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HERITAGE STATEMENT & STATEMENT OF SIGNIFICANCE

in connection with

WALMER TENNIS CLUB



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1.0 Overview and Summary

- 1.1 Walmer's tennis club is located on an historically important open green space at the southern end of the Walmer Seafront Conservation Area. Of the three conservation areas in Walmer, this one is important principally for its 19th century development as a seaside resort, but there are also naval associations which are expressed in the town's morphology here, as well as in its street names and architecture.
- 1.2 The tennis club, within Archery Square gardens, formerly belonged to the mid 19th century villa development on Liverpool Road. It is mostly undeveloped, accommodating tennis and croquet lawns, with verdant boundaries and just three single-storey structures located at its eastern end. These structures, providing the clubhouse and facilities, are simple timber sheds, of no architectural or historic value.
- 1.3 It is proposed to remove one of the three structures and replace it with a building in a similar location, and of a slightly larger footprint. As such, the ridge of the proposed single-storey structure would be nominally higher than the existing building. The replacement building would link to the retained building to the north by way of a canopy structure, and would be re-clad to harmonise with the new building. The design is proposed to replicate the language of the existing buildings: timber clad and framed structures with simple black powder coated corrugated metal pitched roofs. The eaves of the new building would be low, so as not to sit above the high hedges that surround the site. The listed terrace at 32-42 Archery Square would remain visible in views across Archery Square and within the tennis club grounds.
- 1.4 The proposed building, and the existing building to be re-clad would emulate the existing buildings in form and appearance, but will be built to a considerably higher specification with good quality materials and detailing. They will enhance the character and appearance of this part of the Walmer Seafront Conservation Area as required by NPPF policy 212, and emerging Dover Local Plan policy HE1 and HE2.

2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 Where development has the potential to affect the historic environment and its heritage assets the legislative framework includes the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2) requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses when considering applications for listed building consent. Section 66(1) of the 1990 Act sets out that a planning authority will also exercise this same special regard in carrying out their planning functions.

National policy

- 2.2 The legislative framework informs the National Planning Policy Framework (NPPF), which was most recently revised on 5 September 2023, and sets out the overarching principles for sustainable development, including development which affects the historic environment. The NPPF seeks to achieve sustainable development by pursuing economic, social and environmental gains simultaneously. The NPPF recognises that protection and enhancement of the historic built

environment is an essential part of sustainable development¹, and sets out that it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations².

- 2.3 The specific policies in respect of the historic environment are contained within Section 16 of the NPPF. Paragraph 194 requires applicants to describe the significance of any heritage asset that would be affected by a development proposal, including any contribution made by their setting, to an appropriate level of detail.
- 2.4 Paragraph 197 states that in determining applications, local authorities should take account of the desirability of sustaining and enhancing heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. This same requirement for sensitive development is reiterated within the design policies of the NPPF which set out that permission should be refused for poor design, taking into account any local design standards or style guides in supplementary planning documents. Conversely, where design accords with clear expectations in plan policies, design should not be a reason for refusing consent³.
- 2.5 Paragraphs 199-203 of the NPPF relate to decision taking in relation to proposals that would cause harm to designated heritage assets. Paragraph 199 states that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). Paragraph 200 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.6 Where substantial harm would occur, NPPF paragraph 201 requires consent be refused, unless the substantial harm is necessary to achieve substantial public benefits that outweigh the loss, or where a number of stringent tests can be demonstrably applied. Where the harm caused would be less than substantial (as with the proposal under consideration), the harm should be weighed against the public benefits associated with the proposal (Paragraph 202). Public benefits are described in the accompanying Planning Practice Guidance (PPG), and include heritage benefits such as sustaining and enhancing the significance of a heritage asset, reducing risks to an asset or securing an optimum viable use in support of its long-term conservation⁴.
- 2.7 Paragraph 203 relates to non-designated heritage assets where a balanced judgement must be made about regarding the scale of any harm or loss to their significance. Sites of archaeological interest equivalent to a scheduled monument, should be treated as a designated heritage asset.
- 2.8 In relation to the setting of designated heritage assets and development within Conservation Areas, the NPPF states at paragraph 206 that local planning authorities should look for opportunities for new development to enhance or better reveal their significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 202,

¹ NPPF Paragraph 8(c), page 5

² NPPF Paragraph 189, page 55

³ NPPF Paragraph 134, page 40

⁴ National Planning Practice Guidance, Paragraph 020 Reference ID: 18a-020-20190723

as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole⁵.

Planning Practice Guidance (PPG)

2.9 The Planning Practice Guidance (PPG) was published in March 2014 (and updated in 2019) as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

2.10 The PPG also notes the following in relation to the setting of heritage asset:
*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals"*⁶

Historic England Conservation Principles: Policies and Guidance 2008

2.11 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. Paragraphs 108 – 159 consider the various types of works to heritage assets including periodic renewal (paragraph 114), repair (paragraph 117), intervention to increase knowledge of the past (paragraph 122), restoration (paragraph 126) and new work and alteration (paragraph 138).

2.12 Of interest here are the proposals relating to periodic renewal and repair and new work. These are considered in the assessment below.

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

2.13 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that:

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting." (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

2.14 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include:

"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness." (page 1)

⁵ NPPF Paragraph 207, page 58

⁶ National Planning Practice Guidance; Paragraph: 007 Reference ID: 18a-007-20190723

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) in Planning Note 3 (July 2015, Second Edition December 2017)

- 2.15 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes.
- 2.16 GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:
- Step 1 - identify which heritage assets and their settings are affected.
 - Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
 - Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4 - explore the way of maximizing enhancement and avoiding or minimizing harm;
 - Step 5 - make and document the decision and monitor outcomes.
- 2.17 It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.

Local Policy

Wealden Core Strategy Local Plan (February 2013)

- 2.18 The Core Strategy Local Plan comprises a long-term spatial vision and strategic objectives for the Wealden District area for the period 2013 to 2027, including the area within Wealden which is in the South Downs National Park.
- 2.19 The following Strategic Policy is of relevance to this application:
- “SPO2 We will ensure that the intrinsic quality of the historic environment is protected and that Wealden’s environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment.”*

Dover Local Plan

- 2.20 The Adopted planning documents at Dover District Council comprise the Core Strategy 2010, The Land Allocations Local Plan 2015 and Saved Policies from the 2002 Plan. Dover has also submitted its New District Local Plan for Examination, with an amended version last submitted in November 2023. As such, this forms a material consideration in planning decisions.
- 2.21 Dover District appears to rely on the heritage policies contained within the NPPF at present. Further relevant policies include DM1 which seeks to contain development within settlement boundaries, which this application would. Policy DM25 seeks to resist the loss of open space unless it meets one of the criteria listed. In this instance, Point v sets out in the case of small-scale development which would be ancillary to the enjoyment of the open space proposals would be acceptable. As such, the proposal accords with this policy.
- 2.22 The emerging local plan includes Policy HE1. This reads:

“HE1 - Designated and Non-designated Heritage Assets

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use consistent with their conservation, will be encouraged.

Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or

a Where the nature of the heritage asset prevents all reasonable or viable uses of the site, and no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and

b Conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

For development that involves the installation of energy-efficiency improvements to heritage assets, applications should also demonstrate a whole building approach, including an assessment of the suitability of the proposed measures for the particular property, its construction and materials, in addition to the impact on its heritage significance.

All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset’s historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.”

2.23 Policy HE2 of the emerging Local Plan relates to conservation areas. It states:

“HE2 - Conservation Areas

Applications for development or redevelopment in Conservations Areas will be supported provided that such proposals preserve or enhance the special architectural or historic character and appearance of the Area. Applications should be guided by and make reference to the appropriate Conservation Area Character Appraisal where one is in operation.

All new development and alterations in Conservation Areas should:

a Respect the plan form, architectural features, materials, height, massing, building lines, roofscapes, scale, relationships between buildings and the spaces between them; and

b Retain trees, open spaces, walls, fences and other features where they contribute positively to the character and appearance of the Area; and

c Be appropriate in land use to the character, appearance and historic function of the Area, and

d Not generate levels of traffic, parking or other environmental problems which would result in unacceptable harm to the character, appearance or significance of the Area; and

e Not prejudice important views into or out of the Area.”

- 2.24 The application site is within the Walmer Seafront Conservation Area. There is no current Conservation Area Appraisal for this conservation area, but there is a Design Statement, dated 2001-2003 which is hosted on the Dover District Council website.

3.0 Methodology

- 3.1 The aim of this Statement is to assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets to accommodate change.
- 3.2 Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England’s Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value	Derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement
Aesthetic Value	Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’
Historic value	Derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’
Communal Value	Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places

	sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there
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Figure 1: Heritage Values, extracted from Conservation Principles 2008

3.3 In summary, Evidential value relates to the physical remains of a building/structure and its setting; Aesthetic value relates to the visual qualities and characteristics of an asset; Historic values to the age and history of the asset and/or the strength of its tie to a particular architectural period, person, place or event; Communal value relates to the role an asset plays in a historic setting, and what it means to that place or community. It can be also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

3.4 Historic England’s Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.

***Setting** is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*

***Context** embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places”⁷*

3.5 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

3.6 Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.

4.0 Statement of Significance

4.1 Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to

⁷ Conservation Principles (2008) page 39

it, or for whom it figures in their collective experience or memory) (Historic England, formerly English Heritage, Conservation Principles, Policies and Guidance 2008).

5.0 Historic Overview

Brief history of Walmer

- 5.1 Walmer is located seven miles northeast of Dover and approximately one mile south of Deal on the Kent coast. Its history is inextricably linked to its coastal location, and its proximity to the notorious 'Goodwin Sands', a 10-mile sandbank located off the coast, which has claimed many lives over the centuries.
- 5.2 The origins of the name 'Walmer' is unclear with a number of possible derivations. One reference suggests the name comes from "Wahl Mere", indicating an ancient and discrete community settled around a pool, another that it derives from the Latin "Vallum Mare", meaning a fortress against the sea and, yet another from the meaning "the sea coast of the Weallas (or slaves)" - the slaves being those of the Jutish invaders of circa 450/500 AD.
- 5.3 There is evidence of Neolithic, Bronze Age and Iron Age settlement in the area around Walmer, and it is also important for being the landing place of Julius Caesar in 55BC. Owing to losses at sea, his was ultimately a mission of reconnaissance rather than invasion, and it was another 88 years before Emperor Claudius made Britain part of the Holy Roman Empire.
- 5.4 The original village of Walmer grew up around an estate established after the French invasion of 1066. Deal is named as Addelam in the Domesday Book and among the holdings of the Canons of St. Martin's Priory, Dover. Eventually, three 'Manors' emerged from these holdings. The Manors of Court Ash and Deal Prebend were held by St. Martin's Priory, Dover until the dissolution when it was given, by Henry V111, to the Archbishop of Canterbury. The Manor of Chamberlains Fee was held by Augustine's Abbey, Canterbury and after the dissolution, it remained in the hands of the crown until Elizabeth 1 gave it to John of Tenterden.
- 5.5 Deal (and Walmer) were, during this early period, mainly agricultural villages centred around the Parish Church of St. Leonard's (Deal) and St Mary's (Walmer), both of which date to the 12th century. It wasn't until the 16th century that Lower Deal began to emerge. When Henry broke with Rome there were fears of invasion and so he ordered the building of Sandown, Deal and Walmer Castles. Walmer Castle built in 1539, is the most southerly of the three and along with the others guaranteed a safe anchorage for ships during the 16th, 17th,18th and 19th centuries.
- 5.6 Walmer Castle is the official residence of the Lord Warden of the Cinque Ports (of which Dover is one) and today houses a collection of memorabilia to the Duke of Wellington who lived at the Castle for 23 years as Lord Warden until his death in 1852.
- 5.7 The rail link in the 19th century encouraged the tourist trade to this part of the Kent coast, compensating for the decline in maritime activities, and leading to a first gradual and then rapid expansion of Lower and Middle Walmer, which ultimately merged with Upper (Old) Walmer.

Historic Mapping

- 5.8 Historic maps are helpful identifying contextual changes to heritage assets, from wider landscape scale down to the streetscape level and even to the changes in the footprint or use of heritage assets. This all contributes to the understanding of character and significance.

- 5.9 The development and growth of the settlement of Walmer is neatly traced by the historic mapping series. The 1801 Map by Mudge shows the historic settlement of Walmer, built slightly inland, to the west of Walmer Castle and centred on the parish Church, and the former Manor of Walmer (Upper Walmer). Deal Castle occupies a position about one mile to the north, and southwest of that are Barracks associated with the maritime economy.
- 5.10 The title map of the 1843 shows the considerable expansion of the area south of Deal Castle, which came to be known as Lower Walmer. The Naval history of this part of the town is tangible, both in the architecture and street names. By this time, streets are laid out to the east of South Barracks, and the area now known as Middle Walmer is undeveloped.
- 5.11 The application site is, in 1843, in the ownership of G T P Leith Esq. It is undeveloped land immediately west of four villas, probably associated with the shift to Walmer becoming a seaside destination.

