

MARTELLO TOWERS 6 AND 7 AND SURROUNDING WOODLAND BUSINESS CASE FOR PURCHASE

1 Martello Towers 6 and 7 sit in woodland at the top of the Sandgate Escarpment. They were built as part of protection measures to prevent a Napoleonic invasion. Both Martello Towers are scheduled ancient monuments and grade 2 listed buildings. A full description from Historic England's website is annexed. The woodland in which they are located is currently on the market for sale at a fixed asking price of £425,000 having been advertised for some time at £750,000. This includes planning permission for enabling development of five luxury houses at the eastern end of the woodland adjacent to Military Road, Sandgate.

2 The site has been offered to Sandgate Parish Council for purchase at an asking price of £375,000. The Parish Council have considered options for the purchase of this land and have determined that subject to a parish poll or household survey (in the form of a referendum) they would like to acquire the land for the following reasons and purposes:

- Firstly, the Parish Council, in reflecting local public opinion, have objected to the planning permission for the housing (and conversion of the Martello Towers for dwellings and holiday homes) and therefore the Parish Council are in a position to save the Martello Towers and woodland for community uses
- The community uses could be wide and varied, for example
 - Hosting exhibitions. Historic England advise that "only Martello No 24 at Dymchurch is routinely open by English Heritage Trust as an authentic example. The setting of that tower has been compromised. It would be good to have other examples available for inspection/use by the public".
 - Encouraging local groups to use the towers themselves for events or the large moats within which they are located – eg scout camps and the like. Historic England advise that "how land within and around the scheduled monument might be used for community purposes would need to be agreed under a management plan but highly sensitive buried archaeology may not exist".
 - Social projects along the lines of "Men in Sheds"
- Compatible fund raising uses for the Martello Towers which would provide ongoing finance for the day to day management of the towers and woodland could include hiring them for corporate away days or weekends or as wedding venues. This would of course be subject to the prior consent as outlined above. Applying appropriate conditions to any letting should be viable.
- The woodland would be preserved and developed as a local nature reserve. Such a reserve has been suggested by local residents repeatedly. Historic England advise that "the escarpment when the towers were built was treeless and to understand the significance of

these tree management is needed to open up their setting for example by allowing views to the sea". This would be consistent with wishes to open up picnic spots with sea views in appropriate locations.

- The Parish Council would work in partnership with a range of community and special interest groups to maximise compatible uses for the site

3 The Parish Council has negotiated with the current land owner and a price of £355,000 has been agreed subject to contract. The Parish Council would seek to finance this by way of a loan from the Public Works Loans Board (PWLB). It is hard to establish a firm value for this unique site but is coming to the view that £355,000 is a reasonable price the Parish Council has considered the following factors:

- The site was marketed for £750,000 and is currently marketed at a fixed price of £425,000
- The site had previously been agreed for purchase by a community venture for £500,000
- Individual Martello Towers have sold in recent years for £150,000
- Woodland sites of this size would have a value of around £100,000
- The opportunity cost of saving this site from the development

4 The Parish Council would seek additional monies of £145,000 in order to commence the significant works required to bring the Martello Towers back into community use and improve access to the woodlands, bringing the total loan to £500,000. The long term investment to bring the Martello Towers back into full community use would be up to £800,000, although this initial pot of money should be sufficient to commence the process. These initial works would include the following:

- Improving access to the woodland through development of the footpaths in conjunction with Kent County Council's public rights of way team
- Removing and recycling tree growth within the moat of Martello Tower 7 so as to make the tower more visible
- Creating a permanent access to the moat of Martello Tower 6 or 7
- Improvements to the World War 2 pill box located within the woodland
- Introduction of appropriate environmental improvements to encourage appropriate flora and fauna in liaison with DEFRA and the Environment Agency
- Encouraging archaeological digs through east Kent academic institutions

5 The Parish Council has sufficient funds in its 2018-19 budget (as attached) to meet the first year's repayments of around £9,339. It would

be funded from the major projects fund, which with the contribution in 2018-19 of £20,000 will stand at £71,000. The Parish Council would increase the precept for 2019-20 to provide a specific item in the base budget for the remaining years of the term of the loan. This increase would be the subject of a referendum to be conducted in May 2018. Based on current number of properties in the Parish Council area (2387) this would result in an average increase of £7.82 per annum or 15p per week per property. When converted to the Band D equivalent (the standard local government measure) this results in the number of properties being reduced to 1915.34 which in turn would result in an increase of £9.75 per annum or 19p per week per property. Based on the current precept of £75,986 this increase is 24.6%. See table in annex to this business case for further details.

