

6 Management Plan

Change is inevitable in most Conservation Areas. The challenge is to manage change in ways that maintain and if possible, strengthen the special qualities of an area. Positive management is necessary if pressure for change, which tends to alter the very character that made an area attractive in the first place, is to contribute, rather than detract from an area's qualities. The following are the principal means of achieving these objectives:

- **Planning Policy and Guidance**, applied to development proposals through the development management process
- **Local Authorities (County and Borough)**, through improving the appearance of public footways, street furniture and maintaining the public realm. The Council may also draw up specific conservation guidance notes for the area
- **Residents and/or Landlords** ensuring that the buildings in the Conservation Area are kept in good repair through regular maintenance and by referring to this management plan when considering works to their property.

7 Planning Policy and Guidance

National, regional and local policies relating to Conservation Areas are referred to in the companion document '**Conservation Areas in Eastbourne**', available to download on the Council's website, www.eastbourne.gov.uk.

Design Considerations: Where new buildings are proposed outside and adjacent to the Conservation Area, it is essential that the proposals take full account of their context and their setting within the Conservation Area as a foundation for good design. The use of good quality materials, generally matching in appearance or complementary to those that are dominant in the area is important, as is ensuring that the detailing and finishes are all of high quality.

A successful project will relate well to the geography and history of the area and the lie of the land, sit happily within the pattern of existing development around it, respect the important views and established skyline of the area, respect the scale of neighbouring buildings. Use of materials and building methods that are as high in quality as those used in existing buildings and create new views and juxtapositions, add to the variety and texture of the setting.

Development Considerations: Pressure for change and development can sometimes have a negative impact upon the character and appearance of Conservation Areas, the most common resultant negative impacts of such changes are highlighted below.

Original features: Loss of original features, details and materials is apparent within the Park Conservation Area. In particular, additions to the front boundary walls, the loss of chimney stacks, original windows and clay roof tiles are amongst the most important discernible changes that can have a negative impact the quality, richness and visual cohesion of the Close. The unsympathetic repair to concrete surfaces and to the garage block detracts from the cohesion of the development. The orientation of the houses, especially those adjacent to Compton Place Road, makes them visible from all elevations in the public realm.



Left: Unsympathetic repair: concrete used to repair stone flags

Centre: Inappropriate roof repair. The colour and profile detracts from the cohesion of the roofscape

Right: Division of open space and erection of carport interrupts the visual rhythm of intentional space between properties.

Doors & Windows

Rather than replacement of existing doors and windows it is preferred that they be repaired if necessary, or adapted for better security or draught-proofing. The timber used in historic doors and windows is recognised as superior to that widely available today, and the Park Close is notable in its use of high quality Oak.

Compared to manufactured modern substitute materials such as UPVC, the use of timber is also more environmentally-friendly and facilitates easier repair. UPVC cannot be easily repaired or recycled and when they are past their serviceable life, these windows/doors end up in landfills, where they release harmful dioxins into the environment over time. Additionally, lower long-term costs favour the retention of original timber doors and windows. In many instances, metal casement windows have been used, and leaded lights are a common feature in the fenestration. These windows can be repaired by specialist craftsmen when necessary. Timber can be tinted to match the dark timber colour where cill or other repairs are required. Key is that the style of opening is maintained, this being side opening casement or top hung lights.

Satellite Dishes: When installing a satellite dish, careful consideration should be given to its location so as to minimise its effect on the external appearance of the building and that of the wider Conservation Area. In the case of single private dwelling houses in a Conservation Area, permission is required if the dish is to be sited on the visible roof slope or on the chimney, or wall fronting a highway or public footpath. All buildings over 15 metres high in a Conservation Area require planning permission for any dish. It is advisable, therefore, to identify a location that would have little or no impact on the host building or the wider context of the Conservation Area. Such locations could be:

- Within the curtilage of the building but out of view of the general passer-by
- Concealed by a structure within the curtilage of the building
- On an outbuilding where one exists



Satellite dish affixed below the roofline. The advances in technology are likely to lead to the gradual removal of aerials and more satellite dishes.

Change of Use: The change of use of any building originally designed for domestic use is unlikely, given the nature and setting of The Close. Covenants restrict the acceptable use and letting of the properties.

