



Eastbourne Townscape Guide



Supplementary
Planning
Guidance

EASTBOURNE TOWNSCAPE
GUIDE
SUPPLEMENTARY PLANNING
GUIDANCE



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1.0 Introduction

Background

- 1.1 The Eastbourne Townscape Guide is a document that provides an expansion of the policies in the Urban Heritage and Townscape Chapter of the Eastbourne Borough Plan 2001-2011 (Adopted September 2003). It should, therefore be considered as Supplementary Planning Guidance and is an important document for the proper understanding of the detail of the policies.
- 1.2 The Eastbourne Townscape Guide is mainly concerned with the built historic environment although occasionally the advice is applicable to, or covers all parts of, the general urban area. The guide begins with four sections defining the historic buildings and historic areas of the town to which the later sections refer. As and when necessary the later sections will also cover parts of the town which are outside the defined historic areas.

Status

- 1.3 The publication is an informal policy document offering detailed advice on the policies in the Borough Plan. Nevertheless it has the approval of the Council, who will normally make their decisions in accordance with the policies in this guide.
- 1.4 The document complies with the requirements of national guidance on public consultation for the reasons set out in Appendix 1.

The Future

- 1.5 This document is a review of the existing Eastbourne Townscape Guide approved in April 1994. It should not be considered as a definitive document, as it will be constantly monitored and reviewed to ensure that the policies are effective. It will also be expanded, as resources allow, to cover other matters important to the protection and improvement of the historic urban environment.

Definitions

- 1.6 Wherever possible the text and policies use specific words to avoid misunderstanding and ambiguity. However in some cases using specific language can cause an overlong and clumsily worded policy or phrase. Consequently some standard generic phrases and words have been used in this guide which need explanation and definition.

1. "**historic areas or buildings**": This normally refers to properties that are listed buildings, buildings of local interest, unlisted buildings in conservation areas and areas of high townscape value, which were built before 1945. Therefore it will not usually refer to modern buildings such as blocks of flats that are within conservation areas or areas of high townscape value.
 2. "**sensitive areas**": This will normally refer to buildings and their gardens that are listed buildings, buildings in conservation areas, buildings of local interest and buildings in areas of high townscape value.
 3. "**hidden elevations**": This will normally refer to rear elevations that are not visible from public areas such as roads, pavements and public open space.
 4. "**elevations generally not seen from public areas**": This will normally refer to elevations that face onto service roads and public footpaths to the rear of properties, as well as some side elevations that face neighbouring properties.
- 1.7 This document does not address the requirements for any approvals relating to the Building Regulations.

2.0 Listed Buildings

Introduction

- 2.1 A listed building is a building of "Special Architectural or Historic Interest" as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The statutory lists are compiled by the Secretary of State. These are under constant review and therefore it is always important to consult the statutory lists for the latest information. The statutory list for Eastbourne is available for inspection at 68 Grove Road opposite the Town Hall and on the Borough Council's website – www.eastbourne.gov.uk
- 2.2 Buildings are generally graded according to their special interest. Grade I buildings are of exceptional interest, Grade II* are particularly important of more than special interest and Grade II buildings are of special interest, warranting every effort to preserve them. In some cases churches are listed A, B and C but this classification is being phased out as they are being re-assessed. Some listed buildings are also Scheduled Monuments and, in general, the requirement for scheduled monument consent eliminates the need for listed building consent.

Works to Listed Buildings

- 2.3 It is necessary to obtain listed building consent from the local authority before carrying out any works for the demolition, alteration or extension that effects the character of a listed building. This includes **both** internal and external works. Failure to obtain permission is a criminal offence. If an owner of a listed building fails to take reasonable steps to preserve it, the local authority can require him to carry out the repairs it considers necessary for the buildings preservation.
- 2.4 The primary policy for the protection of listed buildings contained in the Borough Plan 2001-2011 is UHT17: Protection of Listed Buildings and their Settings, which states:-

"Planning permission for alterations or extensions to a listed building will be granted only where the works would preserve the inherent character of the listed building and its features of special architectural or historic interest.

Planning permission will be granted for works affecting the setting of a listed building only where the development would not harm the character or appearance of the setting of the building."

Schedule of Listed Buildings

Bakers Road

13 and 13A. Grade II
15. Grade II

Birling Gap Road

Belle Tout Lighthouse.
Grade II

Borough Lane

4 (Pilgrims). Grade II
8 (Borough House). Grade II
9 & 11 (Towner Art Gallery
and Local History Museum).
Grade II
The Hermitage in Manor
Gardens. Grade II

Bradford Street

Pillory Barn. Grade II

Carlisle Road

Church of All Saints. Grade B
2 (Heritage Centre). Grade II
99 (St Margarets). Grade II
Congress Theatre. Grade II*
Ascham St. Vincent War
Memorial Arch. Grade II

Cavendish Place

1-24 (consec). Grade II
25-33 (odd). Grade II
35-49 (odd). Grade II

Church Lane

1 & 2. Grade II
3-5 (consec) (now no.4).
Grade II

Church Street

Church of St Mary including
the churchyard wall. Grade B
12 (Flint Halls). Grade II

College Road

Warden's House in grounds of
Eastbourne College. Grade II
Gates, gateposts and cobbled
wall to Eastbourne College.
Grade II

Compton Place Road

Compton Place. Grade I
Stable and coachhouses at
Compton Place. Grade I

Compton Street

Winter Gardens. Grade II
Devonshire Park Theatre.
Grade II
Telephone kiosk outside
Devonshire Park Theatre.
Grade II

Coopers Hill

Chalk Farm Hotel. Grade II
Barn adjoining Chalk Farm Hotel.
Grade II

Cornfield Terrace

1-24 (consec). Grade II

Darley Road

Main Block and Chapel of All
Saints Hospital. Grade II*

Decoy Drive

Church of St Mary. Grade II.

Devonshire Place

Seated Statue of William, Seventh
Duke of Devonshire. Grade II

East Dean Road

Shepherds Hut to the north east of
New Barn, Birling Farm. Grade II

Enys Road

2 (Upperton Farm House).
Grade II

Etchingam Road

Langney Priory. Grade II*
Cobbled garden wall at Langney
Priory. Grade II Cottage at Langney
Priory (see Langney Rise)

Furness Road

4. Grade II
6, 8 & 10 (Furness Close).
Grade II

Gaudick Road

Meads Place. Grade II

The Goffs

33 (formerly The Old Manor House). Grade II

Grand Parade

1 and 2. 3 and 4 (Belle Vue Hotel). Grade II

5-23 (consec) (Claremont and Burlington Hotel). Grade II*

Pier. Grade II

Bronze statue of soldier of Royal Sussex Regiment. Grade II*

Bandstand, Colonnade and 2 covered viewing decks. Grade II

Grove Road

Town Hall. Grade II

Grange Road

Our Lady of Ransom RC Church. Grade II

Hartington Place

5-21 (odd). Grade II

High Street

Ye Lamb Hotel (now the Lamb Inn). Grade II

Howard Square

1-6 (consec) & 9-12 (consec). Grade II

King Edward's Parade

Statue of Spencer Compton, Eighth Duke of Devonshire. Grade II

Wish Tower (Martello Tower No. 73). Grade II (SM)

Langney Point

Martello Tower No 64 north east of Langney Point. Grade II (SM)

Martello Tower No 66 north of Langney Point. Grade II (SM)

Langney Rise

Cottage at Langney Priory. Grade II

Marine Parade

Miramar Hotel and Queen's Mansions (Marine Gardens). Grade II

6 & 7. Grade II

27 & 28. Grade II

35-40 (consec). Grade II

Matlock Road

Gazebo in back garden of No. 1. Grade II

Meads Road

Greystone House and Greystone Haugh. Grade II

21, The Cottage (on corner of Granville Road). Grade II

Cobble and brick garden wall, The Cottage. Grade II

51 & 53 (De Walden Court). Grade II

Mill Road

Ocklynge Manor. Grade II

Motcombe Road

Motcombe Farm House. Grade II
Dovecote in Motcombe Gardens. Grade II

Barn (now 1-5 Old Motcombe Mews). Grade II

Ocklynge Road

The Old Parsonage. (Parish Hall). Grade II*

Old Parsonage Barn. Grade II

2 (St Mary's House). Grade II

70 (Old Bakehouse Cottage). Grade II

Old Barn Close

2 (The cottage on corner of Wish Hill). Grade II

Park Lane

The Old Manor House. Grade II (now known as Nos. 1, 3, 5 & 7)

Pevensey Road

Central Methodist Church. Grade II

Ratton Village

The Gate House. Grade II

Royal Parade

The Redoubt Fort. Grade II (SM)

