

Appendix B – Comments received at the formal public consultation stage for Meads Conservation Area Appraisal and Eastbourne Borough Council's response.

	Consultee	Comments	Response	Final Outcome
1	Cllr Ede, CAAG member	Comment made that the barn, next to St Andrew School's Chapel, was also connected to Colstock Farm.	The barn appears on the 1870 OS Map, as part of Colstock Farm. It is, however, later in date than the other barn identified as a Building of Local Interest.	Amendments made.
2	Russell Riseley Meads Community Association	Proposed boundary extension to include Carlisle Road.	The section of Carlisle Road adjacent to Meads Conservation Area is a modern development. Its inclusion would not preserve or enhance the special historic or architectural character of the Conservation Area.	No further action taken.
3	Russell Riseley Meads Community Association	Proposed Boundary extension St John's Road	<p>The lower portion of St John's Road, from Granville Road to South Cliff, has very few historic properties remaining and these modern building do not warrant the protection afforded under conservation legislation. This section is already protected through the Area of High Townscape Value and being within the setting of the conservation area.</p> <p>The current boundary of the Conservation Area does include the boundaries of the properties along the North side of St John's and this protects the street trees as well.</p>	No further action taken.

4	Russell Riseley Meads Community Association	Proposed Boundary extension to Carlisle Road to include the ROMPA Tennis Club and Eastbourne College Valley Field	This is already situated within the Conservation Area.	No further action taken.
5	Liz Moloney	Pg.54 - Query over whether Thomas Huxley received public subscription money to build his house – No. 10 Staveley Road	Further investigation has been undertaken and no corroborating evidence has been provided to support this claim. Therefore it shall be removed from the text	Amendments made.
6	Nicholas Howell, Eastbourne Society	Proposed Boundary extension to include the corner of Meads Road and St John’s Road to include Holme glade House, the reason being that without Conservation Area status there is no safeguard against any inappropriate works to the building or potential replacements	Holme glade House is a modern building, and its inclusion into Meads Conservation Area, would not contribute to the “special historic and architectural significance of the Conservation Area”, which is the function of the designation. Due to its location on the edge of the Conservation Area, any future development, under the current policy, PPS5 (HE10), would require consideration in terms of its impact on the setting of the designated heritage asset, the conservation area. Therefore, this would provide some protection, to ensure any building would be an appropriate replacement. This corner is also in an Area of High Townscape Value, for additional protection.	No further action taken.
7	Nicholas Howell, Eastbourne Society	Proposed Boundary extension to include Paradise Drive	Paradise Drive is located within the boundary of the designated South Downs National Park. This in itself will provide a number of planning	No further action taken.

			constraints, dependent on the South Downs National Park's Planning Authority, who specifically look after the National Park and develop their own policies accordingly. The protection afforded by this designation, will be more applicable than a conservation area designation. The conservation area designation aims to protect the special architectural and historic elements within the conservation areas boundaries. Although this does cover open land, in this instance Paradise Drive does not meet the criteria, and will not be included in the conservation area.	
8	Nicholas Howell, Eastbourne Society	Proposed Boundary extension to include the Georgian Flint Shelter in the grounds of the Royal Eastbourne Golf Course, which appears not to be listed with Compton Place and could be owed some protection by being included in the Conservation Area	The Flint Shelter/ Folly within the Eastbourne Golf Course has been designated as a Grade II listed structure and therefore affords a higher level of statutory protection.	No further action taken.
9	Nicholas Howell, Eastbourne Society	Boundary extension – some interesting properties, worthy of protection, in Baslow, Rowsley and Edensor Road.	A full assessment of this area, to the rear of St Andrews School, was undertaken. The area consists of detached and semi detached properties, with some buildings being constructed around 1910. They are hidden away within the trees at the very base of the South Downs. A considerable proportion of modern development has occurred particularly	Investigation into whether the area could be designated as an Area of High Townscape Value. Consultation letter to be sent to Local Residents within the

