

Appendix 1 – Heritage Assets in the Town Centre Area

1. Designated heritage assets

‘A World Heritage Site, Scheduled Monument, listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation area designated under the relevant legislation’ – National Planning Policy Framework (2012)

Scheduled ancient monuments:

- Hastings Castle, the Collegiate Church of St Mary and the Ladies’ Parlour

Listed Buildings – Grade I:

- Hastings Castle

Listed Buildings – Grade II*:

Pelham Arcade

- Nos.1-12 (consec.) and 12a

Pelham Crescent

- Nos.1-14 (consec.), 14a and 15
- St Mary’s in the Castle

Robertson Street

- Church of Holy Trinity, Robertson Street

Wellington Square

- Wellington Square Baptist Church

Listed Buildings – Grade II:

Albert Road

- Nos.5/6

Cambridge Road

- United Reform Church (see Robertson Street)
- No.7 (see also Nos.52 and 52B Robertson Street)

Carlisle Parade

- Carlisle Parade car park, including subway, entrance ramps, sunken garden and 3 shelters

Castle Hill Road

- Nos.18A, 18B and 46-62 (even)

Castle Street

- Nos.3, 4, 5, 8

Claremont

- Brassey Institute (Library),
- No.14 (Printing Works)

Havelock Road

- Havelock Public House

Portland Place

- Nos.1-11 Wellington Terrace

Queens Road

- Town Hall

Robertson Street

- United Reform Church (see also Cambridge Road)
- No.21 Robertson Street
- Nos.52 and 52B Robertson Street (see also No.7 Cambridge Road)

Russell Street

- Nos.4/6 and Nos.8-12 (even)

St Michael's Place

- Lift Shaft and Winding Mechanism to rear of Nos.40/41 White Rock

Trinity Street

- Drinking fountain (north-east of Holy Trinity Church)

Wellington Place

- Nos.3, 12 and 13 York Buildings

Wellington Square

- 1, 1a (Mornington Mansions), 2-47 (Consec.)

West Hill

- West Hill Lift and Engine House

White Rock

- Boer War Memorial
- Hastings Pier
- Palace Court including former Arthur Green,34 White Rock
- Shelter opposite the White Rock Theatre,
- Nos.16-20 White Rock
- Nos.21/22 White Rock
- Nos.23/24 White Rock
- Nos.40/41 White Rock

Conservation Areas:

- Old Town (part)
- White Rock
- Eversfield Place (part)
- Hastings Town Centre

NB: It is a recommendation of this appraisal that these areas should be amalgamated as the Central Hastings Conservation Area

2. Non-designated heritage assets

'Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local authority (including local listing).' National Planning Policy Framework (2012)

Recommendations for local listing

Hastings Borough Council, in partnership with local communities, has embarked on the preparation of a local list. The Council has published criteria for selection at: http://www.hastings.gov.uk/conservation/selection_criteria/

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

Bank Buildings, Station Road

- Nos.1-3
Landmark corner including the Edwardian baroque NatWest bank (1904-05) by W Campbell Jones and built by John Howell & Son. Also Nos.2/3, a typical Montague Burton building (completed 1928) by Henry Wilson.

Cambridge Road

- No.16 – Former Post Office
Completed 1930 to designs of David Nicholas Dyke of the Government's Office of Works. Four storeys in red brick with rustication to the ground floor and limestone dressings
- The Evangelical Tabernacle
Independent church of 1854. Gothic detailing to the street.
- No.53 – The Observer Building
Designed in 1914 by Henry Ward for FJ Parsons Ltd, but not built until 1921. Front elevation in heavily detailed Hatherware faience with lettering to record the printing and publishing undertaking.

Carlisle Parade

- Nos.1-43 Queens Apartments (including 1-8 Harold Place)
The former Queens Hotel built in 1858 in response to the trade brought by the railway. A major seafront landmark.

