

# Clifftown Conservation Area Appraisal

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# Southend-on-Sea: Clifftown Conservation Area Appraisal

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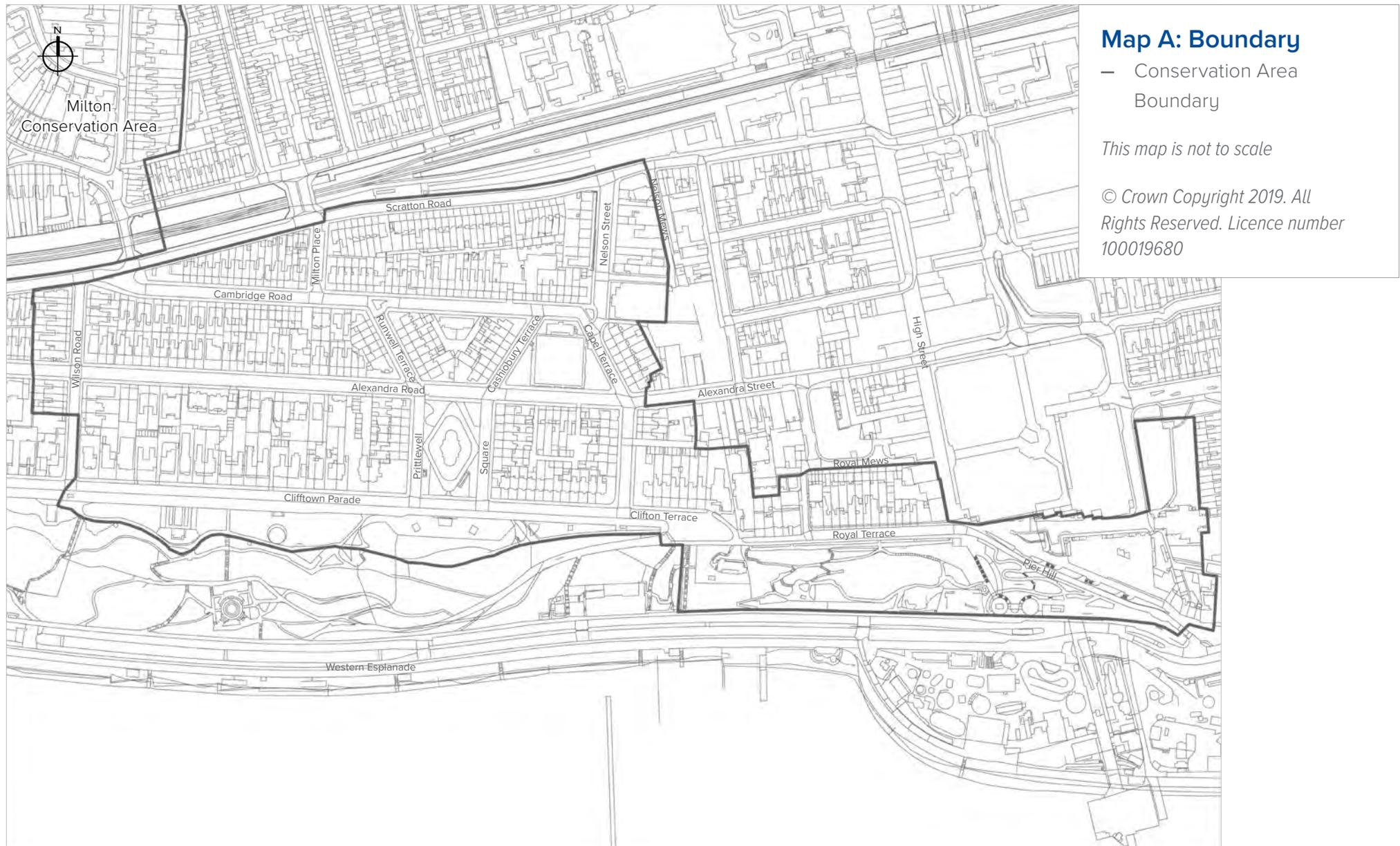
# Section 1.0

## Introduction

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# Introduction



# Introduction

## 1.1 What is a Conservation Area?

**Conservation Areas** are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', which is defined in the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

1.1.1 The designation of a Conservation Area recognises the unique qualities of an historic place which make it special in terms of its architecture and history, as well as its role in defining local distinctiveness. Contributing to this are individual or groups of buildings, streetscape and public realm, scale and massing, open spaces and street pattern, and landscaping.

