

ST LEONARDS ON SEA

CONSERVATION AREA
APPRaisal
AND
MANAGEMENT PLAN



For
HASTINGS BOROUGH COUNCIL

Drury McPherson Partnership
Historic environment policy and practice

Consultation draft: October 2018

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EXECUTIVE SUMMARY

This Conservation Area Appraisal and Management Plan was commissioned by Hastings Borough Council from Drury McPherson Partnership in May 2017. The brief was to update and expand two previous draft appraisals prepared for the Council, in 2002 and 2007 respectively and to take forward the recommendation made in 2007 that the ten existing, contiguous conservation areas in St Leonards-on-Sea should be amalgamated into one. The study area includes all of the currently designated areas in St Leonards except CA14, Springfield Road.

The appraisal follows the guidance of Historic England Advice Note 1: *Conservation Area Designation, Appraisal and Management* (2011, revised 2016). It consists of an historical 'understanding' of the town and an analysis of the special architectural, historic and spatial character that the conservation area designation is intended to conserve. It identifies the buildings and other heritage assets that make a positive contribution to the special character and appearance of the area, including its numerous listed buildings. It divides the area into four broad character areas: Burtons' St Leonards, West St Leonards, East St Leonards and North St Leonards, of which Burtons' and East St Leonards are divided into sub-zones to reflect their particular history, character and appearance.

St Leonards originated in the exclusive new resort town developed by the Burton family from 1828. Its early form was characterised by grand terraces and public buildings on the seafront with a hotel at their centre, and individual villas in picturesque landscaped settings inland. A service area to the east eventually became the commercial centre of the town. From the mid-1830s other developers began to build outside the Burton estate. Following the arrival of the railway in 1851 extensive new residential areas of substantial villas, pairs and terraces housing were created, and the seafront was built up continuously to the Hastings boundary. Expansion of the town continued throughout the 19th century, largely maintaining the town's exclusive social and economic character. The external boundary of the conservation area coincides roughly with the extent of continuous development achieved by 1914.

The architecture of the area is dominated by stuccoed villas and terraces but from the outset a range of styles was employed. The later 19th century developments continued the original mix of urban terraces and villas in a variety of picturesque styles, of which the Scottish Baronial examples designed by George Smith Sen. and the vernacular revival houses by Phillip Tree are notable. Also significant is the former Convent of Holy Child Jesus complex (c1848-68), the work of EW Pugin and William Wardell. Open spaces including St Leonards Gardens, Markwick Gardens, Gensing Gardens and Warrior Square are important to the historic character of the area. The modernist design of the seafront promenade is the work of the Borough Engineer Sydney Smith, in the 1930s.

A review of the boundary recommends that three small areas, in Boscobel Road, Chapel Park Road/Church Road and Western Road should be considered for

designation. The management plan draws on the appraisal to set out guidelines for maintenance, alteration and development. Potential development sites and buildings which are in poor condition are noted where possible. The key issues affecting the area are the loss of architectural detail (especially timber sash windows, slate roofs and decorative features) unsympathetic alterations and management of the public realm. The management plan is intended primarily to support development management, but it also includes priorities for direct action by the Council and its partners, such as public realm and streetscape enhancement. It identifies buildings and sites that may be eligible for inclusion on the local list.

CONSULTATION DRAFT

1 INTRODUCTION

1.1 Background and purpose

1.1.1 This character appraisal and management plan covers the ten existing conservation areas of St Leonards on Sea. It was commissioned by Hastings Borough Council (HBC) from the Drury McPherson Partnership (DMP) in May 2017. A draft conservation area appraisal for central St Leonards and its Seafront was produced for the Council by Alan Baxter Associates (ABA) in 2001.¹ This draft was expanded to cover a slightly wider area and rewritten by the late Nicholas Antram in 2007². The current appraisal updates the previous draft to take into account the physical and policy changes that have taken place in the intervening years and expands it to include a conservation area management plan.

1.1.2 The aim of the appraisal and management plan is to increase awareness of the special character of the area, to assist in the management of change and to ensure that the character and appearance of the area is preserved and enhanced. The form and contents of both appraisal and management plan reflect Historic England Advice Note 1: *Conservation Area Designation, Appraisal and Management* (2011³ revised 2016). Conservation area management plans are now regarded as an essential corollary to conservation area appraisals.

1.1.3 Historic St Leonards is currently designated as ten contiguous conservation areas (Fig.1). (Another separate and self-contained conservation area, CA14, Springfield Road, lies to the north of St Leonards and is outside the scope of this appraisal.) The conservation areas were designated over a long period between 1969 and 1997 and, as a result, some of their boundaries are *ad hoc*, inconsistent or unnecessary. The separate areas can also emphasise the differences between neighbourhoods, rather than their contribution to the townscape and the history of the town as a whole. In assessing the historic town in its entirety, it is hoped that the remarkable extent of its survival as a high-class 19th century resort can better be appreciated, and that difference will be outweighed by what is shared. Therefore, the historic town of St Leonards has been appraised as a single entity, emphasising its identity and heritage as a whole as well as a collection of individual buildings and spaces.

1.1.4 The study area is large and it has been divided into four character zones (some of which, but not all, coincide with the existing conservation area boundaries). The zones are: Burtons' St Leonards, West St Leonards, East St Leonards and North St Leonards. The character zones are in turn subdivided where, for example, groups of streets share common

¹ ABA 2001

² Antram 2007

characteristics. Because of the way in which St Leonards expanded outwards from the original Burton development, each sub-zone shares a predominant (but never completely homogenous) architectural character and date. However, there is a considerable diversity within each and the zones are not rigidly defined by a particular character or historical period. Their primary purpose is to aid the understanding of the complex history and architectural character of the town, illuminating it as it is experienced, and thus providing the basis for appropriate management strategies for the intersecting architectural and townscape characters.

- 1.1.5 The conservation area appraisal contains an historical 'understanding' of the town and an analysis of each character area. The built form, topography, views, uses, architectural character, public realm and open spaces in each area are briefly described and evaluated, in order to identify the special characteristics and the appearance that conservation area designation is intended to conserve. The most important listed buildings are noted in the text; a complete list is included at Appendix A. Non-designated heritage assets that, by virtue of their date or architectural form (and often despite some alteration) contribute positively to the special character of each area have been identified, based on the criteria recommended by Historic England³ (see Appendix B).
- 1.1.6 Map 1 shows all of the heritage assets identified as making a positive contribution to the conservation area (including listed buildings). It also shows buildings (usually of historic origin) which have significant negative features, but could make a positive contribution to the area if these were reversed, and buildings that make a neutral or negative contribution to the area. Map 2 shows key views, landmarks and open spaces. Other maps, showing the extent of each character-area and the proposed boundary extensions, are embedded within the text.
- 1.1.7 The conservation area management plan draws on the appraisal to set out principles for the management of the area including guidelines for maintenance, alteration and development. It considers the heritage conservation issues arising within each character area. It includes a boundary review that has taken into account a number of boundary changes proposed, but not taken forward, in 2008. Potential development sites are identified and buildings which are in poor condition are noted where possible. Development principles and priorities for action by the Council, such as enhancement, statutory action and advice, are proposed as appropriate.
- 1.1.8 Appendix C is a list of heritage assets within and adjacent to the conservation area that are recommended for consideration for inclusion

³ Historic England Advice Note 1, p16

on the local list, identified in the foregoing analysis of the character of each area. The assessment is based on Historic England guidance.⁴

1.1.9 This appraisal draws on the research, fieldwork and reports prepared in 2001 and 2007; on a street-by-street inspection undertaken during Summer 2017; documentary research; national and local policy and guidance; and information provided by the Council and local community. The report aims to identify, as fully as possible, the features which are significant to the architectural and historic character of the area. However, the omission of any feature from the text or maps should not be regarded as an indication that they are without significance or importance in conservation or planning terms.

1.2 Acknowledgements

1.2.1 The authors are grateful for the assistance of: Kathleen Lawther of Hastings Museum and Art Gallery, Christopher Maxwell-Stewart and the Council of Management of the Burtons' St Leonards Society, Christopher Whittick at the East Sussex Record Office and all those at Hastings Borough Council who contributed to the preparation of this document.

⁴ [Local Heritage Listing. Historic England Advice Note 7](#), 2016

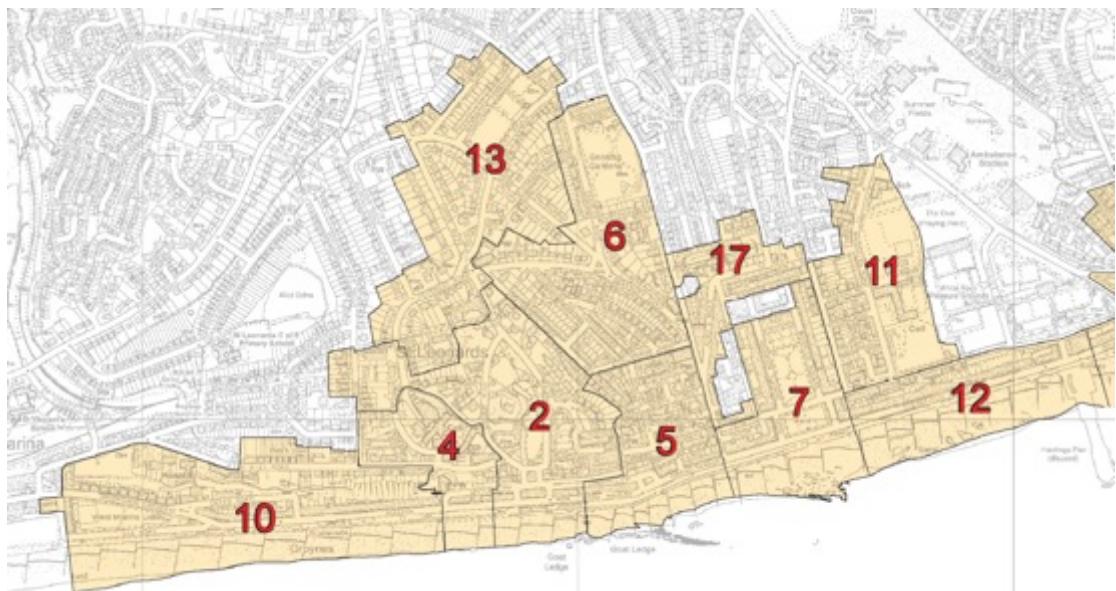


Figure 1: St Leonards study area showing the existing (2017) conservation area boundaries. © Crown Copyright and database rights [2017] OS [100021328]

Key:

- CA 2: Burtons' St Leonards (designated 1969)
- CA 4: St. Leonards West (designated 1976)
- CA 5: St Leonards East (designated 1976)
- CA 6: St Leonards North (designated 1976)
- CA 7: Warrior Square (designated 1976)
- CA 11: Magdalen Road (designated 1990)
- CA 10: Grosvenor Gardens (designated 1990)
- CA 12: Eversfield Place (designated 1990)
- CA 13: Markwick Terrace (designated 1990)
- CA17: King's Road (designated 1997)

2 PLANNING POLICY FRAMEWORK

2.1 National policy and guidance

2.1.1 Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a duty to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. This special interest must derive from the character of the townscape as a whole, as well as its individual buildings. It is formed by the inter-relationship of many elements: topography, the layout of roads and plots, the buildings, the materials, public and private spaces, the greenery of gardens, parks and street trees and the predominant uses within the area.

2.1.2 Designation is intended to raise awareness of an area's special attributes and foster civic pride in the locality and to ensure that built development and other changes are managed in such a way that the character or appearance of the area is not harmed. Within conservation areas, in addition to the planning controls that apply to all development, the local planning authority has control over demolition, minor development, works to trees and display of advertisements, for all of which planning permission must be obtained. The aim in exercising these controls is to ensure that what makes the area special is not harmed by proposed changes and that development in conservation areas should be of an appropriately high standard in its design, detailing and materials.

2.1.3 The local planning authority may withdraw specified 'permitted development' rights by an Article 4 direction where it is considered that the exercise of those rights has harmed, or is likely to harm, the special character or appearance of a conservation area. The management proposals include recommendations for Article 4 directions where appropriate.

2.1.4 The National Planning Policy Framework (NPPF) sets out government policy for the historic environment.⁵ Local policies (in the Hastings Borough Local Plan) must be consistent with the national framework. The over-arching principle of NPPF is that the planning system should contribute to the 'achievement of sustainable development' (para 6). Where development affects heritage assets, they should be conserved 'in a manner appropriate to their significance' (para. 126). To this end, their heritage significance must be fully understood (paras. 128, 129), and any

⁵ This consultation version of the St Leonards Conservation Area Appraisal references the NPPF (2012) Paragraphs 126-141. This has been superseded by the NPPF (2018) and the appropriate changes will be made prior to any adoption of the conservation area appraisal.

harm to that significance arising from the proposals should be weighed against their potential public benefits (paras. 132, 133, 134).

- 2.1.5 A conservation area appraisal is a statement of what makes an area special. It is intended to provide a comprehensive understanding of the special interest, or significance, of the area. In parallel with the conservation area management plan, it should guide the character and appearance of development in the area and inform the determination of planning applications. The management plan additionally identifies priorities for action by the local authority and practical advice for property owners and occupiers.
- 2.1.6 Historic England Advice Note 1: *Conservation Area Designation, Appraisal and Management* (2011, revised 2016) is the principal guidance on the contents and form of conservation area appraisal and management plans (although it is not a rigid template).

2.2 Local policy and guidance

- 2.2.1 The Hastings Local Plan is a set of planning documents and maps setting out the strategic vision, policies and site allocations for development in Hastings. The Council's planning policies for the environment are set out in the *Hastings Local Plan: Planning Strategy* (2014), of which policy EN1: *Built and Historic Environment* seeks to protect the historic environment, stating that: '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'. This appraisal and management plan complement the policy FA4: Strategy for Central St Leonards.
- 2.2.2 The *Hastings Local Plan: Development Management Plan* (DMP) includes a number of policies against which applications for planning permission affecting heritage assets and listed building consent will be determined, as follows: Policy HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas); HN2 - Changing Doors, Windows and Roofs in Conservation Areas; HN3 - Demolition involving Heritage Assets; Policy HN4 - Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest; Policy HN5 - Non-Designated Heritage Assets. In addition, Policy HN6 is a site-specific policy aimed at securing the conservation of the listed buildings and their setting at the former Convent of Holy Child Jesus, Magdalen Road.
- 2.2.3 The DMP policies are supported by a number of Supplementary Planning Documents (SPDs) that the Council has adopted to provide detailed advice to owners, occupiers and developers. Although they do not have

the same status as the Planning Strategy or Development Management Plan, they are still material considerations in the determination of planning applications. Of particular relevance to development in conservation areas are: [Supplementary Planning Document - Shopfronts and Advertisements](#); [Supplementary Planning Document 1 - Roof Materials for Listed Buildings and Conservation Areas](#), and [Supplementary Planning Document 2 - Replacement Doors and Windows for Listed Buildings and Conservation Areas](#).

2.2.4 The DMP also identifies nine major development sites within the study area, of which much the largest is MBL1 – Former Hastings College, Archery Road). One further site, 1-3 Chapel Park Road, is just outside the present conservation area, but its redevelopment would have a significant impact on it. ‘Site design briefs’ have been prepared for two of the sites, Gambier House, West Hill Road and the Taxi Office/B.R. Social Club, St Johns Road. The briefs are concerned primarily with land use and access and do not provide guidance on the scale, appearance or architectural approach that would be appropriate on each site, other than to state the need to ‘sustain and enhance the significance and setting of the [relevant] conservation area [and/or as appropriate] adjacent listed buildings.’

3 BACKGROUND

3.1 Introduction

3.1.1 St Leonards was first developed from 1828 by a successful London builder, James Burton (1761-1837). A plan by Burton dated 1827⁶ shows an ideal layout for a socially exclusive new town, clearly influenced by the grand terraces of Nash's Regents Park in London on which Burton was working at the time. It suggests that he had conceived the idea of a new resort before identifying a suitable site, but the essential idea of both formal terraces and villas in a Picturesque landscape was eventually realised at St Leonards. Burton's initial speculation comprised a grand hotel and sea-water baths at its centre on the seafront, and just inland, a private park encircled by villas, modelled on Regents Park in London. James's sons, the architect Decimus and his brothers, continued to build in St Leonards until c1860, by which time other developers were urbanising the surrounding land. In the second half of the 19th century, following the arrival of the railway, a town centre emerged around London Road and the station, and suburbs were built on the hills running inland. By the third quarter of the century, Hastings and St Leonards were, in effect, a single conurbation. By 1914, St Leonards had expanded to cover all of the area now designated as conservation areas, and well beyond.

3.2 Location and setting

3.2.1 The site of St Leonards was, prior to 1828, open countryside approximately 3km to the west of the ancient Cinque Port town of Hastings (i.e. what is now the Old Town). St Leonards was separated from Hastings by a rocky promontory known as the White Rock, until it was dynamited and dug away c1834-5. The new town occupied a rough T-shape, comprising the south-facing shingle beach and the small steep-sided valley immediately inland, the centre of which became the park-like subscription gardens (now St Leonards Gardens), its natural topography exploited by the Burtons for Picturesque effect after quarrying for building stone. A smaller declivity to its west was similarly quarried and landscaped (as the Archery Ground). To the west, a shallow, somewhat unstable cliff rose behind the beach. To the east, beyond Burton's land, was a shallower valley in which Warrior Square and Kings Road were later laid out. The character of St Leonards is shaped by this topography, with sudden changes of level, spectacular views from the higher ground and contrasting, heavily wooded enclaves inland.

⁶ HMAG (ref. FAM.819)

3.3 Archaeology and early history

3.3.1 A number of isolated archaeological finds were made in St Leonards during the 19th century, but none suggested a significant pre-historic, Roman or Saxon settlement. The medieval parish of St Leonards had two churches, but, by the mid-15th century, it seems to have been depopulated. There does not appear to have been more than a scattering of buildings on the land acquired by Burton; none that pre-dates his purchase is known to survive.

3.4 Building materials

3.4.1 Stucco was the almost invariable facing material for domestic and commercial buildings from the 1820s until the final quarter of the 19th century. It was usually painted and provided an affordable, weatherproof and easily repaired surface that could provide a smart finish over rough rubble or brickwork. (Exposed brickwork can occasionally be seen in the rear elevation of Burton houses.) Although stucco was chosen for its intrinsic qualities during the regency period, it was often 'lined out' to suggest, if not to imitate, ashlar. It was almost invariably used with Welsh slate roofs. When stucco finally fell out of fashion, it gave way to brick, often with terracotta dressings and clay roofing tiles.

3.4.2 In the early period of St Leonards development, a variety of other materials were often used in order to make an explicit contrast to the ubiquitous stucco, to emphasise the romantic individuality and diverse stylistic and historical roots of the picturesque villas. Some Tudor- and Gothic-revival style houses are faced with local sandstone, or have stucco coloured to resemble it. The Uplands houses are faced in a local brown ironstone (known as Crowhurst bluestone). In the later 19th century houses that continued the picturesque tradition, brick, tile hanging and half timbering were used.

3.4.3 The buff-coloured Cretaceous sandstone, of the broad range known as Wealden stone, was quarried on the Burton estate and elsewhere, although this particular bed has proved vulnerable to erosion. Only occasionally was it used as an exposed facing, for the Burtons' Gothic villas and later for the eccentric late-19th century Scottish baronial extravaganzas such as Highlands Gardens. The local stone was also very widely employed for boundary and retaining walls, which are a distinctive feature of the area.

3.4.4 19th and early 20th century doors and windows were almost invariably of painted softwood.