St Mary's Road

24a Grade II

Seaside

Christ Church. Grade B
Brodie Hall (adjoining Christ Church). Grade II
20. Grade II
Drinking Fountain (corner of Langney Road/ Seaside). Grade II
48 -70 (Even). Grade II
186, Former Elysium or Gaiety Theatre. Grade II
222, The King's Arms Public House. Grade II

Seaside Road

106 -114 The Royal Hippodrome. Grade II

South Street

Church of St Saviour & St Peter. Grade B
3, 5 & 7. Grade II
41a. Grade II
101-119 (odd). Grade II

Star Lane

Court House. Grade II

Staveley Road

10 (Hodeslea). Grade II

Susan's Road

Church of All Souls. Grade II*
53 (All Souls' Vicarage). Grade II

Terminus Road

Railway Station. Grade II

Trinity Trees

Church of Holy Trinity. Grade B
Group of 3 telephone kiosks outside Holy Trinity Church. Grade II

Upper Kings Drive

67 & 69. Grade II

Victoria Drive

Church of St Elisabeth's. Grade II
Church Hall of St Elisabeth's. Grade II
Vicarage to the Church of St. Elisabeth's. Grade II

Willingdon Road

Church of St Michael and All Angels. Grade II
250, Garden Wall and attached Gazebo at Westlords. Grade II

Wish Hill

91-97 (odd) (Bank Cottages). Grade II
98 (Stream Cottage). Grade II
115 (Sea View) (now Wish House). Grade II
116 (Post Office). Grade II
120 (Pelham Cottage). Grade II
122-126 (even). Grade II
128-134 (even). (Nos 1-4 (consec) Malthouse Cottages) including flint garden wall. Grade II

This list is correct at the time of going to press. Please check the statutory list available at 68 Grove Road or on the Borough Council's website - www.eastbourne.gov.uk if in any doubt

3.0 Conservation Areas

3.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which the Council aims to preserve or enhance. There are currently twelve conservation areas in Eastbourne, covering a total of approximately 184 hectares (455 acres). These are:

- College
- Meads
- Old Town
- The Park Close
- Warrior Square
- Ratton
- Willingdon
- South Lynn Drive
- Upperton Gardens
- Torfield
- Saffrons Road
- Town Centre and Seafront

3.2 The various sections of this guide explain in detail the rules, regulations and Council policy on a variety of matters that affect the character or appearance of a conservation area. However, not all matters are covered in this guide, so a brief summary of the rules and regulations specific to conservation areas are given below.

3.3 **Demolition:** With a few minor exceptions, no building can be wholly demolished or removed without conservation area consent from the Council. When carrying out works to a building in a conservation area its repair or alteration should not involve the removal of parts of the building such as chimney stacks, decorative mouldings, cast iron balconies and boundary walls, as planning permission may be required.

3.4 **Trees:** Generally, no work may be carried out on trees, such as lopping or felling, without first obtaining consent from the Council (see section on "Trees").

3.5 **Design:** The Council may require more detail in planning applications and will examine them more carefully to make sure the bulk, materials, design and colours of the proposal are sympathetic to the area. This not only includes new buildings but also extensions and new shopfronts. (Also see relevant specific sections in this guide).

3.6 **Signs:** Consent is required to display an illuminated advertisement and some non-illuminated advertisements depending on their size and siting. (See section on "Shopfronts and Advertisements").

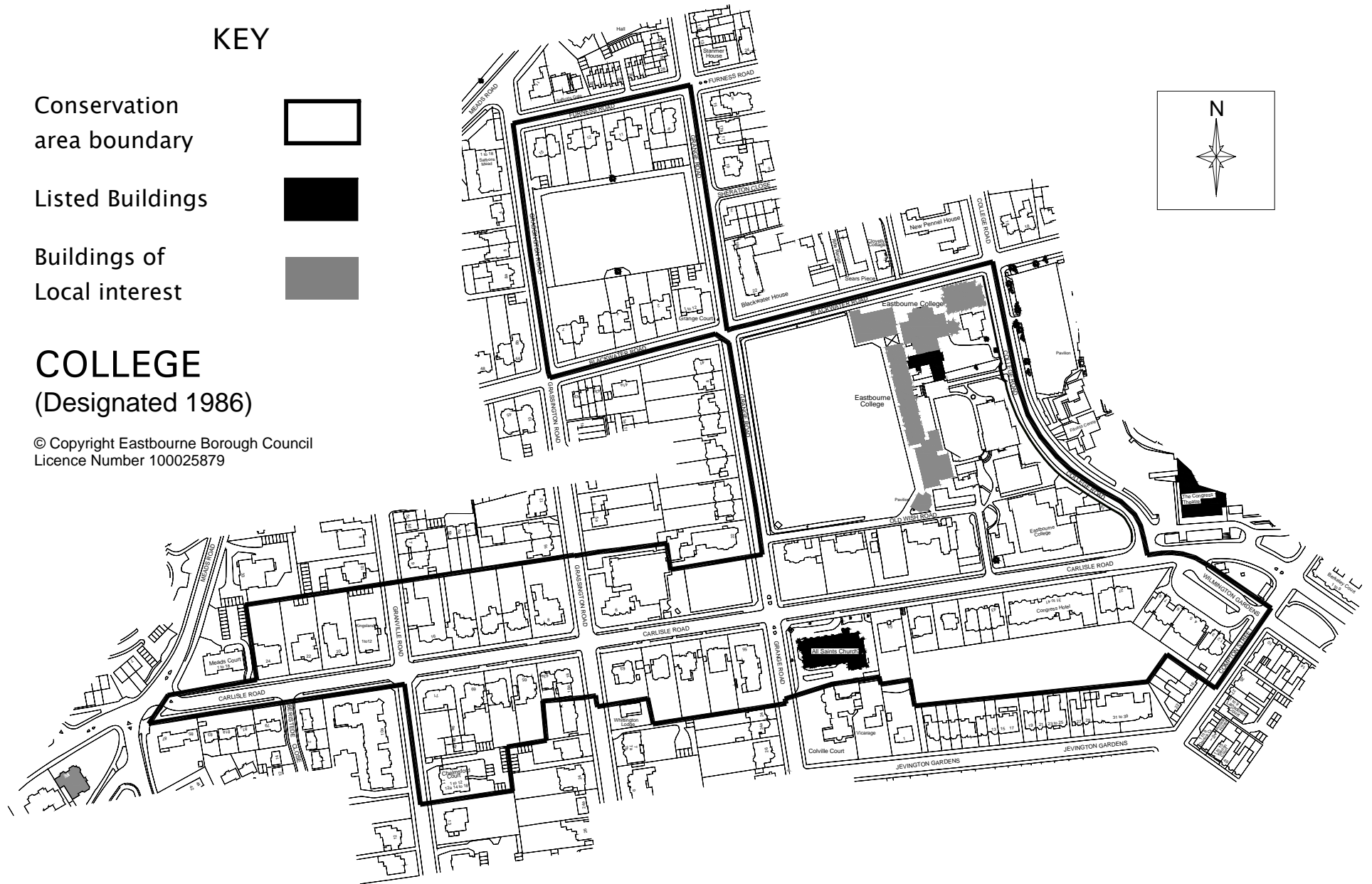
- 3.7 **Minor Alterations:** The following are some examples of minor alterations to houses in conservation areas, which will need consent from the Council.
- i) dormer windows
 - ii) cladding the exterior walls of a house;
 - iii) the installation of satellite antennae depending on size and location;
 - iv) the erection of extensions and other free standing buildings depending on their size and location.
- 3.8 Any alterations to buildings, other than single private houses, that affect their external appearance require planning permission from the Council. (For more detailed information on minor work see sections on "Roofs", "Windows and Doors" and "Front Walls and Car Parking").
- 3.9 **Publicity:** The Council advertise planning applications which affect the character or appearance of the conservation area. Any comments received are taken into account when the Council makes its decision.
- 3.10 The primary policy for protection and improvement in conservation areas is contained in the Borough Plan Policy UHT 15: Protection of Conservation Areas which states:
- Planning applications in a conservation area, or affecting the setting of a conservation area, will be required to preserve or enhance the character or appearance of the area.**
- 3.11 Other sections in the Eastbourne Townscape Guide expand on specific areas of this policy and offer detailed advice on how the Council will normally decide on planning applications in conservation areas.

