveloped and by the mid-19th century was laid out as a residents' garden, described in 1839 as 'Robert Townley's pleasure ground'.³³³ Today the south side of the street is occupied by a

mixture of detached and semi-detached houses. Mont Hamel House (No. 2) at the east end of the street is a single-storey Labour exchange in a Neo-Georgian style, erected in 1929 by the Ministry of Labour.³³⁴ In the early 20th century the garden succumbed to residential development and is now occupied by a mixture of detached and semi-detached houses.

Cannon Road

Cannon Road originated as a ropewalk and in the early 19th century was owned by Nathaniel Austen who occupied No. 124 High St, at the east end of the walk.³³⁵ It derives its name from the brewery that was established on the north side of the road c1805. The 1822 map shows that the rope walk had a funnel-like opening at the junction with High Street and that it was then adjoined by fields and gardens. The ropewalk was a cul-de-sac until 1866 when it was extended to the west to join Crescent Road.³³⁶ The north side of the street was never fully built up and its western end is now used for a surface car park. The south side has a mixture of detached and semi-detached lower-middle class houses of c.1900 (Nos 2-36) and three pairs of rationalised-traditional houses dating from the 1960s.

Cannon Brewery was established by James Stevenson who in 1808 was rated 10s. for a brewhouse.³³⁷ In 1847, when the freehold interest was put up for auction, the complex comprised 'tun room, four capital beer stores, with vat rooms connected; cleaning room; hop, malt, and cask stores; grinding room and wheel house, two offices, cooperage, good stabling, harness room, and chaise house with lofts over the whole'.³³⁸ Elements of the early 19th-century range, including a former water tower, survive at Nos 5-9 Cannon Road [12] (figure 108). By 1872 a separate malt house



Figure 108. Former brewery buildings at Nos 5-9 Cannon Road.
[7603/P19]

had been erected (now converted to flats as Nos 1-19 The Maltings). The brewery was acquired by Tomson and Wootton along with twelve public houses in 1876 and was closed in 1918. After 1945 the brewery complex was used as a garage, with a single-storey tyre depot erected in the yard.

Chatham Street and Chatham Place

Chatham Street branches off from High Street and historically formed the first part of the road to Margate (figure 109). In 1736 it was known as Love Lane, when a map of this date shows an informal grouping of houses present in the lower part of the street. Ramsgate's late 18th-century growth made the street more attractive for development and may have been influenced the acquisition and disposal of land in this area by the Townley family. They made a significant contribution to the area, building their own residence, Townley House, on the west side of the street and later adding a guest house, known as Townley Castle, in their pleasure grounds opposite. In the 1790s a boarding school was established on the street, which from 1796 was based at Chatham House, a detached town house after which the street was renamed c.1800.³³⁹ Chatham Place, a cul-de-sac comprising a short row of five houses, was laid out towards the north end of the street in the 1790s.

The expansion and renewal of what became Chatham House School in the late 19th and 20th centuries made it a dominant element in the townscape of the character area. In the lower part of Chatham Street, its cliff-like, red-brick frontage contrasts with the lightly-built, single-storey commercial units opposite (whose height may be the result of a restrictive covenant). As the road widens it yields views of the school grounds while Nos 30-34, despite alterations, hint at the early 19th-century appearance of the street (figure 110). Views to the north are framed by the important late Georgian group of Townley House and Chatham Place.

The origins of the school lie with a William Humble, a schoolmaster who, in July 1795 took out advertisements announcing his intentions to open a boarding school

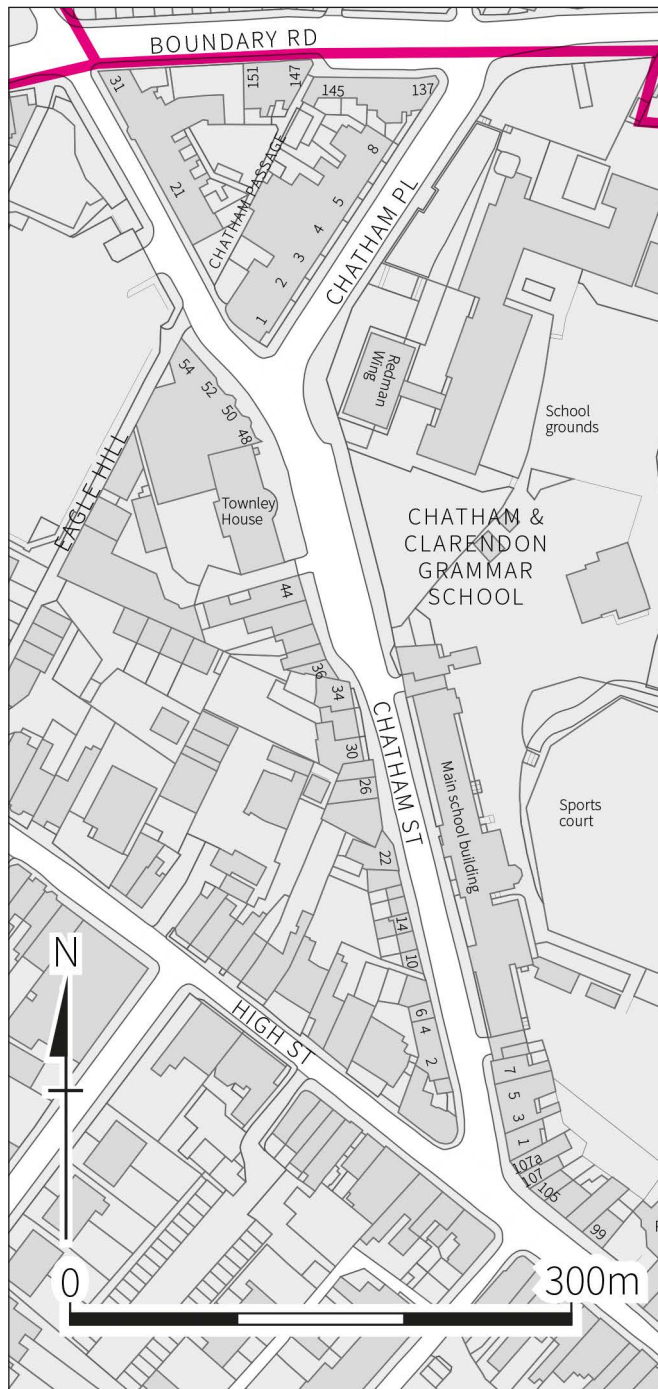


Figure 109. Chatham Street and Chatham Place

at Ramsgate.³⁴⁰ The following year Humble purchased Chatham House from Dr James Owen Merry and altered it to become a school. Merry's property had been rated at 13s. in September 1792 but under Humble it was valued at £1 1s. in December 1796 and had increased to £1 10s. by June 1806 suggesting that he had undertaken significant work to the building.³⁴¹ Humble's investment may have been funded by a mortgage for £1,400 obtained in 1798 from John Curling and others.³⁴² Chatham House was said to bear a datestone of 1809, which may relate to further alterations undertaken by Humble.³⁴³ In 1810 the 'Chatham House Academy' was put up for sale, when it was described as improved by Humble and constituting a three-storey brick house 'lately fronted with stone and mathematical tiles', an 'elevated summer house with sash windows' and two 'newly erected' school buildings, one comprising a large school room supported on pillars to form a covered area.³⁴⁴ The property was acquired the following year by James Townley and reverted to domestic use.³⁴⁵

The main school building was constructed in 1879–82

(Aaron Twyman, architect; W. W. Martin, builder) for the headmaster and part-owner E. G. Banks and replaced the converted town house. Of red brick with ashlar dressings, its long Gothic Revival frontage was set back on a new building line as part of a municipal street improvement (figure 111). The school complex included a chapel, workshops, laboratories, gymnasium, laundry, sanatorium and assembly hall in addition to classrooms and dormitories. Banks also engaged Twyman to design a speculative commercial development on a site to the south. (Nos 99–107

High Street). This took the form of a brick and half-timbered range which included a 'coffee tavern'.³⁴⁶

In 1884 part of the grounds of Townley Castle to the north were acquired to provide additional playing fields for Chatham House School.³⁴⁷ Edwardian additions to the complex included engineering workshops (1902), science laboratories (1903) and a new gymnasium and drill hall (1905).³⁴⁸ From 1922 the school came under control of the Kent Education Authority, when it was reorganised to form the Chatham House County Grammar School for Boys. After the Second World War the remaining parts of the Townley Castle site was acquired for school use. This was



Figure 110. Nos 30-34 Chatham Place. [7603/P20]



Figure 111. The former Chatham House School [DP247254]



Figure 112. The sports hall of 1962 at the former Chatham House School [DP247256]



Figure 113. Townley House [DP247263]

used for the Redman Wing, a science block and sports hall that opened in 1962 at a cost of some £80,000 (figure 112). A low retaining wall incorporates knapped flints salvaged from Major's Alley, a former right of way that had crossed the grounds of Townley Castle.³⁴⁹ In a further education reorganisation of 2011 the complex became the lower school of Chatham & Clarendon Grammar School.

Townley House was built for James and Mary Townley in 1792 as a family residence and its design has been attributed to Mary Townley [14] (figure 113).³⁵⁰ One of Ramsgate's most important works of architecture, it is a large house in an idiosyncratic late-Georgian style. A central section of five bays and three storeys is flanked by two lower wings that are slightly set back. A two-storey curved bay projects from the centre with a slender cast iron balcony to the upper part and a tall, multi-paned casement window (with arches to the upper panes) flanked by a pair of niches bearing Coade stone statuettes. The lower part forms an arcade with five arches resting on six Tuscan columns. The elevation is rendered and faintly scored with lines imitating ashlar and the ground floor is rusticated. The sash windows are large and mostly eight panes over eight, with the slender glazing bars typical of

the period. The two-storey wings and the central bow have parapets with moulded balusters, a treatment that can also be observed at the later Royal Crescent and Devonshire Place (Nos 23-24 Paragon), developments also associated with the Townley family (see West Cliff character area).

In May 1789 James Townley purchased a triangular plot of land from Mary Garrett of Ellington.³⁵¹ This was bounded to the south by the yard of the Eagle Inn on the High Street and straddled Eagle Hill on the west side (see High Street sub-area). When the 'House in Love Lane' was included against Townley's name in the poor rate assessment of July 1792, no value was entered, suggesting it was under construction or vacant.³⁵² At the rear elevation, the rainwater hopper bear the inscription 'JTM / 1792'. The original layout was based upon a central entrance giving access to rear stairs and two sitting rooms, with the end wings housing a large dining room and drawing room respectively. The principal stair is a balustraded elliptical stair with an open string. The first floor contained nine bedrooms with two principal bedrooms sharing a sitting room with access to the front balcony. Originally the building also had a curved bay to the rear, which contained water closets and an ante-chamber, but this was removed in the mid-19th century.³⁵³ A six-stall stable and coach house was built on the west side of Eagle Hill.³⁵⁴

In the years 1822-4 and 1827 Townley House was made available to the Duchess of Kent and Princess Victoria as a holiday residence.³⁵⁵ It was leased in 1835 on a 21 year lease to John and Sarah Hoflesh who established a ladies boarding school in the building, a use which continued into the 20th century.³⁵⁶ In 1919 the site was acquired by F. J. Wraight and Co Ltd, who expanded their coachbuilding



Figure 114. A late 19th - century plan by Hinds & Son of the grounds of Townley Castle 'as laid out for building purposes'. This unexecuted scheme included a new road ('Major's Road') to connect Chatham Street and Boundary Road. Townley Castle is shown to the north. [KHLC:R/U1561/P440A]

works, based at Eagle Hill, onto the site.³⁵⁷ By 1939 two groups of shops with accommodation over (Nos 36-44 and 48-54 Chatham Street) had been erected on the frontage to either side of Townley House. In the 1960s the house faced demolition but was acquired by the Farley family, whose furniture business expanded into the adjacent commercial properties while the house was converted to a furniture showroom.³⁵⁸ In 2018 planning permission was granted for the subdivision of Townley House into 10 flats, with three new blocks of townhouses and flats to be erected in its grounds.³⁵⁹

The Townley's holdings also included about 11 acres of land on the east side of Chatham Street, purchased by James Townley from John Fagg in 1782.³⁶⁰ Around 1809, they erected a large guesthouse in the fashionable Gothick style, rated at 7s. under the heading of 'James Townley's Castle' in the September 1809 rate book.³⁶¹ This appears to have been a rambling structure of two and three storeys, likely constructed of brick with cement render and decorated with an assortment of medieval motifs.³⁶² The building and its grounds were purchased c.1821 by Major Thomas Fawssett (1768–1839), and the Collard & Hurst map, surveyed the following year suggests that the land had been laid out as pleasure grounds, bordered by a serpentine walk.³⁶³ In 1823 Fawssett entered into a covenant with the Townley family undertaking not to build on the triangular piece of land north of Townley Castle facing onto Boundary Road or not to allow trees to obstruct the sea view of No. 1 Chatham Place.³⁶⁴ In the third quarter of the 19th century a footpath bounded with a high wall was laid out between Chatham Street and Boundary Road, skirting Townley Castle. It was known as Major's Alley or Major Fawcett's Passage and was removed in the 1950s.³⁶⁵

In the 19th century Townley Castle and its grounds passed through a succession of owners.³⁶⁶ An attempt to develop the land for housing in 1885 failed (figure 114), as did an 1891 proposal to offer it to Ramsgate Corporation as a public park.³⁶⁷ From 1890 the house became Townley Castle College, a boarding school for Jewish boys, run by the Rev Simcha Henry Harris (d.1907). It was demolished in 1925 after sustaining damage in the aerial bombardment of June 1917 although the final remnants were only cleared in 1946 by Kent County Council for Chatham House School.³⁶⁸

Chatham Place (figure 115) was laid out as a cul-de-sac in the late 18th century and access to Boundary Road was only opened up in 1890.³⁶⁹ It had acquired its name by 1793 and consisted of a row of houses on its west side, present by the turn of the century, to which three houses were added c.1900.³⁷⁰ The original houses were subject to covenants that probably stipulated a measure of uniformity to their design but may also have specified that the southern aspect would remain open.³⁷¹ When built they would have overlooked the grounds of Townley House.

Construction may have begun with No. 1, possibly the 'new house by Love Lane' rated to John Horn in September 1792.³⁷² A 'modern new brick-built' house was advertised for sale at auction in January 1794, while four houses, including a vacant property, are recorded in the rate book of June of that year.³⁷³ All five houses are listed in the poor rate assessment of October 1802.³⁷⁴ In May 1795 James Townley



Figure 115. Chatham Place [DP247264]

purchased 'three small messuages and a piece of land [in] Chatham Place' from John Fagg.³⁷⁵ It is possible that Fagg and Horn were the developers of Chatham Place, as was the case at Chapel Place (see Chapel Place sub-area).

The elevations of Nos 1-5 Chatham Place are broadly consistent, mostly of three bays and three storeys of stock brick with sash windows and Classical doorcases. In No. 1 the entrance is a lower side bay and the doorcases to all but No. 4 are similarly detailed with moulded surrounds, panelled reveals and semi-circular fanlights. There is a notable variation in house widths: Nos 1 and 4 are double-fronted, No 2-3 appear to be a pair and No. 5 is the narrowest property. Nos 2,3 and 5 have a standard two-room layout with a rear stair adjoining the party wall. No. 1 has a stair lobby accessed from the entrance leading to a double flight of stairs. No. 4 has four storeys and a principal stair which rises from the ground to the first floor, serving the main reception rooms, with an adjacent secondary stair which gives access to the second floor and garret.³⁷⁶ No. 4 was probably built for James Saffery (a printer, bookseller and seller of musical instruments at the Cathedral Yard, Canterbury) who lived there until 1811.³⁷⁷

St George's Church and Broad Street (north end)

The parish church of St George [15] was built in 1825-7 as a response to the increasing size and social status of Ramsgate. Its monumental lantern tower constitutes a prominent local landmark and the church and its burial ground is situated at the south west corner of an extensive area of open ground, most of which now forms the playing fields of Chatham House School (figure 116). Church Hill frames an important view from the High Street to the church and, along with Broad

Street, from its main approach roads (figure 117). St George also provides the focus of a group of education and welfare buildings situated at the north end of Broad Street; and thus in various ways has exerted an important influence on the character of the surrounding townscape (figure 118).

Construction of the building was financed by grant aid of £9,000 from the Church Commissioners, supplemented by a loan of £13,000 repaid by a rate levied over the following 19 years.³⁷⁸ Some £2,000 was raised by public subscription, while the lighthouse authority Trinity House is said to have contributed £1,000 towards the lantern tower to enable it to serve as a seamark. The site of the church was purchased for £900 in 1823. The designs of the architect Henry Hemsley were approved in

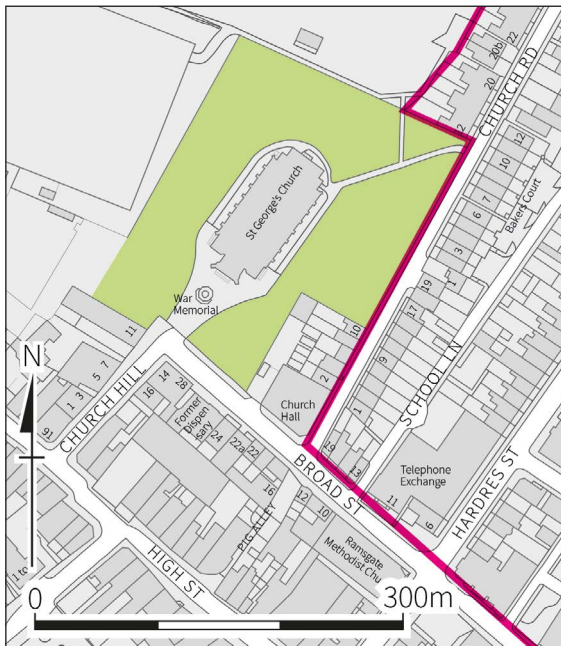


Figure 116. St George's Church and the north end of Broad Street



Figure 117. A view of Church Hill, terminating in the west tower of St George's [DP247212]



Figure 118. The north end of Broad Street [DP247219]



Figure 119. The west front of St George's Church [DP247213]



Figure 120. The nave of St George's [DP247214]



Figure 121. The war memorial [DP247217]

January 1824 and a foundation stone was laid that August, but construction had not started in earnest at the time of Hemsley's death in May 1825. After 'some deviations from the original plan' by his successor, H. E. Kendall, the church was erected by D. B. Jarman and T. A. Grundy and consecrated in October 1827 by the Archbishop of Canterbury.³⁷⁹ A separate burial ground was consecrated in 1824 just inside the town boundary on Church Road (see King Street and Hardres Street character area), although it appears that the churchyard was also used for interments.

Completed at a cost of £23,034, the equivalent of £11 9s per sitting, St George's Church represents one of the more costly of the 'Commissioners' churches'. These were erected with money voted by Parliament as a result of the Church Building Acts of 1818 and 1824. St George is built of white Ipswich bricks with Bath stone dressings and its west front is dominated by a tall western tower whose octagonal upper stage resembles that of St Botolph's Church in Boston, flanked by gabled western porches (figure 119). The body of the church is formed of a long, light aisled nave and a short, canted chancel with side vestries (figure 120). The style is late Georgian Gothic, with Geometric tracery in the aisle windows, triple lancets to the clerestory and Perpendicular tracery to the chancel. The west doorway is richly crocketed in the manner of the 13th century. The interior is tall and light, with galleries supported on cast iron columns. A rib vault of plaster springs from attached shafts.

In front of the church is a war memorial designed by Herbert Baker and dedicated by the Archbishop of Canterbury in October 1920 (figure 121).³⁸⁰ The stone memorial cross is a variant of Baker's design for the Imperial (now Commonwealth) War Graves Commission; in relief on the shaft is carved a three-masted man o' war, a reference to Ramsgate's maritime heritage. The main entrance to the churchyard has a fine set of wrought-iron gates and railings stopped by rusticated piers with urn finials.

The earliest of the group of 19th-century purpose facilities built in the proximity of the church was St George's National Schools, which opened in 1840 on Church Road (see King Street and Hardres Street character area). Increasing concern about growing poverty in the town led to the establishment of a parochial soup kitchen in winter 1849, which is depicted on G. M. Hinds's map of that year.³⁸¹ It was built next to No. 2 Church Street on the edge of a square plot which probably formed part of the church grounds. The former soup kitchen is a modest, single-storey structure of stock brick. The main elevation has a semi-circular headed entrance with a central two light window with leaded lights. In 1872 it was joined by a Church Institute (now St George's Parish Hall), which stands at the junction of Broad Street and Church Road. Designed in a Gothic style by Smith and Son and built by Thomas Bugden, it is a stock brick building of two storeys with triangular-headed openings and red-brick dressings.³⁸² Its facilities included a basement laboratory, a ground floor reading room, with a lecture room above.³⁸³ To the north is a large single-storey extension with a gable front, built in 1914 to designs by Stanley H. Page.³⁸⁴

At No. 26 Broad Street, opposite the churchyard, is the former Ramsgate and St Lawrence Royal Dispensary of 1877 (figure 122). The Dispensary was a charity, founded in 1820 with the objective of providing medical care for those inhabitants who could not afford to pay for it.³⁸⁵ In 1867, 2,022 were patients admitted, about a tenth of the population of the parishes of Ramsgate and St Lawrence. Designed by G. M. Hinds and built by George Newby for the contract sum of £737, it is a small but ornate building in a polychromatic Gothic style.³⁸⁶ The building included accommodation for an attendant and custodian. The dispensary was converted to a dwelling c.1998.³⁸⁷



Figure 122. Former Ramsgate and St Lawrence Royal Dispensary. [7603/P21]

Belmont Road area

Between Chatham Street and Park Road three roads extend northwards from the High Street: Eagle Hill, Belmont Road and the northern section of South Eastern Road. Eagle Hill is an alleyway linking the upper part of High Street with Chatham

Street.³⁸⁸ It probably takes its name from the former Eagle Inn at No. 153 High Street. It was formerly known as Limekiln Hill and Windmill Hill (the latter relating to two mills which formerly stood near the present site of Millers Hill off Margate Road.³⁸⁹ The brick and flint walls which enclose the alleyway give it a historic character, although this is undermined by 20th-century interventions such as the Asda supermarket carpark. The east side of the alley is taken up by the entrance to Eagle Yard and its converted outbuildings (see High Street sub-area). By the early 19th century, the land at the rear of Nos 155-9 High Street had been built up with small cottages, of which a short row, Nos 5-8 Eagle Hill, survive.

Belmont Road was laid out in the 1880s on the grounds of Belmont House, an early 19th-century villa situated near Park Road with gardens which extended to High Street.³⁹⁰

When the grounds were parcelled up for development the house was retained, necessitating a kink in the new road. This unusual building survives, albeit in an extensively altered form, as Nos 44-52 Belmont Road. It is a long, single-pile structure with a double-fronted centre of two-and-a-half storeys with a curved rear stair turret and flanking wings.³⁹¹ To the north west is a possible stable or coach house wing, now converted to residential use as No 54 Belmont Road. Immediately to the south of Nos 44-52 is No. 40, built in 1891 as a mission hall (figure 123). Designed by Hinds and Son, it is constructed of stock brick with soft red-brick dressings.³⁹² The building is labelled 'South Eastern Hall' on the 1956 Ordnance Survey revision but is now in residential use. The street is otherwise composed of pairs and short rows of two-storey houses dating from the late 19th century.

In 1867, South Eastern Road was laid out as part of the British Land Company's development of the Ellington estate (see Ellington character area). The southern portion of the road was developed with middle-class housing but there appears to have been little demand for the section to the north of the High Street, despite its proximity to the railway station. The land to the east of the road had anciently been used as a chalk pit, which resulted in a lower ground level, and was also the site of a Romano-British settlement excavated between 1876 and 1888.³⁹³ It was partly used as a nursery ground in the mid-19th century and from around 1900 as a timber yard. The land was developed in the mid-1990s as three blocks of retirement flats,



Figure 123. Former mission hall at No. 40 Belmont Road. [7603/P22]

Silvanus House, Minerva House and Coventina House, presumably a reference to the historic settlement. The western side of South Eastern Road was developed in the post-war decades with a semi-detached pair of two-storey houses and Belmont Court, a two- and three-storey block of flats at the junction of South Eastern Road and Park Road.

West Cliff character area

This character area comprises the rising ground extending northwards back from the seafront between Adelaide Gardens and Grange Road (figure 124). The earliest topographic elements are West Cliff Road, which prior to the 1840s was a trackway leading westwards to Pegwell Bay, and Grange Road, which constituted part of Liberty Way, the boundary of the Cinque Port jurisdiction. Building development on the west cliff was seemingly driven by demand for visitor accommodation,

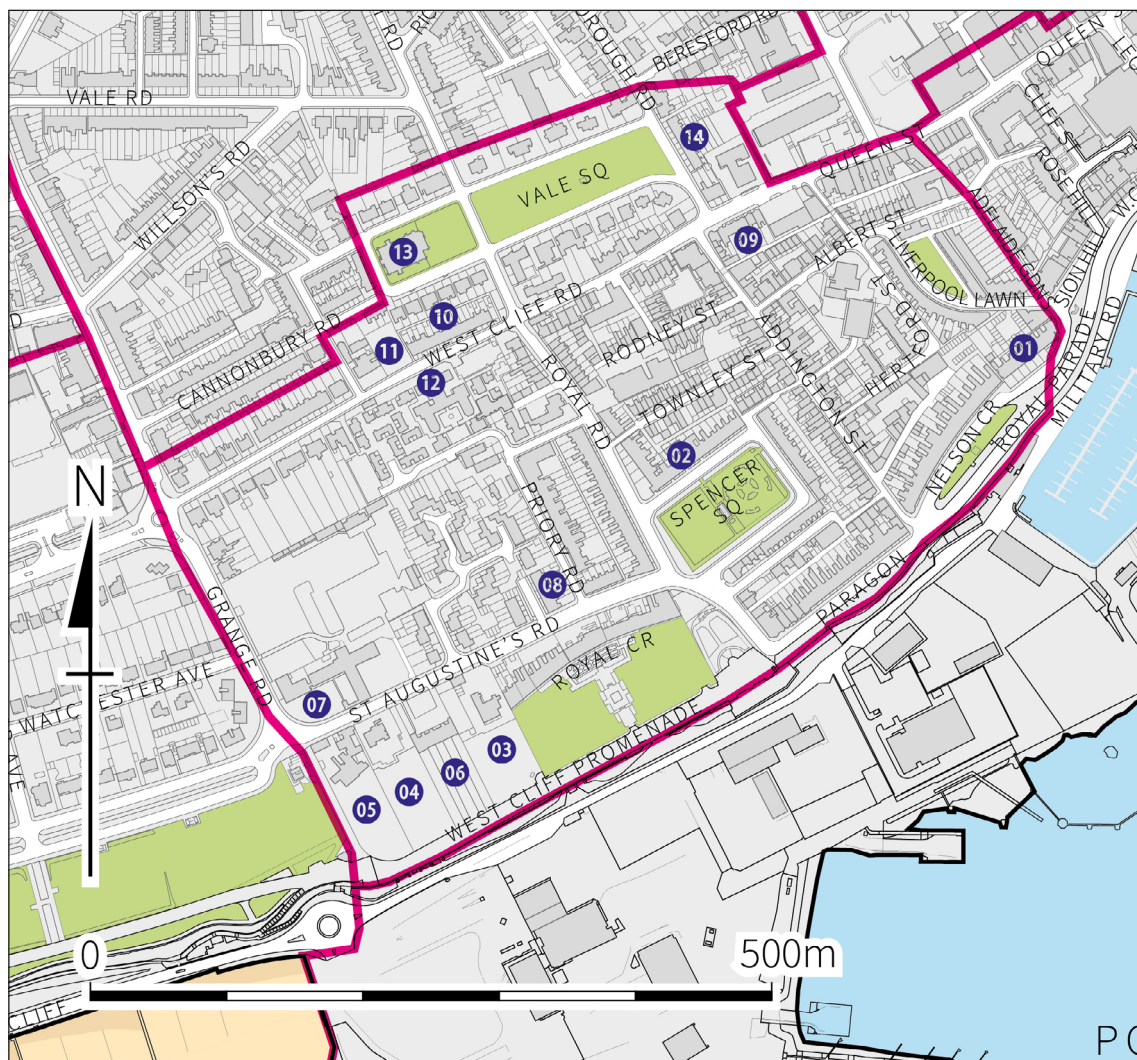


Figure 124. West Cliff character area. Key: [1] Prospect Terrace; [2] Nos 35-42 Spencer Square; [3] West Cliff Lodge; [4] St Augustine's Church; [5] The Grange; [6] Chartham Terrace; [7] Former St Augustine's Abbey; [8] Clifton Lawn; [9] Wellington Place; [10] Trafalgar Place; [11] Former Seaman's Infirmary; [12] Former Ramsgate General Hospital; [13] Christ Church; [14] Victoria Terrace

accelerated by the establishment c.1800 of a barracks in the Spencer Square area. In 1798 a preliminary drawing of Thanet was made for the Ordnance Survey's one-inch map of Kent, revised in 1801.³⁹⁴ While the scale of the map did not permit the detailed depiction of individual features, it does indicate the pace and extent of development, which included Nelson Crescent, Spencer Square and Addington Street.

The character area encompasses wide variations in housing type, serving a diverse socio-economic range from the high-status seaside developments of Nelson Crescent and Royal Terrace to the lower-middle and working class terraced housing around Hertford Place, Rodney Street and Albert Street, via the suburban villas of West Cliff Road and the Vale. Much of the land west of Addington Street was held in the early 19th century by the Townley family. Their holdings were disposed of piecemeal in a manner which failed to impose a coordinated layout but nevertheless had a degree of influence on subsequent street and plot layouts.

The area to the west of Royal Road was mainly developed between 1840 and 1870. The key determinants on its character and setting were the Roman Catholic community established in the 1840s by A. W. N. Pugin on St Augustine's Road and the institutions, both denominational and secular, promoted by Rev. Edward Hoare, the first incumbent of Christ Church.

Prospect Terrace, Nelson Crescent and Hertford Place area

Prospect Terrace, earlier known as Prospect Row, was developed in the 1790s to meet a growing demand for seaside lodgings [1] (figures 125 and 126). A row of eight houses of three storeys over basements, set back behind small front gardens, many of the properties have been individually renewed, resulting today in a varied appearance. No. 8 perhaps comes closest to their original appearance, which was of stock brick with an ironwork veranda, while No. 4 is a striking remodelling of c.1900.

Nelson Crescent was erected between 1799 and c.1809 and its name presumably commemorates Nelson's victory in the Battle of the Nile in August 1798.³⁹⁵ Its 2½ acre site was conveyed from John Flemming to his son, also John Flemming in January 1799.³⁹⁶ The following month Flemming jun. signed an indenture with William Petman and George Gibson 'in order to preserve some degree of similarity and uniformity of appearance in such intended row of houses'.³⁹⁷ 19 houses were built from east to west, with the first two houses being rated to Petman and Gibson in October 1799.³⁹⁸ In 1808, two houses, including a 'new house' were rated to the carpenter D. B. Jarman.³⁹⁹

Each house is of four storeys over a railed basement area with a first-floor veranda (figure 127). But the variations in the number of bays and the cornice height suggest that the 1799 covenant governing the visual appearance was not strictly enforced. The ground in front of the crescent was laid to lawn and formed a popular area for promenading. However, Nelson Crescent was originally divided from Prospect Terrace by a high brick wall, later replaced by iron railings.⁴⁰⁰ These were removed after Nelson Crescent Gardens were acquired by Ramsgate Corporation c.1874.⁴⁰¹ To

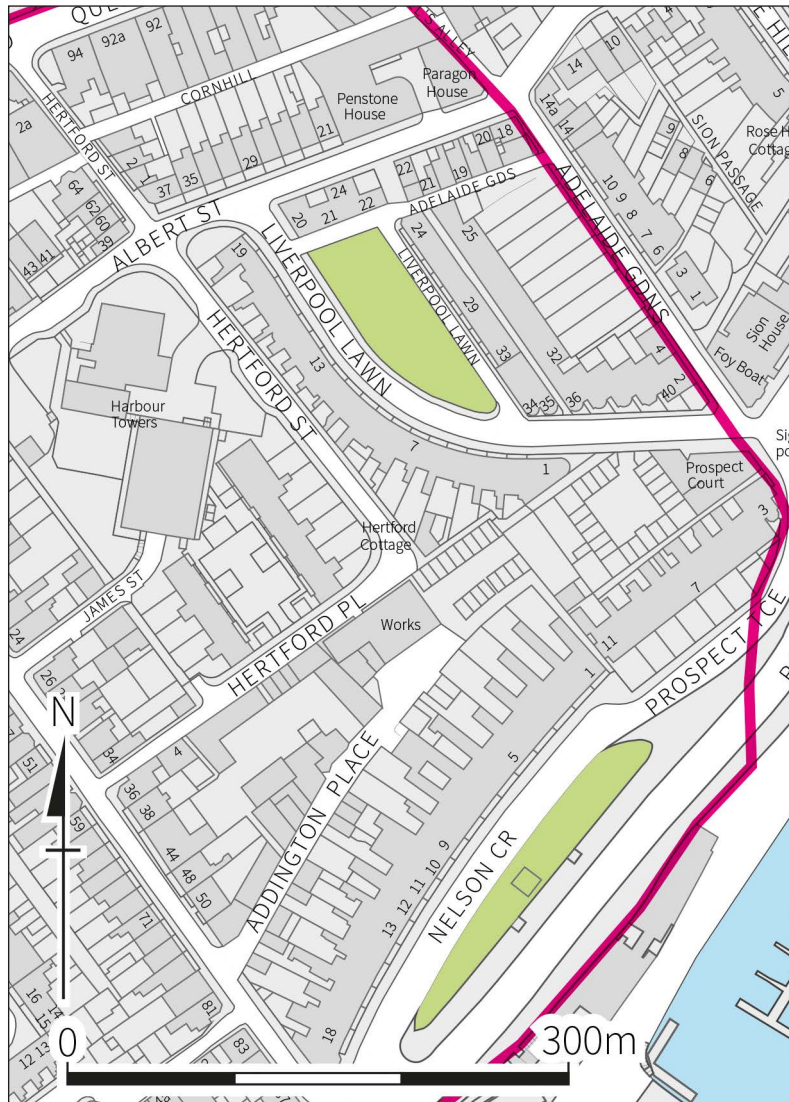


Figure 125. Prospect Terrace, Nelson Crescent and the Hertford Place area



Figure 126. Prospect Terrace. [7603/P23]



Figure 127. Nelson Crescent [DP247184]

the rear was a livery stables, rated to a Mr Hunter in 1808, that presumably served the owners or visitors.⁴⁰²

After Nelson Crescent was completed the narrow streets behind were laid out, starting with the L-shaped Hertford Place (the north-south section now named Hertford Street), on which eight houses stood in 1815.⁴⁰³ By 1822 the area was largely built up with terraces of three-storey houses. While relatively modest, they were still considered suitable for letting to middle-class visitors, such was the demand for seasonal accommodation.⁴⁰⁴ The most modest housing was built around Cross Street which in 1969–70 was redeveloped with Harbour Towers, a nine-storey block of 48 flats and Hertford House, a two-storey block of 30 old persons' bedsits with car parking space underneath. They were designed by the council architect Roman Mirkowski and built by George Wimpey Ltd in their proprietary 'no fines' concrete construction method.⁴⁰⁵

Liverpool Lawn and Adelaide Gardens (west side)

Much of the west cliff between Rose Hill and Addington Street had been built up with housing by 1822. However two small fields between Adelaide Gardens and Hertford Street were divided into a series of small plots, let on short leases to neighbouring householders as gardens or drying grounds.⁴⁰⁶ By 1830 the western field had been built over with a crescent of three-storey houses that overlooked a private garden, originally named Liverpool Terrace but now Nos 1-19 Liverpool Lawn (figures 128 and 129).⁴⁰⁷ According to Richardson the row was built in 1827–36 by James Crisford (1785–1842) with D. B. Jarman.⁴⁰⁸ The attribution is

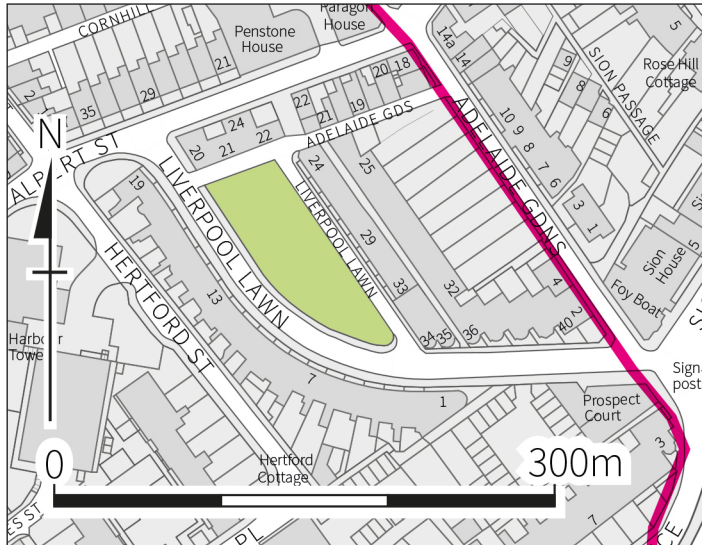


Figure 128. Liverpool Lawn and the west side of Adelaide Gardens



Figure 129. Nos 1-19 Liverpool Lawn [DP251333]



Figure 130. Nos 34-40 Liverpool Lawn and Nos 2-4 Adelaide Gardens [DP247229]

corroborated by the 1835 poor rate assessment, in which Crisford was rated 2s. for a garden, presumably the central residents' garden.⁴⁰⁹ The ground floors are stuccoed and have cantilevered bay windows; unusually, the first floor lacks bay windows or verandas. Over the central houses is a cement-rendered pediment bearing the crest of the second Earl of Liverpool (1770–1828), Lord Warden of the Cinque Ports and Prime Minister from 1812 to 1827.

The north side of the gardens is occupied by Nos 20-22 Liverpool Lawn, a distinctive group of three stuccoed houses. No. 20 features an Egyptianate cavetto cornice to striking effect. On the east side of the garden is slotted a terrace of three-story cottages with minimal enrichment and no gardens, Nos 24-33 Liverpool Lawn. At the south end of the row, orientated to the south, are two bow-fronted houses with frontages of around 12ft (3.65m), Liverpool House and Liverpool Villa, Nos 34-35 Liverpool Lawn (figure 130). These buildings provided the cue for Nos 36-39, part of a development of 2010–13 by Anthony Browne, which terminates with a pastiche Gothick castle (No. 39 Liverpool Lawn and Nos 2-4 Adelaide Gardens).

The eastern field was developed with a row of 11 houses, originally named Adelaide Place but now Nos 25-32 Adelaide Gardens. Unusually, the houses are accessed from long, private front gardens, with a narrow rear passage. Adelaide Place was built sometime between 1835 and 1841 and named after Adelaide of Saxe-Meiningen, queen consort of William IV.⁴¹⁰

Spencer Square, Townley Street and Royal Road

Spencer Square is laid out around a central garden although the western side is formed of a section of Royal Road and the south western corner is taken up by the junction of Paragon and St Augustine's Road, which allows for unobstructed sea views (figure 131). The early Victorian domestic character of the Square belies its origin as the site of a Napoleonic infantry barracks. The garden square was acquired



Figure 131. The area between Addington Street and Royal Road, including Spencer Square



Figure 132. Spencer Square from the south. The eight houses to the left are Nos 35-42, formerly Spencer Row. [DP247251]

by Ramsgate Corporation in the early 20th century and laid out with tennis courts, provided with a sports pavilion (in 1922) and an ornamental garden (figure 131).⁴¹¹

The site of Spencer Square, Paragon and Townley Street was assembled by James Townley between September 1798 and March 1804 (figure 133).⁴¹² Richardson gives the following account of its initial development:

The land of Spencer Square itself became the property of the Townleys, who upon portions of it, erected barracks for the infantry, such being greatly in request. Townley Street of the present day still retains some of the houses, and the north side of Spencer Square and the return up Royal Road present, in like manner, remnants of the officers' quarters. The barracks were enclosed, the entrance being by large gates in Addington; the Duke of York public house being the old canteen.⁴¹³

This narrative is supported by a series of rate book entries, including an entry of 28 November 1800 for 'James Townley Barracks'.⁴¹⁴ The development may have been named after Countess Spencer, née Georgiana Poyntz, a distant maternal relative of Townley's.

In the assessment of 2 January 1805, eight properties then known as Spencer Place and two houses facing onto Royal Place were rated to Townley.⁴¹⁵ These correspond to Nos 35-42 Spencer Square [2] (originally Spencer Place) and the adjoining Nos 1-3 (odd) Royal Road (originally Spencer Row). This was the group identified by Richardson as officers' quarters. A drawing of 1839 shows the original appearance of Nos 35-42 Spencer Square, which were reputedly designed by Mary Townley.⁴¹⁶ The row is symmetrical and comprises a central pair of houses with bow fronts each incorporating three sashes. To either side are three houses with a single bay and a

continuous veranda. The row was originally of three storeys but Nos 38, 39 and 42 have since been heightened (figure 132). In addition, the sash windows of Nos 35-37 and Nos 40-42 have mostly been replaced with canted bay windows and additional windows have been inserted in places. The original layout of the houses was unusual. Small back yards separate the front houses from two-storey rear ranges, which were spanned at first-floor level by a flying passage which incorporated a WC. This arrangement may have been necessitated by military requirements, perhaps to accommodate the officers' orderlies.

The land immediately to the south of Spencer Place was fenced and used as a parade ground and exercise yard, entered from Addington Street via Spencer Street. The 'large gates in Addington' to which Richardson refers gave access to a stable complex north of Spencer Place, possibly associated with the cavalry barracks. This area was later known as Spencer Mews before being redeveloped as Townley Street in the 1840s and built up with modest workers' housing to the north and James Austen's West Cliff Brewery to the south (figure 135).⁴¹⁷

The land around Spencer Place returned to civilian use after 1815 and in June 1818 the existing houses were recorded as 'preparing' (presumably being converted to

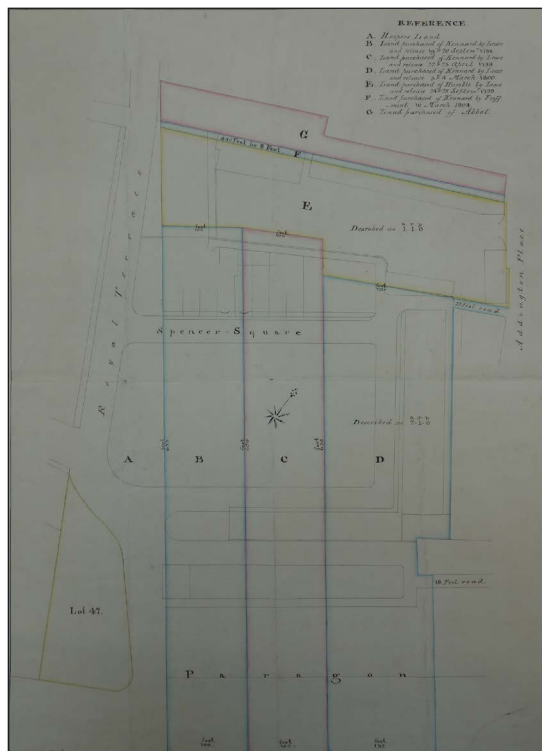


Figure 133. An 1841 map showing plots assembled by James Townley between 1798 and 1804 in relation to the subsequent development of Spencer Square, Paragon, Royal Road and Townley Street. Nos 35-42 Spencer Square were erected on the parcels annotated B and C, which were acquired in 1798-9. [KHLC:R/U774/P5]

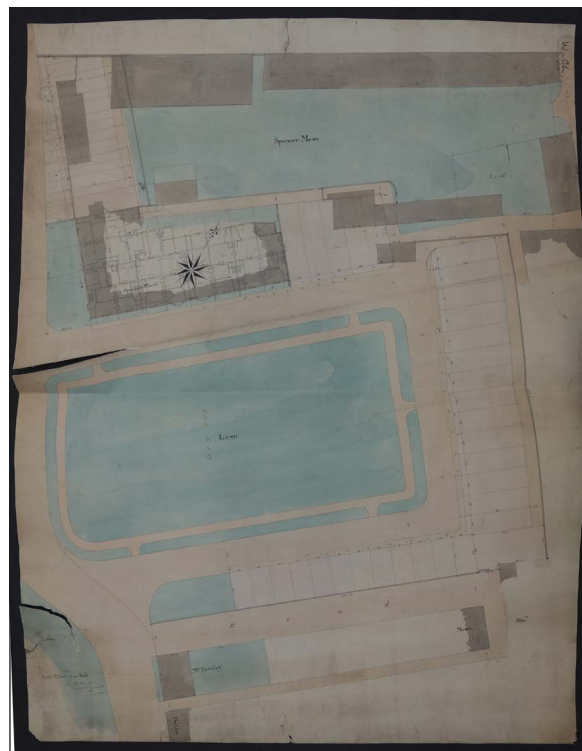


Figure 134. A plan prepared by G. M. Hinds in 1836 for the Townley family showing the layout of Spencer Square in relation to existing buildings (shown in grey). [KLHC:R/U1561/P437(A)]

domestic residences), at which time they were rated to Mary Townley.⁴¹⁸ The other side of Spencer Square were not developed until 1836 when G. M. Hinds devised a layout of three ranges of terraces including the adjoining part of Royal Road (figure 133). The identity of the developer is unclear, although in July 1837 Mary Townley sold several parcels of land on the west cliff to her solicitor, Thomas Hodges Grove Snowden, imposing covenants 'for establishing uniformity of appearance in the messuages and buildings to be erected on the several pieces or parcels of land thereby respectively conveyed and for the prevention of nuisances and obstructions of sea view'.⁴¹⁹ The suggestion that Snowden was involved in the development of Spencer Square is supported by Richardson's assertion that 'portions of the [barracks] land were also sold to Messrs King & Snowden, solicitors, who disposed of it for building purposes'.⁴²⁰



Figure 135. A street name plaque on No. 1 Townley Street [DP247240]

By 1841 the Square was largely complete.⁴²¹ Despite being relatively consistent in their architectural details, most houses are separated by vertical straight joints,



Figure 136. the east side of Royal Road, showing (right to left) Nos 1-9 and Nos 11-17. Nos 1-3 originally formed part of James Townley's Spencer Place development and were subsequently heightened and remodelled. [DP247231]

suggesting that they were completed in phases or under separate building contracts. The terraces encompass three different specifications. The south range has three storeys over unlit basements; the principal first-floor rooms have balcony doors with plain iron balconettes. The east range is taller, having raised basements, and occupies a deeper plot of around 56ft (17m; those of the south range are about 33½ft or 10.2m). They have basement areas, curved bay windows enriched with Ionic pilaster strips and a first-floor veranda. Nos 30-34 on the north range are of four storeys to maximise sea views; their plots of up to 76ft deep.

Building in Royal Road was underway by the end of 1836 when it was reported that 'two new houses, lately built in the Royal road, were completely demolished' in a severe gale.⁴²² The southern portion of Royal Road, which was complete by 1841, was realigned to respect the orientation of Royal Crescent which had commenced in 1826.⁴²³ The western terrace (Nos 2-44) has a palace front, with the three end houses and the centre four houses given giant Ionic pilasters, the latter surmounted by a shallow pediment.

Nos 2-44 Royal Road, along with the houses opposite (Nos 5-9 and 11-17, share similar details to the Spencer Square houses: rusticated stucco ground floors incorporating curved bay windows and a first-floor veranda with ironwork balconettes. The flank elevation of the earlier No. 42 Spencer Square and Nos 1-3 Royal Road were heightened and remodelled to match Nos 2-44 Royal Road opposite (figure 136).

The military associations of the area have been perpetuated by the Artillery Arms, a public house of c.1840 on the corner of Royal Road and West Cliff Road (figure 137). Its tall, narrow, semi-circular bay window with pilaster strips is similar in appearance to the bay window added to the west elevation of No. 42 Spencer Square at about this time, suggesting the same architect or builder. The ground floor of the pub was remodelled c.1871 and the coloured glass which forms a conspicuous feature of the frontage may have been installed at this time.⁴²⁴ The double-pile Trafalgar Hotel (No. 48 Royal Road) is of early Victorian date, with later bay windows.



Figure 137. the Artillery Arms public house at No. 36 West Cliff Road. To the right is the former Christ Church Mission Hall of 1880 [DP247192]

The section of Royal Road to the north of Priory Road is characterised by modest terraced housing of late 19th-century date and institutions associated with Christ Church. No. 19 Royal Road is the former Christ Church School, of 1848 by W. E. Smith for the Rev Edward Hoare. It is a gable-fronted range constructed of Ragstone rubble with Perpendicular windows, set behind a playground.⁴²⁵ This housed the boys' and girls' departments, while a small infants' building was set behind. A separate Sunday School was built next to the Addington Arms between 1849 and 1872. This was also set back behind a playground which was subsequently used for the Christ Church Mission Hall (1880, architect A. R. Pite).⁴²⁶

Addington Street and Paragon

The building up of Addington Street (originally Addington Place) took place from around 1800, providing a long, straight thoroughfare which terminated in a sea view (figures 131 and 138). It served as the main access route to the barracks and the prestigious seafront developments Nelson Crescent and Paragon because the clifftop route was fenced off at this time. Its properties provided accommodation, goods and services to the occupants of the barracks, as well as seasonal visitors and residents. The street took its name from Henry Addington, prime minister between 1801 and 1804, but historically sections were known by other names until the whole was simplified and renumbered by Ramsgate Corporation. The north end, widening at the junction with West Cliff Road, was variously known as the Broadway (posts and rails were erected 'at the lower end of the Broad Way' in 1790) and Mount



Figure 138: A view of Addington Street, looking south from the junction of Spencer Street. The weatherboarded building on the corner is No. 41. [DP247189]

Pleasant.⁴²⁷ And the houses at the south end were first rated in 1801 under the heading St George's Hill, still in use in Collard & Hurst's 1822 map.⁴²⁸

The carpenter George Kennard was a principal landowner in the area in 1800, selling off parcels of land which were then further divided into building plots. One such parcel, which may correspond to Nos 41-59 Addington Street, was sold by Kennard to the victualler John Smith in 1801. In 1806 Smith in turn conveyed the corner site of No. 41 to the cordwainer Abraham Staples who built a dwelling house, possibly the present weatherboarded structure, and five small cottages on Spencer Street. Staples's property appears on the rate books in August 1808.⁴²⁹ Nos 35-39 Addington Street was developed by James Townley on land purchased from William Humble in 1799; Humble in turn had purchased the land from Kennard three years earlier.⁴³⁰ A military canteen was rated to John Ansell in 1810; this was said to be located at No. 25, later the Duke of York pub.⁴³¹

Addington Street appears to have always had a commercial character, indicated by the jostling projections of shop windows and upper-floor bay windows, suggesting a combination of shops and lodging rooms. Wide variations in plot widths, building heights and built form indicates piecemeal development. Relatively unaltered houses of early 19th-century date include No. 20 and No. 50, both of two storeys and double-fronted, and Nos 57-59, the sole survivors of a row of narrow-fronted, three-storey houses. Development proceeded gradually, with many vacant building plots shown on the Collard & Hurst map of 1822, of which several were still unoccupied in 1872. These later phases of development, combined with the late 20th-century redevelopment of Nos 61-69 and Nos 3-15, further contribute to diversity of character.

The seafront terrace known as Paragon was built up over the first two decades of the 19th century, around the same time as the adjacent Nelson Crescent (figures 131 and 139). This was seemingly not a unified development and may not have been subject to building covenants, although some of the present-day variation can be attributed



Figure 139. Paragon. [DP247186]



Figure 140. Front door of No. 4 Paragon. [DP247298]



Figure 141. Nos 23-24 Paragon, originally known as Devonshire Place. [7603/P24]

to piecemeal alteration and rebuilding. Most of the houses have curved ground floor bay windows and first floor verandas over basement areas. Most are of four storeys except Nos 7 and 9 which are of three, and it is possible that some have been heightened.

The east end of the row appears to have been built separately from the main group. No. 1, the double-fronted Kennard House and No. 2 were rated to George Kennard in October 1802, while No. 3 was rated to George Louch, the deputy engineer to the harbour trustees. It is likely that Kennard also developed Nos 83-87 Addington Street to the rear. Nos 4 and 5 appear to have been developed by Kennard c1806-9 (figure 140).⁴³²

The main group, Nos 6-20 Paragon, were developed over the second decade of the 19th century. Its site was sold by James Townley to the broker Moses Lara for the substantial sum of £1,596 in March 1810.⁴³³

In April 1811 Lara conveyed part of the site to Thomas Grundy and James Craven, carpenters and co-partners and John Wood, a bricklayer, for £1,850, to be offset against the value of the completed houses.⁴³⁴ The name Paragon first appears in this 1811 conveyance, the area having previously been known as St George's Fields.⁴³⁵ No. 13 was built c.1813 for Sir Drummond Smith of Tring Park, Hertford. It was a large house, built on a wide frontage of 24ft (7.3m; the remainder of the houses having frontages of approximately 18ft or 5.5m) and was rated at £1 5s., as compared to 8s. or 9s. for most of the other houses.⁴³⁶ At the rear were the service areas: Paragon Place, a back lane with mews-type cottages and Paragon Street, which had a stables on the site of No. 6, which was rated to John Tatnell in 1811.⁴³⁷

Paragon immediately became a popular destination for those seeking high-class lodgings. Its elite status was confirmed by the Isabella Baths, which opened in June 1816 at the western end of the row. Designed by the engineer Robert Stuart Meikleham and based upon the warm baths at Naples, the baths were supplied by seawater pumped up from the undercliff and heated by steam-powered boilers.⁴³⁸ From a central, bow-fronted saloon access could be gained to flanking male and female wings containing individual bath cells and dressing rooms. By 1822 they had been renamed Royal Kent Baths. In 1861-2 the premises were superseded by the Royal Paragon Warm & Swimming Baths, built in 1861-2 at the foot of the cliff. The former baths were replaced by the extensive Nos 17-22, originally boarding houses and presently a public house with flats above.⁴³⁹

To the north is Nos 23-24 Paragon, a pair of houses of c1830 (figure 141). They are of four bays and four storeys over a raised basement; the balconies to the first-

floor have been glazed in. The pair was originally known as Devonshire Place but was annexed to Paragon when the town's street names were rationalised in 1867.⁴⁴⁰ However, a plaque on the second floor reads 'Devonshire House', raising the possibility that at some point the building was used as a single residence. The properties belonged to the Townley family in the 1830s and have been attributed to Mary Townley.⁴⁴¹

St Augustine's Road

Between about 1799 and 1803 James Townley assembled about 12ha (32 acres) of land here extending west from the Liberty Way to the approximate position of the present Stancomb Avenue (figure 142).⁴⁴² However, around 1816 Major James Brace (d.1836), an assistant barrack master general for the Kent district, built a seaside residence to the west of Paragon on land acquired from the Townleys.⁴⁴³ This was shown on the Collard & Hurst map, surveyed in 1822, and mentioned in a 1820 diary entry by the architect William Porden: 'I found a house just beyond the Paragon situated in the fields with a garden extending to the footpath on the edge of the cliff'. In his description the dwelling 'had been fronted by some tasteless owner in a mongrel brick gothic style'.⁴⁴⁴

The Townleys appear to have had ambitious ideas for the area. A sketch plan by Mary Townley, undated but made some time between 1816 and 1826, depicts continuous terraces of four-storey town houses enclosing twin squares, the eastern square corresponding to Spencer Square (minus the southern range) and the western



Figure 142. An aerial view of the west cliff. Spencer Square and St Augustine's Road are visible in the foreground. At bottom left is the modern port. [33060/010, Damian Grady]



Figure 143. Royal Crescent. [DP247160]

one extending north from Brace's house to the present junction of Priory Road and Royal Road.⁴⁴⁵ But instead Robert Townley embarked upon Royal Crescent in 1826. The original design for this, attributed to Mary Townley, was a grand development of 38 houses occupying the entire length of the seafront between Royal Road and Screaming Alley. The projected frontage of 960ft would have been one-and-a-half times the length of Wellington Crescent, which had been completed the previous summer.⁴⁴⁶ As Brace's property lay in the way of the Crescent, it was necessary for the Townleys to repurchase it (at the considerable cost of £1,785) and demolish the building. Brace subsequently took up residence at No. 8 Royal Crescent.⁴⁴⁷

Development proceeded from east to west, with the first house 'intended for a lodging house [and] not quite finished' in March 1827 when it was insured to Townley.⁴⁴⁸ In 1831 the crescent was scaled back, when the owners of the eight houses so far erected signed an agreement 'that the extent in length of such crescent should be reduced one half, which can still be done and the uniformity of appearance of the front still preserved.'⁴⁴⁹ Eventually 20 stucco-faced houses of four storeys over basement areas were completed.

Royal Crescent has a palace front, with a taller centrepiece and end pavilions framing linking sections (figure 143). Each house, variously of two or three bays, is articulated by paired pilasters, while a continuous first-floor veranda emphasises the whole composition. The balustraded openings in the parapet are a device also seen at Townley House (1792) and Nos 23-24 Paragon (c1830), buildings which have also been attributed to Mary Townley. The land in front was laid out as a substantial pleasure garden for the exclusive use of residents, landscaped 'as an even and extended turf promenade [...] secured with a neat wire fence, and the whole length furnished with substantial painted benches, with an enclosed one, "the musicians' bench."'⁴⁵⁰ In 1888 the private gardens became a public recreation ground.⁴⁵¹

After Mary Townley's death in 1839, the remainder of the family's west cliff estate was parcelled up and sold off as building land. Printed particulars of c.1840 show a layout, possibly devised by G.M. Hinds or John Alfred White, district surveyor of Marylebone.⁴⁵² In this scheme, the seafront was to be apportioned into large individual plots with frontages of between 92 and 103ft on which 'detached villas



Figure 144. A 1841 plan by G. M. Hinds of 'Ramsgate Park', one of several schemes for the development of the Townley's land on the west cliff. Annotations indicate sold plots, including that for St Augustine's Church 'purchased by Augustus W. N. Pugin Esq Sept 1843'. Built-up areas are tinted in grey. [KHLRC: R/U1561/P442A]

of a superior class' were projected behind a building line. Behind were island plots of varying size, probably intended for smaller villas or terraces, and separated by a rectilinear grid of access roads. An alternative layout, branded 'Ramsgate Park' on some drawings, was devised in 1841 by Hinds, producing more individual plots (figure 144).⁴⁵³

The 1840s estate plan resulted in the creation of St Augustine's Road, Priory Road and the southern portion of Grange Road. West Cliff Lodge was built at the west end of Royal Crescent and shared its Classical character [3] (figure 145). It was designed in 1841-2 by G. M. Hinds for Henry Benson, who later commissioned A. W. N. Pugin to design a porch for the building.⁴⁵⁴ The two westernmost seafront plots were purchased by Pugin himself in September 1843 and September 1844. On these he intended to build 'not a Grecian villa but a most substantial catholic house not very large but convenient & solid & there is every prospect of a small church on the same ground'.⁴⁵⁵ This was realised as The Grange (1843-4), St Augustine's Church (1845-51; figure 146) and St Edward's Presbytery (1850-1). This group became the focus of a post-Emancipation Catholic community in Ramsgate.