4 HISTORIC DEVELOPMENT

4.1 The Burtons' New Town

4.1.1 James Burton bought 25 acres (10.1 ha.) of Gensing Farm⁷, including 1km of sea-shore, early in 1828 from the executors of Charles Eversfield, who had obtained an Act of Parliament allowing them to sell land and building leases the previous year.⁸ The first phase of development, between 1828 and c1837, was relatively modest compared to its eventual size, but ambitious nonetheless. The foundation stone for the St Leonards (later Royal Victoria) Hotel was laid on 10 March 1828 and the town was ready to receive visitors by March 1830. The focal point was the architectural set-piece on the seafront, but from the outset the Burtons' urban concept included public buildings and the subscription gardens (now St Leonards Gardens) encircled by large villas intended for year-round residence as well as for visitors. The service areas, Lavatoria and Mercatoria, were located discreetly inland and well-hidden from the upscale terraces and villas. The western end of Norman Road was called Lavatoria Square; Nos.79-93 are original cottages set back with a drying ground in front.



Figure 2: The freehold land (in green) acquired by James Burton in 1828 (HMAG ref. FAM8.19)

4.1.2 The Subscription Garden was laid out to the designs of a Mr Leaf⁹ and opened in 1831, but the design of the Gardens should not be seen as separate from that of the houses. The significance of this part of the town is very much that the architecture of buildings and landscape is a single conceit. In contrast to the regularity and formality of the seafront terraces, the villas surrounding the gardens were designed in a variety of architectural styles, emphasising the fashionable Picturesque aspects of the scheme. They included the gothic Clock House (1828), Allegria (1831) (James Burton's own house) and Gloucester Lodge (1830). Other large

⁷ Nathaniels 2012:154

⁸ ESRO ref. AMS6454/27/33/1

⁹ <https://www.historicengland.org.uk/listing/the-list/list-entry/1001385>

villas, mostly now demolished, faced the smaller open space, the Archery Grounds. These inland residences were considered particularly appropriate for affluent invalids, an important group of potential visitors.¹⁰

4.1.3 James Burton died in 1837. Development of his town continued under the auspices of his sons, principally the eminent architect Decimus Burton (1800-1887), who leased (and later bought) further land to the north-east of the Gardens from the Eversfield estate the same year, and again c1850. He continued developing until his retirement in c1860. In the area between what are now Maze Hill and Kenilworth Road, Decimus built more houses, including the fine pairs at The Uplands, and The Lawn (the final group of houses he is thought to have designed in St Leonards), all of c1860. He also continued to build on the original estate: to this later period belong Archery Villas (c1850-5; the former Uplands School); and the houses at The Mount. He also completed the seafront terrace, Marina.



Figure 3: St Leonards in 1835 (detail) (ESRO MA 375)

4.1.4 The Burton family was central to the way in which the town developed. Various of James' sons were involved in the management of St Leonards and most of his children and family lived permanently or occasionally in St Leonards¹¹, but Decimus was the most important contributor to the design and present appearance of the town. James Burton probably worked with Decimus Burton on the original layout. James is assumed to have designed the most important buildings in the first phases of the scheme and Decimus was involved in the design of many of the later houses, but the extent to which he was the individual author of the designs seems to have varied, and there is relatively little definitive evidence on which to base an attribution for many buildings.

¹⁰ Nathaniels 2012:158

¹¹ Nathaniels 2012:166

4.1.5 After the original development undertaken directly by the family, other parts of the estate were developed by the usual 19th century pattern, whereby the land was leased by the landowner to a developer or builder, subject to a building agreement. Decimus Burton seems to have acted as his own estate surveyor – in effect, supervising architect. We know¹², for example, that his office produced the elevations for 72-82 Marina in 1850, but there is no evidence that he designed the interiors and it seems likely that the elevations were all that came from his office. There is a strong possibility, on stylistic grounds, that Decimus designed the Assembly Rooms (Masonic Lodge), South Lodge and possibly the West Terrace (Marina).¹³ Some later buildings, such as 3 Upper Maze Hill, can more tentatively probably be attributed to his office on the basis of style, but not documentary evidence. Others, such as the houses at The Mount, look like conventional speculative housing and were probably simply approved by his office on behalf of the estate.

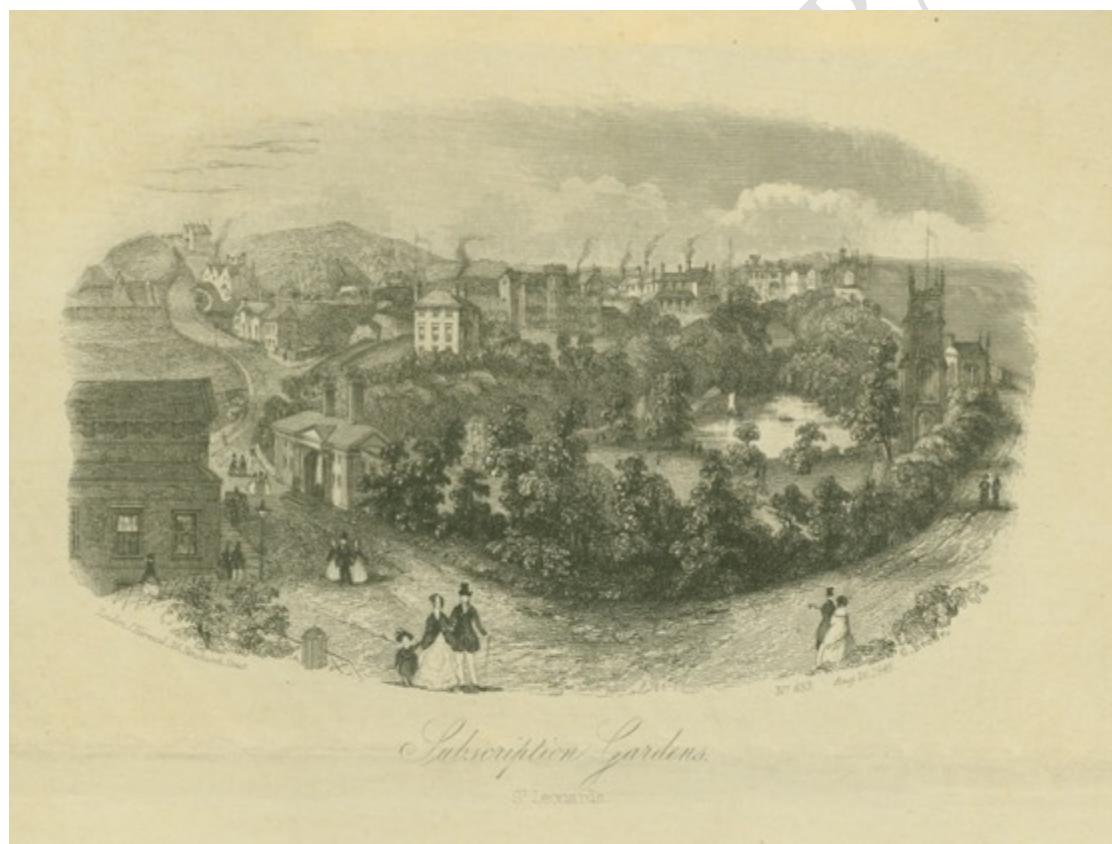


Figure 4: View of St Leonards across the Subscription Gardens in 1845 (HMAG ref. 1915.88)

4.1.6 In addition to building development, the Burtons played a large part in the management of the town, ensuring as far as possible that the exclusive social and economic character of their development was protected, through control by the family and its associates. The St Leonards Improvement Act of 1832 provided the necessary legislation to put the town on a municipal footing, but as a private estate rather than a public

¹² Information from Elizabeth Nathaniels

¹³ Nathaniels 2012:164

incorporation. Decimus Burton became one of the Commissioners appointed to oversee its running and other members of the family, investors in the Burton scheme and local developers served in the same capacity, ensuring that the exclusive character of the town was maintained.

4.1.7 On the one hand, James Burton produced rules of conduct for the working-class residents of the area; '*Cottage Regulations recommended for the preservation of health*' (1831), suggesting an anxiety to ensure that the artisans and labourers necessary to service the town did not offend the sensibilities of their richer neighbours. On the other, whilst the Burtons provided their tenants with infrastructure (such as water and sewers), St Leonards was known for its poor drainage. What the Burtons provided they did commercially, and the family and its business associates fought a prolonged successful battle to exclude St Leonards from the application of the 1848 Public Health Act,¹⁴ apparently primarily for financial reasons. The Commissioners continued to run the town until Hastings and St Leonards were administratively joined to form the County Borough of Hastings in 1875.



Figure 5: Illustration: The Subscription Garden (HMAG ref. 1982.136.24)

4.1.8 Prior to 1830, the area between Hastings and St Leonards was undeveloped, but, in 1834, the Convent, and later College, of Holy Child Jesus was established on what seems to have been an empty site of 14

¹⁴ Whittick 1987

acres, midway between the two towns, and separate from each. The site was acquired for the establishment of a convent soon after the emancipation of Roman Catholics in England in 1829. The first structure was a two-metre stone perimeter wall, then necessary to protect the religious community from strong local anti-Catholic feelings. The convent buildings were erected episodically over the next two decades. The chapel was begun to the designs of Charles Parker (1800-81) and had reached wall-head height by c1847. Parker was replaced as architect in 1848 by William Wardell (1823-99), a student and friend of AWN Pugin and like his mentor, a Catholic convert. Wardell emigrated to Australia in 1858, where he achieved considerable eminence.

4.1.9 The chapel was finally completed by EW Pugin in 1869. It contains decorative work by AWN Pugin's other sons, Cuthbert and Peter-Paul. It is of historical and architectural interest as a product of the mid-19th century Catholic revival in England and its wealthy adherents; and in particular of the extraordinary flowering of Gothic revival architecture that owes so much to the genius and piety of AWN Pugin and his followers. After the Burtons' new town, it is the most significant group of historic buildings in St Leonards. The chapel is listed at grade II* and four other buildings on the site at grade II.

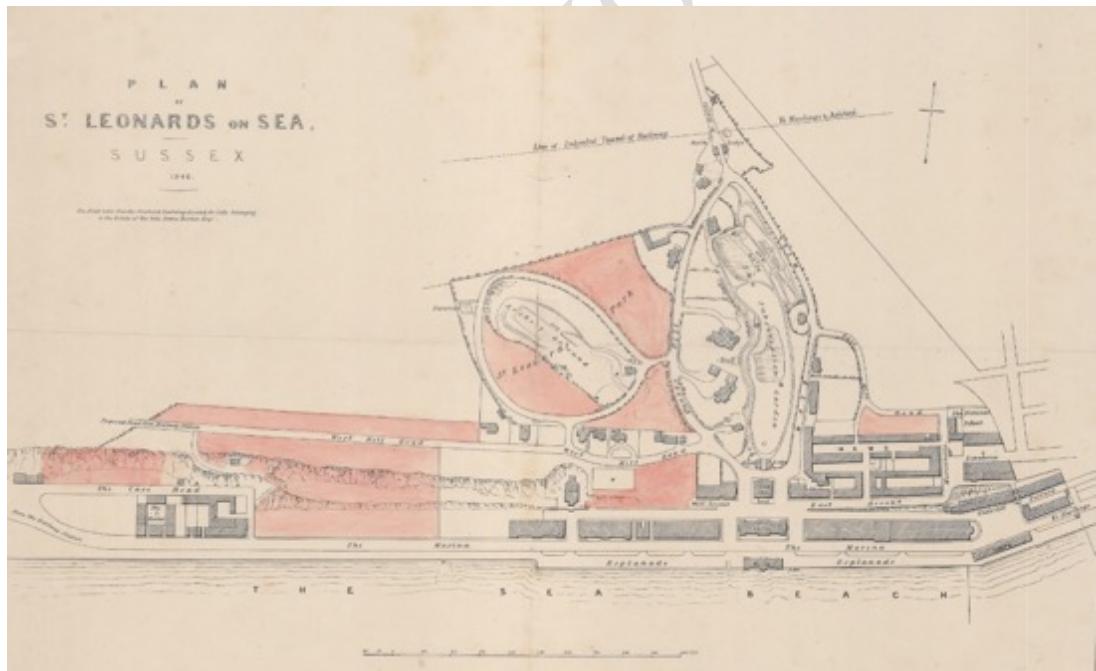


Figure 6: Plan of the Burtons' estate at St Leonards in 1846 (HMAG ref 1903.2.15)

4.1.10 The Burtons' new town provided a range of houses of different styles and sizes for visitors and permanent residents, apart from the planned service areas, aimed at the top end of the market. The first railways station in St Leonards was at West Marina (a little to the west of the present-day West St Leonards Station), opened in 1846, on the London, Brighton and South Coast railway. It was followed in 1851 by what is now St Leonards Warrior Square, on the rival South-eastern Railway, which opened in 1851.

4.1.11 The arrival of the railway made St Leonards far more accessible for visitors and stimulated more conventionally speculative residential development, although the houses were still substantial and the social *cachet* of St Leonards remained. From c1850 the land to the east and north (largely belonging to the Eversfield estate) began to be developed with stuccoed terraces, such as those in the grid of streets bounded by Edward Road, Church Road and Magdalen Road. This was the first extensive area to be developed outside the Burton estate, under the provisions of the 1827 Eversfield Estate Act. By 1873, only the land between St John's Road and Terrace Road remained to be developed and this followed soon after.

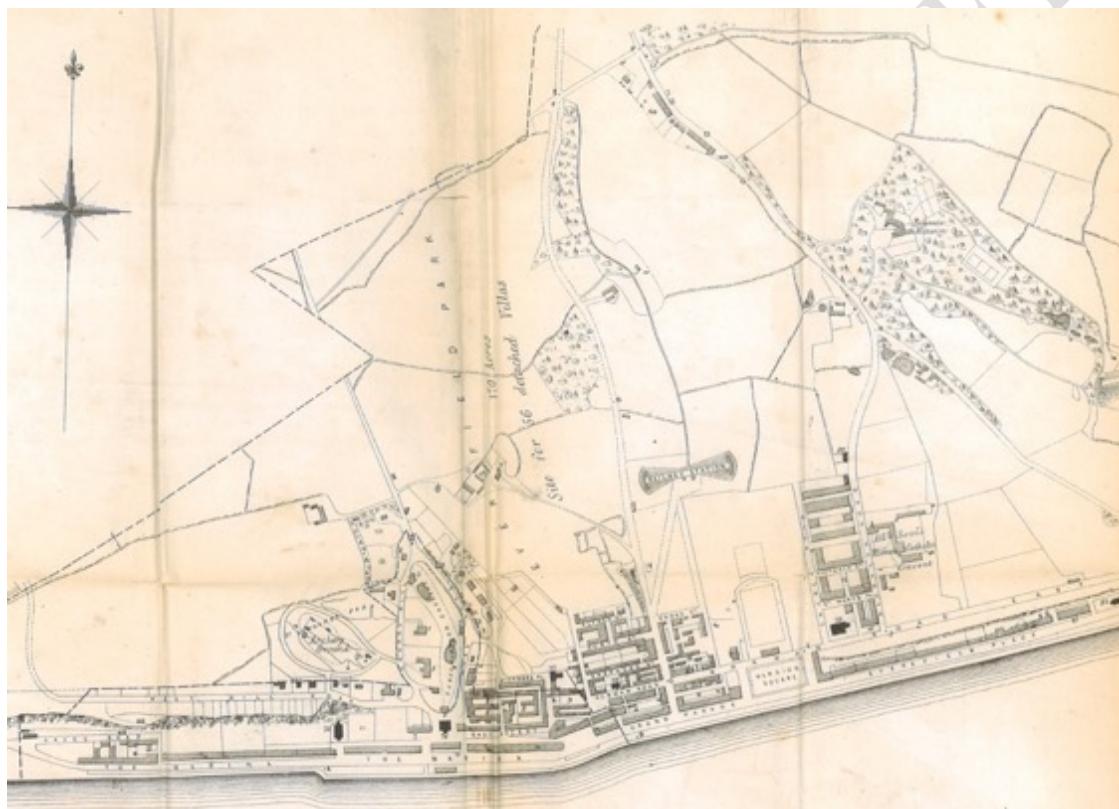


Figure 7: Map of Hastings & St Leonards (detail) from Diplock's Guide 1855 (HMAG)

4.1.12 Markwick Terrace (1860), emphatically urban despite its position well outside the town centre, was intended as the centre piece of an ambitious, but unrealised, urban plan. Large detached houses were also built, for example in Upper Maze Hill. By 1855, the seafront was built up continuously from what is now West Marina Gardens to the Hastings boundary. Warrior Square, which had been proposed as early as the 1830s, was developed from 1853 (the architect was probably a local man, George Voysey). The Burtons continued to build on undeveloped parts of their estate such as West Hill Road during the 1860s.

4.1.13 As the Burton development was integrated into the wider townscape, several of its features were lost. The arch marking its western boundary

was demolished in 1895; the shops on the seaward side of Marina (South Colonnade) in 1938, in connection with the construction of Marine Court and the new promenade; and the seafront baths c1950.

4.1.14 The shopping centre around London Road and Kings Road was formed in the late 1850s and 1860s. Thus, between c1840 and c1870, St Leonards was transformed from a carefully designed 'spa' intended primarily to attract well-heeled visitors and a relatively small resident population, to a fully developed urban settlement. Expansion continued on similar lines, especially to the north of the Burton estate, throughout the 1870s, with large detached houses, such as those in Pevensey and Dane Roads, and terraces such as Warrior Gardens, Charles Road and elsewhere, comparable in scale and pretension to those in London's Belgravia.



Figure 8: Warrior Gardens

4.1.15 As well as the stucco terraces, the Picturesque *rus in urbe* tradition established by the Burtons was continued. Vandeleur Benjamin Crake, who lived at The Highlands on the west side of the Archery Ground, was responsible for developing some extraordinary buildings on his land to the west of Archery Road, now known as the Highlands estate. They include the Highlands Hotel and Mews (now the Highlands Inn) of 1874 (architect Charles Smith Sen.), a fully realised Scottish Baronial mansion; and the vast houses at 3-9 Highlands Gardens (c1880) by the same architect or his sons Sydney and Albert Smith, also in the Scottish Baronial style.



Figure 9: Highlands Inn, Boscobel Road

4.1.16 By around 1890 (a little later than in London), the fashion for stucco finally declined and red brick became the more popular material, exemplified by the variety of styles rooted in the Queen Anne and Domestic Revival styles. Among the best examples are the work of local architect Phillip Tree (d.1922). He designed the six enormous houses resembling a London mansion block that now make up Highlands Mansions and Helena Gardens (1887) for Crake and several other houses in the area including Highlands Cottage (1901) in the 'Old English' style for Crake's son William.

4.1.17 The last part of the appraisal area to be built up, c1900, was around Grosvenor Gardens and the west end of West Hill Road. This period produced a series of large hospitals and sanatoria on the cliff top in the eclectic typically Edwardian mixture of Queen Anne, Domestic Revival and 'northern renaissance' styles, all characterised by red facing brick and tile roofs. The houses in this area are modest suburban terraces and pairs typical of their date and with little local distinctiveness. By 1914, almost the whole of the area was built up.

4.1.18 The Burtons' initial scheme included a church in the gothic style on the seafront, which was destroyed during the Second World War and replaced by the present building of 1953-61, designed by Sir Giles Gilbert Scott and Adrian Gilbert Scott. A series of other churches was built in the mid-

to late-19th century. These include: St Mary Magdalen St Margaret's Road (1852, architect F. Marrable); Christ Church, London Road (1873-7, architect A.W. Blomfield); St John the Evangelist, Pevensey Road, (1880-3, also designed by A.W. Blomfield, rebuilt after war damage, 1953-8 to the design of H.S. Goodhart-Rendell); St Peter, on the corner of St Peter's Road and Chapel Park Road (1883-5, architect James Brooks); St Thomas of Canterbury (1888-9, architect C.A. Buckler) and St Leonards Congregational Church, on the corner of London Road and Pevensey Road, built in 1863, having had its prominent spire removed in 1987. Several of them are important landmarks in the area.

4.1.19 A pier was opened in 1891 in front of the Royal Victoria Hotel. It was demolished in 1951 and the site is now marked by a plaque.

