

COMMITTEE:	Planning and Licensing	
DATE:	10 December 2002	
SUBJECT:	Planning Briefs: Towner Art Gallery and Manor Gardens Cottage, Manor Gardens	
REPORT OF:	Head of Planning	
Ward:	Upperton	
Purpose:	To approve the publication of the Planning Briefs	
Contact:	Lisa Rawlinson, Senior Planning Officer Telephone 01323 415255 or internally on extension 5255.	
Recommendations:	That the Planning Briefs for the Towner Art Gallery and Manor Gardens Cottage be adopted and authorised for publication.	
1.0	<u>Introduction</u>	
1.1	The Towner Art Gallery is a Grade II Listed Building, which occupies a prominent position in the north west corner of Manor Gardens. The building has operated as a gallery for almost 80 years and has also housed the Eastbourne Local History Museum since 1983.	
1.2	Manor Gardens Cottage is a late 1940s two storey detached property, situated in the extreme southern corner of Manor Gardens. The property is owned by the Borough Council and has been leased as part of the Council's Parks Grounds Maintenance Contract as a contractor's house since 1995.	

1.3	The Towner will become surplus to requirements once it's exhibits have been relocated and the sale monies used as part of the Borough Council's contribution towards the new Devonshire Park building. Whilst investigating the Towner and its associated Manor Gardens, a further development opportunity was noticed with the Cottage building. The redevelopment of this site will help contribute to the Borough Council's wider Capital Strategy.	
1.4	The attached Planning Briefs have been written to identify the planning constraints associated with the buildings and their parkland settings and to look at the opportunities available to extend and convert the existing properties as well as the potential for re-development of these sites. It is considered that the Briefs will greatly assist negotiations with any prospective developers/owners.	
2.0	<u>Consultations</u>	
2.1	Draft copies of the Planning Briefs were circulated to relevant internal key officers and no adverse comments were received. English Heritage has been consulted and has no adverse comments.	
3.0	<u>Financial Implications</u>	
3.1	There are no financial implications as a direct result of this report. However, monies obtained from the redevelopment of the Towner and the sale of the Manor Gardens Cottage would contribute towards the Council's Capital Strategy over future years.	
4.0	<u>Human Resource Implications</u>	
4.1	There are no adverse staffing implications as a result of this report.	
5.0	<u>Environmental Implications</u>	
5.1	The Planning Briefs will ensure that any development will be designed in such a way as to safeguard the character and appearance of this sensitive location.	
6.0	<u>Other Implications</u>	

6.1	There are no youth, anti-poverty or crime and disorder implications as a result of this report, however the development of the Cultural Hub will be facilitated by these proposals which has significant positive implications as a regeneration initiative.	
7.0	<u>Conclusion</u>	
7.1	The preparation of the planning briefs facilitates the considered development of the sites, in the sensitive locations. Members are asked to adopt the attached briefs and authorise their publication.	
Tim Cookson Head of Planning		
<p>Background Papers:</p> <p>The Background Papers used in compiling this report were as follows:</p> <p>Eastbourne Borough Plan (1998)</p> <p>Eastbourne Borough Plan 2001-2011, Revised Deposit Draft</p> <p>To inspect or obtain copies of background papers please refer to the contact officer listed above.</p>		

APPENDIX – MANOR GARDENS

1.0	<u>Introduction</u>	
1.1	Manor Gardens Cottage is owned by Eastbourne Borough Council and has been leased as part of the Council's Parks Grounds Maintenance Contract as a contractor's house since 1995. The current lease on the property expires in March 2005.	
1.2	This Planning Brief will identify the planning constraints associated with the building and its parkland setting and will look at the opportunities available to extend and convert the existing property as well as the potential for redevelopment of the site, in the event of it being available for sale.	
2.0	<u>Description of Site</u>	