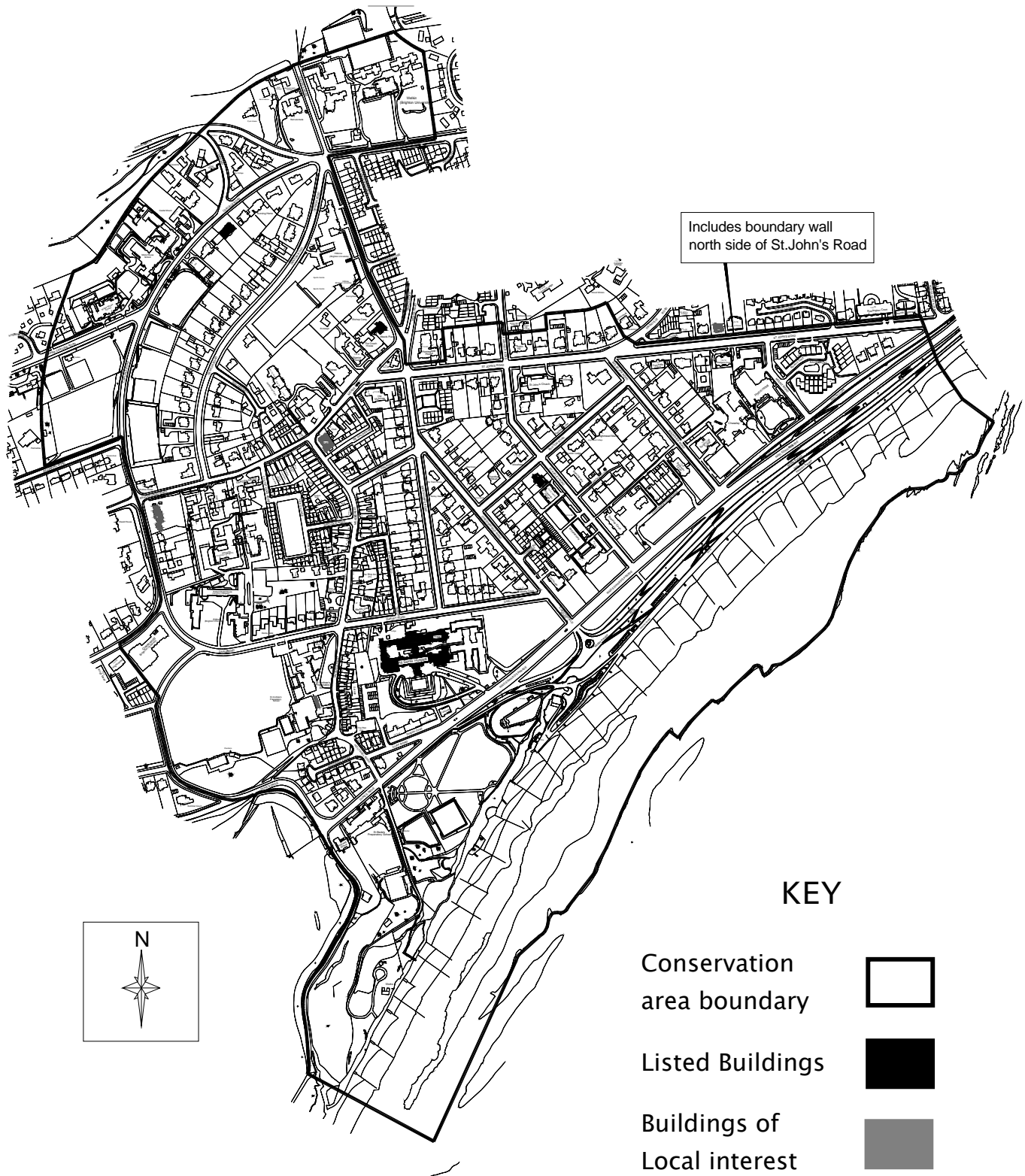
KEY

- Conservation area boundary 
- Listed Buildings 
- Buildings of Local interest 




COLLEGE
(Designated 1986)

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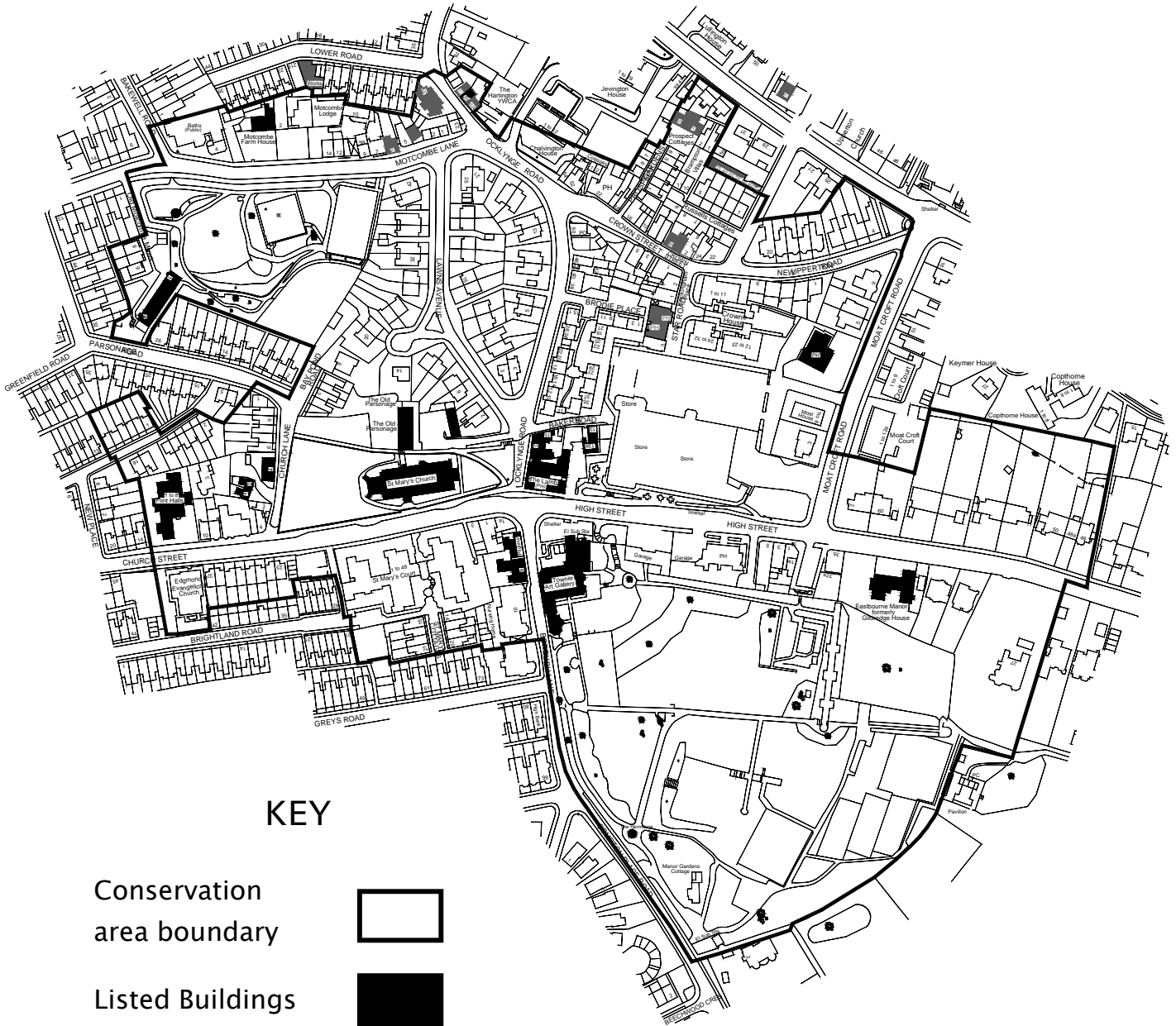


KEY

- Conservation area boundary 
- Listed Buildings 
- Buildings of Local interest 

MEADS
(Designated 1969 and
Extended 1982 & 1988)

