

Marine Parade, Tankerton

Design Guidance

November 2005



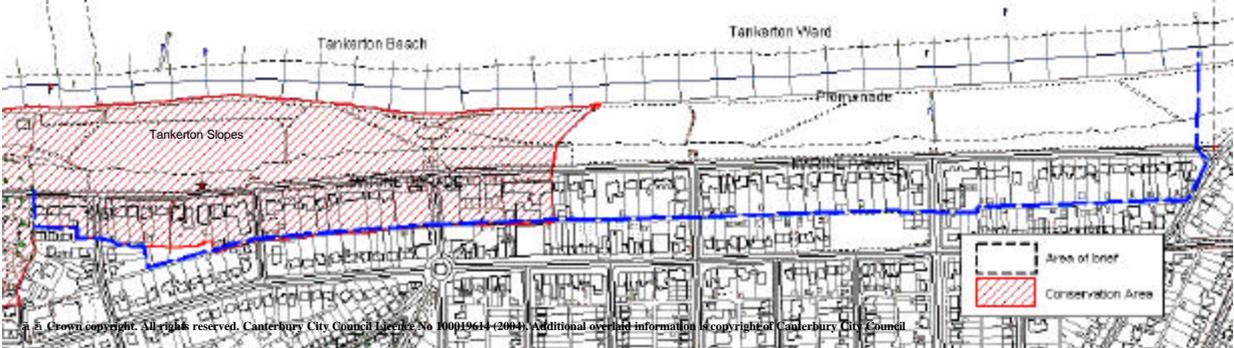
INTRODUCTION

This document assesses the existing character of Marine Parade and highlights the main themes and features of the current buildings. It should act as a guide to assist persons intending to undertake development to design schemes that are in keeping with the character of the seafront area and that make a positive contribution to the street scene.

LOCATION

Tankerton is located on the north coast of Kent in a sheltered bay. Tankerton is located adjacent to Whitstable and a continuous web of development over the last 100 years has connected the two towns. Marine Parade is a road that runs along the main sea frontage of Tankerton.

Map of area



DESCRIPTION OF AREA

The waterfront of Tankerton was most recently a farming area probably part of the Manorial estate or home farm of Tankerton Tower. An Estate Company was set up in 1890 by the then owners of the castle and it is probable that the residential development of this area started at this stage, with most of the plot subdivision and development taking place in the 1920s to 1930s.



Marine Parade fronts the sea and has buildings along the southern side only with the other side



of the street being occupied by a substantial area of open space that consists of a grassy bank sloping down to the sea. This is commonly known as Tankerton Slopes. At the base of the Slopes are numerous beach huts and below them a promenade footpath and narrow pebble beach.

The built side of Marine Parade is predominately residential. In the past there were a number of hotels most of which have since been transformed into residences. The only hotel that has been retained as such is the Marine Hotel with the other main commercial enterprises in the street being The Royal public house and three rest homes. The row of houses and buildings fronting Marine Parade has been continuously developed over the last 100 years. There is a diverse range of architectural styles from Edwardian through to present day. This makes for a dynamic interesting street scene whose variety shows the history of development in the area.

Originally most properties would have been substantial detached houses or hotels, however, much infilling has taken place over the last 70 years. Most of the infill and replacement properties have been well designed and although representative of their era generally compliment the existing buildings. There are unfortunately some exceptions and some uncomplimentary extensions. In saying this it is important to note that there are a number of modern properties that do contribute positively to the character of the area as well as introducing a new styles, as follow.



MAIN THEMES

Style

All of the houses in the street face the seafront and Marine Parade and have windows with sea views. In their design they incorporate the feel of an elegant seaside resort and make the most of their seafront location. Corner sites generally contain more substantial feature buildings, which have been designed to include two road frontage facades.

Scale

The houses vary from 1 storey bungalows to 2 and a half storey detached houses and three storey hotels and apartments. The height and scale of the buildings increases from the block adjacent to Priest and Sow corner to the Marine Parade Hotel. Each of these blocks has its own identity and scale.

The first block starting at Priest and Sow corner moving west has bungalows and houses predominately dating from the mid-1900's to the 1990's. The profile is low and the houses generally take up most of the street frontages leaving only small spaces between buildings. The scale is more domestic interwar suburban (see picture on cover). The second block gives rise to older more substantial 2 storey dwellings. The exception being a modern apartment block that has just been completed on the corner of Graystone Road. The third block consists of





substantial detached homes at least 2 storeys in height and includes the 3 storey Marine Hotel and the Grand Pavilion. The architecture here is older and more decorative. The fourth block is predominantly 2 storey detached homes in a range of styles and designs. The street rises from this point up towards the castle. The fifth block continues up the hill and starts with an impressive hotel building. The remainder of the block is predominately detached 2 storey homes. Beyond this is the striking Tankerton Heights building, a housing development and the castle grounds.

Roofs

The buildings have mainly gable and hipped roofs with a few modern flat roofs and the parapeted roof of the Grand Pavilion. Roofing materials are clay tiles or slate. Rooflines are generally simple in form with front gable features on many of the hipped roofed houses and decorative finials on the Edwardian properties.



Dormer Windows

Large dormer windows with hipped and gable roofs are a feature of many properties. Some have rounded style fronts to match the bay windows. The dormers are generally clad to match the house with similar roofing materials used.

