



# 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.

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## 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](http://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](http://www.eastbourne.gov.uk) if in any doubt

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## 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").

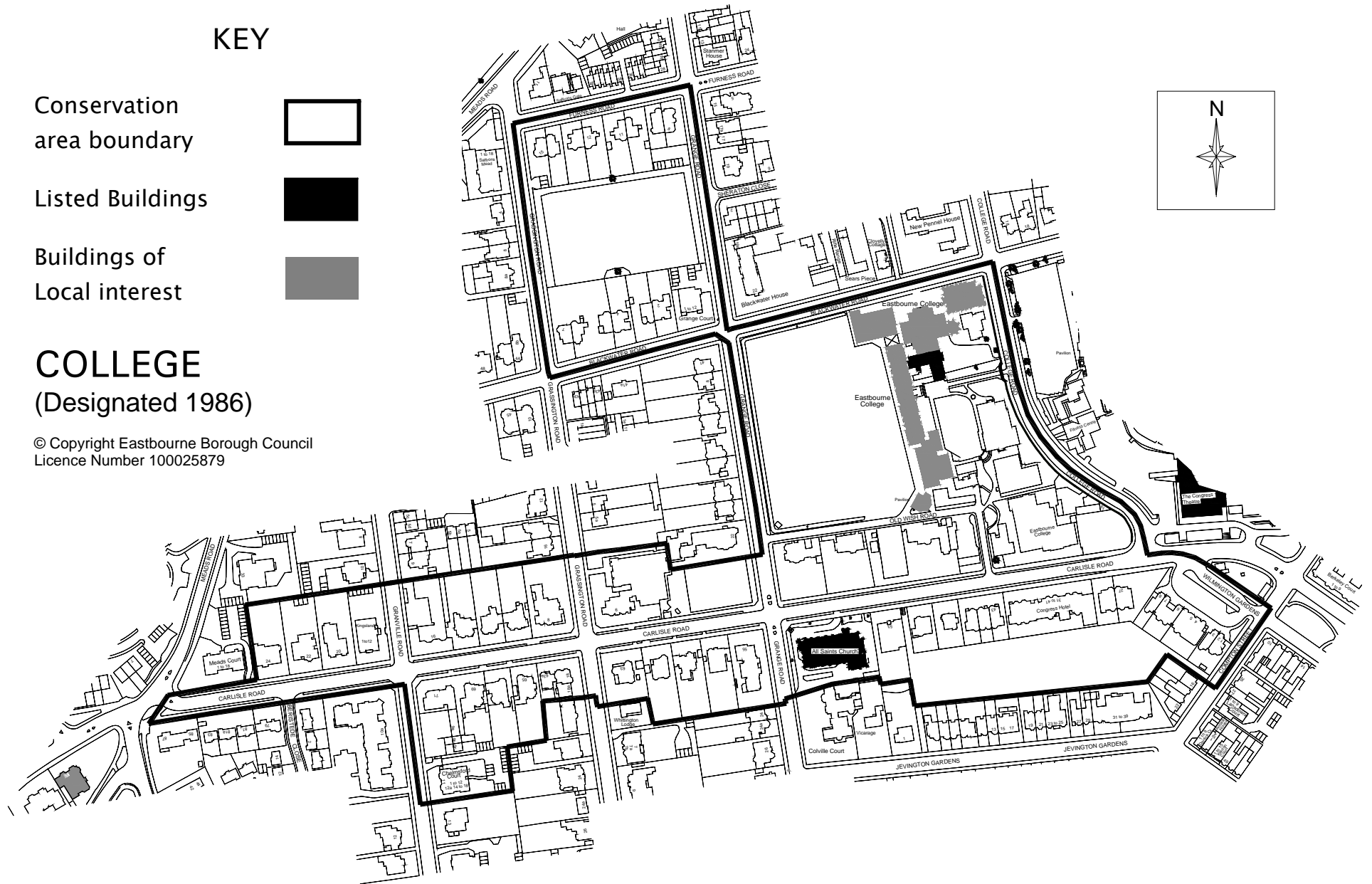
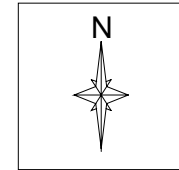
- 3.7 **Minor Alterations:** The following are some examples of minor alterations to houses in conservation areas, which will need consent from the Council.
- i) dormer windows
  - ii) cladding the exterior walls of a house;
  - iii) the installation of satellite antennae depending on size and location;
  - 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.

