

COMMITTEE: Planning Committee
DATE: 21 May 2013
SUBJECT: The Park Close Conservation Area Appraisal and Management Plan
REPORT OF: Specialist Advisor – Conservation & Design

Ward(s): Old Town

Purpose: To seek to approval of The Park Close Conservation Area Appraisal and Management Plan for recommendation to the Planning Committee

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Recommendation: Members are asked consider The Park Close Conservation Area Appraisal and Management Plan which will be presented to the Planning Committee.

Appendices link to Conservation Area Advisory Committee:

<http://eastbourne.gov.uk/council/meetings/?categoryesctl3597092=13093>

1.0 Introduction

1.1 The Park Close Conservation Area and Management Appraisal is one of a rolling programme of appraisals, to cover all the Conservation Areas in the Borough. The Council has a duty to review, formulate and publish appraisals and management plans for the preservation and enhancement of the Borough's 12 Conservation Areas. The Park Close Conservation Area Appraisal sets out the special interest of the area with a recommendation for protection of the setting of the heritage assets.

2.0 The Park Close Conservation Area Appraisal

2.1 The purpose of The Park **Close Conservation Area Appraisal** is to define the special architectural and historic interest of the designated area in the form of a detailed character analysis. The Conservation Appraisal also contains a Management Plan, which seeks to manage change in ways that maintain and strengthen the area's special qualities.

The Park Close Conservation Area covers a small area of 1.255 Hectares, adjacent to the West of Gildredge Park in Old Town.

A Conservation Area would normally be divided onto Character Areas, however given the discrete boundary to The Park Close, arising from the

historic origins of this development, there are no such divisions. However, within The Park Close, there exist boundaries based not only on architectural, landscape or historic characteristics, but also on the dynamic experience of the area – how it is perceived when walking, cycling, playing or driving within it, and when ‘boundaries of experience’ are crossed. This includes such sensations as awareness of enclosure or openness, and degrees of noise or activity, which can provide edges to areas just as much as map-based boundaries. These boundaries, real or perceived may shift with time.

- 2.2 The Management Plan in Section 6 of the Appraisal contains proposals that seek to preserve and enhance the character and appearance of The Park Close Conservation Area with the recommendation of the introduction of Article 4 directions.

3.0 Assessments

- 3.1 The assessments were undertaken in line with the Criteria for extensions to the boundary of the Conservation Areas, as set out in the adopted Guidance Manual for Designation and Review of Conservation Areas and in line with guidance from English Heritage. The recommendations from this assessment are that with respect to the special interest and character of The Park Close Conservation Area, as defined within the appraisal document, no alterations to the boundary of conservation area.

The 1930s buildings have retained a very high proportion of their original features, including to shared and external spaces. Few have unsympathetic alterations and repairs.

There have been some unsympathetic repairs and it is considered likely that the erosion of the special nature and visual cohesion of the dwellings, together with the quality and extent of original materials and layouts to shared spaces, which the introduction of Article 4 directions will better protect the heritage assets, and the setting of the heritage asset.

- 3.2 Therefore, the recommendation of this report is that the boundary of The Park Close Conservation Area be retained, to help maintain the special architectural and historic character of the Conservation Area, with the introduction of Article 4 directions.

4.0 Consultation

- 4.1 During the period from 10.9.12 to 9.12.12, the residents of The Park Close have been individually contacted by The Conservation Officer for comment and discussion. Residents have provided important original documents relating to the development and history of the Close.

- 4.2 The Appraisal and management plan will be made available to the public for a period of not less than six weeks, following presentation to Planning Committee on 21st May 2013. After this date, any representation will be reviewed and considered, following guidelines set out in the adopted Guidance Manual for Designation and Review of Conservation Areas and in line with guidance from English Heritage.

5.0 Financial and Staffing Implications:

5.1 The cost of the consultation is met from within existing budgets and will largely consist of staff time.

6.0 Sustainability Implications

6.1 The conservation of heritage assets, which are a finite and diminishing resource, is an integral aspect of sustainable development. The designation and revision of the conservation areas will assist in the conservation of heritage assets.

7.0 Other Implications

7.1 There are no youth, anti-poverty, equality or community safety implications as a direct result of the draft documents.

8.0 Conclusion

8.1 The Park Close Conservation Area Appraisal has been prepared according to English Heritage Guidance Manual (2011) and English Heritage's Guidance. It aims to set out, in a clear and concise manner, the special architectural and historic interest of the area and to provide information on the best approach to managing change, in order to conserve or enhance the special interest of the area.

As such, it is recommended that the Appraisal is considered for recommendation to the Planning Committee; The Conservation Area Appraisal & Management Plan shown in Appendix A.

Clare Dales
Specialist Advisor – Conservation & Design

Background Papers:

The Background Papers used in compiling this report were as follows:

Draft The Park Close Conservation Area Appraisal

English Heritage: Guidance on Conservation Area Appraisals

English Heritage: Guidance on the Management of Conservation Areas

English Heritage: Conservation Area Practice

English Heritage: [Understanding Place: Conservation Area Designation, Appraisal and Management](#)

Eastbourne Borough Council: Guidance Manual for Designation and Review of Conservation Areas

Eastbourne Borough Council: Conservation Areas in Eastbourne - Companion Document

The Park Close Residents' documents, comprising excerpts from original sales literature, maps, plans and with grateful thanks for allowing internal inspection of properties, outbuildings and gardens to compile the report.

Appendices

The Park Close Conservation Area Appraisal & Management Plan

Appendix A: Audit

Appendix B: Glossary

Appendix C: Bibliography

Appendix D: Maps

Map 1 - The Park Close Conservation Area - Boundary Plan

Map 2 - The Park Close Views & Vistas

Map 3 - The Park Close 1870

Map 4 - The Park Close 1899

Map 5 - The Park Close 1910

Map 6 - The Park Close 1925

Appendix E - The Park Close Brochure

Appendix F - Park Close advertisement