The exteriors of these buildings are severe but highly textured, in knapped flint, Whitby stone and stock brick. They draw upon medieval precedent but Pugin's inventive designs also served as important architectural models for two key Victorian building types, the parish church and the detached family home. St Augustine's was

conceived not as a private chapel but as a church serving the Catholic community in Ramsgate. It has a somewhat defensive character, with austere, largely blind street elevations yielding to dark but well-wrought interiors.⁴⁵⁶ The Grange [5], restored in 2003–6 as a holiday cottage for the Landmark Trust, has a complex roofscape (necessitated by the deep plan) which incorporates a lookout tower.⁴⁵⁷ The contemporaneous Nos 1–5 Chartham Terrace of 1850–1 was designed by a member of the Habershon family, possibly Pugin's rival Matthew Habershon (1789–1852).⁴⁵⁸ Its flint walling, steep gables, dormers and slate roofs are consistent in character with the Pugin group [6] (figure 147).

Much of the Townley land north of St Augustine's Road was acquired by the builder William Saxby and a road layout shaped by the Townley's estate plan was depicted



Figure 145. West Cliff Lodge. [DP247180]



Figure 146. St Augustine's Church. [DP247165]



Figure 147. Chartham Terrace [DP247176]

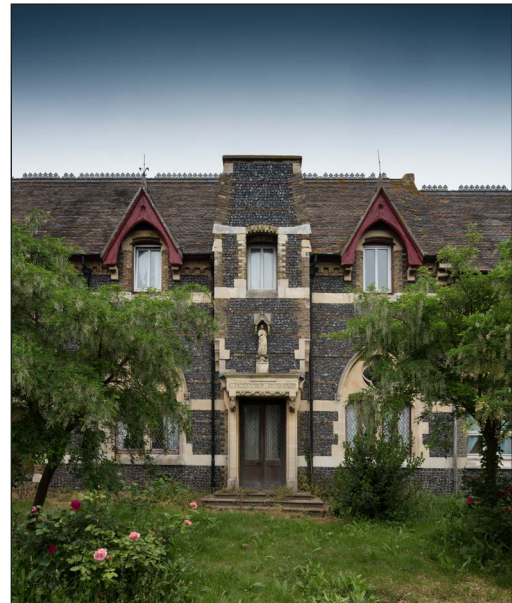


Figure 148. St Augustine's Abbey [DP247171]

on the 1843 tithe map.⁴⁵⁹ Instead the site was used for St Augustine's Abbey, built in 1860–1 to a design by E. W. Pugin and endowed by the Catholic convert Alfred Luck [7] (figure 148).⁴⁶⁰ The initial phase comprised south and west ranges of two storeys, faced in knapped flint with dressings of Bath stone and stock brick. Steeply pitched roofs incorporate dormer windows with deep bargeboards. An east range of three storeys, added by P. P. Pugin in 1904, and a short north range of 1937 by C. C. Winmill, completed a cruciform layout. The Bergh Memorial Library was added in 1926 to the west of the main complex to designs by C. H. Purcell.

On the north west corner of the site was built St Gregory's, a house of 1860–1 by E. W. Pugin for Alfred Luck. After Luck's death in 1867 it became St Augustine's Abbey School, with a large three-storey extension of 1871 by E. W. Pugin. The school was demolished in the 1970s, when the eastern portion of the abbey grounds was developed with low-rise housing (The Cloisters and St Benedict's Lawn) behind a low flint wall. The eastern part of St Augustine's Road includes Nos 1-5 Clifton Lawn [8], a row of stuccoed houses of c.1865 by William Saxby and The Regency, an early 21st-century commercial development at the rear of Royal Crescent.

West Cliff Road

Until the early 19th century the Tomson and Wotton brewery at the junction of Queen Street and Elms Avenue represented the western limit of Ramsgate. Thereafter ribbon development began occurring along the former track to Pegwell leading westwards from Queen Street, subsequently West Cliff Road (figure 149). This was shaped by outward growth from the town centre and, to a lesser extent, the emergence of a secondary resort at Pegwell Bay. The result was a sporadic pattern of development, interspersed with gardens, timber yards and vacant plots, that continues to influence the present-day urban grain, which combines groups of buildings with large, open sites.

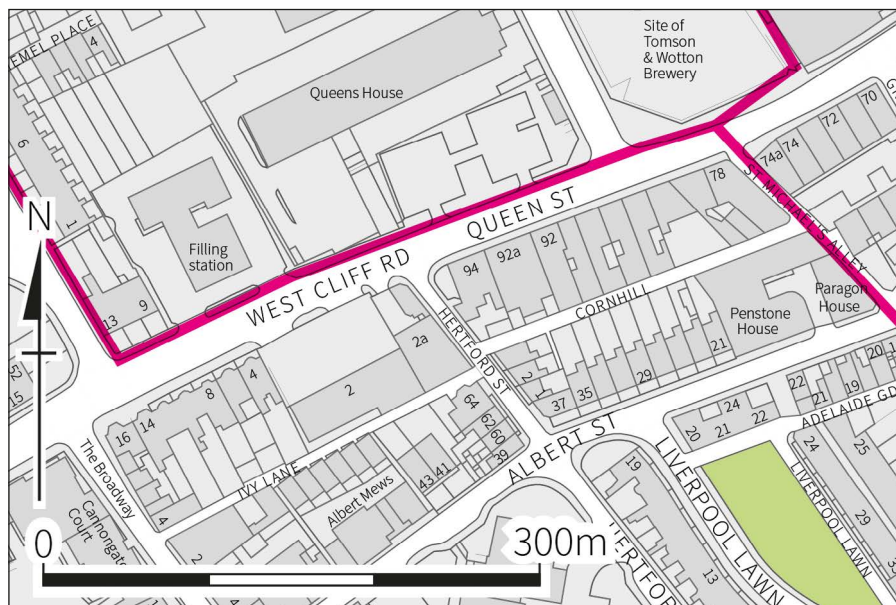


Figure 149. The west end of Queen Street and its continuation as West Cliff Road



Figure 150. Nos 4-16 West Cliff Road. [7603/P25]

The 1822 map shows several clusters of early 19th-century houses along the routeway, including Wellington Place, Gilling Place and Sackett's Hill. The first of these comprised a three-storey terrace at Nos 8-14 West Cliff Road [9] (figure 150). This first appears as a heading in the rate books in 1815, when Robert George was rated for a timber yard (2s.) and a house (10s.), probably Wellington House (now No. 64 Hertford Street), which was set back from West Cliff Road on Wellington Row, now Ivy Lane.⁴⁶¹ Stoke House (No. 2 West Cliff Road, now demolished) was a grand property, set in landscaped grounds with a semi-circular carriage drive. It was probably owned or occupied by Robert Stokes who was rated at 10s. for a house at Wellington Place in August 1817.⁴⁶² However, the property is recorded in the 1851 census as two untenanted dwellings described as 'Stokes's Cottages', and later sales particulars suggest that the house originated as two paired dwellings with separate entrances and staircases.⁴⁶³

On the north side of West Cliff Road was Gilling Place, also dating from the early 19th century but today nearly unrecognisable as Nos 9-13 West Cliff Road. Memel House, formerly at No. 7 West Cliff Road, was also in this vicinity. A relatively large house of c.1810, it was owned by Robert George and leased in 1815-8 to Sir John Peter, Bt., the former British Consul for the Netherlands at Ostend.⁴⁶⁴ The adjoining land, which extended north to Memel Place, appears to have been used as a stone yard and later a timber yard. Further west, Trafalgar Place [10] (Nos 37-67 West Cliff Road) is a speculative terrace of modest three-storey houses, now much altered, but their original appearance indicated by No. 45. The scheme was initiated c.1807 by the carpenter D. B. Jarman, and four properties were rated in August 1808 but unbuilt plots were still remaining in 1822.⁴⁶⁵

Today, however, the dominant character of West Cliff Road is the result of late 19th-century infill and late 20th-century redevelopment. One of the most distinctive examples of the former is Broadway House (No. 16 West Cliff Road) of 1883.

Designed in Italianate style by G. M. Hinds for the stonemasons Edward Haynes & Son, it is constructed of brick with prominent stone dressings, perhaps supplied by the client (figure 150).⁴⁶⁶ In 1814 the stonemason Joseph Haynes lived at No. 14 West Cliff Road and was using the adjoining plot as a stone yard; he may have erected No. 4 The Broadway (The Chapel) either as a mortuary chapel or workshop.⁴⁶⁷ Nos 78-94 Queen Street, between St Michael's Alley and Hertford Street, are a characterful Victorian group that includes the gabled house Nos 78-80 (1880, architect A. R. Pite); Nos 90-92, a house and adjoining showroom, probably for the plumber E. R. Dunn; No. 92a, a Primitive Methodist Chapel of 1874 by W. Osborn; and the polychromatic Easton House (No. 94), built for the surgeon William Griggs.⁴⁶⁸

Late 20th-century redevelopment has generally resulted in large buildings set back from the pavement. These include a Texaco filling station (which occasioned the demolition of Memel House) and the garage at No. 2 (that replaced Stoke House).⁴⁶⁹ Nearby is Queens House, which is discussed in the Harbour Street character Area.

The stretch of West Cliff Road west of Addington Street was largely undeveloped in 1822, apart from Cottage Place, a subdivided dwelling on the site of Nos 46-48 West Cliff Road, and a group of three windmills and associated buildings near the junction with Grange Road (figure 151). In 1807, several 20-ft building plots 'situate at Cottage Place' were offered for sale by auction, but little if anything seems to have resulted.⁴⁷⁰ By the 1830s much of West Cliff Road was owned by the miller Henry George Thornton (1808-60), who owned the windmills on Grange Road. In 1838 he advertised several building plots, 'to be called West Cliff Terrace', with 'designs of such houses as each plot is well adapted to' available from the architect Hezekiah Marshall of Canterbury.⁴⁷¹ But in the event the southern frontages were developed as detached and paired villas, starting with Nos 36-40 (figure 152). Oscar Villa, No.

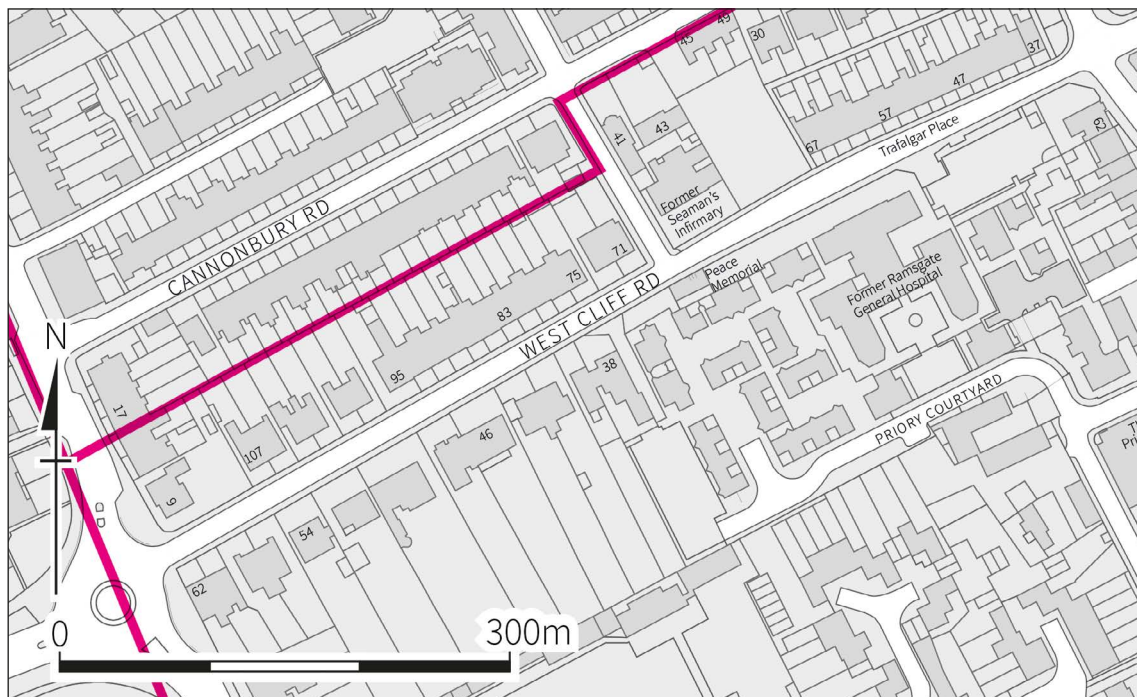


Figure 151. The west end of West Cliff Road. To the right is the junction with Royal Road and Crescent Road



Figure 152. Nos 38-44 West Cliff Road. [DP247241]



Figure 153. The former Seamen's Infirmary at No. 69 West Cliff Road. [DP251254]



Figure 154. The entrance front of the former Ramsgate General Hospital. [7603/P26]

38, was designed in March 1837 by G. M. Hinds for Magnus Gibson (d.1850).⁴⁷² This had two storeys over a basement (later heightened) and a facade adorned with Ionic pilasters and a Doric porch. In the 1860s some of the last remaining plots were developed by the builder Edward Bing, including Torrington Villas (Nos 60-62, 1858), Cambridge Terrace (Nos 75-95, 1866-7), and Albert Terrace (Nos 21-35 Albert Street of c.1862).

In 1849, the land to the west of Trafalgar Place was used for a Seaman's Infirmary [11] (No. 69 West Cliff Road; figure 153). The building survives as a nursery but passed out of medical use after the Ramsgate General Hospital was built in 1909 on the opposite side of West Cliff Road [12] (figure 154). Designed by Woodd & Ainslie, consulting architects to Guy's Hospital in London, the building costs of around £12,000 were met through the legacy of John Nicholas, a London merchant.

The site was donated by Caroline Murray Smith (née Ashley Warre), the heiress of the Warre estate.⁴⁷³ Later phases included a children's ward (1923, architect W. T. Stock of Hinds & Son), a nurses home of 1926–7, a maternity ward of 1931 and an out-patients' wing of 1948–50, funded as a peace memorial and designed by H. H. Stroud. The site of the General Hospital was redeveloped as housing c.2005 by Cattell Skinner Designer Partnership of Canterbury.

Vale Square

Vale Square is an open space bisected by Crescent Road and enclosed by early Victorian, middle-class villas (figure 155).⁴⁷⁴ Today it is crowned by (Sir) George Gilbert Scott's Christ Church [13], but its erection was an afterthought which required an alteration of the layout of the square. The sub-area differs from Ramsgate's other squares in being situated inland from the sea and in its introspective character. It combines low-key roads, dense tree cover and paired or detached dwellings of varying styles on relatively generous plots. It was evidently successful as a speculative venture, as most of the plots were sold and built up within a comparatively short period. The principal investor was a London businessman, James Creed Eddels (1796–1857).⁴⁷⁵

Eddels was a hosier by trade with a shop on Coventry Street near Piccadilly. In August 1839 he purchased about five acres of land from William Minter, a shipwright.⁴⁷⁶ The plot lay to the north of West Cliff Road and was accessed by a short track beside Gilling Place (Nos 37–67 West Cliff Road) that provided access to a thatched cottage of c.1818 known as the Hermitage, probably associated with an adjacent nursery which bore the same name (figure 156).⁴⁷⁷



Figure 155. An extract from G. M. Hind's map of 1849 showing Vale Square. [Courtesy of Michael Child]



Figure 156. The Hermitage. [7603/P27]



Figure 157. Nos 1-9 Vale Square. [DP247237]



Figure 158. Royal Villa, No. 13 Vale Square [DP247238]



Figure 159. Eden House, No. 51 Vale Square [DP247236]

By 1839 development was underway with Victoria Terrace (now Nos 1-9 Vale Square) running northwards from West Cliff Road [14] (figure 157). This row, fully occupied by 1841, is comprised of nine bow-fronted houses of three storeys with areas and is constructed of stock brick with stucco dressings.⁴⁷⁸ There is a subtle pattern to the fenestration of the bay windows; the outer pair of houses and the central house have two sash windows per floor divided by a brick pier while the other pairs have a single bow window supported by slender colonettes. Similar details can be seen at Guildford Lawn (see High Street character area), built by William Saxby, who may have worked with Eddels on Victoria Terrace. Eddels is recorded on the electoral register as an owner of Ramsgate property in 1837 and Victoria Place was listed amongst his properties in his will of 1853.⁴⁷⁹ According to Busson's account, Eddels occupied No. 5 Vale Square, the central house, by 1839; its parapet bears the inscription 'THE VALE'.⁴⁸⁰

Thereafter, residential development at Vale Square proceeded slightly differently, probably shaped by the marked social trend towards suburban villa living amongst



Figure 160. South side of Vale Square. [DP247233]

the middle classes in the mid-19th century. In April 1841 a deed of stipulations and restrictions was entered into between Eddels, William Saxby and any future signatories. This stated that the site 'is intended to be laid out in divers lots or parcels of various dimensions for building three rows of Houses'.⁴⁸¹ But these rows were not to be terraces but single or paired dwellings of no more than four storeys, including a basement. The deed also imposed a building line. An accompanying plan

shows building plots fronting onto a road that edged a central garden, which Eddels undertook to maintain in perpetuity.⁴⁸² Saxby, who was the owner of the western third of the site, undertook to maintain the principal access route, which became the southern end of Crescent Road.

The first houses to go up, shown on a plan accompanying the April 1841 deed, were on the eastern side: Royal Villa (No. 13; figure 158), Chandos Cottage (No. 14), Eden House (No. 51 and a matching pair to No. 13; figure 159) and No. 50. Some sites appear to have been purchased directly by freeholders who made their own arrangements for the erection of their dwellings; other plots may have been developed speculatively by local builders. For example, the Neo-Classical pair Nos 16-17 (Thanet House and Hamswell House respectively) may have been erected by the builders Edward Bing and George White Bing (1813–46) who also purchased the site of No. 17 in September 1843.⁴⁸³ The same year Philip Cox commissioned G. M. Hinds to design a double-fronted villa with a rear coach and stable range.⁴⁸⁴ This was built on the south west corner of Eddels' plot (formerly No. 42 Vale Square and today occupied by Nos 1-2 Vale Court).⁴⁸⁵

By 1849 the eastern two-thirds of the site was complete. Eddels retained ownership of Royal Villa, Chandos Cottage, Harwood House (No. 15), Clarence Villa (No. 19) and Glanmire House (No. 20).⁴⁸⁶ These houses occupied the north side and perhaps offered the possibility of sea views from the top windows. They are various detached or paired, of two or three storeys, built on plots of irregular width which range from 12.1m (39½ft) to 32.2m (105½ft). All are stuccoed; most have restrained Neo-Classical details. Stephen Davies has compared the relatively sophisticated appearance of these houses to those of the Eyre estate at St John's Wood (where Eddels resided from the late 1840s) and other London estates but other comparisons would include the work of the Burton family at St Leonards and Calverley Park, Tunbridge Wells.⁴⁸⁷ Royal Villa and Eden House bookend the north east and south east corners of Eddels' block of land. They were originally identical in appearance,

with full-height bay windows having curved corners and arched window recesses. Chandos Cottage is more modest in size and appearance; its flint flank walls contrast with the brick carcasses of the other houses.⁴⁸⁸

The other houses on the south side of Vale Square are later in date and exhibit still greater variation in their frontages, which range in size from 7.9m (26ft) for No. 45 to 30.5m (100ft) in the case of No. 48, which was later subdivided with the construction of No. 47. Some, such as Royal Albert Villa (No. 49; 1847, possibly by William Woodland) and Claremont (No. 48; originally The Shrubbery, possibly by W. E. Smith) had moved on from Neo-Classicism and are bulkier and more coarsely detailed, adopting gables, hood mouldings and arched windows (figure 160).⁴⁸⁹ Camden Villa and Salisbury Villa (Nos 45-46) are of brick with stucco dressings, while giant Ionic pilasters impose a Classical appearance. The 1843 tithe map suggests that Eddel's holdings also included a short return to West Cliff Road.⁴⁹⁰ This prominent corner site had been used by 1849 for a pair of houses; one with a frontage on West Cliff Road (No. 15), the other facing Vale Square (No. 52), whose overscaled, Italianate details resemble those of the contemporaneous West Cliff Terrace (see Pegwell and Chilton character area).⁴⁹¹

The western portion of the site was slower to develop, possibly because of an amendment to the deed of stipulations proscribing building there until all the houses on Eddel's portion were completed.⁴⁹² The first houses here were Vale Villas (Nos 21-22, later Brenan House and Mendlesham Villa), a plain brick pair probably by Saxby dating from the 1840s.⁴⁹³

The initial intention for the area was to build a row of dwellings facing Crescent Road but instead Saxby donated part of the ground for a new Anglican church. Yet even after this was erected, many of the adjoining plots remained empty for decades.

The site of the church occupied the entire block of land equivalent to the gardens to the east, providing a strong visual accent on the central axis of the square (figure 161). Christ Church was intended to bolster the presence of Anglicanism on the west cliff: local churchgoers and prospective benefactors were reminded of 'the erection of a Roman Catholic chapel, convent and school, on the



Figure 161. Christ Church. [DP301399]

West Cliff'.⁴⁹⁴ In summer 1846 subscriptions for the estimated cost of £5,000 were raised by a local branch of the Protestant Association, organised by L t Joshua Hutchinson of Spencer Square. It was built in 1846-7 to designs by (Sir) George Gilbert Scott and constructed by W. E. Smith, who became a churchwarden.⁴⁹⁵ The walls are of Kentish Ragstone shipped from near Maidstone and the prominent spire is clad in shingles. The church was consecrated in 1847 by the Archbishop of Canterbury and the first incumbent was Rev Edward Hoare.

Ellington character area

Ellington originated as a manor, held in the reign of Edward I (1272-1307) by John, son of Adrian de Elinton.⁴⁹⁶ Its existence probably predated the designation of Ramsgate as a limb of the Cinque Port of Sandwich, as its boundary or Liberty Way ran through the farmstead. Lewis traces the ownership of the manor through families by the names of Ellington, Thatcher, Spracklyn, Mills and Troward; later it passed to the Garrett family.⁴⁹⁷ In the early 19th century the farmhouse was rebuilt and the upper part of High Street, which passed in front of the house, was diverted to the north.⁴⁹⁸

The Ellington character area is located on the rising ground between Ramsgate and St Lawrence (figure 162). It is bounded to the west by Grange Road and to the north by Park Road. The southern and eastern limits of the character area are less clear cut, corresponding respectively to the rear boundaries of the plots fronting West Cliff Road and Vale Square, and the housing fronting Ellington Road. It is given over to housing of a relatively consistent character, most of it developed in the late 19th century on two blocks of land, known as the Tomson and Ellington estates. In the 1890s the seat of the manor of Ellington, known as Ellington or Ellington House, was acquired by Ramsgate Corporation and laid out as a public park.

The Vale Road area

From the 1860s onwards a parcel of land owned by the Tomson family was built over by housing, predominantly the work of small-scale developers. The initial focus of house building in this area was Vale Road, which was made and adopted as a public highway in the early 1840s to link the newly-developed Vale Square to Grange Road and West Cliff Road.⁴⁹⁹ A layout was produced by G. M. Hinds in 1858 (figure 163) and by 1862 houses were 'fast springing up' on the road.⁵⁰⁰ Local firms such as Hinds & Son offered a range of small plots with frontages of between 4.2m (14ft) and 5.2m (17ft), 'well adapted for small genteel residences and respectable cottages, the demand for which is at present so great'.⁵⁰¹ This meant terraces of two-storey houses with small front gardens, the longest single group of which is Vale Terrace (Nos 20-58), which steps up the gentle incline to the west. At the junction with Grange Road is the Vale Tavern (figure 164).

The section of Crescent Road to the north of Vale Square contains houses which are larger and of a middle-class character. Bonne Ville (Nos 7-9) accommodated the Convent de la Providence, a home for vulnerable single women. Zetland Lodge (No.

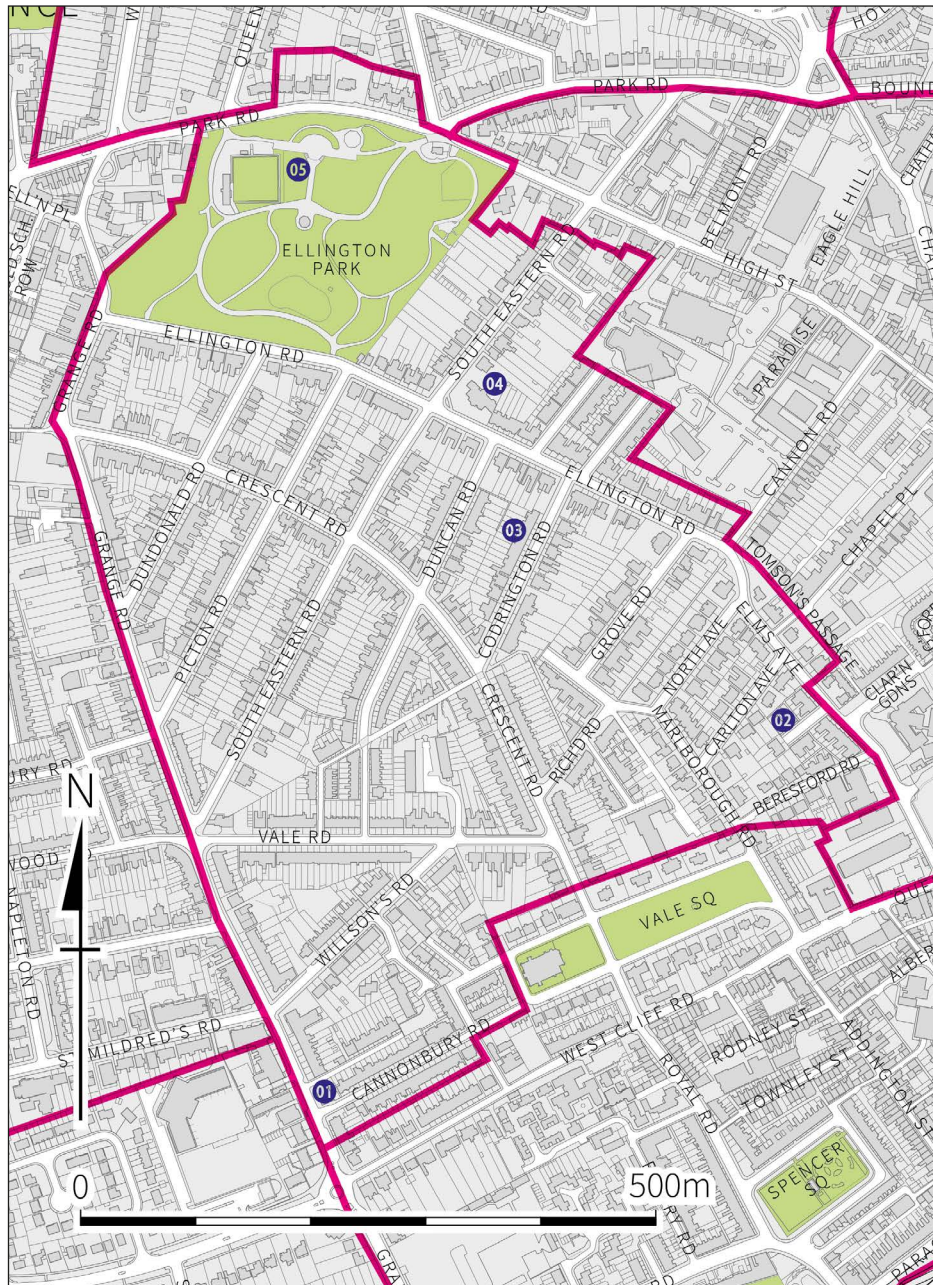


Figure 162. Ellington character area. Key: [1] Site of Grange Road mill; [2] Site of The Elms; [3] Codrington Villas; [4] Former Aberdeen House School; [5] Site of Ellington House

11) was built for the shipwright Samuel Beeching (d.1868) on land purchased from Thomas Elgar in 1863; it was later the residence of the Rev J. E. Brennan, the vicar of Christ Church.⁵⁰² It shares architectural details with the three-storey Blenheim Terrace, Nos 13-23 Crescent Road. To the north is the long Seymour Terrace (Nos 27-57) completed c.1872 on land belonging to Lawrence Elgar.⁵⁰³ Of three storeys over raised basements, Seymour Terrace is built of stock brick with lively polychromatic details.

Vale Road had been driven diagonally across an 18-acre field, resulting in awkwardly shaped plots and road layouts. The layout of the residential streets to the north,

including Ayton Road and Cumberland Road, was further hindered by a lack of connectivity with the as-yet undeveloped land to the north. South of Vale Road, Willson's Road, named after George Willson, a developer active in the area. This was still only partially built up by 1900 and most of its south side is occupied today by a row of rendered late 20th-century houses and a garage. Adjoining Cobden Villas (Nos 8-10) of 1867 is the remains of a drill hall of c1911 by Stanley H. Page, faced in random rubble with a crenelated entrance tower. The building was extended in 2009.⁵⁰⁴

Between West Cliff Road and Willson's Road is Cannonbury Road, built up on an elongated block of land owned by Stephen Philpott in 1843 and sold at auction in 1858.⁵⁰⁵ It was purchased by T. Hobbs for whom G. M. Hinds devised a layout of roads and building plots in 1863.⁵⁰⁶ Nos 21-39 were completed by 1872, with further houses following over the next decade. Harrison Road and Florence Road probably formed part of the 'new street from Canonbury [sic] Road to Vale Square' submitted to the council surveyor by George Willson in 1880.⁵⁰⁷ Seven houses on Harrison Road were commenced the following year by the builder H. Bowman for the architect-developer E. L. Elgar.⁵⁰⁸ Goodman was also active on Florence Road, erecting eight cottages there in 1886.⁵⁰⁹ These streets had a consistently working-class character despite being so near to Christ Church and the exclusive neighbourhood of Vale Square. This was explained in the late 19th century by the proximity of the infirmary on West Cliff Road, to which a mortuary at No. 41 Cannonbury Road was added c1880.⁵¹⁰ The windmill on Grange Road [1] may have exerted a similar influence on its immediate surroundings, where seven dwellings and a steam laundry existed by 1872.

East of the land laid out by Hinds in 1858 (that is, between Cambrian Cottages and Tomson's Passage) is the site of The Elms [2], a large house of c.1830 for the brewer Richard Tomson (1791–1864). After his death the property, including about 8 acres (3ha) of grounds and gardens, was acquired by the developer F. J. Castle of Tunbridge Wells, who subdivided it into plots 'for the erection of superior villa residences' in May 1865.⁵¹¹ His scheme was named The Elms Park Estate. The mansion had a temporary reprieve when it was purchased by the architect W. G. Habershon with about two acres (about 0.8ha). But in 1901 it passed into the hands

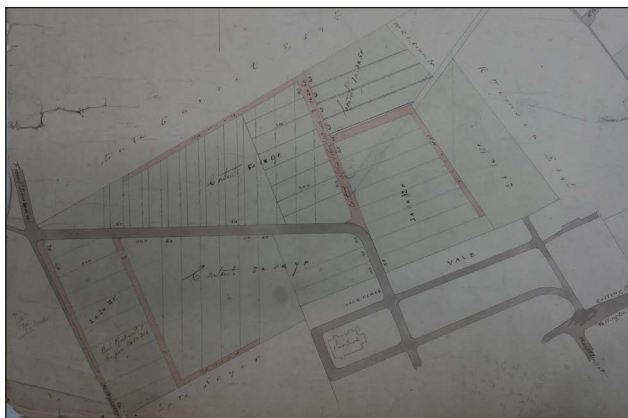


Figure 163. G.M. Hinds' 1858 layout for the development of the Tomson estate north of Vale Square. [KHLIC: R/U1561/P438/1(A)]



Figure 164. The Vale Tavern. [7603/P28]



Figure 165. Nos 11-17 North Avenue. [7603/P29]



Figure 166. No. 20 North Avenue, Nos 3-9
Marlborough Road and No. 17 Carlton Avenue.
[7603/P30]

of the builder A. E. Goodbourn who demolished the house and by 1905 had built up about half of its grounds.⁵¹²

Castle's layout for The Elms Park estate was inward-facing. Instead of forming roads along the existing rights of way which formed the boundaries of his land, he laid out a circuit of new roads forming an informal square around two blocks, the southern of which was occupied by The Elms. The new roads included North Avenue, Marlborough Road, Carlton Avenue and the section of Elms Avenue north of Clarendon Gardens (figure 165). Only at Beresford Road and Cambrian Cottages to the south and west respectively was a new road formed at the site boundary. The lack of coordination between Castle and the British Land Company, who were then laying out the Ellington estate to the north, meant that Elms Avenue was not connected to Ellington Road until a road improvement scheme of the 1960s. Similarly, Elms Avenue could not be extended to the south to connect with Queen Street until the demolition of the Elms.⁵¹³

The north section of Elms Avenue was described as 'now forming' in 1866 and by 1872 about two-thirds of the plots had been built upon.⁵¹⁴ Most were large paired villas, between two and three storeys over basements. They are of brick with stucco dressings, and there are large gables to many of the roofs. Smaller paired and detached villas are found on Marlborough Road. The latter may have been commissioned by owner-occupiers. This was the case with The Retreat, No. 20 Marlborough Road, a symmetrical villa with Gothic details, which was built by 1870 on land purchased in 1866 from Castle by Captain William James Marshall.⁵¹⁵ Nos 1 (Woodville), 10, 12 and 16 (Rydal House) are grand and double fronted; they share certain details but No. 12 is distinguished by its generous limestone dressings. A florid Italianate style was chosen for Nos 3-9 Marlborough Road, flanked by No. 17 Carlton Avenue and No. 20 North Avenue (figure 166). This staggered terrace was building in 1872, when neighbouring freeholders alleged that the buildings contravened bye-laws by obstructing views from their houses.⁵¹⁶ The overpainting of the red brick, stone and decorative moulded brick details of some of the houses which make up this row have modified its appearance, which must originally have been vividly polychromatic.

The Ellington Road area

In 1866 the trustees of the Garrett family sold almost 43 acres of agricultural land that formed part of the manor of Ellington to the British Land Company. This was a London-based concern that engaged in estate development, established in 1856 as an adjunct to the National Freehold Land Society. Such land societies flourished in the mid-to-late 19th century and were formed with the aim of providing freehold property for their subscribers who thereby obtained land and a vote, although the enfranchising element had become less important by the 1860s. Because the freehold land societies were unable by law to own land for the purpose of reselling it, this aspect of the process was sometimes undertaken by land companies. By the 1860s the British Land Company had become one of the largest operators in London engaged in buying and selling land and setting out building estates. But it was also

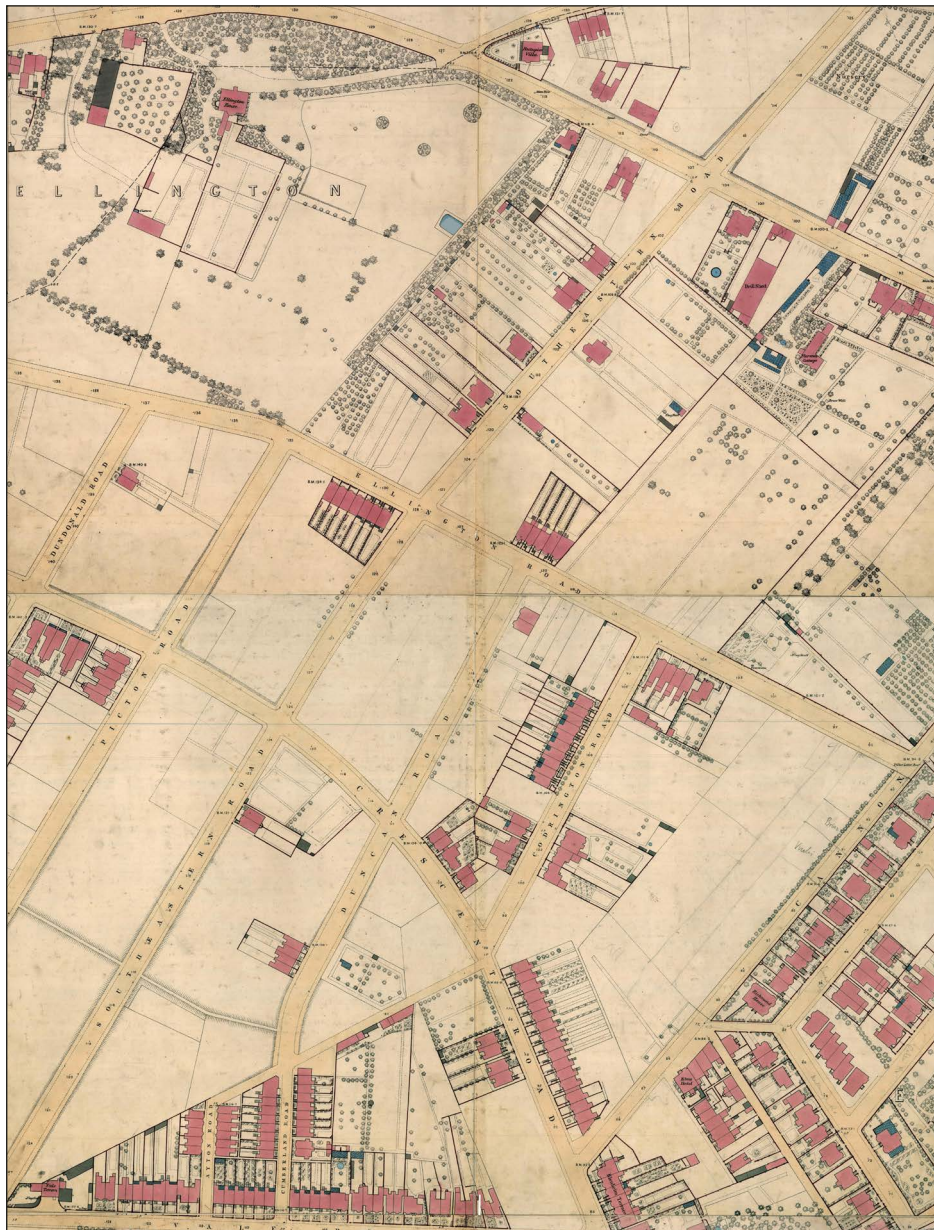


Figure 167. An extract from the 1:500 Ordnance Survey map of 1872, showing early development on the Ellington estate. [Courtesy of Michael Child]



Figure 168. Nos 81-91 Ellington Road. [7603/P31]



Figure 169. No. 81. [7603/P32]

active around the country and had estates in many towns and cities. Possession was granted on payment of a deposit of 10%, the balance payable over nine years in half-yearly instalments to include 5% interest.⁵¹⁷

The Ramsgate estate layout was probably devised by the Company's surveyor. The principal access road, Ellington Road, follows the course of an existing footpath from Cannon Road to Grange Road, gravelled by the Improvement Commissioners in 1791.⁵¹⁸ South Eastern Road runs north east from the junction of Grange Road and Vale Road to Park Road, taking its name from the station of the South-Eastern Railway to which it led. The triangle of land south of Ellington Road is bisected by Crescent Road, which runs from the Vale to Grange Road, and is further divided by a series of residential streets named after military leaders: Codrington Road, Duncan Road, Picton Road and Dundonald Road.⁵¹⁹ The streets were dedicated for public use by 1872.⁵²⁰

Once the roads were set out, the land behind was divided into plots which were then offered for sale from March 1867.⁵²¹ A useful snapshot of early activity on the estate is provided by the Ordnance Survey town plan, surveyed in 1872 (figure 167). Local builders and developers bought runs of plots and built short terraces or pairs of speculative houses. On occasion more houses were squeezed onto runs of plots than were allotted by the Company. Nos 4-20 Codrington Road, for example, is a terrace of nine houses built on eight of the Company's plots, resulting in frontages of 5.2m (17ft) rather than the anticipated 5.8m (19ft). At the same time, grander houses, sometime detached, were built on larger plots, particularly those at the junction of two streets. Variations in plot width and housing type were often present in developments undertaken by freehold land societies and land companies.

One of the earliest terraces to be erected on the Ellington estate was Codrington Villas (Nos 4-20 Codrington Road), erected c.1868-70 by H. E. Osborn to designs by E. W. Pugin. The terrace [3] comprises nine houses of two-and-a-half storeys over raised basements. Despite alterations, Pugin's hand is evident in the distinctive treatment of the gabled end pavilions, tall chimneys, steep dormers, stepped brick

detailing around openings and the crow-stepped parapets rising above the party walls. The project sheds light on the complexity and precariousness of speculative development, although it is untypical in that the main protagonist of the project was an architect. Codrington Villas was one of several undertaken by Pugin in partnership with Osborn, a former employee, where the contracts were taken out in the latter's name. Osborn purchased the site and took out a mortgage but ran into financial difficulties and in April 1869 the uncompleted development was put up for sale at auction. Most of the houses were purchased by Pugin, who took out an interest-only mortgage in order to complete them.⁵²²

Much of Ellington and Crescent Roads are taken up with standardised, two-storey terraces set behind modest front gardens. Ellington Road attracted a small number of three-storey houses, such as Arthur Terrace (Nos 51-57 Ellington Road). This is of brick with shaped stucco window surrounds. Both Arthur Terrace and the adjacent Nos 45-49, of two storeys, were completed by 1872, probably as part of the same development. Ellington Terrace (Nos 58-66 Ellington Road) is a larger and more elaborate version, fully stuccoed, with basement areas and canted bay windows rising to the first floor. Slightly later is Nos 81-91 Ellington Road, three semi-detached villas, with ornate bargeboards and pinnacles to their gabled dormers (figure 168). No. 81, Park House, is larger still, having two bay windows to Ellington



Figure 170. No. 132 Crescent Road. [7603/P33]



Figure 171. Nos 116-118 Crescent Road. [7603/P34]



Figure 172. No. 42 South Eastern Road and Nos 79-85 Crescent Road. [7603/P35]



Figure 173. No. 57 South Eastern Road. [7603/P36]

Road and an elaborate entrance porch on the adjacent Dundonald Road (figure 169). Such 'corner villas' are a distinctive feature of the Ellington estate; other examples are present at Nos 63-73 Ellington Road and elsewhere.

Few speculative developers or builders had access to the working capital to build more than about six houses at a time in the Victorian and Edwardian eras. Suffolk Terrace (Nos 126-146 Crescent Road) is one of the more extensive terraced developments on the Ellington estate, comprising 11 houses of stock brick, unified by red-brick dressings. Four of the houses are double fronted and incorporate side entrances located within arched passageways, raising the possibility that these were intended as lodging houses (figure 170). Similar architectural details are found at No. 121, St Heliers, opposite, which in 1881 was the residence of the builder Thomas Cort.

Nos 116-124 Crescent Road, two semi-detached villas and a detached corner house, Crescent House, were developed c.1869 by the builder George Osborne.⁵²³ Their hipped roofs and ornate verandas given them an old-fashioned appearance (figure 171). Of later date and polychromatic appearance are Nos 79-85 (Leicester Terrace) and the 'corner villa' No. 42 South Eastern Road (Leicester Villa). This strident group of c.1880 by Henry Miller features canted bay windows with pierced parapets, double brick pilasters and end pavilions with shaped gables. Leicester Villa is surmounted with a crow-stepped gable (figure 172).

A number of houses were bespoke rather than speculative, sometimes commissioned as residences for the retired. There was also an increase in small-scale development with individuals undertaking one house for their own use and another as an investment, to lease or let. On occasion, two owner-occupiers may have acted together to build a semi-detached pair. South Eastern Road was a popular location for detached villas, built on double plots with frontages of about 50ft. A representative group is Nos 23-27 South Eastern Road, comprising No. 23 (Sherburn of 1869), No. 25 (The Cottage, possibly designed by the architect W. S. Barwick) and No. 27 (Nordley House).⁵²⁴ Some plots were later densified with infill housing. An example is the Gables, No. 57 South Eastern Road, possibly designed c.1883 by E. L. Elgar for the builder Grummant Bros, in whose grounds were erected The Gables Villas, two pairs of semi-detached houses of inter-war date (figure 173).⁵²⁵

Covenants imposed by the British Land Company on the purchased plots precluded any use as 'shop, warehouse or factory'.⁵²⁶ Public houses were likewise proscribed, and although a corner lot with frontages to Grange Road and South Eastern Road, was allocated 'for the erection of a tavern', this did not transpire.⁵²⁷ Although the prevailing character of the Ellington estate was residential, some public buildings were provided, mainly serving educational and religious purposes. In 1867 a temporary prefabricated iron building was erected on the site of the present No. 137 Grange Road. It was used as an elementary school and chapel until the erection in 1873 of a Baptist Congregational Chapel at the junction of Duncan Road and Crescent Roads.⁵²⁸ The latter building was known as Ellington Chapel or Ellington Church, designed by G. M. Hinds and built by W. H. Hills.⁵²⁹ It was redeveloped in the late 20th century as Bowen Court.



Figure 174. The former Aberdeen House School [DP247311]

The most distinguished building on the Ellington estate is Aberdeen House School at No. 68 Ellington Road [4] (figure 174). The boarding school was established in 1881 by Rev. George Simmers, who ran it until his death in 1918. It was designed by A. R. Pite in a picturesque vernacular revival style and built by W. W. Martin for a cost of £2,900. Simmers appears to have had strong views about the kind of facility he wanted, instructing his architect:

to provide a school house so thoroughly domesticated in its arrangements that the dominant idea to the boys should be that of a comfortable home with all its accessories. The general distribution of the rooms was therefore made on the basis of a gentleman's house with all its comfortable appurtenances. The billiard room, fairly proportioned, was appropriated for the school and classroom, with cloistered approach and lavatory adjoining. The spacious bedrooms became small dormitories with bathrooms and water closets located in each wing.⁵³⁰

In 1936 the building became a Register Office and a single-storey tuberculosis clinic (No. 22a South Eastern Road) was erected in its grounds in 1938.⁵³¹



Figure 175. An early 20th century postcard of Ellington Park [HE Archive: PC06922]



Figure 176. Nos 51-59 Park Road. [7603/P37]

Ellington House and its 12 acres of grounds was sold by the Garrett trustees to Edward C. Hailes Wilkie in 1866.⁵³² In 1892 it was purchased by Ramsgate Corporation, who demolished the house and laid out the grounds as a public park [5] (figure 175).⁵³³ The landscaping was completed by Joseph Cheal & Sons, landscape gardeners of Crawley, Surrey at an estimated cost of £12,400.⁵³⁴ It featured serpentine walks, a Doultonware terrace, a rustic bandstand, fountains, seats and shelters, a miniature lake and a children's playground. The presence of Ellington Park provided the impetus for the development of the remaining plots on the Ellington estate and land elsewhere in the vicinity such as Nos 51-59 Park Road, three pairs of large villas of 1909 (figure 176).

King Street and Hardres Street character area

This character area is located to the east of High Street and St George's Church (figure 177). It is made up of several parallel streets aligned south west – north east, including King Street, Turner Street, Hardres Street, School Lane and Church Road. They are connected by shorter residential streets running at right angles. With the exception of King Street, which is of ancient origin, the main streets were formed early in the 19th century, possibly as part of the development of an estate known as Ramsgate Farm about which little is known.⁵³⁵

The plots behind King Street were developed in the first half of the 19th century with a relatively unregulated mixture of small houses, shops and industrial uses, some of them occupying courts or side streets. The area also included three non-conformist places of worship and an Anglican mission church. Bright's Place is a street of council houses was completed in 1932 by Ramsgate Borough Council to rehouse those displaced by slum clearance. In the 1970s, sections of pre-1860s housing were redeveloped with several housing estates and a surface car park in accordance with Ramsgate's development plan.

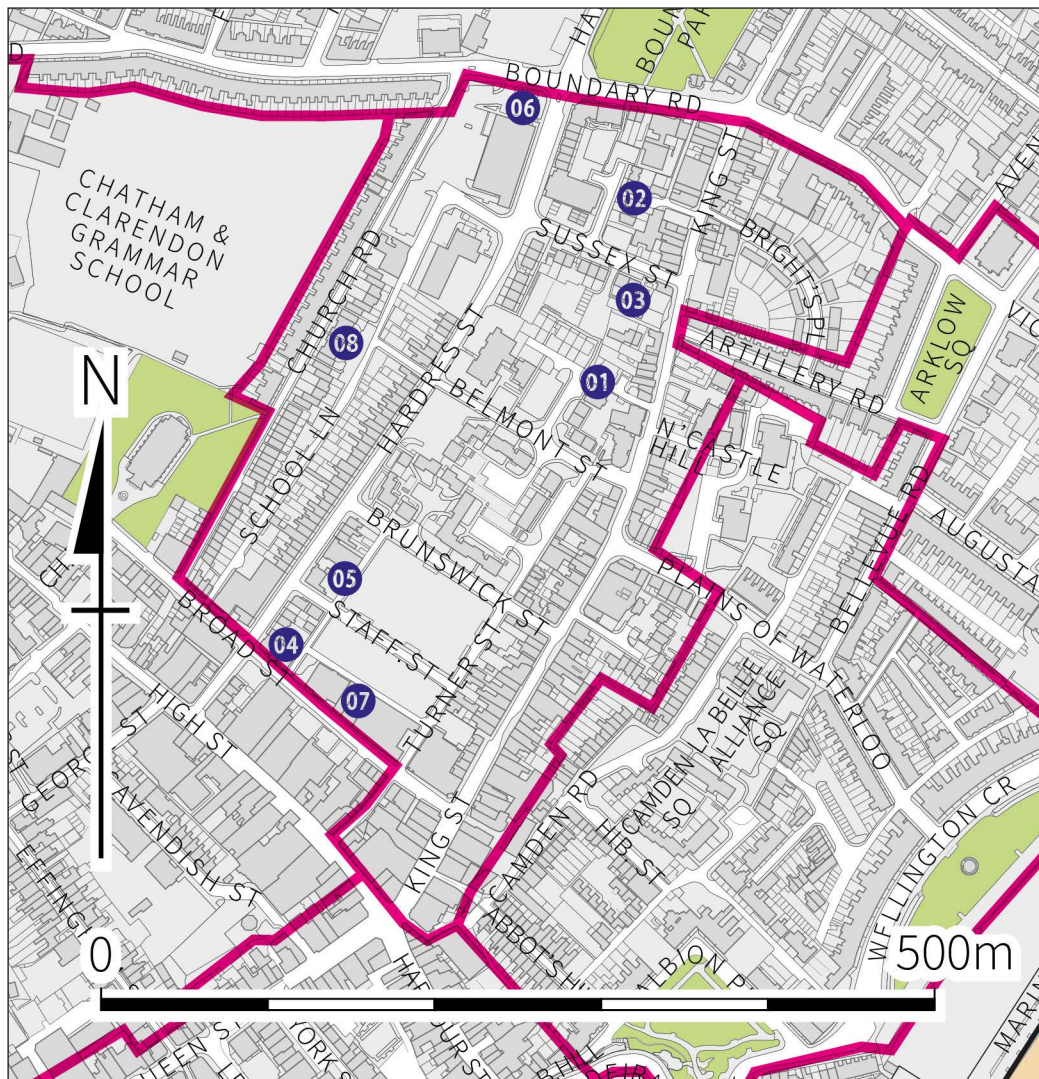


Figure 177. King Street and Hardres Street character area. Key: [1] Packer's Lane; [2] Portland Court; [3] Site of St Paul's Mission Church; [4] Site of Zion Chapel; [5] No 19 Hardres Street; [6] 1824 gasworks site; [7] Former St James Hall ; [8] Site of St George's National Schools

King Street

Before the 19th century King Street was known as North End. It originated as part of the route to Hereson, Dumpton and St Peter's, its course curving to follow the base of a shallow, silted-up valley which gradually rises to the north east. Until the late 18th century, this routeway constituted the only built-up part of the east cliff. The 1736 map shows that Packer's Lane [1] then represented the eastern limit of built development along King Street. The present location of Sussex Street represents the of a poor house erected in 1726 by the vestry and overseers of St Lawrence parish. It closed when a Union House was established by the Thanet Union at Minster and was put up for auction in 1836, when it was described as a 'substantial brick-built, well-timbered erection, with a frontage of about 100 feet, depth 21 feet, four story high'.⁵³⁶

Formative processes of development are unclear, but early maps show several parcels of land, which were then subdivided to create building plots of varying width. Building activity on those plots appears to have given rise to a more haphazard and irregular layout than that of the other principal streets, with frontages interrupted by courts, side roads and alleys leading to back yards and fields. Some of these features remain despite periodic redevelopment, regulation and street improvements, some of these features remain, and contribute to the present-day character of the street and its surrounding area. As elsewhere in Ramsgate, the front gardens of older houses have sometimes been built over. Richardson cites the example of two early 18th-century houses on the site of the present Nos 23-31, which had shop front extensions that were subsequently raised to two-storeys.⁵³⁷

King Street has a mixed character and has historically accommodated a mix of functions and economic activities (figure 178). In the 19th century, a variety of grocers, butchers, bakers, drapers and other merchants clustered towards the lower end of the street. There were also uses which preserved tracts of open land, such as warehouses, livery stables, builders' merchants, builders' yards and drying grounds, some of which helped to preserve tracts of open land. But the upper part of the street was predominantly residential in character.

Eight pubs are labelled on the 1822 map, a higher concentration than High Street and Harbour Place. Three remain in use occupying buildings of early or mid-19th-century appearance which are amongst the best preserved on the street. The Red Lion (No. 1 King Street) adjoins King's Place, a side passage which once led to a livery stables, located on the site of the former King's Cinema (1910, architect H. Bertram Langham).⁵³⁸ The pub was the starting point for a mail coach service to London and was used for the meetings of the Improvement Commissioners before the erection of the town hall in 1788. At the Deal Cutter (No. 44; figure 179) a broad, rendered, two-storey façade disguises what appears to have originally



Figure 178. Nos 103-113 on the north side of King Street. [7603/P38]

been two properties. It was advertised for sale by auction in 1782.⁵³⁹ The Earl St Vincent originally occupied No. 101, a narrow, two-storey building on the corner of Newcastle Hill, later expanding into the adjacent No. 99.

The upper part of King Street was built up from the late 18th century, although many vacant plots are depicted on the 1822 map. The presence of the poor house may have depressed land values in the vicinity, which was occupied with a mixture of detached houses, terraces and courts of small, tightly-packed cottages, cleared in the second half of the 20th century. Packer's Lane is shown on the 1736 Lewis map and probably originated as a farm track. It was developed by the Packer family, whose coach and fly business was based here, and who built around 40 cottages on their land, 'most of them', it was reported in 1867, 'in a very filthy state'.⁵⁴⁰ By 1849, the north side of Packer's Lane was occupied by the town yard and a bowling green. An early development in this area was Portland Place, Nos 142-162, a late 18th-century terrace of modest, single bay cottages with low-pitched roofs, some since heightened (figure 180). Nos 167-177 opposite is of two-and-a-half storeys with small casement windows lighting garrets.

One of the first court developments off the upper section of King Street was Portland Court [2]. It was rated as 'poor house row' in 1794.⁵⁴¹ It included Princes Palace, two rows of six houses facing each other across a narrow passageway, rated at 2s. each to George Sayer in 1794. The development known as Sanitary Cottages survives in rebuilt form at Nos 136-8 King Street (figure 181). Another court development was Government Row, later Artillery Place, which occupied the present site of No. 126. This terrace of nine houses, squeezed into the space of three normal-sized plots, was complete by 1808. Of similar date was Salem Place, occupying what is the site of Nos 118-22. This had two rows of four houses with rear access to a communal yard.



Figure 179. The Deal Cutter public house at No. 44 King Street. [DP247268]



Figure 180. Portland Place, Nos 142-162 King Street. [7603/P39]



Figure 181. Sanitary Cottages, Nos 136-8 King Street. [7603/P40]

A particularly insanitary group was Townley's Rents, six back-to-back cottages squeezed into the back yard of No. 1 Brunswick Street and accessed from a passageway between Nos 58 and 60 King Street. This development was in existence by 1804, when it was purchased by James Townley.⁵⁴² Living conditions here were inspected in 1878 for the Ramsgate Local Board of Health:

[The inspector] found the entrance to the premises three feet wide, and the yard and passage round six of the houses was unpaved, very uneven, and held the water when rained. The gratings of six of the houses admitted the rain into the cellars, these being very damp and unwholesome. The houses have each two rooms, and six of the houses stand back to back. The window sashes are all out order, so that they could not be opened to admit the air. The insides of the houses were very bad, owing to dampness. Neither the windows nor doors were water-tight, and there was no gutter to the roofs when he first visited the place. Close to three of the houses there was a foul drain.⁵⁴³

While the back-to-back layout of Townley's Rents may have represented the very poorest quality housing in the area, many of the occupants of the King Street area experienced overcrowding and insanitary living conditions. In the 1840s, the combination of population growth and an economic depression gave rise to considerable hardship and poverty, which was particularly acute in the 'backland' and court housing behind King Street. Efforts to improve the welfare of local residents included the ragged school opened in 1849 at Brunswick Place and the St Paul's Mission Schools on the site of No. 98 King Street, erected in 1876 to accommodate 180 children.⁵⁴⁴ This was related to the Mission Church of St Paul built in 1873–4 on the site of Artillery Place [3] (figure 182). Designed by Robert Wheeler of Tunbridge Wells and extended in 1885–7 (architect W. J. Osborne), it was demolished in 1959 and its site was redeveloped for housing in 1976.⁵⁴⁵

In the late 19th century there a considerable amount of redevelopment on King Street, sometimes as a consequence of street improvements initiated by the Local Board. In 1873 the Board invited tenders for the purchase of Nos 27, 33, 39 and 88 in order to 'set the houses back to the new line of street as soon as practicable'.⁵⁴⁶ Examples of late 19th-century redevelopment include Nos 32-40 and Nos 31-45

opposite, the latter including the York Arms at No. 35, possibly of 1882 by E. L. Elgar for the brewer J. Fleet.⁵⁴⁷ On a more ambitious scale was Nos 67a-73, a three-storey show room and warehouse designed by E. L. Elgar and built in 1885 by Newby Bros for W. P. Blackburn, a cabinet maker and upholsterer.⁵⁴⁸ Another extensive late 19th-century group is Nos 80-88, subsequently altered by the removal of shop fronts.

In the lower part of King Street a modern character predominates, partly as the result of large-scale, mid-20th-century redevelopment. However, there is one early survival, the mid-18th-century Winton Cottage at the rear of No. 11. This has a small front courtyard which is enclosed with a high flint wall and is of one-and-a-half storeys with a tall gambrel roof and a corner stack. Large developments included an Odeon cinema and adjoining shopping parade (1935-6, architect Andrew Mather) at Nos 20-30, built on the site of Fowler's livery stables. The cinema was demolished in 1988 to make way for an Iceland supermarket but the shopping parade survives in altered form (figure 183).⁵⁴⁹ At the junction of King Street and Belmont Street is the site of No. 98 King Street, the former Duke of Kent pub of 1938, designed in an eclectic style by W. Everard Healey for Tomson and Wotton (figure 184). It was demolished in 2020 in the development of a three-storey block of flats.⁵⁵⁰ Nos 4-18 comprise early 1960s shopping units with long frontages. They are the result of a street widening and pedestrianisation scheme by the Borough Council. Nos 4 and 6-8 were part of an extensive development for Boots which also necessitated the rebuilding of Nos 7-13 High Street. In the design of Nos 12-18 (1962, architects Foster and Barber) an attempt has been made to preserve the visual rhythm of the historic plot boundaries.⁵⁵¹ Of similar date is Nos 25-29, the former premises of the builders' merchants Alfred Olby Ltd, designed by G. L. Dale of Gardner & Dale.⁵⁵²



Figure 182. A mid-20th-century view of King Street, from an album of photographs and postcards assembled by John Pennycuik, now part of the Historic England Archive. [HE Archive: PEN01/15/03/29435]



Figure 183. the Iceland supermarket at No. 20 King Street. [7603/P41]



Figure 184. the Duke of Kent Public House, built in 1938 and demolished in 2020. [DP247247]

Between King St and Hardres St, including Turner Street

The tract between King Street and Hardres Street underwent significant change in the 20th century and retains little earlier fabric. The area is taken up with a large surface car park and post-war blocks of flats, with early 21st-century housing developments predominating to the north. While the present-day townscape is a product of the comprehensive redevelopment of areas of tightly-packed 19th-century buildings, the older pattern of streets, and in some cases property boundaries, has been retained and has exerted an influence on what followed.