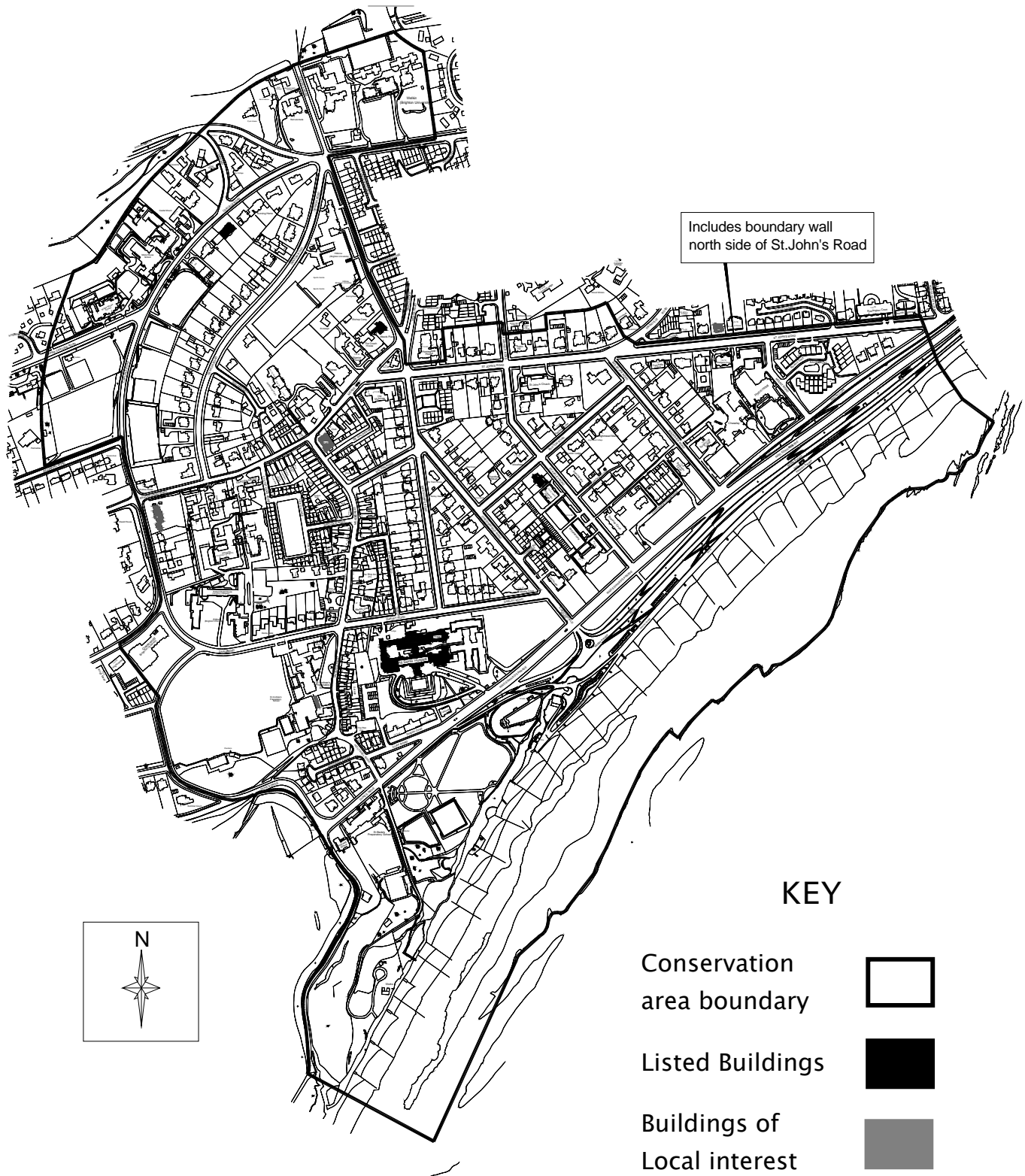
KEY

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




**COLLEGE**  
(Designated 1986)

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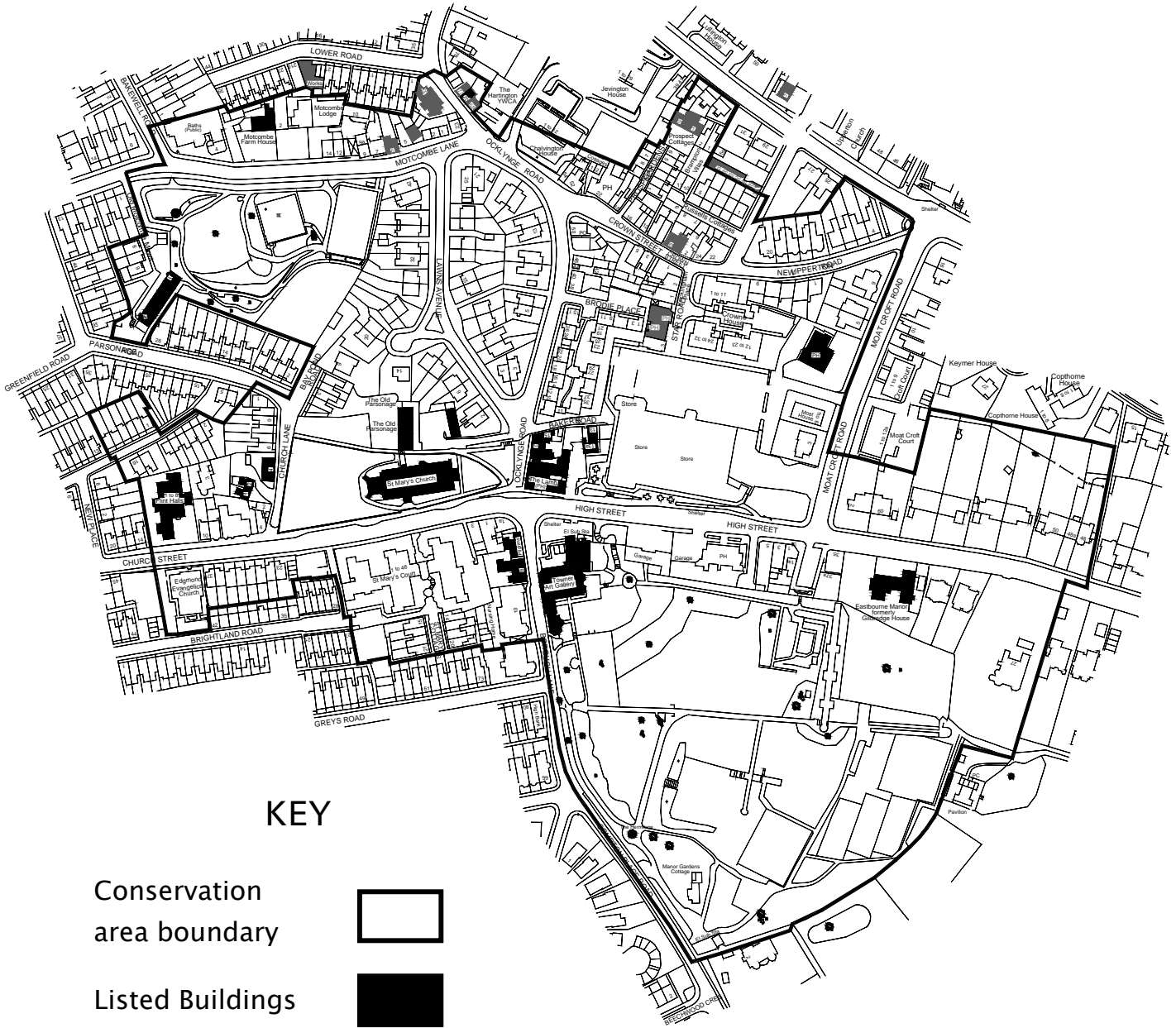


