

Appendix 3 – Glossary

Conservation area	An area that displays special architectural and historical interest that makes it special and worthy of statutory protection.
Deflected view	A view that leads around a building.
Glimpse	A fleeting view down an alleyway, between buildings or through a gateway
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
Intrusive feature	Inappropriate building or feature that intrudes on the character of the conservation area.
Landmark	A significant building or feature in a street, a point of orientation.
Listed building	A building designated as having a special architectural and historic interest afforded statutory protection.
Locally listed building	A building, structure or feature that do not qualify for listed status but are designated at a local level because they make a positive contribution to local character and sense of place.
Nodal point	An area or space where activity converges.
Piano nobile	In Classical architecture, the principal storey of a house with the reception rooms. Usually on the first floor.
Pivotal corner	A key corner building that acts as a hinge between two streets.
Positive building	A building that makes a positive contribution as part of a townscape but not in its own right.
Rhythm	A regular pattern of windows, plot, architectural details, for example, that unifies a group of buildings.
Serial vision	Can be referred to as <i>Sequential Views</i> where views of a townscape unfold revealing new views.
Skyline interest	Interest created by roofscapes including roof forms, details and heights which are emphasised, for example, when on high ground, viewed against the sky or silhouetted against other buildings/features.
View	To a specific landmark or feature

Vista

A general view/panorama

Appendix 4 - Sources

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Appendix 5 – Local plan policies

1. Hastings Planning Strategy (February 2014)

Strategic objectives:

Objective 3: Safeguard and improve the town's environment

This will be achieved by

- 3a) protecting, enhancing and improving the quality of the town's biodiversity, and in particular, its sites of international, national, regional and local nature conservation importance through better habitat management
- 3b) conserving and managing the historic environment for future generations
- 3c) identifying, protecting and improving a strategic green infrastructure network of green spaces, cycle and pedestrian routes, water and other environmental features, recognising the unique character of its functions
- 3d) providing open spaces, recreation facilities and streets that are well designed, safe and accessible that satisfy the recreational, health and amenity requirements of the population and visitors
- 3e) recognising the unique place that the historic environment holds in the town's cultural and maritime heritage and the multiple ways in which it supports and contributes to the economy, society and daily life
- 3f) minimising and reducing the environmental impacts of development, including water, noise, light and air pollution
- 3g) ensuring that all development is designed to a high quality, creating buildings and a sense of identity, place and neighbourhood that enhances local character and distinctiveness
- 3h) ensuring new development only occurs where there is adequate capacity in existing services, facilities and infrastructure or where this capacity can be reasonably provided.
- 3i) ensuring developments contribute to the national objective of no net loss of biodiversity by requiring developers to show how their proposals will contribute positively to the natural environment and avoid harm to biodiversity, adequately mitigate for unavoidable damage, or as a last resort compensate for unavoidable damage.

Objective 7: Making best use of the Seafront and promoting tourism

This will be achieved by:

- 7a) ensuring the seafront has a range of day long and year round activities and facilities that attract residents, workers and visitors
- 7b) supporting the growth and development of the tourism industry in Hastings by retaining and encouraging day visitors and attracting high spending staying visitors, maximising the value of visitor spend, and spreading tourist activity throughout the year.

- 7c) resisting the loss of seafront visitor accommodation to other uses, and encouraging the provision of new visitor accommodation
- 7d) working with local communities to secure a sustainable future for Hastings Pier, the redundant White Rock Baths, and other key landmark sites along the Seafront such as St Mary in the Castle and West Marina
- 7e) encouraging artists and related tourists and visitors through increasing opportunities for vibrant art and craft studios, markets, chalets and retail
- 7f) helping to promote water based leisure, including the coastal based sports clubs