Turner Street, formerly Turner Place, leads from High Street to Belmont Street. It was formed against the rear gardens of the houses fronting King Street. In 1800 building lots were advertised by the bricklayer Thomas Woodland, the carpenter William Duckett and Jacob Sawkins, a Margate-based lawyer ‘in a place intended to be called Turner’s Place’.⁵⁵³ The road was named after the Turner Brown family of Margate, who owned property and roads in this area down to the 1830s.⁵⁵⁴ The principal function of the street seems to have been to open up access to residential development on the side streets to the north west, and most of the frontage of the north side of Turner Street was taken up with the flank walls of those properties. Turner Street also had an important commercial function; five shops and Edmund Bright’s brewery were based here in 1835.⁵⁵⁵ The street name is first mentioned in the rate books in 1815, and subsequent growth was gradual and piecemeal.⁵⁵⁶

From the mid-19th century the long rear plots of properties on King Street started to be infilled. Examples are Nos 15-17 Turner Street, a pair of three-storey houses fronted in knapped flints (figure 185), and Nos 19-21, a later, two-storey pair of stock brick. Buildings of commercial character include No. 11, a late 19th-century gabled house with intact shop front; a warehouse with a first-floor loading opening at the rear of No. 40 King Street; and No. 13 Turner Street, a similar warehouse which opened in 2013 as the Ramsgate Music Hall. Nos 35-39 Turner Street relate to a single storey, late 19th-century mission hall, possibly associated with St Paul’s Church on King Street and now subdivided into flats. Its many openings are accented by red rubbed brick voussoirs and bands of black brick (figure 186).



Figure 185. Nos 15-17 Turner Street. [7603/P42]



Figure 186. Nos 35-39 Turner Street. [7603/P43]

By 1822, Cleaver Lane, Staffordshire Street, Union Place and Brunswick Street had been laid out between Turner Street and Hardres Street and around a third of the plots were built up (figure 187). Bethesda Street and Belmont Street (originally Regent Place) followed in the 1830s. The area attracted an unregulated mixture of cottages, outbuildings and industrial premises, with a stables complex on Staffordshire Street and a brewery and stone yard on Belmont Street. The deeper plots on the wide Brunswick Street proved more suitable for longer terraces of houses. Amongst the first houses here were No. 29, formerly 13 Waterloo Place, erected by the builder Richard Kempley on a plot purchased from Ann Turner Brown in 1820.⁵⁵⁷

Sussex Street was laid out of the site of the 1726 poor house (see King Street sub-area) and was named after Lady Augusta Murray (1768–1830), the wife of Prince Augustus Frederick, Duke of Sussex, who lived at Ramsgate after their separation. Only eight houses are depicted on the 1849 map. The present St John Ambulance headquarters, a single-storey brick structure of 1987, marks the site of a Ragged School which opened in 1859 on land donated by J. A. Warre.⁵⁵⁸ It provided evening classes for some 70 boys and girls of between 10 and 18 years of age.⁵⁵⁹ The school had previously occupied a building on Brunswick Street, where it had been based since 1849. Ragged Schools were independently established charitable schools which provided a basic education and, in many cases, food and clothing free of charge to poor and neglected children. Like the National and British Schools, it was aligned with a national movement, the Ragged Schools Union, founded in 1844.

In 1969 the Borough Council gained ministry approval to commence a redevelopment scheme that arose from the 1964 development plan.⁵⁶⁰ It concerned a 4-acre site bounded by King Street, Brunswick Street, Hardres Street and Sussex Street for housing, road widening and a multi-storey car park.⁵⁶¹ Of 136 buildings on the site, 76 were classed as unfit dwellings. Between Brunswick Street and

Belmont Street is a three-storey group of flats of c.1978–81, designed under Roman Mirkowski, the architect to Thanet District Council. Of brick with a pitched tiled roof, they are set back from the pavement on a layout arranged around parking courts (figure 188). Instead of the intended multi-storey car park, the area bounded by Cleaver Lane and Brunswick Street became the Staffordshire Street surface car park.

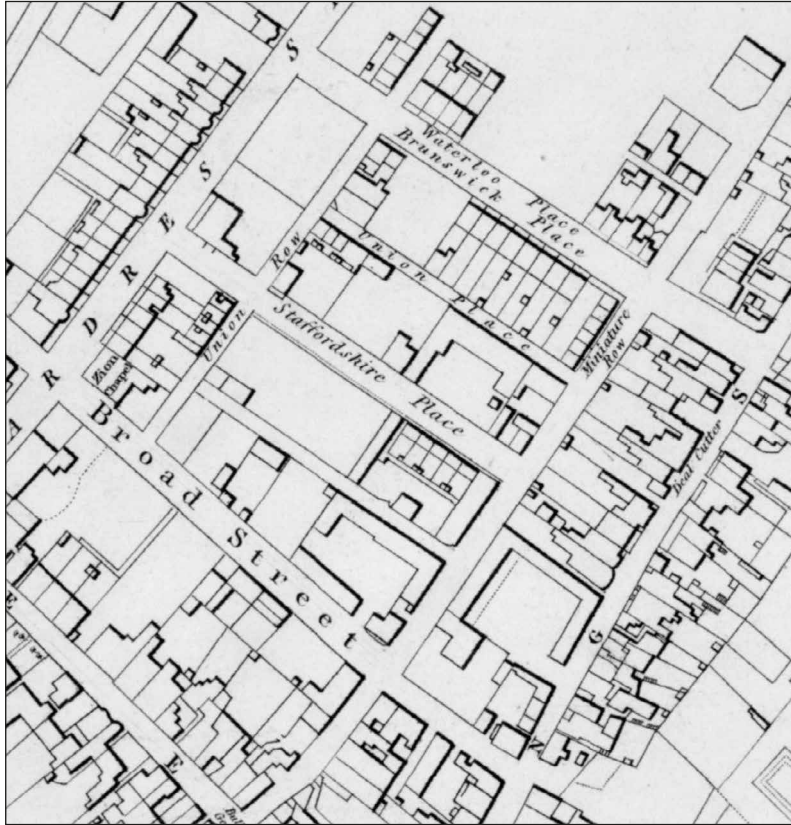


Figure 187. An extract from the Collard & Hurst map of 1822 showing development between Hardres Street and King Street. Turner Street is un-named. [Courtesy of Michael Child]



Figure 188. Nos 37-47 Belmont Street, part of a development of c1978-81 by Thanet District Council. [7603/P44]

At the junction of Hardres Street and Belmont Street is Brunswick Court, a seven-story block of flats clad in red brick, with an attached community hall. This was built around 1975 by Thanet District Council to designs supplied by the Greater London Council (GLC). The site had been acquired by the GLC in 1971 as part of its 'seaside and country homes programme' of rehousing retired tenants outside London but when construction failed to get underway Thanet reacquired the land and undertook the development.⁵⁶² It is adjoined by the contemporary Loughborough Court, a complex of 36 maisonettes enclosing a grassed central area. It is named after the Rev George Loughborough, a former Vicar at St George's Church.⁵⁶³ The north east side of Sussex Street remains vacant, save for the St John's Ambulance building and a group of prefabricated garages.

Hardres Street

Hardres Street was built up in the first half of the 19th century but, as elsewhere in the character area, it has been subjected to a combination of comprehensive redevelopment and piecemeal alteration that has significantly modified its character. The street originated around 1806, when Jacob Sawkins of Margate and John Horn, a Ramsgate builder, advertised a building plot 'adjoining to a road 32ft wide, leading into the new streets now laying out there, intended to be called Upper Hardres Place and Lower Hardres Place'.⁵⁶⁴ Laid out at the same time was a rope walk on the site of the present Church Road (see Church Road and School Lane sub-area) to which Broad Street must have provided access. According to Richardson, the street was named after Thomas Hardres (1611–81), a sergeant-at-law of Canterbury, who in 1669 devised land here to Jane Turner Brown of Margate.⁵⁶⁵

By about 1840 the lower part of the street had a near-continuous frontage extending from High Street to Brunswick Place. The principal buildings were located at the junction with Broad Street, within easy reach of High Street. A Bethel or Wesleyan Chapel was built in 1810 for £5,000.⁵⁶⁶ Enlarged in 1840 and altered in 1865 by a Mr Osborne, the chapel was bombed in the Second World War and rebuilt in the 1950s.⁵⁶⁷ The present building incorporates faceted bays of brown brick over a retaining wall of knapped flint.⁵⁶⁸

An independent Zion Chapel [4] was founded in 1816 under the minister Edward Goldsmith and was dissolved in 1832.⁵⁶⁹ It occupied the present site of No. 5, diagonally opposite the Wesleyan Chapel. In 1834 a Beulah Chapel in Hardres Street was conveyed, subject to a mortgage of £600, in trust to be used by the Particular or Calvinist Baptists. It was enlarged by E. J. Wildish in 1837–8 and acquired for use as a Primitive Methodist chapel after the minister, John Mortlock Daniell, established a chapel at Cavendish Street (see High Street character area).⁵⁷⁰ In 1869 the building again changed use, opening as the Alexandra Theatre. After suffering fire damage it was rebuilt in 1881–2 (W. G. Osborne, architect) for the Ramsgate and St Lawrence Coffee Tavern Company as the Victoria Temperance Hotel.⁵⁷¹

According to Richardson, the first houses were erected at the west end of the street by the carpenter and builder John Smith.⁵⁷² Smith's house was probably the double-pile No. 6, which was originally adjoined by his yard and workshop, 'lately erected'



Figure 189. Nos 25-29 Hardres Street and former Wesleyan Centenary Hall. [7603/P45]



Figure 190. No. 19 Hardres Street. [7603/P46]

in 1813.⁵⁷³ By March 1819, Nos 6-22 were occupied, while Nos 24-28 were ‘building’. Nos 9-15 on the south side were occupied by 1820.⁵⁷⁴ These are plain houses of three storeys and a single bay over a basement area. No. 17 is the former Woodman Inn of c.1840. No. 29, at the corner with Brunswick Street is of c.1830 for the baker Thomas Parker and retains an impressive double-bowed corner shop front (figure 189). The stuccoed Nos 25-27, with a moulded cornice and reeded pilasters over ground floor rustication, must have originally presented a striking contrast to the prevailing brick of the surrounding houses.

Nos 56-58 on the north side are of a similar appearance, with Greek key ornament to their pilasters. No. 64, of three storeys with a two-storey bow front, was designed by G. M. Hinds in 1832 for the retired naval surgeon James Ayres.⁵⁷⁵ Despite the compact plot of c.27.5 × 6m, a small stable and coach house was included to the rear, accessed from School Lane. On the corner of Belmont Street is No. 78, of three tall storeys with a bow front incorporating first-floor balcony doors. In 1822 it stood alone at the top end of the street.

In the first half of the 19th century the lower part of Hardres Street was an enclave of builders and craftsmen: in 1841 T. A. Grundy lived at No. 28 while his associate and the town surveyor E. J. Wildish (1789–1858) was based at No. 50. James Crisford, the developer of Liverpool Lawn, was the first resident of No. 11.⁵⁷⁶ The most impressive building is No. 19, the residence of the bricklayer and builder Richard Kempley [5] (figure 190). It is a double-fronted house of c.1817, of brick with large sash windows and flint flank walls. The house later became the residence of the Wesleyan minister Henry Bevis, and the Wesleyan Centenary Hall and Sunday Schools were built in 1911 on the rear portion of its garden.

Until 1867 the section of Hardres Street east of Belmont Street was known as Frederick Street, possibly commemorating Frederick, Duke of Sussex. It was laid out in the 1830s with smaller dwellings than those to the west, reflecting the greater distance from High Street. The east end of the street adjoined the Liberty Way and was thus deemed a suitable site for the town’s burial ground and gasworks, both established in 1824, which may also have lowered property values. The gasworks [6] were erected under the supervision of the gas engineer Joseph Hedley for the Isle of

Thanet Gas-Light and Coke Company.⁵⁷⁷ By 1872 it had been extended to include a retort house (fronting Boundary Road), an engine house, an office and a gasometer. By this date the gasworks had extended north of Boundary Road. The main site is now occupied by an Aldi supermarket

A 'Hardres Street clearance area' was designated in Ramsgate Borough Council's development plan and demolition started in 1970.⁵⁷⁸ Prominent post-war additions include the rebuilt chapel, now Hardres Street United Church, the post-war extension to the telephone exchange on the site of Nos 8-20, and the 1970s housing sites between Brunswick Street and Sussex Street. The post-war flats, Pembroke Court, occupy the site of Frederick Cottages, three rows of cottages off short side streets, and Alfred Place (Nos 96-112).

Broad Street (south end)

The southern section of Broad Street has the low-key character of a back road, partly due to the lack of frontages. It is of mixed character and much of the lower part is occupied by buildings of relatively recent date. The earliest survival here is No. 3a, the former St James Hall [7] (figure 191), which was created in 1861 for Edwin Perry 'for the purpose of making a room for public entertainments'.⁵⁷⁹ This building



Figure 191. The former St James Hall at No. 3a Broad Street.
[DP247273]

either replaced or was a remodelling of the Ramsgate Theatre, dating from in 1825 and then rebuilt after a fire in 1831 (see Appendix). Perry's premises combined day-time use as an auction mart with evening events and public lectures. The hall was 'restored and handsomely decorated' in 1869, before being converted in 1883 'at considerable expense' to the St James's Theatre. In 1886 it was purchased for £1,000 by the Rev H Bartram, the vicar of St George's for a parish hall.⁵⁸⁰ It is today used as a children's activity centre. No. 3, a late 20th-century home furnishing store, stands on the site of a livery stable, later the town yard. Kingswood Heights, an early 21st-century block of flats occupies the site of a brewery, owned by James Austen and

later Fleet's, and a large, early 19th-century house, which was set back from the road behind gardens.⁵⁸¹

The character of Broad Street north of Hardres Street is determined by middling houses and charitable institutions related to St George's Church. The section of the street north of Church Road forms part of the setting of Ramsgate's parish church and is considered along with that building in the High Street character area. Notable houses here are Nos 15-17, a characterful late Regency pair with three over three sashes and rounded bay windows, and No. 12 opposite. To the south is a Telephone Exchange of 1935 (No. 11) in a characteristically domestic Neo-Georgian style; it has been heightened and extended.

Church Road and School Lane

The north side of Church Road is taken up with the late 19th-century housing which fringes the playing fields of the Chatham & Clarendon Grammar School, while the opposite side is dominated by Nos 33-47, a section of late 20th-century infill housing in the neo-Vernacular style and the surface car park of Aldi supermarket. Behind is School Lane, which has the character of a rear alley.

The area was formed in the early years of the 19th century. In 1806 Jacob Sawkins and John Horn advertised the sale of the strip of land now occupied by Church Road, 'laid out for the purpose of a rope walk', and the adjoining plot bounded by School Lane, 'suitable for the erection of a store house and spinning sheds'.⁵⁸² Such enterprises may have been the impetus for the formation not only of Church Road but also of Broad Street and Hardres Street. In 1809 these plots were acquired by the shipping agents Goodwin, Curling, Friend and Joad of Ramsgate and Deal. By 1811 they had erected a warehouse, rated at £1 5s., where today stands Nos 1-9 Baker's Court.⁵⁸³ The rope walk was still 'intended' in 1824 but was presumably thwarted by the erection of St George's Church.⁵⁸⁴

Church Road was initially known as Bethel Place, after the nearby chapel. On the north side are Nos 4-10, four single-bay brick cottages of c.1810 which pre-date the churchyard of St George's. The contrast with Sidney Place, the terrace opposite (Nos 1-17) suggests the influence of the new parish church on land values and the social profile of the area. Built in the late 1830s on the former anchor ground, it is of stock brick, with rubbed brick voussoirs, most now painted, and canted bay windows with reeded enrichment. The keystones over the entrance feature sculpted male heads like those at the contemporaneous Elgar Place (Nos 70-94 Boundary Road). The bricklayer Edward Elgar may have been connected to both developments, as he is recorded as residing at Sidney Place in the 1841 census.

Late 20th-century housing at nos 33-47 now occupies the site of the St George's National Schools [8]. The schools were built on land purchased by the Rev Richard Harvey and contractors for 'the proposed buildings for juvenile and infant schools, with class rooms and residence for a master' were sought in August 1839 by the London-based architect Alfred Hiscocks.⁵⁸⁵ The plan was symmetrical, with 'dwelling rooms' for the master and mistress in front of a pair of large classrooms.⁵⁸⁶

An infants' wing was added to the south around 1864 by W. E. Smith and the site remained in educational use until it was redeveloped.⁵⁸⁷

The supermarket car park at the top of Church Road occupies the former St George's burial ground, which was consecrated by the Archbishop of Canterbury in August 1824.⁵⁸⁸ Its flint boundary wall survives along with the brick piers of the entrance which may have formed part of a lychgate or similar feature.⁵⁸⁹ The graveyard was disused by 1905, and the graves were later disinterred and re-buried at Ramsgate Cemetery.⁵⁹⁰

East Cliff character area

This corresponds to that part of the chalk outcrop immediately to the east of Ramsgate Harbour and takes in the streets behind Harbour Street, King Street and the Mount Albion Estate (figure 192). Until the late 18th century this upland area was largely cultivated as arable and pasture land, as suggested by Clover Hill, the original street name for Abbot's Hill.⁵⁹¹ But its proximity to Ramsgate Sands and Harbour and unobstructed views over the Downs made it increasingly attractive to developers looking to invest in the seaside resort.

Two pioneering seafront schemes dominate the character area: Albion Place of c.1789-98 and Wellington Crescent of 1818-24. But further development was long hindered by a lack of direct access from Ramsgate's principal streets. Until the mid-19th century the only means of entry to the plots behind King Street and Harbour Street were the steep and narrow approaches to Albion Hill and Abbott's Hill. As elsewhere in Ramsgate, major resort developments were dependent on the provision of new approach roads. On the east cliff this necessitated the lower part of Plains of Waterloo (which descends to King Street), Camden Road (linking Abbott's Hill and Plains of Waterloo) and Madeira Walk (an inclined drive from Harbour Parade to Albion Place).

The predominant character is residential and owes much to brick-built terraced housing, the majority erected between 1790 and 1840. And the townscape is dominated by fashionable urban layouts such as crescents, mews and squares that were flexible and capable of accommodating a wide range of scales and social groups, including residents and tourists of differing social class. The area also nicely represents a spatial pattern in which the rateable value (and in most cases, size) of the dwellings decreases away from the seafront. The result is a form of social zoning, albeit one that has been subject to constant change. For example, concentrations of 19th-century working class housing are today less evident as a result of mid-20th-century clearance. Post-war redevelopment schemes constitute a secondary character element to the area, encapsulating a range of approaches to municipal housing from system-built point blocks to low-rise schemes and 'contextual' design.

Abbot's Hill and Albion Hill

These two adjacent streets may have originated as footpaths providing access to yards, back plots and agricultural land behind King Street and Harbour Street

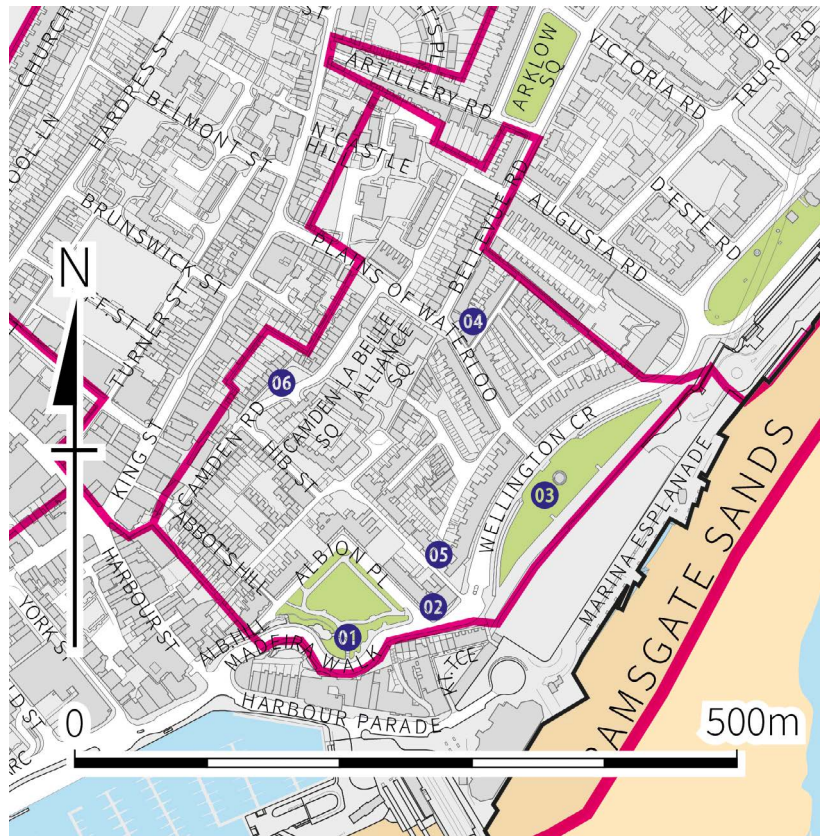


Figure 192. East Cliff character area. Key: [1] Destiny war memorial; [2] Albion House; [3] Wellington Crescent Bandstand; [4] Waterloo Cottage; [5] East Cliff House; [6] Nos 35-44 Camden Road

(figure 193). They are barely indicated on the town plans of 1736 and 1755, and may have been formalised by the development of Albion Place.⁵⁹² Some 14 properties are entered under Albion Hill in the rate book of October 1802, including the Albion Hotel and its stables which were rated at £1 19s.⁵⁹³ The properties to the south of Albion Hill were cleared when Madeira Walk was formed. Of the houses to the north, Nos 2-16 have been extensively altered, although older fabric may be preserved behind the facades. Nos 16-22 have been remodelled, probably in the late 19th century, with tile hanging and applied half timbering to make a compact and picturesque group. Nos 24-26 are a pair of townhouses of four storeys over basements which follow the format of the neighbouring Albion Place terrace.

Clover Hill was renamed Abbot's Hill in 1867. According to one 19th-century account, the name alludes to a small farm named Abbot's Farm which was sited on the east cliff.⁵⁹⁴ Abbot's Hill is a narrow street which becomes a footpath at either end. The best-preserved group is the former Albion Terrace at Nos 18-28, a row of three-storey houses with two-storey bow-fronted bay windows over basement areas. This was a development by the carpenter John Goodson, the builder W. E. Smith and others on plots purchased and laid out by John Mercer. Appearance was regulated by a deed of stipulation dated July 1851.⁵⁹⁵ Nos 15-23 is a late 19th-century row of houses which occupies the site of a double-fronted house within

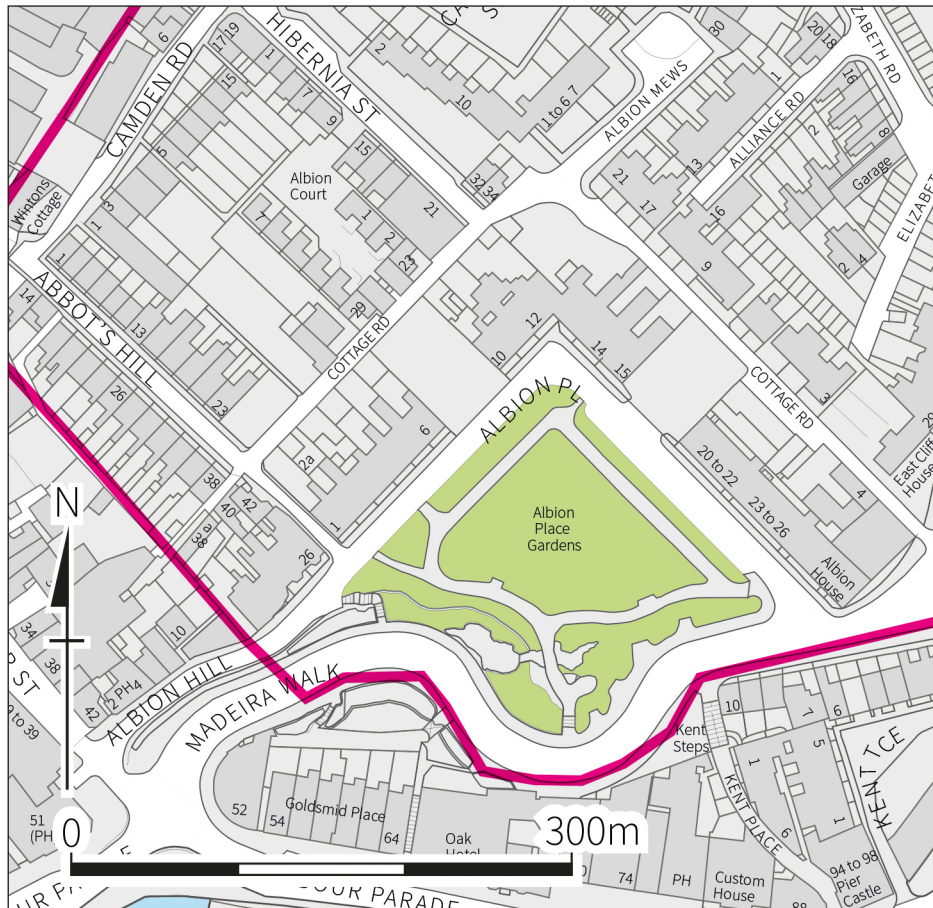


Figure 193. Abbot's Hill, Albion Place and the surrounding area

extensive gardens, possibly that rated to John and Joseph Fowler for £1 11s. in May 1810.⁵⁹⁶

Albion Place and Madeira Walk

Developed in the 1790s, Albion Place has good claim to being Ramsgate's first coordinated seafront development (figure 194). Its name may have been calculated to appeal to a growing sense of national identity, shaped by political events in Ireland and France. It is an L-shaped arrangement of two terraces framing a triangular green. Behind is a rear alley named Cottage Road. The houses are large, of four storeys over basements with areas, adorned by covered first-floor balconies with slender wrought-iron balustrades. At the end of the terrace is Albion House, a double-fronted house of five bays and three tall-storeys over basements. Original doorcases survive at Nos 4 and 11; they are of similar form to those at the contemporaneous Chatham Place.

Over time the relatively uniform character of Albion Place has been modified by additions, alterations and losses. Many of the houses incorporate 19th-century modifications such as rusticated doorways, moulded window surrounds and single-pane sash windows (figure 195). Nos 7–9 and 16–19 were destroyed by enemy action during the Second World War and their plots have become surface car parks.

Nos 20-26 were rebuilt c.1950 to designs by W. W. Garwood, architect to Ramsgate Borough Council for use as municipal offices.⁵⁹⁷ And the setting of Albion Place was transformed by the construction of Madeira Walk in the 1890s which included the purchase and landscaping of the former residents' gardens.

The formation of Albion Place is a good example of the way in which a unified architectural appearance could be achieved in a development undertaken by multiple participants. In 1789, Stephen Heritage, the innkeeper of the King's Head Tavern on the quay, purchased a prominent site on the east cliff. He had a layout drawn up and sold off most of the 28 plots directly to freeholders who in turn had houses built



Figure 194. Albion Place. [DP251340]



Figure 195. Nos 12-15 Albion Place, possibly erected c1791 for James Townley. [DP251336]

to their own specifications. Control was exercised by imposing a 'deed of stipulations and restrictions' on every transactions which specified when and how the houses were to be built.⁵⁹⁸ In this instance, the covenants required a visual uniformity on the facades and proscribe any structures (other than fences or railings) on the residents' gardens.



Figure 196. Albion House. [7603/P47]

Four pairs of plots were acquired in 1791 by the carpenter Stephen Peake, the bricklayer Thomas Woodland and Thomas Grey, a baker who may have invested in the scheme. One of their pairs of plots was sold in 1791 to the Canterbury alderman James Simmons (1741–1807) who used them for a large house.⁵⁹⁹ Albion House was probably completed in 1794, the year it first appears on the rate books [2] (figure 196).⁶⁰⁰ From the outset it was rented out as a furnished lodging house, being let to the Archbishop of Canterbury in 1810 and Princess Victoria in the 1830s.⁶⁰¹

The development at Albion Place also represented an investment vehicle for local landowners. James Townley purchased plots on which Nos 12-15 had been erected by July 1792 (figure 195).⁶⁰² In her will of 1833 Mary Townley left £5 to 'Mrs Tunbridge who has the care of my lodging houses in Albion Place'.⁶⁰³ The Townleys also acquired Albion Place Gardens, which was described in the 1839 auction of their property as 'a profitable investment, by each house in Albion Place paying a certain sum per annum, for the privilege and use of so delightful a plot of ground'.⁶⁰⁴ In July 1792 James Townley was also rated for coach houses and stables at Albion Mews that were presumably rented to residents of Albion Place, providing him with a supplementary source of income.⁶⁰⁵ The mews took the form of a rectangular



Figure 197. Albion Place Gardens, bounded to the south by Madeira Walk. In the centre is the war memorial. [DP247318]



Figure 198. War memorial at Albion Place Gardens [DP247317]

yard lined with 16 stables, at the centre of which was a cottage and row of 12 coach houses.⁶⁰⁶ It remained in use until 1903 when the southern section was redeveloped as Alliance Road, the remainder becoming a cul-de-sac which perpetuates the name Albion Mews.⁶⁰⁷

The setting of Albion Place underwent a transformation in the 1890s with the construction of Madeira Walk, is a serpentine carriageway that ascends the

western end of east cliff, linking Harbour Parade with Wellington Crescent (figure 197). The open ground on either side is landscaped on both sides with retaining banks of Pulhamite artificial rockwork in coloured bands that imitate geological strata. The rockwork incorporates pockets of planting, grottoes, niches for benches and, on the northern side, an ornamental waterfall and the later addition of a war memorial. This section then merges into Albion Place Gardens. The combination of the sinuous and inclined route, the picturesque landscaping and the long views over the harbour and coastline make this one of Ramsgate's most distinctive spaces.

Madeira Walk and its Pulhamite landscaping scheme were laid out in 1892–3 to designs by the borough engineer W. A. McIntosh Valon in cooperation with James Pulham & Son of Broxbourne in Hertfordshire. The total cost of the work was £5,326.⁶⁰⁸ Along with Royal Parade on the west cliff and the redevelopment of properties on Harbour Parade, it formed part of a long-contemplated front improvement scheme by Ramsgate Corporation. In 1894 Valon gave an account of the evolution of the west cliff component:

It was intended in the first instance to slope back the sides of the road and form a terrace in the centre, banking it with grass and flowers. Mature consideration, however, shewed that the maintenance of these slopes at such an angle would be difficult and expensive, and it was finally decided to treat it in the way we have now done, viz, by forming artificial rock work covered with Pulhamite cement made to represent large blocks of stone, such as may be seen in other parts of the country.⁶⁰⁹

The war memorial was situated above Madeira Walk in 1920 [1] (figure 198). Presented to the town by Dame Janet Stancomb Wills, this takes the form of a sculpture by Gilbert Bayes entitled *Destiny*. It depicts a seated female figure, her face unveiled but with eyes closed.⁶¹⁰ Contemporary photographs show that the pedestal, now eroded, was originally engraved with pictograms resembling hieroglyphics and the Greek inscription 'ΑΝΑΓΚΗ'.⁶¹¹

Wellington Crescent and Plains of Waterloo (south end)

The east cliff is dominated by the sweep of Wellington Crescent and its gardens, crowned by a 1930s bandstand [3] (figure 199). The elevations of the two ranges that make up the curved terrace step up in height from the outer ends, progressing from three storeys to four tall storeys for the houses flanking the entrance to Plains of Waterloo (figure 200). This confers a formal unity on a large group while



Figure 199. Wellington Crescent, Plains of Waterloo (south end), and the area to the west, including Camden Square and La Belle Alliance Square



Figure 200. Wellington Crescent. [DP251330]



Figure 201. Plains of Waterloo, looking north towards the junction with Bellvue Road. [7603/P48]

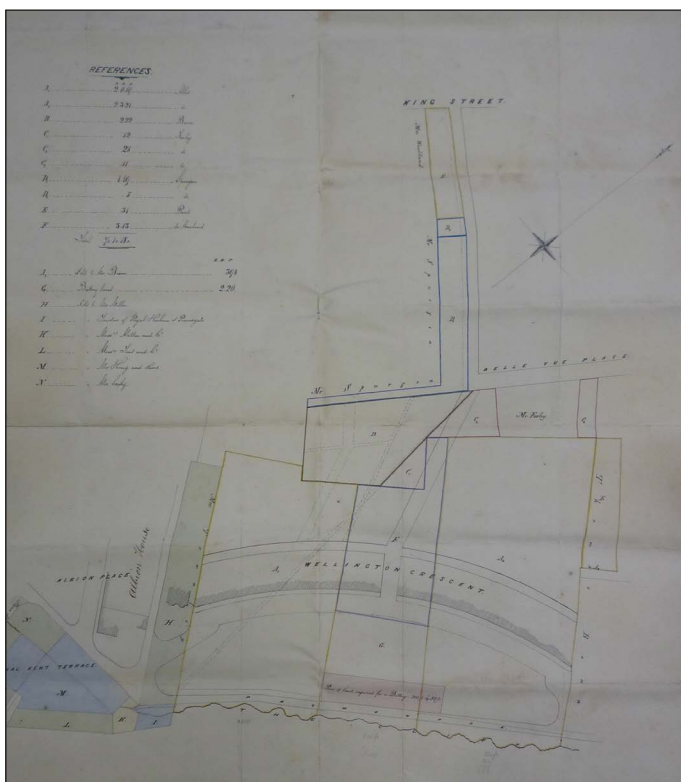


Figure 202. An 1860 map showing the parcels of land acquired for the development of Wellington Crescent and Plains of Waterloo. [KHLC:R/U774/T51]

allowing for different grades of housing. A continuous Doric colonnade and a first-floor veranda provide a horizontal accent to the crescent. Plains of Waterloo, a street of more modest three-storey terraces, was jointly conceived with Wellington Crescent as piece of formal town planning (figure 201). Their names commemorate the 1st Duke of Wellington's victory over Napoleon at the Battle of Waterloo in 1815, as does the later La Belle Alliance Square to the west (see Camden Road, Hibernia Street, Camden Square, La Belle Alliance Square sub-area).⁶¹² In 1825 Wellington himself stayed at the newly completed crescent.⁶¹³ Wellington Crescent led to an existing street named Bellevue Row or Bellevue Road which connected with King Street, absorbed into Plains of Waterloo in 1867. The streets to the rear of Wellington Crescent and Plains of Waterloo – Elizabeth Road, Balmoral Place and Irchester Street – functioned as mews, combining workers' housing, former stables and coach houses.

This grand development, under construction between 1818 and 1824, was the joint

venture of the blacksmith James Underdown, the shipwright William Miller, the builder James Smith and the carpenter Pilcher Longley (figure 202). As small-time speculative builders, they used their limited working capital to erect a number of brick shells or 'carcasses'. These they sold off with the option to fit out the interiors for an additional sum.⁶¹⁴ Other plots were sold on to others to develop, subject to a deed of stipulations and restrictions 'for effectuating establishing and rendering perpetual the plan design and purposes therein mentioned'.⁶¹⁵ But taking on such

an ambitious development was risky; in the 1820s Longley and Underdown were declared bankrupt and their real estate was liquidated to pay off their debts. The latter's property, auctioned in May 1827, included both 'lately erected' houses and building plots on Wellington Crescent, Plains of Waterloo and the streets to the rear as well as Bellevue Road.⁶¹⁶ But Smith and Miller fared rather better, perhaps because of the financial security provided by their existing businesses. Smith erected Waterloo Cottage (50 Plains of Waterloo) as a family home around 1818 [4] (figure 203). Miller was a co-owner of the shipbuilding yards of Miller, Hinds and Beeching adjacent to Ramsgate Sands and lived at Albion Place nearby. In 1844 G. M. Hinds designed East Cliff House [5] for a 'Mr W Miller', who was probably the co-developer's son who had the same forename.⁶¹⁷ This detached villa of stock brick with stucco enrichments in the Classical style occupies the seaward end of a strip of land between Albion Place and Wellington Crescent, purchased from Mary Townley (figure 204).⁶¹⁸ When the crescent was commenced the only connection to Albion Place was a clifftop path. But in 1844, at the request of the house owners, a carriageway was agreed by William Miller jun. over his land linking the two developments.⁶¹⁹

The curved gardens in front of Wellington Crescent were originally surrounded by a path and borders of shrubs or ornamental plants. By summer 1824 Miller had erected an oak statue of the 1st Duke of Wellington as a centrepiece.⁶²⁰ In 1827 he purchased Longley and Underdown's shares in the 'pleasure ground in front of Wellington Crescent and in the freehold of certain roads near to', thus becoming sole owner.⁶²¹ In 1887 the gardens, along with the surrounding roads, were purchased for £400 by Ramsgate Corporation and laid out to designs by the Borough Surveyor.⁶²² The 'Empire Bandstand' was moved from its original position outside the Granville Hotel to Wellington Crescent Gardens in 1914. In 1939 it



Figure 203. No. 50 Plains of Waterloo, originally Waterloo Cottage. [7603/P49]



Figure 204. East Cliff House. [DP247203]



Figure 205. The Bandstand at Wellington Crescent. [DP247206]

was replaced with a new bandstand, built for a total of £2,500 to designs by the Ramsgate Borough Engineer, R. D. Brimmell (figure 205).⁶²³ The structure was clad in ‘ceramic marble’ by Carter and Co of Poole and surrounded by a surfaced dance floor, described as an ‘open air ballroom’.⁶²⁴

To the east of Wellington Crescent stood Bellevue House, an early 19th-century detached villa. This may have been built for the Rev Samuel Vince (1749–1821), Plumian Professor of Astronomy at Cambridge University, who purchased its site from the Rev William Abbot in 1814.⁶²⁵ It is depicted on the 1822 map and had a small lodge to the north west of the house, accessed by a drive leading from Bellevue Road (then Bellevue Place). Photographs show the house to have been of three bays with a side entrance. Subsequently known as Wellington Lodge, Truro Lodge and Truro Court Hotel, it was demolished in 1962 and replaced by Homefleet House, a housing development of c.1980 by Leslie Dale & Partners of Margate for Kingfisher Homes (Wembley).⁶²⁶

Bellevue Road (west end) and Plains of Waterloo (north end)

The section of Bellevue Road between Plains of Waterloo and Augusta Road was laid out in the early 1800s as Bellevue Place (figure 206).⁶²⁷ In August 1808 seven houses were rated under that name.⁶²⁸ Thomas Farley was an instrumental figure in the early development of Bellevue Place, and sold several parcels of land to the developers of Wellington Crescent and Plains of Waterloo.⁶²⁹ Trade directories and early views of the 19th century suggest that this part of Bellevue Road hosted several shops and

commercial premises, including a public house, the Iron Duke, at No. 2. Despite later alterations including the removal of many shop fronts, the area retains an early 19th-century character. The earliest houses appear to have been modest, with a single first-floor window per dwelling. Several houses depicted on the 1822 map survive including Nos 2a, 3 and 5, a narrow-fronted group of two-storey cottages, and No. 17, a similar house with a corner shopfront and side entrance (figure 207). Mid-19th-century buildings include Nos 22-24, of which the latter retains a curved first-floor bay window and veranda (figure 208).

The section of Plains of Waterloo originally known as Bellevue Row or Bellevue Hill was laid out in the early 19th century. This linked the contemporaneous Bellevue Place to King Street. An auction advertisement of January 1807 included two building plots 'on the south side of the new road leading to Belle Vue Place'. Mention is also made of houses of brick and timber 'to be taken down to form the intended New Road' (presumably properties fronting King Street) and a house fronting the 'intended new road leading from King Street into the land behind'.⁶³⁰ The now-demolished No. 22 Plains of Waterloo, formerly No. 1 Bellevue Row, was a one-room plan dwelling which 'had lately been built and erected by said Thomas Farley' at the time of its sale by Farley in 1810. It occupied part of a parcel of about 2 acres which he had purchased from Thomas Hooper in 1804.⁶³¹ By 1822 the house was part of a terrace of ten houses (Nos 22-40), with a stable to the north and a row of seven one-



Figure 206. Bellevue Road (west end), Plains of Waterloo (north end) and the Newcastle Hill area



Figure 207. the south side of Bellevue Road, with No. 1 to the right. [7603/P50]



Figure 208. Nos 22-24 Bellevue Road [DP247248]

room plan cottages across the street (probably the stables and cottages rated to Farley in February 1812).⁶³²

The contrast between the working-class character of Bellevue Row and the more genteel Plains of Waterloo was highlighted in 1867 when the matter of street renaming arose. Councillors debated whether ‘the two classes inhabiting the two neighbourhoods should be reputed to live in the same place’.⁶³³ In the 1960s and 1970s much of the poorer end of the street was cleared by the council as part of redevelopment scheme around the neighbouring Newcastle Hill and La Belle Alliance Square. As a result, the character of the street is fragmented, combining surviving groups of 19th-century buildings with post-war local authority housing.

Camden Road, Hibernia Street, Camden Square and La Belle Alliance Square

The land behind Albion Place, Wellington Crescent and Plains of Waterloo was

developed in the 1830s and the 1840s with working class and lower-middle class houses (figure 199). Opening this up for development required a ‘new road from Wellington Crescent to the Market Place’, which was reported in the local press in November 1833.⁶³⁴ This became Camden Road. The two fields adjoining the new road were then laid out as Hibernia Street and Camden Square (occupying the larger of the fields) and La Belle Alliance Square. The character of this back-plot area derives from the irregularity of its street pattern and the comparatively high density with which it was built up. In the late 20th century it experienced major change when Camden Square and parts of La Belle Alliance Square were redeveloped with low-rise council housing.

The western part of Camden Road is narrow and follows an erratic line. It was originally dominated by the Mount Zion Chapel, erected in 1843 for the Society of Particular or Calvinistic Baptists. It was redeveloped in 1971 with a block of flats named Mount Zion House.⁶³⁵ To the east are Nos 5-15, a terrace of six houses with frontages of about 15ft (4.57m). No. 9 bears a datestone reading 'Mount Zion Place / 1846' although six inhabited dwellings were recorded here in the 1841 census. No. 1 Mount Zion (probably No. 5 Camden Road) was erected for the mariner Sharp Hutchinson on land bought by him from Thomas Spurgen in 1826.⁶³⁶

The west side of Hibernia Street was built up from the mid-19th century (figure 209). On the corner is No. 19 Camden Road, possibly the 'newly-erected brick-built messuage [...], divided into two tenements, situate at the corner of Camden Road and Hibernia Place', advertised in 1849 and later the Maidstone Arms Inn in 1872.⁶³⁷ Nos 5-7 are the survivors of a group of three tall houses with the name and datestone 'Ellen's Place / 1847'. The 1849 map depicts a single-room plan building at the corner of Hibernia Street and Cottage Place. This is now occupied by No. 21 Hibernia Street, a long range of industrial character. Its plot was truncated in the late 19th century with the construction of Nos 17-19, a pair of houses with shouldered lintels.

The west side of Hibernia Street was made up of uniform terrace of which Nos 32-34 are the only survivors. They are of three storeys over basements, with a brick arch over each entrance. In 1838 G. M. Hinds prepared plans for 13 houses with 16ft (4.9m) frontages for John Rose.⁶³⁸ In the event, 16 houses were fitted into this plot, with frontages of around 13ft (4m) and many only one-room deep. Twelve of the properties were auctioned by Hinds in 1839.⁶³⁹ The bulk of the terrace was cleared as part of the Camden Square redevelopment.

Camden Square was laid out c1838 as four rows of houses framing a residents' garden.⁶⁴⁰ Camden Road cuts diagonally across the north end of the square. The census of 1841 recorded 36 households and three unoccupied houses here. The



Figure 209. The west side of Hibernia Street. The building in the foreground is No. 19 Camden Road. [7603/P51]



Figure 210. Nos 1-3 Camden Cottages. [DP301402]



Figure 211. Nos 1-12 La Belle Alliance Square, formerly Camden Place. [DP251232]

name may commemorate John Pratt (1808–40), 1st Marquess Camden and Lord Lieutenant of Kent. The 1843 tithe apportionment lists a John Osborn as the freehold owner of the central gardens and of several dwellings and it is possible that he was involved in its development.⁶⁴¹ This may be the same John Osborn who is recorded as a carpenter and a resident of Camden Place (today Nos 1-12 La Belle Alliance Square) in the 1841 census.

The sole surviving part of the original development is the north range (Nos 35-44 Camden Road). Named Russel Place in Hinds' 1849 map and later known as Russell Terrace, it comprises ten single-bay, three-storey houses [6]. To the rear, and accessed via a narrow passageway, are Nos 1-3 Camden Cottages, which were developed in the late 19th century on the rear plots of Nos 41-47 King Street (figure 210). Each dwelling is approximately 24ft (7.3m) wide and 12ft (4m) deep. Camden Cottages is a rare surviving example of small-scale, back-plot housing, most of which was cleared in the 20th century.

La Belle Alliance Square was built in the 1830s. According to the tithe apportionment of 1843 the central garden and roads were the property of the brewers Richard and William Tomson.⁶⁴² The square only acquired its name in 1867, when the houses were renumbered.⁶⁴³ Previously the various elements had separate names: Camden Place (Nos 2-12 La Belle Alliance Square; figure 211); Mount Zion (Nos 13-17); and La Belle Alliance (Nos 2-30). Camden Place was noted in the context of a 'mania for building' affecting Ramsgate in 1835, when five properties there were rated to different individuals in the rate book of April of that year.⁶⁴⁴ The ironmonger Frederick Crow is recorded as the freeholder of four consecutive properties in the 1843 tithe apportionment.⁶⁴⁵ Nos 2-12 La Belle Alliance Square is of three storeys of stock brick and comprises 11 houses (originally 12 were built). They are distinctive for their first-floor balconies, which are recessed under elliptical arches of gauged brickwork. Nos 1-3 and 7-9 are post-war replacements of properties damaged by wartime air raids.



Figure 212. La Belle Alliance Square, looking south towards Nos 20-30. [7603/P52]



Figure 213. The Camden Arms public house. [7603/P53]

The 1843 tithe survey shows that the block of land to the south of the residents' garden had been divided into several building plots of varying width, presumably representing an intended south range.⁶⁴⁶ However, this section was not built up and was later laid out as a pleasure garden. Nos 20-30 La Belle Alliance Square may be more modest and mixed in character than Camden Place opposite because they were originally intended to be located to the rear of an unbuilt south range (figure 212). Three 19th-century properties survive from the east range, including a public house, The Camden Arms, at No. 13 (figure 213). This was owned by the Tomson family of brewers and was established by 1837.⁶⁴⁷

In 1978–80, most of Camden Square and the east side of Hibernia Street were redeveloped under the 1964 development plan with a housing scheme designed by Roman Mirkowski.⁶⁴⁸ It was built by W. W. Martin Ltd in two stages, commencing with the block of 12 flats adjoining the east range of La Belle Alliance Square. The substantive phase was a courtyard block of 22 council flats and 11 staggered 'town houses' for private sale. Car parking spaces are provided in the inner court, with entry under a link between the houses and the flats. The open space at the centre of La Belle Alliance Square was landscaped as a 'village green' recreation area. The scheme was situated within the Ramsgate conservation area, designated in 1970, and involved the demolition of 22 properties of which around nine were listed. It proceeded after opposition from Kent County Council who advocated the rehabilitation of the existing dwellings and a 1976 public enquiry, which found in favour of the housing authority. The design of the scheme reflects a contextual approach which acknowledges the character and appearance of the surviving mid-19th-century housing, incorporating round-headed entrances and recessed arched balconies like those of Nos 4-12 La Belle Alliance Square.⁶⁴⁹

Newcastle Hill area

The back plots enclosed by development fronting King Street, Plains of Waterloo, Bellevue Road and Artillery Road were originally built up with streets of small houses (figure 214). By 1822 building had already commenced on Newcastle Hill, St Vincent Place and Bellevue Avenue. James Underdown and William Miller, two

of the developers of Wellington Crescent, were also active here.⁶⁵⁰ By the mid-19th century there were cases of overcrowding and insanitary conditions; a family of seven, a family of five and two others were recorded at one dwelling in the 1841 census.⁶⁵¹ Around 1852 a branch of the Metropolitan Association for Improving the Dwellings of the Industrious Classes funded the erection of a group of 'model cottages' at Alma Place to the east of Newcastle Hill. The scheme cost approximately £5,000 and may have been designed by the Association's architect Henry Roberts.⁶⁵²

Properties in this area were condemned by the medical officer of health in 1919 and were included in a five-year slum clearance programme of 1933.⁶⁵³ But wholesale clearance was not contemplated until the 1960s, when the Newcastle Hill area was designated for local authority housing.⁶⁵⁴ In late 1964 the construction firm George Wimpey completed Kennedy House and Trove Court, twin 16-storey point blocks, constructed using their 'no fines' system, and a group of four-storey maisonette blocks.⁶⁵⁵ The total cost of the scheme was £543,558 and weekly rents varied from £2 6s 2d. to £3 6s.⁶⁵⁶



Figure 214. The Newcastle Hill area in 1872. Note the 'model buildings' at Alma Place, towards the top of the extract. [Courtesy of Michael Child]

Mount Albion and Winterstoke character area

This takes in an extensive tract of seafront on the east cliff, approximately 24ha (59 acres) in extent, from Wellington Crescent to Winterstoke Crescent (figure 215). In the early 19th century this belonged to the Mount Albion Estate. Laid out for housing in 1838, the pace of building on the estate accelerated in the late 19th century. The result can broadly be divided into two categories: housing for residents and investments relating directly to the tourist resort, which benefited from the opening of a second railway station at Ramsgate Sands in 1863.

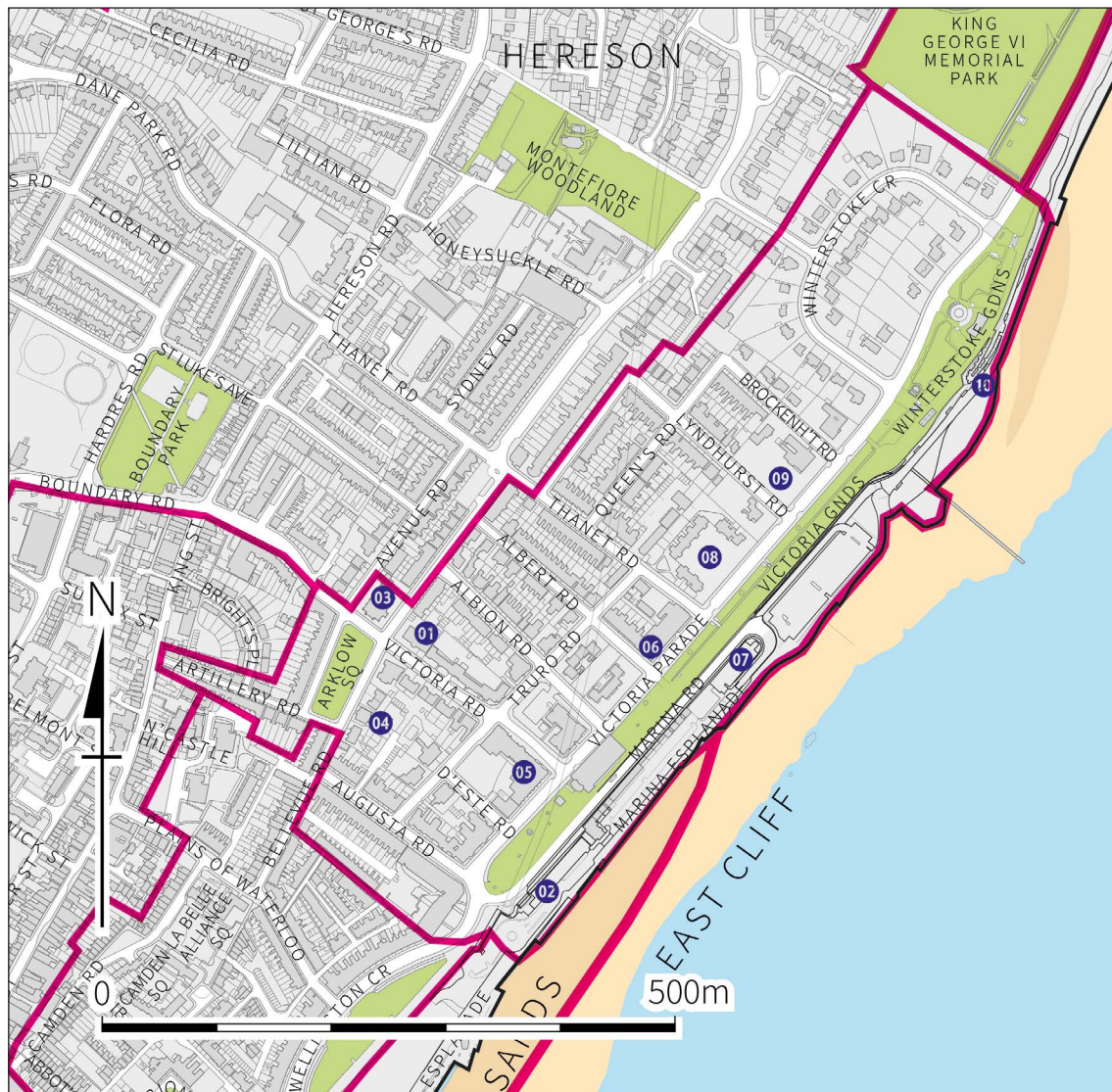


Figure 215. Mount Albion and Winterstoke character area. Key: [1] Former Mount Albion House; [2] Augusta Stairs; [3] Holy Trinity Church; [4] Augusta Villa; [5] Former Granville Hotel; [6] San Clu Hotel; [7] Site of the *Établissement*; [8] Former Coastguard station; [9] East Court; [10] Winterstoke Undercliff

The gradual nature of development resulted in built forms and layouts that departed architecturally and socially from those originally envisaged. This has obscured the area's origins as a mid-19th-century estate development. Its character is relatively open, with long and relatively wide streets and is predominantly residential with few retail or commercial premises. The buildings vary in date, type and social character, and this diversity has been compounded by extensive late 20th-century development along the seafront.

The Mount Albion estate was assembled in the early 19th century by Lady Augusta Murray (1768–1830), whose marriage to Prince Augustus Frederick, the sixth son of George III, was annulled in 1794. Around 1807 she acquired a house on the Liberty Way which was extended to become Mount Albion House.⁶⁵⁷ The property survives, in a much-altered form, as Nos 22-24 Victoria Road [1]. Between 1807 and 1825 she assembled an estate of around 26 acres of land on the east cliff, of which about 16

acres became the grounds of Mount Albion House.⁶⁵⁸ A gated entrance with flanking lodges and a carriage drive was laid out along the present route of Artillery Road, while a clifftop footpath provided access from Wellington Crescent.⁶⁵⁹

In 1829 Lady Augusta conveyed her real estate to her daughter Augusta Emma d'Este who, having failed to secure a tenant for the entire estate, had it parcelled into building plots which were first put up for auction in August 1838.⁶⁶⁰ The proposal was an exclusive suburb of genteel character, in close proximity to the coast but well removed from the town. A prospectus promoted opportunities for building 'in a situation so eligible [it] would be both a good investment for money, and greatly improve, if not the number, at least the class of visitors, to this favourite watering place'.⁶⁶¹ A layout for the Mount Albion estate, about 37 acres in extent, was prepared by Thomas Allason (1790–1852), architect and surveyor to the Ladbroke estate in North Kensington. In it, Mount Albion House was framed by two broad roads lined with bay-windowed terraces: Victoria Road and Albion Road, the former following the course of the Liberty Way. A continuation of Bellevue Road opened onto the spacious Arklow Square, culminating in a colonnaded church. Paired villas were projected along the north eastern portion of the estate (figure 216).

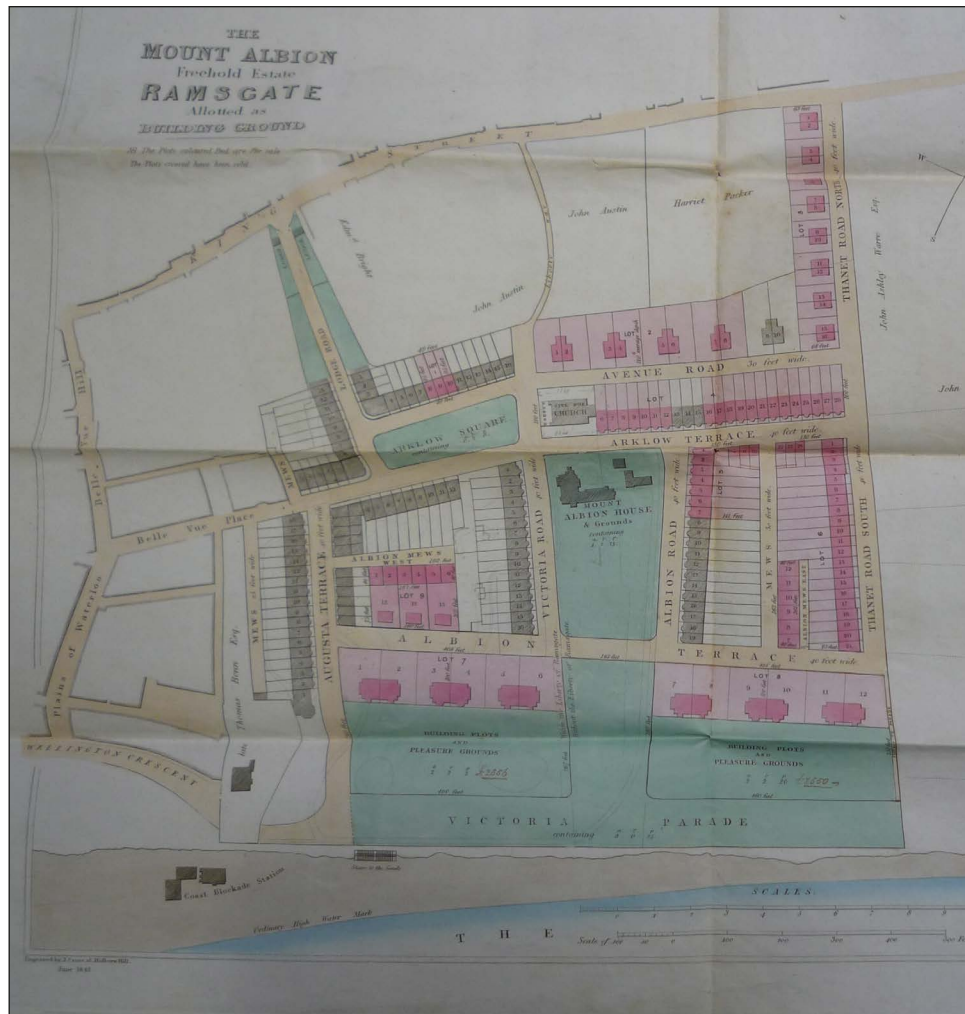


Figure 216. A layout of June 1843 for the Mount Albion estate, one of several prepared by Thomas Allason. Plots already sold are shaded grey. [KHLIC:R/U5/P1]

Augusta Road, Victoria Road and Arklow Square,

The first part of the Mount Albion estate to be developed were the lots on the town side, begun in the 1840s (figure 217). Most of Augusta Road (originally Augusta Terrace) is lined by elegant terraces of three-storey houses with first-floor verandas and round bay windows extending through two storeys (figure 218). The cast-iron veranda balustrades and the top lights of the first-floor windows were enriched with decoration. These were probably built by W. E. Smith who, with his father James Smith, acquired several plots at the 1838 auction or shortly after. Three houses had been completed by 1841.⁶⁶² Of similar appearance are the adjoining Nos 38-50 Bellevue Road. Nos 12-22 were probably erected in the 1850s by W. E. Smith, of similar specification to the earlier houses but updated in their architectural treatment. Smith was later surveyor to the trustees of the Mount Albion Estate; No. 16, formerly Russell House, was his own residence.⁶⁶³ The final plots to be built



Figure 217. Augusta Road



Figure 218. Nos 2-4 Augusta Road. [DP247239]



Figure 219. A late 19th-century photograph of Augusta Lodge. [Victoria & Albert Museum, accession no. 164-1957]



Figure 220. A mid-19th century view of Mount Albion House, now Nos 22-24 Victoria Road. To the left is Holy Trinity Church of 1844-5

up were Nos 24-32, probably erected between c.1884 and 1887 by A. R. Pite for J. B. Hodgson.⁶⁶⁴

On the west side of Augusta Road, on one of the choicest seafront sites, Allason erected Augusta Lodge as a summer residence for his family. Completed by 1843, it was a large Italianate villa with a portico and square bay windows terminating in balconettes for first-floor balcony doors (figure 219).⁶⁶⁵ In 1985 Augusta Lodge was redeveloped along with Bellevue House (see Wellington Crescent and Plains of Waterloo (south end) sub-area).