KEY



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

**MEADS**  
(Designated 1969 and  
Extended 1982 & 1988)

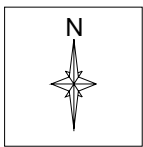
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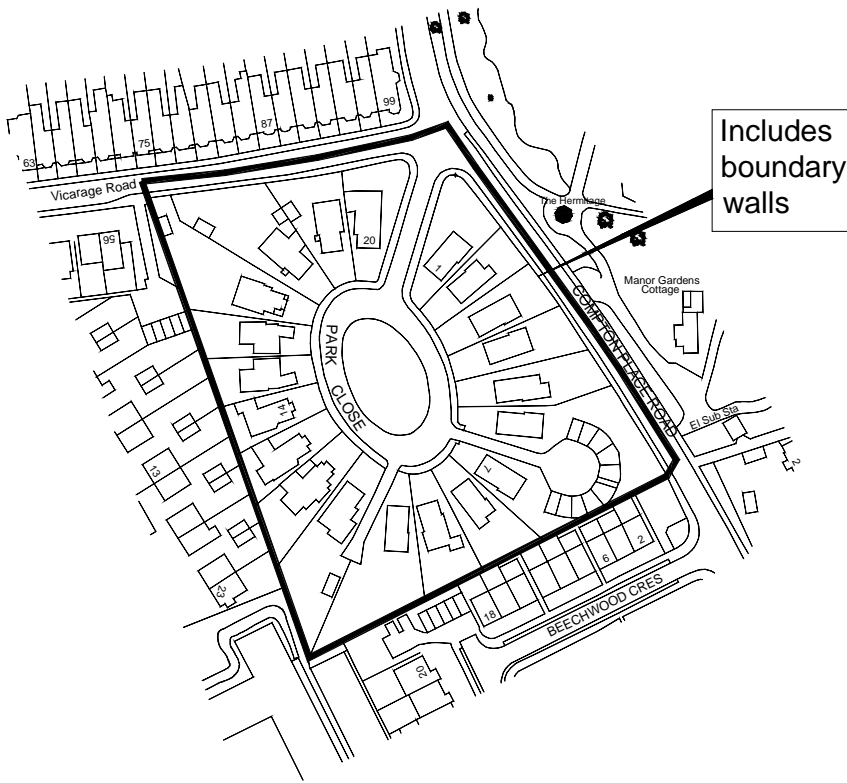
- Conservation area boundary 
- Listed Buildings 
- Buildings of Local Interest 

**OLD TOWN**  
(Designated 1969 and extended 1984)





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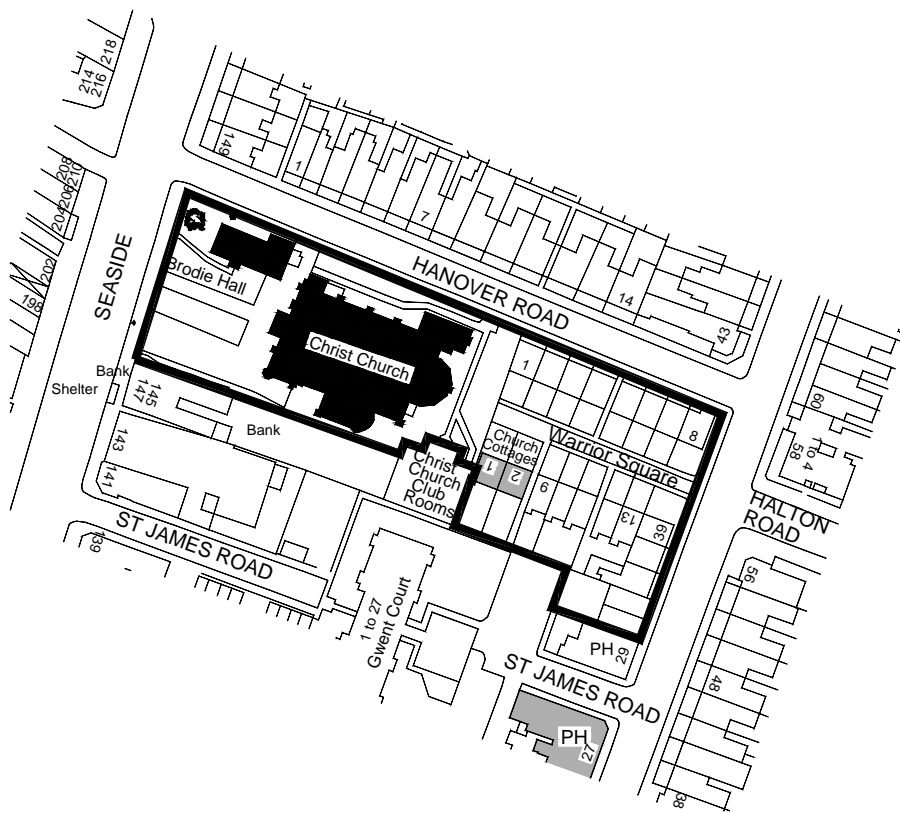
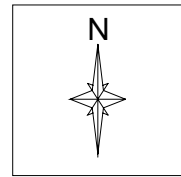