2.1	Manor Gardens Cottage is a late 1940s two storey detached property constructed of brick and tile hanging with a plain tiled roof.		
2.2	The property with its own private garden is situated in the extreme southern corner of Manor Gardens adjacent to the vehicular access to the Gardens off Compton Place Road.		
2.3	The property currently comprises the following accommodation:		
	Ground Floor	-	Internal lobby, hall, living room, dining room and kitchen
	First Floor	-	three bedrooms and bathroom
2.4	There is a walled garden to the rear of the property which contains three brick stores and a lawned and bordered garden to the side, which is fenced. There is also a small front garden which is hedged and lawned, with the remaining eastern elevation of the property being open to Manor Gardens.		
3.0	<u>Planning Policy</u>		
3.1	The site is identified on the Eastbourne Borough Plan Proposals Map (1998) as being within the Primary Open Space of Manor Gardens, within the Old Town Conservation Area and a Tourist Enhancement Area. The following Borough Plan policies are considered to be of particular relevance:		
	Policy TO14	-	Protection of conservation areas
	Policy TO16	-	Tourist enhancement areas
	Policy TO17	-	Improvements in tourist enhancement areas

	Policy CT1	-	New development to harmonise with existing	
	Policy CT2	-	Height of new development to be similar to existing	
	Policy CT3	-	Retention of existing features	
	Policy CT5	-	Protection of primary open space	
	Policy CT7	-	Protection of registered parks and gardens	
	Policy CT11	-	Standards for new developments in conservation areas	
	Policy HO10	-	Impact and design of residential conversions and changes of use	
	Policy HO18	-	Design criteria for new residential development	
	Policy HO19	-	Criteria for extensions	
3.2	The Eastbourne Borough Plan (2001-2011) Revised Deposit Draft will eventually replace the 1998 Plan (expected Summer 2003). It identifies the site as being amenity space and within a Conservation Area. The following policies are considered to be of particular relevance:			
	Policy UHT1	-	Design of new development	
	Policy UHT2	-	Height of buildings	
	Policy UHT4	-	Visual amenity	
	Policy UHT5	-	Protecting walls/landscape features	

	Policy UHT9	-	Protection of amenity space
	Policy UHT10	-	Protection of historic parks and gardens
	Policy UHT16	-	Protection of conservation areas
	Policy TR11	-	Car parking
3.3	It is acknowledged that adopted Borough Plan Policy CT5 and emerging Policy UHT9 seek to ensure the retention of primary open space/amenity space and will only permit the loss of such areas in exceptional circumstances and where compensatory provision can be made within the vicinity of the site.		
3.4	Whilst the opportunities for development of the Manor Gardens Cottage site detailed below would technically result in the loss of primary open space/amenity space, they would not result in the loss of any 'publicly accessible space' as the land in question is privately enclosed garden with no significant public amenity value.		
3.5	Furthermore, as detailed in paragraph 4.9 below, it is recommended that compensatory open space could be secured as part of development proposals for the site with the removal/re-siting of the existing storage compound(s).		
4.0	Development Guidelines		
	Conversion of and Extension to Existing Building		
4.1	<p>In April 2001, a condition survey of Manor Gardens Cottage found that the property was generally in a good state of repair. The building could therefore be retained. However, in order to realise the full potential of the site, should it become available for sale, an extension could be erected at 90 degrees to the original building which would allow conversion of the property into four flats (Appendix 2). However, such a development would result in the probable loss of two mature Horse Chestnut trees located in the garden. Because of the trees public amenity value, the Council would require replacement planting within the vicinity of the site.</p>		

	Demolition of Existing Property and Erection of New Building	
4.2	As an alternative to 4.1 above, it is considered that the site could be redeveloped to provide four new flats. The Cottage occupies a prominent position in Manor Gardens and as such, any new building should be carefully sited and designed.	
4.3	Having regard to the character and appearance of the surrounding locality, it is considered that any replacement building on site should be restricted to a maximum of two storeys in height. However, rooms could be contained within the roofspace.	
4.4	Existing buildings within the vicinity of the site are constructed of a variety of materials, ranging from brick, render, flint, stone and stained timber. It is, therefore, felt that there is no need to restrict the material to be used in the development to any particular type, although the choice must be sympathetic to the area. Also, having regard to the parkland setting within the conservation area and the building's proximity to The Hermitage and the Towner Art Gallery, both of which are Grade II Listed Buildings, it is considered that any new building should be of a traditional design.	
	Curtilage and Boundary Treatment	
4.5	It is considered that the curtilage of any redevelopment site should be the same as for the existing Cottage. The site is currently only partially screened from Manor Gardens along its northern and western boundaries.	
4.6	It is considered that any conversion of and extension to the existing building or redevelopment of the site should provide some private amenity space and that this should be in the same position as the Cottage's existing garden.	