1.1.2 As the aim is to conserve and enhance the significant qualities of a Conservation Area so that owners, occupiers and visitors to the place can experience a high-quality historic environment, designation extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees, although an area's status as a Conservation Area is a material consideration for all planning applications. Southend Borough Council, as the Local Planning Authority (LPA), also has policies within its *Core Strategy* (December 2007) and *Development Management*

*Document* (July 2015) that seek to conserve the character of its Conservation Areas. The emerging Local Plan, which will review the *Core Strategy* and *Development Management Document*, will set out a policy approach to managing the historic environment.

1.1.3 However, it should be recognised that designation does not prevent change from occurring within Conservation Areas, and over time they will be subject to many different pressures (both positive and negative) that could impact upon their character and appearance. LPAs have a duty to conserve and enhance their Conservation Areas and will consider this when determining planning applications.

1.1.4 Southend Borough Council (SBC) will also review each Conservation Area from time to time to monitor its condition and ensure that it has an up to date Conservation Area Appraisal which sets out its special architectural or historic interest.

# Introduction

## 1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists the preparation of the emerging new Local Plan, Neighbourhood Plans if these are brought forward, and forms part of their evidence base; and
- Provides a basis for implementing policies, making informed development management decisions, and preparing management proposals for the area.

1.2.2 The character analysis in Section 5.0 will inform a management plan for the area (see Section 6.0), which will:

- Assess the need for enhancements to public spaces, highways and private property;
- Review the need for Article 4 Directions to limit permitted development rights;
- Assess buildings at risk;
- Assess the need for enforcement action; and
- Establish a programme and procedures for implementing and monitoring proposals.

## 1.3 Background and Methodology

1.3.1 The Clifftown Conservation Area was first designated in 1968 and has been subsequently enlarged five times. It now extends westwards from Marine Parade at the foot of Pier Hill, across the south end of the High Street at its junction with Royal Terrace, along the cliff top overlooking the seafront and Southend's extensive foreshore to Wilson Road. Its northern boundary is the Fenchurch Street to Shoeburyness railway. Its southern boundary is in part the seafront road and in part the cliff top south of Clifftown Parade. The Conservation Area boundary is shown on Map A.

1.3.2 This Conservation Area Appraisal for Clifftown updates the former document from March 2006. It has been prepared by Purcell, a firm of specialist heritage consultants, on behalf of Southend-on-Sea Borough Council. The research and fieldwork for the Appraisal was carried out in August 2019. The methodology for the work was based on Historic England's *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019 and also references *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017.

1.3.3 All photographs within this report were taken in 2019 unless otherwise stated.

# Introduction

## 1.4 Overview and Location

- 1.4.1 The Clifftown Conservation Area (shown on Map A) is within an urban area adjacent to, and to the west of, Southend's town centre and at the top of a steep ridge overlooking the seafront. It includes buildings, other structures and open spaces that mark some of the earliest developments of Southend as a seaside resort and a new residential town.
- 1.4.2 Outside the Conservation Area, the commercial heart of the resort extends along Marine Parade to the east. This was the area of the original resort 'Old South End' which developed from a small fishing hamlet in the mid-18th century and includes some surviving 18th and 19th century buildings. Also to the east is part of the town centre extending to the High Street, with a mix of mainly late-19th century and early-20th century two and three-storey buildings in retail and office uses. Being adjacent to the town centre has resulted in Clifftown's roads becoming part of the network of routes into and through the centre of town. They also serve as an overflow for town centre parking and for visitors to Southend Cliffs and the seafront.
- 1.4.3 The London to Southend railway forms a physical boundary to the north. Beyond the railway are the modern landmark buildings of South-East Essex College, small terraced housing and, moving westwards, more substantial houses in the Milton Conservation Area.

- 1.4.4 To the west of the Conservation Area, the cliff top promenade and public gardens continue westwards towards the Cliffs Pavilion. A group of 20th century flats separates Clifftown from the mainly residential Shorefields Conservation Area which was mostly developed during the late-19th century.
- 1.4.5 To the south, public gardens along the cliff-top promenade and on the cliff slope have evolved over time from the late-19th century and now have several distinct character areas.

## 1.5 Topography

- 1.5.1 The setting of the Conservation Area is established by its topography. It is situated at the eastern end of the London clay ridge on the north side of the Thames Estuary. The ridge rises steeply from the foreshore to level off at a height of approximately 30 metres. The eastern end of the ridge slopes more gently down Pier Hill towards the seafront. Built development is concentrated on the more level land on top of the ridge and on Pier Hill. The steepness and instability of the south slope of the ridge has inhibited built development there, meaning it was set out as a planned open space which enables extensive views out of the area across the foreshore. It also makes sections of the built frontage on top of the ridge prominent features of the seafront townscape.