On Victoria Road is the former Mount Albion House at Nos 22-24, which was probably built in the late 18th century as a pair of houses (figure 220).⁶⁶⁶ Lady Augusta initially acquired No. 24 but by 1822 had amalgamated the pair into a single dwelling.⁶⁶⁷ Mount Albion House and grounds of about 1½ acres were sold in 1839 for £2,030, but by 1866 had reverted to a pair of dwellings named Mount Albion House (No. 22) and Sussex House (No. 24).⁶⁶⁸ The latter has been heightened and the exterior of both houses have been 'Victorianised' with the addition of stuccoed enrichment. Augusta Emma d'Este set aside the neighbouring plot for the church of Holy Trinity [3], which was built in 1844-5 to a Gothic Revival style by Stevens & Alexander of London.⁶⁶⁹ The contractor, W. E. Smith, presented the grisaille glass by William Warrington which was installed in the south aisle. The church provided seating for 770 and the cost of around £3,000 was met by public subscription.⁶⁷⁰

Land fronting Victoria Road was purchased for £475 by George Gutch, surveyor to the Bishop of London's estate at Paddington, in which capacity he would likely have been known to Allason.⁶⁷¹ This he developed as Wingham Lodge which by 1841 was the marine villa of G. A. F.

Cowper (1806-56), Viscount Fordwich of Panshanger, Herts, and Lord Lieutenant of Kent.⁶⁷² Probably the largest single house on the estate, it faced east with a carriage entrance from Augusta Road. Its demolition in 1877 indicates the changing socio-economic profile of the Mount Albion Estate. The site is now occupied by Nos 33-37 and three pairs of post-war semi-detached houses, Southover Court, Trinity Court and Amberley Court.⁶⁷³

Arklow Square was laid out in the early 1840s and was named after a barony that had been conferred

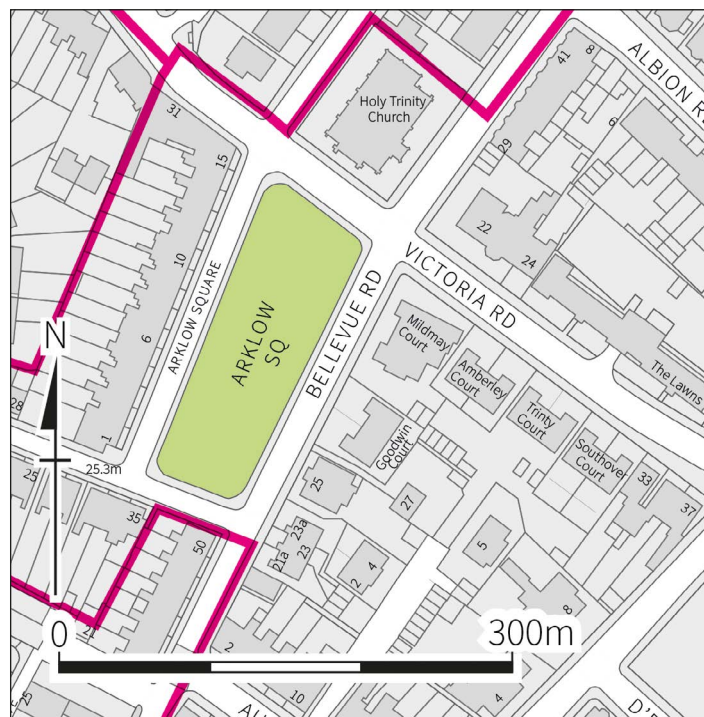


Figure 221. Arklow Square and Victoria Road

upon Prince Augustus in 1801 (figure 221). The initial conception was for terraces but the first phase of development produced three detached villas of varying sizes on the south side of the square: Arklow Villa, Augusta Villa and Augusta House. These may have been the three properties that were recorded in the 1841 census as ‘building’ (i.e. in the course of construction) on what was described as Arklow Square East.⁶⁷⁴ The site at the corner of Victoria Road and Arklow Square had been purchased by Gutch’s brother, John Mathew Gutch (1776–1861). On it Arklow Villa and Augusta Villa were built, both owned by William King in 1843.⁶⁷⁵ Augusta Villa (No. 25 Bellevue Road), the smaller of the properties, is the sole survivor of the group [4] (figure 222). This is a double-fronted, rendered villa with a central portico and Neo-Classical mouldings. The noted Quaker reformer Elizabeth Fry died at Arklow Villa in October 1845, an association recorded on a commemorative plaque fixed to its post-war replacement, Mildmay Court.

Augusta House was built on a plot purchased for £264 by James E. Markcrow in 1838. By 1843 the property was owned by John Clark. It was redeveloped in the late 20th century with a group of three dwellings, Nos 21a-23a Bellevue Road. Only the north side of Arklow Square was built up with a terrace, during the 1860s. These three-storey houses are of brick with stucco dressings and round-headed windows (figure 223).⁶⁷⁶



Figure 222. Augusta Villa, No. 25 Bellevue Road. [DP247249]



Figure 223. Arklow Square, looking north east. To the right is Holy Trinity Church. [7603/P54]

Victoria Parade, Granville Marina and Marina Esplanade

Allason repeatedly revised the layout of the valuable seafront plots, although a fixed element was a broad seafront esplanade named Victoria Parade (figure 224). His initial plan of 1838 had two rows of 11 houses overlooking pleasure grounds. By 1843 this had been replaced by six pairs of semi-detached houses, with private gardens in front. In 1849 Allason divided the land into five blocks, of which the central plot was left open presumably to preserve sea-views from Mount Albion House. This was named Victoria Square (later Truro Square). The remaining blocks were to be divided into terraced plots, those facing the seafront having longer gardens.⁶⁷⁷

In 1866, several tracts of land were conveyed to E. W. Pugin and his associates that may have included the four seafront blocks flanking Truro Square and most of Artillery Road.⁶⁷⁸ Certain plots were sold on, including land fronting Augusta Road, Victoria Parade, and Truro Square, but on others Pugin initiated several ambitious developments, including the Granville Hotel.⁶⁷⁹ Additionally he appears to have

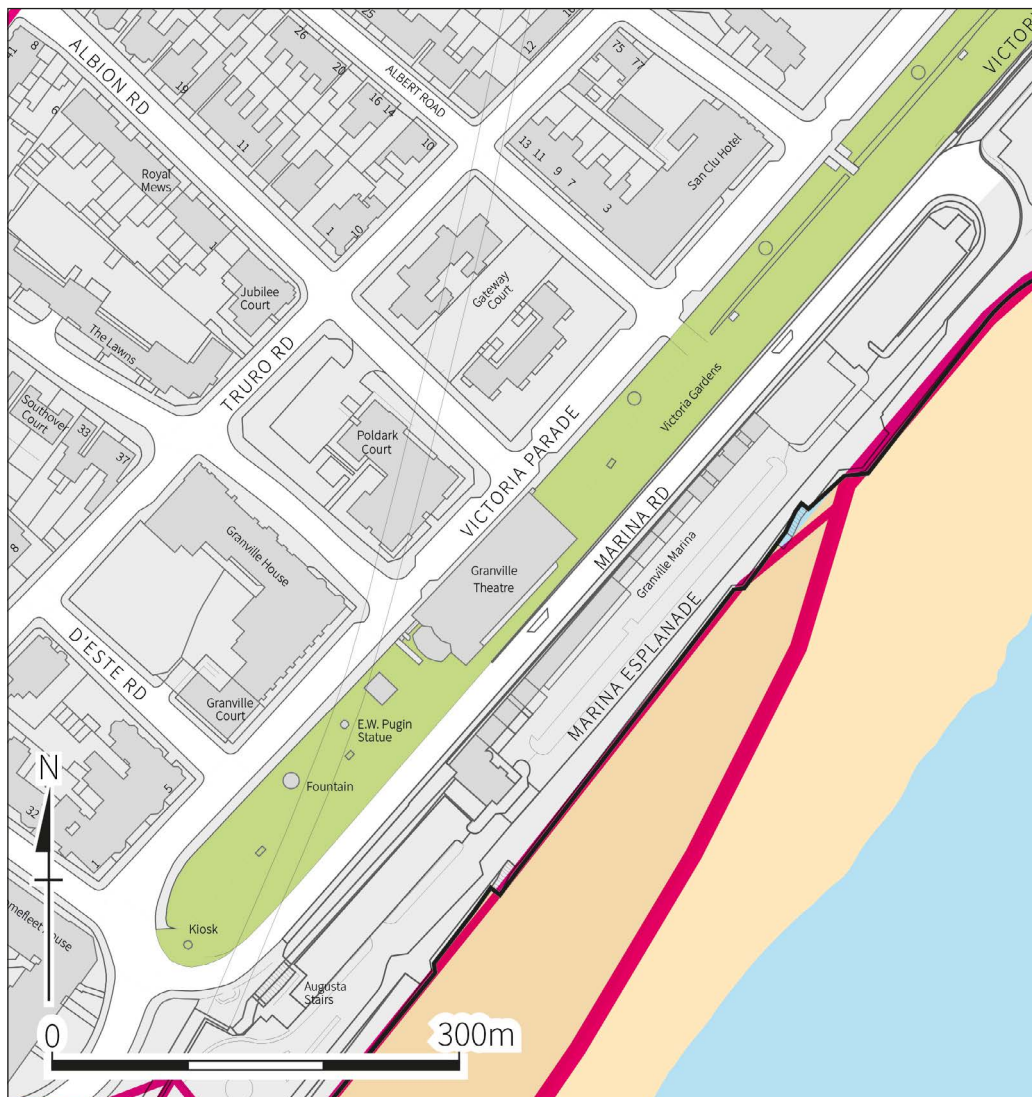


Figure 224. Victoria Parade, Granville Marina and Marina Esplanade

supplied designs to the developers of other sites. At this date the only development to have taken place on Victoria Parade was Nos 1-2 (1860, architects F. & H. Francis of London).⁶⁸⁰ Around 1867–8 Pugin designed three more houses in a similar Italianate style for Henry B. Wilson of Canterbury, Nos 3-5 (figure 225).⁶⁸¹

By 1868 Pugin and his associates were promoting the area as the new suburb of 'St Lawrence-on-Sea' and work had already commenced on a terrace of eight palatial houses occupying the plot between D'Este Road and Victoria Road.⁶⁸² At the same time there were plans to develop an ambitious hotel complex below the east cliff to be funded by a subscription of £15,000 overseen by the St Lawrence-on-Sea Hotel and Bathing Company.⁶⁸³ A plan of March 1869 submitted to the Board of Trade shows the hotel flanked by a terrace and pier built out over the rocks, with a new undercliff road providing access to the Ramsgate Sands railway station.⁶⁸⁴ But the scheme failed to take off and in June 1869 the *Thanet Advertiser* reported that

The new grand hotel that was contemplated some time ago, although in a different form, has not entirely fallen through, and that the enterprise of our spirited townsman, E. W. Pugin Esq, who is both architect and owner, has converted the beautiful block of houses situated on the East Cliff, to this purpose.⁶⁸⁵

This became the Granville Hotel, which opened in July 1869 with 80 bedrooms and facilities including a ballroom with a stage, billiard rooms, a smoking room and a suite of saline spa baths [5] (figure 226). Later phases, completed after Pugin's bankruptcy in October 1872, included an assembly hall, fives court and 'American



Figure 225. The west end of Victoria Parade. The stuccoed row is Nos 1-5; to the right is the former Granville Hotel. In the foreground is a former admission kiosk to the private gardens of the hotel. [DP247204]



Figure 226. The former Granville Hotel. [DP251173]

bowling alley' of 1873–4, designed by J. T. Wimperis of London for Edmund F. Davis, the new owner, and demolished c.1982. Alterations of 1900 by Horace Field included the remodelling of the ground floor of the entrance front, the insertion of a Neo-Georgian colonnade and new balconies and dormer windows.⁶⁸⁶ After suffering bomb damage in November 1940 the north and west ranges were subsequently pulled down (the south-west corner was rebuilt c.2004 in a modified design by Oakleigh Developments). The remaining section of the hotel was converted to flats in 1948 while the ballroom and a public bar (The Granville Bars) remained open to the public until the late 20th century. Despite these later alterations, the former Granville Hotel maintains a powerful presence on the east cliff.

The strip of land overlooking the sea was originally laid out as the private pleasure garden of the Granville Hotel and an admission kiosk of c.1877 survives at the western end.⁶⁸⁷ In front of the former hotel is a bust to E. W. Pugin (of 1879 by Owen Hale of London for Davis) and a fountain, originally illuminated and erected in 1951 as part of Ramsgate's contribution to the national Festival of Britain.⁶⁸⁸ In 1889 this open space was taken over by the Ramsgate Corporation, becoming Victoria Gardens, a strip of lawn with occasional areas of planting, today maintained by the local authority. The section in front of Granville Gardens contained a band stand, replaced in 1946–7 by the single-storey New Granville Theatre of 1946–7 by Walter Garwood, architect to Ramsgate Borough Council. Most of the structure does not exceed 9ft in height due to restrictive covenants governing development on the gardens of Victoria Parade.⁶⁸⁹

After the failure of his scheme for an undercliff hotel, Pugin gained a lease from the Board of Trade for an esplanade comprising eastern and western roadways ascending from Ramsgate Sands to Victoria Parade.⁶⁹⁰ Preparations for construction were underway by May 1871 but work was presumably suspended the following year when Pugin went bankrupt.⁶⁹¹ In 1876 construction work on the roadway recommenced to a revised design, commissioned by the new owners of the Granville Hotel.⁶⁹² The scheme, which opened in July 1877, incorporated a parade of shops, tea rooms and boarding houses designed by the London architect J. T. Wimperis and known as the Granville Marina (figure 227).⁶⁹³

The commercial development was situated along an undercliff drive named Marina Esplanade, which runs east before turning 180 degrees to ascend to the east cliff. The inclined section, known as Marina Road, bears upon a retaining wall originally faced with Portland cement. The commercial development fronts Marina Esplanade and has been much altered. From the initial phase survives Nos 2-4 (consec) Granville Marina, an ornate and eclectic group of three storeys, and Nos 10-12a, a row of two-storey properties. No. 1 forms a western return to the row; it is of two-and-a-half storeys, adorned with corner turrets and an east-facing bay window. This property was originally the photographic studio of Frederick T. Palmer; it was rebuilt in replica after being demolished in 2008.⁶⁹⁴ A hall and licenced premises known as the *Établissement* [7] was originally located at the east end of Marina Esplanade; it was converted to a cinema in 1909 and demolished in 1996.

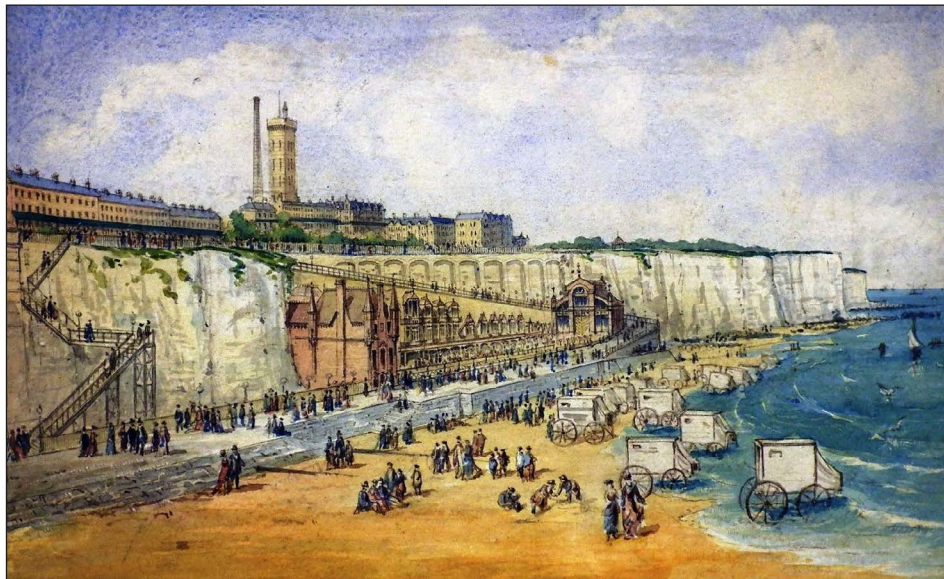


Figure 227. A print of c1877 showing the Granville Marina and the inclined drive known as Marina Road. To the left is the Augusta Stairs. [Courtesy of Michael Child]

A promenade pier, known as the Marina Pier was built out from the Marina Esplanade in 1880–1 for the Ramsgate Promenade Pier Company, a consortium of local businessmen. It was built by Head Wrightson of Stockton; the engineer was Henry Robinson. The structure was 300ft long and included a shelter, theatre and ‘bathing floor’ on the model of Ryde Pier.⁶⁹⁵ A commercial failure, the pier was closed in 1914 and demolished in 1930.⁶⁹⁶ The car park to the east of Marina Esplanade

is the site of the Marina Bathing Pool and Boating Lake of 1934–5. This was a reinforced concrete structure on the Hennebique system, designed by J. H. Somerset and L. G. Mouchel & Partners and built by the contractor W. & C. French Ltd, for Tomson and Wotton Brewery at an outlay of approximately £40,000.⁶⁹⁷ It featured an Olympic-sized swimming pool, diving pool, boating lake, changing facilities and a cafe, one of few Ramsgate buildings in the Modern Movement style. It closed in 1975 and the site was later cleared.⁶⁹⁸

At the west end of Marina Esplanade is the Augusta Stairs [2], a flight of steps which ascends to Marina Road. This reinforced concrete structure, cantilevered out of the retaining wall, was erected in 1957 to replace an original set of stone steps which had the same name and which were destroyed in a cliff collapse.⁶⁹⁹ The original Augusta Stairs was constructed in 1839 at a cost of £850 to a design by Thomas Allason following the model of Jacob's Ladder.⁷⁰⁰

Artillery Road

Artillery Road originated as the gate lodges and carriageway drive of Lady D'Ameland's estate (figure 228). The narrow strips of land to either side were purchased by Pugin and his associates in 1866. At a ceremony in December 1866 attended by the Artillery Volunteer Corps (then led by Pugin), Lodge Road was 'christened' Artillery Road by the Rev A. Whitehead. 'The property on which they stood', it was reported,

Had been purchased by Capt Pugin and others, and he had taken the first opportunity of dedicating the road to the town, and in naming it after the corps, of which he had the honour of commanding. [Whitehead] hoped the purchase would prove profitable to the captain, and that beautiful villas and terraces would spring up to commemorate the splendid though peaceable victories they had, and were to gain, such as 'Shoeburyness' Terrace etc.⁷⁰¹

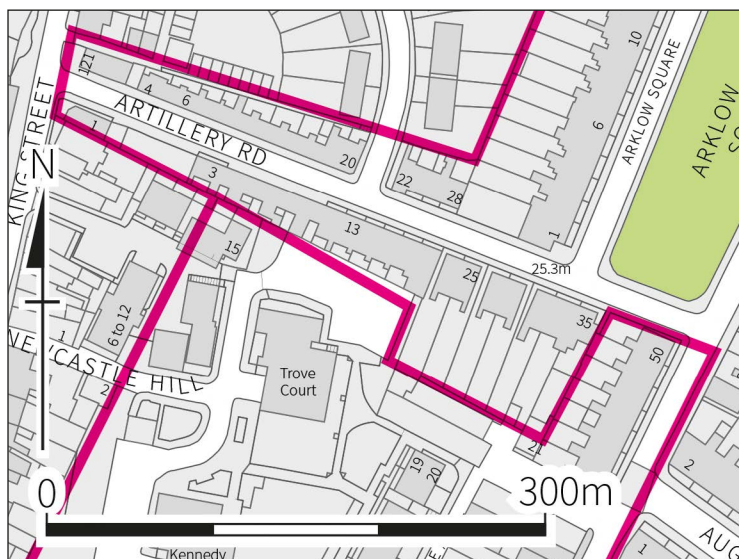


Figure 228. Artillery Road

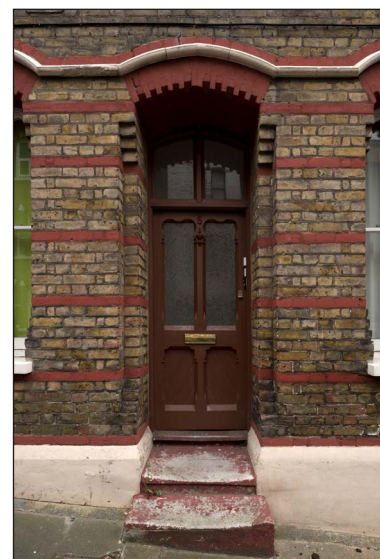


Figure 229. Entrance to No. 5 Artillery Road. [DP247322]



Figure 230. The west side of Artillery Road viewed from King Street. In the foreground is No. 1 Artillery Road. [DP247323]

By 1872 most of the Pugin's land was developed with terraced housing, Nos 2-28 (east) and Nos 1-21 (west), some of which was used as lodging houses.⁷⁰² The buildings are of stock brick with red-brick dressings which, though modest, shares stylistic traits with Pugin's secular work elsewhere in Ramsgate (figure 229). Pugin was associated either as architect, as owner, or both, with several applications submitted to the local board in 1867-7 for houses in Artillery Road.⁷⁰³



Figure 231. Nos 3-9 Artillery Road. [7603/P55]

No. 1, on the corner with King Street, is a shop with two storeys of accommodation above (figure 230). The upper-floor windows have red-brick arches and chamfered returns. The top-floor windows are corbelled out in two stages like those of No. 25 Margate Road, another building which can be attributed to Pugin. No. 1 may therefore be the 'shop on King Street' erected by Pugin in partnership with Hodgson

and later cited in legal proceedings between the two.⁷⁰⁴ The vacant land between Nos 1 and 3, now taken up with gardens and garages, is the former site of St Augustine's Roman Catholic Elementary School, for which Pugin solicited tenders in January 1869.⁷⁰⁵ It was presumably completed that year, as a schoolmistress is listed in Bear's *Postal Directory* of 1869.⁷⁰⁶ The school had a capacity of 100 and comprised a single classroom with two smaller rooms to the north.⁷⁰⁷ It was enlarged in 1898, possibly to a design by G. M. Hinds.⁷⁰⁸

Nos 3-9 are double-fronted houses, the ground-floor windows having arched heads and narrow side lights (figure 231). Suggestive of Pugin's hand are the polychromatic arches, enriched with alternating chamfered and straight-edged voussoirs, and the stepped brick detailing of the window reveals. No. 3 is of three storeys with ashlar lintels; in 1878 it was in use as a Christian boarding house.⁷⁰⁹ Their layouts include a rear stair tower and may have been adopted in response to the very shallow plots. To the north are a group of six narrow-fronted terraced houses. Distinctive details

include the projecting barge boards to the gabled dormers the decorative boarded apron to the canted bay windows (comparable to the oriel window Pugin inserted at St Edward's presbytery in 1863). Nos 11-21 may be the six houses for which an application by 'Messrs Hodgson and Osborn, builders on behalf of Mr E. W. Pugin, owner and architect' was approved by the Local Board's improvement committee in September 1867.⁷¹⁰

Nos 4-20 on the east side are of three storeys with similar details although recent alterations have affected their historic character. The ground and first-floor windows have narrow side lights flanking the main sash; their arched heads include yellow and red bricks and ashlar keystones and imposts. The walls are further enriched with diaperwork or banding in red brick and there is a distinctive dentilled cornice. The mutilated cornice of No. 123 King Street adjoining suggests that it may have formed part of the same development.

Between Victoria Road and Thanet Road

The eastern half of the Mount Albion Estate was laid out in the 1840s as a series of parallel roads which run south from Bellevue Road to Victoria Parade. The eastern boundary of the estate was demarcated by Thanet Road, under development from the 1870s.⁷¹¹ This area was built up over the second half of the 19th century, at first with detached villas and later with terraced housing.

Victoria Road, Albion Road and Albert Road are bisected by Truro Road, which runs parallel to Victoria Parade defining three seafront blocks. The western of these which is bounded by Victoria Road and Albion Road and was designated as open space in Allason's plans, became Granville Gardens (1870, architect and developer E. W. Pugin). This was a sunken garden adjoining the Granville Hotel which was capable of winter use as a skating rink (figure 232).⁷¹² In 1991 its site was redeveloped as Poldark Court, a four-storey block of retirement flats (figure 233). The central



Figure 232. c1882 advertisement for the skating rink at Granville Gardens. [British Library, shelfmark. EVAN.2689]



Figure 233. Albion Road, including Poldark Court (left) and Gateway Court (right). [7603/P56]



Figure 234. Nos 3-13 Albert Road. [DP251262]

plot, between Albion Road and Albert Road, contained a row of late 19th-century houses fronting Truro Road (Nos 3-15) that had Gothic Revival detailing.⁷¹³ These were replaced in the 1970s by Gateway Court, two five-storey blocks of flats by Earl Developments Ltd.⁷¹⁴ Set back from the pavement, they are constructed of exposed reinforced-concrete downstand beams with cantilevered concrete balconies and buff brick walls.

The easternmost block, bounded by Albert Road and Thanet Road, retains two developments from the late 19th-century 'St Lawrence-on-Sea' phase of development. The five-storey hotel building on the seafront, today the Comfort Inn, was previously known as the Hotel Saint Cloud and then the San Clu Hotel [6]. But it was originally a terrace of eight houses named Granville Terrace (traces of the original name can be made out beneath the left-hand dormer window) commenced in 1881-2 by the local builder William Harrison for Herbert Sankey, a solicitor based at Canterbury.⁷¹⁵ Its design is clearly influenced by the Granville Hotel. The Hotel Saint Cloud began in one property, bought in 1897 by Robert Stacey, and expanded to occupy the entire terrace. The western section was destroyed by a fire in 1928 and became a garden space.

By 1872, three villas with spacious gardens had been built south of Mount Albion House, all now demolished: The Lawn (1863 for A. L. Hodges), Malvern House (probably for Henry Syrett) and Holy Trinity Rectory (1866 by W. E. Smith).⁷¹⁶ Their sites are today occupied by The Lawns, a 1989 development of 36 flats by GA Property Services, and the early 21st-century Jubilee Court and Royal Mews.⁷¹⁷ Development on Albert Road commenced in the early 1870s with Florence Terrace (Nos 3-13), six grand houses of four storeys over basement areas (figure 234). It has been attributed to E. W. Pugin on the basis of its Gothic revival design, which relates to the earlier Granville Hotel albeit on a smaller scale.⁷¹⁸ It may have been developed by Alderman W. Vincent Green (1824-90) who at his death owned five properties here, one of which was his residence in 1871. The terrace may have been named after his eldest child, Florence.⁷¹⁹

Later housing was more modest in character. Nos 23-33 Albert Road are of red brick with full-height bay windows and moulded brick ornament. Opposite is an ornate group of three-storey houses, with a covered first-floor veranda accessed by a French window incorporated into the cant of the bay window. It is likely that these were aimed at the lodging or boarding house trade.

The east side of Albion Road is largely made up of small groups of three-storey houses of similar character, many with first floor balconies. No. 29 at the corner of Bellevue Road is a somewhat grander house with corner windows to take advantage of the sea view. It may be the house named Elmina, which was the residence of Admiral Thomas Saumarez (1827-1903).⁷²⁰

On the west side of the road is Miller's Cottage (No. 6), a group of low, flint-faced buildings of vernacular appearance. It is likely that they are the former stables and carriage house associated with Mount Albion House and shown on the 1822 map. The property comprises a two-storey hipped structure with a lower wing, forming an L-shaped layout. The single-storey lodge-style structure fronting Albion Road was erected sometime between 1866 and 1872. It has a hipped roof and makes use of a flint boundary wall.

Between Thanet Road and Winterstoke Gardens

In 1840, the fields between the Mount Albion and East Cliff Lodge estates were held by several landowners; they were built upon gradually between the 1860s and the mid-20th century. The first development in this area was the Coastguard station of 1865–7 built as a 'show station' by the Admiralty, who had taken over responsibility for the service in 1856 [8] (figure 235). Ramsgate's coastguard division was a regionally important one, overseeing the Thanet coast.⁷²¹ The complex was designed by Henry Case, architect to the Admiralty, and replaced an early 19th-century



Figure 235. Former Coastguard station. [DP251260]



Figure 236. East Court. [DP251108]

coastguard station on Ramsgate Sands, cleared for in the construction of the resort station.⁷²² Tenders were invited in January 1865, but two successive contractors, Thomas Elgar of Ramsgate and G. Elliott of Brighton went bankrupt following the financial panic of 1866.⁷²³ Scaffolding and building materials were disposed of in May 1867, when the accommodation handed over to the coastguard services.⁷²⁴

The group comprises three gabled ranges, disposed around a sunken grass court with a low boundary wall to Victoria Parade. It is built of red brick with ashlar dressings in a Jacobean style. There were originally 16 dwellings for the men and their families, mainly arranged in pairs and accessed by front doors set into the return walls of single-storey, flat-roofed projections. The end house on the western range has a rooftop observatory, while its equivalent on the eastern range (No. 1b) has a Gothic revival porch, added after 1872.

To the north is the site of Granville Farm, which may have been developed by E. W. Pugin c1870 to provide stables and other facilities for the Granville Hotel.⁷²⁵ Granville Farm House (No. 6 Granville Farm Mews) was originally the residence of Pugin's steward.⁷²⁶ In 1872 it was adjoined by limekilns, perhaps associated with Pugin's building operations on the east cliff. The adjacent area had been laid out for housing by 1889, including Queen's Road, Penshurst Road (originally Albion Terrace), Lyndhurst Road and Brockenhurst Road.⁷²⁷

The seafront plot bounded by Brockenhurst and Lyndhurst Roads contains East Court, a fine Arts and Crafts house of 1889 by Sir Ernest George and Harold Peto [9] (figure 236). It was built as the seaside retreat of Sir William Henry Wills (1830–1911), the first Baron Winterstoke, and after his death was inherited by Wills' niece and adopted daughter Dame Janet Stancomb-Wills (1854–1932). It is a large house, although compactly planned, with the principal rooms arranged around a central entrance hall and principal stair. The exterior is a dynamic and asymmetrical

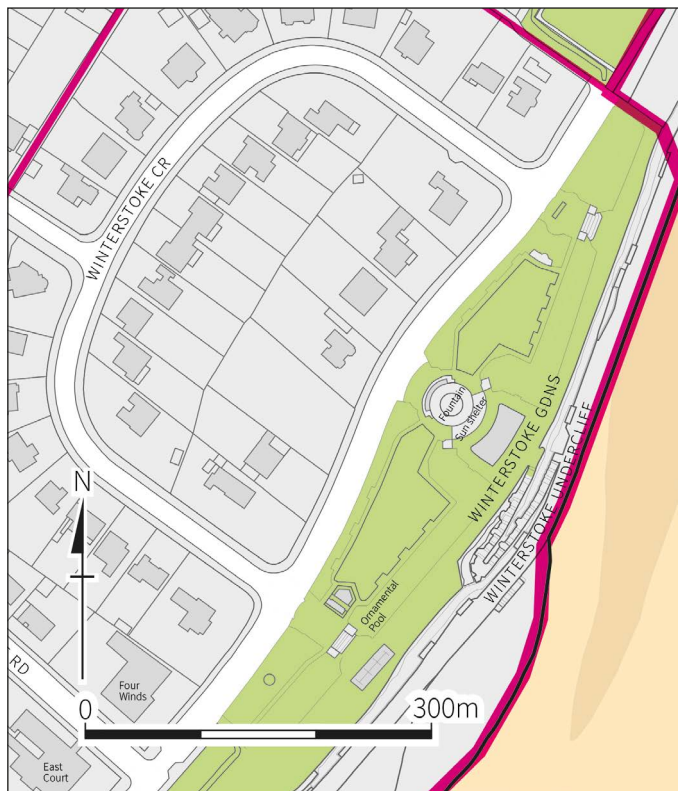


Figure 237. Winterstoke Gardens, Winterstoke Undercliff and Winterstoke Crescent

composition of projecting wings and cross wings, further animated by oriels, bay windows and jettied gables and casement windows of varying proportions. The upper floors and roofs are hung with blue-green Westmoreland slate, against which the red-brick chimney stacks read as strong vertical accents. To the north is an annexe-cum-stable block.

The land between Brockenhurst Road and the grounds of East Cliff Lodge was developed after the First World War (figure 237). The impetus came from Dame Janet Stancomb-Wills, who commissioned a grand seafront improvement scheme from Sir John Burnet & Partners. Ramsgate Borough Council lacked the finances to pursue

this so she then funded a more modest scheme on land adjacent to East Court, held by the council on a long lease from the Montefiore trustees.⁷²⁸



Figure 238. The sun shelter at Winterstoke Gardens. [DP114435]



Figure 239. Ornamental pool at Winterstoke Gardens. [7603/P57]

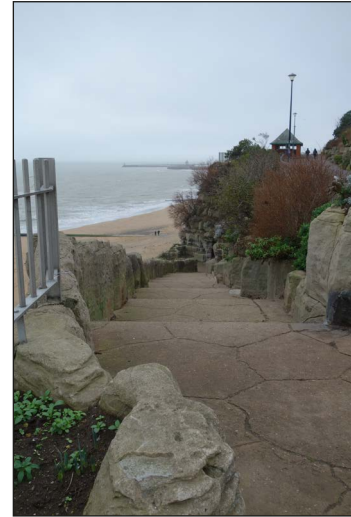


Figure 240. Winterstoke Undercliff. [7603/P58]

Winterstoke Gardens was designed by Sir John Burnet & Partners and laid out in 1921–3 by J. Pulham & Sons.⁷²⁹ It has an elliptical site, symmetrically laid out around a circular fountain and viewing platform. Sets of steps lead to a lower terrace, the retaining wall faced with Pulhamite artificial rockwork. At the centre is a sun shelter with a Doric colonnade (figure 238). The scheme included two pieces of sculpture by Gilbert Bayes: one, incorporated in a fountain within the colonnade and now lost, represented children playing with the ‘ram’ of Ramsgate. The other, which survives, has a shield mounted in the parapet and depicts a similar scheme in relief. To the west was a small pentagonal pool, now filled in, with a lion’s head waterspout in a sunflower surround (figure 239). It is surmounted with an urn, its sides incised with fish. An integral bench is incorporated into its rear face. To the south is a shelter with plain brick piers and a hipped slate roof.

In 1935 the Council commenced the Winterstoke Undercliff, a scheme to link Winterstoke Gardens with the beach and the recently-completed Marina Bathing Pool [10] (figure 240). Executed by J. Pulham & Sons with the Holborn Construction Company, it took the form of a Pulhamite sea wall incorporating a flight of steps.⁷³⁰ Completed in summer 1936 at a cost of around £23,000, the artificial rockwork was overseen by J. W. Hitching of Pulham & Sons, a Ramsgate resident who, it was reported, had ‘also directed the construction of Madeira Walk, the Winterstoke Gardens and the western chine’.⁷³¹

North of Winterstoke Gardens the horseshoe-shaped Winterstoke Crescent was laid out in the 1930s for detached speculative houses, connected to Dumpton Park Drive by Winterstoke Way.

Montefiore character area

The Montefiore character area can be visualised as a ribbon of green open space which separates Ramsgate’s suburban growth from that of Broadstairs and Dumpton Gap to the north (figure 241). It is dominated by the King George VI Memorial

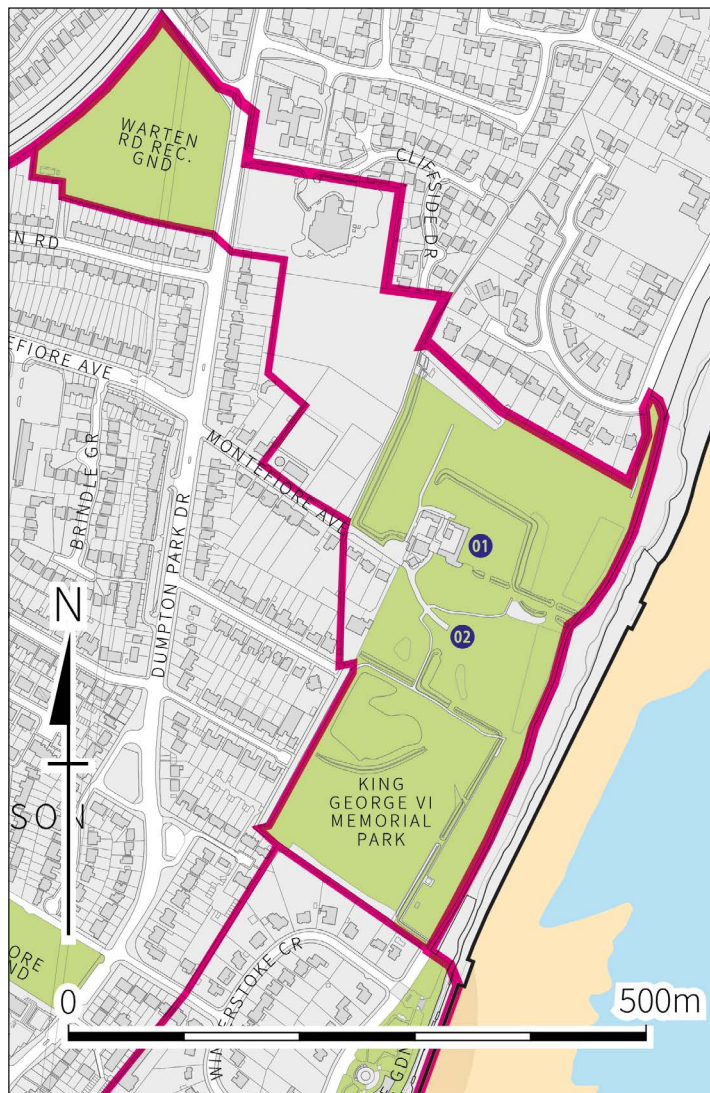


Figure 241. Montefiore character area. Key: [1] Former estate buildings to East Cliff Lodge; [2] Site of East Cliff Lodge



Figure 242. An 1817 print of East Cliff Lodge

Park which has its origin in parkland belonging to East Cliff Lodge, a late 18th-century marine villa. The park is an area of 9ha (22 acres), managed by Thanet District Council, which extends from the clifftop to the Montefiore Games Centre on Montefiore Avenue. East Cliff Lodge, which was closely associated with the Montefiore family for over a century, has been demolished but a group of former estate buildings [1] survive, including a lodge, walled stable complex and a vinery known as the Italianate greenhouse. The northern part of the character area constitutes several small, semi-public areas of open space, largely given over to recreation.

East Cliff Lodge was a Tudor Gothic villa erected for Benjamin Bond Hopkins MP and unfinished at the time of his death in 1794 (figure 242).⁷³² His builder was Charles Boncey of Margate.⁷³³ The house was subsequently purchased by Nathaniel Jefferys MP and was occupied in the summer of 1803 by the Princess of Wales.⁷³⁴ East Cliff Lodge was successively conveyed to John Symmons, James Strange and (by 1804) Lord Keith who employed soldiers to excavate a gallery and passage under the cliff. It was occupied during the summer season by the Marquis Wellesley

and reportedly visited by his brother, the Duke of Wellington.⁷³⁵ The property was purchased in 1814 by Patrick Cummings, a merchant in the Russian trade.

East Cliff Lodge was leased in 1822 to Sir Moses Montefiore, who bought it in 1831 for £5,500. It was enlarged in 1831–3 by Decimus Burton. After Montefiore's death it descended through his family until 1935 when it was acquired by the Fredsal Trust Ltd. Several redevelopment applications were refused by the planning authority on the grounds that too many houses had been proposed for the site.⁷³⁶ The 23 ½ acre site was purchased by Ramsgate Borough Council in 1950 and the grounds were converted to a public park, named the King George VI Memorial park in March 1952.⁷³⁷ The tunnel through the cliff was subsequently blocked up and the house was demolished in July 1953.

The King George VI Memorial Park is a suburban public park, rectangular in plan and adjoining the cliff (figure 243). There are public entrances to the west (from Victoria Parade) and to the east (from South Cliff Parade), linked by a cliff-top walk. A public footpath fringes the site to the north. It has an



Figure 243. A view of the King George VI Memorial Park, looking towards the cliffs. [7603/P59]

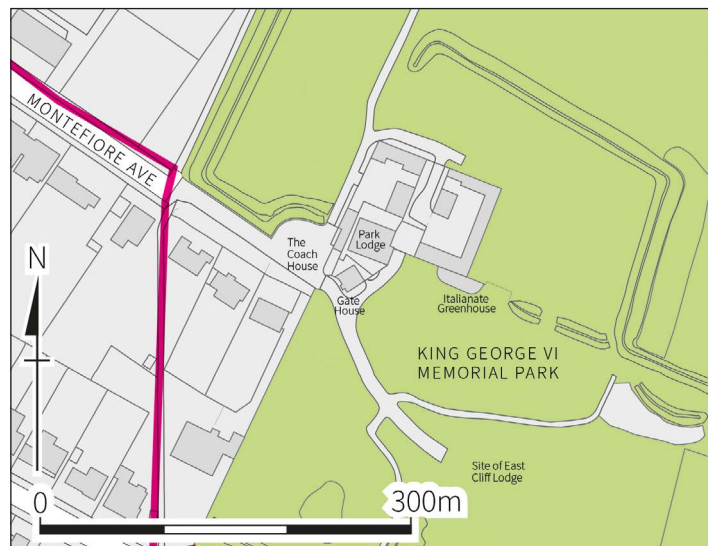


Figure 244. The former outbuilding complex



Figure 245. A view of the outbuilding complex from the south east, showing the crenellated courtyard wall and corner towers. [7603/P60]



Figure 246. Gate House. To the left is the former entrance to East Cliff Lodge. [DP114490]

informal layout of grassed areas enclosed by shelter belts of deciduous trees that relate to the arrangement of the mansion's pleasure grounds as it is depicted on the Ordnance Survey map surveyed in 1872. This had three main sections, divided by trees and linear banks that these may relate to the parcels of land assembled by Montefiore.⁷³⁸ The western portion has an avenue of trees to the south with a small enclosure in the north east corner, defined

by a curving line of trees. This clearing currently contains a children's playground but was probably created in the early 20th century to accommodate tennis courts. At the centre of the middle section is the site of the demolished house, marked by a square platform in the central clearing. To the north, on the path between the house site and outbuildings is a substantial late 19th-century granite drinking fountain with an inscription to C. J. H. Saunders of St Lawrence. Along the cliff is a strand of woodland, probably planted in the mid-20th century to slow the rate of coastal erosion.

The surviving outbuildings of the former house lie in a secluded area of woodland to the north (figures 244 and 245). They were probably laid out in the 1790s by Boncey – an auction advertisement of September 1794 mentions a 'double-coach house, and stabling for ten horses, with detached servants' rooms and offices' – supplemented by additions and alterations of the early 19th century and later.⁷³⁹ The outbuildings are ranged around a walled courtyard divided into two sections by a central walled drive. The courtyard wall is approximately 2.5m (8ft) in height and is faced with knapped flint and surmounted by brick crenellations. At regular intervals are blind arched openings framed in brick; the north and east walls have central carriageway entrances, the former taking the form of a tall archway. At each corner is a two-storey brick tower with arched openings (the outward facing ones being blind), a platband and crenellations.

Against the western corner tower is Park Lodge, which now resembles a double-pile house of two-storeys but is depicted on the 1839 tithe map as two dwellings on either side of the courtyard wall. Of a similar Gothick style to the towers, they are constructed of cement render on brick and incorporate string courses, crenellations and sash windows set within arched openings with hood moulds. Gate House, a gate lodge of two storeys is located to the west (figure 246). Square on plan, it is of stuccoed brick with moulded string courses, crenellations and two-light Gothick windows with hood moulds. Adjacent is original entrance to East Cliff Lodge, distinguished by a fine set of wrought iron gates.



Figure 247. The Italianate Greenhouse [DP114491, Peter Williams]

Abutting the western range is a lean-to glasshouse of early 19th-century date (figure 247). It may represent a portion of a vinery erected for Diana Beaumont of Bretton Hall, west Yorkshire, and sold at auction to Moses Montefiore in 1832. It is shown in situ on the 1839 tithe map.⁷⁴⁰ It is a cast-iron structure, curved on plan and set on a low panelled wall. Scalloped glass panes are held in place by slender copper glazing bars, while long principal supports bear on internal cast iron columns. The central entrance is pedimented. The interior preserves the benches, supports and heating system.

North of the park is an area of 20th-century suburban development which includes residential streets laid out off Dumpton Park Drive, open spaces and leisure facilities. Off Montefiore Avenue is the Montefiore Games Centre which opened in 1909 as the grounds of the Thanet Bowls Club, offering bowling rinks, tennis courts, a croquet lawn and quoit pitch.⁷⁴¹ Also given over to sporting and leisure uses are the Warton Road Recreation Ground, situated in the triangle of land between Warten Road, Dumpton Park Drive and the railway line. This opened in 1932 as a football and athletics ground with three stands (now demolished).⁷⁴² Opposite Dumpton Park Drive are the playing fields of the Ramsgate Holy Trinity Church of England Primary School, established here in the late 20th century. The open field between the school and the Montefiore Games Centre was one of the last undeveloped greenfield sites in the area. It was developed c.2019 with housing laid out along an extension of Cliffside Drive, an element which contrasts with the open landscape character of the character area.

Hereson character area

This extensive (67ha or 166 acres) area of the east cliff lies in the former parish of St Lawrence (figure 248). It is bounded by the High Street and King Street and Hardres Street character areas to the west; by the Mount Albion and Winterstoke and the Montefiore character areas to the south and east; and by the Stations and Cemetery and St Lawrence College character areas to the north. The 1839 tithe map shows the area as a patchwork of agricultural land, brick fields and chalk pits here, transected by the routeways today known as Dumpton Park Road and Hereson Road, with the small village of Hereson adjoining the latter.

Growth in the second half of the 19th century was spurred by the 1846 railway terminus to the north, and by the 1870s the area was being encroached upon by workers' housing and the sinuous layout of the Dane Park Estate. In the early 20th century Dumpton Park Drive was driven through the southern part of the character area and Dumpton Park Station opened in 1926 on a new section of line. By 1938 the area was almost fully built up.

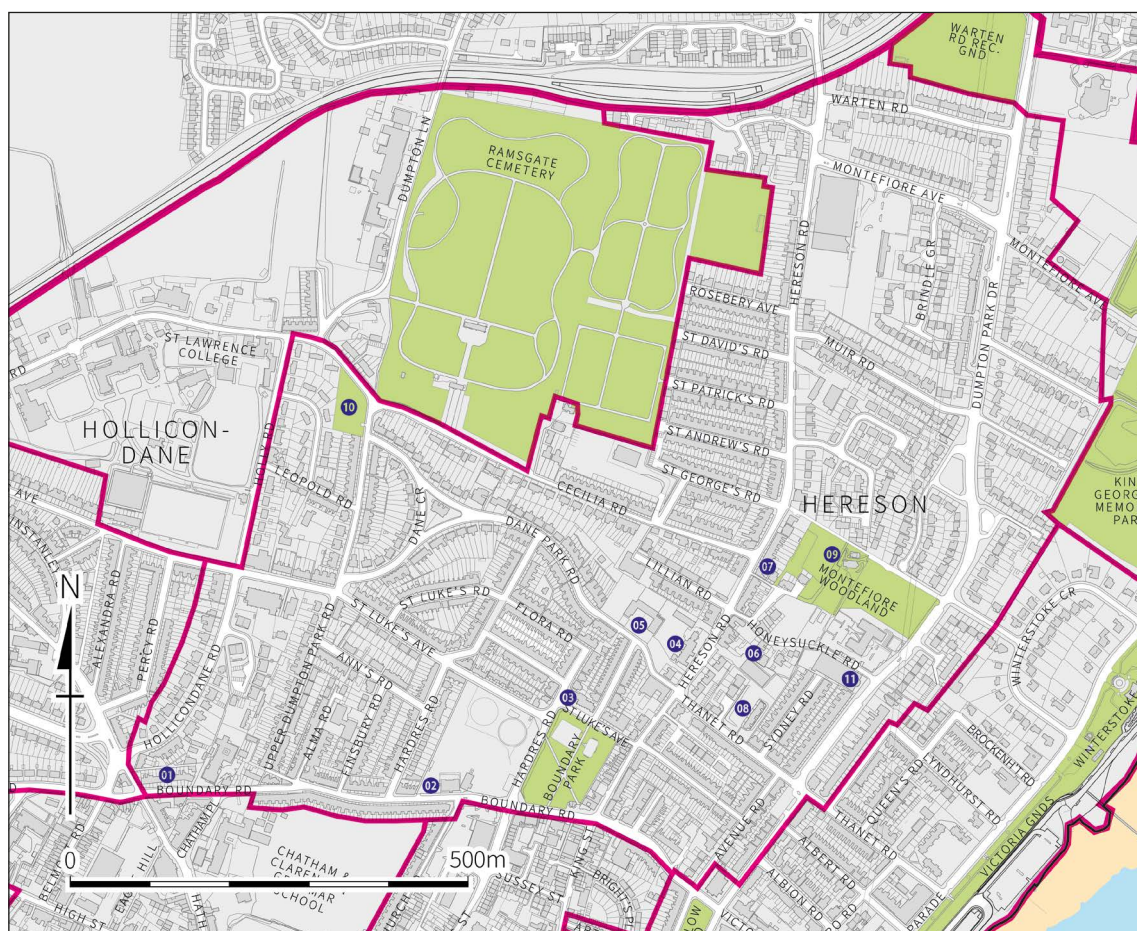


Figure 248. Hereson character area. Key: [1] Elgar Place; [2] Former gasworks building; [3] Whiting's chapel; [4] Church of Saints Ethelbert and Gertrude; [5] St Ethelbert's Catholic Primary School; [6] Tritsches Cottages; [7] Florry Cottages; [8] Havens of Rest; [9] Montefiore Synagogue and Mausoleum; [10] Jewish Cemetery; [11] Former County Rink



Figure 249. Castle Cottages. [7603/P61]



Figure 250. St Lawrence Place, Nos 1-4 Hollicondane Road. [7603/P62]



Figure 251. A view of the housing north of Boundary Road, with the Foresters Arms public house (No. 48) to the right. [7603/P63]

The character area is predominantly composed of suburban residential streets but has small areas of different land uses. These include pockets of former industry such as the gasworks site and a small retail park with adjoining early 21st-century housing, formerly the site of the Dumpton Park Greyhound Track. South of Honeysuckle Road is the Montefiore Woodland, the site of a synagogue established in the 1830s by (Sir) Moses Montefiore. Montefiore's presence at East Cliff Lodge nearby stimulated the growth of a Jewish community at Hereson. This included almshouses and schools as well as the institutions established by Montefiore.⁷⁴³

North of Boundary Road

Some of the earliest development in this area was clustered around Boundary Road and its junctions with Upper Dumpton Park Road and Margate Road. Of vernacular character and likely 18th-century origin is Castle Cottage on Upper Dumpton Road, a two-storey cottage of knapped flint with a half-hipped roof (figure 249). The triangle of land to the south was developed with small groups of cottages in 1822, including Chandos Place (Nos 50-56 Boundary Road). Six properties were rated here in 1820, of which

four belonged to Mary Townley.⁷⁴⁴ Marking the junction of Boundary Road, Margate Road and Chatham Street is Elgar Place (Nos 70-94 Boundary Road), a terrace of 13 houses, much altered but retaining entrance keystones with sculpted heads [1]. They were erected by 1831, when Dorothy Stevens bought a house here from the bricklayers Lawrence and Thomas Elgar, the terrace not yet occupied.⁷⁴⁵ Similar in appearance is St Lawrence Place (Nos 1-4 Hollicondane Rd), a group of four houses which predates the creation of Hollicondane Road (figure 250).

The grid of terraced streets bounded by Upper Dumpton Park Road, St Luke's Avenue, Denmark Road and Boundary Road was laid out in the mid-19th century and includes Ann's Road, Alma Road and Finsbury Road. Nos 1-15 and 2-32 Upper Dumpton Park Road had been erected by 1839.⁷⁴⁶ This group were known as Castle Cottages and included the Red Rover public house at No. 1.⁷⁴⁷ Finsbury Terrace (Nos 10-46 Boundary Road) and the adjoining Foresters Arms beer house (the double-fronted No. 48; figure 251) were developed c.1864 by William Farley, a brick maker and builder active in the development of this area in the mid-19th century.⁷⁴⁸ Most of these houses have been extensively altered over the last 50 years. Nos 34-36 indicate the original appearance of the early Victorian housing in this area. They are a pair of two-storey houses of stock brick with eight-over-eight sash windows and an arched entrance.

To the east is the extensive vacant plot of the former Ramsgate gasworks, a key determinant of the growth and character of the area in the late 19th century. At the time of writing (2021) a residential development is in progress on the northern part of the site while an Aldi supermarket has been constructed to the south.⁷⁴⁹ A dominant presence in Boundary Road is the gasworks administration building, built in 1899–1900 by the Ramsgate Corporation for some £5,500 [2] (figure 252).⁷⁵⁰ It is an imposing building in a free Jacobean style, of two storeys of red brick with terracotta dressings. It is adjoined by an inter-war workshop building. The complex is proposed to be converted into flats. The original gasworks was south of Boundary Road (see King Street character area), but in 1864 a site extension was commenced with a gasholder of 61.5m diameter erected by Thomas Elgar.⁷⁵¹ Ramsgate's local board purchased the company in 1877 and in 1896 the northern site was



Figure 252. The former gasworks offices and depot, photographed in 2019. [DP251256]



Figure 253. Boundary Park. [7603/P64]



Figure 254. Masonic temple on St Luke's Avenue. [7603/P65]

extended west to Denmark Road in 1896, entailing the demolition of Boundary Place, a terrace of one-room plan dwellings.⁷⁵²

One of the few open spaces in the character area is Boundary Park, bounded by Hardres Street and Hereson Road (figure 252). It was opened in 1893 at a cost of £4,000 as St Luke's Recreation Ground with the object of providing a sport and recreation facility for the residents of the expanding residential districts north of Boundary Road.⁷⁵³ On its south side is a public convenience of c.1949 with curved brick walls and Crittall windows.⁷⁵⁴

North of the park, on St Luke's Avenue, is a purpose-built chapel in the Gothic Revival style [3] (figure 254). It is of stock brick with stone dressings and polychromatic decoration. At its west gable end is an ornate rose window and at the east end is a single bay chancel, again with a rose window. It was privately built c.1867 for Dr John Whiting of Hereson with the object of 'provid[ing] the poor in that neighbourhood with the means of attending public worship together'.⁷⁵⁵ Whiting was unsuccessful in his attempt to persuade the church authorities to consecrate the building as a district church, apparently due to its proximity to Holy Trinity.⁷⁵⁶ It was instead used for 'public worship, and also for lectures, addresses and other purposes of a moral and religious nature'.⁷⁵⁷ In 1903 the building was converted to a masonic temple, in which use it remains.⁷⁵⁸ It was extended c.1925 by Hinds & Sons and a single-storey addition was erected in the late 20th century.⁷⁵⁹

Hereson Road and Hereson

Hereson Road is a continuation of King Street in the direction of Hereson and Broadstairs (figure 255). It is a moderately busy A-class road, much of which is built up with small groups of 19th and early 20th-century workers' houses. The south portion, adjoining the Liberty Way, is labelled Cumberland Place on the 1822 map and took shape in the second quarter of the 19th century. Indicative of the character of early development on Hereson Road are No. 8, the Elephant & Castle, which bears the datestone 'JW / 1834' (figure 256); No. 18, similarly dated to 1832; and No. 22, unusual in this context for its double front and curved bay windows.⁷⁶⁰ Nos 38-40, at the junction with St Luke's Avenue, is a mid-19th-century pair of three-storey houses.

More unified in appearance, although altered in parts, are Nos 1-31, identified as Frederick Place on Hinds's map of 1849. It is a short terrace of two storeys above basements, each having a single bay of sash windows and a plain entrance under a semi-circular arch. The adjoining Nos 33-43 are similar in appearance to Nos 1-31 but set back a short distance from the pavement, permitting bay windows and more generous areas (figure 257). It is identified as Montefiore Place, an early acknowledgement of the influence of Hereson's benefactor. The group was described as 'newly erected' in 1853 when certain houses there were sold along with building land.⁷⁶¹

The character of the area between Thanet Road and Honeysuckle Road is more varied and of looser grain. On the south side are three blocks of flats (Drake Court, Frobisher Court, Raleigh Court) built in the 1960s on the site of a timber yard, and the early 21st-century Hereson House, a redevelopment of the site of Holy Trinity School (1858, architect W. E. Smith) which was destroyed by fire in 1987.⁷⁶² Opposite is the premises of the building contractor W. W. Martin & Sons, a low, multi-phase complex dating to the early 20th century. Nos 62-64 are the sole remnants of a terrace owned by John Wilson in 1840, but largely cleared in the late 20th-century expansion of Martin's yard (figure 258).⁷⁶³



Figure 255. A post-war photograph of Hereson Road; to the right is the North Pole Inn at No. 85. [PEN01/15/03/29437]



Figure 256. Nos 4-10 Hereson Road near the junction with Boundary Road. No. 8 is the Elephant & Castle public house. [7603/P66]



Figure 257. Hereson Road from the junction with Trinity Place (left) and St Luke's Avenue. To the left is Montefiore Place (Nos 33-43 Hereson Road). [7603/P67]



Figure 258. Nos 62-64 Hereson Road. Behind is the builder's yard of W. W. Martin & Sons. [7603/P68]



Figure 259. The Church of Saints Ethelbert and Gertrude. [DP247324]

Adjacent to this is one of the sub-area's most distinctive historic buildings, the Church of Saints Ethelbert and Gertrude [4] (figure 259). This place of worship is a late work by P. P. Pugin, the youngest son of A. W. N. Pugin, and was erected in 1901–2 by W. W. Martin. Intended for the 'Roman Catholic poor of the neighbourhood', the principal benefactor of the church was Frances Ellis (1846–1930), who is said to have been drawn to Catholicism while staying at Ramsgate.⁷⁶⁴ Of stock brick with bath stone dressings, it comprises an aisleless nave of seven bays, with a porch and lady chapel to the south. The tracery is of the curvilinear style of the late 14th century. A chancel and tower was apparently intended but not executed.