4.7	<p>The existing southern and eastern elevations of the Cottage are currently open to Manor Gardens and it is considered that any future proposals for the site should not include the erection of any solid screening around these elevations. It is, however, acknowledged that some form of screening will be required to ensure the public are kept some distance from the living accommodation on the ground floor. Therefore, any treatment of these boundaries should be restricted to natural screening or else low level boundary walls and/or railings to a maximum height of 1.5 metres.</p>	
	<p>Existing Storage Areas within the Vicinity of the Site</p>	
4.8	<p>To the west of the existing Cottage, there is a small storage area enclosed by the Park's boundary wall, close boarded fencing and gates, which is used to store contractors materials. In addition, there is a much larger storage compound to the east of the Cottage. This larger store area is currently used to store contractor's machinery and materials as well as serving as a rest area for the Park's permanent gardener and the Town's mobile gardeners. The site is screened by both fencing and established tree and shrub planting. (Appendix 4).</p>	
4.9	<p>As part of any development proposals for the Manor Gardens Cottage site, it is considered that the existing storage area adjacent to Compton Place Road should be removed and replaced with new tree planting. Ideally, the larger storage compound should also be removed and relocated to another part of Gildredge Park or elsewhere within the Town. However, if this proved too difficult to achieve for operational reasons, then at the very least the compound should be tidied up and better screened from public view. These improvements may be sort as part of the development package.</p>	
	<p>Vehicular Access and Parking</p>	

4.10	Any proposals for the Manor Gardens Cottage site will require the alterations to the existing vehicular access off Compton Place Road. The entrance has been altered in the past so some original features have been lost. It is important from a townscape view point that the wall is retained at its existing height. The following alterations will be necessary:-	
	the access drive will need to be widened to 4.5 metres for the first 10 metres which will involve alterations to the existing boundary wall;	
	the new access will need to be gated;	
	vehicular visibility splays onto Compton Place Road will need to be 2.4 metres by 45 metres;	
	pedestrian visibility splays of 2 metres by 2 metres will need to be provided either side of the vehicular entrance within an area of curved wall;	
	the existing vehicular footway crossing will require widening and reconstruction to current standards. This will involve the installation of new kerbs and tactile paving and will be subject to the consent of the Eastbourne Highway Manager;	
	the provision of five on-site car parking spaces (four plus one visitor space) is considered adequate to serve a development of four flats, bearing in mind the location of the site in relation to the Town Centre and public transport provision in the locality (Appendix 3).	
5.0	Consultations	
5.1	Should a planning application be submitted for the conversion of and extension to the existing building for any new development on site, extensive consultations would be undertaken. The application would be advertised in the local press, a notice would be displayed on the site and occupiers of nearby residential properties would be informed in writing.	
5.2	The same level of consultation would also be undertaken for any application for conservation area consent, should demolition of the existing building be proposed as part of any redevelopment.	

6.0	Finance		
6.1	The Council has a duty to ensure that it obtains the best price for the site and will seek independent valuation advice.		
7.0	Plans Accompanying the Brief		
	Appendix 1	-	Site Plan indicating curtilage
	Appendix 2	-	Possible extension
	Appendix 3	-	Proposed access and parking arrangements
	Appendix 4	-	Existing storage areas
	Appendix 5	-	Photographs
8.0	Contacts		
8.1	Should you require any further information, or wish to discuss this Planning Brief in more detail, please contact Miss Rawlinson, Senior Planning Officer at 68 Grove Road, Eastbourne, Telephone No.: (01323) 415255		

Lr/reports/manor gardens brief

APPENDIX - TOWNER ART GALLERY

1.0 Introduction

1.1 The Towner Art Gallery (9 and 11 Borough Lane) is owned by Eastbourne Borough Council and has operated as a Gallery for almost 80 years. The building has also housed the Eastbourne Local History Museum since 1983.

1.2 This Planning Brief will identify the planning constraints associated with the building and its parkland setting and will look at possible alternative uses for the building and the potential for development on adjoining land, in the event of the site being available for sale.