Chapter 7: Protecting our Environment

Historic environment

- 7.1 Hastings has a very rich and varied historic environment. Historic interest exists in our buildings, our landscape and below ground level. In all, there are 6 scheduled monuments, over 900 listed buildings, 18 conservation areas, 2 registered historic parks, 300 archaeological sites/monuments/finds locations, and 27 archaeological notification areas within the town. The many historic buildings and spaces combine with the town's stunning topography to deliver a uniquely attractive and high quality historic townscape. The character of these historic areas contributes to a strong sense of place and local distinctiveness, and contributes significantly to our distinctive and rich cultural heritage, which is highly valued by many local people. The high quality historic townscapes in Hastings and St. Leonards provide attractive living and working conditions for the town's residents, and have the potential to draw in incoming investors and new residents, both now, and in the future. The town's rich history and historic areas contribute strongly to our tourism offer, an important sector of the local economy.
- 7.2 There has been a sustained programme of Council investment in the historic environment, over the last 20 years, in order to overcome problems of long-term neglect and decay in many historic buildings. Numerous historic buildings have now been repaired, and had original architectural features reinstated, through the sustained use of conservation grant schemes, supported with external funding from organisations like English Heritage and the Heritage Lottery Fund. This combined long-term investment means that the historic built environment in Hastings is now in a much better condition than in previous years. More recently, unsightly building frontages have also been improved, through the Council's highly successful Grotbusters scheme, raising the general quality of key street frontages.
- 7.3 Although significant progress has been made in terms of improving building condition, the historic environment is still vulnerable to loss and inappropriate change. It is critical that these special historic buildings and areas are protected, now and in the future. Active management of our historic environment will be required, to ensure that its significance is protected, enabling future generations the opportunity to experience and enjoy these special places.
- 7.4 Not all locally important features of historic or architectural interest are listed or part of a Conservation Area. However, they can still provide a valuable contribution to the local historic environment and can make an important contribution to creating a sense of place and local identity. This could include buildings and other structures and features, archaeological remains, historic open spaces and the wider historic landscape or townscape. Building and structures of local importance will be identified in a Local List.

- 7.5 The Council is committed to using its statutory planning powers, where necessary, to preserve and enhance the town's unique built heritage. The Historic Environment Record (HER) held by East Sussex County Council provides important evidence about the historic environment in Hastings. In order to comply with Government policy, over coming years, the Council will add further to this evidence base so that we can fully assess the significance of heritage assets and the contribution they make to their environment.

POLICY EN1: Built and Historic Environment

To promote understanding and appreciation of the historic environment the Council will, within three years from the adoption of the Development Management Plan, develop a historic environment strategy for the conservation of the historic environment, including those heritage assets identified as being most at risk through neglect, decay or other threats. This will reinforce the historic environment record for the borough, a key information source in assessing the impact of future development on the historic environment.

Importance will be placed on new development making a positive contribution to the quality, character, local distinctiveness and sense of place of historic buildings and areas.

Particular care will be given to protecting the significance and setting of the following heritage assets:

- a) Listed buildings;*
- b) Conservation areas;*
- c) locally listed heritage assets*
- d) historic parks and gardens;*
- e) scheduled monument sites; and*
- f) areas of archaeological potential and known archaeological find sites*

There is a presumption in favour of the conservation of heritage assets and their settings. The more important the asset, the greater the weight that will be given to the need to conserve it. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

Development which sustains and enhances the significance of heritage assets and/or their setting will be encouraged. The Council will look for opportunities to enhance or better reveal the significance of the designated heritage assets, such as listed buildings and Conservation Areas, in the town. Investment in the appropriate repair and restoration of heritage assets, where works will enhance their significance, will be encouraged and supported by the Council.

There are many areas of the Borough where there is high archaeological potential, but where the extent of the likely finds is, as of yet, unknown. Great care needs to be taken to protect this archaeological resource through the planning process.

Detailed design policies to protect the town's heritage assets will be set out in the Development Management Plan.

2. Development Management Plan (September 2015)

General Guidance Policies

Design

When development does take place, it is important that it has regard for local character and it achieves a good standard of design.

As well as the Policy DM1 (and where appropriate DM2) of this Plan, the potential impact of a scheme on the built and historic environment should be considered with reference to the environmental policies of the Planning Strategy, and Part iv) Historic and Natural Environment, of this Plan.

Policy DM1 – Design Principles

All proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:

- a) protecting and enhancing local character;*
- b) showing an appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials;*
- c) good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness;*
- d) the layout and siting of buildings to make efficient use of land, the orientation of frontages to achieve attractive streetscapes and to best take into account the effects of solar gain;*
- e) an assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints. This is particularly important when there are potential impacts upon areas of heritage and/ or landscape value as outlined in the Planning Strategy (this could include a landscape assessment where appropriate).*

Supplementary Planning Documents provide further detail to this policy.