KEY

- Conservation area boundary 
- Listed Building 

**THE PARK CLOSE**  
(Designated 1991)

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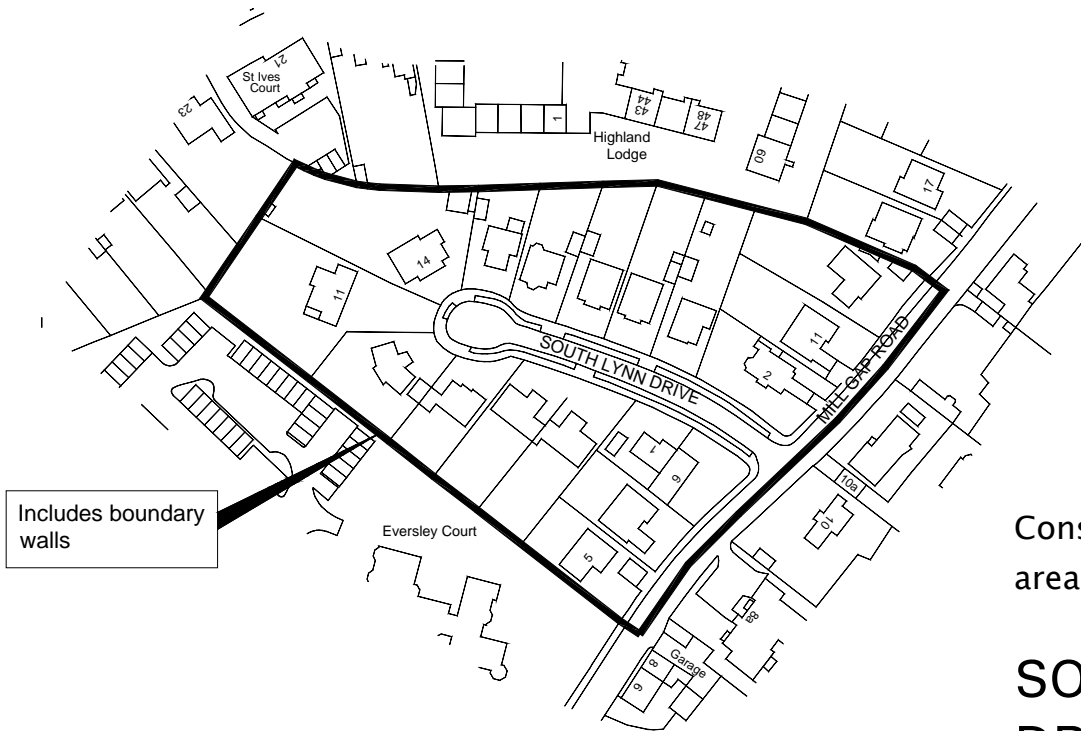
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- Conservation area boundary 
- Listed Buildings 
- Buildings of Local Interest 


**WARRIOR SQUARE**  
(Designated 1986)





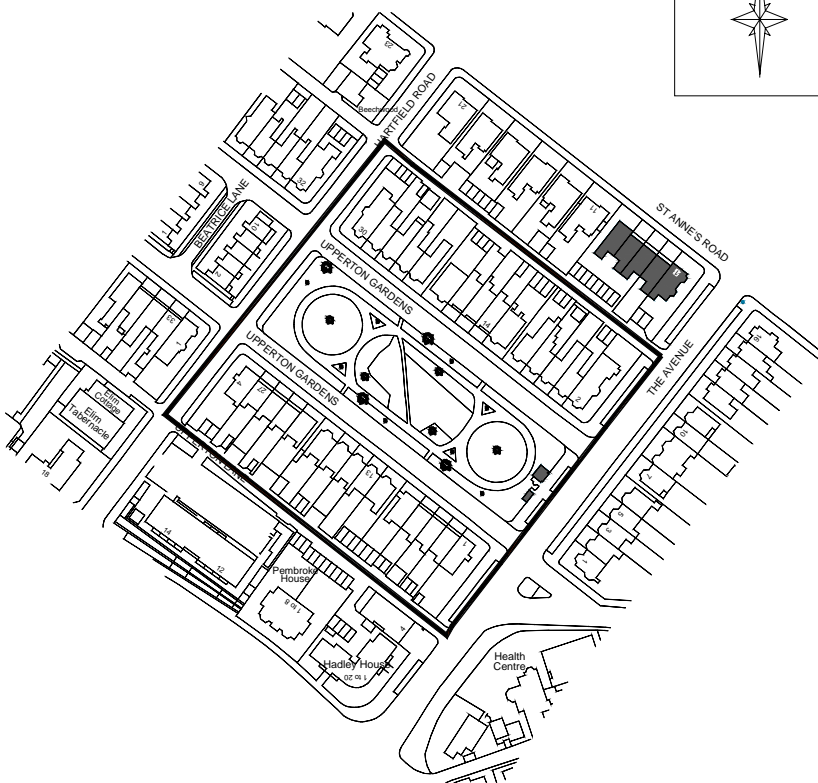
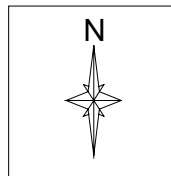