6 The Parish Council would then work with other bodies to raise further funds for further conservation works. Organisations to be approached would include the Heritage Lottery Fund, Historic England, the Roger De Haan Charitable Trust, the National Trust, Kent Wildlife Trust as well as crowd funding options. This would be a very long term project requiring extensive planning and successful grant applications. If grant applications are unsuccessful or limited the phasing of the project would have to slow down. Any works to the Martello Towers would be undertaken in close consultation with Historic England who have been encouraging at this early stage.

7 In terms of ongoing maintenance the Parish Council would set aside a budget for woodland management and for the day to day management of the two Martello Towers as community assets and would seek to use income from sources such of corporate away days and weddings as outline above. This would develop as the project evolves and the usage of the various assets grows.

*Peter Savage
Responsible Finance Officer
18 April 2018*

2018 - 2019 BUDGET

PAYMENTS	2014-15 BUDGET	2015- 2016 BUDGET	2016- 2017 REVISED BUDGET	2017- 2018 BUDGET	2018- 2019 BUDGET	
Civic Expenses	1,000	1,000	1,000	1,000	1,000	
Chairman's Allowance	600	600	600	600	600	
Staff costs	20,000	21,000	22,000	22,200	20,150	Pension costs increased by £150; salary and tax budget reduced to £20,000
Newsletter	1,000	1,000	2,000	1,000	1,200	Increased to allow for 4 newsletters to be printed and circulated in 2018-19
Library - 50% Contribution	7,000	7,000	0	0	0	
Library book fund	0	0	0	1,000	1,000	
Library (Business rates, utilities, staff cover)	0	0	7,000	12,500	13,000	Gross budget (excluding main staff) now shown based on first two years. Inflation allowed for utilities. See KCC contributions below
Subscriptions	1,500	1,500	1,500	1,500	1,500	
Bank Charges	50	50	50	50	50	
Postage & Stationery	400	600	600	600	600	
Audit & Legal	1,000	1,100	1,100	1,100	1,100	
Insurances	2,500	2,500	3,000	3,000	1,000	Reduction following retender
Training	500	500	300	500	500	
Hanging Baskets & Memorial Troughs	4,500	5,000	5,000	5,500	5,500	as recommended by Environment Committee: should be adequate following soft tendering process
Elections	0	1,000	0	1,000	1,000	To create £5,000 election fund by 2018-19, currently £4,000
Grants & Donations (S 137)	4,885	4,000	3,000	3,000	3,000	
Office Equipment & Furniture	500	500	650	500	500	
Safety & Cleanliness	2,500	2,500	2,500	2,500	0	Merge with LAM as relates to park caretaker's contract
Broadband & Phone	400	400	400	400	550	Broadband costs increased in 2017-18
Christmas Lights	6,000	9,650	6,000	5,000	5,000	as recommended by Environment Committee

Community Events	4,500	3,750	3,750	3,000	3,000	as recommended by Environment Committee: this is shown as a net budget as income is gross expenditure is greater but is balanced by income from fun day
Street Furniture	1,000	1,000	1,629	800	800	as recommended by Environment Committee
Cleaning	1,000	1,000	1,000	1,000	1,000	
Vending Machine supplies	1,500	1,500	1,500	1,500	1,500	
Craft Club & Read & Rhyme	250	250	250	250	250	
Sea Festival	2,000	2,000	2,000	2,000	2,000	Net budget: actual costs significantly more but balanced by income from grants, stallholders etc.
Gen Maintenance & Acquired Assets	1,300	2,000	1,700	2,000	0	Transfer £1000 to kiosk and £1000 to LAM for Sandgate Park
Twinning with Sangatte	1,100	1,100	1,100	1,100	1,400	Increased to allow for participation in the Sangatte Sea Festival
Environment Improvements	1,000	2,000	1,450	2,000	2,000	as recommended by Environment Committee
Leases & Licences	200	200	200	25	25	as reduced by Finance Committee 2017-18
Business Support	100	100	100	500	500	as recommended by Environment Committee
LAM	6,000	9,000	9,000	9,000	14,100	Incorporates caretaker contract (as above) at correct level (£2600) and provision for car park security
Toilets on the Rec	0	750	850	850	850	Temporary toilets: contract for May to August to be repeated
Granville Parade Toilets Cleaning	0	0	0	0	0	Estimated cost of £6,000 included by leaseholders of kiosk as part of lease
Granville Parade Kiosk Legal/letting/rates	0	0	3,000	1,810	4,000	Inflation applied for utilities: understated last year; includes maintenance costs
Library refurbishments	0	0	2,000	500	500	
Sandgate design statement	0	0	0	700	200	as recommended by Environment Committee for maintenance of on line living document
Seaside Award	0	0	750	750	750	
Storage Costs (bins / offsite resources)	0	0	600	600	700	Increased costs