4.2 St Leonards after 1918

4.2.1 The major 20th century contribution to St Leonards on Sea is the Modernist concrete promenade, of 1933-4, designed by the Borough Engineer and Surveyor, Sidney Little, running almost uninterrupted from Hastings Pier to the Royal Victoria Hotel, creating a unifying feature on the seaward side of the main seafront road (Marina, Grand Parade and Eversfield Place). The promenade is on two levels, with walkways at street and beach levels. From Warrior Square to the pier, the lower level is a covered walk known as 'Bottle Alley' from the recycled coloured glass set into its back wall. At street level, there is a series of elegant arched concrete shelters with mosaic decorations. The promenade incorporates underground car-parking, with an impressive run of concrete arches and a spiral ramp entrance.



Figure 10: The seafront Promenade by Eversfield Place, looking east

4.2.2 Associated with this is Marine Court, often likened to an ocean liner, 1935-38 by Dalgleish and Pullen in a version of the international style. Rising to fourteen storeys, it is an imposing landmark building visible from many parts of the town, but it has fundamentally changed the character of the area. West of Grosvenor Gardens, an open-air swimming pool or lido, with seating for 2,500, opened in 1933. It closed in 1986 and no significant trace of it now remains.

4.2.3 The town suffered considerable damage from bombing during the Second World War as a consequence of its position on the flight path between continental Europe and London. In addition to the loss of the churches mentioned above, sections of some of the finest 19th century terraces were destroyed as evident from unsympathetic post-war rebuilding, notably in Warrior Square and along parts of the seafront.

5 ARCHITECTURAL AND SPATIAL CHARACTER

5.1 Character Area 1: Burtons' St Leonards

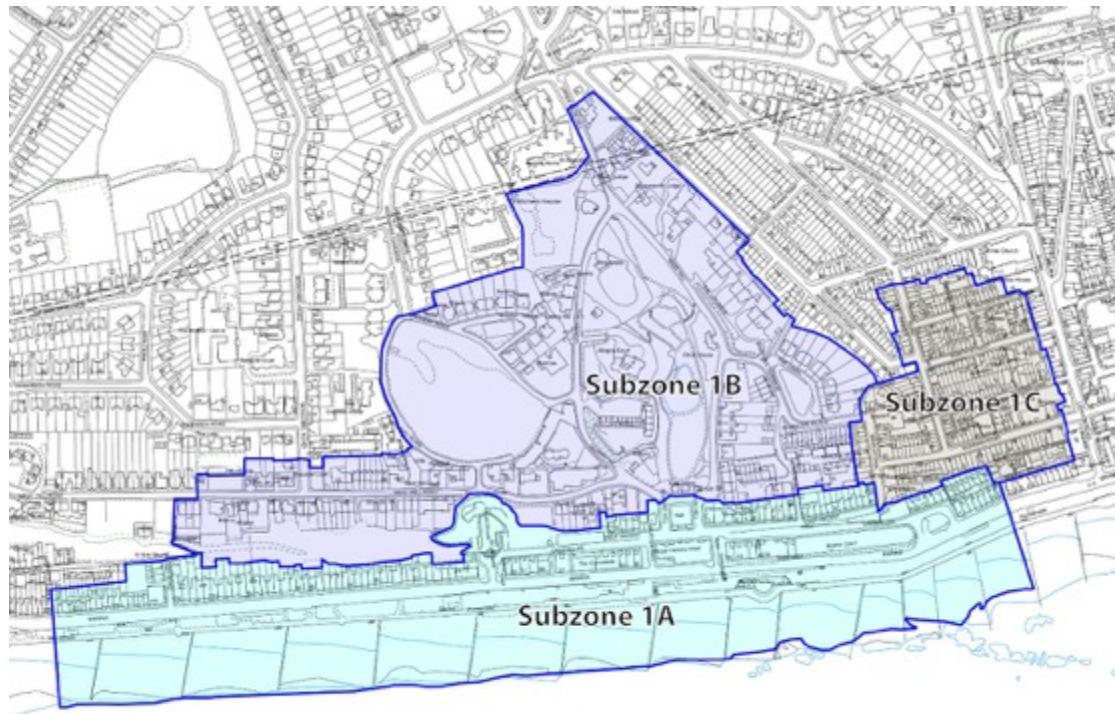


Figure 11: Character area 1: Burtons' St Leonards

Description

5.1.1 This area is the core of St Leonards developed by James and Decimus Burton between 1828 and c1860. It was built in several phases, but, despite a diversity of architectural styles and building types, it is a single entity: a planned resort hierarchically designed and (effectively) privately administered in order to maintain its social exclusivity. The seafront terraces were complemented from the outset by the St Leonards (Subscription) Gardens and Archery Ground, each surrounded by villas, and the service areas of Mercatoria and Lavatoria to their east. Decimus Burton expanded the estate after his father's death in 1837, but maintained its social and architectural character by using the same architectural and functional elements.

5.2 Sub-zone 1.a – Marina west to No. 127, East and West Ascent, 9-14 Undercliff

Built form and topography

5.2.1 This is the seafront development first completed by James and Decimus Burton from 1828. It comprises uniform four storey flat-fronted stucco

terraces facing the sea and the key public buildings of the new resort. East and West Ascent continue the formal town planning with regimented terraces, whilst Mews Road and Harold Mews represent the service areas. Despite a number of brutally unsympathetic post-1945 replacement buildings and the widespread loss of architectural details, particularly on the seafront, the high quality, formality, scale and grain of the Burton development remain clearly legible and still define the character of this area.



Figure 12: The Hotel and Gardens 1841 (HMAG ref. 2008.1.2)

5.2.2 The key feature Burton's seafront is the discipline, order and regularity of the terrace blocks, of a uniform height, number and hierarchy of storeys, punctuated by a small number of carefully placed individual buildings including the Royal Victoria Hotel, which forms the centrepiece, and St Leonards Church.

Views

5.2.3 The key views in this area are of the sea from the seafront, of the seafront from the sea, and along the seafront terraces.

Activities and uses

5.2.4 The area is predominantly residential with a significant number of houses in multiple occupation (HMOs). A few hotels and guest-houses survive.

The ground floors at Marine Court and the two Marina colonnades are mainly shops, although only the former was designed as such.

Architecture

5.2.5 The Burtons designed a formal composition, with the hotel in the centre, seafront baths on its axis, the Grecian Assembly Rooms (now Masonic Hall) to its rear, grand colonnaded terraces to either side, and villas set back to terminate the short views up the streets flanking the hotel, which still defines the architecture and urban form of the area.

5.2.6 The dominant character of the seafront is the uniform height, plot width, fenestration and stucco facing of the Burtons' early terraces. The terrace of Nos.111-127 Marina (c 1830-5) is lower, with covered first floor balconies, a distinctive 'seaside' feature, it too is essentially uniform. The later terrace at 69-109 Marina (complete by 1855) maintains the scale and rhythm with bay windows in place of flat fronts. No.57 (Crown House) was James Burton's own house, completed in 1828, an atypical break in the overall composition, its architectural expressiveness compensating for its lack of height.

5.2.7 Marine Court (1938) replaced a Burton terrace. It is said to have been inspired by the architects seeing the liner Queen Mary in dock in Scotland (although some have suggested that its prototype may have been the Queen herself). Despite its massive size, it has become an established part of the Marina seafront. It reflects the enthusiasm for continental modernism and body culture that forms a distinct strand in British architecture of the 1930s, particularly in seaside towns, of which Sydney Little's contemporary seafront promenade is a more appealing and democratic product. The small square east of Marine Court provides the access to one of the car parks below the 1930 promenade.



Figure 13: West Colonnade, The Royal Victoria Hotel and Marine Court

5.2.8 St Leonards Church was always set back and distinct from the flanking seafront terraces. The replacement for the Burtons' original church, destroyed in World War Two, is a bold and original late-Gothic design by Sir Giles and Adrian Gilbert Scott.



Figure 14: 84-96 Marina

Open spaces and public realm

5.2.9 The 1930s seafront upper and lower promenade runs the length of this part of the seafront, but it is less prominent here than further east. The principal public open space is the strip between the road and the upper promenade. West of St Leonards Church, it comprises poorly maintained planters, haphazard surfacing and railings; to the east of the Church the open space is mainly paved. Opposite No.70 Marina is an attractive early 20th century timber and glass shelter and cast-iron post and rail railings. Some granite kerbs remain, but much of the surfacing is out of keeping, notably the pink asphalt.

5.2.10 Behind St Leonards Church, the cliff, originally also part of the ‘public’ landscape, is planted with dense shrubbery. It is prone to erosion and not accessible other than via a single over-grown footpath from Undercliff to West Hill Road, leading to what was the churchyard on the cliff to the north-east of the church. A second path up the cliff, Sussex Steps (off Sussex Road), is closed. The churchyard is identifiable as open space only around the Burton memorial (see below). Two other flights of steps also contribute to the character of the area: between Undercliff Terrace and Market Street; and between St Clements Place (top of East Ascent) and Undercliff.

5.2.11 There are two other small open spaces on the north side of Marina. One, the forecourt to St Leonards Church, is now rather barren. The other, at

the east end of Undercliff, forms a small square with the spiral ramp down to the seafront car park at its centre, the curve of the ramp echoing the eastern end of Marine Court.

Listed buildings

5.2.12 Most of the buildings forming part of the original Burton development fronting Marina between St Leonards Church and Marine Court are listed grade II, as are the Royal Victoria Hotel and the Masonic Hall, the focus of Burton's seafront development, and Nos.111-127 Marina (c1830, believed to be designed by James Burton). 57 Marina is listed grade II*. Marine Court is also listed grade II.

Landmarks

5.2.13 The principal 'landmark' of this area is the seafront as a whole. Marine Court is over-dominant in relationship to the Burtons' townscape and in any view of the seafront, but from the east, where it appears 'end-on', its enormous bulk is less intrusive than from other directions. St Leonard's Church is an important building in its own right and as a 'punctuation mark' in the architectural set-piece of the seafront.

Locally important buildings

5.2.14 With the exception of the 20th century infill blocks, the non-designated seafront terraces between Market Street and Sussex Road are key buildings in the Burtons' New Town. Although many of these houses have been unsympathetically altered (particularly by the loss of architectural detail), their significance to the townscape as a whole is considerable and much of their original character could be recovered. Current research by the Burtons' St Leonards Society suggests that Decimus Burton was directly involved in the design and development of Nos. 72-82 and 89-99 Marina; they may be worthy of statutory listing. In any case, local listing should be considered for these terraces; along with Nos. 15-21 and 60-62 Marina and 9-14 Undercliff¹⁵, which are part of the original Burton development, and Nos. 100-109 Marina, which are slightly later houses that conform to the grain, scale, rhythm and architectural character of the earlier Burton terraces, for their significance in the townscape.

5.2.15 No.110 Marina is a grand French Renaissance-style block with facades to both Marina and Sussex Road. It is elaborately decorated with rustication, dentil cornice, balustraded parapet and an extravagant roofscape of dormers, prominent chimneys, mansard roofs, French Pavilion roof over the entrance bay and a central Ionic columned porch. It should be considered for local listing

¹⁵ Also known as Undercliff Terrace: nos. 1-8 are listed as such

Buildings detracting from the special character of the area

5.2.16 The special architectural or historic interest of Marine Court is recognised by statutory listing, but its visual impact is mixed. It has a strong character and considerable prominence as a stand-alone building, but its contribution to the Regency new town of which it forms a part, is more negative. There is no realistic possibility of its redevelopment, but conservation and enhancement to reinstate its original details would, at least, make it a better neighbour¹⁶. Nos.10 and 14 Marina have inappropriate over-large roof extensions.

5.2.17 On the north side of Undercliff, between West Ascent and St Leonards Church, stands the bare concrete frame of a proposed development of 16 flats. It was approved in 1966 and a further consent was granted in 2004. Work is understood to have been commenced and then abandoned due to problems with the stability of the ground. It is understood that further development here is unlikely. The site is derelict and an eyesore and demolition and re-landscaping would be desirable.

5.2.18 Greeba Court (56 Marina) is a visually intrusive block of c1960 which breaks the rhythm and proportions of the terrace with its fenestration and parapet line. Victoria Court, (Nos.65-68 Marina) and Archie Court (No.63 Marina), which flank the forecourt to St Leonards Church, are blocks of flats of c1960 of the most utilitarian character, built with no regard for the character of the Burton terraces. Their redevelopment with more sympathetic buildings, that better conform to the architectural character, massing, height, elevational proportions, materials and details of the adjacent historic buildings, should the opportunity arise, would be of great value.

5.3 Summary of special interest: Character Area 1 Subzone 1a:

5.3.1 The special interest of this area derives principally from:

- The new town devised by James and Decimus Burton for their own estate;
- The designed Picturesque townscape of St Leonards Gardens and the associated villas;
- The special architectural and historic interest of the buildings designed by James and Decimus Burton, or developed under their supervision;
- The consistent character, form, scale, massing, architectural style and details of the individual buildings and the architectural uniformity of the seafront terraces;
- The architectural and historic interest of the 1930s promenade;
- The views of the area from the sea.

¹⁶ Repairs underway at the time of writing, but it is not clear whether any reinstatement is proposed.

5.4 Sub-zone 1.b – Harold Mews, Mews Road, Maze Hill, Upper Maze Hill (south of Pevensey Road), Quarry Hill, Stanhope Place, The Lawn, West Hill Road (1-71 odd and 14-48 even), The Mount, Archery Road

Built form and topography

5.4.1 The area immediately north of Marina is part of James Burton's original new town, centred on the subscription gardens opened in 1831. This inland area complements the ordered neo-classical seafront compositions with a quite different, Picturesque character of villas set in an idealised urban 'landscape'. To the north-east of St Leonards Gardens, The Uplands (1849-55) and The Lawn (1854-6) date from the later phases of the Burton's development, as do the stuccoed terraces and pairs in West Hill Road of c1860s.



Figure 15: South Lodge, Maze Hill and the Masonic Hall

5.4.2 The 'Subscription Gardens' in the small valley at the centre of the estate, surrounded by informal layout of meandering streets conforming to the fashionable Picturesque principles of the time, are at the heart of James Burton's new town. Beyond the formal south entrance to the Gardens, the townscape is a conscious and complete contrast to the ordered blocks on the seafront. This aspect of the area is of exceptional importance even though it has been somewhat eroded. Buildings are mostly individual or paired houses, with just a few terraces. The trees, boundary walls and

planting enhance the natural topography to ensure that the built does not dominate the natural. This character survives best in the almost rural character of Quarry Hill - albeit that this 'natural' character is largely man-made, following quarrying - and the northernmost part of Archery Road, dominated by mature trees and partly without pavements.

5.4.3 The Burtons created another park in the area now enclosed by Archery Road, which was also landscaped after it had been quarried for building stone. It became known as the Archery Ground by the mid-1830s. Archery was a popular past time, especially for women, in the early 19th century and the Society of St Leonards Archers was founded in 1833 by the Misses Mackay, securing the patronage of Princess Victoria the following year. There were two large villas on the west side of the park, now demolished, and a row of smaller houses to the south, the extant Archery Villas. The latter became a school during the 19th century and remained in educational use until c2010. In 1957, the by-then wooded area to the north of the Villas was taken over by Hastings College, which erected new buildings that had little regard for the historic urban form or Picturesque character of the site. These have now (2017) been demolished and a large new housing development, the design of which takes its cue from the formal terraces rather than its Picturesque antecedents, is under construction.

Views

5.4.4 More than any other part of the St Leonards on Sea conservation area, open spaces, landscape and greenery predominate here, with the buildings half-hidden in an idealised landscape. This is epitomised by the view of the Gardens that opens up quite dramatically as one passes through the narrow archway of South Lodge. The topography ensures that unexpected views are frequent, whether looking downhill from the area around North Lodge, or looking uphill from the South Lodge, but rarely provide long vistas. Glimpses of the sea between houses and across unbuilt plots on the south side of West Hill Road contribute positively to the character of the area.

Activities and uses

5.4.5 The area largely retains its primary character as an exclusive residential suburb, exemplified by The Gardens, The Uplands and The Lawn. The former Subscription Gardens became a public park in 1880.

Architecture

5.4.6 The architecture of this area is of the highest quality, demonstrating the creativity and variety of the Picturesque movement in architecture espoused by writers such as the influential J.C. Loudoun (1783-1844). Granville called it 'a little paradise'. Of the 1830s, within the Gardens, are a variety of villas and *cottages ornés*, including the Tudor Gothic North

Lodge, Gloucester Lodge, Allegria, (to which James Burton moved from 57 Marina), Clock House and Nos. 9-13 Maze Hill.



Figure 16: Clock House, Maze Hill

5.4.7 To the east of the area are more formal terraces and paired villas, including Maze Hill Terrace, The Lawn and Stanhope Place. The Uplands is a sequence of three paired villas in Classical style, but set back on a private road with planting. On the other side of the valley, The Mount is a later development of the 1860s where the Classical style has given way to a lighter Italianate. At West Hill Road, between Archery Road and Quarry Hill, are a number of detached houses, less overtly Picturesque; stuccoed with Gothic and Tudor details of c1830; further west, the pairs and terraces occupy one of the last parts of their estate to be developed by the Burtons c1860. Beyond the final pair of the north side of the road, Nos 44-46, the Burtons developed a reservoir (now much expanded). Probably associated with it is No. 48, a small *cottage orné* of c1858. On the south side No. 59 is a stuccoed pair of c1870s; beyond it are a group of late 19th century houses that contribute little to the character of the conservation area, but stand on land that was originally part of the Burton estate.

5.4.8 At the foot of West Hill Road is the Gothic-style entrance block to the former Turkish Baths. The baths were served by a mineral spring discovered on the opposite side of the road in 1846. The first baths establishment was opened in 1864 and closed in 1869. The architect was

Decimus Burton's nephew Henry Marley Burton¹⁷. The date stone of 1871 relates to the reopening of the establishment with a swimming bath, believed to survive under the current floor. The building became part of Uplands school in the late 19th century and was converted to residential use in 2017.

5.4.9 Harold Mews and Mews Road comprise a mixture of unpretentious commercial and residential buildings, mainly of 19th century date. Their utilitarian character reflects their original service functions. Whilst the architectural interest of the individual buildings is modest, they contribute to the area as an historic group.

5.4.10 Scattered through the area are a few houses in the 'Olde English' or vernacular revival style of the late 19th century. Most notable is Bannow (now Hazelton), of 1877-9 by the celebrated architect Richard Norman Shaw¹⁸, at the corner of Archery Road and Quarry Hill.

Open spaces and public realm

5.4.11 The principal open space, St Leonards Gardens, is a Registered Historic Park. The public realm is dominated by mature trees, dense planting and a sense of informal enclosure. Sandstone retaining walls are a common feature. This 'rural' character is accentuated by the narrow roads, in some instances without footways, such as parts of Archery Road, Quarry Hill and Maze Hill. A number of older-style swan neck lamp standards remain.

5.4.12 At the south-east end of West Hill Road is a small open space that was formerly part of the churchyard. At the centre stands the pyramidal Burton family memorial. James is buried here; Decimus is buried at Kensal Green in London.

Listed buildings

5.4.13 As part the historic core of Burtons' St Leonards, this area has a large number of listed buildings including most of the buildings of which the design is attributed to James or Decimus Burton. Among the most notable are the large villas within St Leonards Gardens, the North and South Lodges, The Lawn and The Uplands and the former Turkish Baths, West Hill Road. St Leonards Gardens is included in the Historic England Register of Historic Parks and Gardens (grade II).

Landmarks

5.4.14 The key listed buildings are also local landmarks: the Masonic Hall occupies a focal point in the designed town. The lodges to St Leonards Gardens, Gloucester Lodge and Clock House contribute to the interrelationship of building and greenery which is so central to the

¹⁷ Pevsner p461

¹⁸ Saint 1976:421

appearance of this area. Other important buildings may be seen only through the planting, such as The Uplands, or at close quarters like The Lawn and Stanhope Place.