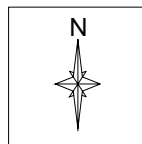
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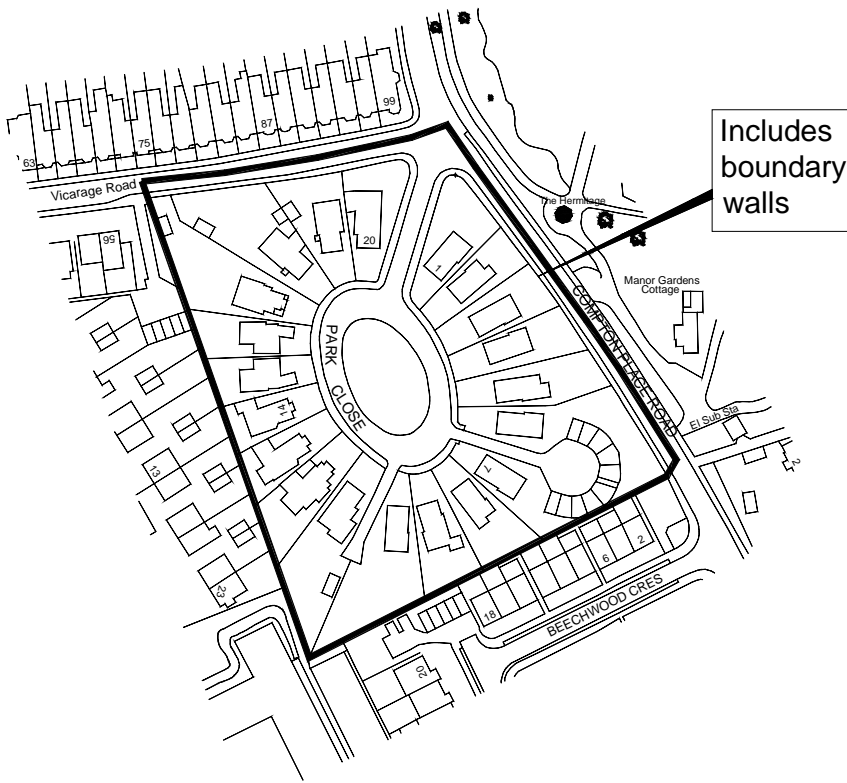
KEY

- Conservation area boundary 
- Listed Buildings 
- Buildings of Local Interest 

OLD TOWN
(Designated 1969 and extended 1984)





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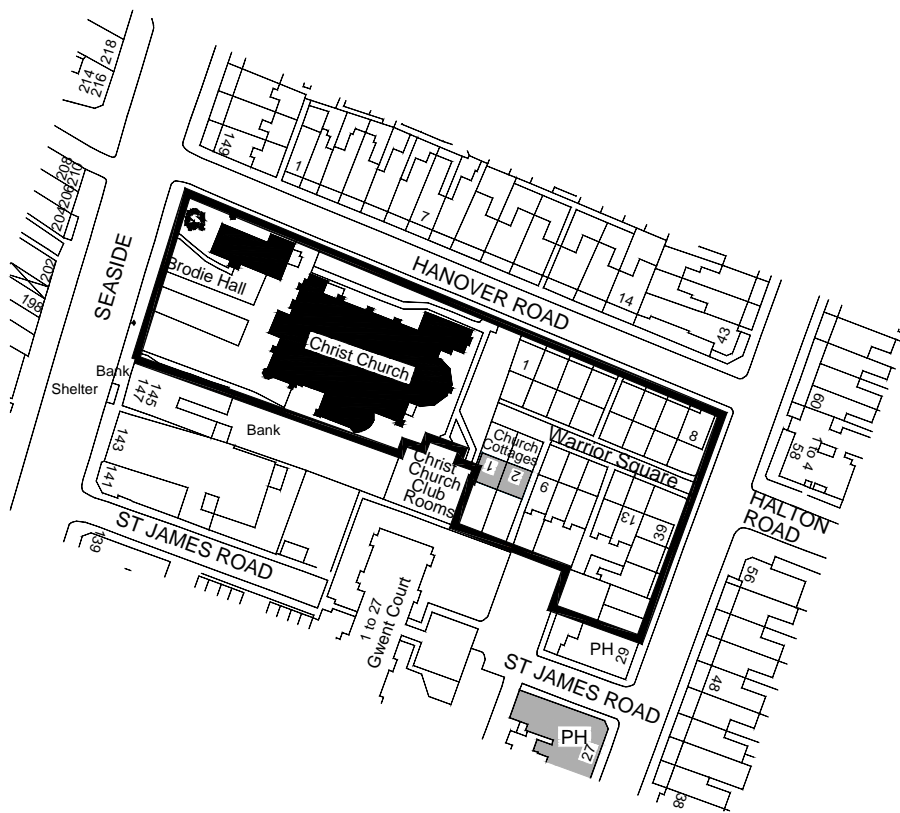
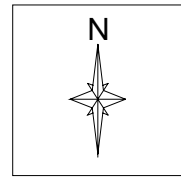
Includes boundary walls

KEY

- Conservation area boundary 
- Listed Building 

THE PARK CLOSE
(Designated 1991)

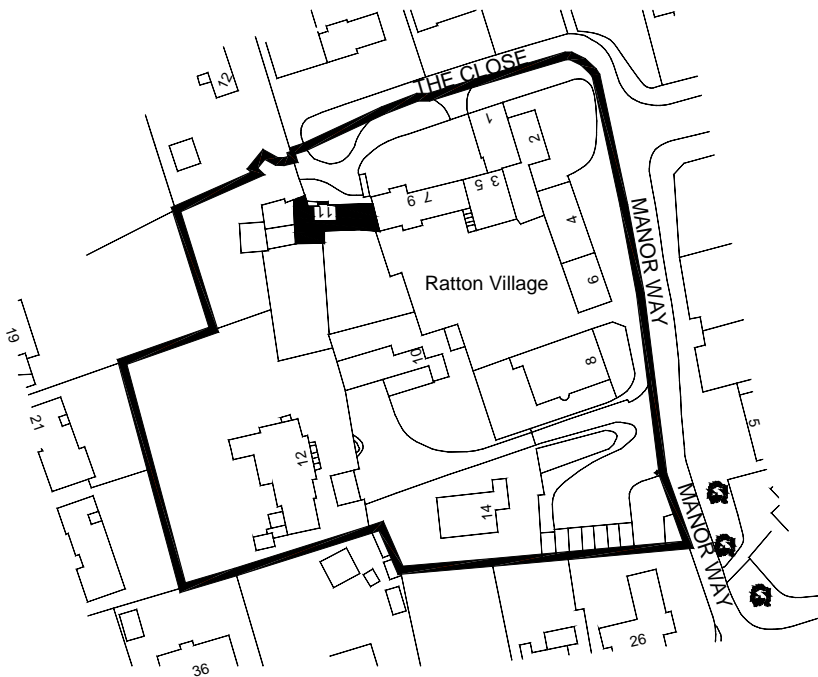
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
- Conservation area boundary 
- Listed Buildings 
- Buildings of Local Interest 

WARRIOR SQUARE
(Designated 1986)



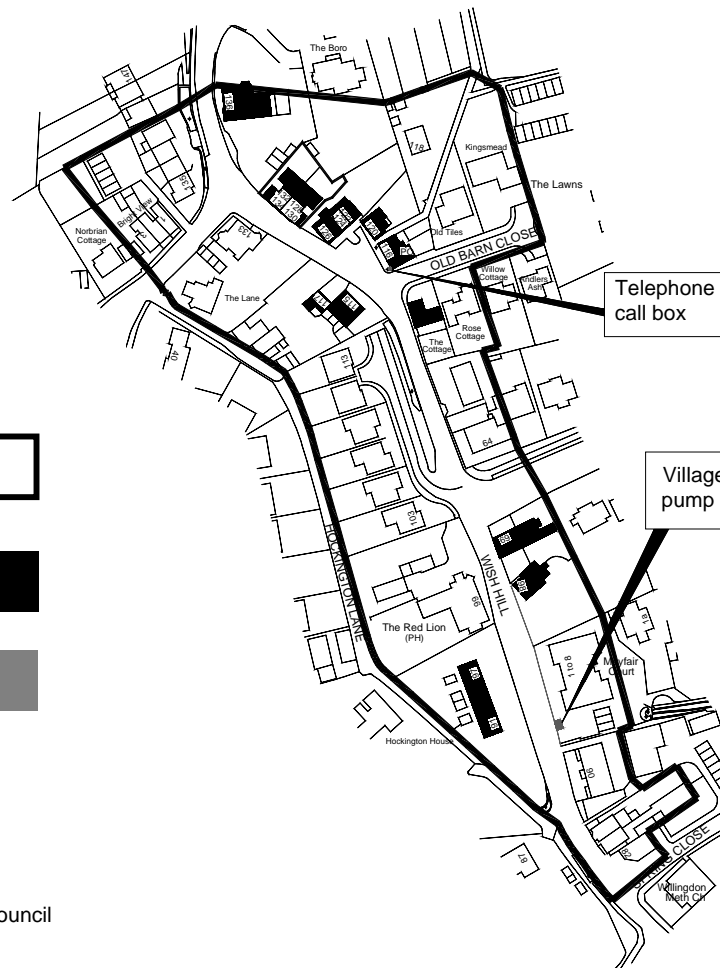
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Conservation area boundary 