Castle Hill Passage

- Nos.1-11 (Wellington House)
Mid-19th century stucco group
- No.25
Former Railway Mission Hall, off Portland Villas
Late 19th century red brick hall

Castle Hill Road

- Nos.51-61 (Odd)
Early 19th century with imposing corner bay.
- Nos.109-115 (Odd)
Late 19th century terrace in a dramatic position overlooking Castle Hill

Castle Street

- No.6 (front) and 14 Castle Hill Road (rear)
Early 19th century with Edwardian remodeling of canted bay and gable.

Castledown Avenue

- Nos.6-10 (Even)
Edwardian purpose-built flats with alternating bands of brick and stone.

Castledown Terrace

- Nos 1-8 (Consec.)
Mid-19th century stucco terrace extending the listed terrace to the south. Dramatic position overlooking the whole town.

Cambridge Road

- Nos.60/61 at the corner with Havelock Road
Mid-19th century with elaborate stucco work. One of six distinctive corners at the hub of the Victorian town centre.

Claremont

- Nos.4&5
Two well-preserved town houses. No.4 with canted bay, tiled panels and a bar-front with Art Nouveau influences. No.5 dated 1904 with more-classical restraint.

Havelock Road

- Nos.56/57 (Flairz)
Originally the Old Golden Cross PH built in 1899 to designs of Jeffrey & Skiller. Red brick with elaborate stone dressings including giant Corinthian pilasters and an octagonal corner turret.

Pelham Place

- The De Luxe
Built as the Empire Theatre in 1897-9 by Ernest Runtz. Imposing Doulton terracotta façade.

Priory Street

- Gizmo House incorporating 24 Cornwallis Terrace
Red brick. Typical of 1930s Post Office style in a prominent location.

Queens Avenue

- Arcade through to Wellington Place. Includes Nos.5/5a/6 Queen's Road
Shopping arcade built with the Gaiety Theatre in 1882. Additionally noted as the workplace, until 1924, of John Logie Baird, inventor of television.

Queens Road

- No.1
- Former Post Office of 1869. An early date for a purpose-built Post Office reflecting the commercial significance of Hastings in the mid-19th century. A major landmark on the corner with York Gardens.
- Nos.7/8 - The Odeon Cinema
Built as the Gaiety Theatre in 1882 in Italian Renaissance style by Cross & Wells with the theatre architect, C J Philips.

- No.212
Mid-19th century stucco with rusticated quoins. One of six distinctive corners at the hub of the Victorian town centre.

Robertson Street

- Nos.1a, 1-3, 4 & 5-9 (Debenhams)
Main building of 1927 by Henry Ward for the Plummer Roddis department store. A major corner landmark.
- No.38 including 24 Claremont
Striking rounded corner to the area developed by Patrick Robertson 1850-56. Probably designed by the Crown architects, Reeks & Humbert.
- No.42
Early 20th century former bank. Ashlar sandstone with neo-classical detailing.
- Nos.53-57 (Yates)
Built by John Howell in 1858/59 as a music hall and assembly rooms. Classical facades to Robertson Street and Havelock Road. First floor hall above the Hastings Mechanics Institute and shops, but now a public house.

Robertson Terrace

- Nos.1/2 - The Lansdowne Hotel
Good example of Roberson's development (1850-56)

Station Road

- Nos.6-6a
Originally a Baptist chapel built in 1864-5 by John Howell & Son. Now in retail use. Strong framework of Corinthian pilasters.
- No.8
Built as offices for the Borough Council in 1868, designed by Charles Smith. Particularly good acanthus leaf decoration.

Wellington Gardens

- No.4
Late 19th century villa in a dramatic position overlooking Castle Hill

White Rock

- Nos.37/38
No.38 Edwardian with paired recessed bay windows to the first and second floors. No.37 with recessed balconies under a full-width arch at 2nd floor level under a decorative frieze.
- The Source
Originally the White Rock Baths begun in 1874. Remodeled with Art Deco detailing after acquisition by Hastings Corporation in 1925.
- The White Rock Theatre
Built as the White Rock Pavilion and opened in 1927. '*Spanish Mission style of America, nicely done*' (Pevsner). Plain render with inset medallions of Doulton's polychromatic stoneware.