Locally important buildings

5.4.15 Although its style is different from the Burton houses, No.7 Maze Hill is a house of 1900 designed by Philip Tree that continues the Picturesque tradition. It reflects the later 19th century move away from regularity and stucco to variety and 'black and white', tile hanging and red brick, of which there are a number of examples in the area.



Figure 17: 7 Maze Hill

5.4.16 Quarry Lodge, Quarry Hill (the former Rectory) is a rectangular stucco building with canted bays, prominent from St Leonards Gardens. It is shown on the 1849 estate map, so was probably Burton-designed, although now with later alterations.

5.4.17 48 West Hill Road is an interesting and very late example of a *cottage orné*, now derelict and at risk, part of the Burton development and worthy of attention.

Buildings detracting from the special character of the area

5.4.18 Quarry House, Quarry Hill is a large block of flats of c1960 of no architectural merit. It replaced a Burton villa of the same name. It is an overbearing intrusion on the character and appearance of the west side of

the Gardens, and may be seen from a considerable distance to the east. It stands on a large site which might, in due course, allow for redevelopment at a more appropriate and sensitive scale.

5.4.19 West Hill Road has a number of uninspiring post-1945 infill developments of small blocks of flats. They include No.42 (c1980), the very plain red brick Boscobel Court at the junction with Boscobel Road (c1960, on the site of a former Drill Hall), Bucklands, immediately to the west of No. 46 (on the site of the former reservoir) and Marina Heights, both late 20th century. None of these buildings responds positively to the architectural character of the earlier houses or the urban grain of the area.

5.5 Summary of special interest: Character Area 1 Subzone 1b:

5.5.1 The special interest of this area derives principally from:

- The Picturesque, suburban town plan of green spaces and villas devised by James and Decimus Burton;
- The special architectural and historic interest of the buildings designed by James and Decimus Burton, or developed under their supervision;
- The varied architectural styles of the buildings designed by James and Decimus Burton, or developed under their supervision;
- The later buildings and their settings that continue the suburban Picturesque style of the area;
- The variety of local materials, particularly the use of stone for houses and boundary walls.
- The idealised landscape character of the area, including St Leonards Gardens, private gardens and street trees and planting;
- The contrasting, complementary relationship between the buildings and the landscape setting of this area and the formal seafront buildings;
- The views, including close views within the area and long views, particularly from the higher ground towards the sea.

5.6 Sub-zone 1.c – Alfred Street, Gensing Road, Market Passage, Market Street, Market Terrace, Mercatoria, Mount Pleasant, Norman Road, North Street, Shepherd Street, Union Street 1b-8 Undercliff and Valentine’s Passage.

Built form and topography

5.6.1 This area is a densely-packed grid of small-scale streets tucked away behind the seafront that was developed from c1830 on land that slopes up from south to north and east to west. It was the commercial and service area of the Burtons' new town and includes the self-explanatory neighbourhoods of Mercatoria and Lavatoria. The area is almost entirely comprised of two-storey terraces, predominantly artisans and workers'

cottages, with three storeys in the commercial streets. These are streets of small unpretentious buildings. Some or all of their architectural detail has been lost from most houses and few if any are unaltered, but their essential character derives from their simple, consistent proportions and scale, which are largely intact throughout the area. Parapet lines are generally uniform. Gardens are confined to the rear of houses, unseen from the street.

Views

5.6.2 The tight urban grain means that there are few long views, but that eastwards down Norman Road to Warrior Square and the hillside beyond is a notable exception.

Activities and uses

5.6.3 The area largely retains its historic uses, although some former shops units have been incorporated in dwellings. Norman Road is a lively commercial street. Gensing Road and the streets eastwards to London Road are mainly residential.

Architecture

5.6.4 Most of the houses are plainly detailed and faced in the usual painted stucco, but some of the slightly later cottages have flint cobble-faced fronts, usually painted. A variety of paint colours has been used to good effect, enlivening the utilitarian urban character of the area. Many of the standard original details have been lost, notably timber doors, sash windows and moulded cornices to the wall-head parapets.

5.6.5 In Norman Road, there is a little more architectural pretension, with bay windows and decorative ironwork. The former Methodist Church is the most self-consciously architectural building, emphasised by the use of cut stone as the main building material. There are good 19th century shopfronts at Nos. 37-39, 42, 54-58 and 68-80.

Public realm and open space

5.6.6 Granite kerbstones are prevalent in the area, whilst most of the pavements are finished in tarmac, not inappropriate for this artisan quarter. Street lighting is unobtrusive and this is an area that would benefit from simple fittings fixed to the walls of buildings, thus removing street clutter. Market Passage retains York stone paving.

5.6.7 There are no significant public open spaces. Lavatoria Square is an historic space that gives interest and variety to the streetscape and might benefit from enhancement.



Figure 18: Lavatoria Square, Norman Road

5.6.8 There are several narrow alleys (or twittens) and steep irregular flights of steps in the area, such as those to Market Passage, Valentines Passage and Undercliff, and the steps from Alfred Street to London Road. These features are an essential part of the intimate urban character of the area.

Listed buildings

5.6.9 No.4 Mercatoria, the Horse & Groom PH, was opened in 1829; it may have been designed by James Burton. Nos. 66-68 (even) Norman Road are listed grade II, dating probably from the 1850s, as is No.74, its elevation distinguished by a giant order of pilasters. Nos.16-23, 25-28 and 33-34 (consecutive) North Street are modest, cobble-fronted cottages dating from the first phase of development of the area in the 1830s, as are 22-25 Alfred Street and 1-3 Union Street; all are listed grade II. Nos.1b-8 Undercliff Terrace, a stucco group with round-arches similar to those in Lavatoria Square, are also listed grade II.

Landmarks

5.6.10 Nos.59-63 (odd) Norman Road, the former Methodist chapel with a prominent stone spire appears in views from the higher ground to the north and east. With the adjacent Sunday school, now converted to flats, it was designed James Weir and rebuilt after a fire in 1901.



Figure 19: View east down Norman Road

Locally important buildings

5.6.11 Nos.79-93 (odd) Norman Road (Lavatoria Square) comprise four pairs of two-storey cottages, each pair sharing a plain porch with a single unmoulded round arch. No.2 Shepherd Street, the former Foresters Arms PH, is an early-mid 19th century building with an attractive late 19th century pub front, with round-arched windows and eyebrow pediments.

Buildings detracting from the special character of the area

5.6.12 Where the western section of Norman Road meets London Road, the sites to the rear of the London Road properties on each side have been redeveloped since 1945. To the north, the service yard of the concrete-framed former Post Office (c1960s) is a jumble of brick out buildings. To the south, the whole corner site is vacant and used as an outdoor seating area by the adjacent café. Whilst the latter is lively, from a conservation perspective, the loss of enclosure at this prominent junction is regrettable.

5.7 Summary of special interest: Character Area 1 Subzone 1c:

5.7.1 The special interest of this area derives principally from:

- The architectural and historic interest of the planned service areas of the Burtons' new town;
- The number, architectural consistency and density of modest early 19th century houses and shops;

- Architectural details, including historic shopfronts, bay windows and ironwork;
- The variety of facing materials, including brick, stone and flint;
- The character of the area deriving from its varied topography, including steps, paths and twittens;
- Long urban views framed by buildings and glimpses of the sea between the buildings.

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5.8 Character Area 2: West St Leonards - Nos 128-146 Marina, Grosvenor Crescent, Grosvenor Gardens, Sea Road, Caves Road, Sussex Road, Bexhill Road, Keats Close and West Hill Road (west of No. 48).

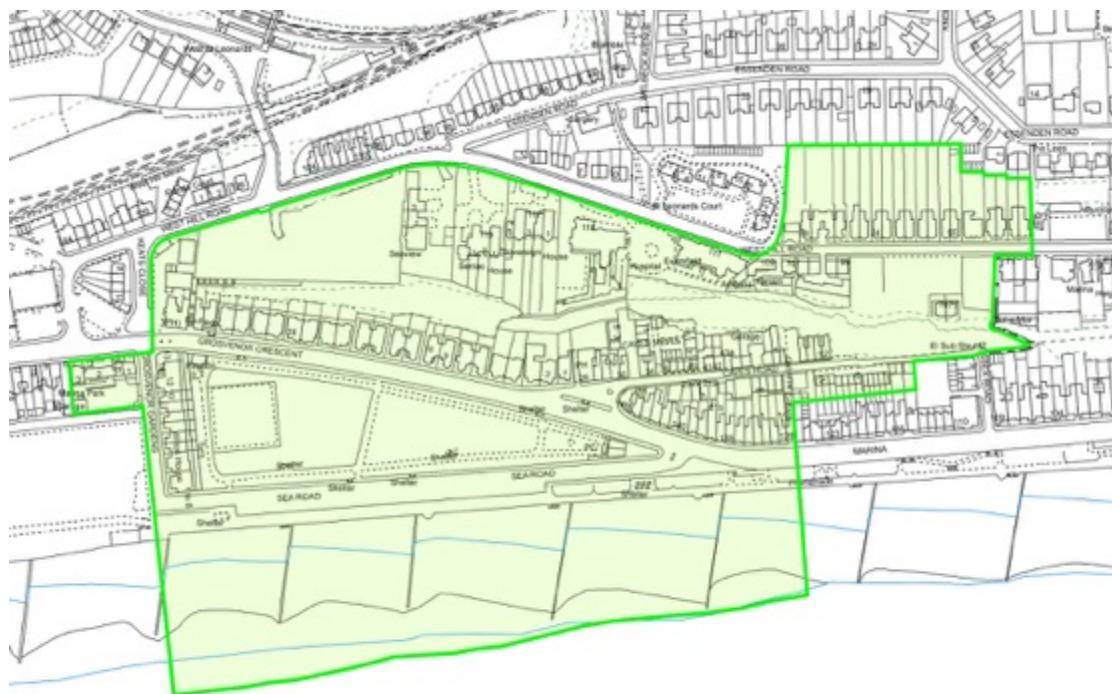


Figure 20: Character area 2: West St Leonards

Built form and topography

5.8.1 Scattered development existed along the coast in the early 19th century, though nothing survives from before c1830s. Prior to 1855, West Hill Road did not connect with the Bexhill Road. The western end of Marina was completed after the remainder of the seafront terraces, continuing the scale and form of the Burtons' development further east. Caves Road is a rear service street, sandwiched between the cliff and the seafront terraces, laid out by the 1840s, but largely unbuilt. West Marina Gardens was laid out in 1891 on what was then a shingle beach, with housing development following on its west and north sides. Marina was completed to its western extent in the 1880s. Around 1900, the western end of West Hill Road was developed with hospitals and convalescent homes exploiting the healthy and attractive cliff top location away from the town.

Views

5.8.2 West Hill Road runs along the top of the cliff and there are occasional, visually valuable views to the sea between houses and across the open space opposite Nos.58-78. From West Marina Gardens, there are views east along the seafront terraces.

Activities and uses

5.8.3 The character of the area is largely residential, with a few hotels and guesthouses, and some workshops, such as in Caves Road.

Architecture

5.8.4 Nos.128-146 Marina (c1880s) was the final terrace in the St Leonards seafront development, comprising four storey houses, some with canted bay windows, stepped to take in the curve of the street. Much original decorative ironwork and some first-floor balconies have been lost, to the detriment of the group.

5.8.5 The Bo-Peep Hotel replaces an earlier pub of the same name. It is probably the oldest building in the area, early- mid-19th century, with later Victorian alterations. Caves Road is a back street mainly of plain houses and workshops dating from c1840s to c1900 with some ordinary late 20th century infill.

5.8.6 The buildings on the south side of West Hill Road at its western end are large detached properties, built as convalescent homes and the Eversfield Hospital, showing the influence of the eclectic architectural styles of c1900: Queen Anne Revival, Domestic Revival and Renaissance, with red brick, tile hanging, prominent tiled roofs, irregular plans and Picturesque silhouettes. On the north side of the road, are pairs of two-storey houses, typical of c1900, with half-timbered gables, painted timber balconies and sash windows.

5.8.7 Grosvenor Crescent, developed c1900, is suburban, with paired houses characterised by canted bay windows, with an over-sailing gabled storey, typical of its date. Grosvenor Gardens, also c1900, is a symmetrical urban terrace in a commanding position. The beginning of Bexhill Road is also urban, with a large four-storey many-windowed Italianate block of c1880. West Hill Road includes semi-detached houses of c1900, similar to those on Grosvenor Crescent, facing the widely spaced hospital and convalescent buildings. Eastwards, later 20th century infill of little architectural merit meets stuccoed pairs and terraces of the final phase of the Burtons' development of c1860s.

Public realm and open space

5.8.8 The main open space is West Marina Gardens, an elongated triangle, open to the sea on its south side, grassed, with perimeter tarmac paths and formal planting but few trees. The sculpture of King Harold and Edith Swan-Neck, (1875, by Charles Wilke) was gift of Lord Brassey, MP for Hastings from 1868-86. There are two small shelters, of the same date as the park or a little later. The seafront has two more early 20th century timber and glass shelters with cast-iron post and rail railings, similar to

that opposite 70 Marina. There is an informal open space on the south side of West Hill Road with sea views.

5.8.9 West Hill Road has Wealden sandstone boundary walls, especially at its western end, which are a prominent feature. Some granite kerbs survive along the seafront and in Caves Road. Pavements are concrete slabs or tarmac.



Figure 21: 146 Marina from West Marina Gardens

Landmarks

5.8.10 146 Marina dominates the view eastwards from Grosvenor Gardens. It is an important feature in the townscape, especially in views from the west.

Locally important buildings

5.8.11 Bo-Peep Hotel, Bexhill Road c1840s, with facades facing south and west, each with pilasters, cornice and parapet, raised in the centre; it is worthy of local listing. On Caves Road, the Marina Fountain PH is a good plain pub of 1845 (the adjoining houses are of similar date). Original features such as sash windows have been lost, but could be reinstated.

5.8.12 In West Hill Road, the group of Edwardian hospitals/convalescent homes of c1900 make a notable contribution to the townscape, especially as seen from the south, where they line the crest of the hill and reflect a significant phase in the history of the area. No.146 Marina (c1880s) marks

the start of the Burtons' new town and the seafront terraces that stretch to the Hastings boundary.

Buildings detracting from the special character of the area

5.8.13 The garage (Watling Tyres) on Keats Close occupies a prominent site at the gateway to the historic town on one side. It is at present a collection of utilitarian sheds.

5.9 Summary of significance: Character Area 2

5.9.1 The special interest of this area derives principally from:

- The architectural and historic interest of the surviving early-mid 19th century buildings;
- The formal urban planning of the later 19th century developments that extended the Burtons' seafront terraces;
- The formal and self-contained character of West Marina Gardens and the Edwardian houses that enclose them;
- The architectural and historic interest of the late 19th and early 20th century cliff-top hospitals and Sanatoria;
- Views of the sea.

5.10 Character Area 3: East St Leonards

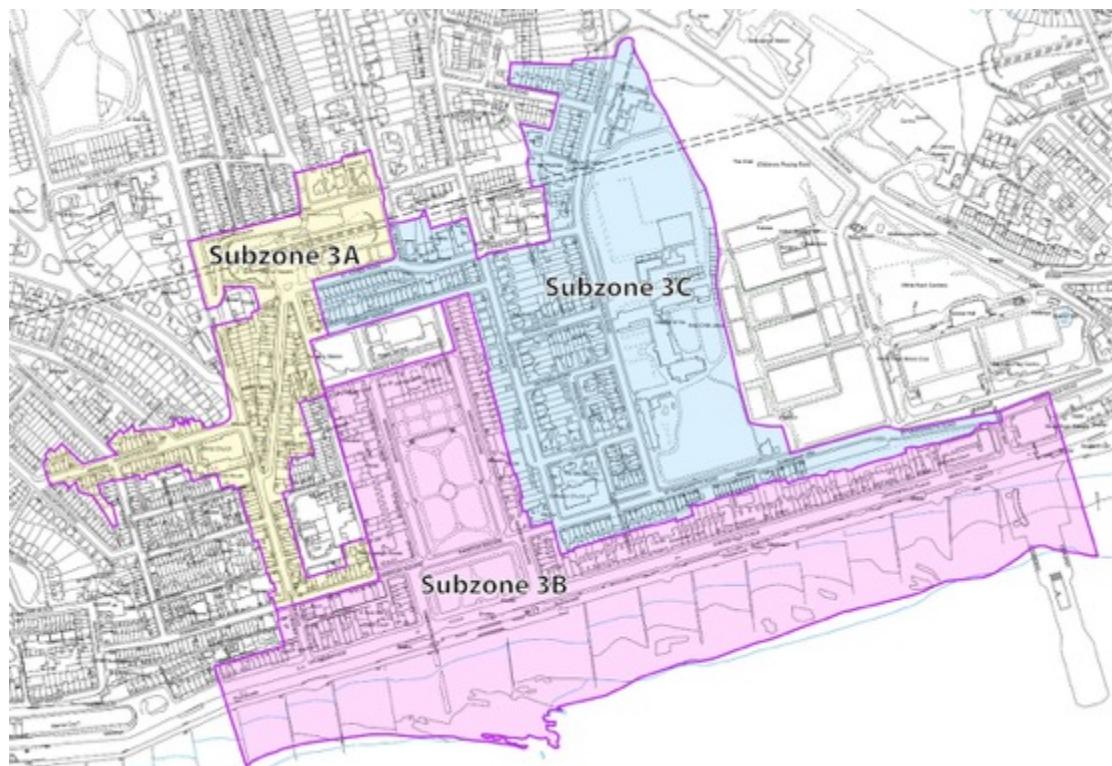


Figure 22: Character area 3: East St Leonards

5.10.1 This area covers the speculative housing and commercial centre that emerged on the Eversfield estate land outside the Burtons' exclusive residential development, between c1840 and c1880s, although Grand Parade and the then isolated Convent of Holy Child Jesus had been built in the 1830s. It comprises mainly stuccoed terraces for a number of different developers, among whom David Manser of Rye was notable; he bought his first leases in the 1830s¹⁹ but development proceeded slowly. Eversfield Place extends the scale and general character of the Burtons' seafront terraces eastwards to the Hastings boundary.

5.11 **Sub-zone 3a – Norman Road (east of London Road), London Road (north to Pevensey Road), Kings Road, Silchester Road, Western Road, Warrior Square Station, Ellenslea Road (west of Chapel Park Road).**

Built form and topography

5.11.1 This area has a wholly urban character, consisting generally of three-storey, unbroken terraces. The land rises sharply to the north and northwest. The streets are mainly pragmatic 19th century impositions on

¹⁹ ESRO AMS6454/33

the landscape. London Road rises in a straight line inland from the seafront. Kings Road is a diagonal line that links it to the station, taking advantage of a level strip to make a convenient, level shopping street. Most of the other streets form a simple grid. The area was largely built up by 1875 with the exception of Silchester Road and the west side of Gensing Road (north of Kenilworth Road), which date from the 1880s.

Views

5.11.2 From London Road, there are long views along Norman Road in both directions, that to the east taking in Warrior Square and the slopes beyond. There are good views of the sea southwards down London Road, punctuated by the landmarks of Christ Church and the former Congregational Church. The tower of Christ Church is also a focal point in views east along Silchester Road. There is an unexpected view down the narrow stepped twitten between London Road and Kings Road.

5.11.3 Around Warrior Square Station there are striking views across the valley. From London Road eastwards, the view takes in the station, tunnel entrance and the terraces on St John's Road stepping up the hill. North-east from Kings Road, the view of the buildings climbing up the hillside has an accidental, but nonetheless picturesque, appeal.

Activities and uses

5.11.4 Aside from the churches and the railway station, terraces with ground floor shops predominate. Upper floors are mainly residential. Some shops have successfully been converted to residential use, such as at the west end of Silchester Road.