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Conservation area boundary 


**SOUTH LYNN DRIVE**  
(Designated 1991)

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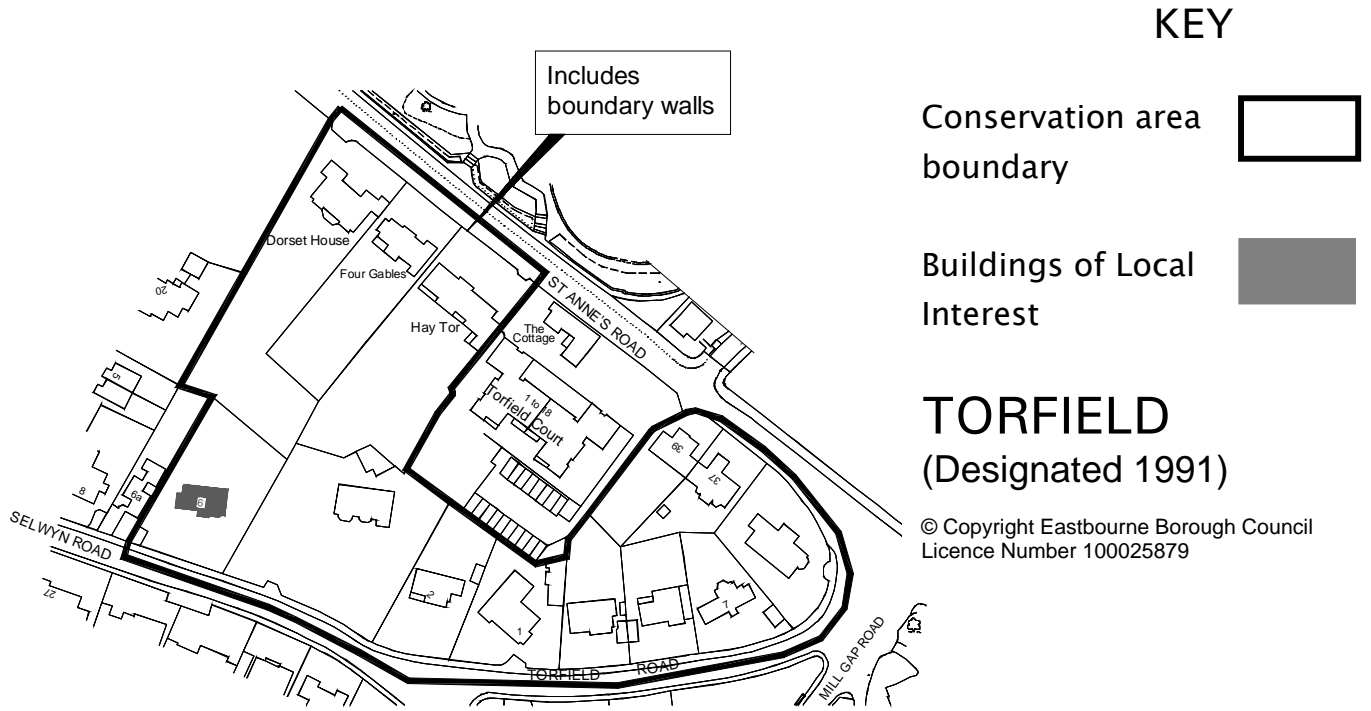
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Conservation area boundary 


