

we want
your views

St Leonards Conservation Area Appraisal

Consultation Summary Leaflet

29 October – 10 December 2018



If you need more help you can contact us on
fplanning@hastings.gov.uk or 01424 451098



Introduction

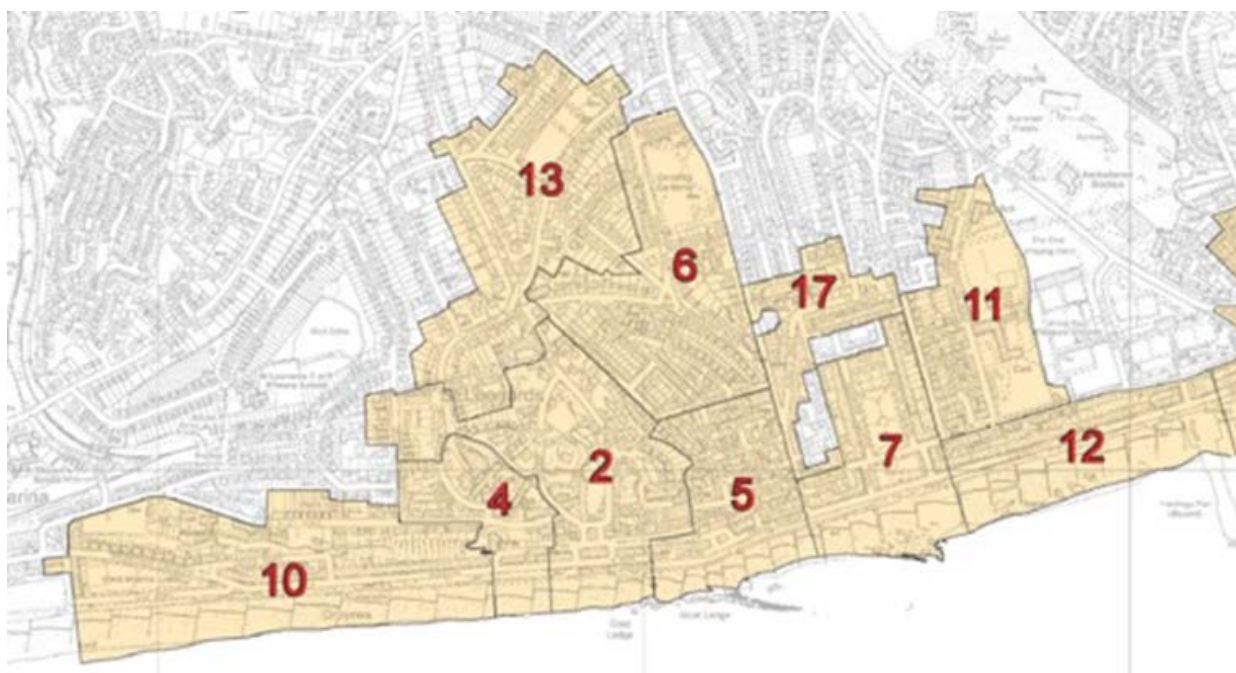
Hastings Borough Council has published the draft St Leonards Conservation Area Appraisal and Management Plan for public consultation. The consultation runs for 6 weeks from 10am on Monday 29 October until 4pm on Monday 10 December 2018. All following photographs in this leaflet are taken from the draft St Leonards Conservation Area Appraisal and Management Plan document.

Summary of recommendations

Proposed Merging of Conservation Areas

The draft document makes the case for merging the following ten Conservation areas in St Leonards into a single Conservation Area “St Leonards”:

- Burtons’ St Leonards (CA2)
- St Leonards West (CA4)
- St Leonards East (CA5)
- St Leonards North (CA6)
- Warrior Square (CA7)
- Magdalen Road (CA11)
- Grosvenor Gardens (CA10)
- Eversfield Place (CA12)
- Markwick Terrace (CA 13)
- King’s Road (CA17)



This is proposed as the same architectural and historical phases of the town’s development may be seen in several different conservation areas. By having ten separate conservation area designations this tends 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.

Proposed Extensions

There are also recommendations for three proposed extensions to the conservation area to incorporate parts of Chapel Park Road, Ellenslea Road, Church Road, St Pauls Place, Boscobel Road and Western Road (shown on the appended map).

Proposed extension No.34 and 36 Boscobel Road

No.34 and 36 Boscobel Road are proposed to be included within the Conservation Area as they provide a positive contribution to the setting of the listed Highland Inn.