			<p>along Rowsley Road, Baslow Road and the corner of Edensor and Upper Dukes Drive, which are negative or neutral contributors to the area. The remaining properties are attractive in their design, but have also been altered over time, with only a few buildings retaining all of their original features, many have lost original windows, roof tiles, hanging tiles and have had inappropriate extensions.</p> <p>It is not being argued that this area does not hold some architectural and historical merit but that its character lacks the finesse in its finishes and the variety in appearance, seen in other properties, built at a similar time along Denton Road and Carlisle Road. The buildings lack the scale, grandeur and high quality of design that the properties already incorporated into Meads Conservation Area retain. Furthermore, although these buildings do have historical and architectural merit, Baslow, Rowsley, Edensor and Upper Dukes Drive are not considered to be of "special architectural and historical merit", when considered in respect to the other Edwardian properties within Eastbourne and Meads Conservation Area</p> <p>Therefore, the conclusion of the assessment was that the modern development within the area would start to dilute the area's special character and style. Furthermore, the development is not considered to have "special" architectural and historical merit, due to loss of original detailing and because it does</p>	<p>proposed Area to gain their views over the proposed inclusion.</p>
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			not have the finesse in design as the buildings of this period already included in the conservation area. The area does, however, hold some attractive features, and further investigation will be undertaken to see if it could be included as an Area of High Townscape Value, offering it some protection. However, the majority of properties are single private dwellings, which would retain permitted development rights for external alterations, even if it were designated a conservation area.	
9	Nicholas Howell, Eastbourne Society	Property Owners Obligation – Send a letter to make owners who live in the Conservation Area aware of their obligations – along with the council tax bill – making them aware of the importance of their duty in correctly maintaining their building and adhere to the proper procedures of planning permission	This information is available via the conservation pages on the Eastbourne Borough Council website (http://www.eastbourne.gov.uk/environment/conservation/), under conservation regulations. Maps of all the conservation area are also available via the website and soon the GIS, mapping system the council use, will be available online and this will allow home owners to clearly see if they are positioned within a conservation area. Furthermore the management plan within the conservation area appraisal provides additional information.	No further action taken
10	Nicholas Howell, Eastbourne Society	Street Furniture – Vent Pipes – need of painting – any funding available to make them uniform and to make them a feature	Noted. The responsibility of upkeep for the different element of street furniture falls to different companies, for example the sewer vents and water vents are the responsibility of Southern Water. Currently there is no funding at the moment that would be available for this project.	No further action taken

11	Nicholas Howell, Eastbourne Society	Lamp post – he noted that the council “ can enter into negotiations with ESCC to collaborate on measures, etc” could we enter into strong negotiations with regard to saving/ preserving and maintaining each of the existing “Every” lamp post in the Conservation Area rather than losing any to modern replacement	Noted. This is addressed within the Management Plan and is the current position taken. The street lights are the responsibility of East Sussex County Council. Eastbourne Borough Council will work with them to make every attempt to retain the “Every” lamp posts.	No further action taken
12	Richard Crook	Victorian Society to comment	A consultation letter was sent as part of the public consultation to the Victorian Society. However, no response was received	No further action taken.
13	Richard Crook	Boundary extension – North Side of St Johns Road, as St Johns Road, is arguably one of the most attractive roads with its long sloping vista – considered vitally important to control development of the existing properties on both sides and any thing else which would impact upon the road and the vistas/ Key part of sky line	The lower portion of St John’s Road, from Granville Road to South Cliff, has very few historic properties remaining and these modern building do not warrant the protection afforded under conservation legislation. This section is already protected through the areas of high townscape value and being within the setting of the conservation area. The current boundary of the Conservation Area does include the boundaries of the properties along the North side of St John’s and this includes the trees as well.	No further action taken.
14	Richard Crook	Key buildings, No. 10 St Johns Road	No 10 is isolated from the rest of the historic properties and even forms one half of a semi	No further action taken.

			detached pair, with the other property being modern in design and build. When considering a Conservation Area boundary it would be inappropriate to include a large number of modern buildings, thus diluting the high quality of buildings within the conservation area. No. 10 shall remain within an Area of High Townscape Value.	
15	Richard Crook	No. 20 and 22 Granville Road, the corner of Granville and St Johns Road and No 30 and 32 St Johns Road are interesting late Victorian buildings which also break the skyline from the area at the bottom of the hill/ No. 22 interesting due to the turret.	A full assessment of the area, including a detailed analysis of the level of original features retained in the historic building was undertaken. The location is currently included in an Area of High Townscape Value, which is considered to have a less defined historic/ special character. This is an acceptable assessment of the buildings in this proposed extension, excluding No. 30 St Johns Road. No. 20 & 22 Granville Road and No. 32 St Johns Road are of a similar style and date to the buildings within the conservation area. However later intrusions into the buildings including inappropriate extensions, the loss of original windows, roof tiles, chimneys and in the case of No. 32 St John Road, an unattractive lift shaft, now dormer window, have greatly altered the design and visual impact of these properties. Modern additions including the development at Jephson Close and Avonmore (24 Granville Road), have further diluted the historic and special quality of the area. No. 30 St Johns has retained the majority of its original features. However this building is already in an Area of High Townscape Value and a building of local	No further action taken.