To the north is a later parish hall, now adjoined by an early 21st-century residential development in the grounds of the church. Adjoining on Dane Park Road is St Ethelbert's Catholic Elementary School (now St Ethelbert's Catholic Primary School), built in 1928–9 by T. Jones of Ealing at a cost of £9,625 [5] (figure 260).⁷⁶⁵ Designed by the Ramsgate architect W. E. Healey, it is of stock brick with red-brick dressings



Figure 260. St Ethelbert's Catholic Primary School. [7603/P69]



Figure 261. Former Hereson Infants' School. [7603/P70]

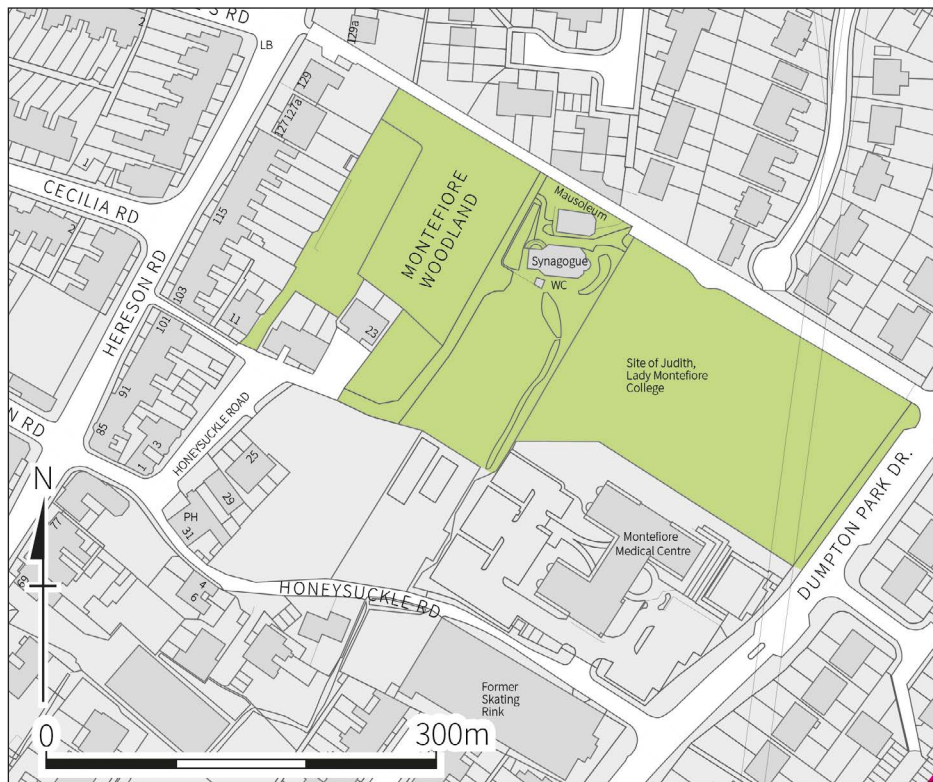


Figure 262. Hereson and Montefiore Woodland



Figure 263. Honeysuckle Road, viewed from Hereson Road. In the centre is the Honeysuckle Inn. [7603/P71]



Figure 264. Tritsches Cottages, Nos 4-6 Honeysuckle Road. [7603/P72]

in the Neo-Georgian style. The school is of two storeys on a symmetrical U-plan, with a central hall and separate boys' and girls' and playgrounds separated by a low wall.⁷⁶⁶ The inward-facing elevations were originally provided with verandas to facilitate open-air circulation in accordance with school design principles of the period but these have since been replaced with corridor extensions. On Lilian Road is the former Hereson Infants' School, now part of St Ethelbert's Catholic Primary



Figure 265. Florry Cottages, Nos 91-101 Hereson Road. [7603/P73]



Figure 266. The Havens of Rest at Nos 1-10 Thanet Road. [7603/P74]

School (figure 261).⁷⁶⁷ Of early 20th-century date, it is of two storeys of stock brick with rubbed brick dressings and ornate Classical entrances.

The 1839 tithe map depicts Hereson as a cluster of detached dwellings around Hereson Road and Honeysuckle Road, the latter a narrow, winding lane climbing to the south (figure 262). While Hereson Road is now continuously built up, Honeysuckle Road still possesses something of the character of a rural village. Determinants of that character are the Honeysuckle Inn, in origin an 18th-century cottage of brick with clay tile roofs, and Tritsches Cottages (Nos 4-6), a late 17th-century pair of dwellings of knapped flint with small, horizontally-sliding sashes [6] (figures 263 and 264). They are

named after Jacob Tritsch (1837–1916), sometime master of Hereson House Academy and secretary of the Montefiore synagogue and college.

Two small almshouses attest to the presence of a Jewish community in Hereson. Florry Cottages on Nos 91-101 Hereson Road is a terrace of two-storey houses of red brick with ornate stucco dressings to the windows and doorways [7] (figure 265). Above Nos 95-97 is a plaque bearing the crest and motto of the Montefiore family together with the date 1888, the Hebrew date 5648 and the name of the group. The houses were built by Sir Joseph Sebag Montefiore and named after his youngest daughter, Sarah Floretta (1872–86).⁷⁶⁸ The architect was William C. Barley (the borough surveyor) and the builder was Newby Bros. Each house included a cellar, parlour, kitchen, washhouse, three bedrooms and two WCs. Three cottages were offered free of rent to ‘respectable and deserving’ Jewish families, and the remainder to non-Jewish families.⁷⁶⁹

To the south west, at Nos 1-10 Thanet Road, are the Havens of Rest, ten almshouses of 1922–3, founded by an endowment of £10,000 by Ramsgate’s first Jewish mayor Lazarus Hart [8] (figure 266).⁷⁷⁰ Designed by W. Everard Healey and built by

Grummant Bros, the building has a half-timbered upper storey over a ground floor of plum-coloured brickwork. Two central bays, also of brick, incorporate shaped pediments and diaperwork in vitrified headers. There are casement windows of diamond-shaped quarries and substantial chimneys, set diagonally on plan.

Hart's will stated that the almshouses were to be built for 'for ten persons of either sex and of any age, five belonging to the Jewish faith and five persons who are not Jewish; those persons who are of Jewish faith to be nominated by the London Jewish Board of Guardians, and the five persons who are not Jews to be nominated by the Mayor, Alderman and Burgesses of the Borough of Ramsgate, acting by the Town Council'.⁷⁷¹ Of the £10,000, no more than £3,000 was to be used for the buildings, £1,000 was to be invested to generate an income for maintenance, and the remainder was to be invested, the income of which was to be paid to each occupant.⁷⁷²

Montefiore Woodland



Figure 267. Montefiore Synagogue. [DP114496, Peter Williams]



Figure 268. Montefiore Mausoleum. [DP114492, Peter Williams]

South of Hereson lies an area known as the Montefiore Woodland, now owned by Ramsgate Town Council and managed by community volunteers (figure 262).⁷⁷³ The land was assembled by (Sir) Moses Montefiore between 1831 and 1860 who erected a synagogue, mausoleum and theological college here.⁷⁷⁴ The college has been demolished but boundary walls, gateposts and other features associated with the complex have been retained and enhance the historic character of the area. The synagogue and mausoleum are accessed by a footpath running between Hereson Road and Dumpton Park Drive along the east boundary of the site.

The Synagogue was erected in 1831–3 in fulfilment of a vow made by Montefiore during his residence in the Holy Land that he would dedicate a temple 'if it should

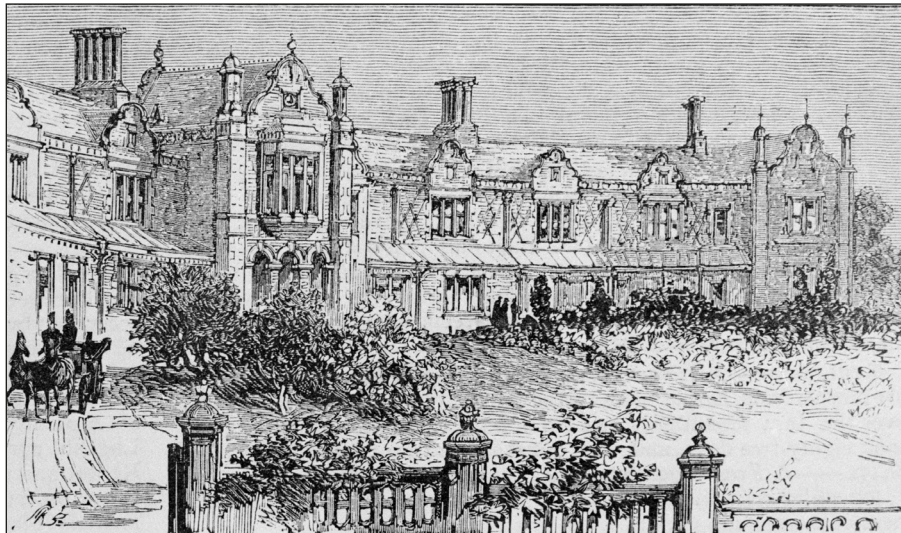


Figure 269: A late 19th-century illustration of the Judith, Lady Montefiore College.
[HE Archive: AA040192]

please Heaven to allow him to return to his native country' [9] (figure 267).⁷⁷⁵ The architect was David Mocatta (1806–82), a cousin of Judith, Lady Montefiore (1784–1862), and a pupil of Sir John Soane. The builders were James Crisford with Thomas Grundy and James Craven.⁷⁷⁶ The new synagogue was dedicated in the presence of the chief rabbis of the German and Spanish Synagogues in London.

The building has a rectangular plan with canted corners adjoined by a west porch and a semi-circular apse to accommodate the Ark. The exteriors are stuccoed and painted in the Neo-Classical style, with a plinth, cornice and giant pilasters. The porch elevation is of two storeys, surmounted by a clock with the English inscription 'time flies, virtue alone remains'. The prayer hall is lit from above by an octagonal dome and lantern filled with clear and red glass, and by inserted windows at gallery level. A stone staircase leads to a ladies' gallery built against the west wall. The interior was lined with granite and marble in 1912, and alterations of 1933 (to mark the centenary of the synagogue) included stained glass windows, iron supports to the gallery and new oak seating.⁷⁷⁷ Immediately south of the synagogue is a late 19th-century lavatory block of rendered brick which was presumably provided for those attending services.

North of the synagogue is the mausoleum of Judith, Lady Montefiore and her husband Sir Moses (figure 268). At the time of her burial on 2 October 1862 the grave was marked by a granite column brought by Sir Moses from Egypt; this is now located to the rear of the mausoleum.⁷⁷⁸ In 1864 it was reported that 'the tomb that is being erected over her ladyship's grave [...] is fast approaching completion; it is a plain and substantial building'.⁷⁷⁹ Its design is based on the Tomb of Rachel near Bethlehem, which the couple visited in 1839 and later funded its repair.⁷⁸⁰ The mausoleum is a rectangular, east-west orientated structure, surmounted by a dome and entered from a colonnaded porch. The exterior is stuccoed and rusticated and is enclosed by a low brick wall and railings.

The wooded area to the south represents the site of the Judith, Lady Montefiore College (figure 269). This plot was purchased by Montefiore in 1860, and the foundation stone was laid in June 1865. The architect was Henry David Davis and the builder was Thomas Elgar. The *Jewish Chronicle* reported that

The new building, which is in the Elizabethan style, is of red brick, with stone dressings [...] The group of buildings consists of a central hall, devoted to the educational purposes of the college, and on each side are five residences for the professors. They contain a parlour, kitchen and scullery on the ground floor, and two excellent bedrooms (one double bedded).⁷⁸¹

After the College was closed in 1960, the site was purchased by Kent County Council in 1963 and the buildings were demolished.

Dane Park Road area and Hollicondane Road

The area around Dane Park Road forms part of the Dane Park Estate, a late 19th-century speculative housing development by the architect A. R. Pite (figure 270). Plots were advertised for sale 'to builders and capitalists' from the beginning of 1878, and gas and water mains laid on.⁷⁸² The 42-acre site extended between St Luke's Avenue and Cecilia Road and had respectable neighbours in the form of South Eastern College and St Luke's Church (figure 271). Pite devised a picturesque layout in which the curved Dane Park Road and Dane Crescent met the existing Dumpton Park Road (figure 272).⁷⁸³ Hollicondane Road provided a new access route from the



Figure 270. An 1884 layout of the Dane Park estate. Completed buildings are shaded in grey. [KHLK:EK/U219/1]



Figure 271. St Luke's Church of 1875-6 (architect W. E. Smith of London; builders Smith & Sons of Ramsgate). [DP247327]

railway station. Pite projected a winding extension, to be named Upper Hollicondane Road, but this did not transpire (possibly because the land was required for the South Eastern College site) and it was later laid out as the straight Holly Road. Similar layout changes were made to St Luke's Road.⁷⁸⁴

In addition to selling plots Pite appears to have developed some himself. Examples include Cotswold and Danecote (Nos 39-41 Dane Crescent), a pair of half-timbered bungalows of c.1880 on the island site between Dane Park Crescent and Dane Park Road.⁷⁸⁵ In 1883 Ramsgate Council approved plans for 65 houses designed by A. R. Pite and to be built by W. W. Martin.⁷⁸⁶ These may correspond to Nos 1-39 and 8-82 Dane Park Road, terraced houses with two-storey canted bay windows

and red-brick dressings. Plots were periodically offered for sale but progress was slow: by 1905 the majority of plots were still vacant. Early 20th-century houses on the estate tend to have pebbledashed or roughcast first floors above single-storey bay windows and a continuous veranda-cum-porch. Hollicondane Road was reserved for semi-detached houses of middle-class character, many of them doubtless designed by Pite (figure 273).

The Jewish Cemetery on Dumpton Park Road pre-dates the Dane Park Estate [10] (figure 274). A meeting of Ramsgate's Jewish inhabitants, presided over by Benjamin Norden, resolved to establish a burial ground in 1872.⁷⁸⁷ A freehold plot, 100ft square and previously part of Hollicondane Farm was purchased by Norden from William Farley. The first burial took place in October 1872.⁷⁸⁸ Attached to the boundary wall is a small prayer hall or *ohel* of rendered brick with a slate roof (figure 275). The cemetery was enlarged in 1931.



Figure 272. Dumpton Park Road and Dane Crescent. [7603/P75]



Figure 273. Hollicondane Road. [7603/P76]



Figure 274. The Jewish Cemetery. [7603/P77]



Figure 275. Entrance to the prayer hall or *ohel*. [7603/P78]

Dumpton Park Drive

Dumpton Park Drive is a broad thoroughfare, laid out in 1900 to provide a new carriageway and tramway route to the neighbouring resort of Broadstairs. The necessary land was acquired under the Ramsgate Corporation Act of 1900 and transferred to the Light Railway Company who bore the cost of construction.⁷⁸⁹ Tramways were operated by the Isle of Thanet Electric Tramways and Lighting Company from 1901 until 1937, when the service was replaced by the East Kent bus company. An early development was the County Rink adjoining No. 45 [11]. This was built in 1910 as a skating rink of 1910, designed by Horace Dan of Faversham and built by Messrs Robson for Messrs Shoolbred, Moss and Vardon for a cost of £5,000.⁷⁹⁰ It was later converted to a tool factory named County Works and is today an antiques centre.

Most of Dumpton Park Drive is characterised by typical mid-20th-century private suburban development, with semi-detached houses and bungalows with deep front gardens. Non-residential buildings include the former County Rink, the adjacent Montefiore Medical Centre (2007, architect Philip Graham) and Ramsgate Garden Centre south of Montefiore Avenue.⁷⁹¹ The latter is a series of lightly framed buildings on the site of the Dumpton Park Greyhound Track, which operated on this site from 1928 to 1996.⁷⁹² The stadium was demolished in 2001 and subsequently developed with the retail centre and housing whose street names (Brindle Grove and Harebrook) commemorate the site's sporting heritage.

Cemetery and St Lawrence College character area

This area is characterised by two contrasting landscapes of late 19th-century origin: Ramsgate's municipal cemetery and St Lawrence College (figure 276). Both are set within landscaped grounds which each possess a distinctive character while preserving the open setting of the outskirts of the town.

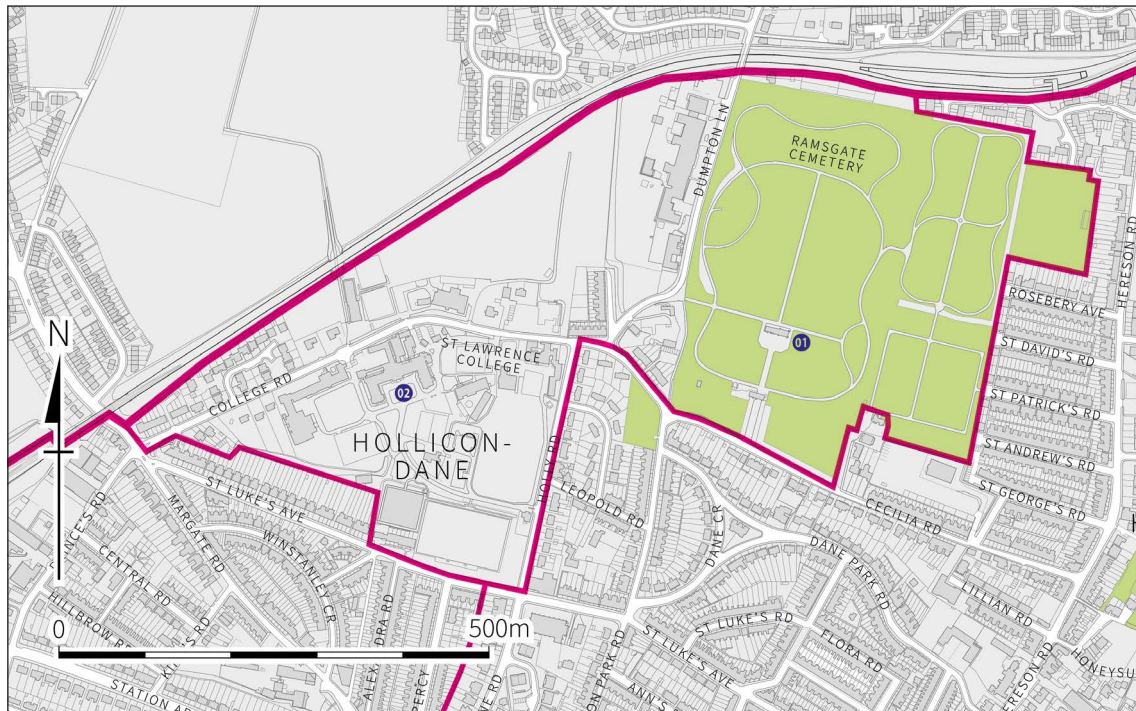


Figure 276. Cemetery and St Lawrence College character area. Key: [1] Cemetery chapels; [2] St Lawrence College

In a meeting of September 1869 Ramsgate's burial board was empowered by the vestry to purchase, for £3,750, a 21-acre parcel of Newland Grange Farm. George Gilbert Scott jun. (1839–97) was engaged to design Anglican and non-conformist mortuary chapels, an entrance lodge, a mortuary or lych house, gates and boundary walls (figures 277 and 278).⁷⁹³ The award of this high-profile commission to a London-based architect aroused such opposition that a public meeting was convened at the town hall.⁷⁹⁴ Scott's twin chapels [1] were built in 1871–2 by Henry Bell Wilson of Canterbury for a total cost of £6,000. G. T. Nesfield devised a layout of winding paths and banks of shrubs, extended to the east with a further 11 acres in 1898.⁷⁹⁵



Figure 277. Entrance drive and lodge to the cemetery [7603/P79]



Figure 278. The Anglican and non-conformist mortuary chapels. [DP251311]

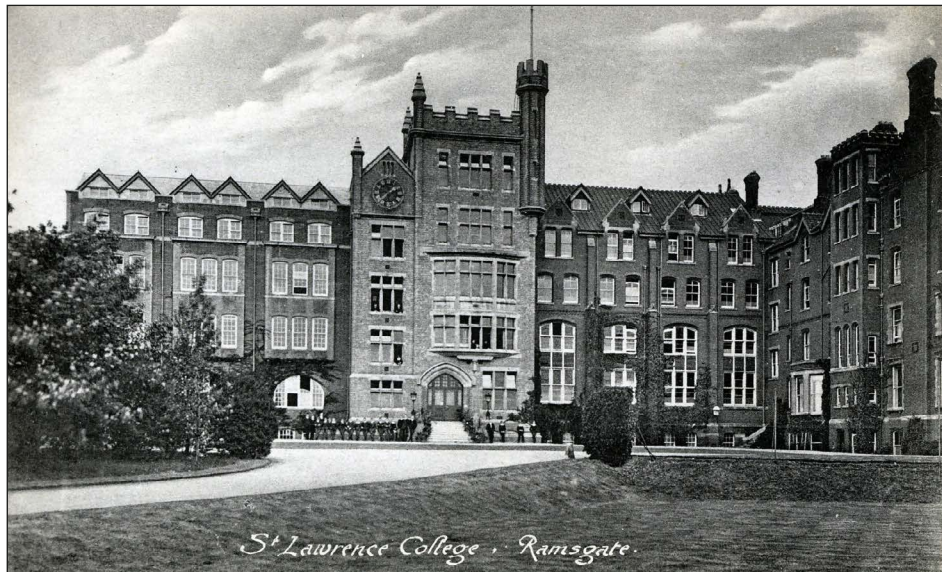


Figure 279. An early 20th century postcard of St Lawrence College

St Lawrence College [2] began as an institution founded by the South-Eastern Clerical and Lay Church Alliance to provide a middle-class education ‘based upon the Protestant and Evangelical doctrines and principles of the Church of England’.⁷⁹⁶ The first headmaster was Rev Emile Cornet D’Auquier, a French Huguenot. The 10½ acre site was chosen because it lay within the new ecclesiastical district of St Luke, whose first vicar, Rev J. Bradford Whiting, was a well-known evangelical and a member of the Alliance. When the South Eastern College opened in 1879 the first pupils were accommodated in ‘a motley collection of villas, bungalows, cottages and “tin” buildings’, including an ‘iron school’ erected in 1881 to designs by C. Kent.⁷⁹⁷

Attention then turned to a permanent building that was capable of being erected in stages. This was designed by the Ramsgate architect W. G. Osbourne and the first phase, the present east wing, was erected by Paramor & Son for a contract sum of £8,750 in 1884 (figure 279).⁷⁹⁸ It was opened by the Dean of Canterbury Cathedral, the President of the College and contained accommodation for around 200 boarders, a headmaster’s house and a dining hall. It was reported that ‘the design is of a simple type, of late pointed character executed in red brick and stone, with tiled roof, and was selected in competition’.⁷⁹⁹ Subsequent phases include a junior school of 1885–6 (at the junction of College Road and Holly Road), the Canon Hoare Memorial Wing of 1896 and the Deacon Tower of 1905, all designed by Osbourne. The college was incorporated as a public school in 1892 and adopted the name of St Lawrence College in 1906. A school chapel and library, of 1926–7 by Sir Aston Webb & Son, was dedicated as a war memorial to old boys.⁸⁰⁰

Stations character area

As its name suggests, this character area covers the locations of Ramsgate’s railway stations of 1846 [1] and 1926 [2] and the surrounding area which is largely comprised of suburban housing dating from the late 19th and 20th century (figure 280). Railways lines represent an impermeable boundary, cutting through the

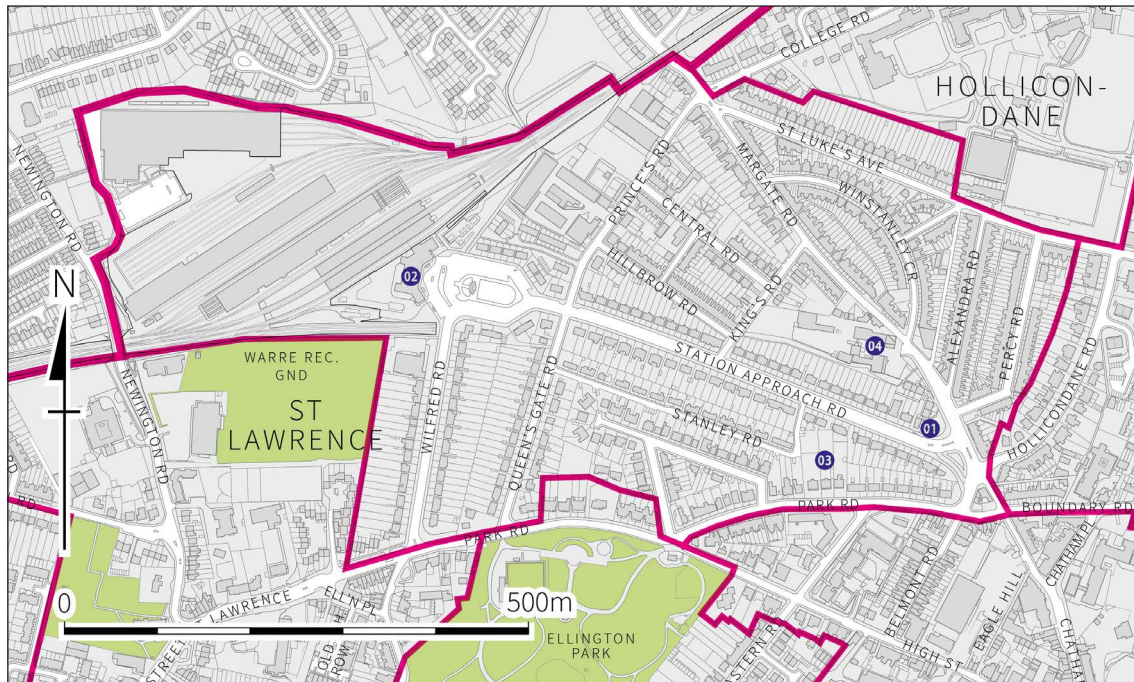


Figure 280. Stations character area. Key: [1] Site of 1846 railway station; [2] 1926 railway station; [3] Victoria Crescent; [4] Former Isle of Thanet Steam Flour Mills

older landscape pattern of field boundaries and roads. In 1843 this was an area of large fields, aligned south west – north east and bounded by Newington Road and Margate Road. Despite their truncation by railway lines, the pattern of property boundaries has continued to frame subsequent development. The southern boundary of the character area is Park Road, the former Liberty Way. To the north west it is determined by the tracks, sidings and sheds serving the present railway station, which extends to Newington Road. The east and west edges are less hard and skirt around Warre Recreation Ground and encompass an area of workers' housing around Margate Road.



Figure 281. The site of the 1846 railway station at the junction of Station Approach Road and Margate Road. At the far right is the South Eastern public house (No. 11 Margate Road). [7603/P80]

The original Ramsgate terminus of the South Eastern Railway was located at the intersection of Park Road and Margate Road, just outside the built-up area of the town but within walking distance of High Street and St Lawrence (figure 281). This opened in 1846 and within three years two hotels were available to passengers. These were the Shakespeare Hotel (No. 1 Margate Road, named after the Shakespeare engine of



Figure 282. The former Isle of Thanet Steam Flour Mill, photographed in 2022 after conversion to housing. The bargeboarded building on the right is No. 25 Margate Road, the former manager's house. [7603/P81]

the South Eastern Railway) and the Railway Hotel (south of No. 76 Chatham Street, probably demolished in connection with road widening). The presence of the station, sidings and ancillary buildings may have inhibited middle-class residential development. Victoria Crescent [3], a development of 1833-5 at Nos 3-7 Park Road, hints at the type of large Victorian villas which might have been more widely built but any eastern continuation was thwarted by the station, prompting its developers, E. J. Wildish and T. A. Grundy, to seek a compensation settlement from the railway company.⁸⁰¹

The most intense period of building activity within the sub-area took place to the north of the station between the mid-1860s and the 1890s and may have been stimulated by neighbouring developments such as the South Eastern College and the Dane Park Estate (see the Cemetery and St Lawrence College character area and the Hereson character area respectively). The triangular shaped plot between the station and Margate Road attracted several industrial concerns. These included a timber yard, a steam-powered stone mill [4] (figure 282), of 1865 by E. W. Pugin for the Isle of Thanet Steam Flour Mills Company Ltd, and the South Eastern Works of 1867, at which furniture and fittings designed by E. W. Pugin were manufactured for the Granville Hotel.⁸⁰² Within sight of the flour mill, at No. 25 Margate Road, a manager's house was built. The moulded, arched lintels to its first-floor windows echo those on the long elevation of the flour mill, which was converted to flats c2017-8.

To the north west of the station an area of working-class housing was built, probably intended for railway employees and workers at the nearby industrial sites. From about 1866 the west side of Margate Road was built up with paired two-storey houses. Nos 56-70 and the adjoining Derby Arms pub were likely newly built when put up for auction in 1869 by the mortgagee of the late James Smoothey, a Ramsgate

builder.⁸⁰³ The land to the north west of the station laid out on a modest grid, formed of King's Road, Hillbrow Road (formerly Clarence Road), Central Road (formerly Thornton Road) and Princes Road, the latter, with Queens Gate Road to the south, following the line of an earlier footpath from Park Road.⁸⁰⁴ This area seems to have acquired a seedy reputation, and in 1894 some of these streets were renamed at the suggestion of local residents 'owing to undesirable associations in the past'.⁸⁰⁵ The land between Princes Road and the railway line is presently occupied with small light-industrial units dating from the mid- to late 20th century. Previously the land had been used for an electric light works and the Corporation's refuse destructor of c1900.

Between Margate Road and St Luke's Avenue several roads were laid out including Alexandra Road, Percy Road (formerly Albert Road) and Winstanley Crescent. Alexandra Road is markedly narrower than Percy Road and its houses lack the front gardens of the latter, which are slightly later in date and may reflect the adoption of model by-laws. The houses on Winstanley Crescent were erected by a variety of builders over several decades from c.1870. They gain visual interest from the gently sloping and curving course of the street.

When Southern Railway decided to rationalise the branch lines serving the Isle of Thanet in the mid-1920s the decision was taken to close Ramsgate Town Station and open a replacement further to the west. The old line towards Canterbury was taken up and replaced with Station Approach Road, which terminated at the new station of 1924–26, designed by E. M. Fry in a Beaux-Arts style (figure 283). The new road and the streets to the south and west of it, including Wilfred Road, Queens Gate Road and Stanley Road, were then built up with semi-detached speculative-built houses on wide frontages. The site of the 1846 station was eventually used for Chatham Court, a post-war complex of flats.



Figure 283. Ramsgate Railway Station of 1924-6. [DP247120]

St Lawrence and Southwood character area

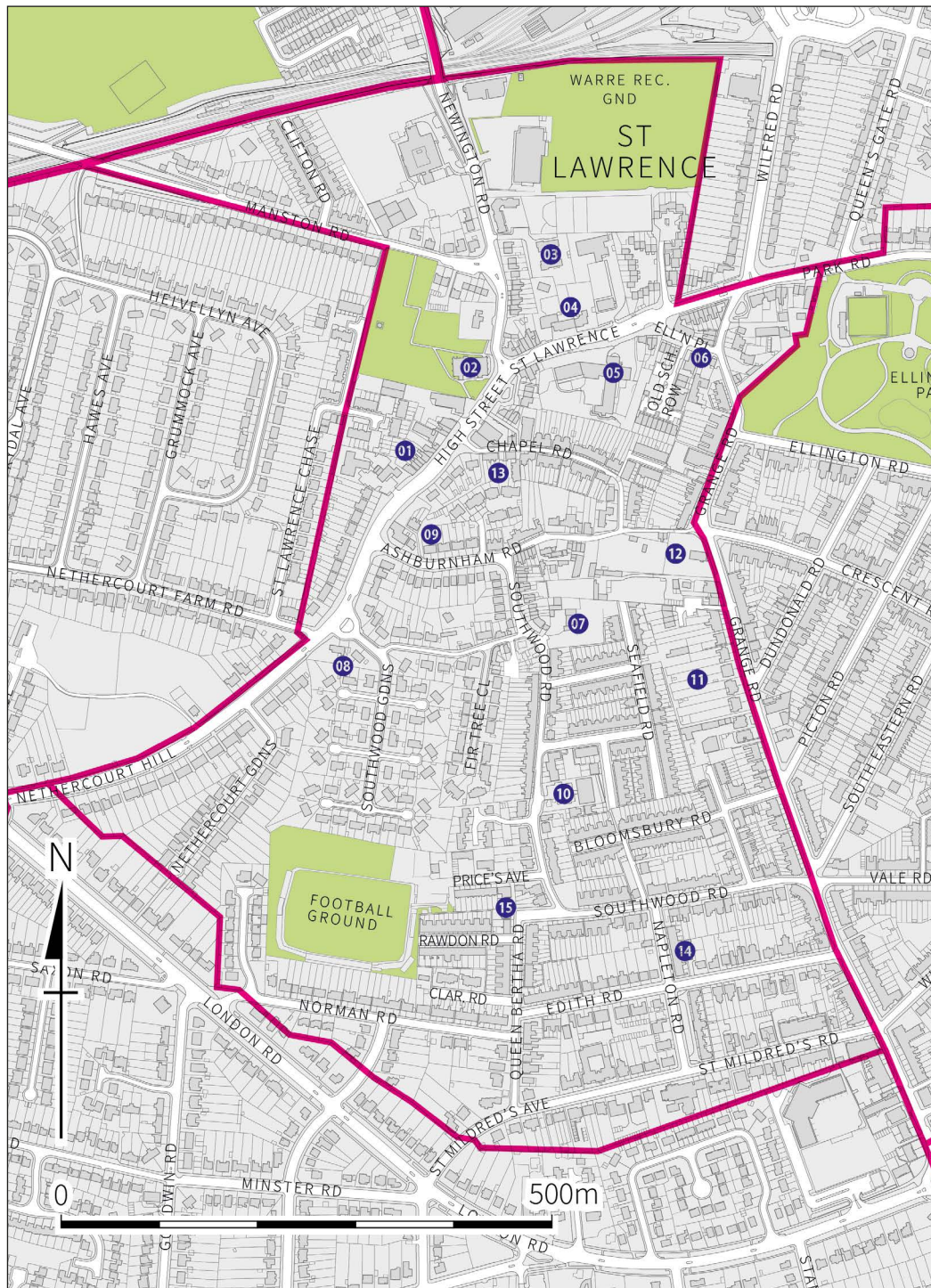


Figure 284. St Lawrence and Southwood character area. Key: [1] Nos 39-45 High Street St Lawrence; [2] St Lawrence's Church; [3] Newington Road Clinic; [4] Nos 1-3 St Lawrence High Street; [5] Ellington Infants' School; [6] Site of medieval chantry chapel; [7] Site of Southwood Farmhouse; [8] Site of Southwood House; [9] Site of Southwood Villa; [10] Former water tower; [11] Nos 102-120 Grange Road; [12] Valerian Lodge; [13] Former Wesleyan Methodist Chapel; [14] Emma Simmons's Homes; [15] Swiss Cottage

This is centred on the historic settlements of Southwood and St Lawrence, the latter giving its name to the civil and ecclesiastical parishes of which Ramsgate was originally part (figure 284). Amorphous in outline and some 63.6ha (157 acres) in area, the character area lies on the higher ground that extends northward from London Road to the outer suburban district of Newington. Although largely subsumed by Ramsgate's outward growth, St Lawrence is still legible as a distinct village, dominated by its medieval church. But it was never extensive and contained few grand houses, possibly due to Ramsgate's early pre-eminence.

South of High Street St Lawrence was the hamlet of Southwood, centred on Southwood Road. This is now harder to distinguish as a distinct place with its own character and identity as its most important properties, Southwood Farm and Southwood House, have vanished virtually without trace, although the historic property boundaries have been perpetuated in the suburban layout. Today, its residents associate Southwood with different landmarks, such as the late Victorian water tower and the Southwood Stadium, the home of Ramsgate Football Club.⁸⁰⁶

St Lawrence

St Lawrence appears to have been an essentially linear settlement along what is now the High Street St Lawrence, part of the route between Canterbury and Sandwich. The parish church stands at the junction of High Street St Lawrence and Newington Road, a routeway which ran north to the hamlet of Newington. High Street St Lawrence has undergone considerable change over the past century and is now a busy arterial road. Mid-19th-century photographs show it was narrow and gently curved, with intermittent pavements (figure 285). At least one thatched building can be identified (a thatcher is listed in the 1841 census) with others seemingly dating from the 18th century or earlier. But the necessity of improving traffic flow,



Figure 285. A mid-19th-century view of High Street St Lawrence, looking east towards the Wheatsheaf public house. None of the buildings visible in this photograph survive. [DP251321; courtesy of Sally and Rob Holden]



Figure 286. High Street St Lawrence, with the St Lawrence Tavern at right. [7603/P82]



Figure 287. Nos 39-45 High Street St Lawrence. [DP247303]

the redevelopment of the larger properties and the demolition of the poorer housing took its toll. A road widening scheme of 1937-9 led to the clearance of the south side of High Street St Lawrence between Ashburnham Road and Ellington Place. This scheme has modified the spatial characteristics and historic setting of the street (figure 286).⁸⁰⁷

The curved approach from the west is characterised by inter-war semi-detached housing (e.g. Nos 2-56 Nethercourt Hill and Nos 53-93 High Street St Lawrence). Isolated groups of historic buildings survive on the north side of High Street St Lawrence, while stretches of the south side were rebuilt after the Second World War.



Figure 288. The Church of St Laurence the Martyr. [DP247301]

A prominent example is the St Lawrence Tavern (Leslie Dale & Partners of Margate, architect, for Whitbread Fremkins Ltd.) This large pub, with first-floor tile hanging and low-pitched roofs, was built in 1969 to replace the White Horse (No. 16 High Street St Lawrence).⁸⁰⁸ Its car park gives rise to a gap in the street frontage, as does the early 21st-century residential development opposite which is set back from the pavement.⁸⁰⁹

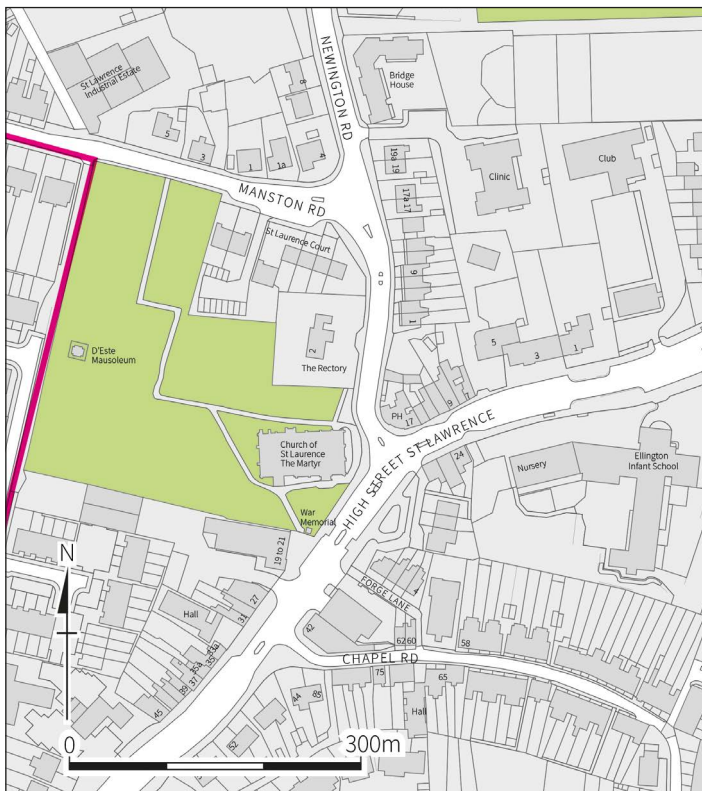


Figure 289. The church at the junction of High Street St Lawrence and Newington Road

One of the most substantial of the surviving historic groups is the tall, mid-18th-century terrace at Nos 39-45 High Street St Lawrence [1] (figure 287). Of three storeys of stock brick with a hipped tiled roof, the houses have six-over-six sash windows with segmental heads and doorcases with pilastered surrounds and cornices. No. 45 has three bays while No. 43 incorporates a boarded entrance to a passageway, possibly serving the rear yards of the row. Modern infill developments continue towards the parish church, including a small supermarket of c.2010 at Nos 19-21 and a filling station opposite. Their use of brick and slate pitched roofs acknowledges

the historic setting. Nos 30-34 and 24-28 to the east are present on the Ordnance Survey revision of 1938 and must therefore have been an early rebuilding of property cleared in the road widening scheme.

The Church of St Laurence the Martyr stands at the junction of High Street St Lawrence and Newington Road [2] (figures 288 and 289). It is a long, low building of knapped flint and ragstone with plain tiled roofs, above which rises a battlemented central tower. Lewis, writing in 1736, described the church as ‘a handsome building of field stones rough casted over as the rest of the Churches in this Island [of Thanet]’.⁸¹⁰ The exterior has ashlar quoins and tracery, much of it the result of 19th- and early 20-century restorations.⁸¹¹ Mid-19th-century views show a mixture of Perpendicular tracery and a west entrance, the latter now removed.⁸¹² It has been suggested that the widely coursed flintwork of the nave west wall is a survival from the original, Early Norman church.⁸¹³ The lower stages of the tower are also of Norman origin; they are constructed of ragstone rubble and incorporate plain, semi-circular arched openings.⁸¹⁴

The church has an aisled nave and north and south chapels to the chancel, giving rise to a rectangular footprint. The interior walls are plastered and painted, with piers and quoins of ashlar and exposed framing to the roof. It is likely that the aisled nave, tower and chancel are of late 12th -century origin, the latter being enlarged in the early 13th century and provided with a wagon roof in the 15th century. The nave is of three bays and has un moulded, pointed arches and round piers; the latter have square abaci and multi-scalloped capitals. The crossing arches are of similar appearance, but those to the east and west are enriched with roll mouldings, the former incorporating chevron. The interior has a variety of memorial tablets ranging in date from the 16th to the 20th centuries while the pews, floor tiles and stained glass imparts a 19th-century character.

The churchyard, of 1.21ha (3 acres), is enclosed by a red-brick wall and shaded by dense tree cover. It has been extended four times between 1769 and 1876, while road widening carried out in 1956 (deferred from the 1937-9 scheme) resulted in the alteration of its east boundary.⁸¹⁵ The churchyard is closely packed with stone monuments of 18th- and 19th-century date including headstones, chest tombs and a mausoleum to the family of Lady Augusta Murray (figure 290). In the south corner of the churchyard is a war memorial in the form of a stone shaft surmounted with a cross and set on a stepped base. North of the church is a post-war rectory, while St Laurence Court, a group of 1960s houses, occupies the site of the former vicarage.



Figure 290. D'Este Mausoleum, erected by Augustus Frederick D'Este for his family, including his mother Lady Augusta Murray. [7603/P83]

The south end of Newington Road is built up with small groups of housing, developed on plots cleared in the road-widening scheme of 1956. The stretch between Manston Road and the railway bridge is more open and is predominated by an assortment of public buildings ranging in date from the mid-20th to the early 21st centuries. To the rear of Nos 17-19 Newington Road is the Newington Road Clinic [3], a plain, single-storey brick building with a flat roof and projecting wings. It was built in 1939 by the council as a health centre, integrating maternity, child welfare, health and clinical services formerly dispersed across Ramsgate.⁸¹⁶ To the east, on the former playground of the Ellington Infants' School, is the Concorde Youth Centre of 1969, designed under A. H. Donnan, assistant county architect to Kent County Council.⁸¹⁷ It is a single-storey, flat-roofed building resembling a primary school. A youth employment bureau was accommodated in a detached, prefabricated annexe to the south. This presently houses the Project 15 Enterprise Learning Alliance. The youth club's facilities include tennis courts, a skateboard park and basketball court, housed in an outdoor recreational area to the north.

West of Newington Road is the St Laurence Church of England Junior Academy, a late 20th school of stock brick and tiles on a quadrangular plan. Its construction was prompted by the merger of a boys' primary school, which stood west of Newington Road (now Bridge House), and a girls' school, on the site of the present industrial estate to the south.⁸¹⁸ These had originated as National Schools, erected in 1850 and 1860 respectively.⁸¹⁹

The Warre Recreation Ground opened in 1900 on land granted to Ramsgate Corporation on an 1,000 year lease by Arthur Warre of Westcliff House.⁸²⁰ It occupies an open grassed area fringed by trees. At its south west corner is the Ramsgate Fire Station, designed by Pick Everard for the Kent and Medway Towns Fire Authority and opened in 2019.⁸²¹ Of two storeys, it includes an engine house, covered wash area and training facilities block, with a detached training house to the north.⁸²² The elevations nearest to Newington Road are clad in black brick with diagonal blue shingles of stainless steel at first-floor level. Adjoining the railway line is the Red Arrow Sports and Social Club, whose earliest parts (the entrance and pitched-roof hall) date to the 1950s.

The junction of Newington Road and High Street St Lawrence is dominated by the Wheatsheaf Inn, rebuilt c.1883 for Flint & Son of Canterbury (figure 291).⁸²³ It is a strikingly symmetrical pub in the Old English style, with applied half-timbering, oriel windows and broad gables. It is now entirely painted in black and white but late 19th-century photographs show pebbledash infill between the timberwork and polychrome brick on the ground floor. To the east, and set back from the pavement, are a distinctive group of houses. Penistone House (No. 5 High Street St Lawrence; figure 292) is an early 18th-century house of painted brick, with five narrow bays of sash windows under segmental heads. The central doorcase has fluted Corinthian pilasters with a modillioned segmental pediment.

Adjoining but projecting forward from Penistone House are Nos 1-3 High Street St Lawrence, a striking pair of large houses dating from the early 19th century and somewhat reminiscent of the work of Sir John Soane [4] (figure 293). Of two



Figure 291. the Wheatsheaf public house. [7603/P84]



Figure 292. Penistone House (No. 5 High Street St Lawrence), with Nos 1-3 to the right. [7603/P85]



Figure 293. Nos 1-3 High Street St Lawrence. [7603/P86]



Figure 294. Rochester Lodge, No. 22 High Street St Lawrence. [7603/P87]

storeys of stock brick with a mansard roof, they comprise a centrepiece of five bays, projecting entrance bays and recessed wings with hipped roofs. The tall entrance bays are rendered and have ground-floor rustication and recessed porches with Doric columns in antis. The first floor of the left-hand wing has a single, tripartite sash window set into a segmental recess; the brickwork of its right-hand counterpart suggests a similar arrangement but has been altered. Bays 2 and 4 of the centrepiece have similar segmental-headed recesses to both storeys; the doorway to the former is probably an insertion. Only the three right-hand bays belong to No. 1.⁸²⁴

South of High Street is the single-storey Ellington Infants' School [5] of 1938–9 by Ernest Barber.⁸²⁵ Laid out on a cruciform plan, it is Neo-Georgian in style with a taller, gable range fronting the street. To the west is a long extension which accommodates a day nursery. At the junction with Ellington Place is Rochester Lodge (No. 22; figure 294), an early 19th-century house of painted brick with a hipped slate roof and central stack. It is of two bays set within segmental headed recesses which echo those of Nos 1-3. Side entrances are accessed through sweeping flanking walls. It may have been associated with Rochester Cottage, a larger, detached house cleared to make way for the school. Much of the land south of Ellington Place is taken up with Old School Row, a residential development of the

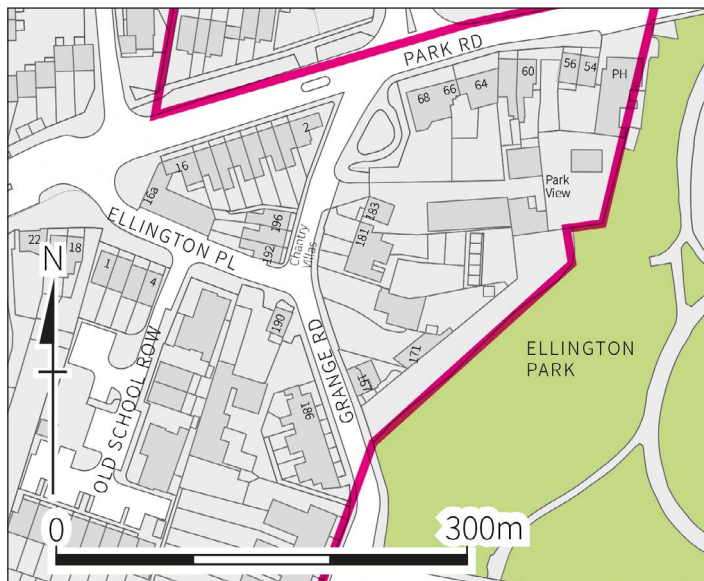


Figure 295. The north end of Grange Road



Figure 296. No. 190 (left) and Nos 192-6 Grange Road (right) at the junction with Ellington Place. [7603/P88]



Figure 297. A late 19th-century photograph taken from a similar position to Figure 296 and showing the putative chantry house. [HE Archive: OP06815]

Ellington Schools of 1913–4 (architect Graham Tucker).⁸²⁶ During groundworks in 2010, a circuit of tunnels was discovered. These were children's air-raid shelters of 1917, lined with wooden benches and equipped with electric lighting and separate entrances for boys, girls and infants.⁸²⁷

West of Ellington Park is a group of properties which originally adjoined the manor of Ellington (figure 295). Chapel Cottage (No. 190 Grange Road) is a small, detached brick house of two storeys over a raised basement, situated at the junction of Ellington Place and Grange Road (figure 296). It was described as 'newly built' in 1831 when it was included in an auction of the estate of the late Thomas Ashenden.⁸²⁸ Immediately to the north is the site of the former Ellington Cottage (No. 6 Ellington Place) which was demolished in the late 20th century. Opposite is Chantry Villas (Nos 192-6), three houses of 1893.

The garden of No. 190 Grange Road [6] and Chantry Villas respectively occupy the site of a medieval chantry chapel and a putative chantry house, of which both survived into the 19th century. According to Lewis's account of 1736 the chapel was dedicated to the Holy Trinity 'for the support of which several

Lands hereabouts were given, which at the Reformation were made a Lay Fee'.⁸²⁹ A document of 1483 describing the liberty boundary refers to 'Thaccher's cross', possibly a wayside cross named after the family who then resided at Ellington.⁸³⁰ After the reformation the chapel became a dwelling and was a roofless ruin by 1817.⁸³¹ The east and part of the north and south walls were still extant in 1895, when Cotton described them as of approximately of 1ft 7in in thickness and constructed of squared flints with stone quoins.⁸³² The 1988 list entry to Chapel Cottage notes that 'until recently' part of the chapel walls were incorporated into the garden walls.⁸³³

The complex known as the chantry house was demolished in 1892 (figure 297). Late 19th-century photographs and an account of 1895 suggest it was an extensive and multi-phase building of possible late medieval origin.⁸³⁴ At the south east corner was an L-shaped portion, jettied to the north and east with a queen post roof and square infill panels of herringbone brick. The date 1640 was inscribed on the collar beam. To the north was a lower range with a hipped roof; it was probably also timber-framed with a jetty underbuilt in brick.

The land between Grange Road and Ellington Park has an irregular layout which is probably the result of piecemeal development. In 1840 the area south of Park View (itself a modern backplot development) was owned by Thomas and John Ashenden. It includes The



Figure 298. The east side of Grange Road, including (from left) Hanover Cottage and Vine Cottage (Nos 173-5), St Lawrence House (No. 171) and The Cottage (No. 167). [7603/P89]



Figure 299. Nos 64-68 Park Road. [7603/P90]



Figure 300. Nos 54-56 Park Road, with the Flying Horse public house to the left. [7603/P91]

Cottage (No. 167 Grange Road), a late 18th-century cottage of brick with flint gables walls and a small rear range (figure 298). The early 19th-century St Lawrence House (No. 171) is a parallelogram in plan with a central entrance and rear stair. Hanover Cottage and Vine Cottage (Nos 173-5) are a pair of 18th-century appearance, although the list entry mentions an inscribed date of 1630.⁸³⁵

North of Park View are Nos 64-68 Park Road, a short terrace whose painted brickwork, shaped gable and segmental-headed windows suggests a mid-18th-century origin (figure 299). The houses have Victorian alterations such as bargeboards, rendered chimneys and the scrolled brackets to the doors. In 1840 the group was in a single ownership. Nos 54-56 to the east is a truncated row of cottages of possible late 18th-century date, built of stock brick with a plain tiled roof (figure 300). The east gable indicates that an adjoining property (formerly No. 58) has been lost. The group is terminated by the Flying Horse, a Neo-Georgian pub of 1928 of red brick with a hipped roof above a modillioned eaves cornice. It replaced two small cottages which housed the pub from the 1880s.⁸³⁶

Southwood

The 1839 tithe survey shows that much of the hamlet of Southwood was then bounded by Grange Road, Pegwell Road, Chilton Lane and the village of St Lawrence. It comprised relatively large arable fields, bisected by Southwood Road and farmed by several local families. The main farmstead was Southwood Farm [7], held in the early 19th century by the Sayer family. Their farmhouse and outbuildings, long since cleared, were located at the dog-leg turn of Southwood Road (opposite the junction with Weigall Place). Around this grew an irregular cluster of houses and cottages, the core of the hamlet known as Southwood. Vestiges of its rural character remain in this area, which is built up with an assortment of cottages, the earlier ones having gable ends of knapped flint (figure 301).



Figure 301. Southwood Road, looking north towards the junction with Weigall Place. The pair of houses are Nos 160-162. [7603/P92]

To the west was Southwood House, an extensive, detached house of c.1800 in grounds of approximately 12 acres.⁸³⁷ After passing through several hands – notably the portrait painter Henry Weigall (1829–1925) and the philanthropist and biographer Lady Rose Weigall (1834–1921) – the house was demolished after the Second World War to make way for Southwood Gardens [8].⁸³⁸ This is a speculative development by Taylor Woodrow of semi-detached houses on paired cul-de-sacs.⁸³⁹ Of similar character is Fir Tree Close to the east, a cul-de-sac of 1948 by D. C. Heard & Co on former allotment gardens.⁸⁴⁰

Southwood became an attractive location for suburban residential development in the 19th century because of its proximity to the railway way station and its rural surroundings. This took several forms. Southwood Villa [9], on the site of Nos 59–69 Ashburnham

Road, was one of a handful of middle-class detached villas in their own grounds. In 1840 the house was owned by Joseph Templeman of Southwood House but it was auctioned in 1846, ‘the greater part being newly erected at a considerable outlay’.⁸⁴¹ Steinschaenau Lodge was built c.1850 for Christopher Haedy jun. (d.1859), the steward to the 7th Duke of Bedford. The lodge was demolished c.1900 to make way for Rawdon Road and Clarence Road.⁸⁴²

One of the earliest non-residential developments in Southwood was the 1835 reservoir and engine house of the Ramsgate Water Works Company. These were constructed on a one-acre plot formerly part of Southwood Farm, redeveloped c2005 for a residential scheme, Southwood Heights.⁸⁴³ The water works formed part of a scheme by the surveyor James Watson to supply the town in which water was abstracted from a mains at the River Stour at a point west of Ebbsfleet in Minster, north east to a spring engine house and works at Cliff’s End in St Lawrence, along the coast to Pegwell and thence by a culvert north east to Southwood.⁸⁴⁴ After it was taken over by the Local Board in 1877, the town’s water supply was overhauled, including the erection of a water tower in 1881 on a site east of Southwood Road [10] (figure 302). The tower, of 1881 by the engineers Stevenson & Valon, is a distinctive Italianate structure of orange-red brick surmounted with a cast iron water tank. The water tower structure was converted to flats c.2000.⁸⁴⁵

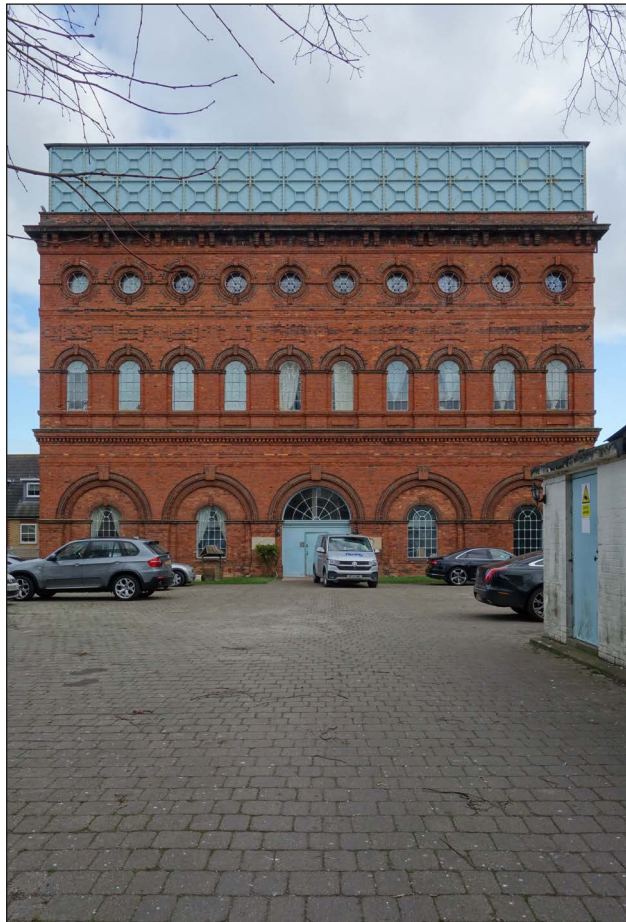


Figure 302. Former water tower. [7603/P93]



Figure 303. Nos 102-120 Grange Road. [7603/P94]



Figure 304. Nos 130-134 Grange Road. [7603/P95]



Figure 305. No. 134 Grange Road. [7603/P96]



Figure 306. Nos 136 Grange Road. [7603/P97]



Figure 307. No. 138-146 Grange Road. [7603/P98]



Figure 308. Entry to Ashburnham Road. [7603/P99]

The dispersal in 1847 of Southwood Farm for building land and brickfields marks the start of a halting process of speculative development.⁸⁴⁶ One of the earliest developments was Nos 102-120 Grange Road, five pairs of tall, plain townhouses of c.1850 [11] (figure 303). They are of three storeys above raised basements and have two bays with side entrances. The houses have double-pile plans with frontages of 28ft and long back gardens. To the north is a diverse group of houses which must be roughly contemporaneous with 102-120 Grange Road (figure 304). Most are set behind front gardens with flint or brick boundaries walls, in contrast to the terraced housing opposite. Of note are the single-bay No. 132 of three storeys on a narrow plot and the adjacent No. 134, formerly the Admiral Fox (figure 305). This purpose-built public house of the 1840s was named after Rear Admiral William Fox (1733–1810).⁸⁴⁷

Grange Road changes course at the junction with Crescent Road and Ashburnham Road, forming a focal point whose visual interest is enhanced by its distinctive layout and by the historic buildings which overlook it. No. 136, formerly known as Valerian or Valerian Lodge, is the sole remaining example in the area of a middle-class villa and garden [12] (figure 306). Probably built in the 1840s, it is of two storeys of stock brick with prominent cast-iron balconies on the first floor.⁸⁴⁸ It stands within an extensive garden bounded by knapped flint walls and populated with mature trees. North of Ashburnham Road is an assortment of two- and three-storey houses, including the double-fronted Southwood Cottage at No. 146 (figure 307).

Ashburnham Road and Chapel Road are situated between Southwood and St Lawrence. Ashburnham Road is named after Lady Charlotte Susan Ashburnham (1801–65) of Southwood House. It has the informal character of a semi-rural lane, with a flint boundary wall running along the south side (figure 308). The narrow approach from Grange Road retains its historic road surface; it is overlooked by Nos 2-4, a mid-19th-century pair of stock brick cottages. At the junction with Chapel Road are the Mitchell and Darling Bungalows, a group of three almshouses opened in 1953. They occupy the site of a terrace of ten single-room dwellings erected by the carpenter Jeremiah Philpot.⁸⁴⁹ Nos 37-45 are of mid-19th-century character, but there has been much redevelopment elsewhere in the street.