Part iv: Historic and Natural Environment Policies

Historic Environment

Heritage assets

- 4.1 Designated heritage assets include:
 - Scheduled monuments
 - Listed buildings
 - Conservation Areas
 - Registered historic parks and gardens
 - World heritage sites
 - Protected wreck sites
 - Registered battlefield sites.
- 4.2 The above are those buildings, monuments, sites, places, areas and landscapes that have statutory heritage significance and so merit special consideration in planning decisions.

- 4.3 Each of the 18 conservation areas in Hastings and St Leonards has a distinct character. In addition to seeking a high standard of development in conservation areas, the Council will also seek to preserve the distinctive character of the different areas of the town, by ensuring that new designs and materials are appropriate to the character of each of the specific conservation areas.
- 4.4 The Conservation Areas (their locations and extents are shown on the Polices Map):
1. Old Town
 2. Burtons' St Leonards
 3. Blacklands
 4. St Leonards West
 5. St Leonards East
 6. St Leonards North
 7. Warrior Square
 8. White Rock
 9. Cornwallis Gardens
 10. Grosvenor Gardens
 11. Magdalen Road
 12. Eversfield Place
 13. Markwick Terrace
 14. Springfield Road
 15. Tilington Terrace
 16. Town Centre
 17. Kings Road
 18. Ore Place
- 4.5 Policy EN1 of the Planning Strategy describes how the Borough has a very rich and varied historic environment. The policy also outlines how there is a presumption in favour of the conservation of these assets and their setting. The policies of the Development Management Plan support Policy EN1 of the Planning Strategy by providing details about what is likely to be required in support of planning applications that have an impact upon heritage assets. This will ensure that we preserve the best of the historic and architectural legacy of Hastings and St Leonards, for future generations to enjoy. It is important that the potential impacts of any scheme are considered at an early stage by the applicant. This is especially important when considering the significance and setting of heritage assets. Full assessment of the significance of the heritage assets and consideration of the heritage impacts of various design options are a prerequisite of developing proposals that will have an acceptable impact on the historic environment. This evaluation process should be completed before detailed plans for a scheme are drawn up.
- 4.6 Listed building consent is required for proposed works in respect of listed buildings and scheduled monument consent for developments affecting scheduled monuments (both classed as heritage assets), and these regimes are not dealt with in this Local Plan. The policies of this Plan are for guidance in judging applications for planning permission in relation to heritage assets. The policies do, though, deal with the impact of development on the setting of all heritage assets including conservation areas, listed buildings and scheduled monuments. According to national guidance, a key requirement of any proposal that may affect heritage assets is that the applicant demonstrates a detailed understanding of the significance of the heritage assets and also of the implications of their proposed development on both the heritage asset(s) and their setting.
- 4.7 The significance of a heritage asset is a measure of its cultural value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's

physical presence, but also from its setting. The impact that a proposed development might have on the historic environment will be better understood when the significance of any heritage assets affected has been identified. Once the significance is identified, it should then be easier to assess the likely implications of various design options on the elements that make up that significance. Appropriate design solutions or mitigation measures can then be included within a proposed scheme, to ensure that the significance of the heritage asset is sustained and enhanced through the development process.

- 4.8 Through the implementation of these policies, the Council will encourage applications for good quality and sensitive new development for these special places that will, over time, help to sustain and enhance their heritage value.
- 4.9 Applicants will need to demonstrate their understanding of the local character of the area of the Borough within which they hope to develop. This will include the impact of the local topography on views towards the development and the impact of their proposals on the setting of heritage assets.
- 4.10 The setting of a building may be provided by the other buildings and landscape that immediately surround it. However, in a hilly town like Hastings, we must also consider that a new development some streets away, or across the other side of the valley, may also significantly affect the setting of a heritage asset.
- 4.11 A full assessment in the form of a Heritage Asset Statement, of the impact of the proposals (including changes of use), on all affected heritage assets will be required as part of the planning application submission. East Sussex County Council provides a service to help applicants complete Heritage Asset Statements. Further information is available directly from East Sussex County Council at:
<http://www.eastsussex.gov.uk/environment/archaeology/default.htm>
- 4.12 The County Council also has information about heritage assets including a Historic Environment Record (HER) that can be accessed and should be used to inform schemes that affect the significance and setting of heritage assets. Further information is available directly from East Sussex County Council at:
<http://www.eastsussex.gov.uk/environment/archaeology/default.htm>
- 4.13 To view what is required in support of an application that may impact upon a heritage asset please see the validation check list available at:
http://www.hastings.gov.uk/environment_planning/planning/info_advice/app_forms_guidance_notes/
- 4.14 All applications put before the Council should demonstrate how they comply with Policy DM1 of this Development Management Plan (and where appropriate, those policies of the Planning Strategy that are referenced with Policy DM1, e.g. Policy SC3).