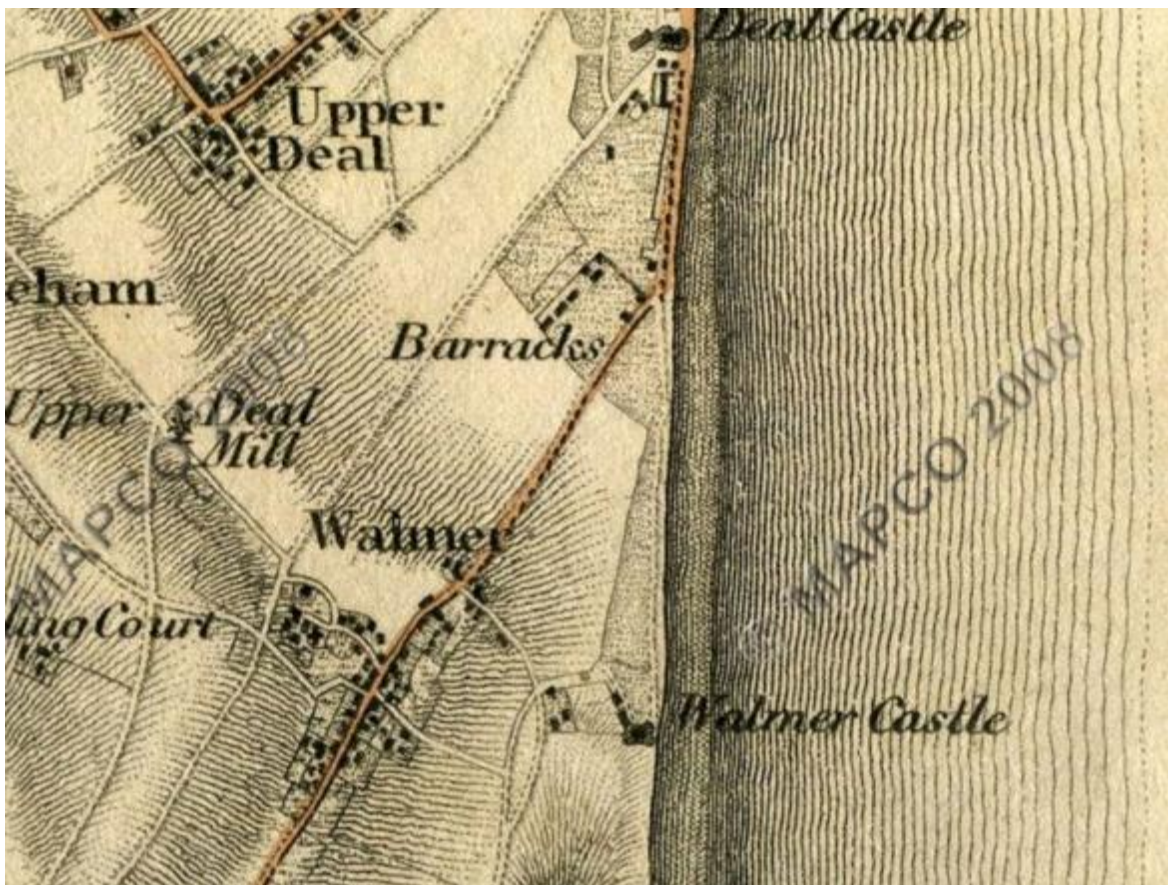


Figure 2: Extract from 'An Entirely New & Accurate Survey Of The County Of Kent, With Part Of The County Of Essex', by William Mudge, 1801.



Figure 3: Tithe Map of 1843 showing southern part of Lower Walmer. Application site indicated.

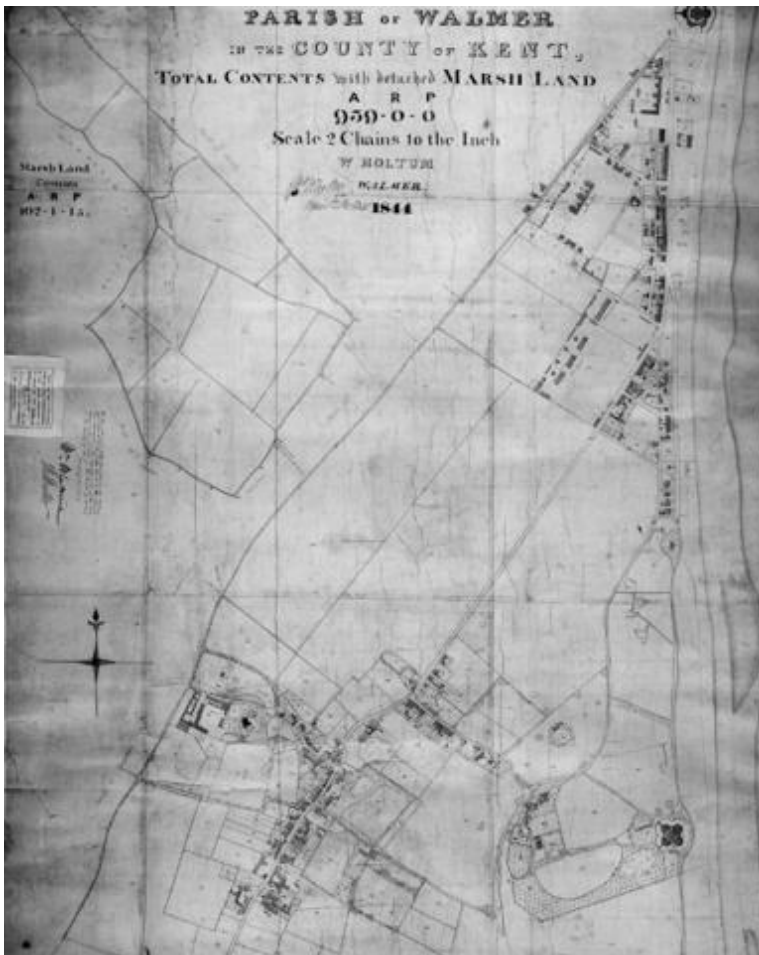


Figure 4: Tithe map of 1843 showing Lower Walmer to the south of Deal Castle, and Upper (Old) Walmer west of Walmer Castle

Heritage Impact Assessment: Walmer Tennis Club

- 5.12 The 1877 OS Map shows the further expansion of Lower/Middle Walmer. The barracks and other small-scale accommodation associated with the Naval presence continue to be shown; but there are also further buildings and spaces illustrative of the growth of tourism here including the bathing house, and The Green Park, a private green space associated with the villa development, and the site of the present day Walmer Tennis Club.
- 5.13 The street south of The Green Park has variously been called Granville Road, Alexandra Road and Archery Square.