Chapel Road is a narrow, winding street built up with two-storey terraced housing of which the earliest examples are Nos 26-42 (figure 309). The road takes its name



Figure 309. Chapel Road. [7603/P100]



Figure 310. Former Methodist Chapel. [7603/P101]



Figure 311. The north side of Southwood Road, including Plaskett Terrace (Nos 15-21). [7603/P102]



Figure 312. Sunnycote (No. 41 St Mildred's Road), at the junction with Queen Bertha Road. [7603/P103]

from the former Wesleyan Methodist Chapel [13] of 1868 at No. 67a, now converted into a dwelling. It is a simple stock brick building with red-brick dressings and a slate pitched roof. It was converted to a Sunday school when a larger chapel was erected opposite. The new chapel was built in 1897 by W. W. Martin at a cost of £1,700 and to a design by J. Wills of London (figure 310).⁸⁵⁰ It is of red brick with lancet windows and plate tracery of Portland stone. The interior has been modelled, including the insertion of a first floor, for use as a pre-school nursery.

In the south of the character area is a grid of streets, comprising St Mildred's Road, Edith Road, Queen Bertha's Road, Napleton Road and the lower part of Southwood Road, that originated as a development by the British Land Company (see Ellington character area). In 1863 the company purchased part of the former Southwood Farm estate and the following year put up 34 building plots for auction.⁸⁵¹ These streets were developed over several decades (gap sites still remained on Edith Road in 1939) with housing which exhibits considerable variation in scale and format as plots were amalgamated or subdivided. For example, the stuccoed and double-fronted Plaskett Terrace (Nos 15-21 Southwood Road, possibly designed by W. E. Smith) were erected on plots of 10.8m (35½ft) in width, over twice the dimensions of the terraced housing to the west (figure 311).⁸⁵² There are also large, late 19th-century detached villas such as Sunnycote (No. 41 St Mildred's Road; figure 311), Buckhurst (No. 11 Edith Road) and Boughton House (No. 55 Edith Road). The most extensive properties have been redeveloped. Examples are the late 19th-century private school at No. 35 St Mildred's Road, now occupied by the Grange, a block of 33 flats of c.2006, and High View at No. 32, absorbed into the Wantsum Lodge Care Home.

The most distinctive and unified group on the British Land Company estate is Emma Simmons's Homes at Nos 1-19 Napleton Road [14] (figure 313). This symmetrical terrace of ten almshouses is set back behind a boundary wall with a hedge and communal front garden. It has a banded slate roof with a first floor of red brick over a ground floor of stock brick with red-brick dressings. Entrances have a tented copper canopy carried on scrolled console brackets. Over the central entrances is a commemorative relief plaque.⁸⁵³ The almshouses were designed by W. T. Stock of Hinds and Son and built in 1923-4 by Grummant Bros. Simmons, who resided nearby at No. 100 Grange Rd gave the land for the development and left instructions in her will that ten houses should be built for not more than £850 each, exclusive of architect's fees.⁸⁵⁴ Stock explained that the dwellings were designed 'to suggest the private residence rather than the rigid type of "almshouse" which invariably proclaims its identity'.⁸⁵⁵

One of the smaller plots in the 1847 Southwood Farm auction was a field of two acres south of the 1835 water works site. This was initially worked as a brick field. The first dwelling to be sited here was Swiss Cottage (now No. 1a Price's Avenue), a pebble-dashed bungalow with a slated roof, steep gablets and bargeboards [15] (figure 314). This was relocated from the grounds of The Elms (see the Ellington character area) where it served as a gardeners' cottage. The inscription of 1866 on the entrance porch refers not to its initial construction but to the date it was moved to its present site.⁸⁵⁶



Figure 313. Emma Simmons's Homes at Nos 1-19 Napleton Road. [7603/P104]



Figure 314. Swiss Cottage at No. 1a Price's Avenue. [7603/P105]

In the 1870s a road was laid out on the two-acre plot, first known as Southwood Place and later renamed Price's Avenue. The short street is dominated by Nos 1-8, a well-detailed terrace of c.1912-14 by Grummant Bros, with gabled bay windows and ornate porches.⁸⁵⁷ Price's Avenue leads to the entrance to the football ground known as Southwood Stadium. In 1907 the site was used as a cricket ground including a pavilion to the rear of Rawdon Road and two structures to the rear of Price's Avenue. In 1928 it was laid out with two football pitches, one of them full-sized, and a cricket pitch. By 1956 the ground had assumed its present layout.⁸⁵⁸

The development of the land between Southwood Road and Ashburnham Road post-dated the British Land Company's 1863 scheme to the south. This was built up in the late-19th century with rows of working-class housing. Southwood Terrace (Nos 92-142 Southwood Road) had two-and-a-half-storey houses whose narrow frontages are of 4.7m (15ft 3in) left little space for the entrances.⁸⁵⁹ By 1900 much of the land to the east had been laid out with terraces of two-storey houses. Bloomsbury, Lorne and Mays Roads at the junction of Southwood and Grange Roads may have been developed by the architect W. E. Smith and the earlier houses there designed by E. L. Elgar.⁸⁶⁰ Of similar character are Nos 97-117 Southwood Road and Grosvenor Road to the rear.

Southwood Road was widened in sections in the late 19th century and formed the location for several middle-class villas (figure 315). These include the detached No. 84 (originally Caroline Villa and Price's residence in 1881) and the paired Nos 86-88 (formerly Twin Villas), designed in a Gothic style by A. H. Clarke for Mark Price in 1879.⁸⁶¹ It is likely that



Figure 315. A view of Southwood Road looking north from the junction with Price's Avenue. On the left are Nos 84-88; opposite are Nos 61-73. [7603/P106]

Price also built Nos 74-80 (originally Frederick and Louise Villas), two pairs of two-and-a-half-storey houses with incised decoration and bargeboarded gables. Opposite is Nos 61-73 Southwood Road, a distinctive group of seven two-storey houses of red brick with white-painted dressings and rendered banding. They have ornate entrances with semi-circular arches and paired canted window bays with a moulded and scrolled parapet. This group, whose appearance has no parallel in Ramsgate, were built around 1907 by Grummant Bros but the architect is not known.⁸⁶²

Development of the western part of the character area was accelerated by the construction in the 1920s of London Road to the south. Nos 27-67 Norman Road belongs to the inter-war period, made up of several short terraces of brown brick with decorative tile details. The Nethercourt Hill estate was developed c.1933 on the plot adjacent to Southwood House, comprising semi-detached houses at Nos 14-44 Nethercourt Hill and semi-detached bungalows at Nethercourt Gardens to the rear.

St Lawrence Cliffs character area

This extensive area lies outside Ramsgate's historical boundaries and is of predominantly 20th-century character (figure 316). It includes about 1km of seafront

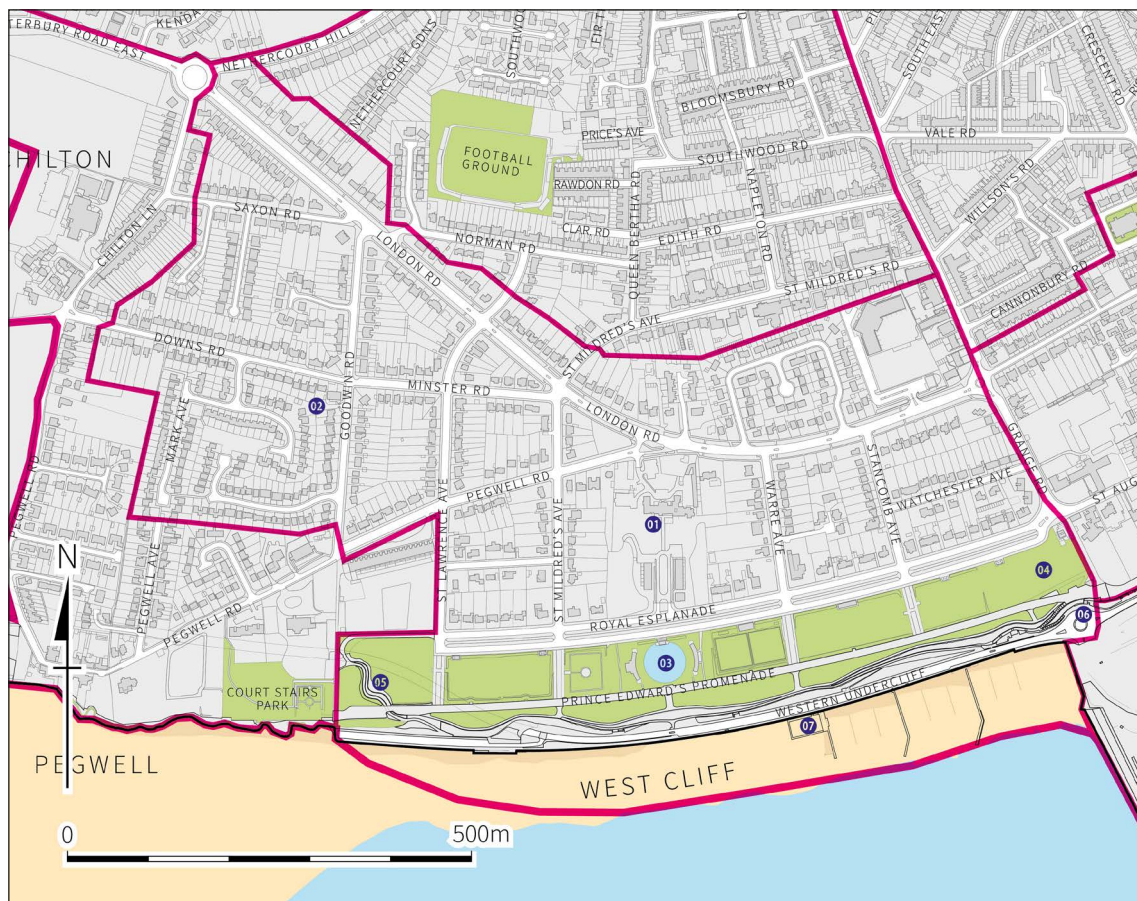


Figure 316. St Lawrence Cliffs character area. Key: [1] Former Belmont; [2] Entrance gateway to former Convent of the Assumption; [3] Former bandstand; [4] Government Acre; [5] Chine to Western Undercliff; [6] West Cliff Lift; [7] Tidal paddling pool

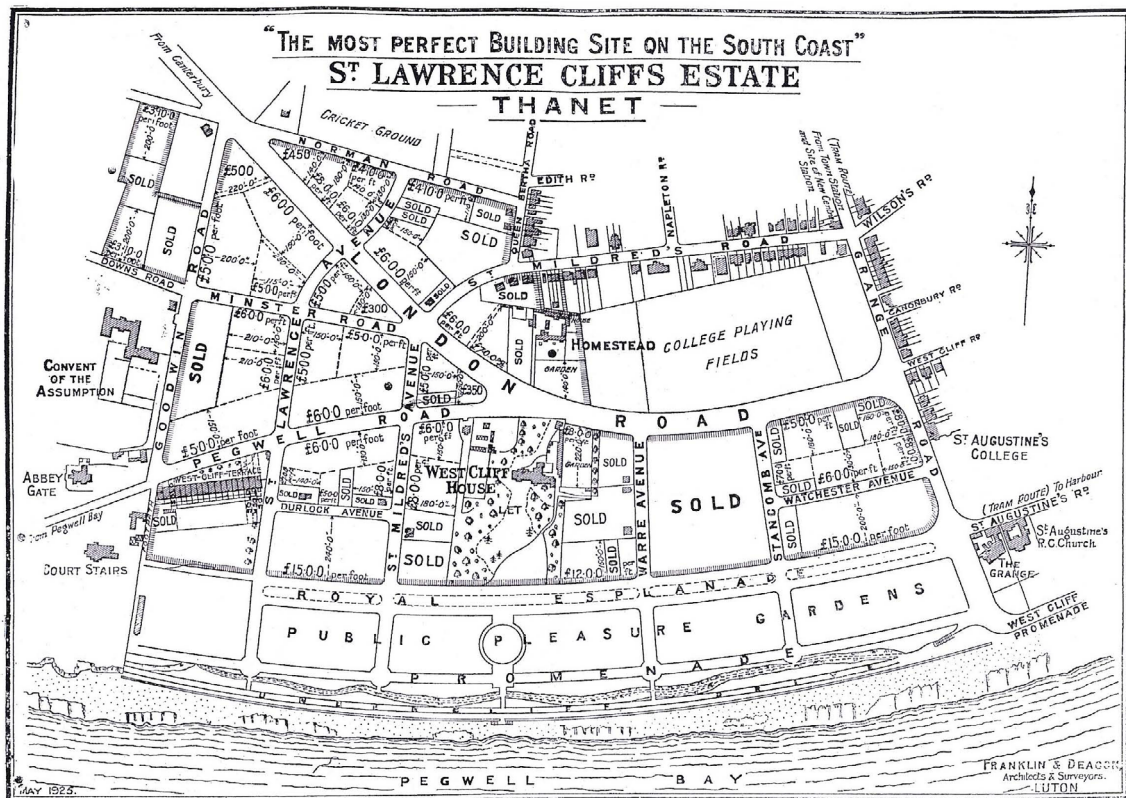


Figure 317. A 1925 plan of the St Lawrence Cliffs Estate. [Courtesy of Ben Kelly]

west of the modern Port of Ramsgate and is bisected by London Road, an arterial road constructed in the early 1920s to bypass the village of St Lawrence. It joins Pegwell Road, a route of probable medieval origin which ran between Ramsgate and Pegwell Bay.⁸⁶³ From the 1920s the area was laid out with roads, houses and resort amenities under the banner of the 'St Lawrence Cliffs Estate' (figure 317). This planned extension was initiated by Ramsgate Borough Council and combined resort expansion with suburban residential growth. However, the area also takes in pre-20th-century elements such as Pegwell Road, Belmont (a late 18th-century marine villa) and the site of a late 19th-century Roman Catholic convent.

The seafront and Western Undercliff area

At the end of the First World War the Belmont or West Cliff House estate extended from Grange Road in the east to Goodwin Road in the west and as far north as Norman Road. In 1921, Caroline Murray Smith, the granddaughter of John Ashley Warre, agreed to sell the 86-acre estate to Ramsgate Corporation for £50,000, later supplemented by the purchase of smaller properties including West Cliff Terrace (see Pegwell and Chilton character area).⁸⁶⁴ The council, who had long sought Ramsgate's western expansion, initiated a town planning scheme for the area, obtaining a local Act of Parliament in 1922.⁸⁶⁵ It was named the St Lawrence Cliffs Estate by the mayor, A. W. Larkin.⁸⁶⁶ The project combined a new western approach to Ramsgate (in the form of London Road) with resort amenities on an open area of seafront and private housebuilding inland.

After considering master plans by the landscape architect and town planner T. H. Mawson and the architect Sir John Burnet, the Council in 1922 held an open competition.⁸⁶⁷ They selected a scheme by Franklin and Deacon of Luton in which four new avenues (St Lawrence Avenue, St Mildred's Avenue, Warre Avenue and Stancomb Avenue) run from London Road to the cliff, framing a retained Belmont.⁸⁶⁸ A 30-acre strip of the seafront was reserved for public pleasure gardens and amenities and was bounded by Royal Esplanade (figure 318), a tree-lined boulevard whose name alludes to Victoria's visit, and Prince Edward's Promenade, a marine walk which continues Westcliff Promenade. Both were opened by the Prince of Wales in November 1926.⁸⁶⁹

In 1928–9 the open space was laid out was a recreation ground. It comprises putting greens, tennis courts, a bowling green (figure 319) and a miniature golf course, each in rectangular areas enclosed by low walls and embanked hedges and served by pavilions and shelters designed by Basil C. Deacon (figure 320).⁸⁷⁰ The centrepiece was a domed circular bandstand [3] surrounded by a sunken terraced area where deckchairs could be laid out. This was flanked by a pair of curved tearoom and shelter pavilions, with hipped roofs and colonnades overlooking the bandstand. Both the bandstand and pavilion were designed in the 'Italian Renaissance' style.⁸⁷¹ In 1961 the bandstand was demolished to make way for a children's boating pool (figure 321).⁸⁷²

The eastern end of the recreation ground, known as the Government Acre [4], was not landscaped as part of the inter-war scheme. This was one of three Ramsgate sites acquired in 1859 by the War Office during the French invasion scare for gun batteries.⁸⁷³ The plot was conveyed to Ramsgate Corporation in 1902.⁸⁷⁴ At the edge of Government Acre, adjoining Screaming Alley, are public conveniences (1927, architect Basil C. Deacon) sunk into the ground perhaps to minimise their visual



Figure 318. Royal Esplanade. [7603/P107]



Figure 319. Bowling green. [7603/P108]



Figure 320. Shelter. [7603/P109]



Figure 321. Aerial photograph of the children's boating pool and pavilions [33060/026, Damian Grady]

replaced in 1961 with a chalet block of pre-cast reinforced concrete, which contained two storeys of chalets above a ground-level shelter.⁸⁷⁹ The block was cleared in the course of the construction of the Royal Harbour Approach road. This new road,

impact on The Grange. A refreshment kiosk was added in 1950 (architect W. W. Garwood of Ramsgate Borough Council).⁸⁷⁵

Part of the rocky foreshore under the cliff was opened by as part of the estate development. Several chines were excavated into the cliff face to provide access from Prince Edward's Promenade to Western Undercliff, a new road at the base of the cliff. The westernmost chine takes the form of a serpentine walk, faced in Pulhamite artificial rockwork [5] (figure 322).⁸⁷⁶ At the east end of Prince Edward's Promenade is the West Cliff Lift, built in 1928–9 by W. W. Martin to a design by Basil C. Deacon for £3,328 [6] (figure 323).⁸⁷⁷ The lift shaft is constructed of reinforced concrete and is detailed in a Stripped Classical style. The lift was decommissioned by Thanet District Council in 1996.⁸⁷⁸

In 1935, an artificial beach was installed on part of the foreshore which was retained with reinforced concrete groynes. This scheme was implemented by Ramsgate Corporation with advice from the civil engineer F. M. Du-Plat-Taylor. A tidal paddling pool [7] and slipway were also built. A complex of timber-built chalets were provided for holidaymakers,



Figure 322. A landscaped chine, faced with Pulhamite artificial rockwork, leading from Prince Edward's Promenade to the Western Undercliff. [7603/P110]

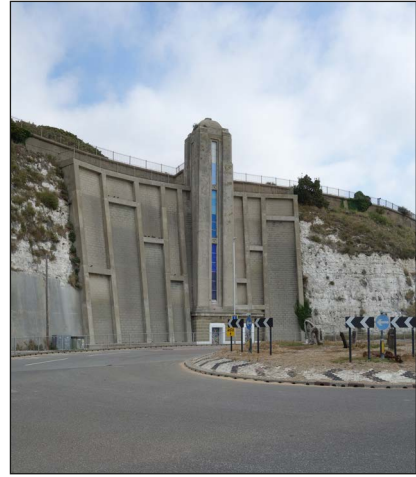


Figure 323. West Cliff Lift. [7603/P111]

opened in 2000, provides vehicular access from Canterbury Road East to the modern Port of Ramsgate, including a tunnelled section under Pegwell.

The inland area

The first element of the St Lawrence Cliffs estate to be laid out was London Road, designed by the borough engineer T. G. Taylor and opened in February 1923 (figure 324). The road runs south east from the Nethercourt Circus roundabout at Canterbury Road before curving to join Pegwell Road. It is a broad thoroughfare, 80ft (24.3m) in width and including grass margins originally planted with Cornish elm trees.⁸⁸⁰

The remainder of the estate was divided into building plots and sold on by St Lawrence Estates Limited, a building syndicate which included Franklin and Deacon.⁸⁸¹ Prices ranged from £3 10s./ft² (on Downs Road) to £15/ft² (on Royal Esplanade).⁸⁸² The first house, on St Mildred's Avenue, was commenced in April 1924; by 1938 approximately a third of the plots had been built up with detached and semi-detached dwellings.⁸⁸³ Many of the houses are standard developers' types,



Figure 324. London Road. [7603/P112]



Figure 325. No. 18 St Mildred's Avenue. [7603/P113]

although others have a more bespoke appearance and may have been architect-designed (figure 325). An intact example of the latter is The Pantiles, No. 87 London Road, a double-fronted house with curving bands of steel-framed windows. Like several of the inter-war houses in this area, it has front garden walls constructed of demolition rubble and brick kiln waste.

At the centre of the St Lawrence Cliff Estate lies Belmont [1] (figure 10), a Gothick-style villa of c1795 for Joseph Ruse (d.1832).⁸⁸⁴ An auction advertisement of 1800 lists 11 bedrooms, four dressing rooms and closets, a morning room, library, conservatory, breakfast parlour, principal and secondary staircases, lobby, drawing room and dining parlour opening onto a lawn.⁸⁸⁵ With the property came 11 acres of land and several outbuildings. The tithe map shows a range of farm buildings north of Pegwell Road of which Nos 6-10 Homestead Village may be remnants.⁸⁸⁶ By 1806 Belmont had passed into the hands of the merchant Thomas Warre (1752–1824).⁸⁸⁷ On his death the house, then known as West Cliff or West Cliff House, was inherited by his nephew John Ashley Warre MP (1787–1860), who hosted the Duchess of Kent and Princess Victoria in 1836.⁸⁸⁸ In the 20th century the house was successively converted for use as a preparatory school, a hotel and a nursing home, occasioning several phases of alteration and extension. The property was purchased in 2001 for conversion to flats and houses. Around the same time two new terraces, Victoria Row and Albert Row, were erected in the grounds, on axis with Belmont.

West of the St Lawrence Cliff Estate is a grid of streets laid out in the mid-19th century and including Saxon Road, Norman Road, Downs Road, Minster Road and Goodwin Road. These carriageways were paved and metalled in 1879 but their frontages remained largely undeveloped until after the First World War.⁸⁸⁹ Their primary purpose, at least initially, seems to have been the opening up of building land at Southwood, particularly the British Land Company's development of 1863–4 (see the St Lawrence and Southwood character area).

At the junction of Goodwin Road and Downs Road is a 1970s housing development by Highgrade Homes and others.⁸⁹⁰ The properties are detached and laid out along cul-de-sacs named Warwick Drive and Mark Avenue, with pedestrian access from the latter to Pegwell Avenue to the south. This scheme occupies the site of a Roman Catholic convent and girls' boarding school, established in the 1870s for nuns of the Benedictine order. It was initially dedicated to St Scholastica, the sister of St Benedict, although it was later known as the Convent of the Assumption.⁸⁹¹ The architects, Bernard Whelan and Austin Hayes of London, devised an extensive scheme intended to be executed in phases, resulting in a final layout which would be 'nearly a square with a species of quadrangle in the centre'.⁸⁹² However their initial scheme was modified so that the first phase comprised an H-shaped range. This was constructed by Crossley of London at a contract sum of around £6,000 and was 'in course of erection' in January 1872.⁸⁹³ Later additions, designed by Pugin and Pugin (a southern extension of 1883) and Adrian Gilbert Scott, deviated still further from the original plan.⁸⁹⁴

The 8-acre site was cleared in the 1970s and only fragments remain, including the main gateway, adjoined by a low boundary wall [2] (figure 326). Attributed to P. P.



Figure 326. Gateway to former Convent of the Assumption. [7603/P114]

Pugin, it is of stock brick with bands of red-brick and ashlar enrichments in a Gothic revival style.⁸⁹⁵ To the north is a double-pile lodge of 1907–8 by Leonard Stokes, now subdivided into two dwellings.⁸⁹⁶

Pegwell and Chilton character area

This linear area follows the western part of Pegwell Road and its northwards continuation, Chilton Lane (figures 327 and 328). They represent the edge of urban development: to the west is the open and largely rural landscape of Pegwell Bay. The area is mixed in character and includes seafront developments, 20th-century suburban streets and the hamlets of Pegwell and Chilton.

Pegwell Road and Pegwell

The sea-facing plots south of Pegwell Road were developed in the 19th century with marine residences in their own grounds, including West Cliff Terrace, Court Stairs and Pegwell Lodge. Their grounds have been developed in different ways, with corresponding changes to their present-day character. West Cliff Terrace is a large, uniform, early Victorian terrace in Italianate style, following the pattern established by Royal Crescent [1] (figure 329). It is located to the south of Pegwell Road and orientated southwest – northeast to exploit sea views over the Downs. The terrace is made up of 23 houses of four storeys over lit basements and is constructed of stock brick most of which is rendered with stucco. It has a palace front, its centrepiece and end pavilions having blind parapets with oversized scrolls. The central houses have single-storey porches with fluted Doric columns, elliptical fanlights and shell scroll ornament. The flanking porches are of two or three storeys, and their upper floors may represent bathroom additions relating to the conversion of these houses to flats. The seaward front has continuous verandas to the first floor, forming an arcade to the ground floor and balconies to the second-floor.

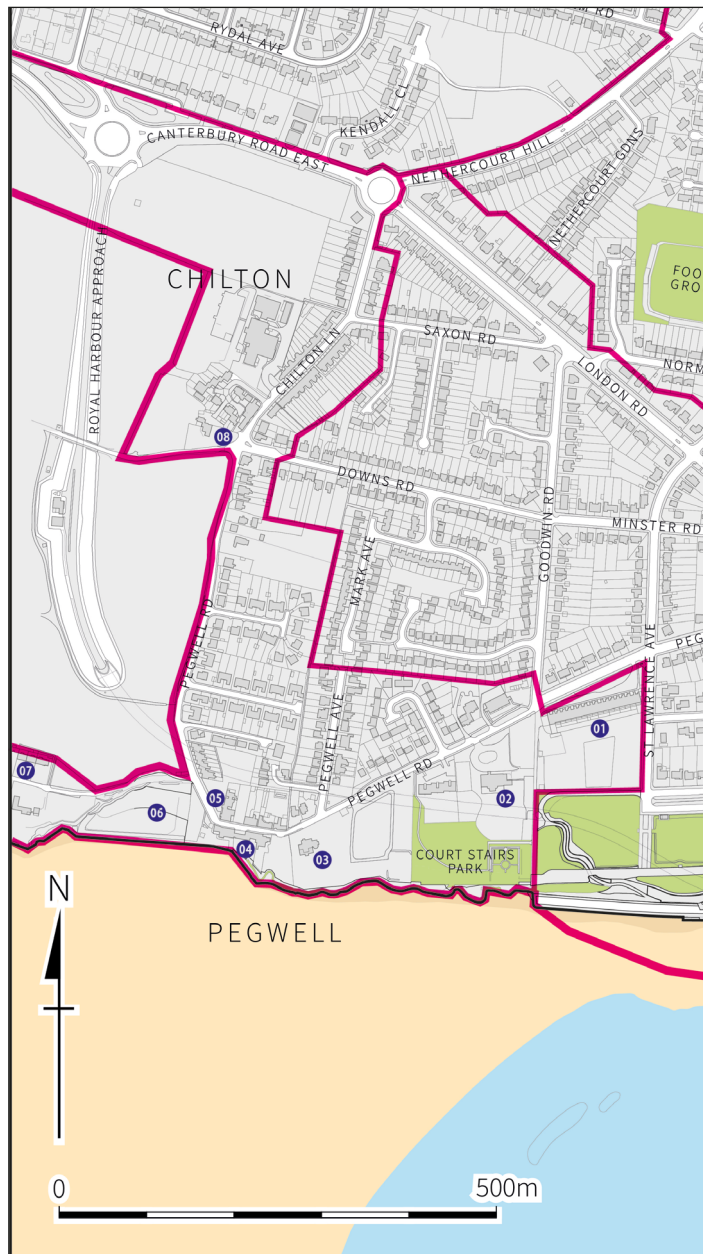


Figure 327. Pegwell and Chilton character area. Key: [1] West Cliff Terrace; [2] Courtstairs; [3] Pegwell Lodge; [4] Belle Vue Tavern; [5] Pegwell Bay Hotel; [6] Site of undercliff landing stage and pier; [7] Coastguards' cottages; [8] Chilton Farmhouse

The terrace was built in 1843–5 for W. H. Stamp.⁸⁹⁷ As Secretary to the London Gas Light Company, Stamp may have been introduced to Ramsgate by his predecessor, Daniel Benham, whose excursions to the resort are recorded in his diary.⁸⁹⁸ Stamp employed an architect and surveyor named John Stevens, possibly the John Stevens (d.1857) who was surveyor of the western districts of the City of London or his son, John Hargrave Stevens (d.1875), who was the district surveyor of Bethnal Green.⁸⁹⁹ In 1847, 17 of the houses were advertised for sale on behalf of the mortgagee, suggesting that the development had run into financial difficulties.⁹⁰⁰ A resort guide of 1867 reports that ‘through adverse circumstance, the houses have lately become the property of Alderman Wire, of the City of London’.⁹⁰¹ The London firm of Wire and Child were Stamp’s solicitors, raising the possibility that he defaulted on a loan that they advanced for the costs of development. Drainage improvements were made in 1859 and some of the houses were converted into flats in 1897.⁹⁰²

The plot to the west is occupied by Courtstairs, a house of 1892 by the architect H. G. Bailey for the brewer Martin J. R. Tomson [2] (figure 330).⁹⁰³ It is a long, double-pile house of red brick with terracotta dressings. The north front has irregular groups of narrow windows and a gabled entrance wing with a Gothic porch. The porch originally led directly to an open hall with a gallery on three sides.⁹⁰⁴ The south front is symmetrical with cross windows arranged around a small pediment and a projecting single-storey extension, perhaps a dining room or conservatory. Cotton



Figure 328. Pegwell from the air. To the right is the grounds of Pegwell Lodge. [33060/020, Damian Grady]



Figure 329. West Cliff Terrace. [7603/P115]



Figure 330. Courtstairs. [7603/P116]

suggests that Court Stairs was an ancient name for Pegwell, deriving from ‘the stairs (or landing place) for those attending the Court Baron formerly held for the manor at Nether Court’.⁹⁰⁵ After the property was purchased in 1936 by Ramsgate Corporation, the southern part was landscaped as Court Stairs Park, a public garden which forms an extension to the public open space of the St Lawrence Cliffs estate.⁹⁰⁶ In recent years its grounds have been developed with Courtstairs Mews, eight small houses on the site of the stable block, and Steven Court, a group of 12 flats but at the time of writing (2021) Courtstairs itself is vacant.

The triangular plot to the north is the former grounds of Abbey Gate, a detached house built in the late 1890s for William Grey Page of Page & Sons, a long-established Ramsgate grocer and wine merchant.⁹⁰⁷ Part of its grounds were

developed in the 1960s as Abbey Grove, a cul-de-sac of detached houses, while the house was redeveloped with a block of 22 maisonette flats c.1972, also named Abbey Gate, and the later Pegwell Court, a three-storey block of 12 flats. The former coach and stable building survives as Stablings Cottage.

The earliest resort-related development in the character area is Pegwell Lodge [3] (figures 331 and 332), a marine villa of c.1790 for the barrister, politician and judge Sir William Garrow (1760–1840). In July 1790 *The Times* reported that ‘Mr Garrow has purchased the delightful situation near Ramsgate, called Pegwell Bay, for the purpose of securing an agreeable retreat during the Old Bailey recess’.⁹⁰⁸ The completed house was sketched in 1794 by the artist James Ward and is depicted in a 1797 print by Amelia Noel.⁹⁰⁹ The original layout of Pegwell Lodge is uncertain: the list entry suggests that it took the form of a T-shape but Ward’s sketch and the 1839 tithe map implies four wings meeting at a central belvedere.⁹¹⁰

Photographs suggest that the building is faced with mathematical tile, implying framed construction. Surviving internal features include ornamental coloured glazing, a top lit open string stair and a plaster frieze of cherubs to the interior of the central lantern.⁹¹¹ Ward’s sketch depicts a group of lightly-built, single-storey lean-to structures on the seaward side, which are present, perhaps in renewed form, in mid-19th-century prints and 20th-century photographs.⁹¹² These may correspond to the ‘range of elegant conservatories, forming a tasteful pavilion connected with and screening the whole suite of rooms’, mentioned in the 1841 advertisement for the auction sale of the house after Garrow’s death.⁹¹³ The advertisement also boasts



Figure 331. Pegwell Lodge. [7603/P117]



Figure 332. An aerial photograph of Pegwell Lodge in 1920, from Historic England’s Aerofilms collection. Note the predominantly rural setting. [HE Archive: EPW000086]

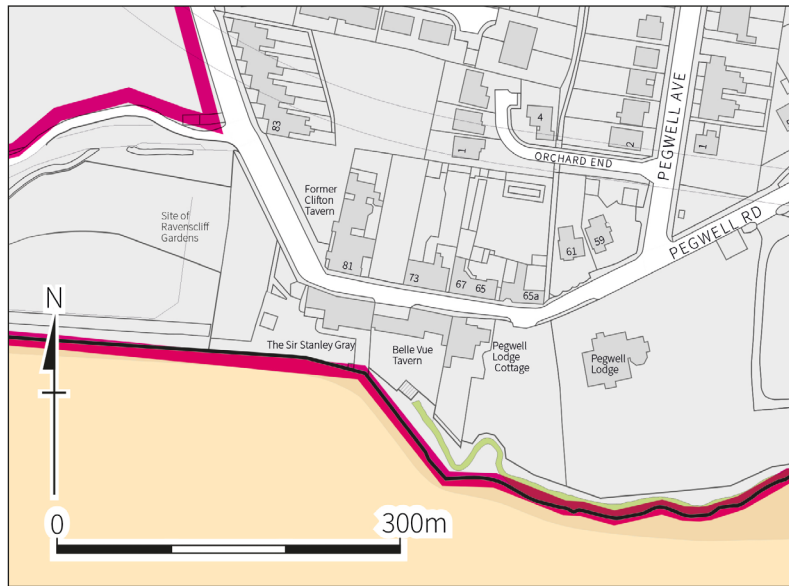


Figure 333. Pegwell



Figure 334. A c1795 study of Pegwell Bay from the west by Thomas Girtin.
[Yale Center for British Art, Paul Mellon Collection]

‘excellent salt and fresh water baths’. Since the 1950s the grounds have been used as a caravan park, and the house itself is screened by a high brick wall.

To the west, and formerly within the grounds of Pegwell Lodge is Pegwell Lodge Cottage, a two-storey building with a T-plan. Its position implies a stables or coach house range, but its wings possess chimney stacks, suggesting a lodge or a guests’ annexe. Opposite Pegwell Lodge is Pegwell Avenue, a cul-de-sac of mixed character laid out in the 1890s, when Nos 3-9 were erected. The remainder of the houses are mostly of mid-twentieth-century date.

Pegwell is a small, linear settlement of two- and three-storey buildings (figures 333 and 334). It is of predominantly 19th-century character, although it is likely that some houses preserve older fabric. It originated as a small fishing community, sited beside Pegwell Bay where, according to Hasted’s account, ‘the inhabitants catch shrimps, lobsters, soles, mullets etc and a delicious flat-fish, called a prill’.⁹¹⁴

Hasted states that Pegwell was a small manor attached to Sheriff's Court in the Parish of Minster. The fortunes of the settlement then became linked with the resort development at Ramsgate; visitors staying at the latter would frequently make an excursion to Pegwell Bay.

Nos 65-67 Pegwell Road are a group of three cottages of possible late 17th- or 18th-century origin (figure 335). They are of two-storeys with basements and are constructed of flint walls dressed with red brick and a hipped, tiled roof. The two left-hand bays have walling of semi-coursed whole flints, while that to the right is of random knapped flint, partly separated by a horizontal straight joint and with a chimney stack above. All three bays incorporate three-light, multi-paned casement windows with bracketed pentices and a broad sill. In the mid-19th century No. 69 housed the Pear Tree Inn and the potted shrimp business of Samuel Banger. In the west gable wall of No. 73 is preserved the outline and the end stack of Nos 75-79, a range of two-storey, narrow-fronted cottages demolished in the second half of the 20th century. An early 20th-century postcard shows them to be of similar appearance to Nos 65-67.⁹¹⁵

The Belle Vue Tavern [4] is a public house of probable 18th-century origin. It is constructed of rendered-brick walls with a hipped tile roof and end stacks. To the west is a gabled bay and a recessed addition, which is present on the 1839 tithe map.⁹¹⁶ The latter is rendered with a weatherboarded upper floor and a hipped slate roof. It is adjoined by the Pegwell Inn, (now the Sir Stanley Grey public house; figure 336), a single-storey, flat-roofed structure of mid-19th-century origin, probably associated with the Clifton Tavern complex (see below). Part of the building may correspond to the terrace wing of the Working Men's Club and Institute Union (see below), erected in 1905-6 to a design by the architect W. Wadman.⁹¹⁷

On the corner of Pegwell Road is an extensive, mid-19th century complex that began as tavern and then became a convalescent home [5] (figure 337). The south portion was developed c.1865 by James Tatnell as the Clifton Tavern.⁹¹⁸ It is a three-storey building of rendered brick with dormers let into a Mansard roof. In May 1894 the



Figure 335. Nos 65-57 Pegwell Road. [7603/P118]



Figure 336. Pegwell Road, looking east. To the right is the Sir Stanley Grey public house; to the left is the Pegwell Bay Hotel. [7603/P119]



Figure 337. The Pegwell Bay Hotel. [7603/P120]

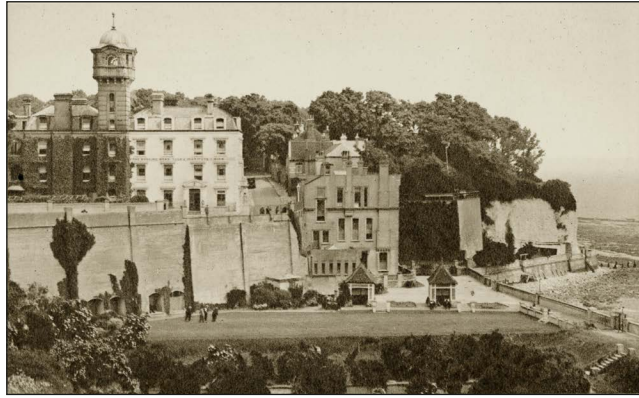


Figure 338. An early 20th-century postcard of Pegwell Bay, showing the undercliff development commenced by James Tatnell. [HE Archive: PEN01/15/03/29452]

building and its grounds was purchased by John Passmore Edwards, who gifted the property to the Working Men's Club and Institute Union (WMCIU) as a convalescent home for members and their families. The home, which initially accommodated 32 residents, was extended in 1897–8 (architect Maurice Adams) and 1914. It remained in the ownership of the WMCIU until 1969 and is presently trading as the Pegwell Bay Hotel.⁹¹⁹

Tatnell's mid-1860s development also included the construction of a sea wall, landing stage and pier under the cliff [6] (figure 338). The reclaimed land was developed as pleasure gardens for customers of the Clifton Tavern, with covered pedestrian access via a subway tunnel.⁹²⁰ Tatnell undertook a further reclamation scheme in 1875–6, erecting a sea wall 215m (700ft) long to enclose approximately 2 acres (8,000m²) of foreshore. Known as Ravenscliff Gardens, it included a skating rink, terrace walk and a bandstand (designed by Pain & Clark of London).⁹²¹ The complex was sold in 1880 and was later renovated or redeveloped by G. Scamp.⁹²² It subsequently came into the ownership of the WMCIU.

West of Pegwell Road is a row of five early 19th-century Coastguards' cottages [7]. They are of a single storey and are constructed of rendered walls with segmental arched windows, a continuous slate roof and square stacks set at 45°. The group is depicted in the 1839 tithe map together with a long range to the south.⁹²³ The latter is identified as 'coastguard quarters' and 'watch house' on an 1860 plan of the installation.⁹²⁴ The cottages and coastguard station may have been installed after the Napoleonic Wars as part of the Coast Blockade to prevent smuggling; a newspaper article of 1819 makes reference to the 'Preventative Station' at Pegwell Bay.⁹²⁵

Chilton and Chilton Lane

Beyond the hamlet of Pegwell, Pegwell Road takes a northwards course. The road represents the limit of built development: with arable farmland to the west, while the area to the east is characterised by suburban housing of mid- to late 20th-century date. Approximately 0.5km north of Pegwell, at the junction of Pegwell Road, Chilton Lane, Downs Road and Chalk Hill, is the small hamlet of Chilton. It was

once dominated by two farmhouses owned by the Curling family, of which the more recent, Chilton Farmhouse [8], survives. According to Cotton's account it was built in 1713 by John Curling; a brick near the entrance bears the graffito 'M.C.1714'.⁹²⁶

The farmhouse is of two storeys of red brick with a tile roof and shaped gables (figure 339). The front elevation is of five bays with a central entrance; while the ground floor windows are eight over eight sashes, the first-floor windows are of the older mullion and transom type. The central straight flight stair is a late 20th-century addition, superseding a winder stair adjoining the north stack. There is evidence for a corresponding winder staircase adjoining the south gable, now removed.⁹²⁷ Chilton Farmhouse is the only farmhouse to survive within the study area, possibly because it lies on the edge of an area of 'green belt' land protected from development by local planning policies. It is of heritage value because it indicates the area's origin as an agricultural settlement.

Chilton Farmhouse is screened from Chilton Lane by tall trees and Curlinge Court a late 20th-century housing development. At the junction with Downs Road is the Chilton Tavern, a pub of c.1870. The 1839 tithe map shows a house of comparable size to Chilton Farmhouse to the east, in the approximate area of 16 Downs Road. To the north was a range of agricultural buildings enclosing a yard. This may have been South Chilton House, the older farmhouse in the ownership of the Curling family. It was demolished in the 19th century but an illustration in Cotton's history shows a multi-phased timber-framed structure with hipped tiled roofs.⁹²⁸



Figure 339. Chilton Farmhouse. [DP264668]

The section of Chilton Lane between Curling Court and Saxon Road is lined with late 19th-century terraced housing. Nos 31-49 is a three-storey row of stock brick of two bays. Unlike the two-storey row opposite, they lack bay windows. Behind is Chilton Primary School of c.1975, designed under A. H. Donnan, assistant county architect to Kent County Council.⁹²⁹ It has a compact plan with several classroom wings enclosing a central hall; there is a pitched roof extension. North of the school is an area of allotments of early 20th-century origin, now bisected by the Royal Harbour Approach Road. At the north end of Chilton Lane is Nethercourt Circus, a roundabout laid out in the 1920s as part of the London Road development. It is the site of a toll house associated with the turnpike road to Canterbury and shown on the small-scale Ordnance Survey map of 1801.⁹³⁰

Nethercourt character area

The Nethercourt character area is about 48ha (118 acres) in area and is located on the north eastern outskirts of the built-up area of the town (figure 340). It is almost entirely occupied by a post-war housing estate, laid out on parallel access roads named after locations in the Lake District.

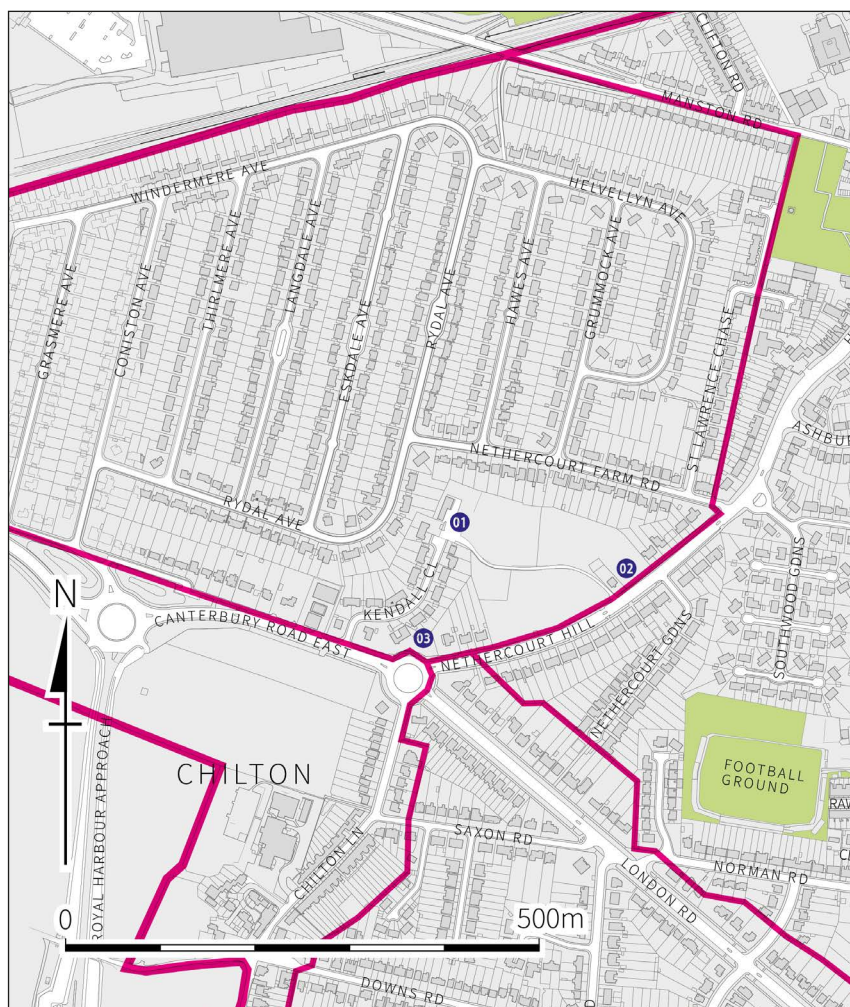


Figure 340. Nethercourt character area. Key: [1] Site of Nethercourt House; [2] Upper Lodge; [3] Nethercourt Lodge



Figure 341. Nethercourt Lodge. [7603/P121]



Figure 342. Nethercourt Farm Road. [7603/P122]

Nethercourt's present appearance belies its origins as a manor of St Lawrence. It was a knight's fee (a holding deemed sufficient to support a knight), held in 1437 by Nicholas de Sandwich from the Abbot of St Augustine for 40s. and in 1253 by Symon de Sandwich.⁹³¹ The manor subsequently became the seat of families by the name of Goshall of Ash, St Nicholas, Dynley, Maycett, Lucas, and Johnson.⁹³² Nethercourt was purchased in the early 18th century by Captain Edward Brooke who renovated or rebuilt the house.⁹³³ Nethercourt and its gardens were acquired by the borough council in 1937 for road widening and to provide public open space.⁹³⁴ The house was demolished in 1957 and its site [1] is today occupied by a caravan park named Nethercourt Park.⁹³⁵ Stretches of boundary wall and the curved drive to the house survive, as does Upper Lodge [2], a mid-19th-century gate lodge and Nethercourt Lodge, possibly a gardener's cottage [3] (figure 341).

A development proposal for the remainder of the land was under the consideration of the planning authorities in 1950; by 1956, the easterly part, including Nethercourt Farm Road (figure 342), Helvellyn Avenue and Grummock Avenue, was already built up. By 1969, building had proceeded up to Grasmere Avenue.⁹³⁶ The portion between Kentmere Avenue and Windermere Avenue was developed in the mid-1980s with a layout of smaller blocks (albeit with little variation in the appearance of the dwellings). Development halted at Kentmere Avenue when an extension proposal for a further 53 houses and bungalows was turned down by Thanet District Council in 1988, possibly due to the presence of the scheduled Anglo-Saxon cemetery to the west.⁹³⁷ The perimeter roads are occupied by semi-detached houses of standard design, while the long strips within the estate are mostly populated with bungalows. The layout was probably devised by the Ramsgate architect H. G. A. Waldron for the developer Nethercourt Estates Ltd.⁹³⁸

PART THREE: CONCLUSION

Character and significance

The concept of historic character plays an acknowledged role in heritage protection and planning policy. Conservation Areas are defined in law as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.⁹³⁹ The National Planning Policy Framework states that planning policies should take into account ‘opportunities to draw on the contribution made by the historic environment to the character of a place’ and that new development should make ‘a positive contribution to local character and distinctiveness’.⁹⁴⁰ Historic area assessment can support these policy objectives through determining the character of a place and explaining how that character has been informed by its historic development.⁹⁴¹

Ramsgate is an area of diverse historic character which encompasses multiple layers of architectural, historic and cultural values. Its centrepiece, the Royal Harbour and its associated dry dock, lighthouse and slipways, is an ensemble of national significance. It is enhanced by ancillary structures such as the Clock House and the Tide Ball on the west cliff, as well as the unusual group of late 19th-century sailors’ welfare buildings on the quayside (the Sailors’ Home and Harbour Mission, the Smack Boys’ Home and the Royal Sailors’ Rest). Monuments and place names attest to the harbour’s historical roles and associations: the obelisk on pier yard commemorates the patronage of George IV, while Military Road was erected to facilitate the embarkation of men and horses during the Napoleonic Wars.

Ramsgate’s maritime character predominates in other parts of the study area, such as the Coastguard station on the east cliff, the Coastguards’ cottages at Pegwell Bay, the Seaman’s Infirmary on West Cliff Road and the seamark of the lantern tower of St George’s Church. Elsewhere the connection to Ramsgate’s maritime economy may be less visual explicit but still of considerable historic value, such as the former ropewalks along George Street and Cannon Road or the many houses built for shipping agents, shipwrights, captains and retired naval officers.

Ramsgate is perhaps best known as a seaside resort and invites comparison with its neighbours and rivals Margate and Broadstairs on the Isle of Thanet. But the character of its seafront, like Margate, Folkestone and Dover, is also heavily informed by the juxtaposition of a working harbour and resort. These elements have evolved side-by-side since the middle of the 18th century. While most of the resort’s earliest venues and facilities do not survive, their purpose-built successors constitute a distinctive and disparate (although sometimes altered) group, including St James’s Hall on Broad Street, the Granville Hotel, the Royal Victoria Pavilion, the West Cliff Concert Hall and the bandstand at Wellington Crescent Gardens. Of a coherent and special character is the series of municipal seafront improvements undertaken between the 1890s and the 1930s, including Royal Parade, Madeira Walk, Winterstoke Gardens and the pleasure gardens south of Royal Esplanade.

Ramsgate is particularly rich in late 18th and early 19th-century speculative residential development, demand for which was driven by the growth of the resort. The seafront terraces of Royal Crescent, Paragon, Nelson Crescent, Albion Place and Wellington Crescent make a particularly conspicuous contribution to the historic character of the resort but it is the way they are conjoined by smaller groups and development behind the seafront such as Spencer Square, Liverpool Lawn and Plains of Waterloo that contributes to the sustained and coherent residential character of the West Cliff and East Cliff character areas. These terraced houses, erected by local builders, had standardised layouts and could be interchangeably used as lodging houses or permanent residents. Famous visitors, including Princess Victoria, Charles Darwin and Karl Marx, have been celebrated alongside notable residents through a local blue plaques scheme (figure 343).



Figure 343. A Ramsgate Society blue plaque to Jenny Marx at No. 6 Artillery Road. [Keith Williams; Creative Commons]

Another seaside building type is the marine villa, a seaside retreat in its own grounds on a clifftop site. These were built in the late 18th century or the early 19th century for wealthy and often retired individuals. Few early villas survive in anything like their original form, the larger examples, such as East Cliff Lodge, having been demolished in the mid-20th century, whilst the former Mount Albion House (Nos 22-24 Victoria Road) is much altered and has been overtaken by suburban development. A rare survival is Pegwell Lodge whose grounds have been used for many years as a caravan park.

Another significant group of heritage assets relates to Ramsgate's religious minorities, who tended to occupy different geographical locations. Anglo-Jewish communities are recorded in the Medway Ports and at Dover and Canterbury from at least the 18th century.⁹⁴² After (Sir) Moses Montefiore took up residence in Ramsgate he began to make his mark, building a private synagogue on his estate in 1831-3 and then the mausoleum in which he and his wife Judith were laid to rest. Montefiore formed the focus of a resident Anglo-Jewish community whose presence is attested by the Jewish Cemetery, Florry Cottages and Lazarus Hart's Havens of Rest, all in the vicinity of Hereson. In the 1840s A. W. N. Pugin founded a small post-Emancipation Catholic community on the west cliff, centred around St Augustine's Church and The Grange, and later expanded with a Benedictine abbey of 1860-1. In 2012 the church was dedicated as the Shrine of St Augustine and today it forms the destination of the Augustine Camino pilgrimage route.⁹⁴³

One of the most spatially distinctive elements of Ramsgate's character is its green open spaces. These include several small pleasure gardens serving late 18th- or early 19th-century residential developments on the cliffs. Most were re-landscaped after being acquired by the municipal authority later in the 19th century to provide open spaces and amenities for the town's residents.⁹⁴⁴ A comparable multi-phase character is evident at Ellington Park on the west cliff and the later King George VI Memorial Park on the east cliff, which occupy the former grounds of large houses.

Most aspects of the town's development are in some sense typical or representative: they can be shown to conform to patterns of growth and change that can be observed elsewhere (although this does not preclude meaningful variation or distinctive aspects). Many of the processes and products of Ramsgate's suburban development could be thus described, including the influence of the successive railway stations and the agency of developers ranging from local landowners to national entities such as the British Land Company. Also characteristic of broader historical trends is the story of local government in Ramsgate, progressing from the vestry of the civil parish to the Improvement Commissioners and local authorities.

Conservation and heritage protection

At Ramsgate as elsewhere, the post-war decades saw local tensions between two objectives in land use planning: the renewal of the town and the preservation of its historic character. Many significant buildings were lost to housing developments (e.g. Nethercourt, Southwood House, St Gregory's and the Convent of the Assumption, all on the west cliff), as part of urban improvement schemes (the Town Hall and Cliff House), while some larger townhouses became surplus to requirements, such as Effingham House and Stoke House. The formation in 1964 of the Ramsgate Society can be seen as a turning point in local attitudes towards the preservation of the town's built heritage and parallels the national emergence of the conservation movement.⁹⁴⁵ Notwithstanding, the initial focus of the Society seems to have been the preservation of key buildings such as Townley House and Queen's Court rather than the entire historic townscapes threatened by the 1964 development plan.

The designation by Kent County Council of the Ramsgate Seafront Conservation Area (now Ramsgate Conservation Area) in January 1970 imposed planning controls to protect the historic character and appearance of the town centre, although this did not prevent the clearance of large swathes between the harbour and Queen Street and elsewhere.⁹⁴⁶ The statutory legislation enacting conservation areas and listed buildings has permitted the heritage interest of relatively modest buildings to be taken account in the planning process. The conservation architect Anthony Swaine (1913–2013) was active in Ramsgate in the late 20th century as a consultant historic buildings architect to the local planning authority.⁹⁴⁷ Ramsgate's Heritage Action Zone was preceded by several regeneration initiatives, including the Ramsgate Impact scheme initiated in 1989 and the Ramsgate Seafront Townscape Heritage Initiative (THI) of 2007–12.⁹⁴⁸

Today the study area includes four conservation areas. Ramsgate Conservation Area was extended in 1980, 1988, 1990, 2000 and 2008 to take in the historic harbour, seafront and much of the historic town centre. To the west is the Royal Esplanade Ramsgate Conservation Area, which was designated in 2007 and includes Government Acre, Royal Esplanade and the grounds of Belmont (a late 18th-century marine villa). The adjacent settlement of Pegwell forms the focus of the Pegwell Conservation Area, designated in 1976 and extended in 1989. On the east cliff is the Montefiore Ramsgate Conservation Area, designated in 2007 and covering the grounds of the Montefiore Synagogue and the village of Hereson. In March 2022 a Ramsgate Conservation Area Appraisal was adopted by the local planning authority.⁹⁴⁹

The study area contains 442 entries on the National Heritage List for England (NHLE), the majority of which were added during English Heritage's accelerated re-survey of the late 1980s. Five buildings – The Grange, St Edward's Presbytery and the churches of St Augustine, St Laurence and St George – are listed at Grade I, while there are a further eleven entries at Grade II*, including the Montefiore Synagogue and Mausoleum, Clock House, Townley House and Ramsgate Cemetery Chapels. Albion Place Gardens was added to the Register of Parks and Gardens in 1998 at Grade II. No local list exists at the time of writing (2021), although the compilation of such a list is a recommendation of the conservation area action plan.⁹⁵⁰

Taking a wider view, it is often possible to trace a direct relationship between the historic built environment of an area and its changing social and economic circumstances (figure 344). A lack of long-term investment in Ramsgate's resort infrastructure has contributed to the neglect or underuse of historic venues and sites. Changing retail trends have likewise contributed to higher than average vacancy rates. Vacancy can lead to the deterioration of historic fabric through lack of maintenance, while lack of continuity of occupation tends to give rise to incremental changes which can, over time, degrade historic character. A present example of a highly significant yet vulnerable building is the Grade II*-listed Clock House at the Royal Harbour, owned by the local authority and until recent years housing the Ramsgate Maritime Museum. Its inclusion on the 2021

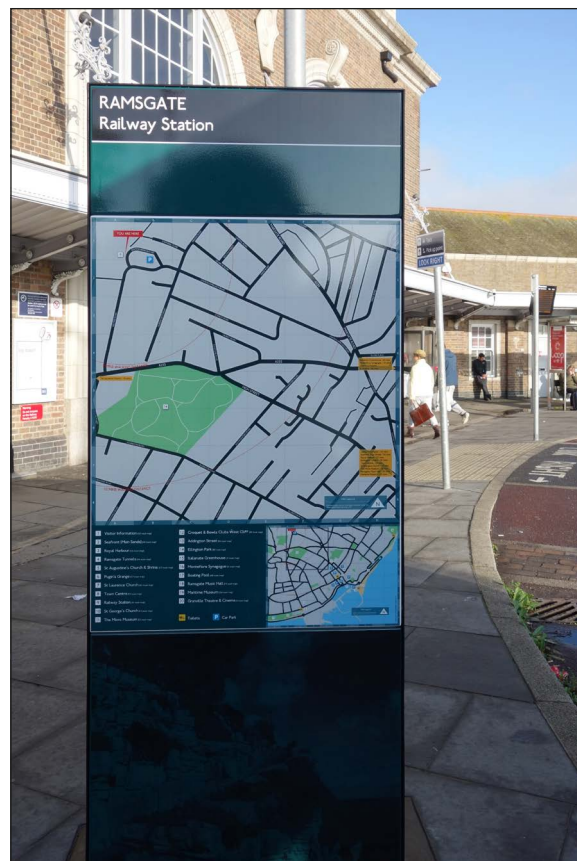


Figure 344. Investment in resort infrastructure, like this recent wayfinding scheme, has the potential to stimulate economic growth. [7603/P123]

Heritage at Risk Register highlights the need for the completion of essential repairs and for the reinstatement of a sustainable use.⁹⁵¹

In other cases, changing patterns of use and occupation have given rise to interventions which have the potential to erode historic character. Unsympathetic works of renewal or alteration, such as window replacement, recladding, heightening, or the replacement of historic shopfronts have the potential to diminish the integrity of a historic building. Some of Ramsgate's larger townhouses have been subdivided into flats and bedsits to create houses in multiple occupation (HMOs), while other residential properties were converted to commercial use. Such changes of use, if implemented without due care for historic character and appearance, have the potential to give rise to inappropriate alterations and the removal of historic interior features.

Several recent schemes indicate the potential to enhance the historic character and appearance of Ramsgate's built environment, often by bringing disused heritage assets into sustainable use. In 2004–6 The Grange and St Edward's Presbytery were carefully restored by the Landmark Trust as holiday lets, while in 2017 a new visitor

centre opened at St Augustine's church. Several historic shelters along the seafront were sensitively restored by the Ramsgate Society as part of the Ramsgate Seafront THI Scheme, highlighting the importance of engaging local community groups (figure 345).⁹⁵² In 2017 the long-disused Royal Victoria Pavilion was taken on by the pub chain J D Wetherspoon plc, restoring the greater part of this extensive complex to viable use. The potential role of small and medium-sized enterprises (SMEs) in Ramsgate's heritage-led regeneration is flagged by several recent schemes, including the Ramsgate Music Hall venue and Archive, a cafe and shop housed in one of the retaining arches beneath Royal Parade.