Policy HN1 – Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

Applications that have the potential to impact upon the significance of designated heritage assets (including conservation areas) will be assessed against the following criteria, to ensure that the proposed development sustains and enhances the significance of the heritage asset:

- a) *The historic context, street patterns, plot layouts and boundary treatments, green space and landscaping, site levels, block sizes, siting, scale, height, massing, appearance, materials and finishes in relation to the heritage assets.*

- b) *Good performance against nationally recognised best practice guidance on development in relation to heritage assets, including building in context, setting and views, architectural quality and local distinctiveness.*

Permission will be given for those schemes that show a full understanding of the significance of the asset and convincingly demonstrate how their chosen design sustains and enhances the significance of any heritage assets affected (including conservation areas).

The topography of Hastings means that the Council will give consideration to the impact of development on the setting of heritage assets, including the impact upon more distant views and from across the other sides of the valleys. The Council encourages proposals that sustain or enhance the setting of heritage assets.

Consideration will also be given to the impact of new development on the setting of the Hastings and St. Leonards seafront, almost all of which is covered by conservation area designation. This area currently enjoys relatively unimpeded long views, which are a key element of area character.

This policy is written for designated assets. However, non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments (given the results of a Historic Environment Record informed study), will be treated as having at least the same level of significance as other designated heritage assets.

Changing doors, windows and roofs

- 4.15 There are circumstances where planning permission is required to change the doors, windows and/or roof of a property in a conservation area. The Council receives many applications that involve such proposals. Original timber sliding sash and casement windows, timber panel doors and roof materials can contribute greatly to the character and appearance of buildings within a conservation area, and so enhance its overall significance. However, sometimes these elements reach the end of their useful life, and require replacement. Under these circumstances, the Council will encourage the choice of replacement doors, windows or roofing material that retain the original character of the building.
- 4.16 Further Supplementary Planning Documents (SPD) that provide guidance for replacement doors and windows for listed buildings and conservation areas and roof materials for listed buildings and conservation areas are available on the Council's web pages:
http://www.hastings.gov.uk/environment_planning/planning/localplan/spd/
- 4.17 Shopfronts make an important contribution to the urban fabric especially in conservation areas. Shopfronts have windows that have evolved to fulfil the specialist function of enabling the shopkeeper to display goods to potential customers. The town has many good quality historic shopfronts, which contribute to the significance of historic buildings and conservation areas. Guidance on making changes to shopfronts is provided in the Council's Supplementary Planning Document (SPD) on Shopfronts and Advertisements, which is available online at:
http://www.hastings.gov.uk/environment_planning/planning/localplan/ldf_documents/spd_shopfronts_ads/
- 4.18 Additional advice on making appropriate changes to windows in historic buildings can be found on the Historic England website <https://www.historicengland.org.uk/>

Policy HN2 – Changing Doors, Windows and Roofs in Conservation Areas

In conservation areas, the Council will seek to maintain the form and appearance of original windows, doors and roofs where this contributes to the character of the building and the significance of the wider conservation area.

To ensure properties are repaired and maintained to a good standard, planning permission will be given for new windows that reflect the traditional proportions, materials, finishes and opening arrangements of those that were originally fitted in the building. Slim section replacement windows may be acceptable on hidden facades, or where they closely match the design of the original windows and would not harm the character and appearance of the building or wider area.

Proposals for new windows and doors on elevations that are visible from public areas within conservation areas will be expected to be a close replica of the form and appearance of the original windows and doors. On visible elevations in conservation areas, planning permission will be given for new doors that reflect the traditional appearance, proportions, materials and finishes of the doors that were originally fitted in the building.