## Section 2.0

# Summary of Special Interest

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# Summary of Special Interest

The area's special interest is derived from its historic, townscape and architectural interest.

## 2.1 Historic Interest

2.1.1 The area's historic interest includes:

- The area encompasses over 200 years of development as part of a major seaside resort. As such, it is an important part of national history and demonstrates both the failures and successes of the resort's development.
- The Georgian Royal Terrace and Shrubbery were part of the development of 'New South End', the resort's first major attempt to cater for a higher class of visitor.
- St. John's Church was Southend's first parish church, built in the 1830s when further efforts were made to expand the resort with construction of the Pier.
- The Cliff Town Estate is a unique example of railway company estate development and was the second major phase of Southend's development.
- The area has strong associations with London's social history, demonstrating its Victorian suburban expansion and the rise in day trips and holidays in response to increased income and leisure time. It gained a reputation by the early-20th century as London's seaside resort.
- The late Victorian/Edwardian Palace Hotel represents a further attempt to cater for a higher class of visitor.

- The area became the base for organising east coast convoys and outer Thames defences during World War II.
- The area is associated with a number of nationally known residents and visitors, including Princess Caroline, Lady Hamilton, the mountaineer Edward Whymper and Benjamin Waugh, founder of the NSPCC.

## 2.2 Architectural and Townscape Interest

2.2.1 The area encompasses over 200 years of seaside architecture which includes:

- The Georgian Royal Terrace: a terrace with a symmetrical 'palace' frontage in an imposing cliff top position.
- The Cliff Town planned estate, designed by Banks and Barry for the railway company (Morton, Peto & Betts) which has a unique architecture with a unity of design and materials, and a layout enabling sea views from all houses.
- The cliff-top promenade frontage extending from Clifftown Parade to Royal Terrace and Pier Hill has a unique range of seaside architecture, monuments and other seaside structures in a fine setting of public gardens and open spaces offering views of the Pier and Thames estuary.
- The Palace Hotel is an impressive example of a late Victorian/Edwardian monumental seaside hotel.
- The Pier Hill pedestrian bridge and lift are contemporary additions to the continuum of seaside architecture.

## Section 3.0

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# Planning Framework

## 3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking, including to that these: *'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.<sup>01</sup>
- 3.1.2 Section 16 of the NPPF sets the policy framework for conserving and enhancing the historic environment. Paragraph 191 of the NPPF stipulates that, *'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'*
- 3.1.3 Further guidance regarding the implementation of the policies in the NPPF can be found in the chapter on 'Conserving and enhancing the historic environment' in the *National Planning Practice Guidance* (NPPG), July 2018: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

### Definitions

In the context of the NPPF for heritage policy, a **'Heritage asset'** is defined as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

**'Significance'** is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only to a heritage asset's physical presence, but also from its setting.'*

**'Setting'** is defined as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* Further advice on the assessment of setting can be found in *Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017.*

**'Historic environment'** is defined as: *'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

<sup>01</sup> NPPF, 2021, para.189, p.55

# Planning Framework

## 3.2 Local Planning Policies and Guidance

3.2.1 On a local level, the planning policy which SBC use to determine planning and listed building consents is contained within the **Core Strategy** (2007), **Development Management Document** (2015) and **Southend Central Area Action Plan** (2018). Proposals for development within the Conservation Area or within its setting will need to adhere to the criteria set out in these policies to ensure the conservation of the special interest of the Area. Policies specifically related to the historic environment are listed below and should be referenced when planning change.

### 3.2.2 Core Strategy (2007)

- Strategic Objective SO14: Deliver high quality, well designed and attractive urban and natural environments which are safe, people friendly and distinctive, and which respect and enhance existing character and local amenity
- Policy KP2: Development Principles
- Policy CP4: The Environment and Urban Renaissance

### 3.2.3 Development Management Document (2015)

- Policy DM1: Design Quality
- Policy DM4: Tall and Large Buildings
- Policy DM5: Southend-on-Sea's Historic Environment
- Policy DM6: The Seafront