Figure 345. A late 19th-century seafront shelter, one of 14 restored by the Ramsgate Society. [7603/P124]

Scope for further research

Much remains to be discovered about Ramsgate's history and development. Further study has the potential to enhance our understanding of aspects of the study area and to help preserve heritage assets within it. The following topics, identified during the course of the present project, may benefit from future detailed research.

Our understanding of the formation and layout of the late medieval and early modern settlement at Ramsgate is fragmentary. Which areas were the focus of early occupation and what sorts of buildings were they composed of? Can it be assumed that the early houses were rudimentary or impermanent structures, or might more substantial buildings have once existed? And what vernacular building materials and techniques preceded the widespread availability of brick in the late 17th century? These questions may be addressed by future archival research and targeted archaeological investigation within the historic core of the town.

Detailed architectural investigation and archival research has the potential to shed light on surviving 17th- and early 18th-century fabric within several buildings in the town centre. Such a study, in conjunction with a programme of dendrochronology, could enhance understanding of the construction and form of its vernacular buildings. Candidates for study include Nos 22-24 Effingham Street, No. 66 Harbour Parade, No. 15 Harbour Street, Nos 47-49 Queen Street, Nos 1-2 Queens Court, Nos 6 and 12 York Street, Nos 65-67 Pegwell Road and Chilton Farmhouse. This could be supplemented with photographs and drawings of early buildings which have since been demolished.

Another research topic concerns the origins and early development of Ramsgate's outlying settlements; principally the village of St Lawrence but also including Pegwell, Chilton, Ellington, Southwood, Nethercourt and Hereson. The study of the rate books and land tax assessments of the parish of St Lawrence would refine existing accounts of the growth of these settlements and their changing relationship with Ramsgate. Documentary research on the chantry chapel and chantry house located at the north of Grange Road might clarify the circumstances of its foundation, including the decision to erect a freestanding chapel on private land instead of the designation of an area within the parish church.

Further work is also needed on the early development of the harbour, including the initial decision to site a harbour of refuge in this location and the complex sequence of construction in the second half of the 18th century, including the roles of J. P. Desmaretz, John Smeaton, Samuel Wyatt and John Rennie sen. This might draw upon the records of the trustees of Ramsgate Harbour held at the National Archives.⁹⁵³ An ancillary source is the 1831 manuscript 'A brief history of the origin and progress of the Royal Harbour of Ramsgate' by the Harbour Master Kennett Beacham Martin.⁹⁵⁴ Profitable comparisons could be made with 18th-century harbour improvement schemes elsewhere in England, particularly those with which Smeaton and Rennie were involved.

Supplementary research might focus on the process of speculative house building in Ramsgate during the second half of the 18th century. How did this form of development emerge and how did it correlate to the emerging seaside resort and the existing local economy? A related topic concerns the development of the building trade in Ramsgate. What role did builders play in speculative residential development during the late 18th century? Who supplied the designs during this period? What was the relationship between building contractors and allied professions such as land surveyors, estate agents and architects and how did it develop in 19th-century Ramsgate?

From the mid-19th century, some architects combined a presence in Ramsgate with practice in London or elsewhere. The archived business records of two practices – Habershon and Pite and G. M. Hinds – would provide useful material for case studies of the development of the architectural profession. The building accounts of the architectural practice of Habershon and Pite are housed at the British Architectural Library and cover the period from 1860 to 1878, and their continuation by A. R. Pite alone from 1878 to 1905.⁹⁵⁵ William Gilbee Habershon (1819–91), possibly with his father, Matthew (1789–1852) was responsible for Chartham Terrace on the west cliff, while his later partner Pite (1832–1911) was based at Ramsgate. Pite designed many buildings in the town, including Aberdeen House School, Royal Sailors' Rest, the Smack Boys' Home, Christ Church Mission Hall and the Dane Park Estate.

George Martin Hinds (1804–80) exemplifies the older professional model which integrated the roles of architect, estate agent, auctioneer and valuer. In addition he was Surveyor to the Local Board from 1854 to 1873.⁹⁵⁶ He designed many prominent buildings such as West Cliff Lodge, East Cliff House, St George's Hall, the Police Station and Chief Constable's House, the Congregational Chapel (with W. Woodland) and Congregational Schools. He also devised layouts for new roads and building plots including Spencer Square and Vale Road.⁹⁵⁷ The archive also contains records from the successor practice, run by members of the Hinds family until the 1950s.

A final topic concerns municipal building regulation and town planning in Ramsgate, including investigation of the adoption of building bylaws, the role of the various front improvements and early 20th-century town planning schemes. The latter includes an abortive plan for housing expansion drawn up by the council under the Housing, Town Planning, &c. Act 1909 and an antecedent of the St Lawrence Cliffs scheme of 1921-2.⁹⁵⁸

APPENDIX: SELECT GAZETTEER OF DEMOLISHED BUILDINGS

Harbour character area

The Cliff House estate

Cliff House was a marine residence erected in the late 18th century between Rose Hill and Leopold Street. A residence and stable on Princes Street was rated in November 1787 to a John MacDougall for the relatively high value of 13s. Richardson suggests that he was a naval captain, perhaps involved with the harbour works.⁹⁵⁹ In November 1789 the property was rated to the harbour trustees (and exempted from payment) while by 1792 it was rated to Alexander Aubert for 16s., the difference likely the result of an improvement of some kind.⁹⁶⁰ A businessman and amateur astronomer, Aubert (1730–1805) was appointed chairman of the harbour trustees in 1787. He was based at Princes Court by October 1790, when he petitioned the Improvement Commissioners to complete the paving of the upper end of the roadway with flint.⁹⁶¹ It is likely that the ‘very genteel and substantial’ house advertised for sale in 1799 was Cliff House. At this time it possessed two parlours, five bed chambers, dressing rooms and study; its grounds contained stables and a front garden ‘with serpentine walks leading to a terrace [containing] a well built observatory’.⁹⁶²

Cliff House became the seat of the MP and businessman Sir William Curtis (1752–1829), Aubert’s replacement as chairman of the harbour trustees. It was rated to Curtis at 16s. in July 1800 but was reworked soon after that as by October 1802 the property, described as ‘new house and stabling’, was rated at £2 10s., ranking amongst Ramsgate’s most valuable properties.⁹⁶³ In 1803 the *Morning Post* reported that ‘the new-baked Baronet [has] built a superb villa at Ramsgate’ (Curtis’s family fortune came from the manufacture of sea biscuits) but other sources, including floor plans, suggest that the house was in fact enlarged and embellished.⁹⁶⁴ According to Richardson the work was executed by Thomas Grundy (1775–1846) and James Craven (?1778–1858), two employees of a London builder who subsequently established a partnership at Ramsgate.⁹⁶⁵ Curtis hosted George IV here prior to his embarkation for Hanover in September 1821. The front portion of Cliff House survived until the early 1970s, in use as a mothercraft centre and a magistrates’ court until it was cleared for the construction of the Argyle Centre.⁹⁶⁶

The Marine Library

The Marine Library was erected in the early 1800s at the head of Cliff Street and Rose Hill. A resort guide of 1802 records that ‘Mrs Witherden [...] hath lately begun the building of a very spacious and elegant structure for the purpose of a new library’.⁹⁶⁷ In January 1805 it was rated at £1 4s.; about half the rateable value of Cliff House.⁹⁶⁸ Ann Witherden and her husband previously ran a subscription library on High Street. ⁹⁶⁹ The books were housed in a large public salon in which concerts were also held; subscribers could take advantage of first-floor boarding rooms and a rear garden. In 1820 William Porden wrote,

My Lodging at the Library was delightful. I had a neat Bed-Room with white furniture -clean and scanty after the manner of Bathing Places and a Sitting Room that looked over a Garden belonging to Sir Wm Curtis and beyond the Harbour to the sea [...] From my window I could also see and be seen by every person going or coming between the western houses and the town.⁹⁷⁰

Taken over by Samuel Sackett in 1819, and later acquired by the Curtis family (owners of the adjacent Cliff House), the Marine Library remained one of Ramsgate's principal entertainment venues until its sale in 1865.⁹⁷¹

High Street character area

No. 146 High Street

This large house was built c.1735 for Captain Thomas Abbott, when it was depicted in an engraving.⁹⁷² The house and its gardens occupied a plot 27m (88ft) wide and 190m (623ft) deep. Constructed of brick, it was of three storeys and five bays articulated by pilasters and surmounted by a rooftop observatory. It had segmental-headed windows with six-over-six sashes, and the 1735 illustration shows a central entrance with a segmental pediment carried on Classical columns. The house was sold in 1782 and by 1787 it was the Ramsgate residence of Henry Conyngham (1766–1832), 1st Marquess Conyngham and Baron Minster of Minster Abbey.⁹⁷³ The house later became the Conyngham House School and St Catherine's Hospital. It was replaced in 1927-9 by a Catholic hospital for boys, designed and built under direct labour by a Mr Pretty.⁹⁷⁴ When this was in turn demolished, the plot was absorbed into the site of Thanet Technical College.

46 Effingham Street

The highest rated property on the street was Effingham House at No. 46 Effingham Street, demolished in the post-war years seemingly without comment. According to Richardson it was built for Richard Cracraft (d.1771), to whom it was rated at 18s. in 1760.⁹⁷⁵ The house, 'with numerous offices, coach houses, stables and large garden', was put up for auction in 1778.⁹⁷⁶ In the 19th century the house was used for a variety of commercial purposes, which may indicate the decline of the social cachet of Effingham Street. By 1802 it was the premises of the auctioneer Moses Lara, later passing to George Hills and Lara's sometime partner G. M. Hinds.⁹⁷⁷ Later in the 19th century Effingham House became the offices of the *Kent Argus* newspaper.

King Street and Hardres Street character area

The Ramsgate Theatre

No. 3a Broad Street, the former St James Hall of 1861 (see Broad Street sub-area), stands on the site of the Ramsgate Theatre. This was opened in October 1825 under Faucet Saville of the Margate Theatre Royal, whose wife ran the Drury Lane

Theatre in London.⁹⁷⁸ The theatre was a development by the builders Grundy and Craven with E. J. Wildish. After burning down in November 1829 it was rebuilt in 1831 for Saville and it remained in the ownership of Grundy *et al* until 1837. The venue reopened in the 1840s as a temperance hall, and again as theatre under T. S. Dowton, the proprietor of the Margate Theatre.⁹⁷⁹

Goldfinch's concert hall

Around 1813 a concert hall was established in Ramsgate by William Goldfinch, a seller of musical instruments resident at Margate. It was located in the vicinity of the junction of Broad Street and Hardres Street; Richardson suggests that it was the long building depicted on the Collard & Hurst map of 1822 on the site of Nos 1-3 Hardres Street.⁹⁸⁰ According to his account it was acquired and redeveloped by Peter Burgess, who salvaged a marble chimneypiece to be installed in the 1839 Town Hall.⁹⁸¹ Alternatively it may have been located at No. 5 Hardres Street and adapted for the Zion Chapel as the rate books for 1818 include a reference to the 'Consort room now Sion Chapel'.⁹⁸²

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ENDNOTES

- 1 Manson 2019; Small 2019; Last 2019; Franklin 2020.
- 2 Franklin 2017.
- 3 Cotton 1895; Hasted 1800.
- 4 Richardson 1885; Busson 1985.
- 5 Whyman 1985.
- 6 See, for example, Robinson 1973, Powers 1981, Stamp 1998, Hill 1999 and Blaker 2003.
- 7 Newman 2013.
- 8 Recent examples of studies of districts within the study area include Moore 2007, Kelly & Tripp 2020 and Davies 2021.
- 9 Lewis 1736, plate 24. The mapmaker was probably Joseph Ames, an antiquarian who collaborated with Lewis on a history of printing in England and to whom Lewis left his personal copy of his history of Thanet (Nichols 1812, 258).
- 10 The National Archives (thereafter TNA): MPH1/422, 'An Exact Plan of the New Works at Ramsgate for making a Harbour with a Survey of the Adjacent Coast'.
- 11 Plans of the harbour and surrounding area include KHLc: R/U8/P111, an 1802 plan of properties on Harbour Parade; KHLc: R/U8/P127, a c.1802 plan of property adjoining the Pier Yard; KHLc: R/U8/P118, an 1830 plan of the harbour, quay and adjoining properties by George Gwynne; KHLc: R/U8/P125, a c.1830 plan of properties between the Pier Yard and Albion Place Gardens; TNA:BT 356/7754, an 1831 survey of the harbour by W. Hubbard; KHLc: R/U8/P128, an 1836 plan of Ramsgate Sands, including 'new made ground' and the coastguard station; and TNA:BT 356/9227, a copy of an 1815 survey by George Gwynn corrected to 1851.
- 12 Collard and Hurst 1823.
- 13 It is possible that there was some professional association between G. M. Hinds and Richard Collard (d.1844). Hinds married Collard's daughter Frances in 1822 and was an executor of Collard's will (*Kentish Gazette*, 11 Feb. 1845, 1). See also pers. comm. Alison Hinds, 18 Sep. 2009: <https://thanetonline.blogspot.com/2009/09/george-martin-hinds-ramsgate.html> (acc. 8 Dec. 2021)
- 14 <https://www.ramsgatetown.org/our-community/neighbourhoodplanning> (acc. 8 Dec. 2021)
- 15 Cotton 1895, 1-2. In 1872, a 'beating the bounds' perambulation was made of the Liberty Way, including the water boundary (*Thanet Advertiser*, 11 May 1872, 2-3).
- 16 This has not always been the case, however: until the early 19th century the west cliff was known as the south cliff and the east cliff was known as the north cliff (Richardson 1885, 58).
- 17 Last 2019, 22-23; Jonathan Last, pers. comm, 13 Nov. 2018. The pattern of shallow dry valleys was observed by Dr James Thomas Hillier (c. 1827–88), a Ramsgate surgeon and amateur archaeologist (Hillier 1889).
- 18 Lewis 1723, 123-4.
- 19 An earlier theory held that Ramsgate is derived from Ruim's Gate, the ancient British name for Thanet being Ruim or Inis Ruochim, i.e. the Isle of Richborough (Cotton 1895, 3).
- 20 Richardson 1885, 35.
- 21 Lewis 1736, pl. 23.
- 22 Cotton 1895, 238.

- 23 Cotton 1895, ch 1.
- 24 Lewis 1736, 38.
- 25 Lewis 1736, pl. 23.
- 26 Boys 1792, 528-9.
- 27 Lewis 1736, 175.
- 28 Boys 1792, 832; Cotton 1895, 2, 196-7.
- 29 Cotton 1895, 197.
- 30 Smith 1909, 61.
- 31 British Library: Cartographic Items Cotton MS. August I Jan. 54.
- 32 Lewis 1736, 176.
- 33 Gibson 1993.
- 34 Lewis 1736, 37, 168.
- 35 Andrews 1953, 39.
- 36 Cotton 1895, 53.
- 37 Lewis 1723, 123-4.
- 38 Lewis 1736, 35.
- 39 Canterbury Cathedral Archives (thereafter CCA):U3-19/11/A/1, assessment of
27 May 1717.
- 40 Richardson 1885, 35-6.
- 41 Percival 2012; Taylor 2014.
- 42 Lewis 1736, pl. 23.
- 43 *Derby Mercury*, 10 Mar. 1736, 3. The latter scheme, devised by the Swiss civil engineer Charles Labelye, comprised a navigable canal and basin midway between Sandown Castle and the mouth of the River Stonar.
- 44 Smeaton 1837; Matkin 1976.
- 45 Select Committee on Foreign Trade 1822, 21.
- 46 Anon 1763, 5.
- 47 Franklin *et al* 2020, 17; Brodie *et al* 2014, 9.
- 48 Hull 1955, 174.
- 49 *Kentish Post*, 13 May 1758, 1.
- 50 *Kentish Post*, 25 May 1754, 1.
- 51 Kent History & Library Centre (thereafter KHLC): R/U774/T32.
- 52 Anon 1801, 98; CCA: U3/19/11/A/13, poor rate assessment of 10 Nov. 1808.
- 53 *Kentish Gazette*, 28 Jul. 1789, 1.
- 54 Fisher 1776, 138.
- 55 Anon c.1789, 30
- 56 Fussell 1818, 115.

- 57 *Thanet Advertiser*, 7 Oct. 1876, 2 .
- 58 KHLc: Ra/AM3/1/1.
- 59 *Kentish Gazette*, 11 Oct. 1780, 1. Lewis (1840, 656) gives a date of 1779.
- 60 *Pigot's Directory*, 1824, 405.
- 61 Select Committee on Foreign Trade 1822, 290.
- 62 TNA:WO 55/778, letter of 5 Aug 1803 from William Twiss to General Sir David Dundas; MFQ 1/354.
- 63 Richardson 1885, 60.
- 64 *South Eastern Gazette*, 30 Oct. 1827, 3.
- 65 Whyman 1985, 78.
- 66 *Railway News*, 3 Sep. 1864, 258.
- 67 Ramsgate is described as 'Cockneyfied' in e.g. *The Ladies' Companion and Monthly Magazine*, vol.14, 1858, 1919.
- 68 Cross 1885, 205.
- 69 For satirical prints on the subject of the resort at Ramsgate see, for example, Dickens 1836 and British Museum, 1935,0522.7.58-59, 'A Back-side and Front view of a modern fine lady vide Bunbury or the Swimming Venus of Ramsgate', a print of ?1803 by Isaac Cruickshank.
- 70 For 'social tone' and social zoning see Perkin 1976.
- 71 Williams 1893, 109.
- 72 *South Eastern Gazette*, 15 Apr. 1862, 5.
- 73 See, for example, *Canterbury Journal*, 2 Sep. 1848, 3; 'The Condition of Ramsgate' *The Puppet Show*, 1848, 39.
- 74 *Kentish Gazette*, 26 Mar. 1799, 1.
- 75 Blaker 2013.
- 76 For benefactions see Cotton 1895, 257-60.
- 77 *Ipswich Journal*, 31 Jan. 1767, 1
- 78 *Kentish Gazette*, 4 Feb. 1814, 4.
- 79 *Globe*, 6 Sep. 1820, 4.
- 80 *Dover Telegraph*, 29 Dec. 1849, 5.
- 81 *Thanet Advertiser*, 24 Dec. 1859, 1.
- 82 *Kentish Gazette*, 18 Dec. 1849, 2.
- 83 *Thanet Advertiser*, 3 Nov. 1866, 2.
- 84 *South Eastern Gazette*, 19 Jan. 1836, 3; *Canterbury Journal*, 7 Nov. 1840, 4
- 85 *Bagshaw's Directory*, 1847, 193.
- 86 *Dover Telegraph*, 29 Dec. 1849, 5; *Kentish Gazette*, 1 Jan. 1850, 3
- 87 Jordan 1994.
- 88 *Thanet Advertiser*, 12 June 1869, 2.

- 89 *Thanet Advertiser*, 13 June 1903, 8.
- 90 *Thanet Advertiser*, 21 Feb. 1891, 1.
- 91 *South Eastern Gazette*, 4 Mar. 1851, 5; *London Daily News*, 16 June 1851, 2; KHLIC: R/U1561/P21/1.
- 92 *South Eastern Gazette*, 23 Sep. 1851, 5.
- 93 *Thanet Advertiser*, 17 Nov. 1917, 4.
- 94 Small and Barber 2019, 38-43.
- 95 *Thanet Advertiser*, 1 Oct. 1943, 1.
- 96 *Thanet Times*, 21 Feb. 1964, 1. The seven areas were centred on York Street, Staffordshire Street, Meeting Street, Cavendish Street, Bethesda Street, Newcastle Street, Meeting Street and Camden Square.
- 97 *Thanet Times*, 25 Aug. 1970, 5.
- 98 *Thanet Times*, 4 Jan. 1989, 1; Haskell 1993, 212.
- 99 Cabinet Office, 2005, 12.
- 100 This section predominantly relies upon secondary sources and published plans; the scope of the present historic area assessment precluded systematic interrogation of the minutes of the Ramsgate Harbour trustees at TNA:MT22.
- 101 Matkin 1976, 67-8.
- 102 KHLIC: R/U50/P96
- 103 Robinson 1973.
- 104 *Dover Telegraph*, 17 June 1843, 1.
- 105 Busson 1985, 24.
- 106 Richardon 1885, 130.
- 107 Published as a print facing the title page of the second edition of Smeaton 1791.
- 108 Matkin 1976, 65.
- 109 TNA:MT22/49, report of 6 Mar. 1810 by John Rennie.
- 110 Robinson 1973, 58; Matkin 1976, 64; Hunt 2011, 21.
- 111 TNA: MT 22/33, minutes of a meeting of the trustees of Ramsgate Harbour, 14 June 1816. A plan of the harbour is included in Moses 1817.
- 112 Smeaton 1791; *Thanet Times*, 10 Mar. 1964, 6.
- 113 TNA:MT22/35, minutes of meetings of the trustees of Ramsgate Harbour, 2 May 1815 and 14 June 1816.
- 114 *Thanet Advertiser*, 18 Feb. 1893, 4.
- 115 Hunt 2011, 56.
- 116 Anon nd [c. 1850], 111
- 117 Hunt 2011, 45.
- 118 TNA:BT/356/3346: 'N6 hovercraft terminal at Ramsgate'.
- 119 *Building* 2 May 1969, 85-86; *Architect & Building News* 11 Sep. 1968, 44-50.

- 120 It is possible that the present structure represents a rebuilding of the 1828 magazine in a different position. This is suggested by an 1847 comment that ‘Sir John [Rennie] would never sanction a building now in course of erection which is intended only for a temporary magazine, merely to hold a few barrels of gunpowder, having all the finish of an Asiatic mausoleum’ (*Nautical Magazine*, Jan. 1847, 10-11).
- 121 Matkin 1976, 64; Moses 1817.
- 122 TNA:MT 22/49, report of John Shaw of 14 July 1828; Hunt 2011, 28; Busson 1985, 23
- 123 KHLC: R/U8/P118
- 124 *Thanet Advertiser*, 10 June 1938, 6.
- 125 *Thanet Times*, 16 Oct. 1979, 7.
- 126 *Commercial Motor*, 8 Oct. 1983, 6.
- 127 TNA: MT 22/33, minutes of a meeting of the trustees of Ramsgate Harbour, 23 June 1799.
- 128 Richardson 1885, 122.
- 129 KHLC: R/U8/P91.
- 130 TNA: MT 22/35, minutes of a meeting of the trustees of Ramsgate Harbour, 10 Dec. 1814.
- 131 Beer 2008.
- 132 *Thanet Advertiser*, 6 Nov. 1880, 3.
- 133 *Thanet Advertiser*, 14 Mar. 1903, 3.
- 134 Robinson 1973; *Thanet Advertiser*, 23 June 1894.
- 135 Select Committee on Foreign Trade 1822, 276.
- 136 TNA: MT 22/33, minutes of a meeting of the trustees of Ramsgate Harbour, 27 Nov. 1799. The earlier committee room or trustees’ office is depicted on the 1755 Brett and Desmaretz plan (TNA:MPHH/422), Smeaton’s 1790 plan (Smeaton 1791, frontispiece) and various late 18th century views.
- 137 KHLC: R/U50/P82-3.
- 138 TNA: MT 22/33, minutes of a meeting of the trustees of Ramsgate Harbour, 29 Aug. 1806.
- 139 KHLC: R/U50/P82-90.
- 140 TNA:MT22/49, report of 1 July 1809 by John Rennie.
- 141 *Ibid*, report of harbour committee, 28 Aug. 1809.
- 142 *Ibid*, report of 6 Mar. 1810 John Rennie; trustees’ report of 23 Apr. 1813; report of 1 Aug. 1814 of harbour committee; report of 26 Aug. 1815 of harbour committee.
- 143 *Ibid*, report of 27 July 1817 of harbour committee.
- 144 *Ibid*, trustees’ report of 8 May 1819; committee’s report of 26 July 1819.
- 145 TNA:MT22/35, minutes of a meeting of the trustees of Ramsgate Harbour of 8 Feb. 1822.
- 146 Daniell 1824, 11.
- 147 An example of this process occurred in the 1830s, when a portion of the cliff was removed in the development of Kent Place (Richardson 1885, 71-2). The material appears to have been deposited on the foreshore below a shipbuilding yard belonging to the Caught family (KHLC: R/U8/P128).
- 148 TNA: MT22/49, report of committee of trustees, 1 Aug. 1814.

- 149 KHLC: R/U8/P128; TNA: 22/14, memorandum in unpaginated Harbour Master's journal.
- 150 *Thanet Advertiser*, 4 Dec. 1897, 2.
- 151 *Thanet Advertiser*, 11 Aug. 1900, 5. The enabling act was the Ramsgate Corporation Act, 1900.
- 152 KHLC: Ra/P/1.
- 153 <https://www.onarchitecture.co.uk/news/royal-sands-design-comes-to-life/>, (acc. 8 Dec. 2021).
- 154 *Thanet Advertiser*, 13 Dec. 1879, 2; *Thanet Advertiser*, 7 Aug. 1880, 3.
- 155 *Thanet Advertiser*, 28 Jul. 1866, 2.
- 156 Richardson 1885, 77; KHLC: R/U1561/P154; Mirams 2016, 74.
- 157 TNA:MT 22/49, report of committee of harbour trustees, 2 July 1810. This is the probable location of the 'small houses for the accommodation of workmen', a site for which Samuel Wyatt was directed to identify in Feb. 1802. TNA:MT22/33, minutes of meeting of 26 Feb. 1802.
- 158 KHLC: R/U8/P118; TNA:MT 22/49, committee's report of 12 Nov. 1802.
- 159 *Kentish Gazette*, 1 Dec. 1809, 1. TNA:MPA/1/93/1-4 is a set of elevations and plans of the King's Head, the Albion Hotel and the Old King's Head, undated but of c1810.
- 160 Patrons were offered two hot and one cold sea water baths, with waiting and changing rooms (*Kentish Gazette*, 27 Apr. 1790, 1). A 'new house adjoining bath room' was rated at 9s. in September 1792 (CCA: U3-19/11/A/9, assessment of 7 Sep. 1792). Known as the Royal Clarence Baths by 1833, the baths were rebuilt c.1845 as part of a street widening scheme (Anon 1833, 40; Richardson 1885, 156; Bear 1867, 31). The facilities were 'defunct' by 1899 and cleared shortly after as part of front improvements (*Thanet Advertiser*, 24 June 1899, 5).
- 161 KHLC: R/U774/T225; Cox 1985.
- 162 Anon 1809, 107.
- 163 'The quay at Ramsgate', 1832, engraved by J. Henshall and drawn by J. Fussell after a sketch by Henshall. c.1861 photograph by William Lake Price at Royal Collection Trust, RCIN 2932788.
- 164 TNA:MT 22/49, committee's report of 27 July 1812. A lease between the harbour trustees and Edward Goldsmid for No. 1 is dated 11 Dec. 1812 (TNA: MT21/193). Shaw's drawings are at KHLC: R/U8/P88.
- 165 In Dec. 1815 Townley applied to the harbour trustees for permission 'to make two coal cellars under the road at the back of the pier house where she was erecting some buildings' TNA: MT 22/35, minutes of a meeting of the trustees of Ramsgate Harbour, 22 Dec. 1815.
- 166 KHLC: R/U774/T32.
- 167 *Architecture Illustrated*, July 1936, 30-3.
- 168 Franklin 2020, 36-7; KHLC: R/U8/P127.
- 169 Whyman 1985, 193.
- 170 KHLC: R/U1561/P219(A); *Pigot's directory*, 1840; *Thanet Advertiser*, 5 Aug. 1863, 1.
- 171 Part of the the layout of 'Royal Kent Terrace' is shown on a map integrated into an indenture of 19 Oct. 1837 between Mary Townley and Thomas Hodges Grove Snowdon (deed in private collection at <http://www.eastcliff.co.uk/KentPlace.html>, acc. 8 Dec. 2021). The terrace was fully occupied by 1841 (TNA: HO 107/469/2).

- 172 KHLC: R/U774/T21.
- 173 Richardson 1885, 71-2. In 1835 King placed an advertisement for investments of £1,000 and £500 'on security of freehold property of ample value' *Dover Telegraph*, 27 June 1835, 1. A map of 1860 by G. M. Hinds records that the land was then owned by 'Mr King and others' (KHLC: R/U774/T51).
- 174 Indenture of 19 Oct. 1837 between Mary Townley and Thomas Hodges Grove Snowdon; deed in private collection at <http://www.eastcliff.co.uk/KentPlace.html> (acc. 8 Dec. 2021).
- 175 KHLC: R/U774/P2.
- 176 TNA: MT 22/14, memorandum in unpaginated Harbour Master's journal.
- 177 Franklin 2020, 36-7.
- 178 KHLC: R/U774/T21. A mid-19th century account by the Harbour Master K. B. Martin refers to an agreement of 4 July 1824 (TNA: MT 22/14, memorandum in unpaginated Harbour Master's journal).
- 179 Indenture of 19 Oct. 1837 between Mary Townley and Thomas Hodges Grove Snowdon; deed in private collection, reproduced at <http://www.eastcliff.co.uk/KentPlace.html> (acc. 8 Dec. 2021).
- 180 *Thanet Advertiser*, 7 Dec. 1895, 8.
- 181 *Thanet Advertiser*, 12 Feb. 1898, 8.
- 182 *Thanet Advertiser*, 8 June 1895, 8.
- 183 The 1938-9 building replaced a building of 1842 for which in turn was cleared the King's Head Tavern which may have occupied this site from the late 17th century. The King's Head Tavern was updated in 1775 with first-floor assembly and card rooms, the venture of the landlord Stephen Heritage (*Kentish Gazette*, 10 June 1775, 1).
- 184 *Thanet Advertiser*, 10 May 1902, 2.
- 185 *Thanet Advertiser*, 8 May 1915, 8
- 186 *Thanet Advertiser*, 29 Dec. 1919, 5.
- 187 Credited in photographs at the RIBA collection (reference 33095-33095/72).
- 188 *Thanet Times*, 10 Dec. 1968, 8
- 189 Sketch maps depicting properties in this area can be found at KHLC: R/U774/T3 and /T26.
- 190 KHLC: R/U774/T26.
- 191 Richardson 1885, 36.
- 192 *Thanet Advertiser*, 8 Apr. 1871, 3.
- 193 Its outline can be made out in the 1849 map.
- 194 Mirams 2016, pp55, 60.
- 195 Thanet District Council planning register: reference F/98/0264; *Construction News*, 4 Feb. 1999 <https://www.constructionnews.co.uk/archive/business-leads3-of-4-2-04-02-1999/> (acc. 18 May 2020).
- 196 Nos 14 and 16 are not shown in a photograph dated Nov. 1994 uploaded at <https://thanetonline.blogspot.com/2017/04/what-where-thanet-photos-for-weekend.html> (acc. 18 May 2020).

- 197 *Kentish Gazette*, 15 Jan. 1839, 3; Anon c.1850, 11.
- 198 KHLC: R/U92/3.
- 199 *Thanet Advertiser*, 28 Mar. 1868, 4; *Thanet Advertiser*, 10 Jan. 1914, 3, 8.
- 200 *Thanet Advertiser*, 7 June 1873, 2-3.
- 201 KHLC: R/U1561/P415(A).
- 202 *Thanet Advertiser*, 5 Dec. 1874, 3.
- 203 KHLC: R/U1561/P415(A).
- 204 KHLC: Ra/AM3/1/1, Improvement Commissioners' minutes, 15 Feb. 1786.
- 205 The historical name of this passageway is uncertain; the 1822 and 1849 maps identify Queen's Court as the alleyway to the east, which was later absorbed into Cavendish Street.
- 206 CCA: U3/19/11/A/11, assessment of 9 Nov. 1798.
- 207 *Thanet Times*, 28 Jul. 1964, 15; *East Kent Times*, 22 Sep. 1965, 6.
- 208 *Thanet Advertiser*, 18 Mar. 1882, 1.
- 209 KHLC: Ra/AM1/1, minutes of Ramsgate Borough Council, 4 Oct. 1888, 105.
- 210 *Builder*, 13 Jan. 1883, 64.
- 211 *Thanet Advertiser*, 23 Sep. 1882, 3.
- 212 *Thanet Advertiser*, 3 Aug. 1898, 2
- 213 *Thanet Advertiser*, 1 June 1895, 8.
- 214 *Thanet Times*, 21 Mar. 1972, 4. It replaced a branch of 1921–2 by Foster and Barber of Broadstairs (*Thanet Advertiser*, 13 Apr. 1922, 2).
- 215 *Thanet Advertiser*, 8 Aug. 1896, 8.
- 216 *Thanet Advertiser*, 2 Mar. 1878, 1.
- 217 *Thanet Advertiser*, 5 Jul. 1938, 6.
- 218 KHLC:Uncat/ACC/EK-1996/2/411.
- 219 *Thanet Times*, 29 Nov. 1966, 1.
- 220 KHLC:Uncat/ACC/EK-1996/2/450: plans deposited 14 Feb. 1967.
- 221 KHLC: R/U1561/P75/3(A).
- 222 *Thanet Advertiser* 30 Sep. 1882, 3.
- 223 *Thanet Advertiser*, 24 Feb. 1883, 3. Until 2019 West Cliff Arcade was listed as part of the Royal Parade development of 1893-5.
- 224 *Thanet Advertiser*, 29 Nov. 1884, 1.
- 225 *Thanet Advertiser*, 6 Mar. 1886, 3.
- 226 *Thanet Advertiser*, 1 Oct. 1892, 2; *Thanet Advertiser*, 7 Apr. 1894, 4; *Thanet Advertiser*, 8 June 1895, 8.
- 227 Richardson 1885, 114-5.
- 228 *Thanet Advertiser*, 7 Feb. 1882, 3.

- 229 Richardson 1885, 115. Grundy and Craven are mentioned as owning property at the north west end of the street in recitals in an indenture of 19 Oct. 1847 between (1) Rachel Reader of R, (2) James Rothwell, (3) Edward Mills, at <https://www.flickr.com/photos/nwkwf/10902685285/in/photostream/>, acc. 27 May 2020.
- 230 *Builder*, 21 Jul. 1906, 108.
- 231 CCA: U3/19/11/A/11. No. 4 was rated at 12/ to George Spencer, who was rated the same amount for a 'new house' in the assessment of 11 Nov. 1794 (CCA: U3/19/11/A/109).
- 232 *Kentish Gazette*, 25 Apr. 1800, 1; *Kentish Weekly Post*, 19 Feb. 1805; CCA: U3-19/11/A/11, assessment of 9 Nov. 1798.
- 233 Richardson 1885, 65.
- 234 *Thanet Advertiser*, 11 Jan. 1950, 6.
- 235 KHL:Ucat/ACC/EK-1996/2/409: deposited building control plans of 30 Mar. 1950. Waldron's survey drawings of the site prior to clearance are at CCA: U369/P32.
- 236 TNA: MT22/33, minutes of meeting of trustees of Ramsgate Harbour of 25 Oct. 1799.
- 237 According to Hunt (2011, 42) it was replaced in 1847. The tide ball is mentioned in Anon, 'The Sea-side Resorts of the Londoners', *Chambers's Edinburgh Journal*, 12 Nov. 1853, No.515, 307; and shown in a watercolour of 1857 (exhibited at the Maas Gallery in June 2008, cat no 22).
- 238 *Thanet Advertiser*, 24 Nov. 1900, 8; Hunt 2011, 42; *Thanet Advertiser*, 11 Jan. 1950, 6; Mirams 1984, 33.
- 239 NHLE: list entry no.: 1086097.
- 240 CCA: U3/19/11/A/11, assessment of 9 Nov. 1798.
- 241 Richardson 1885, 65.
- 242 CCA: U3/19/11/A/11, assessment of 9 Nov. 1798.
- 243 Hill 2007, 6.
- 244 *Thanet Advertiser*, 13 Mar. 1931, 7; *Thanet Advertiser*, 27 May 1938, 7.
- 245 *Thanet Advertiser*, 20 Dec. 1924, 1.
- 246 Drawings at TNA: WORK 30; WORK 13/327. The 1865 Post Office was a remodelling of an earlier building by E. W. Pugin in a characteristic Gothic Revival style, described in Bear 1867, 32. A photograph of the 1865 Post Office can be seen at CCA: U502/BZ/15.
- 247 <https://database.theatretrust.org.uk/resources/theatres/show/2180-royal-palace-theatre> (acc. 8 Dec. 2021).
- 248 *Thanet Times*, 15 Jul. 1980, 7.
- 249 So labelled on Lewis's 1736 map.
- 250 Richardson (1885, 86) writes of a demolished house which formerly stood at the entrance to Monkton Place. It was 'a very good example of early 18th century house [...] with three of the figures of its date in bricks being then visible 17 7. It was of flint and brick together and arranged in a somewhat more ornamental manner. It was of good elevation, high pitched, sloping tiled roof, and had ornamental chimney stacks'.
- 251 According to Richardson (1885, 86) No. 126 was 'altered and modernised externally and added to at the rear by Mr Cramp, who also removed the old post and chains'.
- 252 KHL: Ra/AM3/1/5, report of committee on street renumbering, 29 Feb. 1867.
- 253 *Thanet Advertiser*, 12 Aug. 1938, 1.

- 254 Seven properties in Eagle Hill were rated in in the rate book of 9 Nov. 1798, of which three owners were deemed too poor to pay (CCA: U3/19/11/A/11).
- 255 CAA: U3/19/11/A/9, assessment of 19 Nov. 1787; Cotton 1895, 66.
- 256 *Thanet Advertiser*, 17 May 1924, 8; 24 Jan. 1925, 6.
- 257 Richardson 1885, 85.
- 258 Ordnance Survey revisions published in 1956 and 1969.
- 259 *Construction News*, 18 Feb. 1999.
- 260 Lewis 1735, pl.24.
- 261 Richardson 1885, 122.
- 262 Richardson 1885, 122. The path is labelled Queen's Court on the 1822 map.
- 263 E.g. An appointment of 15 May 1841 to a parcel of land on the east side of the street for £75 from Woodland and Grundy to the builder James Crisford. <http://www.durtnall.org.uk/DEEDS/Kent%201401-1500.htm?LMCL=w66RQ5> (acc. 8 Dec. 2021).
- 264 'Snowden and Pollock, Solicitors, Cavendish Street, Ramsgate' (*Kentish Gazette*, 25 Aug. 1840, 2). According to *Thanet Times* (10 June 1975, 7) the house was built between April and July 1840. T. H. G. Snowden's obituary states that he 'took into partnership Mr L.A. Pollock, who having erected capacious offices in the then new Cavendish Street, the business was thence removed, and the firm of Snowden and Pollock remained there until the latter married, when it was removed to the premises at the top of the street, and there remains to this day' (*Thanet Advertiser*, 3 Dec. 1887, 3). The partnership was dissolved in 1850 (*London Gazette*, 26 Feb. 1850, no.21071, 553).
- 265 *Thanet Advertiser*, 20 Apr. 1895, 8.
- 266 *Dover Telegraph*, 21 Mar. 1857, 1.
- 267 *Thanet Advertiser*, 2 Apr. 1931, 7.
- 268 *East Kent Times*, 4 Oct. 1967, 12-13; *Thanet Times*, 9 Dec. 1975, 4.
- 269 <https://www.vidi-construction.co.uk/project/the-courthouse-ramsgate/> (acc. 18 Dec. 2021)
- 270 Montagu Chambers et al (ed) *Law Journal Reports for the Year 1863*, vol. 41, 164; *South Eastern Gazette*, 4 Aug. 1840, 3.
- 271 *The Civil Engineer and Architect's Journal*, Vol. 3, Oct. 1840, 362-63. See also Snell 2002, 183.
- 272 *Thanet Advertiser*, 18 June 1864, 2; *Thanet Advertiser*, 31 Oct. 1925, 6
- 273 Bagshaw's Directory, 1847, 193.
- 274 *Thanet Advertiser*, 27 Jan. 1900, 5.
- 275 Indenture of appointment of 3 Mar. 1839 between (1) William Woodlard and Thomas Areton Grundy (2) Stephen Peake and (3) George Hinds, Sally Holden papers.
- 276 *Kentish Gazette*, 25 Aug. 1840, 2; indenture of appointment of 12 Oct. 1840 between (1) Stephen Peake and (2) Daniel Hooper of Victoria Crescent, Sally Holden papers.
- 277 Busson 1985, 66.
- 278 Richardson 1885, 112.
- 279 KHL: Ra/AM3/1/1, meeting of Improvement Commissioners, 13 Sep. 1785.
- 280 Seymour 1776, 652.

- 281 A later account states that 'Effingham Street was formerly a cul-de-sac before some steps that existed there were removed (*Thanet Advertiser*, 12 Jan. 1901, 8).
- 282 Grant of buildings and land of 27 Dec. 1641 from Nicolas Spencer to Nicholas Spencer and Mary Goodson. Lease and release of 11/12 Oct. 1786 from William Lilleford and George Kennard to John Abbott. Deeds transcribed by Gerald Tripp at <http://www.eastcliff.co.uk/TheSun.html> (acc. 8 Dec. 2021).
- 283 The property is labelled Nos 14 and 16 in the Ordnance Survey revision of 1956 although no party wall is shown.
- 284 KHLC: R/U1987/T1: Mortgage of 16 Feb. 1741 from Robert Marshall to Mr Long; abstract of title of 14 Apr. 1874; Seymour op. cit.
- 285 CCA: U3-19/11/A/9, assessment of 5 Feb. 1789.
- 286 TNA:PROB 11/1518/133.
- 287 *Thanet Advertiser*, 5 Oct. 1901, 5, *Thanet Advertiser*, 10 May 1902, 8.
- 288 Thanet District Council planning register, reference F/TH/20/1266; <https://theisleofthanetnews.com/2019/07/04/ramsgate-town-council-to-hold-open-day-at-former-fire-station-in-effingham-street/> (accessed 27 Jun. 2022).
- 289 CCA: U3/19/11/A/9, assessment of 11 Nov. 1794.
- 290 CCA: U3/19/11/A/10, assessment of 5 Feb. 1789.
- 291 *Kentish Gazette*, 4 Dec. 1792, 1. In 1792 the same auctioneer advertised a plot on Effingham Street, making available for inspection 'a plan and elevation for the buildings' (*Kentish Gazette*, 28 Jul. 1795, 1).
- 292 KHLC: R/U774/T210.
- 293 *Morning Post*, 20 Apr. 1831, p4.
- 294 1874 abstract of title of James Cull to 27-29 Effingham St, at <https://www.flickr.com/photos/nwkf/10672243323/in/photostream/> (acc. 8 Dec. 2021).
- 295 CCA: U3/19/11/A/10, assessment of 20 Nov. 1793
- 296 27 June 1794; Richardson 1884, 98.
- 297 *Thanet Advertiser*, 25 Apr. 1908, 2.
- 298 KHLC: R/U1561/P126(A). Hind's firm designed new fittings in 1878-9 (KHLC: R/U1561/P127(A)).
- 299 *South Eastern Gazette*, 5 Sep. 1848, 5.
- 300 Busson 1985, 66.
- 301 *Thanet Times*, 21 Feb. 1964, 1.
- 302 Axon, W., & Mercer, M. (2004). Bradberry, David (1735–1803), Independent minister. *Oxford Dictionary of National Biography*. <https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-3164>. (acc. 8 Dec. 2021)
- 303 KHLC: R/N1/2/12.
- 304 KHLC: R/N1/5/40; R/N1/5/12; *South Eastern Gazette*, 23 Apr. 1839, 3.
- 305 *Thanet Advertiser*, 7 Jan. 1893, 8; Dimond 2002, 25; Hurd 1962.

- 306 KHLC: R/U1561/P255/13(A). The school was preceded by an Ebenezer Sunday school which had been based at a variety of locations (*South Eastern Gazette*, 20 Dec. 1859, 5; *Thanet Advertiser*, 25 Apr. 1903, 2).
- 307 Pigot's Directory, 1824, 405.
- 308 'A charity school, founded in 1779, and to which George Phillips, Esq. bequeathed £200 in 1817, is now conducted on the National plan; and a spacious building has been erected for it in Chapel place by subscription, aided by a grant from government' (Lewis 1840, 565). The reference to the new building may be an error for the St George's National Schools of 1840 on Church Road.
- 309 *Thanet Advertiser*, 21 Jan. 1871, 2; *South Eastern Gazette*, 20 Dec. 1864, 5; *South Eastern Gazette*, 31 Jan. 1865, 5.
- 310 *Thanet Times*, 10 Mar. 1970, 3.
- 311 Richardson 1885, 98. A garden was rated to S[amuel] Brimstone at 4/ in 30 Apr. 1818 (CCA: U3-19/11/A/18).
- 312 *South Eastern Gazette*, 13 May 1845, 5.
- 313 *Thanet Advertiser*, 10 Oct. 1868, 2, *Thanet Advertiser*, 27 Jan. 1923, 2.
- 314 *Kelly's Directory*, 1882.
- 315 *Thanet Advertiser*, 20 Jan. 1923.
- 316 *Thanet Advertiser*, 20 Apr. 1895, 8.
- 317 *Thanet Advertiser*, 5 Oct. 1901, 5, *Thanet Advertiser*, 10 May 1902, 8.
- 318 Perspective and plans in *Builder*, vol.86, 21 May 1904, 555. See also Powers 1981, 116.
- 319 *Thanet Advertiser*, 27 June 1903, 6.
- 320 *Thanet Advertiser*, 27 June 1903, 6; *Thanet Advertiser*, 3 Oct. 1903, 8.
- 321 *South Eastern Gazette*, 19 May 1863, 5.
- 322 Richardson 1885, 98.
- 323 *Thanet Advertiser*, 28 Jul. 1866, 2.
- 324 *Thanet Advertiser*, 30 Sep. 1899, 5; KHLC: KHLC: R/U1561/P122(A).
- 325 *Thanet Times*, 7 Oct. 1975, 9.
- 326 KHLC:EK/U75/1.
- 327 CAA:U3/19/11/A/9
- 328 CCA: U3/19/11/A/9, assessment of 19 Jan. 1787.
- 329 Ramsgate Council claimed that the oriel windows breached bye-laws. Woodman explained 'I am attempting to modernise and improve the two front rooms on the first floor. In order that the result may be of a pleasing character, I have secured the services of Mr Pugin to prepare a design'. (*Thanet Advertiser*, 10 Apr. 1886, 3). No further action was taken after Woodman's death in Sep. 1886 (*Canterbury Journal*, 25 Sep. 1886, 5). Woodman was a medical attendant to Sir Moses Montefiore and married the daughter of Dr James Daniel, E. W. Pugin's doctor (Catriona Blacker, pers. comm., 29 May 2018).
- 330 Cotton 1895, 268-9.
- 331 It is illustrated in Oyler 1910, 125.
- 332 Cotton 1895, 161; Blaker 2003, 10. The chapel was dedicated to St Mary in 1867, when it was noted that it was 'the only place of worship in the town where there is a choral service and a

surplice choir' (Bear 1867, 27). Victorian alterations included a mural designed by E. W. Pugin and executed by William Brown and a pulpit of 1871 by John Newton (*Kentish Gazette*, 12 Jun. 1866, 6; *Musical Times*, 1 May 1871, 90).

333 *Canterbury Journal*, 2 Nov. 1839, 1

334 *Thanet Advertiser*, 26 Apr. 1929, 5.

335 On 12 Aug. 1808, Austen was rated at 10/ for his house and 19/ for a 'ropewalk and stores' (CCA: U3-19/11/A/13). The will of Thomas Abbott, proved in 1750, grants an 'undivided moiety on three acres of land in Ramsgate adjoining a rope walk of Mr Nathaniel Austen now in own occupation' (TNA: PROB11/786).

336 KLHC:R/U1561/P447(A). The resulting road layout is shown in the 1872 map. After the houses fronting North Avenue were built with their backs to Cannon Road, the portion between Grove Road and Ellington Road was re-planned as an alleyway.

337 CCA: U3-19/11/A/13, assessment of 12 Aug. 1808.

338 *Kentish Gazette*, 5 Oct. 1847, 1.

339 The street is named Chatham Street in the poor rate assessment of 30 Oct. 1802 (CCA: U3-19/11/A/11).

340 *Kentish Weekly Post*, 14 Jul. 1795, 1.

341 CCA: U3-19/11/A/9, assessment of 7 Sep. 1792; CCA: U3-19/11/A/10, assessment of 20 Dec. 1796; CCA: U3-19/11/A/12, assessment of 17 June 1806.

342 KHLC: R/U774/T22, mortgage of 1 Jan. 1798 from William Humble to John Curling et al.

343 Anon 1914, 2.

344 *Kentish Gazette*: 28 Sep. 1810, 1.

345 KHLC: R/U774/T22, lease and release of 16/17 Jan. 1811 from William Humble to James Townley et al; lease of 12 Nov. 1839 from trustees of James Townley to Thomas Whitehead.

346 KHLC: R/U1561/P70/3(A).

347 Anon 1914, 7.

348 Ibid, 11.

349 *Thanet Times*, 2 Oct. 1962, 9.

350 'The Rev Henry Townley', *The Sunday at Home*, 9/407-8, 13/20 Feb 1862, 101-3; 'Lancashire birthdays', *Preston Herald*, 11 May 1889, 10.

351 KHLC: R/U774/T35.

352 CCA: U3/19/11/A/9, assessment of 4 Jul. 1792.

353 A set of plans and a front elevation are contained in the catalogue to the 1839 Townley estate auction. The house, with 'garden ground, grapery and well house' was sold to Charles Gosling Townley (d.1856) (KHLC: R/U135/1).

354 KHLC: R/U135/1.

355 KHLC: R/U135/1.

356 KHLC: R/U774/T1, counterpart lease of 30 Nov. 1835 from trustees of James Townley to Mr John Hogsflesh. By 1865 the school was known as Chatham Grove and conducted by Mrs Mann (*Thanet Advertiser*, 28 Jan. 1865, 2).

357 *The East Kent Times*, 25 Jun 1919, 5.

- 358 Busson 1985, pl.36.
- 359 Thanet District Council, planning reference: F/TH/17/0860.
- 360 TNA:PROB 11/1589/374
- 361 CCA: U3/19/11/A/13, assessment of 7 Sep. 1809.
- 362 *Thanet Advertiser*, 1 Sep. 1925, 7; <https://www.facebook.com/media/set/?set=a.423521961039248.96889.136797399711707&type=1> (acc. 15 Apr. 2021).
- 363 KHLC: R/U1561/P421(A).
- 364 KHLC: R/U774/T24, extract from a release of 3 May 1823 between (1) Mary Townley, George Townley, Charles Gosling Townley *et al* to Thomas Fawssett.
- 365 *Thanet Times*, 22 Dec. 1958, 4.
- 366 Fawssett was succeeded by a niece who married Mordaunt Glasse. The property was sold at auction in 1870. It was occupied by H Matcham (d.1883) and in 1885 by the Rev E. G. Banks (Richardson 1885, 88, i).
- 367 *Thanet Advertiser*, 24 Oct. 1885, 1; KHLC: R/U1561/P440.
- 368 *Thanet Advertiser*, 1 Sep. 1925, 7; *Thanet Advertiser*, 5 Apr. 1946, 5.
- 369 *Thanet Advertiser*, 29 Nov. 1890, 1.
- 370 CCA: U3/19/11/A/10, assessment of 20 Nov. 1793. Nos 6-8 are of 1890, architect Hinds & Son for EG Banks (KLHC: Ra/AM1/1).
- 371 KHLC: R/U135/1, 3.
- 372 CCA: U3/19/11/A/9, assessment of 7 Sep. 1792.
- 373 *Kentish Gazette*, 28 Jan. 1794, 1; CCA: U3/19/11/A/9, assessment of 27 June 1794. This contradicts Busson's assertion that James and Mary Townley 'lived at No 1 [Chatham Place] while Townley House [...] was erected in 1792' (Busson 1985, 68). This statement is repeated in the current list entry for Nos 1-5 (NHLE: list entry No. 1085398).
- 374 CCA: U3-19/11/A/11: assessment of 30 Oct. 1802.
- 375 TNA: PROB 11/1589/374.
- 376 Plans at Thanet District Council planning register, reference F/TH/18/0445. Although the exact arrangement is confused by the later use of nos 3-4 as a working mans' club, which occasioned alterations to the ground floor, 'principal and secondary staircases' are mentioned in a sales particular of 1812 (*Kentish Gazette*, 16 Apr. 1812, 1).
- 377 *Kentish Weekly Post*, 7 Jan. 1800, 1.
- 378 Newman 2013, 492.
- 379 *Kentish Weekly Post*, 3 June 1825, 4; Osborne 1835, 32. The account of the construction of St George's is based on 'St George the Martyr Church - A Brief History', at <https://web.archive.org/web/20160311181242/http://www.stgeorgeschurchramsgate.org/history.html> (acc. 15 Apr. 2021).
- 380 *Thanet Advertiser*, 15 Mar. 1919, 5.
- 381 *Dover Telegraph*, 29 Dec. 1849, 5.
- 382 *Thanet Advertiser*, 16 Sep. 1871, 1; *Thanet Advertiser*, 28 Oct. 1871, 3; *Thanet Advertiser*, 17 Feb. 1872, 2.
- 383 *Thanet Advertiser* 6 Jul. 1872, 3.

- 384 *Building News and Engineering Journal*, vol.106, 1914, 102; an elevational drawing is located in the bell tower of St George's Church.
- 385 Globe, 6 Sep. 1820, 4; The institution's records are at KHLC: R/Ch1.
- 386 *Thanet Advertiser*, 20 Jan. 1877, 4; KLHC: R/U1561/P46/1.
- 387 KLHC: R/U140/1.
- 388 Between Chatham Street and Boundary Road a right of way named Chatham Passage continues on the same alignment and, beyond Boundary Road, as Stanley Place.
- 389 An additional name is suggested by an 1841 reference to 'Land at Robsack or Windmill Hill' (KHLC: R/U774/T35).
- 390 It was dedicated as a public highway in 1888 (KHLC: Ra/AM1/1, minutes of Ramsgate Borough Council, 22 Feb. 1888).
- 391 Survey drawings of 2005 are held on Thanet District Council's planning register, reference F/TH/05/0960.
- 392 *Thanet Advertiser*, 27 June 1891, 8.
- 393 Kent Historic Environment Record: HER number TR 36 NE 38, Romano-British ritual shaft/well with surrounding pits, Ramsgate.
- 394 British Library: OSD/108, parts 1 and 2.
- 395 Land adjoining 'Nelson's Crescent' was offered for sale at auction in *Kentish Gazette*, 8 Oct. 1799, 4.
- 396 KHLC: R/U718/T3.
- 397 Chambers 1838, 160.
- 398 CCA: U3/19/11/A/11-12.
- 399 CCA: U3-19/11/A/13, assessment of 12 Aug. 1808.
- 400 Richardson 1885, 56.
- 401 *Thanet Advertiser*, 28 Mar. 1874, 3.
- 402 CCA: U3-19/11/A/13 .
- 403 Hertford Place first appears as a heading in the rate books in 1815, with eight entries. CCA: U3-19/11/A/15: Assessment for 15 Apr. 1815.
- 404 In 1829 the gas engineer Daniel Benham took a sitting room and two bedrooms at Mr Cullen's house 'which place was erected in 1813 (CCA-DCc/AddMS/271/1). No. 3 was advertised for sale in 1814 as 'well situated for letting in the summer season' (*Kentish Gazette*, 23 Dec. 1814, 1).
- 405 *Thanet Times*, 1 Dec. 1970, 9; *Thanet Times* 6 May 1970, 2.
- 406 *Kentish Gazette*, 5 Dec. 1815, 1.
- 407 TNA:BT356/7754.
- 408 Richardson 1885, 64.
- 409 CCA: U3-19/11/A/36.
- 410 In the poor rate assessment of 16 Apr. 1835, Adelaide Place is absent but 11 gardens are rated at /6 to householders on Sion Row (CCA: U3-19/11/A/36). All 11 houses in Adelaide Place were occupied in the 1841 census (TNA: HO 107/469/2).

- 411 The pavilion was erected by Horace Newby for £499 to Surveyor's designs (*Thanet Advertiser*, 8 Apr. 1922, 8).
- 412 KHLC: R/U774/P5
- 413 Richardson 1885, 60.
- 414 CCA: U3-19/11/A/11. For the barracks see Franklin 2020, 31-4.
- 415 CCA: U3-19/11/A/12.
- 416 KHLC: R/U135/1: plans and elevation by G. M. Hinds, in catalogue to 1839 Townley auction. 'Among buildings which designed were some barracks for the Government, which were afterwards turned into dwelling houses, and form part of Spencer's Square, Ramsgate'. Anon, 'Lancashire Birthdays', *Preston Herald*, 11 May 1889, 10.
- 417 KHLC: R/U1561/P442. G. M. Hinds' 1850 plans and specifications for the brewery are at R/U1561/P376.
- 418 CCA: U3-19/11/A/18, assessment of 11 June 1818.
- 419 KHLC: R/U774/T13.
- 420 Richardson 1885, 61.
- 421 In 1836 G. M. Hinds devised a layout with houses on 18ft frontages (KHLC: R/U1561/P437(a)). The 1841 census contains 38 entries under the Spencer Square heading, of which 15 were unoccupied and 4 were building (TNA: HO 107/469/2).
- 422 *Canterbury Journal*, 3 Dec. 1836, 4.
- 423 KHLC: R/U774/T14; TNA: HO 107/469/2.
- 424 *Thanet Advertiser*, 8 Apr. 1871, 3.
- 425 Plan at KHLC: R/U3/1.
- 426 *Illustrated Carpenter and Builder*, Volume 6, 1880, 174; *Thanet Advertiser*, 28 Feb. 1880.
- 427 KHLC: Ra/AM3/1/1.
- 428 Richardson 1885, 148.
- 429 Lease of 10 Nov. 1801 from George Kennard to John Smith, indenture of 4 Mar. 1817 from Abraham Stables to Thomas Rammell, collection of Sally Holden; CCA: U3-19/11/A/13.
- 430 KHLC: R/U774/T3
- 431 Assessment for 9 Feb. 1810, CCA: U3-19/11/A/13; Richardson 1885, 60.
- 432 No. 4 was rated to Kennard on 17 Jun. 1806 and No. 5 on 30 Jun. 1809.
- 433 It had formed part of a large parcel of land assembled by Townley as a result of several purchases from George Kennard between 1798 and 1800 (KHLC: R/U774/T12).
- 434 KHLC: R/U774/T371.
- 435 Assessments of 30 Oct. 1802 and 1 June 1816, CCA: U3-19/11/A/11-12.
- 436 Assessment for 12 Oct. 1813, CCA: U3-19/11/A/14 .
- 437 Assessment of 26 Dec. 1811, CCA: U3-19/11/A/13.
- 438 *Kentish Weekly Post*, 14 Jun. 1816, 4; *Morning Post*, 14 Sep. 1816, 4.
- 439 *Thanet Advertiser*, 27 Jul. 1861, 2; *East Kent Times*, 1 Mar. 1862, 1.