			<p>interest. With regards to the demolition of buildings outside of the Conservation Area, the legislation regarding the need for planning permission to demolish a building is still in a state of flux with regards to statutory and case law. Therefore it is strongly advised that anyone wishing to demolish a property outside of the conservation area should contact the local planning authority immediately.</p> <p>Therefore, the assessment concluded that although No. 30 is an attractive building, the area as a whole contains several modern additions and greatly altered historic properties, which are suitable for the Area of High Townscape Value, but were not considered to have the level of architectural merit, which would warrant inclusion into Meads Conservation Area. Therefore this area shall retain its designation as an Area of High Townscape Value.</p>	
16	Richard Crook	College CA should be extended to meet Meads	The boundary of Meads CA along St Johns Road is clearly defined with a particular architectural and historical character. The buildings within the current Area of High Townscape Value have a style and architectural design more suited to that of the College Conservation Area. Any further analysis shall be carried out under the appraisal for the College Conservation Area.	No further action taken.
17	Richard Crook	Proposed Boundary extension to the North	Please see comment related to N. Howells suggestion over extension in same area.	Investigation into whether the area

		West of Meads Conservation Area including Rowlsey, Edensor and Upper Dukes Drive	Assessment of the whole area undertaken.	could be designated as an Area of High Townscape Value. Consultation letter to be sent to Local Residents within the proposed Area to gain their views over the proposed inclusion.
18	Richard Crook	Entire Text - Change "The Meads CA" to "Meads CA"	Noted.	Amendments made.
19	Richard Crook	Entire Text - Curry changed to Currey	Noted.	Amendments made.
20	Richard Crook	Pg 3- Change, that Meads was laid out in the 1872 plan not the 1859 plan	Noted. Both the original 7 th Duke of Devonshire's Town Plans of 1859 and 1872 were checked and the text was amended.	Amendments made.
21	Richard Crook	Pg 5- Change to read "Victorian and Edwardian Houses"	Noted. This was confirmed by the 1899 and 1910 OS maps.	Amendments made.
22	Richard Crook	Pg 9 - Change to read Harriet Brownlow Byron	Noted. This was corroborated by documentary evidence.	Amendments made.
23	Richard Crook	Pg 11 - Current picture of St Johns not All Saints	Noted. Further analysis of the historic image did in fact show that the picture, described as "All Saints" was actually St Johns Church. This has been moved to a more appropriate location, with reference to the church. A further historic print has been inserted to illustrate All Saints. Captions have been amended	Amendments made.

24	Richard Crook	Pg 11 - Add in that western parade was opened by the Prince of Wales thus called King Edwards Parade	Noted. This has been corroborated with further documentary evidence.	Amendments made.
25	Richard Crook	Pg 11 - Change to read "Victorian and Edwardian Houses"	Noted. This was confirmed by the 1899 and 1910 OS Map	Amendments made.
26	Richard Crook	Pg 13 - say " Late Victorian and Edwardian Houses"	These buildings along Denton Road were not built by 1899 - as confirmed by the 1899 OS Maps. It is therefore concluded that these properties are Edwardian in date and not considered late Victorian.	No further action taken.
27	Richard Crook	Pg 16 - should read "The buildings in Meads were built between 1880 and 1905"	The sentence in the appraisal reads, "The majority of the buildings in Meads were built between 1890 and 1905". Further research shows that very few houses are listed within Meads before 1889. The Street Directories do not mention some of the roads within Meads until 1889 and often states that the houses are being built. Therefore the majority of the houses were not being built from 1880 but later in date and the current sentence is considered to provide the correct information.	No further action taken.
28	Richard Crook	Pg 17 - say "The late Victorian and Edwardian Houses"	Noted. This was confirmed by the 1899 and the 1910 OS Map.	Amendments made.
29	Richard Crook	Pg 19 - add in "Beach Chalet 2 occupied by George V and Queen Mary"	Noted. This information is referenced in the text at pg 35.	No further action taken.