Listed Buildings 


RATTON
(Designated 1974)

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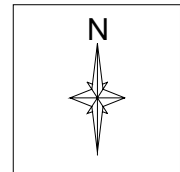
Conservation area boundary 

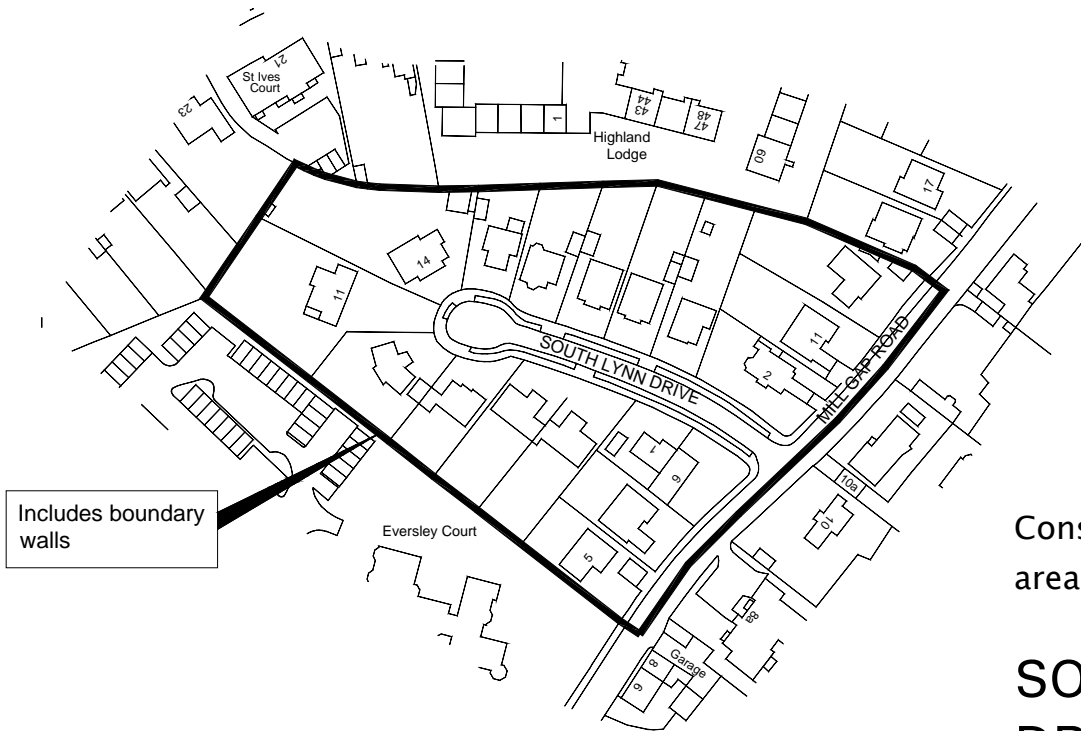
Listed Buildings 

Buildings of Local interest 


WILLINGDON
(Designated 1969)

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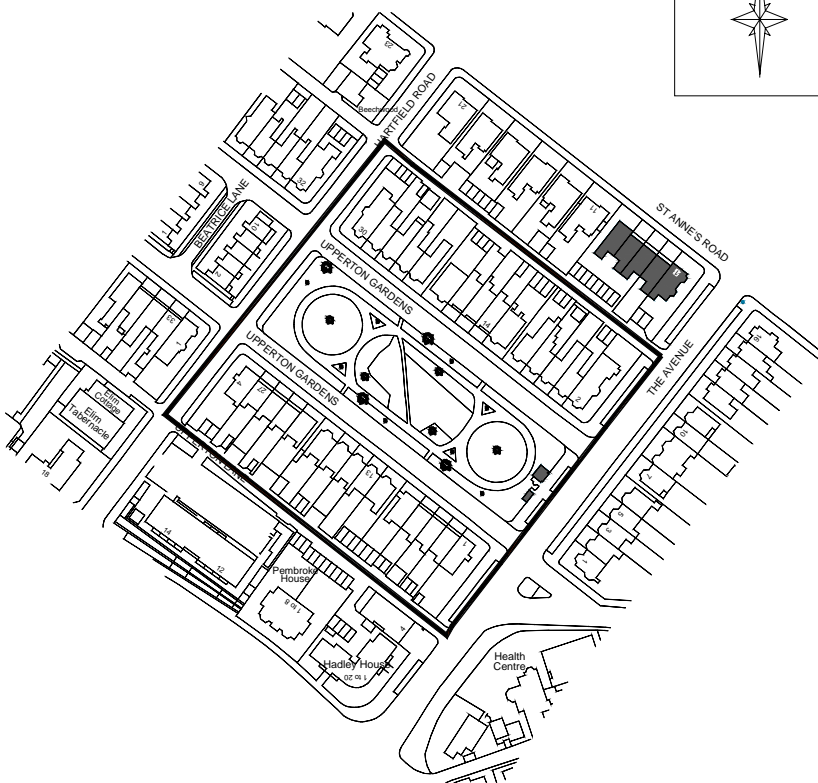
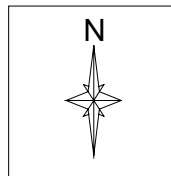


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Conservation area boundary 


SOUTH LYNN DRIVE
(Designated 1991)

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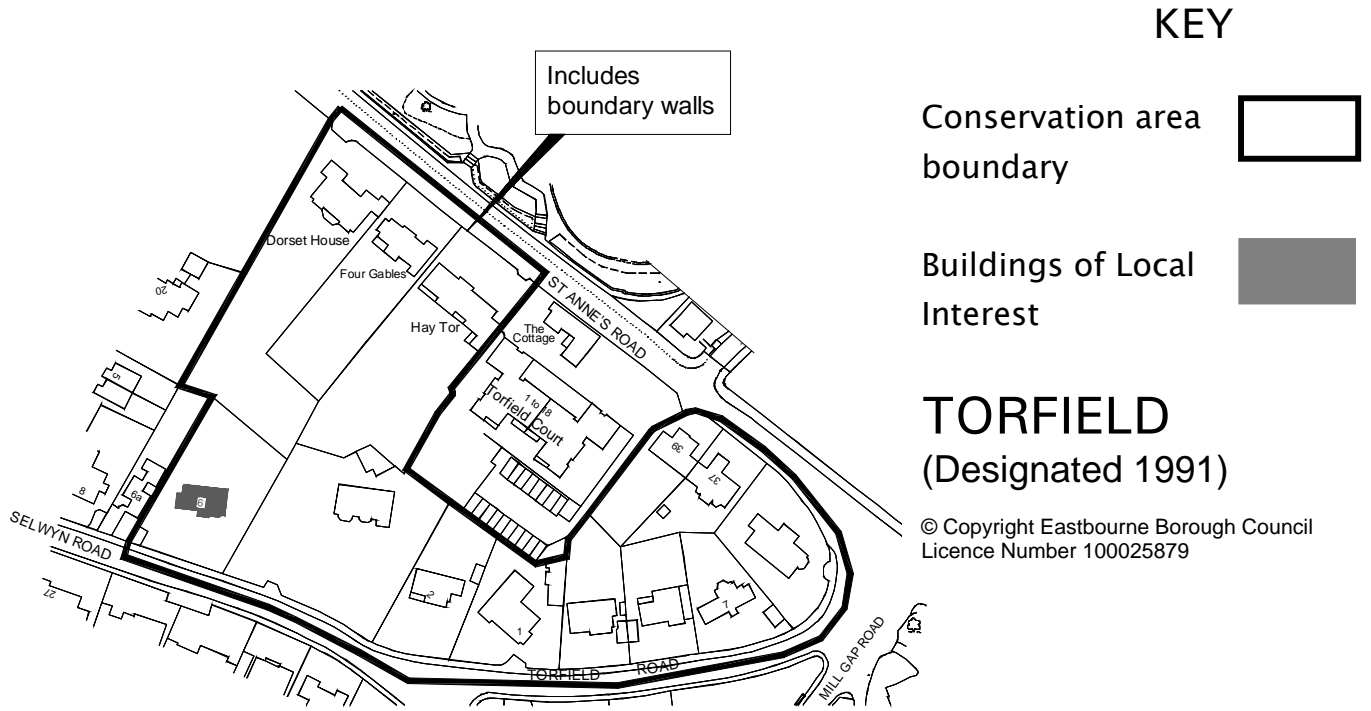
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Conservation area boundary 


Building of local interest 

UPPERTON
(Designated 1994)

