

**we want
your views**

**Hastings Central Area:
Conservation Area Appraisal**

Consultation Summary Leaflet

12 June – 21 July 2017



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 Hastings Central Conservation Area Appraisal & Management Plan for public consultation. The consultation will run for 6 weeks from Monday 12 June until Friday 21 July 2017

Conservation Areas and designation

Conservation areas are places of architectural or historic interest which should be preserved or enhanced. The impact of designation is that within a conservation area, a local planning authority has greater control over demolition, minor developments, works to trees and the display of advertisements. The aim in exercising these controls is to ensure that what makes the area special is not harmed by proposed changes.

Local authorities are encouraged to support their conservation areas with a clear statement of the special architectural and historic interest that justifies their designation. The production of the Hastings Central Conservation Area Appraisal and Management Plan satisfies the requirements of the legislation and provides a firm basis for assessing applications for development. Preparation of this appraisal has taken account of statutory provisions, Historic England guidance and planning policy at national and local level.

In addition to informing planning policy and the preparation of the [Town Centre and White Rock Area Action Plan](#), the appraisal identifies the special character and significance of the Hastings Central Area that can be enjoyed by residents, businesses and visitors alike.

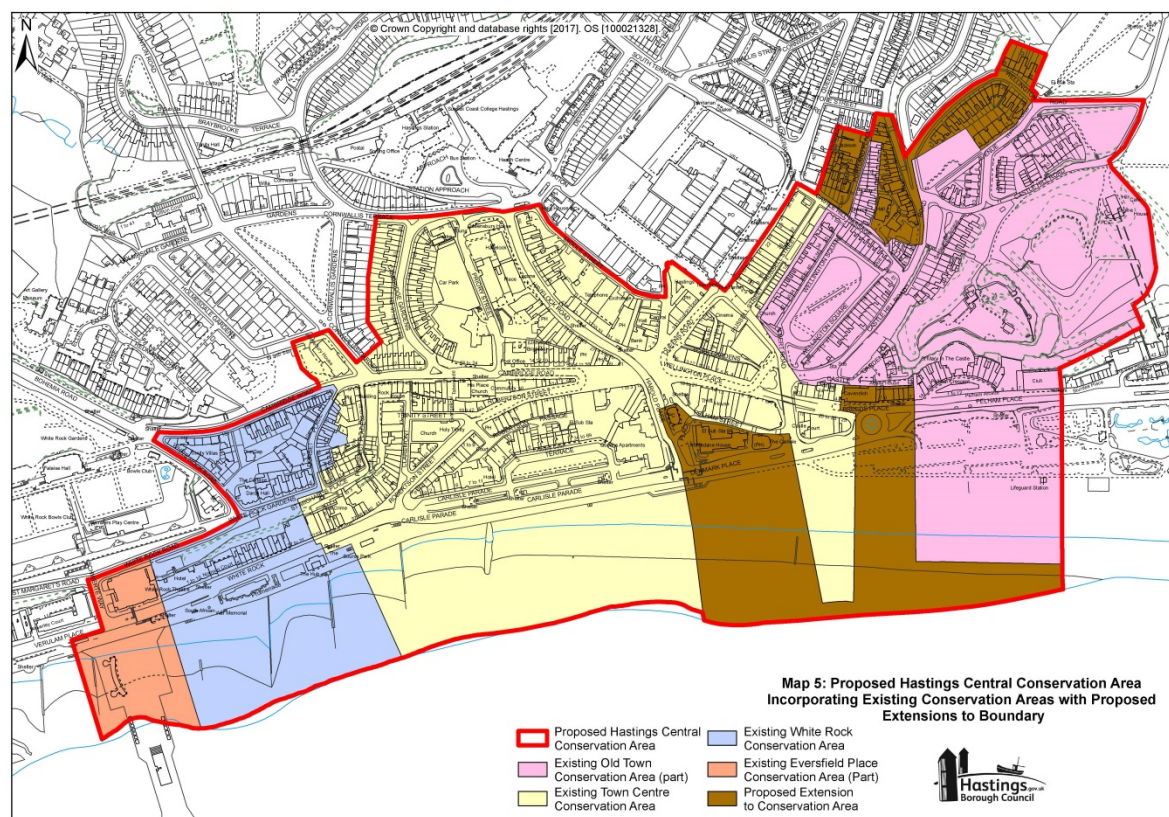


The Draft Hastings Central Conservation Area Appraisal

Conservation areas in Hastings have been designated progressively since the enabling legislation was introduced in 1967. To ensure that they remain special places, local authorities have a duty to review their condition and draw up management plans for them.