Windows

All of the properties have large $\frac{3}{4}$ to full length front facing windows at all levels. Two to three storey bay or bow windows, ground floor bay windows with open first floor balconies and simple ground and first floor bay windows are very common. The windows in a range of styles and are mainly white painted wood or have been replaced in some regrettable instances with white PVC.



Exterior walls

The walls are finished in a mixture of brick or render and sometimes both. The render colours are generally muted whites and creams. The bricks are mainly red, dark red or orange with some brown and yellow. A small number of buildings have weatherboard or timber detailing.

Doors

When located on the front of buildings they are generally a centrally located feature with either full glazing with latticing or top third glass with wooden bases. Most have open or closed in porches or are located under first floor balconies.



Balconies

Most properties have first and or second floor balconies that range in size and complexity. From small simple wrought iron Juliet style to terrace balconies with simple railings and beyond to large highly ornate canopied balconies of wood or iron.

Curtilages and Gardens

Although the original houses would have been had substantial gardens and generous spaces between houses these gaps have been eroded by in fill development to create an almost continuous building line with small 1 to 3 metre gaps between buildings. In saying this most properties still have relatively substantial curtilages. However, the size of these gardens is being eroded in places by the development of apartment style buildings that aim to maximise coverage.



Boundary treatments

All of the properties have some manner of front boundary treatment predominately low hedges and nib brick or render walls. This defines the street edge but retains the open feel of the area.

Parking and Rubbish

Many of the houses have attached or integral garages with apartment car parking provided to the rear of developments. Some limited car parking is provided to the front of the houses. All of the properties have a vehicle access way. It is also noted that all rubbish storage is located at the rear of buildings out of view of the street.

Building line

The predominant feature of the street is the consistent building line. The distance that properties are located back from the road is generally 6-9 metres with most properties being 7-8 metres from the road edge. Some of the newer developments have not respected this building line, which has made them incongruous in the street scene.



Conservation Area

It is noted that the Tankerton Conservation Area incorporates the Marine Hotel and all of the properties towards Tankerton Castle and will impact upon the style of any developments in this area. Properties such as Tankerton Heights, 4, 6, 9, 11, 15a, Marine Hotel and Grand Pavilion should be retained as they make a positive contribution to the street scene and character of the conservation area.

STYLE OF NEW DEVELOPMENT

It is considered that any new housing development or other development should be of a modern, innovative, unique design in line with the varying range of ages and styles of developments in the street, to continue the tradition. The design should, however, compliment the character of the area and should incorporate the following elements:

- All new buildings shall face the street and have an active street frontage.
- Any development should have a visual understanding of the seaside town location.
- Replacement buildings should have a similar foot print and massing to that which they replace.
- New development should respect plot identity and should resist plot amalgamation. Should plot amalgamation be unavoidable and where it would be in keeping with surrounding buildings, structures should be designed with visual gaps, recesses and varying rooflines to give the illusion of a series of buildings rather than one large structure.
- Buildings should be between 1 and 3.5 storeys high. The scale and height of new developments should be in keeping with the scale of the buildings in whichever block they are located. For example it is noted that properties in the first block east of The Royal have a low profile and are of a domestic scale in massing so larger dense apartment blocks or amalgamated properties would not be at all suitable here.
- Buildings must respect the building line being set back in the vicinity of 6-9 metres from the property edge and must be in line with adjacent properties (unless these properties are set back or forward of the said building line).
- Side setbacks of between 1 and 2 metres shall be retained above ground floor level and where they are not retained at ground floor level a visible gap shall be retained between buildings.
- In some instances it may be appropriate for replacement buildings to extend further to the rear of the site than the original building. In these instances buildings shall not compromise the rear facing view or access to light of neighbouring properties. The horizontal and vertical 45° sight lines from adjacent properties should be respected.
- Exterior walls should be finished in render and/or red or orange brick with the potential for small amounts of weatherboards.
- Roofs should generally be pitched either gabled or hipped and consideration should be given to incorporation of gable end front protrusion features. In some instances parapet roofs may be appropriate for example in the vicinity of the Grand Pavilion.
- Front doors should be either located centrally in the frontage or on the sides of the buildings. Front located doors should have closed in porches or be located under balconies or verandas.

- Properties could have large seaward facing windows, but frontages should not be entirely glass.
- Inclusion of first floor balconies with decorative railings and posts in wood or wrought iron would tie developments in with other properties in the street.
- Inclusion of bay or bow windows at ground and first floor levels would also act to tie new developments in with surrounding properties.
- Large gable or hipped roofed front facing dormer windows would be an acceptable in keeping way of providing additional living space without increasing the scale of buildings.
- Front gardens should be provided with lawns, low-level planting and only small areas of hard surfacing.
- Either a low wall finished to match the house and/or low hedges shall define the front boundary of the site. These shall be no more than 1 metre in height.
- Sufficient parking shall be provided on site especially for intensive residential housing or apartments. Parking should be provided behind the buildings, landscaped and designed in such a manner that it does not dominate the rear garden nor impact on the amenity values of neighbouring property owners.
- Any garaging required by developments should be incorporated into the buildings or attached to the buildings. Under building or basement parking would not be suitable in this area.
- Refuse storage should be provided to the rear of buildings. Discrete out of sight secure storage with easy access to the road frontage is particularly important for intensive housing developments.
- New development will not be allowed to impact upon the amenity values of neighbouring properties anymore than present buildings on the site. This is particularly critical with respect to visual amenity and access to light and solar energy.