Building of local interest 

**UPPERTON**  
(Designated 1994)

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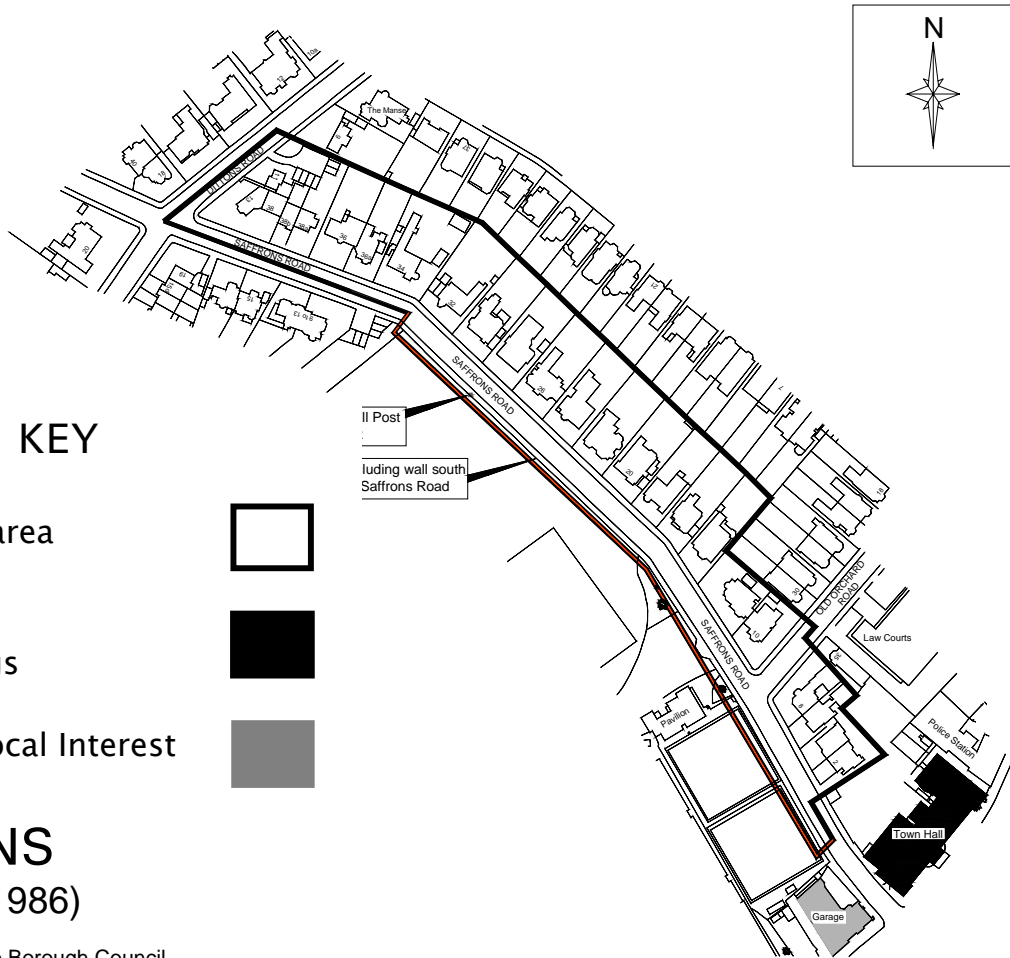
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Conservation area boundary 


Buildings of Local Interest 


**TORFIELD**  
(Designated 1991)


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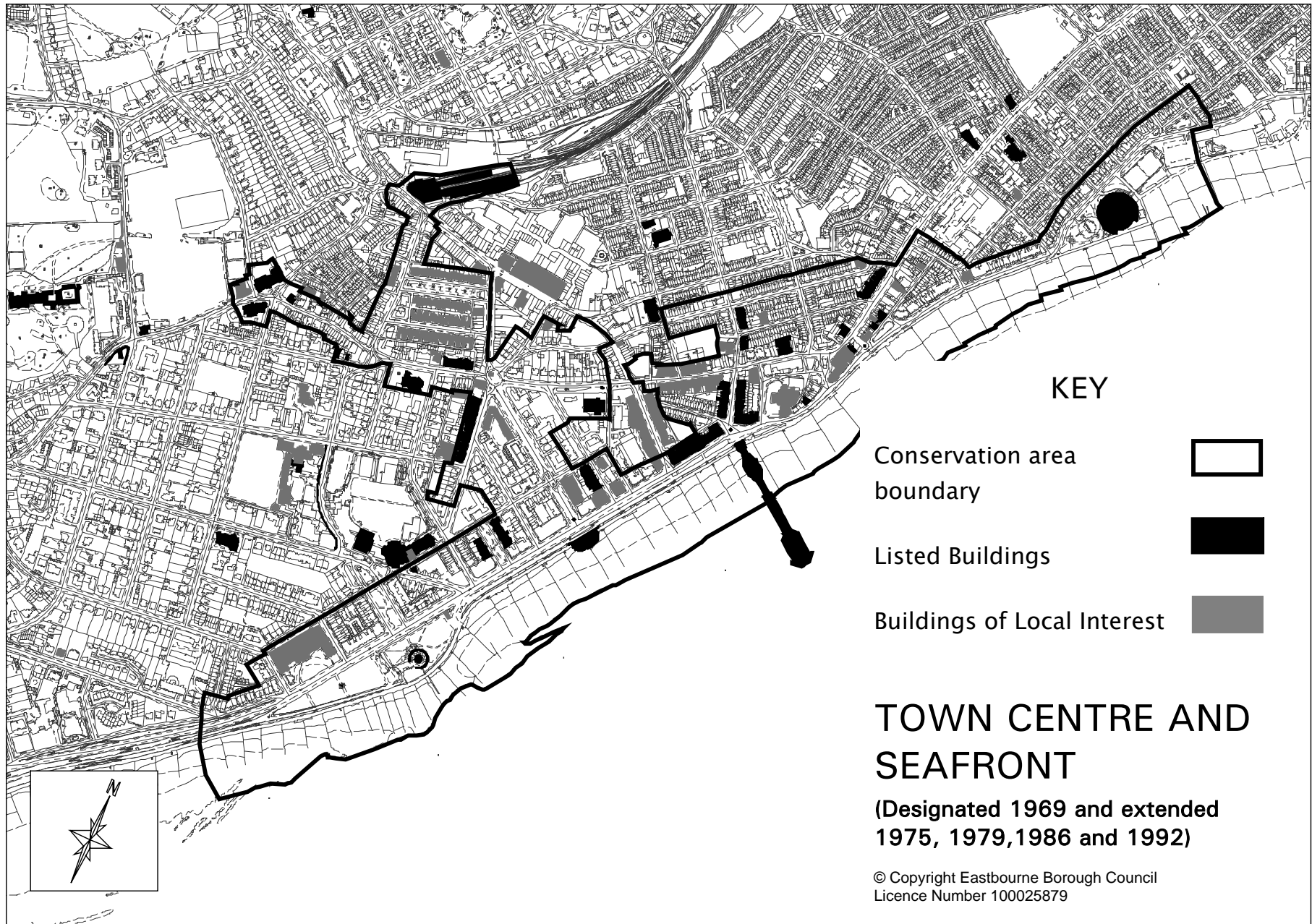
Conservation area boundary 

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.