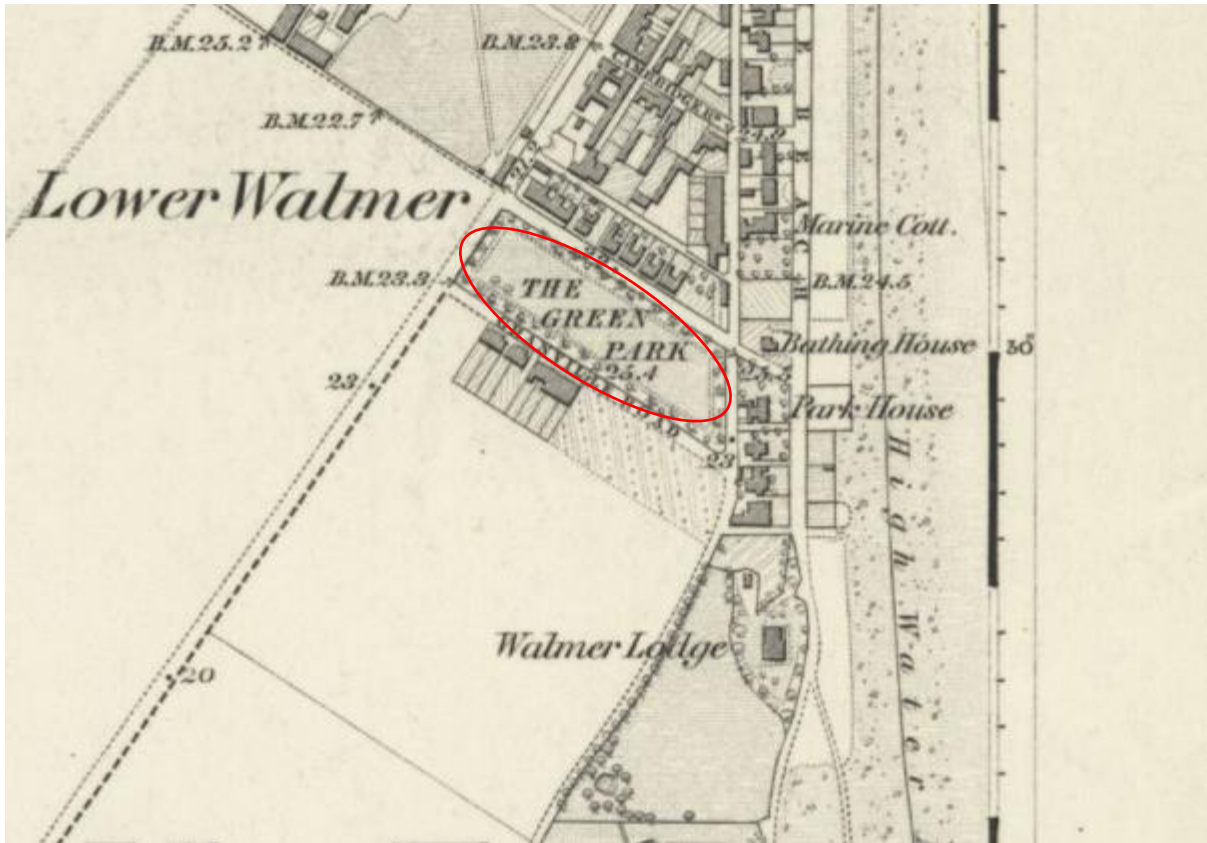


Figure 5: Kent Sheet LVIII; Surveyed: 1871 to 1872, Published: 1877



Figure 6: Deal - Kent LVIII.8.10; Surveyed: 1872, Published: 1879.

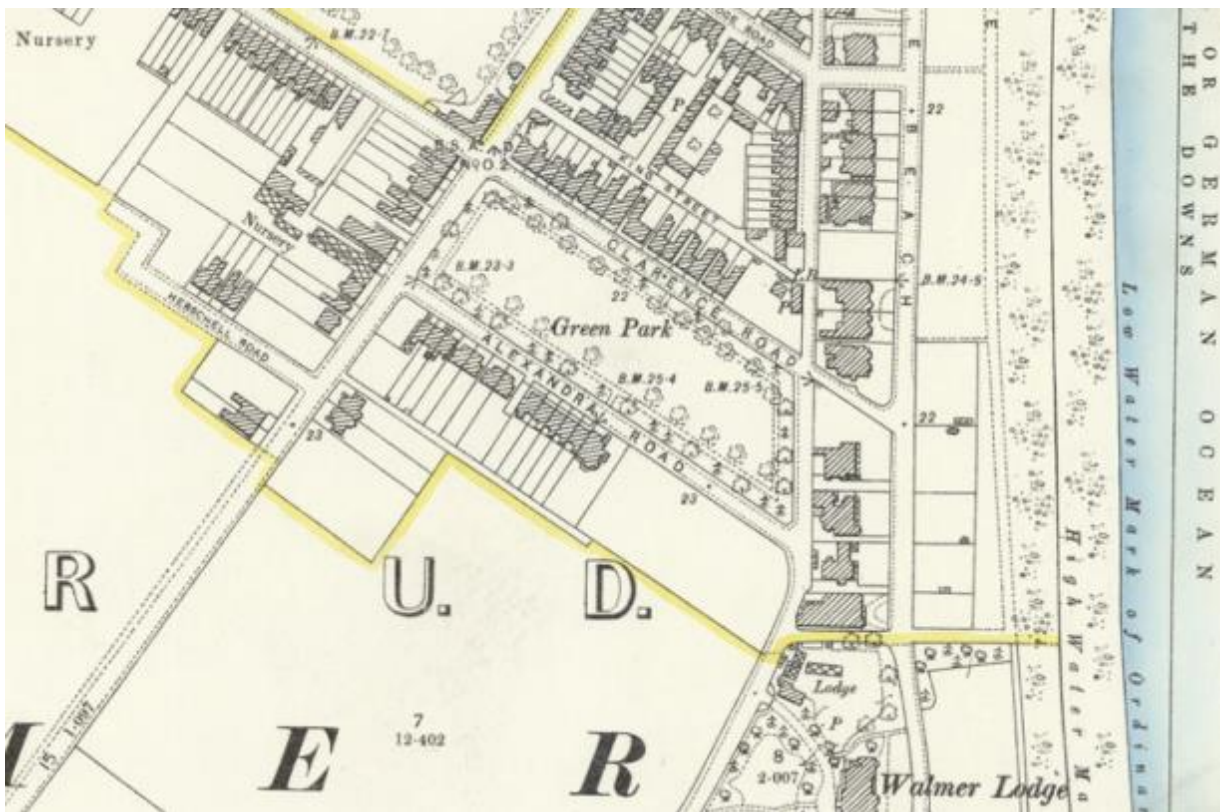


Figure 7: Kent LVIII.8 & LVIIIA.5; Revised: 1896 to 1897, Published: 1898

5.14 By 1898 the site is similar, still referenced as Green Park, but with further building out along Alexandra Road (formerly Grenville Road). While not shown on the mapping, it is understood that

Heritage Impact Assessment: Walmer Tennis Club

Walmer Tennis Club was in existence by this time having been formed in 1883 by Royal Marine officers stationed at the military barracks close by. Walmer Tennis Club lays claim to being the fourth oldest club in the world.⁸

- 5.15 The southward expansion of Walmer continues into the first part of the 20th century, with no buildings present on Green Park in 1905/6. The mapping also shows the gradual coalescence of Lower, Middle and Upper Walmer at the beginning of the 20th century.