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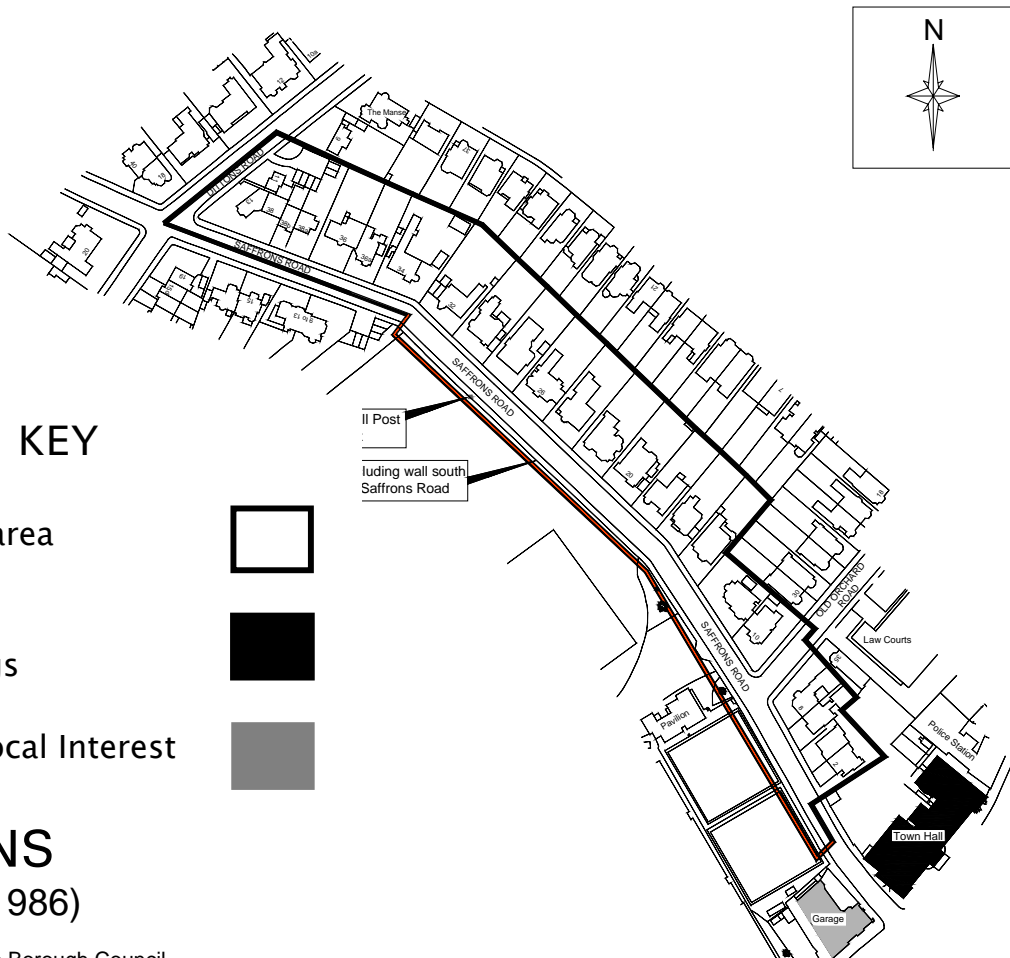
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Conservation area boundary 


Buildings of Local Interest 


TORFIELD
(Designated 1991)


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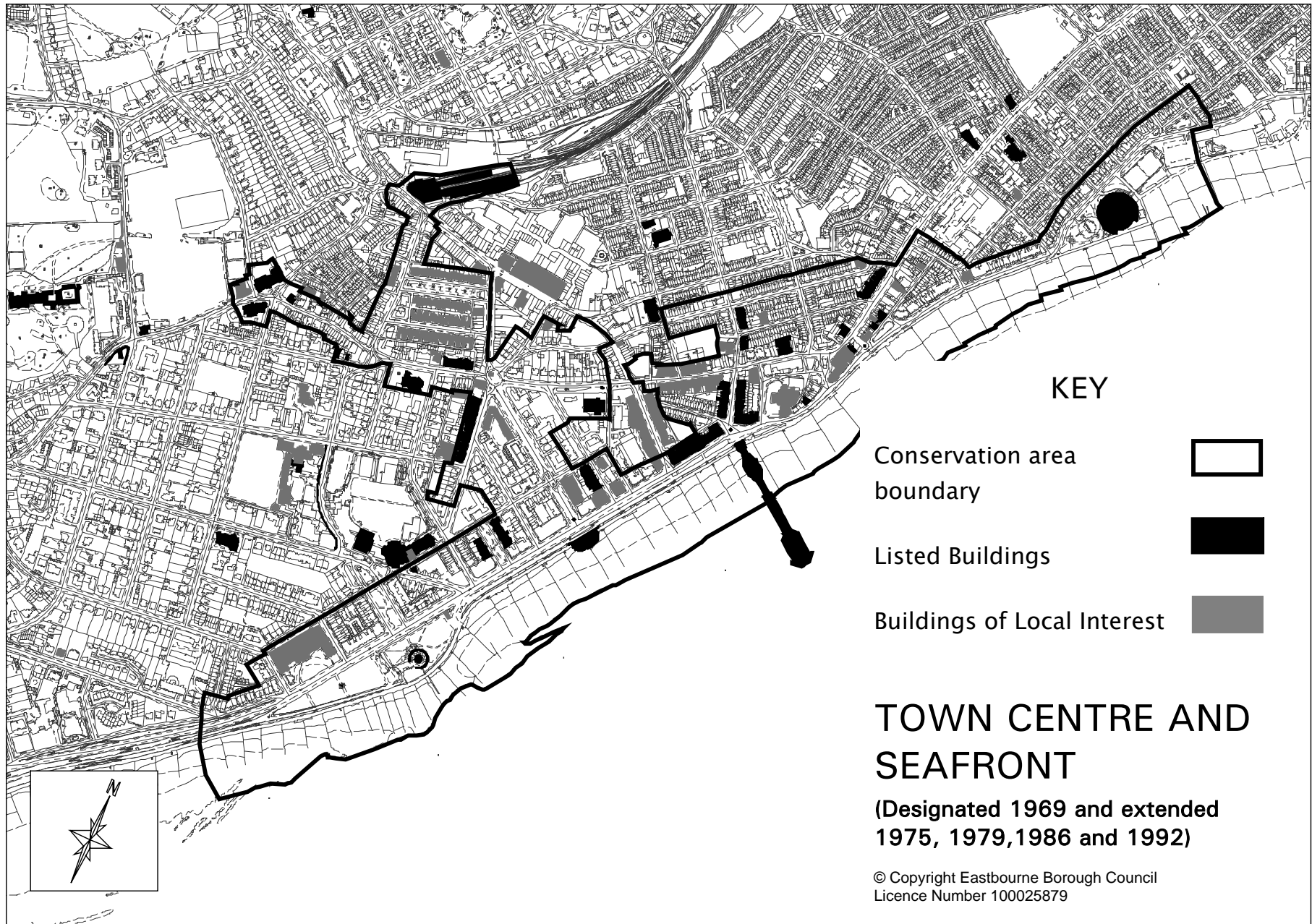
Conservation area boundary 

Listed Buildings 

Buildings of Local Interest 

SAFFRONS
(Designated 1986)

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4.0 Buildings of Local Interest

4.1 Buildings of special architectural or historic interest are listed by the Secretary of State. However the criteria for the lowest listing category - Grade II - states that the building should be of special interest. Therefore buildings that might be considered of local importance but not of sufficient special interest do not achieve listed status.

4.2 These buildings of local interest that contribute to the townscape of Eastbourne do not have the statutory protection of listed buildings but, nevertheless, they should be retained and ideally enhanced. It must be stressed that like areas of high townscape value, there is no statutory control on buildings of local interest, over and above those that already exist for any building. However many of the buildings are within conservation areas and therefore they are automatically afforded a degree of protection against demolition.

4.3 When considering planning applications for the alteration of buildings of local interest the Council will take into account that the property is of more than ordinary significance. Policy UHT 18 : Buildings of Local Interest in the Borough Plan recognises this and states:

Proposals which would adversely affect the character or appearance of buildings of local interest will not be permitted. Should planning permission be granted for a major alteration, the consent will be subject to a condition to provide an opportunity for the building to be inspected and recorded.

4.4 This primary policy is expanded in the various sections of this guide. Therefore owners of buildings of local interest are advised to study the relevant sections of this guide before deciding on alterations to their property.

List of Buildings of Local Interest

The Avenue
Kiosk.
Electrical Substation.