### 3.2.4 Southend Central Area Action Plan (SCAAP)

- The SCAAP provides a detailed planning framework and planning policies for managing development and growth within the town centre and central area. There are five conservation areas within the Southend Central Area: Prittlewell (Policy PA8: Victoria Gateway Neighbourhood Policy Area Development Principles), Kursaal (Policy CS1: Central Seafront Policy Area Development Principles), Clifftown (Policy PA6: Clifftown Policy Area Development Principles), Warrior Square (Policy PA5: Warrior Square Policy Area Development Principles) and Eastern Esplanade (Policy CS1: Central Seafront Policy Area Development Principles).
- Policy PA6 for Clifftown aims that the distinctive character and appearance of the Conservation Area will be conserved and enhanced, with the setting of designated and non-designated heritage assets respected. Policies DS2 and DS3 on key views and landmark buildings are also relevant for Clifftown. The Royal Terrace and Clifftown Parade have been identified as being the subject of key views in Southend, particularly from Western Esplanade and the Pier, as well as views to and from the seafront being identified as important. The Cliff Lift, Park Inn Palace Hotel, Pier Hill Observation Tower and Lift, the Pier, the Royal Hotel and Royal Terrace and Clifftown Church have been identified as landmark buildings under policy DS3 because of their character as points of reference within the streetscape and for their positive contribution to place making. New development will be expected to conserve and enhance these views and the landmark character of these buildings.

# Planning Framework

3.2.5 The production of the Southend New Local Plan will provide an opportunity to review the Core Strategy, Development Management Document and SCAAP, and will set out a new suite of planning policies for the Borough, including for the management of the historic environment.

3.2.6 Further supplementary planning guidance is contained within the Council's:

- **Design and Townscape Guide (SPD 1)** (2009), which sets out guidance on creating high-quality urban design and includes advice on the historic environment in Section 9;
- **Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2)** (2015), which gives guidance on Section 106 Agreements which can be made to balance out negative impacts of development through other enhancements, such as conserving or enhancing the historic environment; and
- **Streetscape Manual (SPD 3)** (June 2015), provides guidance about creating high-quality streetscapes, including those within Conservation Areas.

3.2.7 All of these documents can be found on SBC's website: [www.southend.gov.uk/planning](http://www.southend.gov.uk/planning) and will be reviewed as part of the production of the Southend New Local Plan.

## 3.3 Designations

3.3.1 As a Conservation Area, Clifftown is a designated heritage asset in its own right. It also contains other designated heritage assets, including Listed Buildings, and non-designated heritage assets, such as Locally Listed Buildings. The Milton Conservation Area is located to the north-west on the other side of the railway line. Designations are shown on Map B.

3.3.2 Further information on Southend's Listed and Locally Listed Buildings and article 4 directions can be found on the Council's website: [www.southend.gov.uk/planning](http://www.southend.gov.uk/planning).



# Planning Framework

## Listed Buildings

- 3.3.3 Buildings of special architectural or historic interest are designated as Listed Buildings by the government under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through II\* to II. Listing also applies to freestanding objects and structures within the building's "curtilage" (i.e. its grounds) which have been there since before 1st July 1948, for example, a wall attached to a Listed Building or a garden building where the main house is listed.
- 3.3.4 Protection is provided through the Listed Building Consent procedure, which is required by owners or developers when they apply for change to their property, including alterations, additions or demolitions. Work to a Listed Building should conserve and enhance the building's special architectural or historic interest.
- 3.3.5 Listed Building Descriptions can be found via the National Heritage List for England: <https://historicengland.org.uk/listing/the-list/> and for Clifftown have been included in Appendix A of this report.
- 3.3.6 There are 14 Listed Buildings or groups of Listed Buildings within the Conservation Area. These include sun shelters along the promenade, terraces of houses along the sea front, public statues and memorials.

Address	Listing
1-12 Clifftown Parade	Grade II
Queen Victoria Statue, Clifftown Parade	Grade II
War Memorial, Clifftown Parade	Grade II*
1-6 (consec.) Clifton Terrace (including 7 Devereux Road)	Grade II
Telephone box, Clifton Terrace	Grade II
3-15 (consec.) Royal Terrace	Grade II
The Royal Hotel, High Street	Grade II
1-3 Marine Parade	Grade II
4 Marine Parade	Grade II
Cliff Town Congregational Church and Memorial Hall	Grade II
1-15 (even) Nelson Street	Grade II
Shelter, Clifftown Parade (opposite Wilson Road)	Grade II
Shelter, Clifftown Parade (opposite No.35 Clifftown Parade)	Grade II
Shelter, Clifftown Parade (opposite Devereux Road)	Grade II

The pier, Grade II listed, is directly adjacent to the south of the Conservation Area.