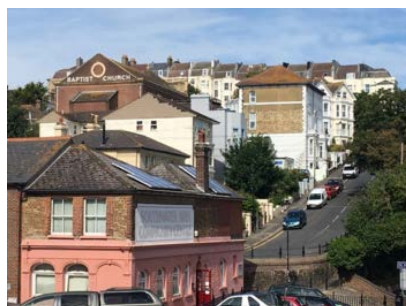


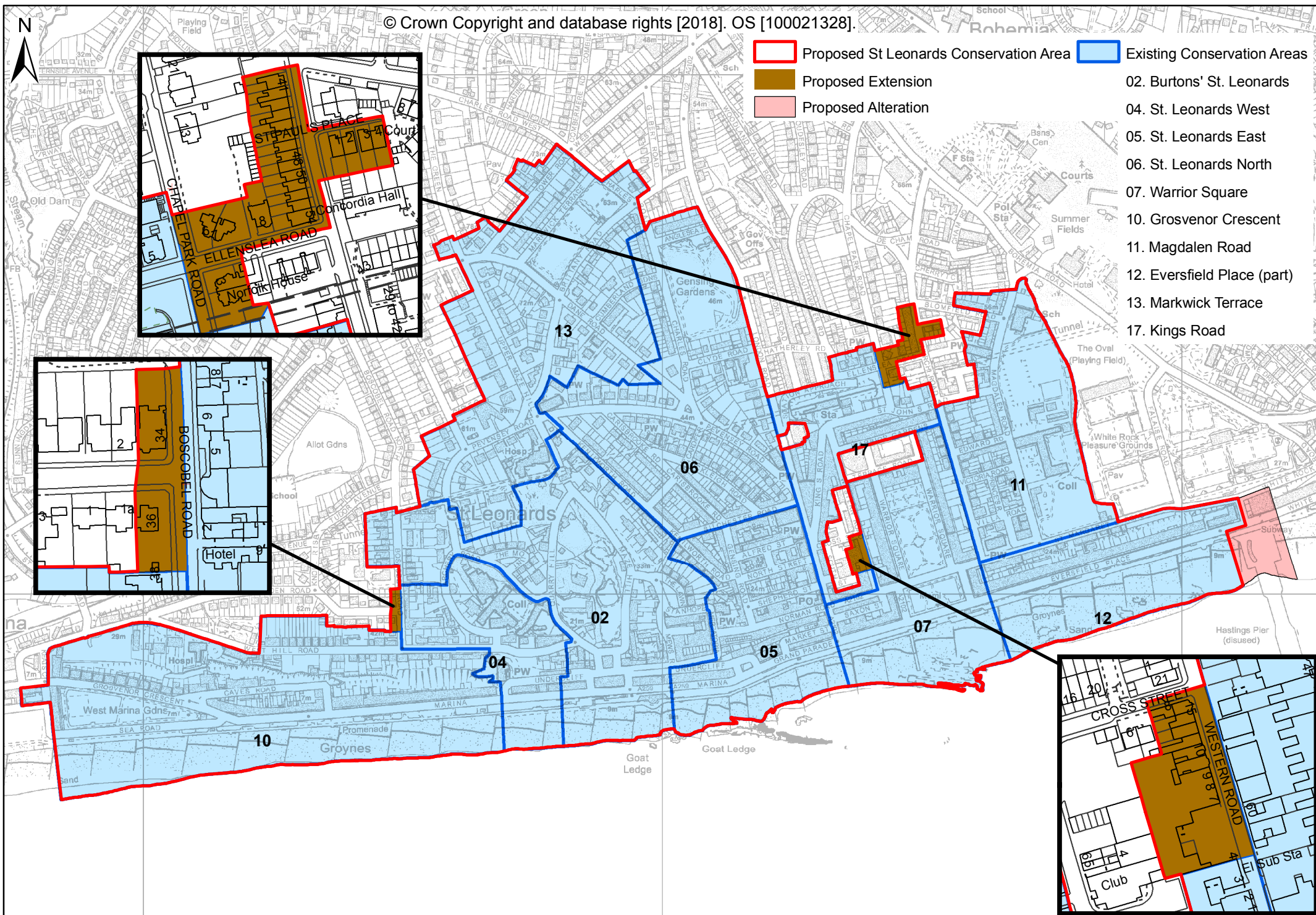
Proposed extension No.4-15 Western Road and No.8 Cross Street

Proposal to extend the Conservation Area boundary northwards along Western Road to the junction with Cross Street to incorporate the Prince of Wales PH and houses to its south which are of the original mid-19th century development. These therefore would have a positive contribution on the Conservation Area.

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

Nos.6-7 Ellenslea Road; Nos.1-3 Chapel Park Road, Nos.41-54(consecutive) Church Road, Nos.1-4 St Paul's Place are proposed to be included in the Conservation Area as they positively contribute to the setting of the listed Baptist chapel in the same views.





Management plan

While there are immediate consequences from the designation of conservation areas, such as control over the demolition of buildings or the felling of trees, the expectation is for active management.

A management plan can explain the steps that should be taken to maintain the special interest of the area. However, conservation areas are not necessarily preservation areas and, in most places, change is inevitable. The challenge, therefore, is to manage change in a manner that does not lose sight of the qualities that make a place special. So in addition to reviewing and revising boundaries, the draft management plan contains other proposals which are based on the issues identified in the appraisal including:

- Identifying buildings and structures that may be worthy of local listing
- The importance of planning policies, Development Management and enforcement and policy tools such as Article 4 directives;
- Council review, and where necessary, revising guidance leaflets, and adopting them as formal planning documents;
- Guidance on use of materials and architectural details
- Guidance on the design on new builds and new shopfronts within conservation areas
- The use of section 106 agreements to assist in conserving and enhancing the conservation area
- Guidance on highways and public realm improvements that respects the special character of the conservation area
- The importance of and protection of trees in conservation areas
- Monitoring change in the conservation area with reference to the conservation area character appraisal and management plan.
- The targeting of grant-aid to historic buildings and the conservation area, and to apply for funding for the conservation area from external sources as available.
- Identifying buildings at risk and those requiring maintenance



How can I view the draft St Leonards Conservation Area Appraisal and Management Plan?

The draft consultation document can be viewed:

- online via the Council's website: www.hastings.gov.uk/StLCAA
or
- at the Community Contact Centre, Town Hall, Queens Square, TN34 1TL
or
- at the Tourist Information Centre, Muriel Matters House, Breeds Place, TN34 3UY

How can I respond to the consultation?

Complete our questionnaire, download it from the website: www.hastings.gov.uk/StLCAA or pick one up from the venues above and send to fplanning@hastings.gov.uk or Planning Policy team, Hastings Borough Council, Muriel Matters House, Breeds Place, Hastings, TN34 3UY

**The closing date for your comments is 4pm on
Monday 10 December 2018**