2.0 Background

2.1 The Towner Art Gallery is a Grade II Listed Building, formerly the Manor House which was built by the Reverend Henry Lushington most probably, in the 1740s. The two storey building with attic and basement, is mainly constructed of brick with a slate roof.

2.2 The eighteenth century residence comprised the following accommodation: dining room, morning room, double drawing room, boudoir, thirteen principal bed and dressing rooms, work room, ten bedrooms for servants, seven bathrooms, domestic offices and cellars. There was also detached stabling and two garages. The property was originally set within eight and a half acres of grounds, comprising gardens, two tennis courts and a summerhouse.

2.3 The house, which was sold to the Council in 1922, has been considerably altered and adapted since becoming the Towner Art Gallery in 1923. For instance, fireplaces and chimney breasts have been removed and the three small rooms on the first floor have been converted into one large room known as the Long Gallery.

3.0 Description of the Site

3.1 The Towner Art Gallery building occupies a prominent position in the north west corner of Manor Gardens and adjoins Borough Lane on its western boundary.

3.2 For the purposes of this brief, a site boundary has been established which extends to the boundary with the High Street in the north and includes part of Manor Gardens in the south. This effectively “squares off” the site and provides the building with some curtilage (Appendix 1).

3.3 The site to which this brief relates (2343 sq. m) therefore comprises the main Gallery building, detached outbuildings accessed off Borough Lane, a lawned area of Manor Gardens which is partially screened by an existing Yew hedge and a large landscaped area on the corner of Borough Lane and High Street.

3.4 The site has varying levels. There is level access into the Towner Building from the Gardens, however as Borough Lane slopes down towards the High Street, there is a drop of some 3 metres between the lawn and the highway boundary with the High Street.

4.0 Planning Policy

Structure Plan Policy

4.1 The **East Sussex and Brighton & Hove Structure Plan 1991-2011** has the following relevant policy:

Policy EN23 - Archaeological/historical features (protection)

Local Plan

4.2 The site is identified on the **Eastbourne Borough Plan Proposals Map (1998)**, as being Primary Open Space, within the Old Town Conservation Area and a Tourist Enhancement Area. The following Borough Plan policies are considered to be of particular relevance:

Policy TO2 - Provision for language schools and criteria

Policy TO14 - Protection of conservation areas

Policy TO16 - Tourist enhancement areas

Policy TO17 - Improvements in tourist enhancement areas

Policy CT1	-	New development to harmonise with existing
Policy CT2	-	Height of new development to be similar to existing
Policy CT5	-	Protection of primary open space
Policy CT7	-	Protection of registered parks and gardens
Policy CT11		Standards for new developments in conservation areas
Policy CT13	-	Protection of listed buildings
Policy CT15	-	Retention of historic buildings
Policy HO10		Impact and design of residential conversions and changes of use
Policy HO18		Design criteria for new residential development

4.3 The **Eastbourne Borough Plan 2001-2011, Revised Deposit Draft** Proposals Map, which is expected to replace the 1998 Borough Plan by Summer 2003, identifies the site as being within a Conservation Area. The following policies are considered to be of particular relevance:

Policy UHT1	-	Design of new development
Policy UHT2	-	Height of buildings
Policy UHT4	-	Visual amenity
Policy UHT10	-	Protection of historic parks and gardens
Policy UHT16	-	Protection of conservation areas
Policy UHT18	-	Protection of listed buildings
Policy TR11	-	Car parking
Policy LCF19	-	Community facilities

5.0 Covenants

5.1 When the Towner Art Gallery was purchased in 1923, various rights to light and air and rights to use and maintain the property were granted to the Council.

5.2 In addition, the Council entered into reservations when it acquired the Manor House and Gardens, which

restrict rights of way over the property and protect the rights of adjoining premises. Please contact the author for the detail of these covenants.

6.0 Development Guidelines

Alterations to the Building

6.1 As referred to above, the Towner Art Gallery building is a Grade II Listed Building set in substantial grounds which are considered to be of local architectural and historic interest. Any alterations to the internal and external appearance of the building will require listed building consent.

6.2 The property has significant qualities and many original features still remain. However, some alterations have taken place over the years which are less than sympathetic. Therefore all alterations to the physical fabric of the building should enhance its special interest and cause no further harm.