Architecture

5.11.5 The area is characterised by the eclectic styles typical of Victorian commercial architecture. The Gothic-style churches and school on London Road are of stone in an intentional contrast to the omnipresent stucco that declares their status as something more than ordinary domestic buildings. There is a profusion of architectural detailing such as architraves, parapets, quoins and brackets, here mostly Italianate. Later 19th century buildings are typically faced in red brick.

5.11.6 Kings Road was developed, probably in the late 1850s, with distinctive Italianate terraces with blind arcades to the continuous front elevations under a consistent parapet. There are a number of good late 19th and early 20th century shopfronts, some of which may be primary, for example the relatively plain No. 23. Evocative, early 20th century painted advertisements above Nos. 23 and 24 are worthy of retention. The former Frowd's Bakery (No. 21) has a very fine early 20th century shopfront in the Art Nouveau style. There are also numerous good primary panelled timber doors that would serve as models for reinstatement in buildings of similar date that have lost them.



Figure 23: Art Nouveau shopfront, 21 Kings Road.



Figure 24: mid-19th century doors in Kings Road

5.11.7 Silchester Road has a coherent character as it was developed over a short period around 1880, perhaps by a single developer/builder. The terraces have a strong architectural character, with dentil cornices and Italianate stucco detailing around windows. The north end of Gensing Road has similar buildings to those in Silchester Road.

Open spaces and public realm

5.11.8 This area has few open spaces. The station forecourt is the principal open space, and is important as the setting to the station. Other open spaces are incidental, such as those at the junctions of London Road and Kings Road, and London Road and Pevensey Road, significant mainly as breaks in the otherwise dense urban grain, rather than any inherent architectural qualities.

Public realm

5.11.9 Granite kerbs survive throughout most of the area, but pavements are mostly either tarmac or concrete paving. Silchester Road retains York stone paving. At the junction with Hatherley Road and outside Ocean House, there are old swan neck lamp standards. The flight of steps from London Road to Kings Road has simple post and rail handrails and is lit by traditional lanterns on wall-mounted brackets.

Listed buildings

5.11.10 There are three listed buildings in the area: Christ Church (1875 by Sir Arthur Blomfield), Christ Church Schools (mid and late 19th century) and the former Congregational Church (1874 by Habershon & Pite), all in London Road.

Landmarks

5.11.11 The church spire of Christ Church is an important landmark, seen in local views and importantly across the roof-scape from the east and north-west. The Congregational Church formerly also had a spire, which was removed in 1987, but its tower survives and, by virtue of its location at the junction of London Road and Pevensey Road, it retains some landmark quality.

Locally important buildings

5.11.12 Warrior Square Railway Station (1851) was designed by William Tress (architect of most of the stations on the line to Tunbridge Wells). It is a good example of the railway architecture of this period. Italianate in its stylistic origins, it has two storeys, in red brick with deep overhanging eaves, and entirely different from the domestic, stuccoed, Italianate style of similar date. The tunnel entrances at each end of the platform are pedimented in the same style as the station.

5.11.13 There are several good mid- late-19th century pubs, characteristically sited on, and giving form and prominence to, junctions between streets, with

elevations to each and, as such, important features in the townscape. The Royal Hotel and The Railway, the latter with a good tiled ground floor, face the station forecourt and contribute to the setting of the station. The St Leonards and the Old England, both in London Road, are plainer examples. The Prince of Wales, Western Road, outside the conservation area, is a modest example of the same type of corner pub, possibly of a slightly earlier date than the others. For these reasons, it is worthy of preservation and, if it remains outside the conservation area, it should be added to the local list.

Buildings detracting from the special character of the area

5.11.14 Looming over the station and London Road and visible from almost everywhere in St Leonards (although outside the designated area) is the twelve-storey slab block Ocean House, of c1980. Its visual prominence is all the greater because it stands high on the hillside west of the station. It currently houses a variety of public services; if the opportunity arises, it should be redeveloped with a building that enhances, rather than detracts from, the setting of the conservation area.

5.11.15 The south end of London Road has some unsatisfactory post-1945 buildings. The former post-office at the junction with Norman Road is under-scaled and unsympathetic in its horizontality and materials, as are the very poor-quality buildings at each side of the junction with Saxon Street.

5.12 Summary of significance: Character Area 3 Subzone 3a

5.12.1 The special interest of this area derives principally from:

- The consistent, dense, urban character of the streetscape;
- The consistent architectural character of modest mid-late 19th century residential and commercial buildings;
- The surviving late 19th and early 20th century shopfronts and other architectural details, especially in Kings Road;
- The architectural and historic character of the railway station and its open setting;
- The architectural and historic character of, and contribution to townscape made by the 19th century public houses;
- Long views of the sea enhanced by landmark church spires.

5.13 Sub-zone 3b – Grand Parade, Warrior Square, Eversfield Place

Built form and topography

5.13.1 The seafront between Burtons' St Leonards and Hastings is a long run of mid-Victorian seafront architecture; tall terraces with bay windows and a steady vertical rhythm. East of Warrior Square, Eversfield Place is almost

unbroken and consistent in scale and character. Warrior Square is a major piece of Victorian town-planning, developed between 1843-64 to rival Sussex Square in Brighton.



Figure 25: Warrior Square, looking south-eastwards

Views

5.13.2 The long views of majestically-scaled buildings along the seafront are the most notable here. From Warrior Square, there are impressive views to the sea and, looking west, the spire of the former Methodist chapel in Norman Road is a significant marker. The tower of the church of St Mary Magdalen is a landmark on the higher ground east of the square.

Activities and uses

5.13.3 The uses are primarily residential, hotel or guesthouse, with some restaurant or retail uses on the seafront.

Architecture

5.13.4 The western end of Grand Parade was a speculation by men who had been employed by the Burtons and is so clearly influenced by them as to be indistinguishable from their seafront terraces. The houses are of four storeys, stuccoed, the earlier ones mainly flat-fronted, the later with canted bays. No. 5 is distinguished by a giant order of Doric pilasters and dated 1831. Nos.16-22, with covered balconies, are probably of c1845-50. No. 23 appears to be of the mid-1840s. The original cornice line was consistent along the length of the terrace.

5.13.5 Warrior Square comprises four-storey stuccoed terraces, with bay windows to the east and west sides and flat fronted to the north, some with decorative iron balconies and canopies. Unfortunately, the simple rhythm of the terraces on all three sides of the square is rudely interrupted by post-war blocks of flats. Eversfield Place is similar, with a strong cornice line and tall canted bays, giving an emphatic rhythm to the whole. The roofs are generally mansards with dormer windows and hence more visible.

Open spaces and public realm

5.13.6 Warrior Square was laid out as a subscription garden in 1852. It is mainly grassed with semi-formal beds; the present design appears to be simpler than the original one. The original boundary railings have been lost. The lamp standards are late 20th century replicas. The statue to Queen Victoria was erected in 1902.

5.13.7 Between Warrior Square and Hastings Pier is the most substantial and impressive part of the 1930s Borough Engineer Sydney Little's modernist seafront promenade. It has an upper and lower promenade, with striking sculptural concrete shelters on the upper deck, some of single aspect facing the sea, others combined with a bus shelter facing inland. The seats and roof soffits are decorated with mosaic. The lower deck has a covered walkway with plain concrete columns, interrupted at intervals by a curved projection. The inner face has coloured glass set in mosaic panels, earning the nickname 'bottle alley'.

5.13.8 There is little co-ordination of street furniture, lighting, CCTV poles and railings, none of which enhances the conservation area, but contributes to a cluttered public realm. The floorscape is a mixture of tarmac and concrete paving, with no overall co-ordination. Some granite kerbs survive, especially in Warrior Square.

Listed buildings

5.13.9 No.23 Grand Parade of c1835 known as Adelaide House because Queen Adelaide and Princess Augusta stayed there during the winter of 1837-8, is listed grade II. Four of the 1930s seafront shelters are listed as part of a single list entry with Carlisle Parade Car Park, its sunken garden and the seafront shelters on White Rock and Carlisle Parade.

Landmarks

5.13.10 There are no individual landmarks of note within the area.

Locally important buildings

5.13.11 1-22 Grand Parade are early terraces that make an important contribution to the seafront townscape. Nos.1-3 (odd) Warrior Square is an exuberant Victorian corner building in French Renaissance style, with curved bays

enriched with swags and other plaster decoration, rebuilt 1884 by Henry Ward as a gentlemen's club.

Buildings detracting from the special character of the area

5.13.12 Grand Court (Nos.24-25 Grand Parade) is a late 20th century block, with exposed brickwork and strong horizontal emphasis that clashes with the consistent verticality of the 19th century buildings. Nos.32-35 has a visually discordant two-storey roof extension, which also breaks through the parapet line.

5.13.13 In Warrior Square, the post-war blocks of flats, Wyvern House, on the east side and Alan House to the north-west entirely ignore the proportions, architectural language and details of the Victorian development, yet offer no more than bare utility in return. Ashley Court, on the central axis of the north side, is the most detrimental. Its scale, proportions, materials, massing details and building line all disregard the form, character, rhythm and texture of the adjacent terraces. Marlborough House (No. 19-29) is a slightly more contextual recent intervention, although its composition stresses the horizontal over the vertical rhythm of the square, partly because an extra floor has been added below the original parapet line.

5.13.14 On Eversfield Place, Eversfield Court breaks the consistent parapet line, but its impact is no worse than neutral. Nos.32-35 has a visually discordant two-storey roof extension, which also breaks through the parapet line. Other smaller roof extensions disturb the continuity of the roofscape. Waverley Court, Verulam Place, on the corner of Shwerte Way is a very poor end to the run of buildings, of yellowish brick, lower than the terrace, with out-of-keeping exposed eaves and fussy triangular bays and gables.

5.14 Summary of significance: Character Area, 3 Subzone 3a

5.14.1 The special interest of this area derives principally from:

- The formal townscape of the seafront terraces and Warrior Square;
- The consistent architectural character of the seafront terraces;
- The architectural and historic character of the 1930s promenade;
- Views of the sea, along the seafront and across the townscape, enhanced by landmark church spires.

5.15 Character Area 3: Sub-zone 3c- Blomfield Road, Chapel Park Road, Church Road, Edward Road, Ellenslea Road, Magdalen Road, St John's Road, St Margaret's Road & Terrace, Princes Road, Victoria Road, Villa Road, Warrior Gardens.

Built Form and Topography

5.15.1 On the steep slope up from the seafront, the character of Church Road, Magdalen Road and the cross streets from Blomfield Road to St Margaret's Road is Victorian spacious, a mixture of large semi-detached houses and terraces, set back from the road and with long rear gardens. The churches of St Mary Magdalen and St Thomas of Canterbury are markers in the townscape, whilst the whole of the east side of Magdalen Road is taken up by the grounds of the former college of the Holy Child Jesus. Warrior Gardens (c1880) is more urban and the most lavish and impressive speculative terrace in St Leonards.

5.15.2 The former Convent of Holy Child Jesus is, unsurprisingly, stone-built in the Gothic revival style. Despite being enclosed by an impressive boundary wall, the buildings can be seen from Magdalen Road and, in their spacious landscaped setting, from St Margaret's Road and across White Rock Pleasure grounds. Although the site is not accessible to the public, it makes an important contribution to the character and appearance of this part of the conservation area.



Figure 26: Chapel of former Convent of Holy Child Jesus

Views

5.15.3 The topography of this area provides views southwards to the sea from the high ground and westwards across the central valley of St Leonards. The steep westward descent of Warrior Gardens is among the best of such views, taking in the former Congregational Church tower on London Road. The view west from St Margaret's Road along Norman Road, with the spire of the former Methodist chapel in the distance, is an unusually long and unbroken urban vista. From St John's Road, views across the open land around the railway station to the villas on London Road are dramatic. The views into and across the former convent site from White Rock Pleasure Grounds, St Margaret's Road and Magdalen Road are valuable.

Activities and uses

5.15.4 The area is predominantly residential with some religious and educational uses.

Architecture

5.15.5 The architecture in this area reflects the varied styles of c1850-60. Some houses, for example in St Margaret's and Magdalen Roads, retain a Regency character, with rustication and canopied first floor verandas, but as elsewhere in this area, the most common type is the three-storey stucco façade with canted bay windows. Later buildings have more elaborate details, such as Nos.23-30 Magdalen Road with French pavilion roofs and the riotous Renaissance motifs of Warrior Gardens. There are also examples of the Tudor style, popular in the 1840s and 50s, with gables and castellated bay windows, such as The Priory on St Margaret's Road and the Old Rectory in Villa Road. A later example of this style is the former school adjacent to St Thomas of Canterbury church, which has patterned red and black brickwork. Sandstone was employed, unusually for a domestic terrace, at Nos.41-50 Church Road.

Open space and public realm

5.15.6 The key open space is the land associated with the former convent on Magdalen Road. Although this is private space, it is significant in the conservation area and combines with White Rock Pleasure Grounds to form an important green 'buffer' space separating urban St Leonards from urban Hastings.

5.15.7 The east side of Magdalen Road is defined by the sandstone boundary wall to the former convent, with several fine mature trees. Trees, particularly the Holm oaks, also contribute to the townscape in Church Road and on the corner of St John's Road. The land around the railway tunnel entrance, bounded by Ellenslea, Chapel Park and St John's Roads provides an informal area of green with groups of trees.

5.15.8 The 19th century wall, railings and steps up to St Margaret's Terrace add interest to the streetscape.



Figure 27: Magdalen Road looking southwards

5.15.9 Granite kerbs survive throughout the area; pavements are generally asphalt.

Listed buildings

5.15.10 The most significant listed building is the chapel Convent of the Holy Child Jesus designed by EW Pugin (1867-76) and listed grade II*. It is in poor condition and included on the Historic England 2017 *Register of Heritage at Risk*,²⁰ although it is understood to be in regular use. As noted, the convent as a whole is of considerable architectural and historic importance. Four other buildings on the site designed by William Wardell are listed grade II.

5.15.11 St Mary Magdalen Church (1852 by F. Marrable (in use as a place of worship, but included in the Historic England Register of Heritage at Risk due to its poor structural condition), St Thomas of Canterbury Church (1869 by C.A. Buckler), St Leonards Baptist Church (1882 by Elsworthy & Sons), the former school and school house in Magdalen Road (Old Penny School) and 11 Edward Road, a distinctive Italianate villa of the 1840s with a period interior and tall belvedere tower, are all listed grade II.

²⁰ <https://content.historicengland.org.uk/images-books/publications/har-2017-registers/se-har-register2017.pdf/>

Landmarks

5.15.12 St Mary Magdalen occupies a prominent corner site and may be seen from several directions. The Baptist Church stands high on the hill to the north-east of the area and declares itself in tall letters that can be seen in long views across the valley.

Locally important buildings

5.15.13 Nos.1-23 (consec.) Warrior Gardens of c1880 is one of the most spectacular terraces of its date in any English town. The otherwise ordinary houses have façades so crowded with decorative features that: 'Many of its Classical features are hard to describe, such as the pilastered herms'²¹ and make an impressive group. The Old Rectory in Villa Road is Tudor style, probably of the 1840s with hood-moulds to windows and a steeply pitched roofs and tall chimneys.

Buildings detracting from the special character of the area.

5.15.14 Residential infill of c1960 in Edward Road and Princes Roads is out of keeping, although not harshly so. It ignores the consistent scale, building line and predominant materials of the surrounding Victorian buildings, while offering little more than blandness in return.

5.15.15 The quality of the townscape in St Margaret's Road, east of the Victorian terrace of Nos. 12-18, is undistinguished. The car park towards its east end is unattractive, but this is a discreet and appropriate location for parking; it could be improved by planting and better maintenance. No 34 is a detached house of c1960, horizontal in its massing as is typical of its date, unlike the older houses and out of keeping, but, because of its location, having little impact on the wider conservation area. Shoreline, the late 20th century terrace between Nos. 26 and 34, has a significant impact on the setting of the former convent to its north. It attempts contextual architecture in terms of built form, but is inelegant and the proportions of the street elevation discordant. It has recently been improved by the painting of the raw concrete render to emphasise the vertical divisions between the houses. The more recent Nos. 20-26 are of painted stucco and a more competent pastiche of the Victorian terrace, despite the anachronistic ground floor garages.

5.16 Summary of significance: Character Area 3 Subzone 3b

5.16.1 The special interest of this area derives principally from:

- The consistent architectural character of the stuccoed mid-19th century houses and terraces;

²¹ Muthesius 1982

- The special architectural and historic interest of the complex of buildings at the former Holy Child Convent and their grounds;
- The setting of the former Holy Child Convent, particularly the open space across which the complex is seen in views from the east and north-east
- The architectural quality of the north side of Warrior Gardens;
- Views of the sea and across the townscape, enhanced by landmark church spires.

CONSULTATION DRAFT

5.17 Character Area 4: North St Leonards - Albany Road, Angelsea Terrace, Boscobel Road, Brittany Road, Caple Gardens, Carisbrooke Road, Charles Road, Clyde Road, Cumberland Gardens, Dane Road, Highland Gardens, Kennilworth Road, London Road (north of Pevensey Road), Pevensey Road, Rothsay Road, Upper Maze Hill and Markwick Terrace.

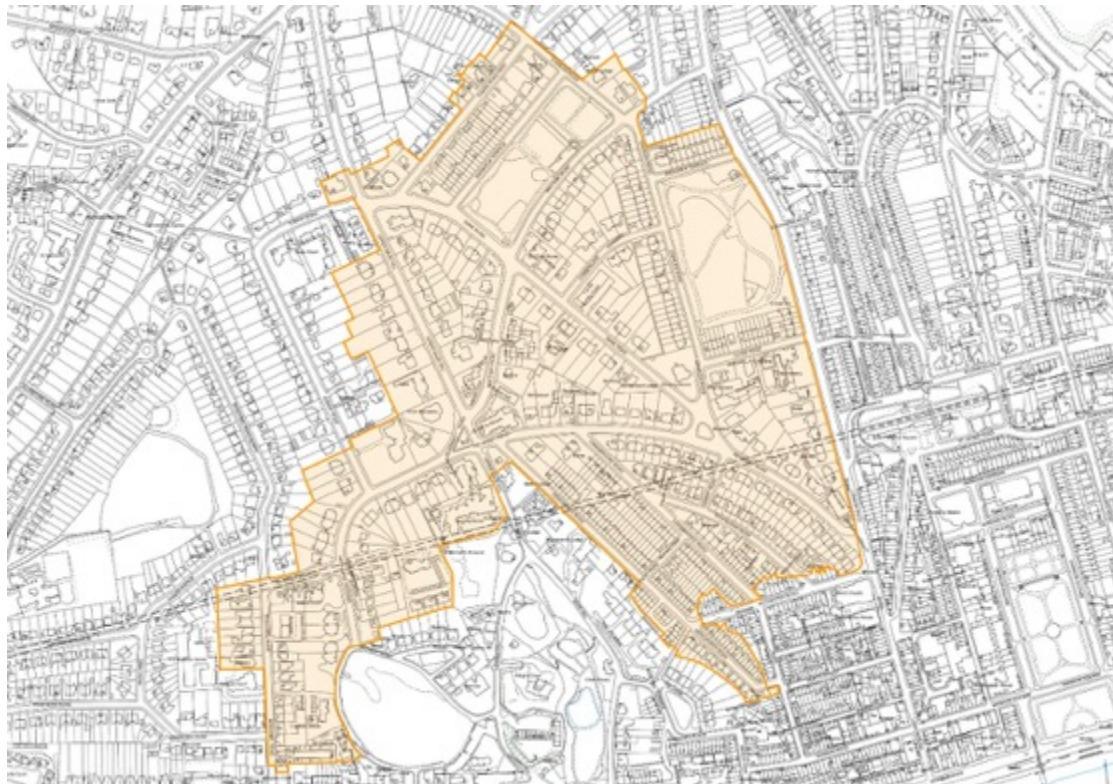


Figure 28: Character Area 4: North St Leonards

Built form and topography

5.17.1 The suburban north of St Leonards was developed largely in the last quarter of the 19th century, but several parts had been developed earlier. Nos. 2 and 3 Upper Maze Hill were part of the Burton development of c1850. Markwick Terrace was built in 1860, as were some houses in Pevensey Road. As a result of this piecemeal development, the character of the area is diverse and not easily categorised by date and location. The area illustrates both the continuation of mid-Victorian styles - urban, stuccoed Italianate pairs and terraces - and the variety of eclectic, picturesque, suburban architecture that emerged after c1860 including the Domestic Revival, Arts and Crafts and Scottish Baronial styles.