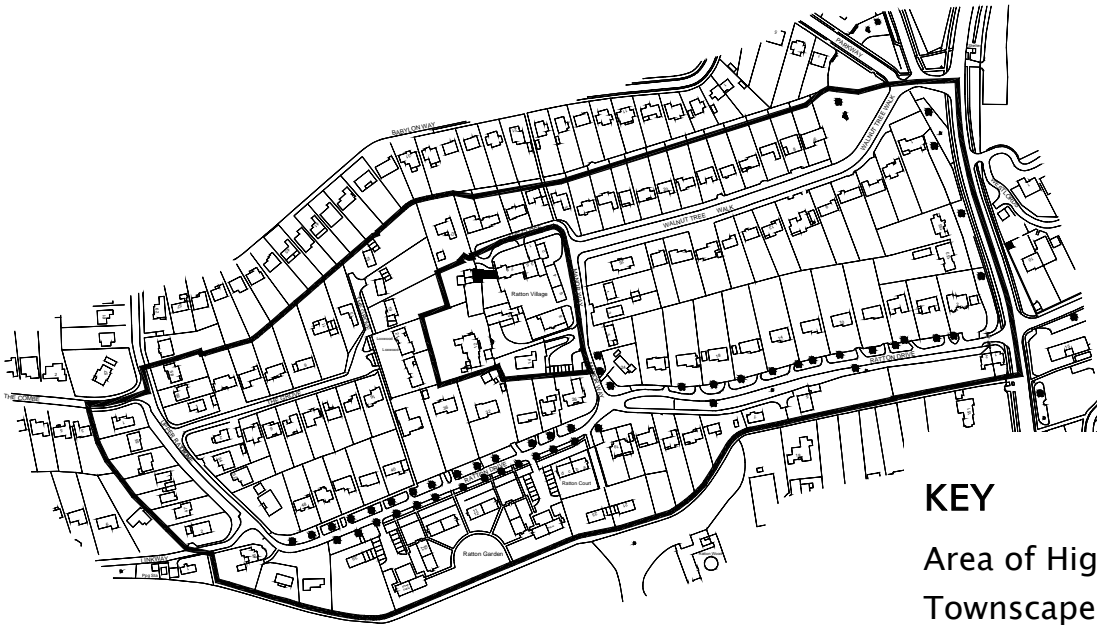
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## 5.0 Areas of High Townscape Value