Contingencies	1,100	1,100	7,250	1,250	2,000	Increased to cover uncertainties in the light of experience in 2017-18
TOTAL PAYMENTS:	75,385	85,650	94,829	92,585	92,825	
Major project reserve	49,000	31,000	27,000	20,000	21,000	Sandgate Park improvements or other major projects
	124,385	116,650	121,829	112,585	113,825	
Funded by:						
Precept (2018-19: 1.99% increase on Band D, 2017-18)			71,813	73,523	75,968	increased tax base plus 1.99% recommended to Finance Committee (following notification of council tax base)
SDC Grant			1,715		0	
KCC contribution for staff			7,000	7,000	7,000	
KCC contribution to running costs				6150	6250	Small increase expected
Library income			0	500	500	
Grants and Donations			0	0	0	Shown as zero but will reflect income from Fun Day and Sea Festival with are both shown as net budgets
Kiosk Lease Income			5,000	5,000	5,000	
Use of library as Polling Station			400	200	0	No elections planned for 2018-19
Major projects fund underspends c/f			27,000	20,000	20,000	Fund now stands at £71,000 with 2018-19 contribution
Funded from General Fund balance b/f			8,905	212	-893	Contribution to balances
			121,833	112,585	113,825	

FINANCIAL PROJECTIONS

Revenue expenditure and income

Year	Repayments £	Maintenance costs £	Contribution from precept £	Other income (lettings etc) £
2018-19	9339	1000	0	0
2019-20	18678	3000	18678	0
2020-21	18678	3000	18678	1000
2021-22	18678	3000	18678	3000
2022-2069	18678	3000	18678	5000

Capital expenditure and income

Year	Income £	Source	Expenditure £	Description	Balance £
2018-19	500,000	PWLB	355,000	Purchase	145,000
			75,000	Early improvements: paths, access to Martello Tower moat, information boards	70,000
2019-20	100,000	Grants	150,000	Major works to open up one of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000
2020-21	100,000	Grants	100,000	Major works to open up one of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000
2021-22	100,000	Grants	100,000	Major works to open up second Martello Tower. Targeted sources: Historic England, HLF, charitable	20,000

				sources	
2022-23	100,000	Grants	100,000	Major works to both of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000
2023-24	100,000	Grants	100,000	Major works to both of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000
2024-25	100,000	Grants	120,000	Major works to both of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	nil

PROPOSED PRECEPT INCREASES

The following table shows the proposed increases by each Council Tax band which would be necessary to finance the loan repayments.

	no of properties	cost per annum £	cost per week £	total contribution
Band A	200	6.50	0.13	1300.00
Band B	583	7.58	0.15	4421.08
Band C	765	8.67	0.17	6630.00
Band D	341	9.75	0.19	3324.75
Band E	191	11.92	0.23	2276.08
Band F	163	14.08	0.27	2295.58
Band G	140	16.25	0.31	2275.00
Band H	4	19.50	0.38	78.00
TOTAL	2387			22600.50

These figures assume 100% collection and full occupation. In reality collection rate is projected by Folkestone and Hythe District Council 97.5% and many properties enjoy single occupant discounts.

List Entry Summary (Published)

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Martello tower no 6, Sandgate, Folkestone

List Entry Number: 1017173

Location

The monument may lie within the boundary of more than one authority.

County	District	District Type	Parish
Kent	Shepway	District Authority	Sandgate

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 22-Oct-1974

Date of most recent amendment: 24-Nov-1999

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument ^E₁

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation ^R₁₂

Martello towers are gun towers constructed to defend the vulnerable south eastern coast of England against the threat of ship-borne invasion by Napoleonic forces. Built as a systematic chain of defence in two phases, between 1805-1810 along the coasts of East Sussex and Kent, and between 1808-1812 along the coasts of Essex and Suffolk, the design of martello towers was based on a fortified tower at Mortella Point in Corsica which had put up a prolonged resistance to British forces in 1793. The towers take the form of compact, free-standing circular buildings on three levels built of rendered brick. The towers of the south coast were numbered 1-74 from east to west, while those of the east coast were identified by a system of letters (A-Z, and then AA-CC) from south to north.