In light of this, we have been reviewing the existing Hastings Town Centre, the White Rock and part of the Old Town Conservation Areas (including Hastings Castle, Pelham Crescent and Wellington Square). The result is a single draft Conservation Area Appraisal and Management Plan – Hastings Central. In the draft document, we are proposing the amalgamation of these existing conservation areas together with additional extensions to the boundary.

Map showing the proposed Hastings Central Conservation Area (including extensions).



Source: Map 5, draft Hastings Central Conservation Area Appraisal and Management Plan.

**‘We are asking for your views on the
draft Appraisal and Management Plan
which is open to public consultation from
12 June to Friday 21 July’**

Summary of recommendations

The draft document makes the case for amalgamating the White Rock and Town Centre Conservation Areas into a single Conservation Area "Hastings Central", and for Castle Hill, including Pelham Crescent and Wellington Square, which are currently in the Old Town Conservation Area, to be added to this single area. This is because the castle originally related to the earliest settlement of Hastings on the site of the present town centre, and because Pelham Crescent and Wellington Square were among the pioneering developments of the New Town. In addition, Hastings Pier and the White Rock Theatre, which are currently in the Eversfield Place Conservation Area, should be added to the proposed Hastings Central Conservation Area. This is because they form the western extent of the town centre and relate far more to the historical development of the resort than to Eversfield Place

Having re-defined the town centre by these amalgamations of existing designations, a few further adjustments are recommended for historical or logical reasons.

The area between Portland Place and the pedestrian route at the rear of dwellings along Queens Road. The terrace at the south end of Portland Place provides an attractive focus to views along Russell Street, while the buildings on the west side of Portland Place, including the former St Mary's School, now the Jackson Hall, provide the setting to the listed Wellington Terrace opposite.

While the listed houses (Wellington Terrace) fronting the east side of Portland Place already have conservation area status, it is recommended that the whole triangle with Stonefield Road/Castle Hill Road and Castle Hill Passage is brought into the designation. This will include the former Railway Mission Hall at Portland Villas, the trees along Castle Hill Passage, and the Victorian terraces that define the main road.

Having included that triangle, the boundary should proceed up Wellington Road (Nos. 2-36) and include the three-storey houses on the north side (Nos. 15-25). And in addition, Nos.1-5 Castledown Avenue, these Edwardian properties complement Nos.6-10 Castledown Avenue, which are already in the conservation area and frame views across the important open space of St Andrew's cemetery.

That seafront and foreshore to Denmark Place and the foreshore to Pelham Place should be newly added to the proposed Central Hastings Conservation Area. This will resolve the current anomaly where some parts of the foreshore are in a conservation area and some are not.

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:



- Further potential to identify buildings and structures that may be worthy of Listing, locally listing or which should be recognised as positive buildings (these are buildings that make a positive contribution to the character of the conservation area, and thus help to define its special interest, even though they are not nationally or locally listed);

- The importance of planning policies, Development Management and enforcement and policy tools such as Article 4 directives;
- Monitoring building condition to assist in compliance issues;
- The potential to develop a buildings at risk strategy to determine the scale of problems of at-risk buildings and to ensure problems are addressed through heritage management;
- To monitor the loss of details and prevent it through a robust definition of what amounts to 'material' change;
- Preparation of guidance on maintaining buildings in order to prevent deterioration and higher costs in the long run;
- The preparation of development briefs;
- Restricting the palette of materials, details and street furniture will improve the appearance of the town centre, helping to make it more legible and potentially reducing maintenance liabilities



- The use of external funding, for instance from the Heritage Lottery Fund, to improve the existing building stock not only to benefit the appearance of the historic environment but also to create added value within the buildings so that they are more capable of sustaining future maintenance.



The draft consultation document can be viewed:

- online via the Council's website: www.hastings.gov.uk/hccaconsultation or
- at the Community Contact Centre, Town Hall, Queens Square, TN34 1TL.



Complete our online questionnaire, download it from the website: www.hastings.gov.uk/hccaconsultation or pick one up from the Community Contact Centre, Town Hall, Queens Square, TN34 1TL.

**The closing date for your comments is 5pm on
Friday 21 July 2017.**