30	Richard Crook	Pg 20 – change in wording	Re wording – seems appropriate – provides clarity to the section	Amendments made
31	Richard Crook	Pg 21 - Tunbridge Wells has a programme of re-instating bricks with Shalbourne bricks	Noted. East Sussex County Council’s Highways department and Eastbourne Borough Council have agreed a choice of brick, called Baggeridge Red Brindled Dragfaced Square Edged Thick knibbed Paving Brick, for replacement pavers in Conservation Areas. All endeavours are made to preserve the remaining historic brick pavers in-situ.	No further action taken.
32	Richard Crook	Pg 22 – Add in “ Local Greensand stone”	Noted. This has been amended in the text to clarify the materials used.	Amendments made.
33	Richard Crook	Pg 22 – E Morris & Sons - add in about square based lamp posts. These are an earlier addition.	Noted. Examples found along Upper Duke Drive and South Cliff. Amendments to text made and photograph inserted with correct caption.	Amendments made.
34	Richard Crook	Pg 25 – Central Photo a water vent. Add in addition information.	Noted. This has been corroborated through documentary evidence. Caption amended and amendments made to text.	Amendments made.
35	Richard Crook	Pg 26 – Make mention of the original surviving drain covers, manholes and covers – often with “E. Morris, Eastbourne”	Noted.	Amendments made.
36	Richard Crook	Pg 28- is it worth mentioning that Eastbourne is in the Dutch Elm disease controlled area by the ESCC	Confirmed with East Sussex County Council and included in the appraisal.	Amendments made.

37	Richard Crook	Pg 32 – Probably better worded English Channel	Noted.	Amendments made.
38	Richard Crook	Pg 43 – at the bottom of the paragraph – it might be worth mentioning that early square based Morris Lamp posts survive here and could be fitted with original type lanterns	Noted. This information is covered under the Meads Management Plan, Section B.	No further action taken.
39	Richard Crook	Pg 45 - The Warren was once owned by GA Wallis	The Warren or Warren Hill was previously the Link Cotttage. The documentary evidence, including The Kelly and Post Office directories from 1884 – 1900, state that GA Wallis lived in Holywell Mount	No further action taken.
40	Richard Crook	Pg 50 – The Buildings in St Johns Road are late Victorian and Edwardian – only Edwardian buildings mentioned	Noted. This was confirmed by 1899 OS Map, where a number of these properties had already been constructed.	Amendments made.
41	Richard Crook	Pg 50 – No 19 & 48 St Johns Victorian need to add in “Late Victorian and Edwardian	Noted. This was confirmed by 1899 OS Map, where a number of these properties had already been constructed.	Amendments made.
42	Richard Crook	Pg 51 the Church Tower was built by H Ewan Rumble	Noted. This has been corroborated with documentary evidence.	Amendments made.
43	Richard Crook	Pg 52 – Might be worth mentioning “the adjacent 1869 vicarage”	Noted. This has been corroborated with documentary evidence and the 1870 OS Map	Amendments made.
44	Richard Crook	Pg 54 – Huxley’s Villa was built in 1892	Both the Listing Description and an extract from his son, Thomas Henry Huxley, memoirs state that he moved in to No. 10 Staveley Road in 1890.	No further action taken.

45	Christopher Ward	The New Cottages in Beachy Head Road – worthy of mention as they are older than Meads Village, originally cottages for the labourers who worked on the farms on the Downs. With a distinct architectural character	The buildings are clearly seen on the 1870 OS Map. However, they are not present on the 1841 Tithe Map. The cottages have been mentioned as a “noteworthy terrace” in Character Area 2.	No further action taken
46	David Boyson – South Down National Park	Saint’, when abbreviated to ‘St’, should not have a full stop ie ‘St John’, not ‘St. John’	Noted.	Amendments made.
47	David Boyson – South Down National Park	Pg 7 – it says that the South Down National Park ... creates an attractive setting for the Conservation Area. Should read the “South Downs”, not the local authority	Noted	Amendments made.
48	David Boyson – South Down National Park	As the streets are a conscious piece of Urban design, would it be worth providing guidelines	The Eastbourne Townscape Guide SPG provides guidance to applicants on the policies applied by the planning authorities to designated assets. These are used by the Conservation Officer and Planning Officers to control development within conservation areas, which allows for the protection of the conscious urban design.	No further action taken.