Although they exhibit a marked uniformity of design, minor variations are discernible between the southern and eastern groups and amongst individual towers, due mainly to the practice of entrusting their construction to local sub-contractors. Most southern towers are elliptical in plan, whilst the eastern group are oval or cam-shaped externally, with axes at the base ranging between 14.4m by 13.5m and 16.9m by 17.7m. All are circular internally, the battered (inwardly sloping) walls of varying thicknesses, but with the thickest section invariably facing the seaward side. Most stand to a height of around 10m. Many martello towers are surrounded by dry moats originally encircled by counterscarp banks, and/or have cunettes (narrow water defences) situated at the foot of the tower wall. The ground floor was used for storage, with accommodation for the garrison provided on the first floor, and the main gun platform on the roof. The southern towers carried a single 24 pounder cannon, whilst the eastern line carried three guns (usually a 24 pounder cannon and two shorter guns or howitzers). Three large, circular ten-gun towers known as redoubts were also constructed at particularly vulnerable points, at Dymchurch, Eastbourne and Harwich. All three survive.

As the expected Napoleonic invasion attempt did not materialise, the defensive strength of the martello tower system was never tested, and the tower design was soon rendered obsolete by new developments in heavy artillery. Many were abandoned and fell into decay or were demolished during the 19th century, although some continued in use into the 20th century as signalling or coastguard stations and a few saw use as look out points or gun emplacements during the two World Wars. Of the original 74 towers on the south coast, 26 now survive, and of the 29 on the east coast, 17 now survive. Those which survive well and display a diversity of original components are considered to merit protection.

Martello tower no 6 survives well, and retains many of its original components and associated features. When viewed as one of a series of six cliff top towers, no 6 illustrates the strategically planned integration of the martello tower system and provides a valuable insight into the defence of Britain during the 19th century.

History ^E₁

Legacy Record - This information may be included in the List Entry Details.

Details ^P₂₀

List Entry Summary (Published)

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Martello tower no 7, Sandgate, Folkestone

List Entry Number: 1017174

Location

The monument may lie within the boundary of more than one authority.

County	District	District Type	Parish
Kent	Shepway	District Authority	Sandgate

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 22-Oct-1974

Date of most recent amendment: 24-Nov-1999

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument ^R₁

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation ^R₂

Martello towers are gun towers constructed to defend the vulnerable south eastern coast of England against the threat of ship-borne invasion by Napoleonic forces. Built as a systematic chain of defence in two phases, between 1805-1810 along the coasts of East Sussex and Kent, and between 1808-1812 along the coasts of Essex and Suffolk, the design of martello towers was based on a fortified tower at Mortella Point in Corsica which had put up a prolonged resistance to British forces in 1793. The towers take the form of compact, free-standing circular buildings on three levels built of rendered brick. The towers of the south coast were numbered 1-74 from east to west, while those of the east coast were identified by a system of letters (A-Z, and then AA-CC) from south to north.

Although they exhibit a marked uniformity of design, minor variations are discernible between the southern and eastern groups and amongst individual towers, due mainly to the practice of entrusting their construction to local sub-contractors. Most southern towers are elliptical in plan, whilst the eastern group are oval or cam-shaped externally, with axes at the base ranging between 14.4m by 13.5m and 16.9m by 17.7m. All are circular internally, the battered (inwardly sloping) walls of varying thicknesses, but with the thickest section invariably facing the seaward side. Most stand to a height of around 10m. Many martello towers are surrounded by dry moats originally encircled by counterscarp banks, and/or have cunettes (narrow water defences) situated at the foot of the tower wall. The ground floor was used for storage, with accommodation for the garrison provided on the first floor, and the main gun platform on the roof. The southern towers carried a single 24 pounder cannon, whilst the eastern line carried three guns (usually a 24 pounder cannon and two shorter guns or howitzers). Three large, circular ten-gun towers known as redoubts were also constructed at particularly vulnerable points, at Dymchurch, Eastbourne and Harwich. All three survive. As the expected Napoleonic invasion attempt did not materialise, the defensive strength of the martello tower system was never tested, and the tower design was soon rendered obsolete by new developments in heavy artillery. Many were abandoned and fell into decay or were demolished during the 19th century, although some continued in use into the 20th century as signalling or coastguard stations and a few saw use as look out points or gun emplacements during the two World Wars. Of the original 74 towers on the south coast, 26 now survive, and of the 29 on the east coast, 17 now survive. Those which survive well and display a diversity of original components are considered to merit protection.

Martello tower no 7 survives well, and retains many of its original components and associated features, such as a section of its glacis bank and part of its drawbridge mechanism. When viewed as one of a series of six cliff top towers, no 7 illustrates the strategically planned integration of the martello tower system and provides a valuable insight into the defence of Britain during the early 19th century.

History ^R₃

Legacy Record - This information may be included in the List Entry Details.