Figure 29: Stockleigh Road

5.17.2 The principal residential roads are broad, rising up the hill from the town centre and with houses becoming more widely spaced the further they are from the town centre. The streets surrounding Gensing Gardens, Charles Road, Anglesea Terrace and Clyde Road are stuccoed terraces of the late 1870s. Kenilworth, Stockleigh, Carisbrooke and Rothsay Roads, are similar pairs and terraces, mainly of the 1880s. Both areas have big groups of similar houses with regular plot sizes and building lines. Pevensey Road changes from stuccoed pairs in the east to a variety of red brick types in the west. Upper Maze Hill, Dane Road and Brittany Road (its north side bounded by Markwick Gardens) have big, detached and semi-detached houses on large plots.

5.17.3 Throughout the area, the relatively large plots mean that there is plentiful greenery especially in the suburban north of the area. Front gardens with boundary walls and gate piers, often of local stone, contribute to the street scene. Upper Maze Hill is an avenue of mature trees, from which the houses are largely hidden.

Views

5.17.4 From Gensing Gardens, the land slopes down from west to east as well as rising to the north. There are long views across the centre of St Leonards towards the sea and rising up the next hill to the east. There are fine views of the sea from Kenilworth, Stockleigh, Carisbrooke and Rothsay Roads, most notably from the top of Kenilworth Road with spire of the church on Norman Road on its axis.

Activities and uses

5.17.5 The area is almost exclusively residential. Only in London Road are there some commercial uses, mainly ground floor shops.

Architecture

5.17.6 Upper Maze Hill includes several groups of villas of the 1860s set well back from the street on large plots with carriage drives. They are of varied design, predominantly Italianate, in a mixture of red brick and stucco, with round-arched windows and bracketed eaves, although 13-14 have Gothic detailing.

5.17.7 Markwick Terrace (1860, F.H. Fowler Sen.) stands in a commanding position overlooking its still private communal gardens. It is wholly urban in form and character, on a grand scale, and oddly out of place in this suburban setting, explained because it was to have been the centrepiece of a new planned neighbourhood, of which little else was realised. The east end of the terrace was never completed. It was eventually developed with smaller houses of c1900.

5.17.8 The stuccoed villas of the 1870s and 80s are typically of three storeys over basement and with two-storey canted bays, with shallow-pitched slate roofs, bracketed eaves, raised party walls and big chimneys.

5.17.9 West of Upper Maze Hill, Pevensey Road was developed from the 1890s up to 1914 and has bigger houses and more varied architecture. Red brick is the predominant material, with red clay tile roofs and decorative timberwork. The styles are eclectic, but Queen Anne Revival is a strong influence, most notably the building now known as Highland Mansions and Helena Court (1887), designed by Philip Tree for the local developer Vandeleur Crake. Its monumental scale is reminiscent of late-Victorian mansion blocks in London, but it was built as six houses. It is of red brick and tile hanging with white painted joinery, including modillion eaves cornice and a dramatic roofscape of gables, dormers and chimneystacks with decorative relief work and many pots.



Figure 30 Highland Mansions and Helena Court

5.17.10 On the corner of Albany Road, Caple ne Ferne (No. 2) is a large house of 1879, extended in 1926 for the London Omnibus Company as a convalescent home. It was designed by the local architects Jeffery and Skiller in an eccentric and eclectic vernacular revival style, with a northern French influence.²² It has elaborate primary interiors.

5.17.11 In Boscobel Road, the extraordinary Highlands Inn and associated Highland Mews (1874, by Charles Smith Senior) in rock-faced sandstone, is wholly Scottish Baronial. The same style was used in another Crake development, 3-9 Highland Gardens (c1880, by the same architect) with turrets and crow-stepped gables, as if transposed from an Edinburgh suburb. Philip Tree designed several other houses for Crake in Boscobel Road c1894 in eclectic, but generally vernacular revival, styles.

5.17.12 The west side of the upper section of Kenilworth Road remained unbuilt until the second half of the twentieth century when there was some infill north of St Leonards Lodge (built by Decimus Burton for his own occupation c1856) and east of The Uplands was infilled with small-scale housing of no special note.

²² <https://historicengland.org.uk/listing/the-list/list-entry/1409493>

Open space and public realm

5.17.13 Gensing Gardens, the main public open space, was laid out after the land was purchased by the Council in 1872. Markwick Gardens is still a private subscription garden belonging to the adjoining houses. It is tightly enclosed by trees, shrubs and hedges, but nonetheless contributes to a general sense of green spaciousness. It is a key element in the setting of Markwick Terrace and a rare survival of the exclusive 19th century character of St Leonards. The informal green open spaces at the junctions with Dane Road/Charles Road and at Upper Maze Hill, with mature trees, reinforce the leafy suburban character of the area.

5.17.14 Granite kerbs and York stone paving survive extensively and are a valuable asset to the Victorian character and a character of quality. This is especially the case in Pevensey Road and the streets running south, where a remarkable amount of York stone paving remains, a major visual asset for the area.

Listed buildings

5.17.15 St John's Church, Pevensey Road/Upper Maze Hill is listed Grade II*. The Highland Hotel and Mews, Boscobel Road (1874), 3-9 Highland Gardens, 2 Albany Road, and Markwick Terrace (1840s) are listed Grade II.

Landmarks

5.17.16 St John's Church is the principal landmark, at the junction of five roads, and prominent in views from considerable distances to the south and east. It is a fine, unusual, late-Gothic design with a tower of 1880-3 by the well-known architect A.W. Blomfield, the remainder designed by H.S. Goodhart Rendell in 1951-8 after the Victorian Church on the site was destroyed in the war. The bold rhythm of the external buttresses and the quality of the plain and decorative brickwork are notable.



Figure 31: View southwards on Carisbrooke Road

Locally important buildings

5.17.17 Nos. 98 Kenilworth Road is a diminutive public hall in the Arts & Crafts style, of c1990, in red brick with stone traceried windows to the gable end facing the street and an unusual cupola almost Art Nouveau in appearance.

5.17.18 Nos. 11-13 Boscobel Road are three detached houses dominated by excessively tall stepped gables giving them a jolly Scottish or Dutch air and Nos. 26-27, with shaped-gable fronts good red brick detailing; all were designed by Philip Tree, c1894. Also of note are Nos. 23-25 (consecutive) Boscobel Road, of c1900 (architect unknown), with tile-hung walls in bands of plain and scalloped tiles, white painted joinery and steeply-pitched tiled roofs.

5.17.19 No.2. Pevensey Road of 1884 by W.H & J.D. Murray is very good Norman Shaw-style vernacular revival house with three tile-hung gables, large mullioned and transomed windows, including a large staircase window.

5.17.20 No.28 Stockleigh Road was built as a Meeting Room around 1880 and is a small chapel-like building with pedimented gable, stuccoed, with rustication and pediment on brackets over the central entrance.

5.17.21 Helena Court and Highland Mansions, an immense terrace of six houses (now flats), resembling a London mansion block, of 1884 by local architect Philip Tree, 'probably his finest work'²³.

5.17.22 No.3. Upper Maze Hill of c1850 is a large Italianate villa in sandstone, with a tower, in the style of- and possibly designed by- Decimus Burton. It has uPVC replacement windows and some unfortunate, but small modern extensions, which could be reversed.

Buildings detracting from the special character of the area

5.17.23 There are a number of substantial late 20th century buildings, especially around Upper Maze Hill and Brittany Road that have no regard for their context, but the townscape here is such that only the most egregiously insensitive cause significant harm to the character of the area as a whole. Foremost among these are the stubby tower of Finch Mansions (named after its developer) and Mardan Court, which face each other at the junction of Upper Maze Hill and Pevensey Road and, regrettably, form the setting to St Johns Church. Dendry House (No. 30), Pevensey Road, of c1980s, attempts to be contextual, but as so often, it stands out because its street elevation is of brick and grid-like, rather than classically proportioned.

5.17.24 In Brittany Road, there are few old buildings between Upper Maze Hill and Dane Road, and several ordinary 20th century suburban houses further east by Markwick Gardens. However, their detrimental impact is lessened by the large, well-planted plots within which they sit and which are characteristic of this area. More out of keeping is Brittany Mews, Brittany Road, an ordinary modern development of town-houses, although this too has relatively little impact on the wider townscape. The most recent infill, such as the block on the corner of Brittany and Dane Roads, has much more successfully interpreted the scale and asymmetry of the large late-19th century houses in a contemporary idiom.

5.17.25 More intrusive, paradoxically, and with much greater potential for sensitive and viable redevelopment is under-scaled infill, generally of the 1950s or 60s. 89 Pevensey Road is particularly out of place for this reason, as is No.8 Clyde Road, like a missing tooth in what was once a continuous terrace; it shows complete disregard of context. The small houses on the east side of Highland Gardens have little impact because they are so well hidden by planting.

5.18 Summary of significance: Character Area 4

5.18.1 The special interest of this area derives principally from:

²³ Pevsner p462

- The extensive area of large suburban houses and groups of houses set in mature gardens to the north of the area;
- The consistent architectural character of the stuccoed mid-19th century houses and terraces to the south of the area;
- The special architectural and historic interest of the outlying buildings of the Burtons' development;
- The special architectural and historic interest of the buildings designed by Philip Tree and Charles Smith Sen.;
- The special architectural and historic interest of Markwick Terrace;
- The special architectural and historic interest and landmark importance of St John's Church;
- Long views towards the sea from the higher ground;
- Mature trees and density of planting in streets and private gardens, most notably Upper Maze Hill;
- The open spaces of Markwick Gardens and Gensing Gardens.

6 OVERALL SUMMARY OF SIGNIFICANCE

6.1 Introduction

6.1.1 The heritage significance of St Leonards derives primarily from the remarkable extent to which the Burtons' new town survives today, and from the way in which growth of the town through the 19th century continued to follow the urban design, architectural themes and hierarchy of uses established at the outset. Both within and beyond the Burton estate, there are grand, formal, wholly urban terraces, and contrasting with the Picturesque inland suburbs of villas and densely planted greenery. The dense, commercial centre of small shops and cottages remains largely intact; its landmarks, from churches and public buildings to public houses, still provide the focal points in views. Architecturally, St Leonards is extraordinarily varied, yet the range of individual styles of its historic buildings almost always conforms to the particular character of the townscape of which they are a part, whether seafront grandeur, or private suburb. Throughout the town, topography plays a central role, whether in consciously planned vistas, or 'accidental' views and the parks and open spaces preserve much of their 19th century atmosphere.

6.1.2 The significance of the Burtons' St Leonards is not so much its originality, but that it was developed, and survives, as a complete new town. Early 19th century sea-side developments were typically residential speculations in existing towns, or at least the redevelopment of an existing settlement, invariably aimed at the wealthy classes. In Hastings, the Burtons would have been aware of Wellington Square (c1824) and Pelham Crescent (1828). At a much larger scale, St Leonards' closest comparators, Kemp Town in Brighton (developed from 1823) and Brunswick Town in Hove (from 1825) were new neighbourhoods within a much larger town. The Picturesque potential of the pre-existing landscape of the area was perhaps the single most important feature in its design, but the Burtons were pragmatic and provided discreetly for the necessary range of incomes and aspirations, services and utilities, as long as they could make them pay. St Leonards aspired to be much more than a housing speculation, but rather to be Regents Park-on-Sea; the equal to the grandest and most exclusive part of Regency London and, indeed, by attracting Royal visitors within a few years of its creation, the Burtons may be said to have realised that aim.

6.1.3 In the later 19th century, development of St Leonards was founded on the architectural form and social character established by the Burtons, with their hierarchy of class and use, evolving from private estate to a highly distinctive, full-blown municipality. Street after street of enormous Victorian houses illustrate the highest quality of Victorian speculative building, of a scale and consistency that puts it in the national rather than regional context. At the same time, throughout the town, delightful details

such as decorative balconies and verandahs are redolent of the English seaside. There are fine examples of the work of leading 19th century architects such as Brooks, Shaw and Blomfield, but the special character of St Leonards owes as much or more to local, or less well-known, architects such as Phillip Tree or the eccentric Charles Smith Senior. The commercial centre of the town inevitably contracted somewhat during the 20th century, but its essential and distinctive character has also survived and is finding a new purpose. The pleasure of a street like Norman Road is its informal atmosphere and the sometimes slightly *ad hoc* manner in which traditional retail uses have been replaced with more 'Bohemian' ones, characterised by an appreciation of the colours, textures and details of the old building. Such new uses have often required very little physical change to transform buildings from shabby to vibrant.

6.1.4 While social and economic changes in the 20th century have resulted in many large historic buildings being poorly maintained or insensitively subdivided, and despite some intrusions in the townscape such as Ocean House or in Warrior Square, there has been relatively little large-scale redevelopment. St Leonards today is a unique combination of bold 19th century commercial speculation, brilliant exploitation of the natural environment to create a picturesque townscape, an exceptional architectural inheritance and fortuitous survival: each must be recognised, celebrated and cared-for.

6.2 Summary statement of significance

6.2.1 The architectural and historic significance of St Leonards on Sea conservation area derives principally from:

- The planned new town developed by James and Decimus Burton;
- The surviving individual buildings designed by James and Decimus Burton;
- The formal character and uniform architecture of the seafront terraces;
- The consistent grain of modest historic buildings in the central service area of the Burtons' development;
- The Picturesque designed townscape of villas and gardens of the inland part of the Burtons' development;
- The landscape character of St Leonards Gardens, Warrior Square, Gensing Gardens and Markwick Gardens and the value of the other green spaces and planting to the townscape;
- The topography and views, especially southwards to the sea, across the central valley, and along the seafront;
- The landmark church spires and towers;
- The architectural significance and historic setting of the buildings and grounds of the former Convent of Holy Child Jesus and their setting;

- The consistent scale, grain style and materials of the mid-late Victorian stucco terraces;
- The varied architectural character of the mid-late 19th century housing in the northern part of the area;
- The concentration of commercial, public and retail uses in Kings Road, London Road and Norman Road, including the late 19th and early 20th century shopfronts and public houses;
- Distinctive boundary walls of local stone;
- The consistent, open character of the public realm on the seafront, including the architecturally important 1930s promenade and associated structures, and the monumental Marine Court;
- Footpaths, steps and twittens;
- The historic features of the public realm, including 19th century stone paving, lamp standards, posting boxes etc.

7 BOUNDARY REVIEW

7.1.1 A review of the boundary is one of the core components of a conservation area appraisal.²⁴ The external boundary of the ten contiguous St Leonards conservation areas has defined the study area, and has been reviewed as part of the current appraisal. A number of possible extensions to this were proposed in 2008 and these are considered below. No new areas were identified in the 2017 conservation area review for which designation is recommended, but, following the preparation of the Hastings Central Area Conservation Area Appraisal in 2017, it is recommended that a small section of the present Eversfield Place conservation area be transferred to Hastings Central.

7.1.2 Since the preparation of the draft appraisal in 2007, national policy guidance on conservation area designation has been revised by the publication of the National Planning Policy Framework (NPPF) (2012) and Historic England Advice Note 1: *Conservation Area Designation, Appraisal and Management* (2011, revised 2016) The NPPF states (Para. 127) that: 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

7.1.3 The criteria for conservation area designation are set out in Historic England Advice Note 1, including consideration of the number of nationally designated heritage assets, architectural styles and historic associations; links to a particular industry or individual with a particular local interest; historically significant street patterns; where a particular style of architecture or traditional building materials predominate; and the quality of the public realm. Ultimately, however, there are no fixed criteria: designation must reflect local values and distinctiveness and some degree of judgement.

7.1.4 Additionally, Para. 132 of NPPF states that 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.' The importance of the setting of heritage assets (including conservation areas) has been underlined by Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015). This means that in determining planning applications, the local planning authority must also consider the impact arising from development outside, but affecting the setting of, a conservation area.

²⁴ HE Guidance

Amalgamation of existing St Leonards conservation areas

7.1.5 The special architectural and historic significance of St Leonards on Sea derives primarily from its unbroken development between 1828 and c1914. The 'external' boundary of the ten conservation areas follows very roughly the extent of continuous development before c1914. The oldest buildings are, generally, those along the seafront and the most recent, those furthest inland. However, there were numerous exceptions to this model, including early developments of single houses and groups close to the northern edge of the area and substantial plots within it that remained undeveloped until the late 19th or early 20th century. The same architectural and historical phases of the town's development may be seen in several different conservation areas. The ten separate conservation area designations tend to obscure what the areas have in common: the way in which the architectural and urban forms established by the Burtons set the pattern for the later developments; and, by extension, the unique architectural and social character of the town.

7.1.6 Therefore, it is proposed that the internal (that is, the contiguous) boundaries between the ten currently designated conservation areas are omitted, in favour of a single large conservation area within which character zones are identified. The effect of this change would be to create a single conservation area extending from Grosvenor Gardens to Hastings Pier on the seafront and, inland, roughly to the ridge of high ground around the hollow in which historic core of St Leonards is sited.

7.1.7 The principal objection to this is that it could lessen the appreciation of the unique and exceptional qualities of the Burtons' development. However, we believe that by setting the Burtons' development at the centre of an appraisal of the whole town, both the influence of the Burtons on later developments and the unique character of their new town at the heart of St Leonards can better be understood.

Extensions

7.1.8 The extensions proposed in 2008 are on the outer edges of the designated conservation areas and each includes individual buildings of good quality. These are recommended for local listing as appropriate. However, it is the special architectural or historic quality of an area, rather than of individual buildings, that designation is primarily intended to recognise and protect. The proposed extensions have therefore been evaluated both for their intrinsic architectural and historic interest, and for their contribution to the character of St Leonards as a whole.

Albany Road Nos.7-25(odd) and Nos.8-32(even) and Caple Gardens

7.1.9 Albany Road contains a number of late-Victorian and Edwardian houses which represent a continuation of the type of development that characterises Pevensey Road but also a good deal of unexceptional late-19th century and later 20th century infill of quite different scale and

character. Albany Road is not a single cohesive development, and lacks an urban plan beyond its layout of speculative plots, or a distinctive architectural character. The houses are not associated with a particular architect or architects of note.

7.1.10 The present conservation area includes 3-5 Albany Road, one of a group (7-27) of plain and unexceptional red brick semi-detached pairs of c1900 on the west side of Albany Road. They are later and plainer than the houses in Pevensey Road and most have modern concrete tile roofs. They have no special interest either architecturally or for their collective character. The inclusion of Nos 3-5 is justified to protect the setting the listed No.2 Albany Road (Caple ne Ferne), but the inclusion of Nos. 7-27 would not significantly enhance the character or appearance of the conservation area. Further north, the buildings on the west side of the road are post-1945. On the east side of the road, immediately north of Caple ne Ferne, there is a group of 1920s houses (Caple Gardens) and a modern development (Saffreys and Ticehurst Court), before another group of late Victorian and Edwardian houses (Nos.12-30). Whilst the latter are of good quality, they do not contribute to the character of Pevensey Road to the south, nor do they form a group of sufficient special interest to justify designation in their own right. Therefore, it is recommended that the boundary should remain unaltered.



Figure 32: Albany Road (west side)

Nos.91-249(odd) and Nos.84-142(even) London Road, and Nos.2-4(even) Brittany Road

7.1.11 Currently, the west side of London Road is within the conservation area as far north as Angelsea Terrace, but the corresponding east side is excluded north of the railway. The area includes some Victorian Italianate terraces and substantial Edwardian houses, but they do not represent a distinct character area separate from those to the south and east. Rather, they are a slightly later continuation of the same styles of commercial and speculative development. The key feature of this neighbourhood is Gensing Gardens and the houses that overlook it contribute to the area principally because of their relationship with the open space and each other.