Alternative Uses

6.3 Ideally any alternative use for the building should maintain the basic form and layout of the original property. Important features and decorative detailing such as ceilings, cornices, panelling and door casings should be protected, especially in principal rooms.

6.4 Any new use for the building will also have to respect the parkland setting. The boundary treatment of any curtilage adjoining the Gardens will therefore need to be low to safeguard the buildings setting and obvious historic links with the grounds and this is discussed further in paragraph 6.9 below. It will therefore, be difficult to provide privacy to a number of the ground floor rooms facing Manor Gardens.

6.5 Having regard to these considerations it is felt that the following alternative uses for the Towner building, would be the most suitable.

Education

6.6 The building could be used as a language school or training centre, with the possibility of having some ancillary living accommodation in the roofspace (Class D1 (non-residential institutions) or Class C1 (residential institutions) uses. Such uses would be able to utilise the existing large gallery rooms as teaching space and the ground floor of the building already has office space and adequate toilet facilities, including provision for people with disabilities. However additional toilets would have to be provided on the upper floors and any building works required would need to be carried out in such a way as to minimise their effects on the internal fabric of the building.

6.7 Therefore it is considered that the use as a language school or training centre would probably cause the least disruption to the layout of the building and would ensure its setting is maintained. Furthermore, such uses would not raise any substantial issues concerning privacy.

6.8 However, use as a language school or training centre would probably require access to the upper floors for people with disabilities and the installation of fire safety measures. Care will therefore need to be taken to ensure such alterations do not harm the building.

6.9 The site has an existing vehicular access off Borough Lane with only a limited amount of on-site parking. For these reasons it is considered that the site would be unsuitable for a general school or nursery, as such uses generally have high vehicle stopping-off movements associated with them and neither Borough Lane or the High Street could accommodate these. Such uses would also require some safe and secure outdoor play space. Whilst it would never be possible to erect a solid screen around part of the Manor Gardens, it is considered that part of the gardens could be separated from the park and attached to the main house provided it is done with extreme sensitivity. This could be achieved by supplementing and extending the line of the existing Yew hedge, to provide a square area of lawn in front of the building. However the hedge should not be

allowed to grow to a height in excess of 1.5 metres (when measured from its higher side). It is considered that the boundary treatment could be made more secure with the erection of simple and sensitively designed railings on the inside of the Yew hedge, so that they would not be visible from the park. A Yew hedge is slow growing. Therefore, it is important that the new planting should take place as soon as possible. It is recommended that the hedge should be container grown and 450mm in height when planted. This should ensure the hedge could be trimmed to the desired height of 1.5 metres, in approximately seven to ten years.

6.10 As the site is close to the town centre and is on a main bus route, it is felt that the use of the building as a language school could be considered to represent a sustainable form of development. Students would be unlikely to have the use of a vehicle and staff could use the few on-site parking spaces available. The same could also be said for the training centre use. Visiting delegates could be made aware of the lack of parking both on and off-site and be encouraged to travel by public transport.

Offices

6.11 It is considered that the building could lend itself for use as prestigious Class B1 (business) offices set within attractive grounds, with the large galleries providing spacious open plan office accommodation. Issues relating to additional toilet provision, disabled access and fire safety measures as detailed in paragraphs 6.6 and 6.8 above would also apply to a proposed office use. There may also be an issue regarding floor loadings which may mean some strengthening is required. Any structural works would need to be considered very carefully so as not to adversely affect the original fabric of the building.

Residential

6.12 The existing building is clearly too large for its original use as a single residence. It is, therefore, considered that the property could be divided vertically into three houses (Appendix 4) or horizontally into seven flats/maisonettes (Appendix 5) and that the accommodation could comprise the following:

Option 1. Suggested Conversion to 3 houses (Appendix 4)

House 1.

Four-storey property.

Lower Ground Floor – store rooms.

Ground Floor – kitchen, breakfast room, dining room, drawing room, sitting room, music room, two bathrooms, billiard room.

First Floor – 5 bedrooms and 2 bathrooms.

Second Floor – 5 bedrooms and 1 bathroom.

House 2.

Four-storey property.

Lower Ground Floor – living room, sitting room, kitchen, dining hall.

Ground Floor - 4 bedrooms and bathrooms

First Floor - 2 bedrooms

Second Floor - bedroom and bathroom.