49	David Boyson – South Down National Park	More prominence to the analytical maps	Noted. The maps are a useful tool and play a particular role within the appraisal. Therefore they are considered prominent within the document.	No further action taken.
50	David Boyson – South Down National Park	Synthesis of text and less name checking of individual properties	The area is a large and uniquely varied area of Eastbourne. The level of detail provided is considered to be of an acceptable level.	No further action taken.
51	David Boyson – South Down National Park	Due to the Management Plan being included, it should be called Meads Conservation Area Appraisal and Management Plan	The Management Plan is considered as part of the overall Appraisal, rather than a secondary project and therefore is included under the Appraisal title.	No further action taken.
52	David Boyson – South Down National Park	Pictures a bit gloomy	Picture quality is highly dependent on a number of factors, including the printer, weather conditions and the time of year in which the appraisal was undertaken.	No further action taken.
53	David Boyson – South Down National Park	Direct the management plan, to be more specific to Meads, and sites that would benefit from re-development Identify the best modern pavers to use to replace the stone etc.	The management plan is a guide for all aspects of any conservation area. The management plan does focus on areas which do impact upon the particular conservation area. The information is to provide the reader with an understanding of their responsibilities and the role of the authority in preserving the conservation area. The aim was to make the document accessible for all readers, so they understand the responsibilities and the restrictions the conservation areas designation imposes.	No further action taken.

54	Unknown/ Exhibition results	Protect the areas of brick paving	Brick Pavers are an important contribution to Meads Conservation Area. A replacement brick has been sourced, Baggeridge Red Brindled Dragfaced Square Edged Thick knibbed Paving Brick, and is used where necessary. Further protection is made in areas where planning legislation allows and through continued work with the highway authority.	No further action taken.
55	Unknown/ Exhibition results	Protect gardens from being developed as car parks	Demolition of front boundary walls, have some protection through planning legislation in conservation areas. Further guidance is provided in the Eastbourne Townscape Guide SPG.	No further action taken.
56	Unknown/ Exhibition results	Protect the views of the sea – do not block with big blocks of flats	This is an important feature of Eastbourne, and will be controlled through development management.	No further action taken.
57	Unknown/ Exhibition results	The landscape at the end of King Edward's Parade (the downs up to Beachy head).	The land the end of King Edward's Parade is located within the boundary of the designated South Downs National Park. This in itself will provide a number of planning constraints, dependent on the South Downs National Park's Planning Authority, who specifically look after the National Park and develop their own policies accordingly. The protection afforded by this designation, will be more applicable than a conservation area designation. The conservation area designation aims to protect the special architectural and historic elements within the conservation areas boundaries. Although this does cover open land, in this instance Paradise Drive does not meet the criteria, and will not be included in the	No further action taken.

			conservation area.	
58	Mr Rui Ventura	South Cliff Tower is a negative feature and should therefore be demolished	It is noted that South Cliff Tower is a negative contributor to the area.	No further action taken.
59	Mr Rui Ventura	Dolphin Court is a negative feature and should therefore be demolished	It is noted that Dolphin Court is a negative contributor to the area.	No further action taken.
60	Mr Rui Ventura	The Moorings is a negative feature and should therefore be demolished	It is noted that The Moorings is a negative contributor to the area.	No further action taken.
61	Mr Rui Ventura	Proposed extension to include Paradise Drive/ Summerdown Road and the Royal Eastbourne Golf	Paradise Drive and the Royal Eastbourne Golf Club is located within the boundary of the designated South Downs National Park. This in itself will provide a number of planning constraints, dependent on the South Downs National Park's Planning Authority, who specifically look after the National Park and develop their own policies accordingly. The protection afforded by this designation, will be more applicable than a conservation area designation. The conservation area designation aims to protect the special architectural and historic elements within the conservation areas boundaries. Although this does cover open land, in this instance Paradise Drive does not meet the criteria, and will not be included in the conservation area.	No further action taken.

			Summerdown Road, is located a considerable distance from the boundary of Meads Conservation Area and therefore its inclusion would not be applicable under this appraisal.	
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