Outbuildings/sheds: Outbuildings (sheds etc) on land forward of a wall forming the principal elevation requires planning permission. In conservation areas, outbuildings, enclosures and/or at the side of properties require planning permission. Furthermore, no more than half the area of land around the "original house" may be covered by additions or other buildings, which may include summer houses, sheds or other structures.

Boundary walls: The boundary wall is an important feature, and is a heritage asset, both in terms of visual appeal and as the remaining feature of Northfield Grange.

The garden walls are a special feature of the Close, and are deliberately low to maintain visual connection across The Close, and from pavement to façade. Where this has been extended, by the addition of fencing, this design detail and visual cohesion is compromised, and is considered a negative feature. Hedges which are allowed to grow may be considered negative contributors for similar reasons.



Interruption of visual connection by the addition of fencing panels



The character of the original garden walls and garden hard landscaping is typical of the 1930's and is generally in good repair. Where it is necessary to refurbish walling, the original materials should be re-used, matching the existing mortar.



Left: Original brickwork, with added ironwork.

Right: Repair with inappropriate mortar composition and visible cabling. The added section of wall does not match the mixed composition of brick & tile.

Garden Gates

The properties which have covered gates will require maintenance and repair, especially to the cedar shingle roofs. A majority of garden gates, where they existed, have been replaced with metal gates, although the original would have been wooden, probably untreated oak, as with the rest of the woodwork in The Park Close.



Left: installation of new gates to original gate piers.

Right: original gate of typical 1930s style in oak.

Walls & Garage Block

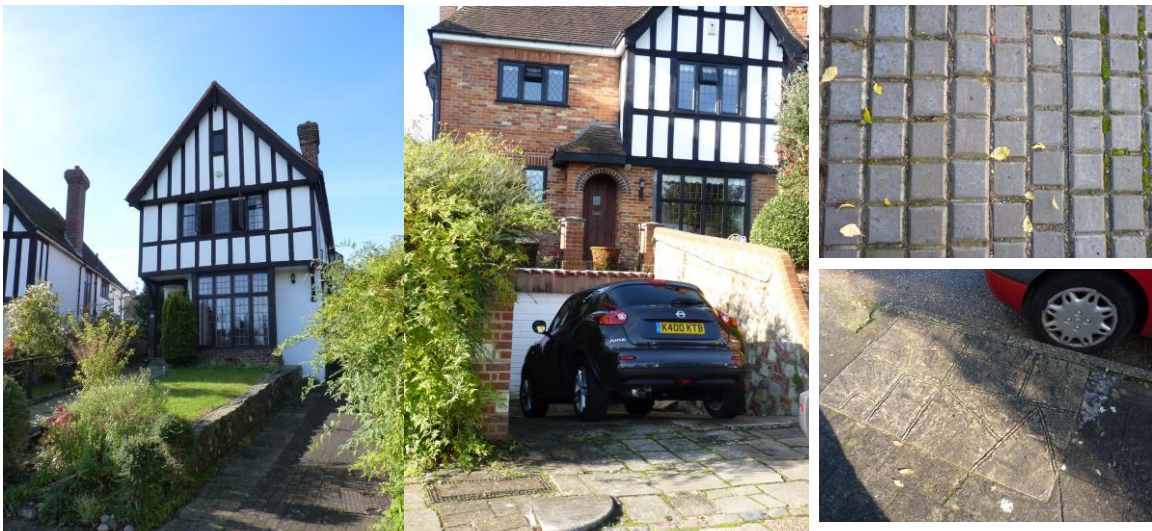


Left; Covered footpath to Compton Place Road & Gildgedge Park
Right; Access to the garages

The gate piers to the entrance, the garaging and walls from the garages to The Close, and along the footpath access to the Gildredge Park are original and in good repair. The walls from the garage block to the open area of the Close between No.6 and No.7 is a retaining wall. Care must be taken that vegetation is not allowed to grow or be of a type that damages this wall, and care taken that future alteration to garden landscaping does not alter the drainage in any manner which could compromise the structural integrity of the walls.