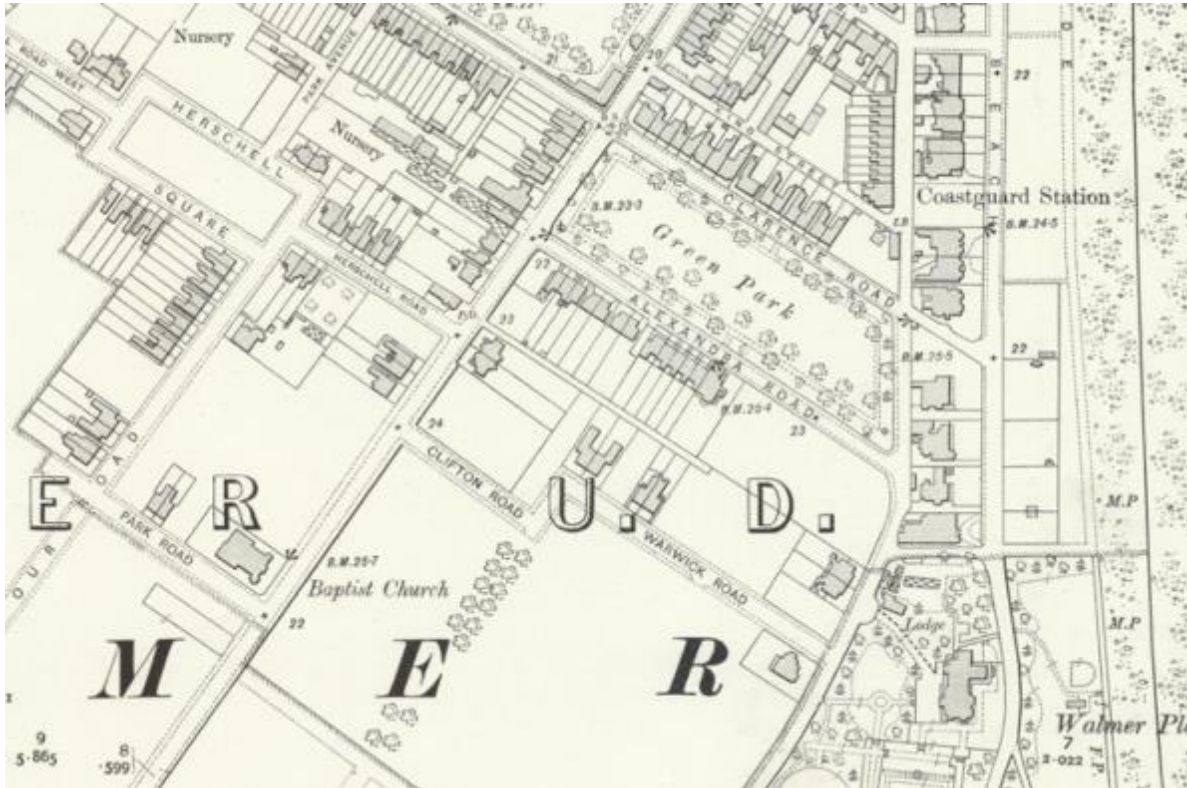


Figure 8: Kent LVIII.8 & LVIII.A.5; Revised: 1905, Published: 1906

- 5.16 The next revision to the mapping series takes place in 1938. The significant expansion of the settlement is by this time shown, as is the first building within what is now Archery Square gardens. The pavilion, probably for the nascent tennis club is located on the north-eastern corner of the gardens at an oblique angle at the junction of the northern limb of Archery Square and Liverpool Road.
- 5.17 The mapping is useful in showing the rapid development of the town from the late 19th century. By the interwar years, the gap between Upper and Middle/Lower Walmer has considerably reduced to comprise the Recreation Ground. This, and the Castle Grounds are retained today as important open spaces in Walmer.

⁸ Walmer Tennis Club; <https://www.walmertennisclub.co.uk/>; Accessed 21.12.23



Figure 9: Kent Sheet LVIII.NE & LVIIIA.NW; Revised: 1905, Published: ca. 1933

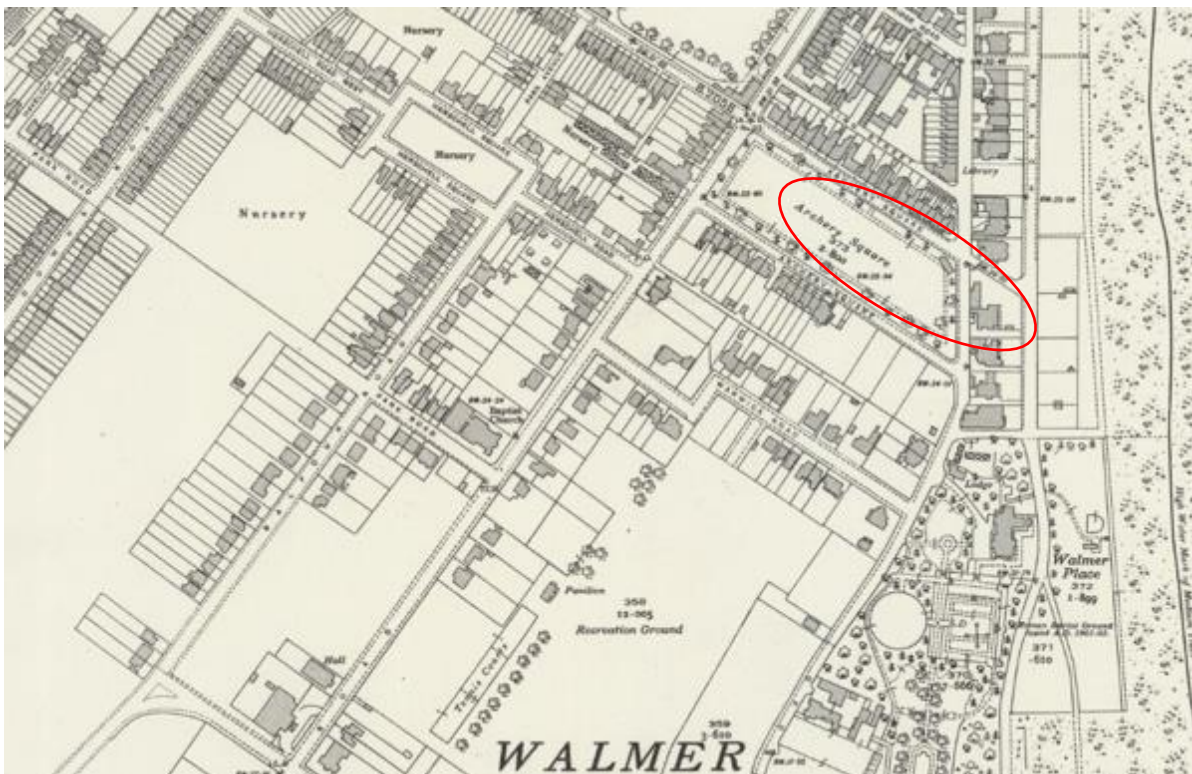


Figure 10: Kent LVIII.8 & LVIIIA.5; Revised: 1938, Published: 1943

6.0 Significance Assessment

Designated Heritage Assets

- 6.1 This section identifies heritage assets which surround the development site. In the case of this application, there are no listed buildings on the application site, but it falls within the Walmer Seafront Conservation Area. North of the application site is the listed terrace of Archery Square, comprising numbers 32-42. At the northwest end of Archery Square is a further listed building, 'Building 129 (Guard House South Barracks)'. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.