7.1.12 London Road is a relatively modern route (laid out after the initial phase of the Burtons' development) and the buildings that line it are in effect ribbon development of the late 19th and early 20th centuries. There are also several intrusive modern developments which mean that even the best of the old buildings is to some degree isolated, for example, Nos. 221-223 London Road, which is separated from the historic commercial centre to the south by the mid-20th century garage buildings and the late 20th century office block (Heron House) to its south. As a result, the architectural character of the areas is fragmented.



Figure 33: London Road

Hatherley Road, Alexandra Road (south of Hatherley Road), Stainsby Street, Nos.1-23(odd) and The Southwater, Southwater Road, Nos.3-11(odd)

7.1.13 Hatherley Street and the short streets to its south form an enclosure to Warrior Square railway station, which sits in a dip and from which there are views up the three streets which intersect with Hatherley Road. However, the buildings on these streets are commonplace late 19th century terraces that lack a distinctive architectural character beyond what is typical of their date. Therefore, it is recommended that the boundary should remain unaltered.



Figure 34: Hatherley Road

Markwick Court, Charles Road, 1-6 Gilbert Road, 3-33(odd) & 2-54(even), Tower Road West, 1-3 Springfield Valley

7.1.14 This area consists of solid Edwardian housing that is typical of their date, but lacks special or distinctive architectural features or urban planning that connects them to the history or townscape of St Leonards, other than proximity. Like the upper part of London Road, it is essentially a later and more ordinary continuation of the housing developments to the south and east. Its inclusion would not significantly enhance the special character or appearance of the existing conservation area. Therefore, it is recommended that the boundary should remain unaltered.



Figure 35: Tower Road West



Figure 36: Proposed boundary extension (i) Ellenslea Road, Chapel Park Road, Church Road, St Paul's Place (new boundary shown as dotted line)

Nos.6-7 Ellenslea Road; Nos.1-3 Chapel Park Road, Nos.41-54(consecutive) Church Road, Nos.1-4 St Paul's Place

7.1.15 1-3 Chapel Park Road and 6-7 Ellenslea Road are bay-fronted stucco semi-detached pairs of c1870 in broadly the same style and date as those further south, within the conservation area. They are particularly prominent because of the high ground on which they stand and, with No.5 Ellenslea Road, enclose the road junction and thus close the wide view from the south west. They also form part of the setting of the listed Baptist Chapel in the same views. Therefore, they make a positive contribution to the character and appearance of the conservation area, and it is recommended that the boundary should be extended to include 1-3 Chapel Park Road and 6-7 Ellenslea Road.

7.1.16 The southern part of the east side of Chapel Park Road (Nos. 7-19) comprises large late-Victorian semi-detached bay-fronted stucco pairs, of c1870. They are similar to Nos. 1-3, but do not contribute significantly to the views across the valley. The southern end of the west side of Chapel Park Road is dominated by two intrusive modern blocks of flats, Saxon Court and Chapel Lodge. Therefore, the inclusion of any more of Chapel Park Road would not contribute positively to the character or appearance of the conservation area. 31 and 33 De Cham Road are pleasant Domestic Revival-style houses of c1900 houses separated from the existing conservation area by some distance. They do not form group with the

earlier houses in Chapel Park Road or Church Road. Therefore, they are not recommended for inclusion, but could be considered for the local list.



Figure 37: 6-7 Ellenslea Road and 1-3 Chapel Park Road

7.1.17 Nos.41-54 Church Road is a terrace of houses of c1870 with bay windows, faced, unusually, with local stone above a stuccoed basement and ground floors 'plinth'. It is a good example of its date, which forms an important feature in the townscape in long views from the west. St Paul's Place is a small terraced of stuccoed houses of similar date and architectural character opposite 41-54 Church Road, with which it forms a group. Although it is separated from the conservation area further down the hill by post-1945 buildings of little quality, it stands on high ground and is prominent in the townscape. These two blocks are recommended for inclusion in the conservation area, along with No.8 Ellenslea Road, a Victorian house on the site that links the proposed Church Road and Ellenslea Road/Chapel Park Road extensions.



Figure 38: St Paul's Terrace (l); 41-54 Church Road (r)



Figure 39: 41-54 Church Road (in background) from the west



Figure 40: St Pauls Terrace



Figure 41: Proposed boundary extension (ii) Boscobel Road (new boundary shown as dotted line)

Nos.34 and 36 Boscobel Road

7.1.18 No.38 Boscobel Road is an Edwardian house with an attractive neo-Georgian porch that contributes positively to the townscape of Boscobel Road. 36 Boscobel Road is a typical suburban house of c1930s. To the north is a large post-war block, Bethune Court, of no architectural merit. Given that Nos 34 and 36 provide the setting to the listed Highlands Inn, and that the conservation area already takes in No. 38 Boscobel Road, it would provide a modest benefit to the integrity of the area to include Nos. 34 and 36; they are therefore recommended for designation.

7.1.19 Nos. 2-8 Essenden Road are of similar date to 36 Boscobel Road, but lack its architectural interest. They do not contribute to the street scene of the existing conservation area and are therefore not recommended for designation.



Figure 42: 36 Boscobel Road

Central St Leonards

7.1.20 In central St Leonards, three small non-designated 'islands' are excluded from the conservation areas that surround them. One is bounded by Western Road, Warrior Square, Warrior Gardens and Terrace Road. On Western Road is a pumping station in the form of a massive battered brick plinth, which is an appropriate response to a necessary utility. The structure has details in the short-lived 'po-mo' ('post-modern') style of c1980 and is almost Piranesian in character. In contrast, Royal Terrace is over-sized and under-scaled (a block of nine storeys in little more than the height of the surrounding five-storey houses), devoid of architectural merit or sympathy for its surroundings - inappropriate in every respect. It is overbearing to the south and west while, to the north in Warrior Gardens, it is set behind a scruffy car park and destroys the street's sense of enclosure. The pumping station makes a neutral contribution to the historic character and appearance of the area; Royal Terrace harms it, but neither has any architectural or historic quality that would justify inclusion designation. Existing planning controls should ensure that any redevelopment of Royal Terrace is more in keeping with its context in terms of its massing, height, elevational proportions, materials and details. Reinstatement of a building on the site of the former Royal Concert Hall to the south side of Warrior Gardens, of appropriate height, (not exceeding that of the existing houses) could be considered.



Figure 43: Proposed boundary extension (iii) Western Road and Cross Street (new boundary shown as dotted line)

4-15 Western Road, 8 Cross Street

7.1.21 A second small island includes South Street, Cross Street and the west side of Western Road between Terrace Road and Warrior Square. Much of the area is currently undeveloped and used as a car park, which is well-hidden from the principal streets in the area. On Western Road, the Prince of Wales PH and the houses to its south with full-height canted bays are of the original mid-19th century development here. The houses in particular have been much altered and their historic character eroded, but their primary form survives and their details could be reinstated. Therefore, it is recommended that the conservation area boundary be extended northwards to the junction with Cross Street to take in these buildings and the fragmentary 19th century commercial buildings to their rear. 4-6 Western Road is a block of neutral architectural or historic interest, but it would be difficult to draw a logical boundary that excluded it.

7.1.22 Elsewhere in this ‘island’ are some fragmentary survivals of poor-quality late 19th or early 20th century housing and some 20th century industrial structures. On Western Road and Cross Street, there is a small-scale red-brick housing development of c2000 in a generic ‘neo-vernacular’ cottage style that is quite out of keeping with the architectural character of St Leonards and contributes nothing to the character or appearance of the surrounding streets. Therefore, the remainder of this area lacks the architectural or historic merit to justify designation.



Figure 44: Prince of Wales PH Western Road

7.1.23 The third island contains Ocean House, London Road. This building has no architectural or historic merit that could justify designation. It harms the conservation area scene and however unlikely a prospect, its redevelopment would be highly desirable.



Figure 45: Proposed boundary alteration (iv), Verulam Place, Schwerte Way (new boundary shown as dotted line)

Verulam Place, Schwerte Way

7.1.24 One final change is administrative. The Hastings Central Area Conservation Area Appraisal (2017) recommends that the boundary between the present Eversfield Place conservation area (CA12) and White Rock conservation area (CA8) should be moved to run down Schwerte Way to the sea west of the pier. This is endorsed as a logical change that would place the White Rock Theatre and Pier within their historic location in Hastings, rather than St Leonards.

Conclusion

7.1.25 The precise location of each boundary is to some degree a matter of judgement. It is inevitable that some good individual buildings are excluded from designation and, notwithstanding the foregoing recommendations, the present boundaries are considered to be largely justified. Each represents a reasonable point at which the balance changes from an area of consistent special architectural and historic interest, to one that is more fragmentary and thus, relatively, more commonplace. The areas for which designation might be considered would rationalise the present boundaries and make modest positive contributions to the character, appearance, and management of the existing conservation areas, although only the extension in Western Road would significantly enhance the protection of historic St Leonards.

8 MANAGEMENT PLAN

8.1 The purpose of the Conservation Area Management Plan

8.1.1 The management proposals set out a framework for managing change in, and the conservation and enhancement of, St Leonards conservation area, to ensure that they retain the special qualities that led to their designation. It helps to fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. These proposals are particularly relevant where there is pressure for development and where cumulative minor changes may be affecting the character or appearance of the conservation area.

8.1.2 The conservation area appraisal and management plan will be adopted by the Council and will inform the determination of planning applications for development affecting the conservation area, in support of the National Planning Policy Framework (NPPF) and Hastings Local Plan.

8.1.3 In St Leonards, many issues that appear to be architectural or environmental have their roots in the particular demographic and economic conditions of the town in the late 20th and early 21st centuries. The area has gradually changed from an exclusive resort to a series of more socially and economically diverse neighbourhoods within a much larger whole - the Borough of Hastings. Many of the large old houses are now in multiple-occupation having been divided into flats or rooms, either as social housing or private rented property.

8.1.4 The main physical building conservation issues in the St Leonards on Sea conservation area are poor building maintenance, poor-quality and out of keeping alterations, neglect of common areas and the public realm, out-of-keeping and badly designed redevelopment and the loss of historic details such as traditional windows and doors, which is most intrusive where there is a consistent historic architectural character.

8.1.5 Good maintenance is essentially a matter for property owners. It can be supported by education and, for owner-occupiers, is justified because it adds value to their investment. The local authority cannot easily address these issues alone, but it should demonstrate best practice in the care of its own properties and the public realm, thereby setting a good example. Landlords could be invited to match such enhancements on their own property, backed up by the threat of action under Section 215 should they not do so.

8.1.6 Preventing inappropriate alterations and new development is wholly within the Council's control and can be addressed by rigorous application of adopted planning policies, backed up by a clear understanding of their

purpose, to conserve the special architectural and historic character of the area. Straightforward, unambiguous and easily accessible advice should be available to the public in support of the principles set out in this management plan

8.2 Issues and opportunities: Introduction

8.2.1 Despite the diversity of the sub-areas, most of the key issues are common to the whole area. Therefore, they are addressed primarily by overarching management principles that apply to the whole conservation area. These are followed by management proposals specific to each character area. The Council's intentions, subject to the availability of resources, are set out below.

8.3 Summary of issues

8.3.1 The key physical issues affecting St Leonards conservation area are:

- Poor building maintenance and the loss of historic details, such as traditional windows and doors, especially on the seafront terrace elevations
- Poor-quality and out-of-keeping alterations, especially to roofs and attics
- Unsympathetic and badly designed redevelopment, especially where it breaks up the uniform scale, rhythm and detail of terraces
- Neglect of the public realm, especially the unplanned use of many different materials and street furniture designs
- Neglect of the pedestrian routes and paths, most notably St Leonards Steps and Sussex Steps
- Uncertainty about ownership and responsibility for maintenance of the cliffs
- Individual historic buildings at risk
- Neglect of common areas, particularly front gardens, especially in the northern part of the area
- Neglect and loss of traditional stone boundary walls
- Excessive numbers of satellite dishes, aerials and security devices on residential buildings
- Poor street maintenance, most obviously, but not exclusively, in secondary roads and back streets

8.4 Development management

8.4.1 The Council will apply its conservation and heritage policies consistently and thoroughly to ensure that all planning decisions affecting the historic built environment in St Leonards preserve or enhance the special character or appearance of the conservation area.

8.4.2 In line with the NPPF and the Hastings Local Plan, applicants for development affecting a heritage asset or its setting should provide a Heritage Statement, describing the significance of any heritage assets affected by development proposals, and the contribution made by their setting, as part of any application affecting a property within a conservation area. The Council may not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents. The Heritage Statement should contain the information required to assess the impact of the proposals. Detailed requirements are set out in the Council's on-line guidance here: <https://www.hastings.gov.uk/content/planning/pdfs/validation-checklist.pdf>

8.5 Article 4 directions

8.5.1 The Council will make Article 4 directions to withdraw permitted development rights (where they exist) where it is desirable or necessary to do so to preserve the special character or appearance of the conservation area. An Article 4 direction would require that planning permission must be sought to make changes to, for example, windows, doors or roof coverings, to paint or render brick facades and to erect, alter or demolish a boundary fence or wall on frontages of dwelling houses that face a highway, footpath or public open space.

8.5.2 An Article 4 direction should cover all properties that retain permitted development rights (i.e. single dwelling houses) that are identified as making a positive contribution to the character of the conservation area on Map 1. In St Leonards, this includes most single dwelling houses that pre-date 1914 and some that pre-date 1939.

8.5.3 Painting (redecorcation) of the exterior of buildings is not normally considered as 'development' and is not therefore subject to planning control. It is technically possible to control the painting of buildings through an Article 4 direction. However, this would require a specific order that would need to be applied to a large proportion of the properties in St Leonards, which would need to be justified on the grounds that uncontrolled redecoration was damaging the special character or appearance of the conservation area. A visual survey of the area did not suggest that redecoration was a significant problem. Control of painting through an Article 4 direction is not therefore proposed.

8.6 Enforcement

8.6.1 Planning enforcement by the Council's Planning Enforcement Team will prioritise unauthorised works to listed buildings, to buildings within

conservation areas and to protected trees. The Council will always seek to persuade owners to restore and put right any offending works, but will, where necessary, take enforcement action to achieve those aims. Where there is a demonstrable public interest in so doing, offenders may be subject to criminal prosecution.

- 8.6.2 Unauthorised works requiring planning permission undertaken four years or more before discovery by the authorities are deemed approved.
- 8.6.3 Dated photographic records of buildings within conservation areas will be used, where available, to provide evidence for enforcement action.
- 8.6.4 The Council will use its powers under Sections 48, 71 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as necessary, to secure the repair of listed and unlisted buildings in the conservation area.
- 8.6.5 Where appropriate, the Council will use its powers under S215 of the Town & Country Planning Act 1990 to address properties whose condition adversely affects the amenity of a neighbourhood.

8.7 Guidance and advice

- 8.7.1 The Council's guidance on doors and windows, roofs and shopfronts sets out a framework for maintenance, repairs and minor development within conservation areas. However, in St Leonards the loss of historic architectural details is an ongoing issue.
- 8.7.2 The Council will review and, where necessary, revise its guidance leaflets, and adopt them as formal planning documents.
- 8.7.3 The Council will work with East Sussex County Council (ESCC) to agree design guidelines and a strategy for the management and maintenance of the public realm, including specific guidance for conservation areas.
- 8.7.4 The Council will help owners and their agents to achieve acceptable proposals within the conservation area through the pre-application advice service. All applicants will be required to support their applications with a robust assessment, proportionate to the extent of the works proposed, of the impact of the proposed development on all aspects of its immediate and wider historic setting, having regard to features noted in the foregoing appraisal that contribute to the special character and appearance of the area.

8.8 Architectural detail

8.8.1 The buildings that contribute to the special character and appearance of St Leonards derive much of their character from their historic details. These details should be conserved, or where they are demonstrably beyond repair, accurately reproduced in traditional materials. When the opportunity arises, the reinstatement of lost details should be encouraged.

8.8.2 With few exceptions, traditional buildings in St Leonards are faced with painted render, or exposed brick or stone. These facings should always be retained and repaired. Painted stucco (render) is the most common material. It should be repaired using an appropriate mix (see *Further information*) and finish, to exactly match the original. Render should not be removed from buildings that have always been rendered, because it provides a vital protective coat to the underlying structure. For a range of paint colours suitable to the conservation area, see *Further information*. Unpainted brick and stone should not be painted, rendered or otherwise coated.

8.8.3 Decay of brick and stone is usually caused by excessive moisture, which can be seen most obviously in stone boundary walls. This is most often caused by repointing the joints with hard cement-rich mortar. Old brick and stone work should be re-pointed with a suitable 'soft' (i.e. permeable) lime-based mix. Sources of advice on suitable mortars can be found in the *Further information* section below.

8.8.4 Most buildings dating from before c1875 in St Leonards had roofs of natural, usually Welsh, slates. Some later buildings had clay tile roofs. Natural slates and clay tiles should be reused or replaced with the same materials, like-as-like. Plain and interlocking concrete tiles and other 20th-century roofing materials are unsuitable for historic buildings, because of their appearance and/or weight.

8.8.5 Almost all buildings in St Leonards dating from before 1914 originally had timber windows (usually sliding sashes) and panelled timber doors. Where these survive, they should always be repaired if possible. If their replacement is necessary, on visible elevations, the new doors and windows should follow the historic pattern appropriate to the property, in respect of their 'appearance, proportions, materials and finishes'.²⁵ It is particularly important that, where a building has been divided into flats, forms part of a terrace or a group of the same architectural character, that the same design is used consistently throughout.

8.8.6 Other historic architectural details, such as balconies, verandahs, ironwork, chimneys, chimney pots, architraves, eaves, window reveals, steps, railings, thresholds and decorative stone- and brick- and

²⁵ Hastings Local Plan Policy HN2

plasterwork, make an important contribution to the character and appearance of the area. All of these features should be retained where they survive and repaired as necessary using established traditional techniques and materials. New and untried technologies should generally be avoided in traditional buildings. Every opportunity should be taken to reinstate such details where they have been lost, using surviving original features in the same building or area as a template.

8.8.7 A conservation management plan was prepared for Marine Court by the Council in 2006²⁶ with grant aid from the Heritage Lottery Fund (under the Central St Leonards Townscape Heritage Initiative), following the guidance of English Heritage (now Historic England). The plan represents an agreed approach to the conservation and management of this building; its provisions may not be appropriate for other listed buildings, especially of earlier dates. The plan should be reviewed and reissued when possible.

8.9 Design of new buildings

8.9.1 The special character of St Leonards derives to a significant extent from the urban grain of each area and its traditional architectural typologies. These include the uniform terraces of the seafront, picturesque villas, streets of semi-detached pairs, small terraced cottages and shop buildings in the town centre, and the large suburban houses to the north of the centre. The particular architectural character of each area, as identified in the conservation area appraisal, will almost always provide the best model for new development in that particular place. Therefore, the design of all new development should respond to high-quality examples of the surrounding historic architecture in order to maintain the special character or appearance of each area. It is always recommended that a suitably qualified and experienced designer should be employed.

8.9.2 The key features that make up the traditional architectural character of St Leonards broadly result from consistency, within each character area, of the external design elements of the buildings, especially in terraces, pairs and regular groups. In order to achieve sympathetic new designs, particular attention should be paid to the following:

- the siting of each building on its plot
- the established building line
- the spaces between buildings
- the height and mass of each building
- the roof, parapet, eaves and window lines
- the vertical divisions between each unit and within each elevation
- the size and proportions of the windows and doors and the spaces between them.

²⁶ *Marine Court St Leonards-on-Sea: Conservation Management Plan 2006-2011*, Hastings Borough Council, 2006

8.9.3 In conservation areas, the Council expects a high standard of shopfront design. New shopfronts and alterations should integrate into their setting by respecting the character and appearance of the individual building and the streetscene. New signs and advertisements should not be detrimental to the character of a building or the area. The design of shopfronts, signage and advertisements should follow the Council's published guidance (see *Further Information*).