- 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**

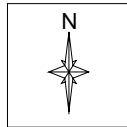
Area of High  
Townscape Value



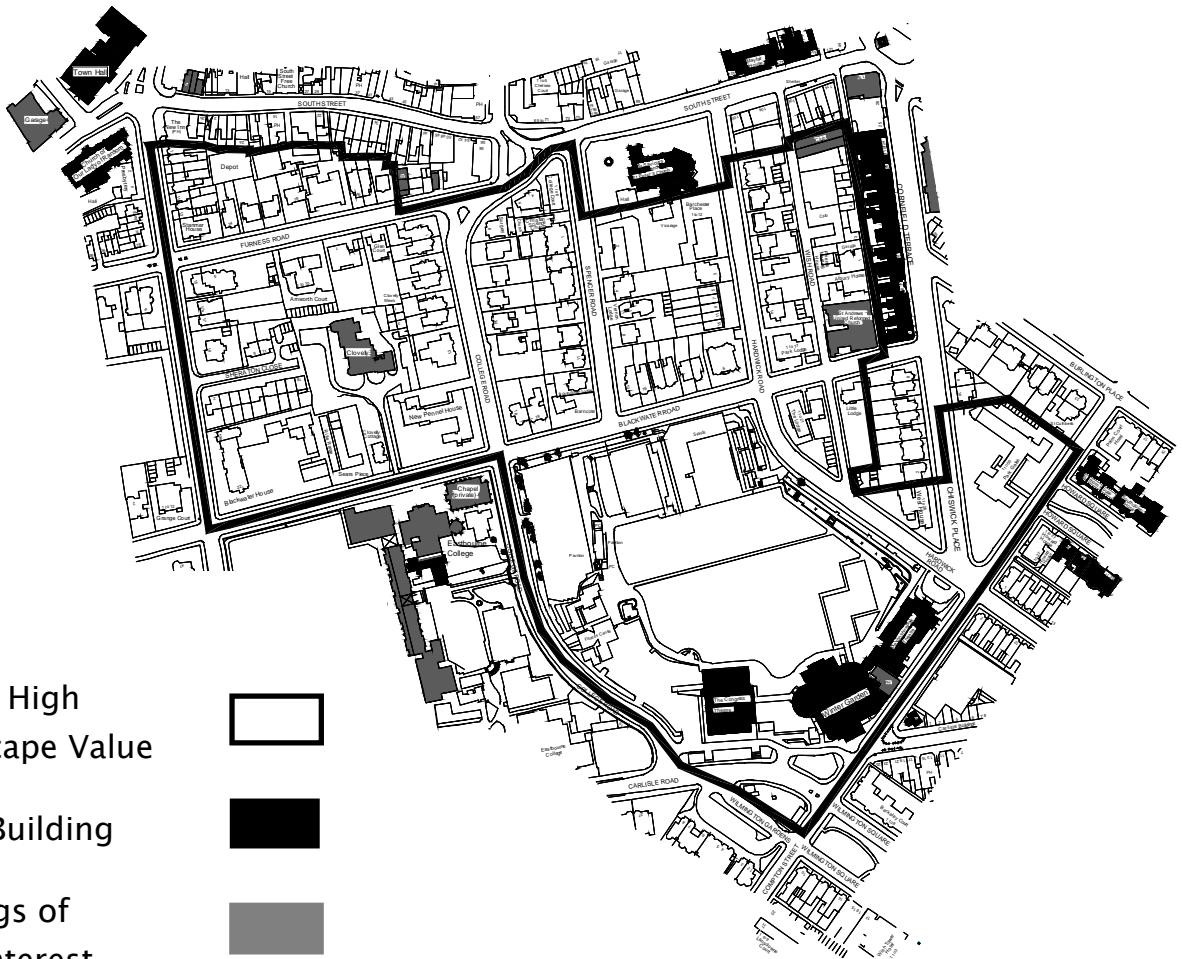
Listed Building



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**RATTON**



**KEY**

Area of High  
Townscape Value



Listed Building

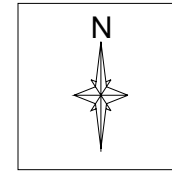


Buildings of  
Local interest



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**DEVONSHIRE PARK**



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**KEY**

Area of High  
Townscape Value



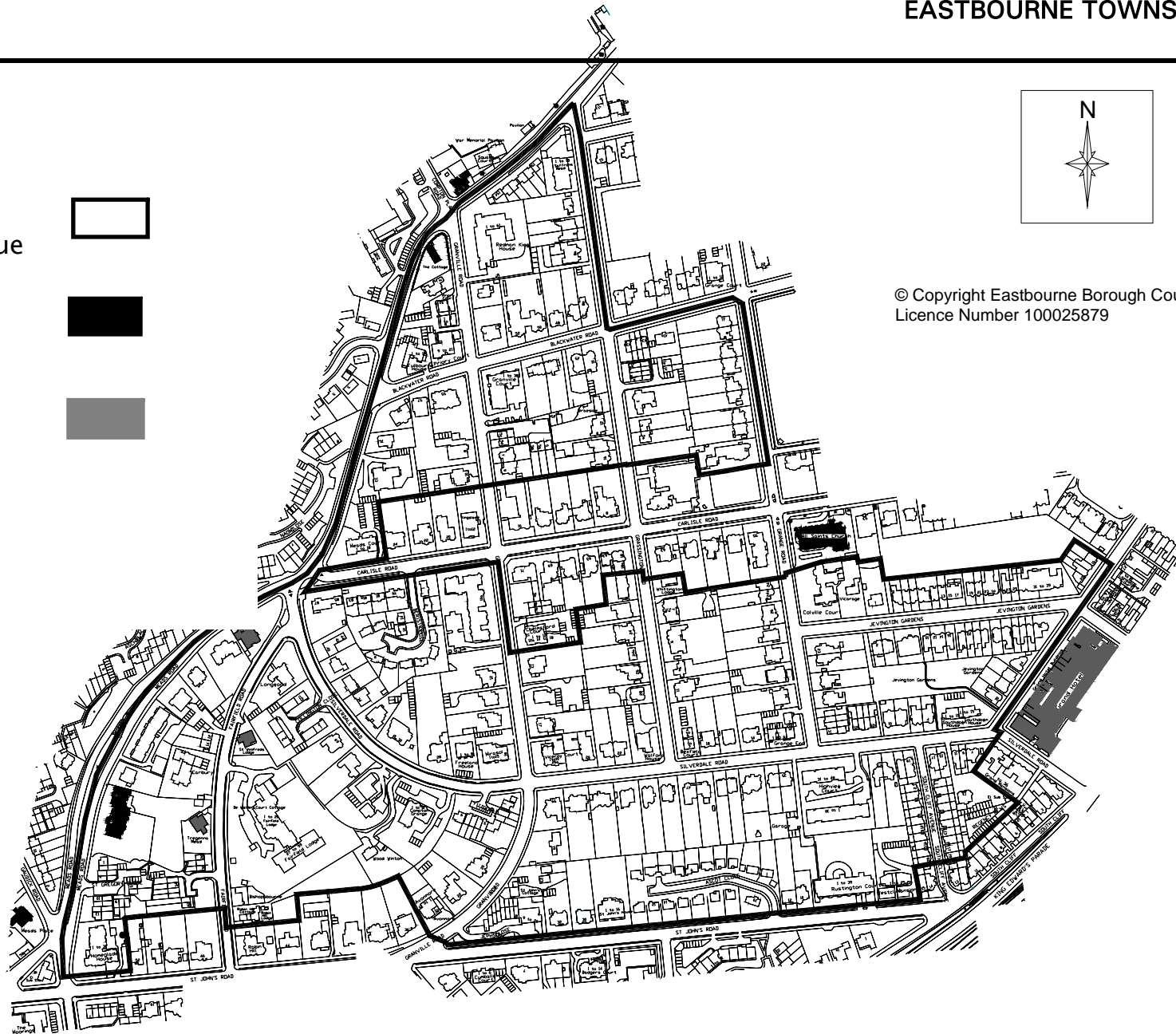
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Buildings of  
Local interest



**MEADS**





**KEY**

Area of High  
Townscape Value



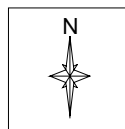
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Buildings of  
Local interest



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**HYDE ROAD**