- 440 They are listed as Devonshire Place in the poor rate assessment of 16 Apr. 1835 (CCA: U3/19/11/A/36), in Anon 1833, 38-9 (when the occupants were listed as Major Dashwood and Mrs William Ince) and on the 1849 map. *Thanet Advertiser*, 22 Jul. 1867, 3.
- 441 They are rated to Robert Townley in the poor rate assessment of 16 Apr. 1835 (CCA: U3/19/11/A/36), while the property is labelled 'Mrs Townley' in G.M. Hinds map of 1836 (KHLC: R/U1561/P437(a)). 'Devonshire Cottages' appear on a C19 list of Ramsgate buildings attributed to Townley; Mary was said to be related on the maternal side of the family to the ducal house of Devonshire (*Preston Herald*, 11 May 1889, 10).
- 442 KHLC: R/U774/T14
- 443 A lease and release of May 1814 between Mary Townley and James Brace is recited in a conveyance of 31 Jan. 1826, R/U774/T14. A 'Coach house and improvements' was rated at 10/ to James Brace in 18 Apr. 1816, CCA: U3/19/11/A/16.
- 444 RLLHC: R/TR 2188/2, diary of William Porden, 14 July 1820.
- 445 Undated drawing, signed Mary Townley on reverse, KHLC: R/U774/P3.
- 446 Agreement of 23 June 1831, KHLC: R/U774/T14; 'The Rev Henry Townley'. *The Sunday at Home*, Volume 9, no.407/8, 13/20 Feb. 1862, 101-03.
- 447 KHLC: R/U774/T14, release of 31 Jan. 1826 between James Brace and Mary Townley.
- 448 KHLC: R/U774/T15.
- 449 Agreement of 23 June 1831, KHLC: R/U774/T14
- 450 *Thanet Advertiser*, 9 Aug. 1862, 2; *Canterbury Journal*, 31 Mar. 1838, 2.
- 451 KHLC: Ra/AM1/1, minutes of Ramsgate Borough Council, 19 Apr. 1888.
- 452 R/U774/P1. For White, see Colvin 1995, 1043.
- 453 R/U774/P4; R/U1561/P442(A), G. M. Hinds, 'Plan of building land Ramsgate Park on the West Cliff Ramsgate, 1841'.
- 454 KHLC: R/U1561/P406(A); Hill 1999, 16-7.
- 455 R/U774/P4; R/U1561/P442(A), G. M. Hinds, 'Plan of building land Ramsgate Park on the West Cliff Ramsgate, 1841'; Pugin, letter of c.Sep. 1843 to Bloxham cited in Hill 2007, 292.
- 456 Secondary sources for St Augustine's include Horner and Hunter 2000, Hill 1999 and Wedgewood 2006.
- 457 Stanford nd [c.2008].
- 458 For the relationship between Pugin and Habershon see Hill 2007, 422.
- 459 TNA: IR 30/17/299, 1843 tithe map of St George, Ramsgate. The surveyor is identified as G. M. Hinds in the copy at CCA:DCb/T/O/R/1A,1B.
- 460 Hyland 2021, 159-60.
- 461 Assessments of 19 Dec. 1807, 13. Jan. 1809, *et seq ad* 30 Apr. 1818. On 6 Mar. 1819 Wellington House and gardens are recorded as empty (CCA: U3-19/11/A/12-18).
- 462 CCA: U3-19/11/A/17.
- 463 *Morning Advertiser*, 28 Aug. 1851, 1; *Thanet Advertiser*, 31 Oct. 1874, 1.
- 464 Assessments of 13 Apr. 1815 *et seq*, CCA: U3-19/11/A/15; Richardson 1885, 64; Ann Reg, 1793, 68.

- 465 1877 abstract of title to 43 West Cliff Road, formerly 10 Trafalgar Place, Sally Holden papers. Assessment of 20 Aug. 1808, CCA: U3-19/11/A/13.
- 466 *Thanet Advertiser*, 24 Mar. 1883, 3; KHLC: R/U1561/P405(A)).
- 467 Assessment of 1 Oct. 1814, CCA: U3-19/11/A/14.
- 468 *Thanet Advertiser*, 22 Nov. 1879, 3; *Thanet Advertiser*, 7 Mar. 1874, 3.
- 469 *Thanet Times*, 7 Oct. 1975, 9.
- 470 *Kentish Chronicle*, 11 Aug. 1807. 1.
- 471 *Kentish Gazette*, 7 Aug. 1838, 1.
- 472 KHLC: R/U1561/P396(A)).
- 473 *The Hospital*, 20 June 1908, 323.
- 474 The place name Vale Square was designated in 1867 by Ramsgate's local board (*Thanet Advertiser*, 22 June 1867, 3). It was earlier known as Ramsgate Vale or The Vale. The name relates to its location in a shallow depression, part of the system of dry valleys in which Ramsgate is sited.
- 475 In 1843 the *Canterbury Journal* noted 'the efforts of our worthy townsman, J.C. Eddels, Esq, to improve this town, must also have their meed of praise. The beautiful manner in which he has laid out the grounds, known as Ramsgate Vale, shews the great interest he takes in our welfare' (*Canterbury Journal*, 8 Apr. 1843, 2).
- 476 Indenture of lease and release dated 12/22 Aug. 1839 from William Minter to J.C. Eddels, recited in abstract of title to Tancrey House (47 Vale Square), copy kindly supplied by Stephen Davis.
- 477 *Fashionable Dir*, 1833, 41; Richardson 1885, 63. See also CCA: U3-19/11/A/18: 'Thatch cottage' is rated on 30 Apr. 1818; 'Mr Fraser Hermitage' (4/), and 'ditto garden' (5/) on 9 Apr. 1819.
- 478 17 households are listed under the heading Victoria Terrace in the 1841 census, suggesting the division of each property into two households, each possibly occupying two floors (TNA: HO 107/469/2). The majority of the householders are recorded as being of independent means, although they were presumably tenants.
- 479 London Metropolitan Archives and Guildhall Library: London Poll Books, 1837, Ramsgate district, 138, property number 6618; *The Jurist*, vol.22, 3 Apr. 1856, 256.
- 480 Busson 1985, 127.
- 481 Deed of Stipulations and Restrictions, 13 Apr. 1841, transcription kindly provided by Stephen Davis.
- 482 Eddels's will includes 'Victoria Place with the pleasure grounds', that is, Vale Square gardens (*The Jurist*, op. cit.).
- 483 Appointment by way of conveyance of a piece of lot of building land in Ramsgate Vale, 1 Sep. 1843, transcription by Gerald Tripp at <http://www.eastcliff.co.uk/> (acc. 17 Apr. 2020).
- 484 A photograph of the lost house is reproduced in Davies 2021, 88. Its appearance closely resembled Royal Villa (No. 13 Vale Square) and Eden House (No. 51).
- 485 KHLC: R/U1561/P385(A)).
- 486 *The Jurist*, op.cit.
- 487 Davis 2020. By 1847 Eddel's principal residence was at Kent Villa on Finchley New Road, built as part of the Eyre Estate in St John's Wood (*Boyles' London Court and Fashionable Guide*, April 1847, 467). Kent Villa was cleared after the Second World War and was located on the site of Sherlock Court at the junction with Boundary Road. See Galinou, 2010, 164.

- 488 Busson's suggestion (1985, 127) that the house was built between 1822 and 1836 (i.e. preceded the layout of the Vale) seems unlikely.
- 489 Abstract of title to Tancrey House (47 Vale Square), copy kindly supplied by Stephen Davis.
- 490 TNA: IR 30/17/299.
- 491 I am grateful to Stephen Davis for this comparison.
- 492 Deed of Stipulations and Restrictions, 13 Apr. 1841, transcription kindly provided by Stephen Davis. Other documents suggest that the deed was amended in July 1846 and April 1848.
- 493 *Thanet Advertiser*, 19 Jul. 1890, 1. Saxby is recorded as the freehold owner of the plots on the 1843 tithe apportionment (TNA:PROB 11/1589/374).
- 494 *Kentish Gazette*, 14 Jul. 1846, 1; *Kentish Gazette*, 8 Sep. 1846, 3.
- 495 Anon c.1850, 13.
- 496 Cotton 1895, 207.
- 497 Lewis 1736, 183-6.
- 498 Cotton 1895, 206. The rateable value of Ellington changed between 1802, when John Garrett paid a £1 16s poor rate for the property, and 1808, by which time it had increased to £3 (CCA: U3-19/11/A/11, assessments of 30 Oct. 1802 and 12 Aug. 1808).
- 499 On the 1843 Ramsgate Tithe apportionment plot 49a is owned and occupied by the Commissioners of Pavement (TNA:PROB 11/1589/374).
- 500 KHL: R/U1561/P438/1(A); *South Eastern Gazette*, 15 Apr. 1862, 5.
- 501 *Thanet Advertiser*, 26 Aug. 1865, 1.
- 502 1871 Abstract of title at <https://www.flickr.com/photos/nwkf/26850347673/in/photostream/> (acc. 8 Dec. 2021).
- 503 KHL: R/U1561/P447(A).
- 504 KHL:Uncat/ACC/EK-1996/2/409: plans deposited 28 Sep. 1911.
- 505 TNA:PROB 11/1589/374; *South Eastern Gazette*, 30 Mar. 1858, 3.
- 506 KHL: R/U1561/P443(A)).
- 507 *Thanet Advertiser*, 6 Nov. 1880, 3.
- 508 *Thanet Advertiser*, 5 Mar. 1881, 3.
- 509 *Thanet Advertiser*, 10 Apr. 1886, 3.
- 510 *Thanet Advertiser*, 5 Mar. 1881, 3.
- 511 *Thanet Advertiser*, 29 Apr. 1865, 1; *Thanet Advertiser*, 11 June 1866, 1.
- 512 Indenture of 6 Dec. 1901 from Thomas Hatton to Arthur Ernest Goodbourn, at <https://www.flickr.com/photos/nwkf/10960663703/in/photostream/> (acc. 8 Dec. 2021).
- 513 It was this kind of unconnected development that prompted the introduction of statutory town planning powers under the Housing and Town Planning Act 1909.
- 514 *Thanet Advertiser*, 28 Jul. 1866, 2.
- 515 1870 abstract of title at <https://www.flickr.com/photos/nwkf/13901787350/in/photostream/lightbox/> (acc. 8 Dec. 2021).
- 516 *Canterbury Journal*, 2 Nov. 1872, 2.

- 517 *Thanet Advertiser*, 13 Mar. 1869, 1.
- 518 KHLIC: Ra/AM3/1/1.
- 519 The roads may be named after Admiral Codrington (1770–1851); Admiral the Viscount Duncan (1731–1804); Lt-Gen Sir Thomas Picton (1758–1815) and Admiral Thomas Cochrane, 10th Earl of Dundonald (1775–1860). Dundonald Road south of Crescent Road was originally named Nelson Road.
- 520 *Thanet Advertiser*, 22 June 1872, 3.
- 521 *Thanet Advertiser*, 9 Mar. 1867, 2.
- 522 Title deeds to 4 Codrington Villas, 1912, and letter of 4 Apr. 1869 from E. W. Pugin to James Mercer Edwards, papers of Sally Holden.
- 523 *Thanet Advertiser*, 5 June 1869, 2.
- 524 *Thanet Advertiser*, 19 May 1888, 3.
- 525 *Thanet Advertiser*, 19 May 1883, 3.
- 526 Title deeds to 4 Codrington Villas, 1912, papers of Sally Holden.
- 527 *Builder*, 18 May 1867, 360.
- 528 *Thanet Advertiser*, 23 Aug. 1873, 3.
- 529 KHLIC: R/U1561/P87/1(A).
- 530 *Builder*, vol. 42, 1881, 23, 7 Jan. 1882, 23.
- 531 *Thanet Advertiser*, 24 May 1938, 7.
- 532 Abstract of title of the British Land Company to the Ellington Estate, 1867, papers of Sally Holden.
- 533 *Thanet Advertiser*, 18 Feb. 1893, 4. See also Blaker 2021.
- 534 *Thanet Advertiser*, 23 Jul. 1892, 5; *Thanet Advertiser*, 14 Jan. 1893, 3. See Jordan 1994, 8–9
- 535 13 Mar. 1813 grant of ways over lands in Ramsgate, 15 Feb. 1833 lease, papers of Sally Holden.
- 536 *Kentish Gazette*, 16 Aug. 1836, 1.
- 537 Richardson 1885, 101.
- 538 Easdown 2006, 44.
- 539 *Kentish Gazette*, 1 June 1782, 4.
- 540 *Thanet Advertiser*, 28 Jan. 1871, 1; *Thanet Advertiser*, 27 Apr. 1867, 2.
- 541 CCA: U3/19/11/A/9, assessment of 11 Nov. 1794.
- 542 KHLIC: R/U774/T35; R/U135/1.
- 543 *Thanet Advertiser*, 1 Feb. 1879, 2.
- 544 *Thanet Advertiser*, 13 May 1876, 2
- 545 *Builder*, 17 Jan. 1874, 58; *Thanet Advertiser*, 23 May 1874, 3; *Thanet Advertiser*, 29 Jan. 1887, 3; Lambeth Palace Library: ICBS09077; Busson 1985, 98. See also D. G. Long, *Occasional Ramsgate Writings: St Paul's Church, King Street, Ramsgate* (acc. 12 Jan. 2022).
- 546 *Thanet Advertiser*, 23 Aug. 1873, 1.

- 547 *Thanet Advertiser*, 7 Jan. 1882, 3.
- 548 *Thanet Advertiser*, 7 Feb. 1885, 3; *Thanet Advertiser*, 25 Apr. 1885, 2.
- 549 *Thanet Times*, 17 May 1988, 19.
- 550 <http://www.dover-kent.com/Pubs/Braces-Ramsgate.html> (acc 5 Jul. 2022).
- 551 *Thanet Times*, 20 Nov. 1962, 10.
- 552 *Thanet Times*, 23 Apr. 1963, 1.
- 553 *Kentish Gazette*, 11 Feb. 1800, 4.
- 554 Richardson 1885, 92; *Canterbury Journal*, 20 Apr. 1839, 5.
- 555 CCA: U3-19/11/A/15, /36, assessments of 15 Apr. 1815 and 16 Apr. 1835.
- 556 CCA: U3/19/11/A/15, assessment of 15 Apr. 1815.
- 557 1874 abstract of title at <https://www.flickr.com/photos/nwkf/12975723113/in/photostream/> (acc. 12 Jan. 2022).
- 558 *Thanet Advertiser*, 17 Dec. 1859, 1.
- 559 *Thanet Advertiser*, 17 Dec. 1859, 1.
- 560 The redevelopment site presumably corresponded to the Staffordshire Street and Bethesda Street development areas set out in the development plan (*Thanet Times*, 21 Feb. 1964, 1).
- 561 *Thanet Times*, 13 May 1969, 1.
- 562 *Hansard HC Deb*, 17 May 1984, vol.60, cc.615-24
- 563 *Thanet Times*, 27 Aug. 1980, 6.,
- 564 *Kentish Gazette*, 10 June 1806, 1.
- 565 Richardson 1885, 92.
- 566 *Kentish Weekly Post*, 4 Sep. 1810, 4.
- 567 Bagshaw's Directory, 1847, 192; *Thanet Advertiser*, 8 Jul. 1865, 2.
- 568 Richards 2011.
- 569 TNA: RG4/1982.
- 570 *The Law Times*, vol. 18, 14 Mar. 1863, 15; *Kentish Weekly Post*, 16 Jan. 1838, 3; *Bagshaw's Directory*, 1847, 192.
- 571 *Thanet Advertiser*, 2 Apr. 1882, 2; *Thanet Advertiser*, 9 Jun. 1883, 3.
- 572 Richardson 1885, 91.
- 573 13 Mar. 1813 grant, op.cit.
- 574 CCA: U3-19/11/A/19, assessments of 4 Mar. 1819 and 14 Jan. 1820.
- 575 KHLIC: R/U1561/P165.
- 576 TNA: HO 107/469/2.
- 577 *Morning Post*, 15 Jul. 1824, 3.
- 578 *Thanet Times*, 10 June 1970, 2.
- 579 *Thanet Advertiser*, 18 May 1861, 4. An 1867 illustration of the building includes a plaque bearing the words 'erected 1861' (*Bear's Guide to Ramsgate*, 1867, unpag).

- 580 *Thanet Advertiser*, 6 Feb. 1869, 2; *Thanet Advertiser*, 1 Feb. 1883, 1, 3; *Thanet Advertiser*, 12 Nov. 1887, 3, *Thanet Advertiser*, 26 Nov. 1887, 3.
- 581 KHLIC: Ra/AM1/1, minutes of Ramsgate Borough Council, 5 Jan. 1888. A photograph of the house is included in Mirams 2016, 7.
- 582 *Kentish Gazette*, 10 June 1806, 1.
- 583 Conveyance of 30 Nov. 1809, Moses Lara to Mssrs Goodwin, Curling, Friend and Joad; 13 Mar. 1813 grant of ways over lands in Ramsgate, papers of Sally Holden. The land to the west was used as an 'anchor ground', presumably for the storage of ship's anchors, for which they paid an additional 3s (CCA: U3-19/11/A/13, assessment of 33 Mar. 1811).
- 584 CERC:ICBS00495, sketch plan of 1824.
- 585 *Canterbury Journal*, 7 Nov. 1840, 4; *Kentish Gazette*, 3 Sep. 1839, 1.
- 586 *Canterbury Journal*, 7 Nov. 1840, 4.
- 587 KHLIC: DE/S297/1/3.
- 588 *Kentish Weekly Post*, 3 Sep. 1824, 4.
- 589 1872 OS map.
- 590 Mirams 1984, 24.
- 591 *Thanet Advertiser*, 22 June 1867, 3.
- 592 Lewis 1736, plate 24; TNA:MPH1/422.
- 593 CA:U3-19/11/A/11: assessment of 30 Oct. 1802.
- 594 Ibid.
- 595 KHLIC: R/U774/T139.
- 596 CCA: U3-19/11/A/13, assessment of 24 May 1810.
- 597 *Thanet Advertiser*, 8 Feb. 1949, 1
- 598 KHLIC: R/U774/T35
- 599 In 1768, Simmons founded the *Kentish Gazette* and between 1790 and 1803 landscaped the Dane John Gardens in that city.
- 600 CCA: U3/19/11/A/10.
- 601 KHLIC: R/U774/T18; *Kentish Gazette*, 21 Aug. 1810, 4; Whyman 1985, 30.
- 602 CCA: U3/19/11/A/9; Assessment for 4 Jul. 1792.
- 603 TNA: PROB 11/1910/74.
- 604 KHLIC: R/U135/1, 10.
- 605 CCA: U3/19/11/A/9; Assessment for 4 Jul. 1792.
- 606 KHLIC: R/U135/1, plan and elevations by G. M. Hinds, in catalogue to 1839 Townley auction.
- 607 *Thanet Advertiser*, 12 Sep. 1903, p8; *Thanet Advertiser*, 3 Oct. 1903. 1.
- 608 *Thanet Advertiser*, 8 June 1895, 8.
- 609 *Thanet Advertiser*, 25 Aug. 1894, 2-3.
- 610 *Thanet Advertiser*, 24 Dec. 1920, 6.

- 611 Marriott 1917, 113. This refers to Ananke, the ancient Greek personification of inevitability, compulsion and necessity.
- 612 La Belle Alliance takes its name from the Belgian farmhouse where the victorious field marshals the Duke of Wellington and Prince Blücher met after the Battle of Waterloo.
- 613 *Kentish Weekly Post*, 27 Sep. 1825, 4.
- 614 Two ‘carcasses of houses’ were advertised for sale by auction on 1 June 1819, ‘the whole of which may be completed and finished in about six weeks, and at a moderate charge, according to a specification and estimate which will be produced at the time of sale’ (*Kentish Weekly Post*, 25 May 1819, 4).
- 615 KHLC: R/U774/T53, 14 Sep. 1844 grant of a right of way, reciting 28 Apr. 1819 deed of stipulations and restrictions.
- 616 *Kentish Weekly Post*, 27 June 1826, 1
- 617 KHLC: R/U1561/P393(A).
- 618 KHLC: R/U774/T51, 1860 map by G. M. Hinds, showing ownership of land in Wellington Crescent area.
- 619 KHLC: R/U774/T53, 14 Sep. 1844 grant of a right of way ‘by William Miller over land lately purchased by him of the Rev Henry Townley’.
- 620 *Morning Post*, 15 July 1824, 3.
- 621 KHLC: R/U774/T52. William Miller jun. is recorded as the owner of the pleasure grounds in the 1843 tithe apportionment (TNA:PROB 11/1589/374).
- 622 KHLC: Ra/AM1/1, minutes of Ramsgate Borough Council, 15 Dec. 1887.
- 623 *Thanet Advertiser*, 5 Feb. 1937, 4; *Thanet Advertiser*, 7 Mar. 1939, 3.
- 624 *Thanet Advertiser*, 29 Nov. 1938, 1; *Thanet Advertiser*, 19 May 1939, 10.
- 625 KHLC: R/U5/E2.
- 626 *Thanet Times*, 18 Apr. 1978, 56.
- 627 KLHC:R/U774/T36, deed of 9 Sep. 1807 refers to ‘buildings intended to be erected and called Belle Vue Place’.
- 628 CCA: U3-19/11/A/13, assessment of 12 Aug. 1808.
- 629 R/U774/T51, 1860 map by G. M. Hinds, showing ownership of land in Wellington Crescent area.
- 630 *Kentish Gazette*, 27 Jan. 1807, 1
- 631 1875 Abstract of Title to 22 Plains of Waterloo, Sally Holden Papers.
- 632 Collard and Hurst 1823; CCA: U3-19/11/A/13, assessment of 27 Feb. 1812.
- 633 *Thanet Advertiser*, 22 June 1867, 3.
- 634 *The Globe*, 25 Nov. 1833, 4.
- 635 *Thanet Times*, 11 May 1971, 15.
- 636 1847 abstract of title to 1 Mount Zion at <https://www.flickr.com/photos/nwkf/12879650193/in/photostream/> (acc. 27 Apr. 2021).
- 637 *Dover Telegraph*, 15 Dec. 1849, 1.
- 638 KHLC: R/U1561/P171(A).

- 639 *Dover Telegraph*, 20 Apr. 1839, 1
- 640 In 1970, when redevelopment was being planned, it was reported that property in Camden Square was built in accordance with a restrictive covenant of 1838 (*Thanet Times*, 22 Dec. 1970, 4).
- 641 TNA:PROB 11/1589/374. 'Mr Osborne [sic]' is identified as the owner of the plot on G. M. Hinds' 1838 layout plan of the adjacent Hibernia Place (KHLC: R/U1561/P171(A)).
- 642 TNA:IR29/17 299
- 643 *Thanet Advertiser*, 22 June 1867, 3.
- 644 *Dover Telegraph*, 24 Jan. 1835, 8; CCA: U3-19/11/A/36, assessment of 18 Apr. 1835.
- 645 TNA:IR29/17 299.
- 646 Such a division is shown in the 1843 tithe map (TNA: IR 30/17/299) and Hinds' map of 1849.
- 647 *Dover Telegraph*, 15 Apr. 1837, 1
- 648 *Thanet Times*, 21 Feb. 1964, 1.
- 649 *Thanet Times*, 20 Oct. 1971, 21; *Thanet Times*, 7 Jul. 1976, 1; *Thanet Times*, 13 Feb. 1979, 6; *Thanet Times*, 27 Aug. 1980, 6.
- 650 Newcastle Cottage and land on Bellevue Place were advertised for sale by auction in 1819, with 'enquiries to Mr Underdown of Harbour Place' (*Morning Chronicle*, 16 June 1819, 4). By 1833 at least part of Garden Row belonged to his former associate William Miller (KHLC: R/U774/T983).
- 651 TNA: HO 107/469/04/18.
- 652 *London Daily News*, 16 June 1851, 2; the plans and specifications of 1851-2 are at KHLC: R/U1561/P21/1.
- 653 *Thanet Advertiser*, 13 Sep. 1919, 5; *Thanet Advertiser*, 27 Oct. 1933.
- 654 *Thanet Times*, 21 Feb. 1964, 1.
- 655 The names of the two blocks were selected by local schoolchildren (*Thanet Times*, 16 June 1964, 5).
- 656 *Thanet Times*, 24 Nov. 1964, p6.
- 657 Lady Augusta was first rated on 19 Dec. 1807 for 13/ (CCA: U3-19/11/A/12).
- 658 KHLC: R/U5/E1, assignment of 18/19 Aug. 1809 from Lady de Ameland to Augusta Emma de Este.. Younge and Collyer 1844, 565. This was described as 'new pleasure ground' in the 1819 rate book (CCA: U3-19/11/A/19, assessment of 9 Apr. 1819).
- 659 The rate assessment for 30 June 1809 contains an additional item 'for lodges etc' (CCA: U3-19/11/A/12). The entrance and lodges are depicted on a sketch reproduced at <http://www.michaelsbookshop.com/orw/id2.htm> (accessed 18 Jul. 2022).
- 660 KHLC: R/U5/E2.
- 661 Ibid.
- 662 TNA: HO 107:469/18/29.
- 663 Russell House was so numbered in 1891 when sold at auction (*Thanet Advertiser*, 1.4 Mar. 1891, 1).
- 664 *Thanet Advertiser*, 9 Feb. 1884, 2; *Thanet Advertiser*, 10 May 1884, 3.

- 665 KHLC: R/U5/P1; 1843 tithe apportionment (TNA:PROB 11/1589/374). The building is shown in a late 19th century stereoscopic photograph by John C. Twyman (V&A, Prints & Drawings Study Room, level F, case X, shelf 546).
- 666 Richardson (1885, 71) suggests that Mount Albion House was built in 1798 for John Marshall. A building is shown in this position on the Board of Ordnance drawing of 1801 but absent in the preceding drawing of 1798 (British Library: OSD/108, parts 1 and 2).
- 667 Grant 1898, 140. 19th century floor plans imply that a single dwelling was contrived by making openings in the party wall at ground and first floor levels (KHLC: R/U5/E2).
- 668 Younge and Collyer 1844, 548, 581; KHLC: R/U5/E3.
- 669 The partnership of John Hargrave Stevens (1805/6-57) and George Alexander (1810-85).
- 670 *Builder*, 1845, vol. 3 298; *South Eastern Gazette*, 17 June 1845, 5.
- 671 KHLC: R/U5/E3.
- 672 *London Evening Standard*, 8 Nov. 1853, 2. It is entered as 'Earl Cowper's' on the 1841 census, when it was occupied by a servant and Robert Johnson, a carpenter (TNA: HO 107/469/18/29). George Gutch was recorded as the freehold owner in the 1843 tithe apportionment (TNA:PROB 11/1589/374).
- 673 *Thanet Advertiser*, 10 Nov. 1877, *Thanet Advertiser*, 31 Aug. 1878, 2.
- 674 TNA: HO 107/469/18/29.
- 675 TNA: PROB 11/1589/374.
- 676 The rainwater head to No. 4 is dated 1860. Nos 1-12 shown on the 1866 Moxon auction map (KHLC: R/U5/E3).
- 677 KHLC: R/U5/P1, printed plans of Aug. 1838, June 1843 and June 1849.
- 678 It was reported in Dec. 1866 that 'that Mssrs Pugin, [Henry] Syrett and [John Barnet] Hodgson have purchased the greater portion of this estate for the purpose of building' (*Canterbury Journal*, 15 Dec. 1866, 3). Blaker (2003, 39) suggests that Pugin's associates were Robert Sankey, George Burgess and J. B. Hodgson and the amount of the transaction was £9,250. KHLC: R/U5/P1, a plan associated with 1866 auction, is annotated with 'lots A with two houses, B, C, D and 36 and 37 £9,400'. Lots A-D are the four seafront blocks, while lots 36-37 are on Artillery Road.
- 679 *Thanet Advertiser*, 11 Apr. 1868, 1.
- 680 *Thanet Advertiser*, 12 May 1860, 1.
- 681 *Thanet Advertiser*, 19 Oct. 1867. Plans of 1867 are signed by E. W. Pugin (KHLC: R/U1561/P388(A)). The appearance of the façade may have been a requirement of the client, the local board or deeds of stipulation. 'Three completed houses, the property of Mr Wilson' were approved in January 1869 by the surveyor to Ramsgate Local Board (*Thanet Advertiser*, 9 Jan. 1869, 2). See also Blaker 2003, 9.
- 682 The name was also used by alderman W. Vincent Green, a local residence (*Thanet Advertiser*, 20 Dec. 1890, 5).
- 683 *Thanet Advertiser*, 23 Jan. 1869, 3.
- 684 TNA:BT 356/11997.
- 685 *Thanet Advertiser*, 26 June 1869, 2.
- 686 *Whitstable Times*, 1 Nov. 1873, 3; *Whitstable Times*, 16 June 1900.
- 687 *Thanet Advertiser*, 11 May 1889, 3.

- 688 *Thanet Advertiser*, 22 Dec. 1950, 7.
- 689 *Thanet Advertiser*, 27 June 1947, 6; *Thanet Advertiser*, 25 Apr. 1947, 1. It occupies the site of the Granville Pavilion, possibly erected after 1914 when the East Cliff Bandstand was moved to Wellington Crescent Gardens and damaged by bombs (*Thanet Advertiser*, 30 May 1914, 8).
- 690 TNA:MT/21/433; *Thanet Advertiser*, 22 Jun. 1872, 3.
- 691 *Thanet Advertiser*, 20 May 1871, 2.
- 692 *Thanet Advertiser*, 22 Apr. 1876, 2.
- 693 *Thanet Advertiser*, 7 Jul. 1877, 3.
- 694 Newman 2013, 506.
- 695 *Thanet Advertiser*, 6 Nov. 1880, 3.
- 696 Easdown 2006.
- 697 *Surveyor*, vol.88, 1935, 196.
- 698 The Marina Bathing Pool was earlier the site of the East Cliff Bathing Station, opened June 1914 to a design by T. G. Taylor, borough engineer (*Thanet Advertiser*, 27 June 1914, 5).
- 699 <https://thanetonline.blogspot.com/2014/05/a-few-ramsgate-pictures-from-this.html> (acc. 12 Jan. 2022).
- 700 KHLC: R/U5/E3.
- 701 *Thanet Advertiser*, 12 Dec. 1866, 3. Bear's guide (1867, 49) states 'In the early part of [1866] the Artillery succeeded in carrying off the first prize of £30 competed for at Rye by the whole of the Cinque Ports companies. During the summer, they returned home in triumph from Shoeburyness, bringing with them the Queen's prize, value 100 guineas'. Shoeburyness is the site of a long-established firing range.
- 702 Of 26 addresses listed in the 1882 Kelly's directory, 16 were for lodging houses.
- 703 The Local Board approved two houses by E. W. Pugin for John Marrable, owner and builder (*Thanet Advertiser*, 4 Aug. 1868, 3) subject to amendment of sewer plans. A further two houses were approved the following month, along with a separate application for new houses of which Pugin was owner and architect and J. B. Hodgson builder (*Thanet Advertiser*, 5 Sep. 1868, 3).
- 704 *Thanet Advertiser*, 7 Nov. 1874, 3.
- 705 *Thanet Advertiser*, 16 Jan. 1869, 2. A different account is given by Parry (1965, 102), who suggests that the school originally utilised a 'chapel-of-ease erected for the convenience of visitors staying during the summer at the Granville Hotel'.
- 706 Bear 1869, 70.
- 707 *Thanet Advertiser*, 21 Jan. 1871, p3.
- 708 *Kelly's directory*, 1903; KHLC: R/U1561/P26/2(A).
- 709 *The Master's Will*, Mar. 1878, No. 3, 18.
- 710 *Thanet Advertiser*, 21 Sep. 1867, 3.
- 711 *Thanet Advertiser*, 16 Nov. 1878, 1.
- 712 *Canterbury Journal*, 23 Apr. 1870, p2; *Maidstone Journal*, 20 June 1870, 7.
- 713 This group was attributed to E. W. Pugin by Blaker (2003, 48) but they are not shown in the OS plan of 1872, the year Pugin declared himself bankrupt. In 1883 the works committee of

Ramsgate local board approved plans for houses in Truro Road, J. B. Hodgson owner, A. R. Pite, architect, W Martin builder (*Thanet Advertiser*, 9 June 1883, 3).

714 *Thanet Times*, 7 May 1974, 9.

715 Herbert Sankey may have been related to Robert Sankey who, according to Blaker (2003, 39) was a business associate of Pugin's and was involved in the 1866 purchase.

716 *South Eastern Gazette*, 1 Dec. 1863, 5; *Thanet Advertiser*, 12 Mar. 1864, 1; *Thanet Advertiser*, 28 Nov. 1874, 2; Bear 1867, 46.

717 *Thanet Times*, 13 June 1989, 26.

718 Hyland 2021, 220-1; Blaker 2003, 48.

719 *Thanet Advertiser*, 15 Aug. 1891, 1; TNA: 1871 England Census; Class: RG10; Piece: 997; Folio: 77; Page: 32; GSU roll: 838726

720 *Thanet Advertiser*, 31 Jan. 1903, 5; Laughton, J., & Lambert, A. 'Saumarez, Thomas (1827–1903), naval officer'. Oxford Dictionary of National Biography. <https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-35956> (accessed 18 Jul. 2022).

721 Smith 2012, 7.

722 TNA: TS 45/242.

723 *South Eastern Gazette*, 3 Jan. 1865, 1.

724 *Thanet Advertiser*, 4 May 1867, 1; Bear 1867, 27-8.

725 *Whitstable Times*, 14 Dec. 1872, 3.

726 *Builder*, 14 Dec. 1872, 981.

727 *Thanet Advertiser*, 23 Mar. 1889, 3.

728 *Thanet Advertiser*, 2 Jul. 1937, 3.

729 *Thanet Advertiser*, 3 Dec. 1921, 5.

730 *Thanet Advertiser*, 23 Apr. 1935, 3; *Thanet Advertiser*, 10 Jul. 1936, 10; *Thanet Advertiser*, 17 Jul. 1936, 4.

731 *Thanet Advertiser*, 10 Jul. 1936, 10. John William Hitching (1870-1959) was the son of William Hitching of Hoddesdon, Hertfordshire. The occupations of both are recorded as 'rock builder' in the 1891 census. John married in Ramsgate in 1895.

732 *Gent. Mag.*, 1794, part i., 183-4

733 Bonner 1831, 165.

734 Hunter 1796, 57; Jefferys 1806, 22.

735 *Kentish Weekly Post*, 24 June 1817, 4; *Globe*, 30 Aug. 1826, 2; Richardson 1885, 68.

736 *Thanet Advertiser*, 24 Mar. 1944, 1

737 *Thanet Advertiser*, 7 Jul. 1950, 1; *East Kent Times*, 8 Mar. 1952, 5.

738 Kelly and Tripp 2020, 11.

739 *Kentish Gazette*, 19 Sep. 1794, 1.

740 Lynch 2013.

741 *East Kent Times*, 16 June 1909, 5.

- 742 *Thanet Advertiser*, 27 May 1932, 4.
- 743 Kelly and Tripp 2020.
- 744 CCA: U3-19/11/A/19, assessment of 24 Feb. 1820.
- 745 <https://www.genealogy.com/forum/surnames/topics/elgar/15/>, indenture of 1831 (acc. 8 Dec. 2021).
- 746 TNA: IR 30/17/299; *Kentish Gazette*, 1 Dec. 1840, 5
- 747 Probably named after Sparrow Castle, a now-lost group of dwellings on the site of 66-68 Boundary Road (*Canterbury Journal*, 31 Dec. 1836, 5; *East Kent Times*, 1 Mar. 1862, 1).
- 748 *Thanet Advertiser*, 15 Oct. 1864, 1 He lived at Victory Villa, one of three detached houses on the site of St Ethelbert's Primary School.
- 749 Thanet District Council, planning reference: F/TH/19/0644; F/TH/19/0709.
- 750 *Thanet Advertiser*, 17 Feb. 1900, 2.
- 751 *South Eastern Gazette*, 10 May 1864, 5.
- 752 *Thanet Advertiser*, 3 Oct. 1896, 3.
- 753 *Thanet Advertiser*, 20 Aug. 1892, 5.
- 754 *Thanet Advertiser*, 11 Jan. 1949, 8.
- 755 *South Eastern Gazette*, 19 Jul. 1864, 5; *Thanet Advertiser*, 31 Jul. 1869, 3; <https://history.rcplondon.ac.uk/inspiring-physicians/john-whiting> (acc. 8 Dec. 2021).
- 756 *Thanet Advertiser*, 12 Dec. 1874, 3; 'The history of St Luke's Church and Parish, Ramsgate', nd at <https://www.stlukesramsgate.org/history-of-st-lukes> (acc. 8 Dec. 2021).
- 757 *Thanet Advertiser*, 16 Feb. 1867, 2.
- 758 KHLc:EK/U219/1; *Thanet Advertiser*, 17 Oct. 1903, 5.
- 759 KHLc: R/U1561/P349.
- 760 In 1847 the pub was advertised for sale at the auction of the estate of the late Captain John Wilson, when it was then let to William Packer (*Dover Telegraph*, 8 May 1847, 1).
- 761 *Dover Telegraph*, 7 May 1853, 1.
- 762 KHLc: R/U3/1.; *Thanet Advertiser*, 26 Nov. 1861, 1.
- 763 TNA: IR29/17 216.
- 764 *Thanet Advertiser*, 23 Aug. 1902, 8; Kelly 2015; <https://taking-stock.org.uk/building/ramsgate-st-ethelbert-and-st-gertrude/> (acc. 8 Dec. 2021); <https://stbartsnorbury.co.uk/church-history.html> (acc. 8 Jul. 2022).
- 765 *Thanet Advertiser*, 3 May 1929, 7.
- 766 KHLc: R/U3/1.
- 767 KHLc: R/U3/1.
- 768 *Thanet Advertiser*, 13 Nov. 1897, 5.
- 769 *Thanet Advertiser*, 29 Oct. 1887, 2; *Whitstable Times*, 5 Nov. 1887, 5
- 770 *Thanet Advertiser*, 11 Jan. 1919, 4; *Thanet Advertiser* 5 Nov. 1921, 7; *Thanet Advertiser*, 24 June 1922, 2.
- 771 Kelly 2014, 5.

- 772 *Thanet Advertiser*, 15 Sep. 1917, 2.
- 773 The site was transferred to Thanet District Council in 2009 and to Ramsgate Town Council in 2011 (<http://www.montefiorewoodland.org.uk/history/>, acc. 8 Dec. 2021).
- 774 Montefiore Endowment archives: untitled, late 19th-century plan in uncatalogued Montefiore estate papers.
- 775 *Maidstone Gazette*, 25 June 1833, 3.
- 776 *Thanet Advertiser*, 24 Aug. 1895, 7. This is partially corroborated by Kelly and Tripp (2020, 43) who state that Montefiore referred to the builder as 'Mr Cresford'.
- 777 Kadish 2006, 59-61.
- 778 *Thanet Advertiser*, 4 Oct. 1862, 2; Kelly and Tripp 2020, 47.
- 779 *South Eastern Gazette*, 10 May 1864, 5.
- 780 Loewe 1890, 141; Kadish 2006, 61-2.
- 781 Cited in Kelly and Tripp 2020, 62.
- 782 *Building News*, 19 Apr. 1878, ix; *Thanet Advertiser*, 9 Feb. 1878, 3; *Thanet Advertiser*, 8 June 1878, 3.
- 783 KHLc:EK/U219/1
- 784 KHLc: R/U1/317.
- 785 KHLc: R/U1561/P95(A); *Thanet Advertiser*, 14 Aug. 1880, 2.
- 786 *Thanet Advertiser*, 7 Mar. 1883, 3.
- 787 *Thanet Advertiser*, 13 Apr. 1872, 2.
- 788 Kelly and Tripp 2016.
- 789 *Thanet Advertiser*, 11 Aug. 1900, 5.
- 790 Easdown 2006, 44.
- 791 <http://news.bbc.co.uk/1/hi/england/kent/6279173.stm> (acc. 8 Dec. 2021).
- 792 <https://greyhoundracingtimes.co.uk/2019/01/02/ramsgate-dumpton-park/> (acc. 8 Dec. 2021).
- 793 *Thanet Advertiser*, 18 Sep. 1869, 3; Stamp 1998.
- 794 *Thanet Advertiser*, 9 Oct. 1869, 3
- 795 *Thanet Advertiser*, 16 Apr. 1898, 8.
- 796 Harris 2002, 218.
- 797 Ibid, 224; *Thanet Advertiser*, 23 Apr. 1881, 3.
- 798 *Thanet Advertiser*, 22 Mar. 1884, 3.
- 799 *Thanet Advertiser*, 4 Oct. 1884, 3.
- 800 *Thanet Advertiser*, 11 June 1927, 2.
- 801 KHLc: R/U888/C1-7; a completed villa was advertised in *Kentish Gazette*, 28 Jul. 1835, 1.
- 802 https://millsarchive.org/explore/mills/entry/12772/isle-of-thanet-flour-mills-ramsgate#XdvAw6_gphE (acc. 8 Dec. 2021).
- 803 *Thanet Advertiser*, 3 Jul. 1869, 1.

- 804 Thornton Road was perhaps named after the Ramsgate miller Henry George Thornton (1808-60).
- 805 *Thanet Advertiser*, 21 Apr. 1894, 5.
- 806 Moore 2007, 5.
- 807 *Thanet Advertiser*, 30 Jul. 1937, 11; *Thanet Advertiser*, 15 Mar. 1939, 13.
- 808 *East Kent Times*, 30 Jul. 1969, 6.
- 809 The Edge, a development of two blocks of flats of 2007-8 designed by the John Finch Partnership for Matthew Homes. Thanet District Council, planning reference F/TH/08/1075.
- 810 Lewis 1736, 123.
- 811 Most of the present tracery was inserted during the restorations of 1858 (by J. W. Smith) and 1866 (*Canterbury Journal*, 23 Oct. 1858, 4; *Thanet Advertiser*, 24 Nov. 1866, 3).
- 812 E.g. <http://ramsgatehistory.blogspot.com/2016/02/st-lawrence.html> and the undated print, published by Rock & Co at <http://www.rareoldprints.com/p/14755> (acc. 8 Dec. 2021).
- 813 Newman 2013, 490.
- 814 Ewan Christian restored the tower in 1887-8, exposing its stonework and the Norman arcading on the lowest stage (*East Kent Times*, 6 Sep. 1888, 2).
- 815 Cotton 1895, 124-6; *East Kent Times*, 27 Jul. 1956, 7.
- 816 *Thanet Advertiser*, 4 Jan. 1938, 6; *Thanet Advertiser*, 21 Jan. 1938, 1.
- 817 *Thanet Times*, 13 May 1969, 1.
- 818 *Thanet Times*, 13 Dec. 1966, 6.
- 819 *Kelly's directory*, 1882. The Girl's School was enlarged in 1896 (*Kelly's directory*, 1903) and structural alterations and additions made in 1938 by W. Everard Healey (*Thanet Advertiser*, 20 May 1938, 1). Plan at KHLIC: R/U3/1. A stone plaque was reportedly recovered in the demolition of two classrooms at St Laurence Junior School, Ramsgate (*Thanet Times*, 8 Jan. 1969, 6).
- 820 *Thanet Advertiser*, 1 Dec. 1900, 3.
- 821 It is a redevelopment of the Ramsgate Swimming Pool of 1975.
- 822 Thanet District Council, planning reference: F/TH/15/0006.
- 823 Mirams 2016, 77.
- 824 The tithe map confirms that the party wall was in the same position in 1839 (TNA: IR 29/17/216). No. 3 was then the residence of Col Cromwell Massey (1742-1845), formerly in the service of the East India Company.
- 825 Plan at KHLIC: R/U3/1.
- 826 *East Kent Times*, 11 Feb. 1914, 8.
- 827 Jarman 2010; *Thanet Advertiser*, 17 Nov. 1917, 4.
- 828 *Kentish Weekly Post*, 15 Nov. 1831, 1.
- 829 Lewis 1736, 182.
- 830 Cited in Cotton 1895, 2, 217.
- 831 Brayley 1817, facing 116. In 1834 A. W. N. Pugin, then resident at Ellington Cottage, reported that 'in my garden I have the ruin of a chapel dedicated to St Lawrence [sic] and in digging

have discovered the great part of the tracery &c' (letter of Jan. 1834 to E. J. Willson, cited in Belcher 2001, 19).

832 Cotton 1895, 218.

833 NHLE, list entry No. 1063722. See also Mirams 1984, 42. The low wall to the south of No. 190 is partially constructed of squared limestone rubble; it is possible that these have an origin in the chapel building.

834 Cotton 1895, 219; <http://ramsgatehistory.blogspot.com/2016/02/st-lawrence.html> (acc. 8 Dec. 2021).

835 NHLE: list entry No. 1336645.

836 Mirams 2016, 62.

837 According to Cotton (1895, 231-2) the grounds were assembled by Capt Charles Bowland Cotton (1768-1847) who built Southwood House in the early 19th century. However, 'a modern substantial excellent freehold brick dwelling house, called Southwood House' was put up for auction in Apr. 1800 (*Kentish Gazette*, 1 Apr. 1800, 1), while in 1790 'the household furniture of Southwood House' was auctioned (*Kentish Gazette*, 16 Jan. 1790, 4). Further research, including rate book analysis, may shed light on the chronology of the house.

838 Davies 2013.

839 *Thanet Advertiser*, 8 Jan. 1946, 3. For Rose Weigall, see Weigall, D (2004). 'Weigall [née Fane], Lady Rose Sophia Mary (1834–1921), literary editor and social worker'. *Oxford Dictionary of National Biography* <https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-55695> (acc. 8 Dec. 2021).

840 Moore 2007, 61.

841 TNA: IR 29/17/216; *Kentish Gazette*, 28 Jul. 1846, 2

842 Moore 2007, 44.

843 KHLC: R/U1561/P434.

844 KHLC: Q/RUm/111.

845 Moore 2007 39-40.

846 Moore 2007, 9-10.

847 The pub is not depicted in the 1839 tithe map (TNA: IR 29/17/216) but appears in the 1851 census. The memorial tablet to Fox at St Laurence's Church was erected at the expense of Prince William Henry, later William IV (Cotton 1985, 73).

848 The title map and schedule (TNA: IR 30/17/216) show that the major part of its grounds was in 1840 owned by the builders Lawrence and Thomas Elgar, and that part of which the house stands (described as 'building ground') was owned by 'Captain Stock', perhaps the master mariner Robert Stock (d.1854) of Cavendish Street.

849 1877 abstract of title to 10 cottages in St Lawrence: <https://www.flickr.com/photos/nwkf/25904393920/in/photostream/> (acc. 8 Dec. 2021). The 1839 tithe map (TNA: IR 29/17/216) shows six cottages; the remaining four were erected by 1881.

850 Builder, 25 Sep. 1897, 244; *Thanet Advertiser*, 12 Feb. 1898, 8.

851 *Thanet Advertiser*, 30 Jan. 1864, 2. An 1865 plan of the building plots is at KHLC: R/U1561/P435(A).

852 Moore 2007, 26.

853 KHLC: R/U1561/P257

- 854 *Thanet Advertiser*, 25 Feb. 1922, 5.
- 855 *Thanet Advertiser*, 27 Oct. 1923, 8.
- 856 Moore 2007, ch 4. In Apr. 1866 was held an auction of ‘the whole of the materials forming the “swiss cottage” in the Vale, to be removed by the purchaser within one week from the day of the sale’ (*Thanet Advertiser*, 14 Apr. 1866, 1).
- 857 Moore 2007, 29.
- 858 Moore 2007, 37-8.
- 859 Moore (2007, 24) suggests that the terrace was built around 1869 by Thomas Kittams Forwalk.
- 860 Moore 2007, 27.
- 861 Moore 2007, 29-31.
- 862 Moore 2007, 46-7.
- 863 TNA: IR 30/17/216, tithe map for St Lawrence, surveyed in 1839 by William Roberts of London.
- 864 *Thanet Advertiser*, 17 Sep. 1921, 7.
- 865 Around 1909 the council prepared an abortive plan for the development of an extensive area west of Grange Road under the Housing, Town Planning, &c. Act 1909 (*Thanet Advertiser*, 6 Jun. 1914, 5; *Thanet Advertiser*, 24 Sep. 1921, 7). Ramsgate Corporation Act, 1922: *Hansard* HC Deb, 4 Aug. 1922, vol.157, cc.1932-4, section 46.
- 866 *Thanet Advertiser*, 10 Feb. 1923, p5.
- 867 *Thanet Advertiser*, 4 Mar. 1922, 5.
- 868 Bedfordshire Archives & Records Service: Franklin/X84a, site layout plans of the St Lawrence Cliffs estate.
- 869 *Thanet Advertiser*, 27 Nov. 1926, 2.
- 870 Franklin and Deacon’s designs for the layout and structures are at the Bedfordshire Archives Service (BAS), reference CDE301.
- 871 *Thanet Advertiser*, 26 Jul. 1929, 8.
- 872 *Thanet Times*, 17 Jan. 1961, 7.
- 873 The other sites were part of Wellington Crescent Garden for a three gun battery and beyond Victoria Parade on the east cliff (*Thanet Advertiser*, 3 Dec. 1859, 1.). R/U1561/P442(A) contains a plan by G. M. Hinds of the Rev H. Townley’s West Cliff estate, with an annotation of Dec. 1859 indicating the site of the ‘proposed battery’.
- 874 *Thanet Advertiser*, 9 Aug. 1902, 6.
- 875 *Thanet Advertiser*, 8 Oct. 1927, 5; *Thanet Advertiser*, 11 Jan. 1950, 6.
- 876 *Thanet Advertiser*, 4 May 1928, 10.
- 877 BAS:CDE301/10; *Thanet Advertiser*, 4 May 1928, 10.
- 878 Moubray 2011, 63.
- 879 *Thanet Times*, 15 Nov. 1960, 1; *Thanet Times*, 28 Feb. 1961, 7.
- 880 *Thanet Advertiser*, 10 Feb. 1923, p5.
- 881 *Thanet Advertiser*, 22 Sep. 1923, 2.

- 882 <http://www.ramsgate-society.org.uk/ramsgatematters/index.php/component/content/article?id=2:west-cliff-225-years> (acc. 8 Dec. 2021).
- 883 *Thanet Advertiser*, 26 Apr. 1924, 2.
- 884 Hasted 1799, 377. From 1799 Ruse is recorded as the owner of a paper mill named Tovil Mill near Maidstone (Spain 1974, 175). Ruse died in 1832, 'many years an active magistrate and deputy lieutenant of the county of Kent' (*South Eastern Gazette*, 2 Oct. 1832, 4).
- 885 *Kentish Gazette*, 30 May 1800, 1.
- 886 TNA: IR 30/17/216. The outbuildings north of Pegwell Road are depicted in pencilled additions of 1801 to a survey of 1798 (British Library: OSD/108, parts 1 and 2).
- 887 Print dated 1806, captioned 'West Cliff, seat of Thomas Warre, esquire, Kent' and published by Vernor and Hood.
- 888 <https://www.historyofparliamentonline.org/volume/1790-1820/member/warre-john-ashley-1787-1860> (acc. 6 May 2021).
- 889 *Thanet Advertiser*, 6 Sep. 1879, 3.
- 890 *East Kent Times*, 16 Nov. 1977, 1.
- 891 *Thanet Advertiser*, 24 Nov. 1883, 2.
- 892 Blaker 2003, 70. Whelan was a former pupil of E. W. Pugin and is noted for his enlargement of Pugin's St Marie's Church, Rugby, Warwickshire (<https://taking-stock.org.uk/building/rugby-st-marie/>, acc. 17 May 2021). *Thanet Advertiser*, 28 Dec. 1872, p3.
- 893 *Thanet Advertiser*, 6 Jan. 1872, 2. The List Entry (NHLE: list entry No. 1338880) suggests that the first convent buildings are of 1864-5, but no evidence can be located to corroborate this date.
- 894 *Builder*, 17 Feb. 1883, 229; Gray 1988, 342; Blaker 2003, 70.
- 895 Newman 2013, 505.
- 896 *Ibid.*
- 897 Anon n.d. [c.1850], 137; *Dover Telegraph*, 7 Nov. 1846, 5.
- 898 CCA:DCc/AddMS/271/1.
- 899 *Kentish Independent*, 26 Jul. 1845, 6; Colvin 1995, 925.
- 900 *Kentish Gazette*, 24 Aug. 1847, 2
- 901 Bear 1867, 44.
- 902 *South Eastern Gazette*, 19 Jul. 1859, 5; *Thanet Advertiser*, 10 Apr. 1897, 5.
- 903 Cotton 1895, 224.
- 904 *Ibid.*
- 905 Cotton 1895, 224; Lewis 1736, 125.
- 906 *Thanet Advertiser*, 23 June 1936, 1.
- 907 *Thanet Advertiser*, 6 Oct. 1923, 5).
- 908 *The Times*, 6 July 1790, 2.
- 909 <http://www.artnet.com/artists/james-ward/two-studies-of-baron-garrows-house-pegwell-bay-MoRNY3Ot0PsF6IY8V4wyYA2>; <http://www.bl.uk/onlinegallery/onlineex/kinggeorge/s/003ktop00000018u001000006.html> (acc. 21 May 2021).
- 910 NHLE: list entry No. 1366578; TNA: IR 30/17/216.

- 911 <https://garrowsociety.org/2010/11/29/blue-plaque-official-unveiling/> (acc. 8 Dec. 2021).
- 912 Anon c1850, 20; <https://garrowsociety.org/2011/02/21/pegwell-lodge-after-the-second-world-war/> (acc. 8 Dec. 2021).
- 913 *Maidstone Gazette*, 1 June 1841, 1
- 914 Hasted 1799, 378. Prill is a variant spelling of Brill.
- 915 <https://2.bp.blogspot.com/-jw2QrTYIAE8/Vs4BgGxf55I/AAAAAAAAABM0/zd-xli06Uow/s1600/pegwell1.JPG> (acc. 8 Dec. 2021).
- 916 TNA: IR 30/17/216.
- 917 Hall 1912, 151.
- 918 *Thanet Advertiser*, 16 Sep. 1865, 2.
- 919 Hall 1912, 146-151; *Thanet Advertiser*, 30 May 1914, 5; <http://thepassmoreedwardslegacy.org.uk/pegwell-bay-convalescent-home-passmore-for-the-workingmens-club-institute-union-1898> (accessed 26 May 2021).
- 920 *Kent Coast Times*, 13 Sep. 1866, 2.
- 921 *Thanet Advertiser*, 5 Feb. 1876, 3; Easdown 2007.
- 922 *Thanet Advertiser*, 22 May 1880, 1; *Thanet Advertiser*, 21 Apr. 1894, 3.
- 923 TNA: IR 30/17/216.
- 924 TNA: MPH 1/616.
- 925 Smith 2012, 3; *Public Ledger and Daily Advertiser*, 13 Sep. 1819, 4.
- 926 Cotton 1895, 227.
- 927 Information and papers from Nigel Phethean.
- 928 Cotton 1895, plate facing 226.
- 929 *East Kent Times*, 16 Apr. 1975.
- 930 Mirams 1984, 40; British Library: OSD 108 Pt 1 & 2, item number 15. A photograph of the toll house is reproduced in Busson 1985, 139.
- 931 Robertson 1878, 373.
- 932 Hasted 1800, 384-5.
- 933 Lewis 1723, 130. It was noted for its drawing room, which was hung with panels of embossed leather, and for the turned oak balustrades of its principal staircase (Cotton 1895, 186; Robertson 1878, 373).
- 934 *Thanet Advertiser*, 30 Nov. 1937, 10.
- 935 *East Kent Times*, 30 Jan. 1957, 5; Easdown 2017, 34.
- 936 Ordnance Survey map revisions published on these dates.
- 937 *Thanet Times*, 7 June 1988, 5. NHLE: list entry No. 1004228.
- 938 *Electrical Times*, vol. 154, 1968, 2.
- 939 s1(1) Planning (Listed Buildings and Conservation Areas) Act 1990.
- 940 Ministry of Housing, Communities & Local Government 2021 *National Planning Policy Framework*, para 190.

- 941 Franklin 2017.
- 942 Kadish 2006, 56; Smith and Williams 2020, 45.
- 943 <https://www.Aug.ine-pugin.org.uk/>; <https://britishpilgrimage.org/portfolio/Aug.ine-camino/> (acc. 8 Dec. 2021).
- 944 Jordan 1994.
- 945 Powers 2004.
- 946 *East Kent Times*, 16 Jan. 1970, 7.
- 947 Morrice 2004, 41. Swaine's project files for Ramsgate are at KHLC:CAN-U419/1/RAM/.
- 948 *Thanet Times*, 4 Jan. 1989, 1; de Moubray 2011, 39.
- 949 Alan Baxter 2022.
- 950 Alan Baxter 2022, 358.
- 951 Historic England, Heritage at Risk Register 2021, London & South East, 171. <https://historicengland.org.uk/images-books/publications/har-2021-registers/> (acc. 8 Dec. 2021).
- 952 'Ramsgate Townscape Heritage Initiative – Seafront Shelters', Thanet District Council report of 2010, <https://democracy.thanet.gov.uk/documents/s8744/Ramsgate%20Townscape%20Heritage%20Initiative.pdf> (acc. 8 Dec. 2021).
- 953 TNA:MT 22.
- 954 KHLC: R/U74/1.
- 955 RIBA Library: PiAR/1.
- 956 KHLC: R/U1561
- 957 KHLC: R/U1561/P437(A); R/U1561/P438/1(A).
- 958 *Thanet Advertiser*, 6 Jun. 1914, 5; *Thanet Advertiser*, 24 Sep. 1921, 7.
- 959 CCA: U3-19/11/A/9, assessment of 19 Nov. 1787; Richardson 1885, 114.
- 960 CCA: U3-19/11/A/9, assessments of 2 Nov. 1789 and 9 Mar. 1792 respectively.
- 961 KHLC: Ra/AM3/1/1: Improvement Commissioners' minutes, 4 Oct. 1790.
- 962 *Kentish Gazette*, 8 Oct. 1799, 4.
- 963 Richardson 1885, 114; CCA: U3-19/11/A/11, assessment of 30 Oct. 1802.
- 964 *Morning Post*, 28 Apr. 1803, 3; Hunter 1815, 38; Richardson 1885, 114-5; KLHC:R/U1561/P75/1A. Views of the sea front are reproduced in Moses 1817 pl.11 and Busson 1985, 95.
- 965 Grundy and Craven's involvement in developments in the area in the early 19th century is confirmed by recitals in an indenture of 19 Oct. 1847 between (1) Rachel Reader of R, (2) James Rothwell, (3) Edward Mills, at <https://www.flickr.com/photos/nwkf/10902685285/in/photostream/>, acc. 27 May 2020.
- 966 *Thanet Times*, 23 Aug. 1966, 1.
- 967 Anon 1801, 98.
- 968 CCA: U3-19/11/A/12, assessment of 2 Jan. 1805.
- 969 *Kentish Gazette*, 18 Mar. 1791, 1.
- 970 Ramsgate Library Local History Collection (RLLHC): R/TR 2188/2, diary of William Porden, 14 July 1820.

- 971 *Morning Post*, 23 Jul. 1819, 1; *Thanet Advertiser*, 15 May 1865, 1. It appears to have been acquired by the Curtis family as it appears in an estate map of that date (Richardson 1885, 115; KLHC:R/U1561/P75/1A).
- 972 Lewis 1735, pl.24.
- 973 *Kentish Gazette*, 15 June 1782, 4; CCA: U3/19/11/A/9, assessment of 19 Jan. 1787.
- 974 *Thanet Advertiser*, 31 May 1929, 7; Kelly 2015.
- 975 Richardson 1885, 112.
- 976 *Kentish Gazette*, 14 Oct. 1778, 4.
- 977 CCA: U3-19/11/A/11, assessment of 30 Oct. 1802; U3-19/11/A/19, assessment of 14 Jan. 1820.
- 978 *Morning Post*, 17 Aug. 1825, 2; *Morning Post*, 29 Oct. 1825, 3.
- 979 *The Pilot*, 4 Jan. 1829, 2; *Kentish Weekly Post*, 19 Apr. 1831, 4; *Kentish Gazette*, 25 Jul. 1837, 1; *Canterbury Journal*, 20 May 1843, 2; *Kentish Gazette*, 21 Dec. 1848, p3.
- 980 Such a position is also suggested by an 1813 reference to a 24ft passage, probably Hardres Street, between the Methodist Chapel and the music room (13 Mar. 1813 grant of ways over lands in Ramsgate, papers of Sally Holden).
- 981 Richardson 1885, 91-2; see also *Canterbury Journal*, 20 Apr. 1839, 5.
- 982 CCA: U3-19/11/A/18, assessment of 11 June 1818.



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