Walmer Seafront Conservation Area

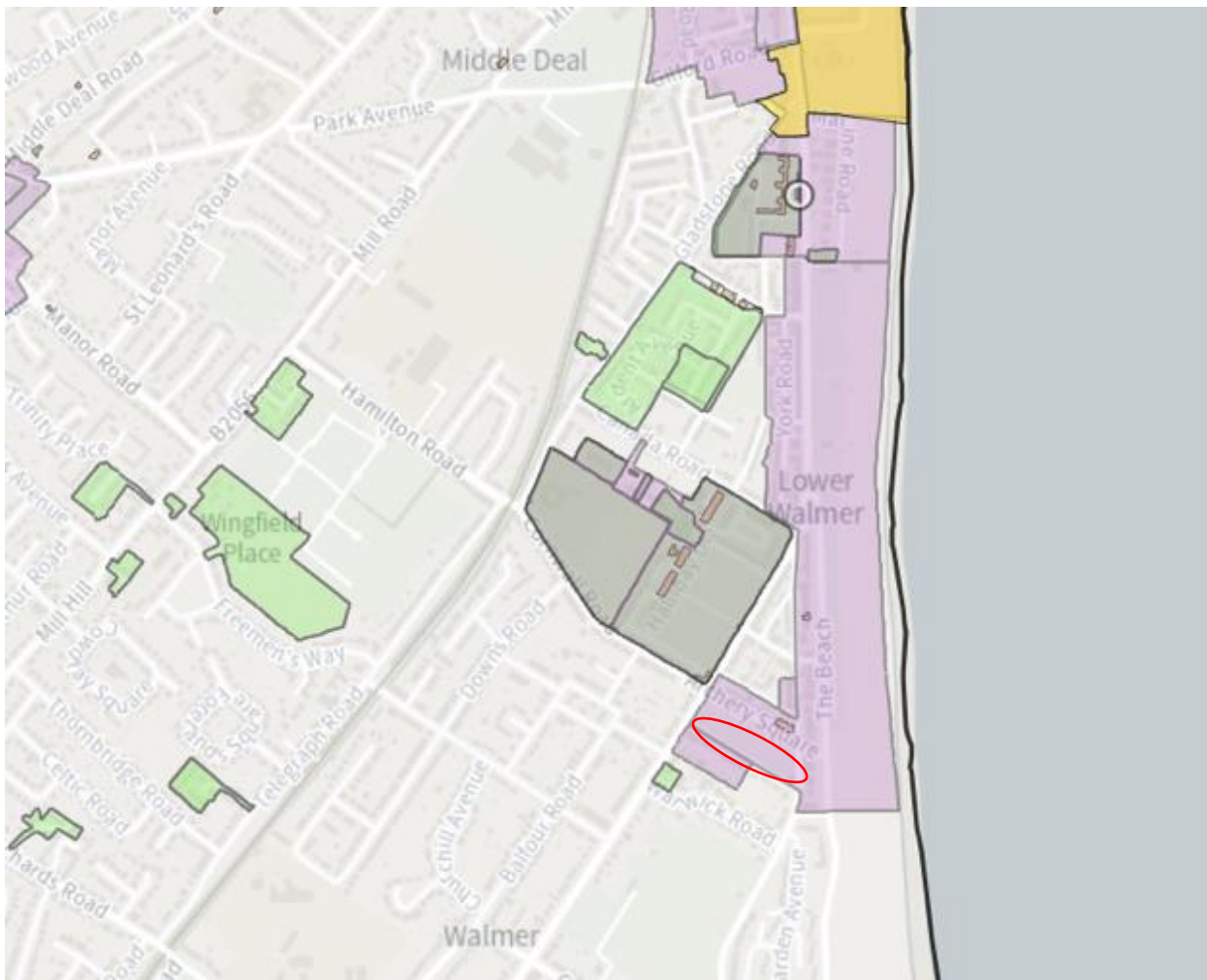


Figure 11: Walmer Seafront Conservation Area; Application site indicated.

- 6.2 The 2001 Design Statement for Walmer is now somewhat out of date, and does not mention Archery Square specifically, but nevertheless provides a useful overview of the character of Walmer's Seafront, much of which now forms one of three conservation areas in Walmer:

"The overall impression is of space and light created by wide, open skies and uninterrupted sea views. The ever-changing colours of the sea and sky, the many tones of brown on the steeply shelved pebble beach and the vibrant colour from the broad grass sward provide a multi-coloured spectacle throughout the year. The beach, the promenade and Walmer Green provide a multitude of informal recreational activities.

The beach at its northern end, between the Sea Scouts' Hut and the Downs Sailing Club, remains a working beach with the clutter and smell of fishermen's boats and huts. The colourful paraphernalia is greatly appreciated by artists and photographers. A well-used promenade and parallel cycle path separate Walmer Green from the beach. Sited on the Green is an area set aside for recreational activities. On the surrounding brick wall is a mosaic on a marine theme marking Queen Elizabeth II's Golden Jubilee in 2002. Also present are the Royal Marines Memorial Bandstand, the Lifeboat Station and a small café.

All properties along the seafront are built to maximise their view of the sea. Overlooking Walmer Green and the undeveloped shingle beach are the imposing individually designed Victorian and Edwardian seaside villas, which line Marine Road and The Beach. The buildings on Marine Road are detached properties featuring architectural details on the side walls, whereas terraced properties are more common on The Beach. Many of these properties have been converted into flats. High front walls and large shrubs accentuate privacy. A few properties own enclosed private gardens situated on the Green.

In contrast to the tranquility of Marine Road and The Beach, The Strand is an active commercial area overlooking the widest part of Walmer Green and the working beach. It provides facilities for residents and tourists. All the properties form an interesting, undulating roofline, varying from two to four storeys. Many are tall narrow buildings with ground floor shops and with accommodation above, a result of speculative building. St. Saviour's Church occupies a central position and is the site of a memorial to those who died in World War I. There are also a number of public houses. With the advent of cars and supermarkets some of the shops have been converted to homes, but The Strand remains busy.