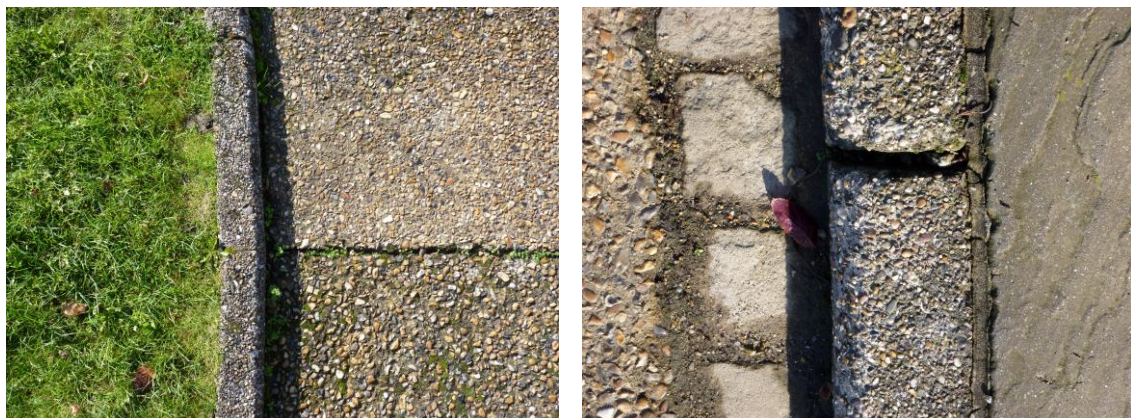
Parking Facilities

No.1 – No.10 inclusive have garages, although they are not sufficiently large for modern vehicles, and are largely un used, or used for storage. Of the other properties, 3 have integral garages, to the lower level of the property. The remaining properties rely on roadside parking, or park at the front of the property, accessed through a breach in the boundary wall. Where crossovers exist, they are generally still paved with the York stone used for the pavements. However, the weight of modern vehicles, and general wear and tear has resulted in many of these undergoing repair, mostly with concrete pavers, Staffordshire block, or concrete patching. A cohesive approach should be established, to maintain the visual harmony of the streetscape.



Left; Parking off-road
Centre; integral garage unsuitable for modern use
Right: repairs to pavement, necessary due to car use

Road & Boundary Surfaces



The original concrete road surface, with granite kerbs, drainage and York stone pavers surface the pavement, forming a continuous surface through gardens, to the front door.

Solar Electric Energy (Microgeneration Plants)

Installing a solar electric system, wind turbine or any other method of generating hot water or electricity on a building in a Conservation Area or on a Listed Building will need planning permission and/or Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990. It is generally not considered sympathetic to a building's appearance to have a solar panel, evacuated tubes or other equipment fixed to any of its main elevations, i.e. the face or faces seen from the public realm. This applies to the rear and side elevations of properties.

Thus, buildings with main elevations aligned in the direction of optimal solar radiation may present special installation problems with regards to visual impact. Advances in technology allow heat exchange and other forms of energy capture to be sites more discreetly than has been necessary in the past, and may be affixed to vertical fences or within roof spaces, for example.

Opportunity Sites

These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. The Park Close Conservation Area is wholly residential and there is no scope for development. However, a number of buildings would benefit from refurbishment to redress previous alterations that have had a negative impact upon the character and appearance of the buildings themselves and in maintaining the cohesion of the conservation area.

Article 4 Direction

The Park Close Conservation Area is of special character, made up of individual elements which are unique, but which contribute to a collective whole. The preservation of the visual cohesion is essential to maintain the individual nature of the Conservation Area.

To prevent the any further loss of character, and following public consultation, the Council can serve an Article 4 Direction. This in effect brings under planning control specified works which would normally be allowed without planning permission. Allied to such a Direction it is necessary that vigilance exists on the part of the Council so far as the properties and the outside spaces are concerned, to provide a fair and consistent system of approvals.

The appraisal and management plan, including the adoption of an Article 4 direction will undergo a period of public consultation and revision before being formally approved by the Council.

Classes Of Development To Be Controlled

Classes of permitted development are defined in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (SI 1995/418). It should be noted, however, that Part 1 was amended by SI 2008/2362 and Part 40 was introduced by SI 2008/675.

It is recommended that the following are recommended to be covered by an Article 4 Direction:

Part 1 - Development Within The Curtilage Of A Dwellinghouse

Class A – The Enlargement, Improvement Or Other Alteration Of A Dwelling House

Works comprising:

- the replacement of windows
- the replacement of external doors
- the alteration or removal of any architectural features

Class C – Any Other Alterations To The Roof Of A Dwelling House

Works comprising:

- the replacement of roof cladding
- the installation or replacement of rooflights
- The removal or replacement of barge boards or soffits

Class D - The Erection Or Construction Of A Porch Outside Any External Door Of A Dwelling House

Works comprising:

- The erection of a new porch

- Removal, enclosure or addition or any re-fenestration to any part of the existing porch

Class E – The Provision Within Its Curtilage Of A Building, Enclosure Or Swimming Pool.