8.10 Section 106 agreements

8.10.1 Where appropriate, the Council will use Section 106 agreements to assist in conserving and enhancing its conservation areas. These are agreements between the Council and a developer, whereby the developer undertakes works or makes a contribution (financial or in kind), to the Council to offset or mitigate any adverse impact of the development on the surrounding social or physical infrastructure. Where a development has an impact on a conservation area, the Council will require the developer to enter into a s.106 Agreement where, on balance, adverse impacts cannot be completely mitigated through the development itself. Receipts from such agreements may be used, as appropriate, to help deliver the management proposals set down in this document

8.10.2 In the event of the Council introducing a Community Infrastructure Levy (CIL), the Council will, where appropriate and subject to any legislative amendments, use CIL to help fund the provision of infrastructure necessary as a result of development. CIL can contribute to the provision of community infrastructure, including cultural facilities, which could be developed within an historic building or other heritage asset.

8.11 Highways and the public realm

8.11.1 The Council will seek to work with ESCC to ensure that all work to highways and the public realm respects the special character of the conservation area, having regard to this conservation area character appraisal and these management proposals.

8.11.2 Historic surfaces such as York Stone and historic street furniture including lamp standards will be conserved and repaired wherever possible. Otherwise, granite kerbs will be used throughout the area, with asphalt or concrete slabs to footways. Street patterns that contribute to the special character of the conservation area will be retained where possible. Unnecessary street clutter and redundant street furniture and signage will be removed from the conservation area wherever possible.

8.11.3 Excessive street furniture and standard traffic management features, such as railings, coloured surfaces and carriageway markings, can be visually harmful to the conservation area. In order to preserve or enhance the

special character or appearance of the conservation area, non-standard street furniture may be required. The Council will seek external grant-aid or use its own resources where possible and make use of its planning powers and agreements with developers (such as s106, s207 and s.38 agreements) as appropriate, to secure additional funding to ensure a suitable high standard of works to the public realm within the conservation area.

- 8.11.4 It would be desirable for the paintwork of modern and historic lamp-stands, bollards and similar street furniture to conform to a consistent paint colour scheme. A variety of colours have been used in the past for which there does not appear to be any good historic precedent. A dark green gloss would be appropriate. Unpainted metalwork should be avoided in the conservation area.
- 8.11.5 The Council will work with ESCC to agree guidelines for the design and management of the public realm in the conservation area.

8.12 Open spaces

- 8.12.1 In line with the Hastings Local Plan, the Council will protect and enhance existing open spaces. These play a key role in the character of the St Leonards conservation area. Designated and undesignated historic parks and gardens will be preserved and enhanced.

8.13 Trees in conservation areas

- 8.13.1 The Council will continue to recognise the importance of and protect trees in the conservation area, whether in streets and parks, or on private land. Trees in street streets, public parks and elsewhere in the public realm, including those within conservation areas are managed by the Council on the basis of its 2013 *Tree Policy and Tree Risk Management Plan*.
- 8.13.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires owners to give six weeks notification of any intended works to trees on private land within the conservation area. This is to allow the Council to make an assessment of whether the tree in question has sufficient amenity value to be worthy of protection through the serving of a Tree Preservation Order. The Council will ensure that all such trees reported will be carefully assessed and any that are deemed worthy will be so protected.
- 8.13.3 The Council will ensure that any future necessary replanting in the conservation area will be with species that accord with the prevailing character of the street or area. Trees will be replaced on a like-for-like basis wherever possible, particularly where the replacement is one of a group or avenue of identical species. If possible, modern improved varieties of the species will be chosen where that will reduce the risk to adjacent properties. However, where replanting with the same species is

impractical for sound arboricultural reasons, appropriate alternative species will be chosen.

8.14 Monitoring change

8.14.1 The Council will monitor change in the conservation area with reference to the conservation area character appraisal and management plan.

8.15 Monitoring the effectiveness of this document

8.15.1 The Council will aim to ensure that the management proposals are kept up-to-date with a review of the conservation area character appraisal and management proposals on a five-year cycle from adoption (subject to staff resources).

8.16 Grant

8.16.1 Subject to available resources, the Council will work with partners to provide carefully targeted grant-aid to historic buildings and the conservation area, and to apply for funding for the conservation area from external sources as available.

8.17 Character Area 1 – Burtons’ St Leonards: Sub-zone 1.a

Buildings at risk

8.17.1 St Leonards Church is closed and has been unused for some years as a consequence of structural problems related to the instability of the cliffs: it is included on the Historic England Register of Heritage at Risk. Responsibility for management of the cliffs should be established and the conservation of the church should be a priority for action by the relevant organisations.

Building repair, maintenance and architectural detail

8.17.2 The Colonnade is in poor condition: its roof structure is under repair, but the bases of the columns are unprotected from erosion resulting from water thrown up by passing traffic. It would be desirable to provide a deeper gutter with a stone kerb.

8.17.3 The Burtons’ seafront terraces have lost much architectural detail, such as the replacement of traditional timber sash windows with uPVC. These terraces are among the most architecturally significant and prominent buildings in the area. They are austere designs that rely for their architectural impact on uniform treatment within each elevation and each terrace as a whole. It is essential that the front elevations of these houses are subject to the strict and uniform application of local policy to ensure that replacement doors, windows, roofs and the repair and reinstatement of historic architectural details is undertaken to appropriate conservation standards, including their design and materials.

8.17.4 1-3 Sussex Road is apparently vacant and in need of repair and reuse.

Development sites and opportunities

8.17.5 The former Hastings College site that includes the historic Archery Ground is currently being redeveloped for residential use.

8.17.6 West Ascent is now unrecognisable as the Burton-designed formal route to the church. As and when the opportunity arises, high quality traditional architectural designs should be employed here and reinstatement of the double villa (1 and 2 West Ascent) to match 1 and 2 East Ascent would be desirable.

8.17.7 Victoria Court, (Nos.65-68 Marina) and Archie Court (No. 63 Marina) both of c1960, are intrusive at the ends of stuccoed Georgian terraces, flanking the church. If the opportunity arises they should be replaced with buildings more in keeping with the Burton terraces.

8.17.8 Subject to clarification of the responsible organisation, the concrete frame of the unbuilt flats in Undercliff should be removed and the site landscaped (if, as is understood to be the case, ground conditions do not allow for its viable development).

8.17.9 The large plot to the rear of 1-3 Sussex Road rear is derelict and would benefit from appropriate development and/or enhancement.

Public realm and enhancement opportunities

8.17.10 The planted cliff south of the properties in West Hill Road, is an important visual feature in the area. Responsibility for its upkeep is unclear; to address this, a comprehensive strategic approach (including partnership with private owners) is required, that recognises the historic and amenity value of this area. It is currently overgrown and neglected, and there is no public access to most of the cliff. ESCC is responsible for the paths. It is understood that Sussex Steps is closed due to unstable ground conditions. The Council will work with ESCC to address these issues.

8.17.11 The churchyard and Burton Tomb are scruffy and neglected. St Leonards Steps, which runs down to the church, are open but in poor condition, littered and graffitied. These areas should be repaired and enhanced.

8.17.12 The public realm on the seafront, especially the car parks, and particularly to the west of the church, has an unnecessary and sometimes intrusive variety of surfaces, neglected and redundant street furniture and poor signage. It is a highly prominent area and should be a priority for enhancement, in conjunction with the whole seafront promenade, using an agreed and consistent pattern of materials and street furniture.

Traffic management

8.17.13 HBC should work with ESCC to reduce through traffic on the seafront.

Local listing

8.17.14 The following are recommended for consideration for local listing:

- Nos. 15-21, 60-62, 72-82, 89-110 Marina and 9-14 Undercliff

8.18 Character Area 1 – Burtons’ St Leonards: Sub-zone 1.b

Buildings at Risk

8.18.1 48 West Hill Road is an attractive cottage associated with the Water Works that was part of the Burton estate. It is derelict and in urgent need of repair and reuse.

Development sites and opportunities

8.18.2 A major development site has been identified at West Hill Reservoir on the edge of this character zone and West St Leonards. It would be helpful if guidelines on appropriate design and layout were to be prepared by the Council, to ensure that development does not harm the character of the conservation area. The mid-19th century cottage on the site should be retained and repaired.

Public realm and enhancement opportunities

8.18.3 There is intrusive modern street lighting and signage e.g. in ‘semi-rural’ areas such as Quarry Hill. It would be desirable to develop public realm design guidance with ESCC, to which all the relevant public authorities and utilities companies should sign up.

Local listing

8.18.4 The following are recommended for consideration for local listing:

- No.7 Maze Hill

8.19 Character Area 1 – Burtons’ St Leonards: Sub-zone 1c.

Public realm and enhancement opportunities

8.19.1 Lavatoria Square requires enhancement.

8.19.2 The steps from between Undercliff Terrace and Market Street and between St Clements Place (top of East Ascent) and Undercliff are in fair, but not good, condition. They should be subject to regular maintenance.

8.20 Character Area 2 – West St Leonards

Public realm and enhancement opportunities

8.20.1 The West Marina Gardens bowling green has inappropriate modern fencing to its seaward side, which could be enhanced with a more visually

sympathetic boundary, such as simple traditional iron railings (park palings), or a hedge, if a more substantial boundary is necessary.

8.20.2 Caves Road is scruffy and poorly maintained with some derelict plots and some poor quality modern buildings. Adjacent to No. 32, construction appears to have ceased leaving an unfinished shell, which should be completed. New buildings should respond to the historic plot widths, architectural form and elevational proportions of the surviving 19th century structures, maintain a broadly consistent urban scale (between one and three stories as appropriate), sited to maintain the historic building line on the back of the pavement.

8.20.3 The seafront promenade and public realm including the carparks require comprehensive enhancement.

Development sites and opportunities

8.20.4 Gambier House, West Hill Road, with an allocation of 15 residential units on 0.23ha. Retention of the existing 'Gambier' building is 'preferred'; loss of this significant building would damage the character and appearance of this part of the conservation area. A summary brief has been prepared in the Development Management Plan, but more detailed guidance on the appropriate form and design of development would be helpful to ensure that the special character of West Hill Road is not harmed.

8.20.5 The Watling Tyres site in Keats Close has the potential to be developed in such a way that reflects and strengthens the urban form of the area and the transition from suburban to urban character.

Recommendations for local listing

8.20.6 It is recommended that the following buildings be considered for local listing:

- West Hill Road- Eversfield Hospital - No.111(Gambier House) & No.115 (West House) No.117 (Sovereign House) built as the Chelsea Hospital Convalescent Home, No.119 (Senlac House)
- No.146 Marina

8.21 Character Area 3 – East St Leonards: Sub-zone 3a

Development sites and opportunities

8.21.1 Taxi Office/B.R. Social Club, St Johns Road, has an allocation for mixed use on 0.12ha. including 30 residential units. This site is extremely prominent in the area, forming the setting of the railway station and one of the key public spaces in this part of the town. Architecture of the highest standard and appropriate scale is essential here. An outline development brief has been prepared, but further guidance would be helpful.

8.21.2 Development of the Taxi Office site should be accompanied by a suitable public realm enhancement scheme to integrate the new development with the public open space facing the station.

8.21.3 Ocean House (outside, but enclosed by, the conservation area) is intrusive. If the opportunity ever arises it should be replaced with a building of more appropriate scale and sympathetic design at a more appropriate scale, lower in height and less harmful to the appearance of the surrounding conservation area and longer views.

8.21.4 At the south end of London Road, the Post-office and the buildings at each side of the junction between Saxon Street are out of keeping and poor quality. All would benefit from redevelopment at a scale more consistent with their surroundings and with elevational proportions and external details that are more in keeping with the surrounding historic buildings. 13 London Road is more appropriate in scale and form, but would benefit from repair and painting of its concrete render.

Public realm and enhancement opportunities

8.21.5 The back streets are in poor condition, notably Cross Street/South Street /Western Road/ Saxon Street area. Although not all of the area is within the conservation area, it has an impact on the surrounding designated areas. The South Street car park is in need of enhancement.

8.21.6 This is an area that would benefit from the removal of street clutter, preferably as part of a comprehensive streetscape and public realm design strategy.

Shopfronts

8.21.7 Some shopfronts in Kings Road are out of keeping and when the opportunity arises tenants should be supported in their replacement with suitable new designs, following local guidance.

Local listing

8.21.8 It is recommended that the following should be considered for local listing:

- Warrior Square Railway Station (1851)
- The Royal Hotel PH, St John's Road
- The Railway PH, Kings Road/Western Road
- St Leonards PH, London Road
- Old England PH, London Road
- Prince of Wales, Western Road, (outside the conservation area),

8.22 Character Area 3 – East St Leonards: Sub-zone 3b – Grand Parade, Warrior Square, Eversfield Place

Development sites and opportunities

8.22.1 If the opportunity arises, the modern developments in Warrior Square should be replaced with designs that are in keeping with the consistent, formally composed, historic architectural surroundings; in terms of massing, proportions, materials and details.

Enhancement opportunities

8.22.2 The seafront promenade (Bottle Alley) has been repainted, but adjacent areas of the public realm would benefit from enhancement.

Local listing

8.22.3 It is recommended that the following should be considered for local listing:

- 1-22 Grand Parade
- Nos.1-3 (odd) Warrior Square

8.23 Character Area 3 – East St Leonards: Sub-zone 3c

Buildings at Risk

8.23.1 The chapel of the Former Holy Child Convent is a priority for action as grade II* building at risk. The condition of the other buildings (both listed and unlisted) is unknown and should be assessed. The site is not identified as a development site in the local plan, but, should proposals for development come forward for consideration as an exception to local policy, any redevelopment within or adjacent to the site should secure the appropriate repair and reuse of the historic buildings and retain the integrity of the site as a whole, including the boundary wall, grounds, trees, setting and views into and out of it. Preparation of a development brief, including assessment of the heritage issues, would be desirable.

Building repair, maintenance and architectural detail

8.23.2 If the opportunity arises, the residential infill of c1960 in Edward Road and Princes Road should be redeveloped to a more appropriate scale and siting, consistent with the surrounding historic architecture and urban grain.

8.23.3 St Margaret's Road car park could be improved by planting and better maintenance.

Recommendations for local listing

8.23.4 It is recommended that the following should be considered for local listing:

- Nos.1-23 (consecutive) Warrior Gardens
- The Old Rectory in Villa Road

8.24 Character Area 4 - North St Leonards

Building repair, maintenance and architectural detail

8.24.1 The key issues here arise largely from the way in which the large houses have been subdivided and are to a great extent occupied by low-income residents. The development control system should be used to prevent unsympathetic alterations and the loss of historic architectural details. Responsibility for the neglected public realm and common areas is shared jointly by the Council, ESCC, landlords and residents. It should be addressed by a neighbourhood-based partnership including all three parties to prioritise the work. It should include advice, support, design guidance, public realm improvements and be backed up by the use of statutory powers under the Planning and Building Acts, and planning enforcement.

8.24.2 The most intrusive alterations in the area are inappropriate and over-large roof extensions. These largely predate the designation of the conservation area, and would not gain planning permission today. Although the opportunity to reverse such changes may only arise infrequently, it would be desirable to reinstate traditional roofs and dormers where possible in buildings that make otherwise a positive contribution to the character of the area.

Development sites and opportunities

8.24.3 27 Dane Road, has been allocated for 11 residential units on 0.14ha. This area is characterised by very large pairs of late-19th century semi-detached houses. Their architectural character, siting, massing, external materials, scale and proportions should provide the basis for any new building here.

8.24.4 4-5 Stockleigh Road has been allocated for 12 residential units on 0.03ha. It is a vacant site, located between bay-fronted Victorian terraces which should provide the model for its redevelopment.

Recommendations for local listing

8.24.5 It is recommended that the following should be considered for local listing:

- 98 Kenilworth Road (hall)
- Nos. 11-13, 26-27, 23-25 (consec.) Boscobel Road
- No.2. Pevensey Road
- No.28 Stockleigh Road
- Helena Court and Highland Mansions,
- No.3. Upper Maze Hill
- Markwick Gardens (open space)

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Hastings Borough Council Documents

St Leonards [Draft] Conservation Area Appraisal (Antram N. 2007)

Hastings Central Area [draft] Conservation Area Appraisal, (The Conservation Studio November 2016)

Marine Court St Leonards-on-Sea Conservation Management Plan (2006)

Central St Leonards and its Seafront [Draft] Conservation Area Appraisal (Alan Baxter Associates 2007)

FURTHER INFORMATION

Planning and conservation

Hastings Borough Council, Muriel Matters House, Breeds Place, Hastings, TN34 3UY

T: 01424 783302 <https://www.hastings.gov.uk/planning/>

Conservation: conservation@hastings.gov.uk

Hastings Borough Council guidance leaflets:

[Supplementary Planning Document - Shopfronts and Advertisements](#)

[Supplementary Planning Document 1 - Roof Materials for Listed Buildings and Conservation Areas](#)

[Supplementary Planning Document 2 - Replacement Doors and Windows for Listed Buildings and Conservation Areas](#)

The Planning Portal is government's on-line resource for services and guidance relating to the planning system: www.planningportal.gov.uk -

Historic England is the Government's adviser on the conservation of the historic environment: Eastgate Court, 195-205 High Street, Guildford GU1 3EH

T: 01483 252020 southeast@HistoricEngland.org.uk

Professional bodies

(Contact the appropriate one of these bodies if you are looking for a suitably qualified and experienced professional adviser)

The Arboricultural Association, The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL T: +44(0)1242 522152: admin@trees.org.uk

Institute for Archaeologists, Miller Building, University of Reading, Reading RG6 6AB. T: 0118 378 6446: admin@archaeologists.net

Landscape Institute 33 Great Portland Street, London W1W 8QG T: +44 (0)20 7299 4500: mailto:mail@landscapeinstitute.org

Royal Institute of British Architects 66 Portland Place, London W1B 1AD T: +44 (0)20 7580 5533: mailto:info@inst.riba.org

Royal Institution of Chartered Surveyors, RICS Contact Centre, Surveyor Court, Westwood Way, Coventry CV4 8JE T: +44 (0)870 333 1600: mailto:contactrics@rics.org

The Institution of Structural Engineers, International HQ, 47-58 Bastwick Street, London, EC1V 3PS, United Kingdom Tel: +44 (0)20 7235 4535 <http://www.findanengineer.com/>

Conservation and amenity societies

(most of these bodies sell useful guides on a range of historic building conservation)

The Georgian Group campaigns for, and can provide information and advice on, the conservation and maintenance of Georgian buildings: 6 Fitzroy Square, London, W1T 5DX. T: 020 7529 8920 office@georgiangroup.org.uk

The Victorian Society campaigns for, and can provide information and advice on, the conservation and maintenance of Victorian buildings: 1 Priory Gardens, London, W4 1TT. T: 020 8994 1019 admin@victoriansociety.org.uk

Society for the Protection of Ancient Buildings (SPAB) campaigns for and provides information and advice on the conservation of historic buildings of all periods: 37 Spital Square, London, E1 6DY 020 7377 1644 info@spab.org.uk; Technical Advice Line: 020 7456 0916 Monday - Friday (9.30am - 12.30pm)

The Twentieth Century Society campaigns for, and can provide information and advice on, the conservation and maintenance of 20th century buildings: 70 Cowcross Street, London EC1M 6EJ. T: 020 7250 3857 [coordinator\(at\)c20society.org.uk](mailto:coordinator(at)c20society.org.uk)

The Burtons' St Leonards Society is the principal resource for the history and conservation of the Burton family's developments and architecture in St Leonards: South Lodge (West), Maze Hill, St Leonards on Sea TN38 0BA. T: 01424 422090/01424 421207 info@burtonsstleonardsociety.co.uk

Other sources of information

The Building Conservation Directory- includes useful addresses, specialist contractors etc.: www.buildingconservation.com