Bedfordwell Road
Pumping Station.

Blackwater Road.
St Andrews Presbyterian
Church.
20, Clovelly.

Bolton Road
4-8 (even).

Brodrick Road
Hampden Park Hall.

Burfield Road
4, 5 & 6 (Tom Thumb
Cottages).

Butts Lane
The Butts.

Carew Road
5 & 7.

Cavendish Place

Chapel.
28 (Bath Villa).

Ceylon Place

Baptist Church.

Church Street

42, Tally Ho Public House.

College Road

Eastbourne College Chapel.
Entrance building (off
Blackwater Road) Eastbourne
College.
Octagon Library, Eastbourne
College.
Block adjacent to
Headmasters House,
Eastbourne College.
North Block (off Blackwater
Road) Eastbourne College.
Main Central Block,
Eastbourne College.
South Block (off Old Wish
Road) Eastbourne College.
Cricket Pavilion (off Old Wish
Road).

Compton Place Road

Lodge Cottage.
Wall, Compton Place.
Compton Place Estate Office.

Compton Street

1 (Vernon House Hotel).
The Buccaneer PH.

Cornfield Lane

Senior Citizens Club.

Cornfield Road

12 & 14.

Crown Street

4 & 6.

Darley Road

Caldecotts Follies.
71, Stanton Prior.

Devonshire Place

16-32(even), Imperial Hotel.
Pearl Court.

East Dean Road

Half Way Cottages.

Enys Road

1-45 (odd).
71 & 73.

Fairfield Road

3, St Winifred's Lodge.
20, Tregenna Mead.
2, Parkholme.

Gildredge Road

19-29 (odd).

Grand Parade

29-31(consec), Chatsworth
Hotel.
32-35(consec), Mansion
Hotel.

Hartfield Road

29 & 31.

Hartington Place

Hartington Mansions.

Hide Hollow

Langney Cemetery Chapel.

Hyde Gardens

1-32 (consec).

Junction Road

Station Signal Box.

King Edward's Parade

Grand Hotel.
Lifeboat Museum

Latimer Road
27 (Victoria Hotel).

Lower Road
Forge adjoining 21.

Lushington Road
1-31 (odd) & 2-42 (even).

Marine Parade
Albermarle Hotel.
Albion Hotel.
30-34 (consec).

Meads Road
The Saffrons Room (now
Caffyns Ltd).
The Saffrons Entrance Kiosk
(Damaged 2004).
77, St John's Parish Church
Hall.

Meads Street
Barn, St Andrew's School.

Mill Gap Road
2 & 4 (St Wilfrid's Hospice).
Walls.

Motcombe Lane
4 & 6.
Statue of Neptune, Motcombe
Gardens.

Ocklynge Road
27-33 (odd).
68 & 72.

Paradise Drive
Eastbourne College War
Memorial.
The Folly, Royal Eastbourne
Golf Course.

Pevensey Road
124.

Prospect Gardens
1 & 2 Prospect Cottages.

Queens Gardens
Queens Hotel.

Ratton Drive
Entrance Piers.

Rosebery Avenue
Urinal, Hampden Park.

Royal Parade
23 & 25.
Old Pier Kiosk, Pavilion
Gardens.

St Anne's Road
Walls.
1-9 (odd).

St John's Road
30.

Seaside
Leaf Hall.
25, Old Bakery.

Seaside Road
13-95 (odd).
14-56 (even).
111, Tivoli Theatre.

Selwyn Road
6 (Linston).
35/37.
Walls.

South Street
Artisans Dwellings.
19 (Haines Barn).
Chapel, rear of 19.
97 (The White House) & 97a
(Rosapenna).
Stables, rear of 97.
War Memorial.
116.

Star Road

Star Inn.

Terminus Road

63-67 (Barclays Bank).
Urns, 73-113 (odd).
94 (Midland Bank).
96-98 (National Westminster Bank).
116.
157.
191-245 (odd).
204-258 (even).

Warrior Square

1 & 2 Church Cottages.

Watts Lane

5, Former Fire Station.
7-15 (odd).

Willingdon Road

Chapel, Ocklynge Cemetery.
Gate Lodge, Ocklynge Cemetery .
Horse Trough, adjoining Ocklynge Cemetery
250, (9 & 10) Westlords.
Little Ratton Barn, (rear of 20 & 21 Woodcroft Drive).

Wish Hill

Village Pump.
Telephone Kiosk, adjoining
116.
136, (Five Gables)

Various Victorian and Edwardian Post boxes in Conservation Areas and/or adjoining Listed Buildings.

Buildings on the Downlands

East Dean Road

Barn and perimeter wall, Ringwood, Ringwood Bottom.
New Barn Complex.
Crapham Barn. (nr Halfway Cottages).

Beachy Head Road

Milking shed, Black Robin Farm.
Main Barns and Yard, Black Robin Farm.
Ancillary Barn, Black Robin Farm.
Enclosed field wall north east of Bullock Down Farm.
Wall east of Bullock Down Farm (Countess Field).

Sweet Brow

Shepherds Cottage & Open Shed.
South of Bullock Down Farm.

Birling Gap Road

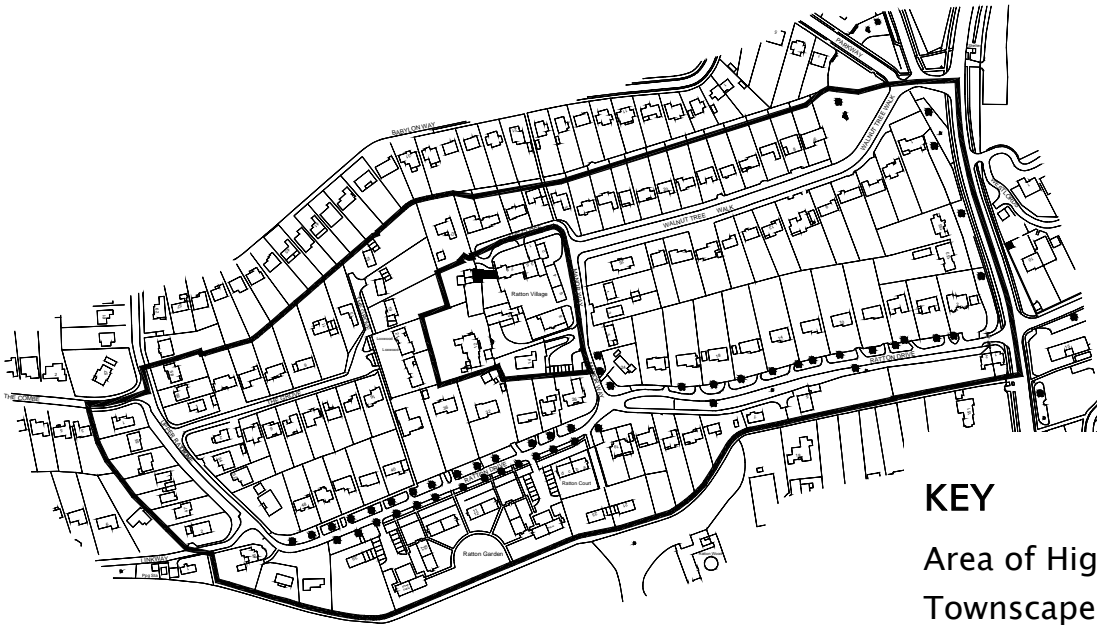
New Barn Complex, North of Cornish Farm.
Farmhouse and Yard, Cornish Farm.
Barns, Cornish Farm.
Farmhouse, Hodcombe Farm.
Barn, Hodcombe Farm.
Lambing Shed, Hodcombe Farm.

5.0 Areas of High Townscape Value

- 5.1 In addition to the special areas of the town that are designated as conservation areas, the Council has recognised other parts that also deserve recognition. These parts are called areas of High Townscape Value.
- 5.2 Areas of high townscape value are not considered as special as conservation areas, but recognised as being above the usual and of some merit. They have a character or appearance that is of sufficient local interest to warrant differentiating from their surrounding area.
- 5.3 Areas of high townscape value have no statutory recognition in law, and have no legal controls over and above those that already exist. However the Council can encourage the retention of the areas character and appearance by the application of informal policies. The purpose is to draw the public's attention to the character of these areas and to help prevent the dilution of their architectural quality.
- 5.4 Policy UHT 16:Protection of Areas of High Townscape Value is the primary policy contained in the Borough Plan and states:

Proposals within Areas of High Townscape Value will be required to generally preserve the character and appearance of the area. Development shall:

- a) use materials which respect and compliment the predominant traditional materials of the location;
 - b) not allow the loss of traditional materials and features;
 - c) retain amenity spaces where they form part of the established character of the area; and
 - d) retain, wherever possible, the existing trees and other important landscape features. In exceptional cases where any such loss is allowed, compensatory provision will be required in terms of quality and quantity.
- 5.5 The Guide expands this policy detailing in other sections how the Council will normally decide on planning applications in areas of high townscape value.