Works comprising:

- The erection of any summer house or outbuilding
- The erection of any garage, canopy or shelter for vehicular, storage or other purpose

Class F – The Provision of A Hard Surface

Works comprising:

- The removal or resurfacing of the common, shared road surface from the entrance gates around the grassed common area
- The removal of front gardens to provide parking
- The removal of the common grass area bounded by granite kerb

Class G - The Installation Of A Chimney, Flue Or Soil Or Vent Pipe

Works comprising:

- Any works to alter or replace existing pipework, including down pipes, hopper and brackets
- The removal, alteration or replacement of any chimney stacks or pots

Part 2 – Minor operations

Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence wall or other means of enclosure

Works comprising:

- Flint and brick boundary walls to the Park Close Conservation Area
- The dwelling house boundary
- The ancillary buildings, specifically the Garage block, the walls along the access path and that of the footway to Gildredge Park.
- The alteration to the capping or lighting to the entrance gates
- Alteration or cleaning or maintenance to the original signage at entrance to The Park Close

Class C - The Painting Of The Exterior Of Any Part Of A Dwelling House Or Of A Building Or Enclosure Within The Curtilage Of A Dwelling House.

Works comprising:

- The painting of any door or staining of any timber, whether new or part of replacement or repair
- The treatment or painting of any exterior woodwork, including windows, barge boards, gates or fences.

Part 31 – Class B - Demolition of buildings

- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

Part 40 – Class A *Installation of domestic Microgeneration equipment*

- The installation, alteration or replacement of solar PV or solar thermal or any other micro generation capacity equipment on:
 - a dwelling house; or
 - a building situated within the curtilage of a dwelling house

Buildings to which an Article 4 Direction would apply

- An Article 4 Direction would apply to No.1 to No. 20 inclusive, The Park Close

8 Action by the Local Authority in the Public Realm

For the conservation area Management Plan to be successful the Council will strictly apply national, local policies and also the proposals listed in the management plan in order to preserve and enhance the special interest of the conservation area.

Tree Preservation

With limited exceptions, all trees standing on private land within a conservation area are legally protected and the local planning authority must be given six weeks written notice of any works to a tree.

In conservation areas, it is an offence to cut down, lop, top, uproot or wilfully damage or destroy any tree in the area except with the consent of the Borough Council. The exemptions to this are:

- If the tree is dead, dying or dangerous
- For the felling or carrying out of work on trees so far as it is necessary to remove the dead, dying or dangerous part

However, five days notice should still be given except in an emergency. When a tree is felled under the dead, dying or dangerous exemption, the legislation places a duty on the landowner to plant a replacement. Owners wishing to carry out works to a tree are required to complete a form (Notification of Tree Works within a Conservation Area known as a Section 211 Notice).

The street trees and gardens are maintained by the Council's Parks and Gardens department. Where trees have been lost suitable replacements may be sought.

Highways: The surfaces of footways, footpaths and the vehicular drives that cross them are important contributors to the streetscape. The presumption would be to retain these features and enhance them as the opportunity arises.

Street furniture: There is growing erosion of the town's traditional street furniture. In the majority of instances if a traditional style lamp post requires replacement it is East Sussex County Council's policy to replace the redundant post with a modern style column. With regard to Conservation Areas the Borough Council can enter into negotiations with East Sussex County Council to collaborate on measures such as retaining existing traditional columns where possible and/or painting new street columns black.

Traffic: Eastbourne Borough Council will collaborate with East Sussex County Council on any future Traffic Management Schemes/Plans they may produce for the area, which may have an impact on The Park Close Conservation Area. In particular, the lack of parking and the general trend for increased car ownership may place demands on parking at the fringe of the central green space.

Monitoring and Revision

The Council will monitor the Park Close Conservation Area and review the appraisal on a regular basis.

Conservation Area Advisory Group

The Conservation Area Advisory Group assists in the pro-active management of the Borough's Conservation Areas and provide the Council with detailed advice and assistance on applications for change within each Conservation Area on a regular basis.