Option 2. Suggested Conversion to 7 flats (Appendix 5).

House 3.

Two-storey property.

Lower Ground Floor – living room, kitchen, utility room.

Ground Floor - 2 bedrooms and bathroom.

Flat 1.

Two-storey maisonette in north west corner of building.

Lower Ground Floor – 2 bedrooms and 2 bathrooms.

Ground Floor - living room, kitchen and dining room.

Flat 2.

Two-storey maisonette in north east corner of building.

Lower Ground Floor – kitchen, living room and utility room.

Ground Floor - 2 bedrooms and bathroom.

Flat 3.

Two-storey maisonette in south east corner of building.

Lower Ground Floor – sitting room, store, dining room, living room and
kitchen.

Ground Floor - 2 bedrooms and bathroom.

Flat 4.

Ground floor flat in south west billiard room wing, comprising living room, kitchen, bedroom and bathroom.

Flat 5.

Two storey maisonette in the east section of the building.

Ground Floor – sitting room, dining room, kitchen and bathroom.

First Floor - 3 bedrooms.

Flat 6.

Two-storey maisonette in north east corner of building.

Ground Floor – kitchen and dining room.

First Floor - 4 bedrooms and bathroom

Flat 7.

Second floor flat occupying roofspace, comprising of kitchen, dining room, sitting room, 4 bedrooms and 2 bathrooms.

6.13 It is essential that any subdivision has the minimum effect on the character of this important building. As part of any residential conversion, it is likely that new staircases, openings, windows and partitions etc. would have to be provided. This would especially be the case for a possible conversion into flats. However, the intention must always be to retain as much as possible of the original building fabric, especially those areas which contribute to the character of the Listed Building.

6.14 Careful regard must also be given to the different levels inside the building which may in part make some elements of a conversion rather difficult. Furthermore, in order to bring any conversion in line with modern residential building requirements, it will be necessary to carry out fire and soundproofing works, which again must be sympathetic to the internal fabric and original features of the building.

6.15 It is acknowledged that subdivision of the property to provide residential accommodation is not ideal as it raises issues relating to inadequate on-site parking. Therefore, if the site were proposed for residential use, the Council would release a further parcel of land to provide extra space for parking provision. The drawing attached at Appendix 6. indicates on-site parking within the existing rear courtyard as well as within a new car parking area adjoining the High Street.

6.16 The Highway Authority has confirmed that it would be prepared to accept the proposal to create a vehicular access to a new car park off the High Street in principle, as a precedent has been set with the existence of vehicular access points serving the adjacent garage and the public house. However the proposal requires further consideration of the following and would be subject to a safety audit:

- The existing zebra crossing would have to be relocated as it is situated directly opposite the proposed access point
- There is a bus stop to the west of the access point which may have to be relocated along with the bus shelter
- Vehicular visibility splays of 4.5 metres by 70 metres will be required either side of the new access point
- Pedestrian splays of 2 metres by 2 metres will be required either side of the new entrance
- The existing footway will require reconstructing to create a level access with dropped kerbs and tactile paving.

6.18 The number of spaces that could be provided in the proposed new car park cannot be considered at this stage, as space will be needed to accommodate the required visibility splays. The amount of space available will also be affected by the ability of the existing boundary wall to retain the ground on the park side. It may therefore prove necessary to replace the wall or form embankments on the car park side. The existing pedestrian access into Manor Gardens will also need to be retained albeit reformed as part of the reconfiguration of this area.

6.19 It must also be acknowledged that there is a lack of private amenity space to serve any residential accommodation. As detailed above in paragraph 6.9, the screening of any private amenity space could be achieved by supplementing and extending the line of the existing Yew hedge to a maximum height of 1.5 metres. It must, therefore, be accepted that the boundary treatment would not provide privacy to the amenity space, however, it would ensure that the public are kept some distance from the living accommodation on the ground floor and perhaps, more importantly, it would ensure the building's historic setting is maintained.

Land at the corner of Borough Lane and High Street.

6.20 The site to which this brief relates also includes a large, open, landscaped area on the corner of the High Street and Borough Lane. An Ordnance Survey Plan of 1910 (Appendix 2) indicates that there were originally three terraced properties on the site which fronted Borough Lane and it is considered that the site could once again satisfactorily accommodate a building. The development would close in the street scene to better reflect the original character of the area.