To the south where the formal grass of Walmer Green ends the shingle supports a vivid display of wildflowers and native grasses. This stretch of the promenade, known as Wellington Parade, continues past The Lord Warden Estate and Walmer Castle and becomes an unadopted road giving vehicular access to the beach properties at the southern boundary of the parish. Kingsdown Road runs parallel to Wellington Parade..."

- 6.3 Archery Square itself is located a short distance west of the seafront, north of the recreation ground and east of the main Dover Road, A258. It, along with the 19th century housing development on the southern part of Archery Gardens, represents the southern extent of the conservation area.
- 6.4 The south-eastern end of Archery Gardens is terminated by a short stretch of Liverpool Road, which runs north-south one block west of The Beach/Kingsdown Road which runs parallel to the coast.
- 6.5 Archery Gardens are enclosed by laurel/mixed hedges here, with a simple modern metal gate opening into them. The low shallow pitch roofs of the existing tennis pavilions sit behind the hedge. On the south side of Liverpool Road are the early 19th century villas associated with the expansion of Walmer as a seaside resort. The frontages of these villas address The Beach with east facing sea views. The backs, on Liverpool Road, sit behind tall stock brick walls are nevertheless ornate with bays and verandahs incorporated into the rear aspects. Most drop to a single storey level at the street boundary, providing mews accommodation, some of which is now converted for garaging or ancillary residential purposes.



Figure 12: View north along Liverpool Road at southern end of Archery Gardens

- 6.6 The southern limb of Archery Square is a carefully kept residential street. The eastern part of this road has modern two-storey dwellings along it: detached, and in good sized plots behind short boundary walls or hedges. They make a neutral contribution to the character and appearance of the conservation area. The boundary of Archery Gardens themselves is, like the eastern end, enclosed by laurel and/or deciduous hedging, and punctuated by mature trees within the gardens. Views into the tennis grounds are available over the low, well-kept hedges.
- 6.7 Midway along this street, the modern development gives way to an attractive terrace of 19th century housing. The terrace is terminated at either end by a larger unit of three storeys with a greater variety of decorative treatment including a double height canted bay, oversailed by a projecting gable on brackets with a canted oriel window at the southern end. The central units within the terrace are more uniform, with pointed arched recessed doorways accessed from steps from the street and enhanced with polychrome brickwork. Crenelated canted bays and pitched dormers complete the 'gothic' interpretation of a 19th century terrace.



Figure 13: Former 'Alexandra Terrace' on south side of Archery Square

- 6.8 North along this street are two pairs of stone-faced semi-detached houses of later 19th century date, and a further short terrace stuccoed at ground floor with brick above. Most of the dwellings appear to have retained their original sash windows, and all make a positive contribution to the character and appearance of the conservation area.



Figure 14: Late 19th century houses on north end of Archery Square (south)

- 6.9 To the north end of Archery Gardens runs the Dover Road (A258). This is characterised again principally by late 19th century housing development, here in red brick or stucco, and again with features such as canted bays and dormer windows. There is a greater degree of window replacement here, along with some insensitive modern dormer additions, and nondescript modern infill development. The street is wider and busier with traffic. The Archery Square gardens are enclosed with fencing and hedging, again with mature trees set within the tennis club grounds.



Figure 15: View south along A258; Archery Gardens to east

- 6.10 The north side of Archery Square has a more consistent character of early 19th century terraced or semi-detached housing. Here, the language is of the classical style, with greater austerity and uniformity than the opposing side of the gardens. Canted bays accommodate sash windows with fine astragals, and shallow parapets conceal slate roofs. Front doors are recessed with simple flat headed porches set on corbels, and string courses and ashlar effect stucco provide definition to ground and first floors. The effect is elegant, particularly coupled with the verdant boundary of the gardens to the south.



Figure 16: north side of Archery Square

- 6.11 At the junction of Cornwall Road and Dover Road opposite Archery Square is a grade II listed building, 'Building 129 (Guard House) South Barracks'. This simple one to one and a half storey brick building is important as one of only two examples of guard houses in barracks built by the Barracks Department at the start of the Revolutionary War with France. The list description reads:

“BUILDING 129 (GUARD HOUSE), SOUTH BARRACKS; 1259176; Grade II

Guard house and lock up. 1861, with Detention Block added late C19. Yellow stock brick with brick ridge stacks and slate hipped roof. L-shaped single-depth plan. Single storey; 4x7-bay verandah to guard house, 5-window late C19 cell block. EXTERIOR: The S guard house, painted white, has an overhanging roof forming a verandah on cast-iron columns, with 2 doorways to the centre of the long side with small lights each side, and a 6/6-pane sash in the end. The detention block has small segmental-arched lights with iron frames high beneath the eaves of the cells. INTERIOR not inspected, but reported to contain original room divisions. HISTORY: One of only two examples of guard houses in barracks built by the Barracks Department at the start of the Revolutionary War with France. Forms part of a group with the Officers' mess and infantry and cavalry barracks (qqv) in one of the most complete late C18 barracks in the country.”



Figure 17: Building 129 Guard House

- 6.12 The building, in spite of its low scale and simple detailing, has considerable presence in the conservation area with its twin arms of solid brick wall addressing the streets and strongly expressing its secure function in the lack of windows and openings and its inward facing character.
- 6.13 The eastern end of this street comprises the later, listed terrace at 32-42 Archery Square. The list description for this terrace of six houses reads:

“List entry Number: 1069906; Grade II

Terrace of six houses, c1928.

MATERIALS: White-painted brick, timber sash windows, and pantile roofs.

PLAN: Terrace with three shared red brick stacks. Nos. 32-40 face to the south-west, No. 42 faces to the south-east.

EXTERIOR: The houses have two storeys plus attic and a steeply pitched roof; a moulded eaves cornice runs along the terrace. All have a shaped-gable dormer with an eight-over-eight sash window. The houses are two bays wide and at first floor have a six-over-six sash window and a French window, which opens onto a balcony with cast-iron railings. The balconies are supported on Tuscan columns and under-built entrance porches. The porches have six-panel doors set in architraves, above is a cornice supported by console brackets. The doorcases are flanked by Tuscan pilasters. Nos. 34 and 36, and 38 and 40 have paired doorcases. No. 42, the end house in the terrace, is orientated at right-angles to the terrace. The pitched roof of the terrace terminates in a shaped gable end, which forms the principal elevation of No. 42. No. 42 is three bays wide with a single attic storey window and a central entrance porch with balcony above. The windows all have louvered shutters.”

- 6.14 The houses are highly ornate and unusual, and owing to their position on an oblique street, widening to Liverpool Road, they have considerable presence in the streetscene. The Dutch gable terminating the terrace on Liverpool Road is particularly striking and provides a focal point in the conservation area.