Permission will be given for replacement roof coverings where the material proposed is a close replica of the original roof covering in terms of materials, profile and gauge. Alternative roofing materials may be considered acceptable in the following circumstances:

- a) Where the roof is totally hidden from public view;*
- b) Where the proposed roofing materials would not harm the character or appearance of the building or conservation area.*

Demolition involving heritage assets

4.19 Planning consent is required for a demolition that affects the significance or setting of a heritage asset, and this includes buildings and structures in a conservation area. In cases where the Council agrees to the demolition of a building in a conservation area, the case is often finely balanced, and the acceptance of the demolition relies on the quality of the building that is proposed as a replacement. If development does not follow demolition, then a loss to the overall significance of the conservation area may result. Also, the Council wishes to avoid situations where buildings are demolished in conservation areas and then the site sits vacant, potentially becoming a local eyesore and attractive to vandalism. It is therefore critical to ensure that the new development occurs within a reasonable interval, and to the required quality, after demolition has taken place.

Policy HN3 – Demolition involving Heritage Assets

Where planning permission is sought for a scheme that involves the demolition of all or part of a heritage asset (including buildings and structures within a conservation area), planning permission will only be granted where:

- a) justification of the need to demolish the building, a structural report, evidence of redundancy and of attempts to market the building to a new user have been submitted;*
- b) detailed proposals for the viable re-use of the site have been submitted;*
- c) any replacement buildings are of sufficient quality to make a positive contribution to the area;*
- d) there is robust evidence that there is a reasonable prospect of the development going ahead, in a timely manner, following the demolition.*

The Council will only grant planning permission for the demolition of a heritage asset in exceptional circumstances. Within conservation areas there may be buildings that have a negative impact upon the local character. The Council will encourage schemes that involve the demolition of these negative buildings if it can be demonstrated that their removal and the proposed replacement development enhances the conservation area in question.

The Council may seek to enter into an agreement, or impose a condition upon a decision, to ensure that demolition does not take place until a programme of works is agreed that ensures that development commences as soon as practical after demolition.

Protecting heritage assets with archaeological and historic interest or potential interest

- 4.20 In a town with the historic significance of Hastings, archaeology is an important consideration. There are 6 scheduled monuments in the town and these are identified on the Policies Map. Separate scheduled monument consent is required for any work affecting a scheduled monument. In addition the Policies Map identifies various areas of the town recognised as being of particular archaeological importance. The National Planning Policy Framework (NPPF) also points out that heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 4.21 The Council will therefore seek to ensure that when a planning application is submitted, which affects a known archaeological asset or an area or building having archaeological potential, the archaeological importance of the site is suitably examined and evaluated. Where possible, the Council will encourage the preservation of significant archaeological remains in situ.

Policy HN4 – Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest

For all applications affecting heritage assets with archaeological or historic interest or potential interest, the Council will require developers to submit an appropriate, Historic Environment Record (HER) informed, desk-based assessment and, where necessary, the results of a field evaluation. Applicants will be expected to demonstrate that the particular archaeological interest of the site will be satisfactorily preserved either in situ or by record.

Non-designated heritage assets and local lists

- 4.22 Not all potential heritage assets are of a quality to be worthy of national level designation and protection. However, there are likely to be historic features within the Borough that have local heritage value, and so are worthy of consideration in making planning decisions. Such local heritage assets might include buildings or groups of buildings of high townscape value or distinctive local character, items of historic street furniture, and local historic parks and gardens etc. These are what we refer to as non-designated heritage assets. The Council has undertaken to compile a public record, or local list, of these local non-designated heritage assets, during the plan period.
- 4.23 The effect of a development on the significance of, or on the setting of, a non-designated heritage asset is a material consideration in the planning process. The weighting that can be given to the conservation of the heritage asset, within the assessment of the development proposals, will depend on the balance between the scale of harm or loss that will result from the development, and the significance of the asset.

Policy HN5 – Non-Designated Heritage Assets

Permission will be given for those developments that secure the preservation and enhancement of non-designated heritage assets and their settings. Schemes that show a positive commitment to retaining the asset, as an active part of the site will be encouraged.

Development that would result in the loss of, or demonstrably harm the significance or setting of a non-designated heritage asset, will be resisted, unless the proposed development has other public benefits that clearly outweigh the loss of, or harm to, the asset, or there is no other feasible means of bringing a key development site forward.

Where the loss of an asset cannot be avoided, it will be the responsibility of the developer to provide a fully documented and photographic record of the asset prior to its removal.