Design Review Panel

The Design Review Panel advises the Council on the quality of design in respect of developments that meet the criteria for consideration by the Panel. The views of the Panel form the basis for negotiation with the applicant, where necessary and will comprise a material consideration, which will be taken into account by the Planning Committee in reaching a decision on the application. The panel usually only considers applications which both fall within the 'major' category of development, and have a significant visual impact.

9 Action by Residents

Residents, landlords and other relevant parties will be encouraged to read about the history of their area and its architecture, which makes up a significant part of the special character of the area and to participate in the preservation and enhancement of that character. Residents will be encouraged to seek advice from the Council's Conservation Officer.

10 Appendix A: Audit

Statutory Designations.

There are no Scheduled Ancient Monuments in The Park Close Conservation Area,
and no known evidence of any early settlements. No buildings are listed.

Positive & Negative Contributors

As part of this appraisal, and as recommended by English Heritage in their advisory booklet "Guidance on the Management of Conservation Areas", all buildings, Numbers 1 – 20 inclusive are considered to make a positive contribution to the character and appearance of the conservation area. There are no neutral contributors.

Within the Park Close Conservation Area, there are a number of elements, mostly of unsympathetic repairs and alterations. These may be described as negative contributors. Pan tile roofs, lean to garaging, wooden picket style fencing and inappropriate repointing and repairs to garden walls and pavement surface. A number of properties have been extended in such a way as to exhibit elements which are considered negative contributors. Velux windows and the encroachment into the planned spacing between properties are considered negative contributors.

Appendix B: Glossary

Architrave.

Lowest part of the three main parts of an entablature, essentially a formalised lintel.

Arts and Crafts Movement.

Late nineteenth century English movement that attempted re-establish the skills of craftsmanship and handicrafts threatened by mass production and industrialisation. The movement was influenced by Pugin and Ruskin in holding that truth to materials, construction methods and function are the essence of design. William Morris was the most important personality associated with the movement.

Balustrade. Series of balusters forming a type of parapet.

Bargeboards Boards (often decorated) above a gable.

Bay window Rectangular (box), circular (bow), segmental or canted (angled) projection from a façade, largely filled with windows.

Brackets/bracketed eaves courses Feature projecting from a wall to support an element that overhangs.

Corbel Projection from a wall supporting an arch, beam, truss or parapet.

Cornice A cornice forms the transition between the wall and the edge of the eaves above.

Development Plan The Development Plan is the Local Development Framework. A development plan sets out allocations for various land uses and includes criteria based policies for development. The Council is legally obliged to make planning decisions in accordance with the adopted development plan unless there is a good reason not to.

Finial. Feature at the top of a gable or spire, usually decorated.

Gable Triangular section of wall at the end of a pitched roof, extending from the eaves to the apex.

Mullion A vertical member, as of stone or wood, dividing a window or other opening.

Oriel Window Oriel windows project from the wall and do not extend to the ground. They originated as a form of porch and are often supported by brackets or corbels. Buildings in the Gothic Revival style often have oriel windows.

Pilaster A pilaster is a rectangular support that resembles a flat column. The pilaster projects only slightly from the wall, and usually has a base, shaft, and capital.

Portico A porch with a roof supported by columns, often leading to the entrance of a building.

Ridge crestings Ornamental ridge cap fixed above the ridge of a roof.

Spandrel Plane between two arches in an arcade, or a decorated section above a door

Transom Horizontal element across a window dividing the window-aperture into lights framed by bars forming the mullions and transoms.

Vernacular-style Style of architecture based on simple, indigenous and traditional structures following well-tried forms and types

Appendix C: Bibliography

Berry, P & Gordon K, *Around Eastbourne*

Crook, R. (1982) *A Peep at Victorian Eastbourne*, Eastbourne Antiquities Research Group.

Eastbourne Local History Society, *Eastbourne's Historic Street Furniture*

Eastbourne Local History Society, *A short history of Eastbourne*

English Heritage, *Guidance on the Management of Conservation Areas*. 2006.

Fleming, Honour & Pevsner (1972) *The Penguin Dictionary of Architecture*, Penguin

Reference Books

HMSO: *The Town and Country Planning (General Permitted Development) Order 1995*, Statutory Instrument 1995 No. 418, London.

HMSO: *Planning (Listed Buildings and Conservation Areas) Act 1990*, London.

Lewis, S. (1848) *A Topographical Dictionary of England*, S. Lewis, London.

Pevsner, N. & Nairn, I. (1965) *The Buildings of England: Sussex*, Penguin.