

Report to: Planning Committee
Date: 14th November 2022
Application No: 220770
Location: Eastbourne Bandstand, Grand Parade, Eastbourne, BN21 3EH
Proposal: Structural repair works to the stage, mortar and faience tiles repair and roof repairs
Applicant : Eastbourne Borough Council
Ward: Town Centre
Recommendation: Approve pursuant to conditions

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Map Location:



1. **Executive Summary**

- 1.1 This application is brought to the Planning Committee in line with the Scheme of Delegation as it is a Council application.
- 1.2 The works proposed to this Grade II listed building comprise replacement of the existing degraded stage structure with a beam and block replacement stage floor, together with other essential repair works to the stage access steps, the roof, mortar and faience on the external envelope of the building.
- 1.3 The works are essential and required to bring the building back into use and are wholly supported by Officers and heritage specialists.
- 1.4 The application is recommended for approval, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 16. Conserving and enhancing the historic environment.

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C1: Town Centre Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing
- D7: Community Sport and Health
- D8: Sustainable Travel – A2021 Quality Bus Corridor
- D9: Natural Environment
- D10: Historic Environment
- D10a: Design.

2.3 Eastbourne Borough Plan 2001-2011:

- NE4: Sustainable Drainage Systems
- NE7: Waste Minimisation Measures in Residential Areas
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT15: Conservation Areas
- US3: Infrastructure Services for Foul Sewage and Surface Water Disposal
- US4: Flood Protection and Surface Water Disposal
- US5 Tidal Risk.

2.4 Eastbourne Town Centre Local Plan 2013

2.5 Supplementary Planning Documents and other relevant documents

Sustainable Building Design SPD.

3. **Site Description**

- 3.1 The application site comprises a much loved heritage asset, known as Eastbourne Bandstand and is located prominently on Grand Parade, on Eastbourne Seafront.
- 3.2 The Bandstand, together with the attached colonnade and viewing decks was built in 1935 to the designs of the Borough Council Engineer at the time, Leslie Roseveare, as part of a seafront improvement scheme, which replaced a former Victorian bandstand shown in an 1899 Frith photograph.
- 3.3 The structures are Grade II statutory listed. The layout of the bandstand and surrounding structures is of a symmetrical design with the bandstand set in a sweeping open arcade facing two covered viewing decks topped with an open viewing area, all to take advantage of the change in level from the promenade to the seafront. The bandstand is of circular plan form which is truncated on the seaward side.
- 3.4 The bandstand has a deep blue shallow saucer roof in two steps surmounted by a conical finial (now replaced in glass reinforced plastic). The moulded cornice incorporates a strip of opaque brown and yellow glass providing integral lighting. The roof is supported by four giant fluted composite columns set on a raised fluted podium with a flight of steps at each side.
- 3.5 The bandstand and colonnade are constructed in a steel frame. The stage floor is a timber floor supported on steel beams and brickwork. The colonnade has in-situ reinforced concrete decks clad in faience and various stone features. Since the 1960's the building has undergone various repair programmes and interventions, including the replacement of significant sections of the structure, particularly the bandstand dome roof structure and column supports.
- 3.6 The statutory listing description held by Historic England provides the following Statement of Significance: 'A stylish and ambitious seaside improvement scheme of 1935 in Neo-Grec style of several different colours of faience tiles comprising bandstand, colonnade and two covered viewing decks'.
- 3.7 The site is located within the Town Centre Neighbourhood and the Town Centre and Seafront Conservation Area, as defined by the Eastbourne Core Strategy 2013.
- 3.8 The site falls within a Ground Water Source Protection Zone.

4. **Relevant Planning History**

- 4.1 190785
Structural engineering investigation.
Listed Building Consent.
Approved conditionally.

Decision Date: 13 December 2019.

4.2 130479

The repair, restoration and re-detailing of the following areas: 1. Central Bandstand. 2. Lower Colonnade. 3. Upper Colonnade. 4. Terraced Seating Areas. 5. Terraced Soffit and Fascia's together with general internal fabric repairs generally. 6. Other repairs in connection with the above.

Listed Building Consent.

Approved conditionally.

Decision Date: 23 September 2013.

5. **Proposed Development**

5.1 The application seeks Listed Building Consent for urgent works to the building in the interest of safety, to bring the building back into use and for the longevity of the heritage asset.

5.2 The proposals are restricted to the bandstand itself (no works are proposed for the surrounding colonnade and associated structures). The works comprise replacement of the existing stage and to repair parts of the building, including parts of the faience on the external envelope of the building, roof, mortar and access steps.

5.3 The stage structure would be entirely replaced with a new beam and block design, which would incorporate new drainage channels and door runners.