Figure 18: View northwest along Archery Square with listed terrace at 32-42 in foreground

- 6.15 Within Archery Gardens themselves, development is restricted to the eastern end of the gardens and comprises two simple detached single-storey 'sheds' with pitched-roofs and gable-ends. The southernmost is aligned with Liverpool Road, and the northern building is set at an angle on a northwest-southeast alignment. These simple structures are timber construction with felt roofs. They make a neutral contribution to the conservation area owing to their minimal impact on the streetscape, but are poor quality construction and are no longer fit for purpose.



Figure 19: Existing structures at east end of Archery Gardens

- 6.16 A further single storey building is located at the southeastern corner of Archery Gardens. This is again a modern building, roofed in pantiles. It sits unobtrusively at the junction of Liverpool Road and Archery Square (south), partly concealed by a mature tree at the corner of the gardens.



Figure 20: Single-storey structure in southeastern corner of Archery Gardens

- 6.17 The rest of the former gardens are undeveloped, but contain two fenced tennis courts within the central section. To the southeast and northwest of the tennis courts are well maintained croquet lawns. The grounds have remained undeveloped since the early southward expansion of Lower/Middle Walmer in the early part of the 19th century, and are historically important as an example of an early Tennis Club established in 1883. The green space, bounded on all sides by hedging and mature trees, allows for views between the two sides of Archery Square towards the listed terrace at the northeastern side of the square and along the two roads back towards the A258. Looking south, sea views are not possible owing to the villa development at Liverpool Road, but the backs of these properties are attractive themselves, and contribute to the historic and architectural values of the conservation area.

Summary of significance of the Walmer Seafront Conservation Area (Archery Square sub-area)

- 6.18 The above is not intended as a substitute for a conservation area appraisal but summarises the general character of this part of the Walmer Seafront Conservation Area. Excepting a small number of modern infill houses, the area around Archery Square comprises early 19th century – early 20th century residential buildings. Differing in their architectural treatment and materials, they are unified by a consistent scale of not more than three storeys, and incorporate common detailing such as canted bays and sash windows. The housing is associated with the southern expansion of Middle and Lower Walmer in the second half of the 19th century as the maritime influences declined and the railways introduced the leisured classes to the town. There remain some Naval associations

including at Building 129, which add a further layer of historic and architectural interest to the conservation area.

- 6.19 The tennis grounds themselves are understood to be of considerable age, having begun as recreational facilities for military personnel in the late 19th century. The buildings within the tennis club grounds are nondescript, and of no architectural or historic interest in their own right, but have a neutral impact on the conservation area by virtue of their low scale, and inconspicuous materials and detailing. The open space provides intervisibility across Archery Square.

7.0 Proposals

- 7.1 The existing tennis club pavilion is reaching the end of its life and is too small for the capacity of the existing tennis club. It is proposed to replace the central gable ended structure at the eastern boundary of Archery gardens with a new building, of a slightly enlarged footprint and ridgeline, which would be linked by a canopy to the northern building, which is itself proposed to be re-clad to be consistent with the design of the replacement building. The southern building will provide a new clubhouse and bar, while that to the north will provide WCs and changing facilities. Both are single storey, and to be timber clad and framed with a corrugated metal roof and deep eaves on the inner elevation of the clubhouse.

8.0 Impact

- 8.1 The conservation area is characterised principally by 19th century development associated with the growth of Lower and Middle Walmer after the arrival of the railways, and the waning importance of the maritime activities in the middle years of the 19th century as fears of invasion by the French receded. The buildings in this part of the conservation area are attractive two-three storey buildings of varying ages and styles set around the well maintained historic green space that was The Green Park, and now accommodates the Walmer Tennis and Croquet lawns.
- 8.2 In considering new development in this sensitive context, the approach has been to replicate as far as possible the form of the existing pavilion buildings within the park, allowing for the required increase in capacity, and improvement in the quality of facilities.
- 8.3 As demonstrated above, the existing single storey structure proposed for demolition is little more than a timber shed, with a felt roof. It is reaching the end of its life, and no longer provides the necessary accommodation to support the club. There would be no harm arising from the demolition of the structure in and of itself; and no harm would result to the character or appearance of the conservation area from its removal.
- 8.4 In considering new development within conservation areas, the NPPF requires local planning authorities to seek opportunities for new development to enhance or better reveal the significance of conservation areas (paragraph 212). The emerging Local Plan contains a similar objective at Policy HE2, and requires that new development respects plan form, architectural features, materials, height, massing, building lines, roofscapes, scale, relationships between buildings and the spaces between them; Retains trees, open spaces, walls, fences and other features where they contribute positively to the character and appearance of the Area; is appropriate in land use to the character, appearance and historic function of the Area; does not generate levels of traffic, parking or other environmental problems which would result in unacceptable harm to the character, appearance or significance of the Area; and does not prejudice important views into or out of the Area.

Heritage Impact Assessment: Walmer Tennis Club

- 8.5 The proposals would not affect any trees or open spaces; would be an appropriate land use; would not increase traffic movements; and would not prejudice any important views.
- 8.6 The proposed new building would be a single storey structure, albeit with a modest increase in ridge height to provide a building of slightly larger footprint. The buildings are both proposed to be timber clad and framed, dark stained and with a dark powder coated corrugated metal pitched roof. The new building would be a gable ended structure, linked by a simple canopy to the building to the north. The canopy will allow sheltered movement between the clubhouse and lower and smaller facilities building.
- 8.7 On the inner (west) elevation of the clubhouse, the eaves are proposed to partly oversail the building, supported by simple timber posts to provide a covered entrance to the clubhouse. The deep eaves will also have the effect of reducing the glare of the proposed glazing in the historic context.



Figure 21: Proposed clubhouse; view within Archery Garden Square and across Liverpool Square

- 8.8 The building has been designed as an 'upgrade' to the existing structures, working within the same architectural language, but of improved quality which will enhance the appearance of the

conservation area, while preserving the important views across Archery Square gardens, as demonstrated by the visualisations above.

- 8.9 In replicating the form and materials of the existing pavilion buildings, the proposals do not seek to emulate the 19th century architectural styles that surround the site, but instead will remain subservient to them, distinct from the higher status houses in this part of the conservation area.
- 8.10 It is considered that the proposed clubhouse would conserve and enhance the character and appearance of the conservation area. The significance of the grade II listed terrace on the north side of Archery Square as derived from its setting would be unaffected by virtue of the lower ridge height of the northern building which will maintain views to the shaped dormers characteristic of that terrace. The setting of Building 129 will be unaffected by the proposed development.

9.0 Conclusion

- 9.1 No harm has been identified as a result of the proposed development. The clubhouse has reached the end of its lifespan and the replacement structure, which is only slightly larger than that it would replace has been carefully designed to ensure that it remains subservient to the surrounding architectural styles, and maintains the views across Archery Square. The clubhouse and reclad facilities building would be high quality contemporary interventions within the conservation area and are considered to enhance the character of the conservation area.
- 9.2 The proposals are therefore considered to comply with the NPPF paragraph 212, and the relevant heritage policies in the emerging Dover Local Plan.