6.21 The site occupies a prominent position in the Old Town Conservation Area and is adjacent to three listed buildings. It is, therefore, essential that any new building is carefully sited and designed. It is considered that the site could accommodate a single private dwelling or possibly two flats.

6.22 As referred to in paragraph 3.4 above, the land slopes down towards High Street and development on the site may require the land to be re-profiled.

6.23 Having regard to the character and appearance of the locality it is considered that any building on site should be restricted to a maximum of two storeys in height. However as the existing building on the opposite corner is three storeys in height, it is considered that any new building could contain rooms in the roofspace. Furthermore, the roofline of any building should be the same as the two storey listed buildings on the opposite side of Borough Lane.

6.24 In order to achieve an acceptable scale and form of development, it is considered that the footprint of any building on site should not exceed 5 metres in width and 8 metres in length and that the building should be sited hard up to the footway fronting Borough Lane.

6.25 Existing buildings within the immediate locality are constructed of a variety of materials, ranging from brick, render, flint, stone and stained timber. It is therefore felt that there is no need to restrict the material to be used in the development to any particular type, but they should be sympathetic to this sensitive location.

6.26 The side elevation of any new building facing High Street will be very prominent. Therefore careful consideration will need to be given to the architectural finish and details such as a chimney breast and fenestration could be used to add interest to this elevation.

6.27 It is also felt that the site should be enclosed by a boundary wall sited adjacent to the footpath in High Street, constructed of materials sympathetic to the new building and the character of the immediate locality. The wall will need to be of a height which affords future occupiers of the residential accommodation adequate privacy, whilst at the same time ensuring that the boundary treatment does not create a harsh and strident feature in the streetscene.

6.28 There is an existing lean-to building attached to the rear of the Towner Gallery which abuts the proposed development site. This has been shown incorporated into the feasibility plans of the conversion of the Towner to houses or flats. Alternatively, it could be sealed off from the Gallery and used as a store, studio or sun room (with glazed roof) for any new building on site, or it could be used as additional living accommodation if physically linked to the development.

6.29 There is no potential to provide any on-site car parking to serve any residential development. However as stated in paragraph 6.11 above, the site is close to the town centre and High Street is a main bus route.

6.30 Access to the existing substation, to the rear of the Gallery building and services which run across the High Street frontage of the site will need to be secured for maintenance purposes.

6.31 Furthermore, it is considered that as part of any development the existing bus stop should be redesigned with the new boundary wall to reflect a more traditional style.

7.0 Consultations

7.1 Should a planning application be submitted for the conversion of and alterations to the existing building, or for any new development, extensive consultations would be undertaken. The application would be advertised

in the local press, a notice would be posted on site and occupiers of nearby residential and commercial properties would be informed in writing. In addition, consultations with other organisations likely to be interested in the development would be carried out.

7.2 Any alterations to the internal or external appearance of the building, or for development within the curtilage of the building, which could affect its setting, will require listed building consent. Proposals for development will be referred to English Heritage and The Garden History Society for comment and should a scheme involve any demolition, then it would also be necessary to consult the following organisations:

- Ancient Monuments Society
- Council for British Archaeology
- The Georgian Group
- The Victorian Society
- The Society for the protection of Ancient Buildings.

7.3 Finally, any application for listed building consent, will have to be referred to the Government Office for the South East for a decision under the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.0 Finance

8.1 The Council has a duty to ensure that it obtains the best price for the site and will seek independent advice on the value of the land and buildings.

9.0 Plans Accompanying the Brief

Appendix 1 - Site Plan

Appendix 2 - Ordnance Survey Plan 1910

Appendix 3 - Floor Plans (existing)

Appendix 4 - Proposed Conversion (to three houses)

Appendix 5 - Proposed conversion (to seven flats/maisonettes)

Appendix 6 - Proposed parking areas

Appendix 7 - Photographs

10.0 Contacts

10.1 Should you require any further information or wish to discuss this Planning Brief in more detail, please contact Miss L Rawlinson, Senior Planning Officer at 68 Grove Road, Eastbourne. Tel. No. (01323) 415255.