6. **Consultations**

6.1 Specialist Advisor (Conservation)

6.1.1 The Specialist Advisor (Conservation) has been involved in discussions preceding submission of this application and is wholly supportive of the proposals from a heritage perspective.

6.2 Conservation Advisory Group (CAG)

6.2.1 At the time of writing, the CAG are yet to meet to consider this application and their meeting is scheduled prior to Planning Committee consideration. Therefore, the outcome of that meeting will form part of the addendum to Members prior to Planning Committee.

6.3 Historic England

6.3.1 There is no statutory requirement to consult Historic England regarding this listed building consent application. Informal views are sought and are yet to be received at the time of writing.

7. **Neighbour/Public Representations**

7.1 Statutory notification of this application has been undertaken in the form of a site notice displayed at the site and a press advert in a locally distributed newspaper.

7.2 No letters of objection have been received in relation to the application.

8. Appraisal

8.1 Design and Heritage

- 8.1.1 The proposals comprised in this application are wholly in the interest of the ongoing life of the building, both as heritage and community asset and cultural and tourist attraction. The considerations for this application are centred around the impacts upon the special architectural interest of the listed building and its significance as a heritage asset.
- 8.1.2 The NPPF requires applicants and the LPA to assess the significance of any heritage assets that would be affected by proposals. In determination of applications, LPAs are required specifically to take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 8.1.3 Principal 3.2 of English Heritage's Conservation Principles (2008) states that, *'the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it'*.
- 8.1.4 Focussing first on the stage replacement works, this part of the proposal is led by a structural inspection undertaken on the 26th of August 2022, which revealed considerable damage of existing fabric. It should be noted that the stage structure is not historic/original building fabric and comprises a timber joist subfloor supported by steels with a marine ply stage surface. The timber is significantly deteriorated, suffering from wet rot, such that the structure is unsafe for use and is performing poorly with significant water ingress being a main symptom. The existing timber stage floor is suffering from wet rot in a number of locations. Despite attempts to prop the joists and steel beams, the floor structure is now dangerous and require replacement.
- 8.1.5 The application seeks consent to first strip out the deteriorated material and stage structure and to replace with a new design. Prior to any works taking place, the protective timber doors that run around the perimeter of the stage area would be removed and stored for later reintroduction to the structure following completion of the works.
- 8.1.6 The proposed replacement stage incorporates a 'beam and block' design, which would utilise a concrete block structure below the stage area that would provide support for the horizontal steel beams supporting the stage surface. This would provide independent

loading support, rather than the load being bore by the existing building, although the substrate would be tied into the historic fabric to prevent movement. The finished stage surface would comprise a limecrete screed, which is breathable, durable for the intended use in this harsh marine environment and would provide a high-quality finish aesthetically.

- 8.1.7 The exact specification of the structural materials and their treatment is yet to be finalised and will seek to provide the best performance in this difficult marine environment. It is intended that the steel members will be hot dip galvanised.
- 8.1.8 The stage would incorporate drainage channels and the timber door runners, which would accommodate the renovated timber doors in the interest of weatherproofing of the structure going forward.
- 8.1.9 Turning to other proposed works, these include: repair to cracks in the existing valance masonry wall, repairs to damaged faience on the external envelope of the building, together with repairs to the roof structure, mortar and access steps aside the stage area.
- 8.1.10 The submitted Heritage Design and Access Statement provides full justification for the works and the impacts, and potential impacts, upon the significance of the heritage asset. It concludes that the *'installation of the proposed stage construction will not impact the architecture of historic importance of the Bandstand'*.
- 8.1.11 This summation of the salient considerations is wholly supported by the Council's Conservation Specialist Advisor.
- 8.1.12 The proposals will preserve the significance of this heritage asset and are supported in principle by Officers and recommended to the Planning Committee for approval subject to conditions, including to confirm the exact material specifications and their finishes. This flexibility in the final specification is important given that investigative works may inform slight variations in the these specification choices.

9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

- 10.1 Grant Listed Building Consent subject to conditions, as listed below:
- 10.2 **Time Limit** The development hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.3 **Approved Plans** The development hereby permitted shall be carried out in accordance with the following approved drawings:

- To be updated by Addendum

Reason: For the avoidance of doubt and in the interests of proper planning.

10.4 **Material Specifications** Prior to commencement, exact material specifications and finishes shall be submitted to and agreed in writing by the Local Planning Authority, Thereafter, all works shall be undertaken strictly in accordance with the details approved.

Reason: In the interest of the significance of the heritage asset.

11. **Appeal**

11.1 Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

12. **Background Papers**

12.1 None.