KEY

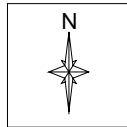
Area of High
Townscape Value



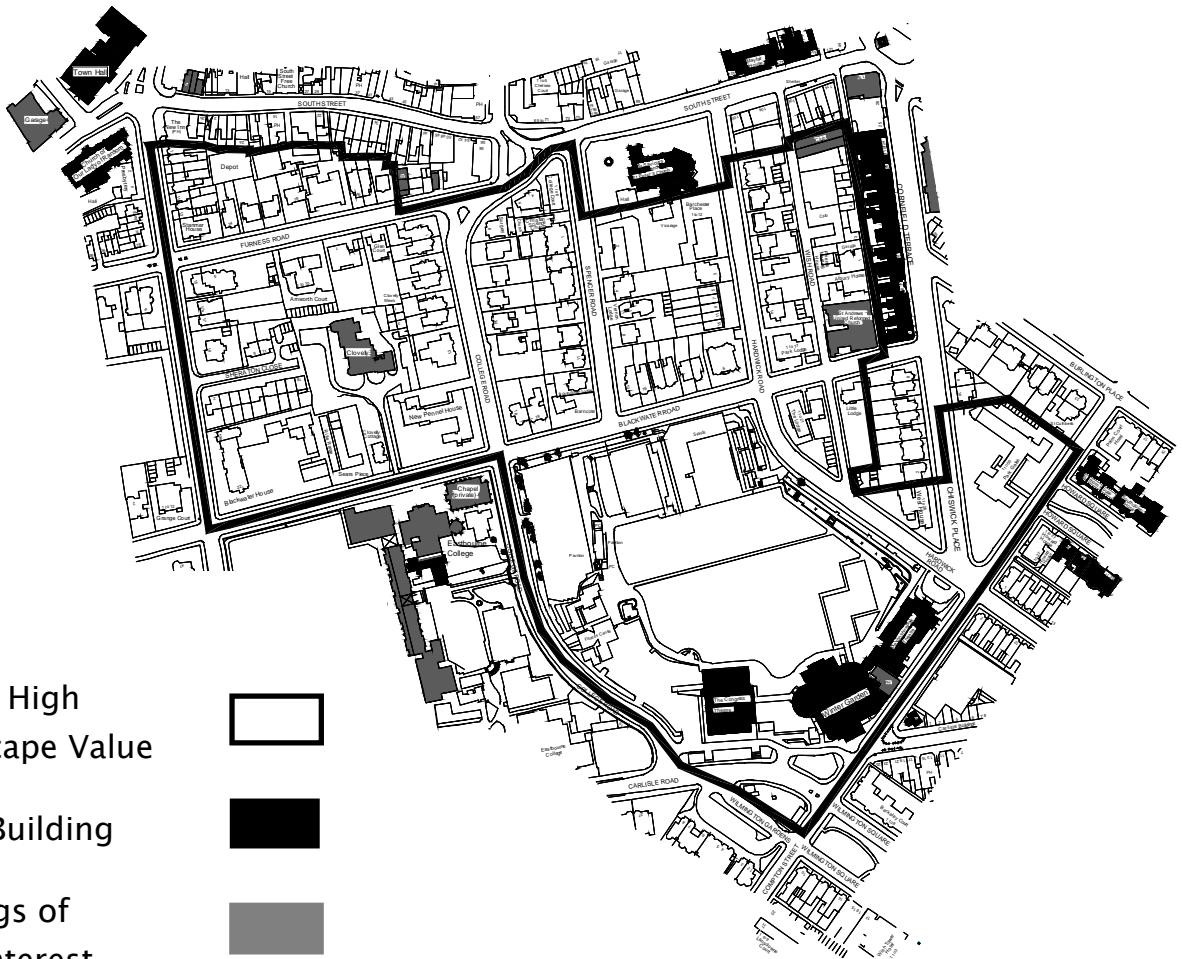
Listed Building



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RATTON



KEY

Area of High
Townscape Value



Listed Building

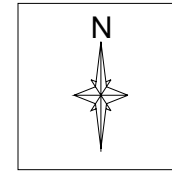


Buildings of
Local interest



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DEVONSHIRE PARK



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KEY

Area of High
Townscape Value



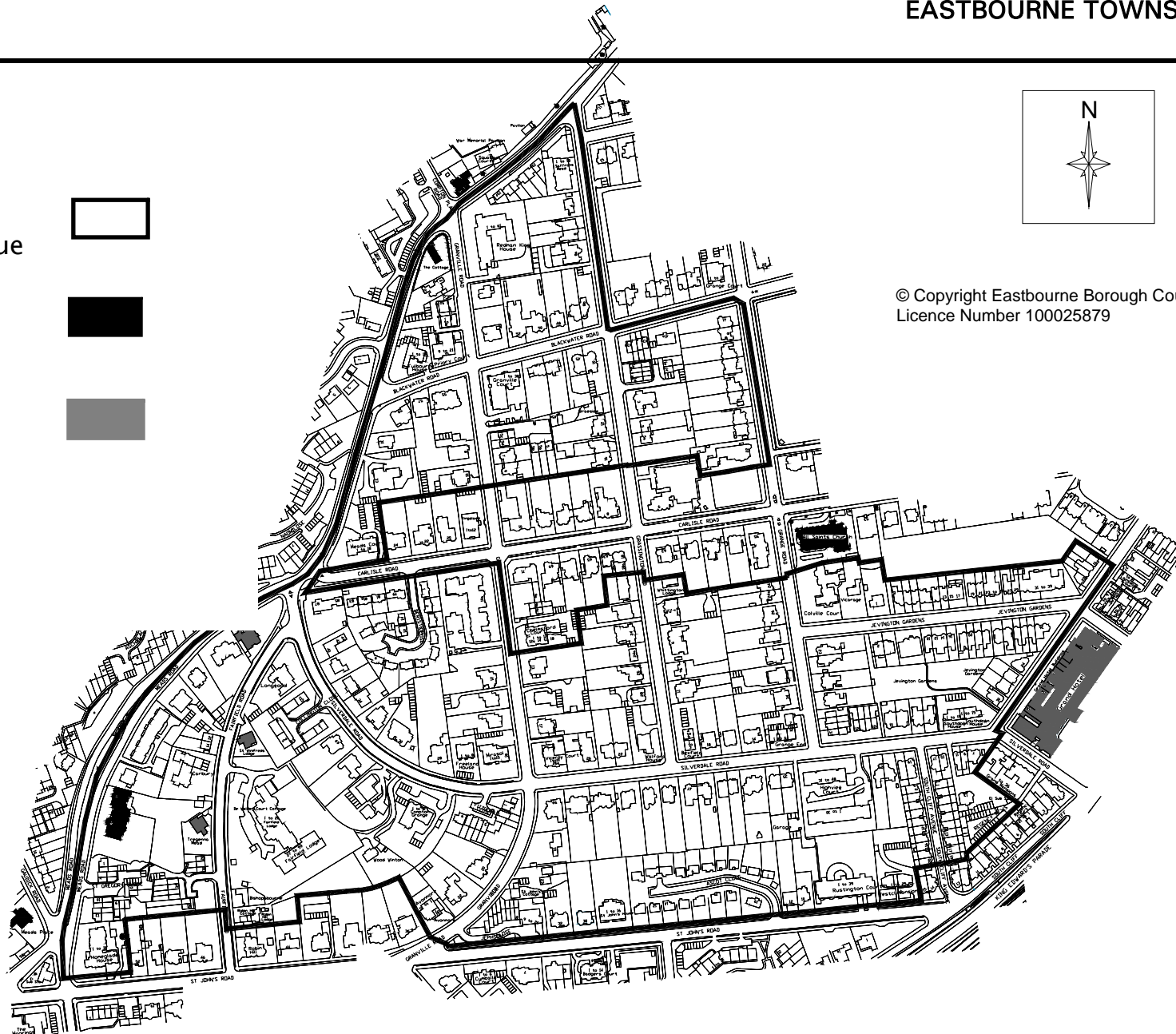
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Buildings of
Local interest



MEADS





KEY

Area of High Townscape Value



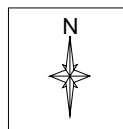
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Buildings of Local interest



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HYDE ROAD