# Planning Framework

## Locally Listed Buildings

3.3.7 Southend has a wide range of historic buildings and structures. For those which do not meet the criteria for national listing, the Council can identify them as 'Locally Listed'. These are non-designated heritage assets. The purpose of the Local List is to identify buildings, structures and monuments of local architectural or historic importance and to take action as far as possible to preserve them.

3.3.8 SBC's criteria for the designation of Locally Listed Buildings requires buildings to:

- Demonstrate the Borough's history, particularly during its main period of growth. This includes buildings important for its social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings.
- Have architectural interest - be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the townscape.

3.3.9 Change to Locally Listed Buildings needs to be carried out in a sympathetic manner. A building's Locally Listed status will be a material consideration for all planning applications affecting it and, as with Listed Buildings, applications involving loss or harm to a Locally Listed Building will normally be resisted although a balanced judgement will be made, having regard to the scale of any harm or loss, the significance of the asset and any public benefits.

3.3.10 One building was recommended for inclusion on the Local List during the Appraisal process: the Cliff Lift. This has been added to the Local List. See maps B and L and sections 6.3.76-6.3.77 for more details.

3.3.11 There are eight Locally Listed Buildings within the Conservation Area. These include:

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Former Synagogue, Alexandra Road

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Post Box, Nelson Street, adjacent to No.9 Capel Terrace

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St. John's Church & cemetery, Church Road

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Palace Hotel, Pier Hill

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3-5 High Street

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2-18 (even), Nelson Street

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---

19 and 20 Royal Terrace

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The Cliff Lift

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# Planning Framework

## Article 4 Directions

3.3.12 An Article 4 Direction removes the right of householders to undertake some minor forms of development, such as alterations to windows or the installation of hardstandings, which would normally be classed as permitted development under the planning legislation and therefore would not require planning permission. The Article 4 Direction is needed to ensure that minor alterations to the appearance of the houses are not made in a way which would be out of character and harmful to the Conservation Area.

3.3.13 Within the Clifftown Conservation Area the Direction (shown in light pink on Map B) covers the following properties:

- Alexandra Road, Southend (59-67 odd)
- Alexandra Street, Southend (The Alex PH)
- Cambridge Road, Southend (1-57 odd, 8-10 even)
- Cashibury Terrace, Southend (all properties)
- Capel Terrace, Southend (all properties)
- Clifftown Parade, Southend (1-38 consec.)
- Clifftown Terrace, Southend (all properties)
- Devereux Road, Southend (all properties)
- Clifton Place, Southend (all properties)
- Prittlewell Square, Southend (all properties)
- Royal Terrace, Southend (all properties)
- Royal Mews, Southend (all properties, The Cottage)
- Runwell Terrace, Southend (1-8 consec.)
- Nelson Street, Southend (1-15 odd, Clifftown Church)
- Scratton Road, Southend (1-32 consec.)

3.3.14 This Appraisal has made the recommendation to extend the Article 4 Direction to cover the following buildings (see paragraphs 6.3.54-6.3.59 and Maps B and K for more details):

- Alexandra Road: Nos.84-98 (even); Nos.104-146 (even); No.89; Nos.95-103 (odd);
- Alexandra Road Mews West: Garages adjacent to 89 Alexandra Road
- Cambridge Road: Nos.59-93 (odd); Nos. 30-38 and 44-88 (even);
- Milton Place: Nos.1 and 2;
- Runwell Terrace: Nos.9-14 (odd and even);
- Scratton Road: No.106; Nos 33, 34 and 35; and
- Wilson Road: Nos.5-27 (odd); Nos.2-14 (even).

# Planning Framework

3.3.15 Planning permission from the Council is therefore needed for the following types of development:

## 3.3.16 *Dwelling houses:*

- *The alteration of any window which fronts a highway.*
- *The rendering of any brickwork which fronts a highway (other forms of cladding already need planning permission).*
- *The enclosing of recessed porches which front a highway.*
- *Re-roofing with different materials*
- *The installation of hardstanding for vehicles.*

3.3.17 *(Similar alterations to other types of property already need planning permission from the Council.)*

## 3.3.18 *All Buildings:*

- *Painting over facing brickwork of any part of a building which fronts a highway.*
- *Altering and constructing a means of enclosure which fronts a highway (walls, gates, fences, etc.).*

3.3.19 This Appraisal has also recommended that the Direction should also be extended to include the replacement or alteration of doors in addition to windows which are already included. The alteration or demolition of chimneys should also be included.

## Other Designations

3.3.20 The Milton Conservation Area boundary is shown on Map B to the north-west of Clifftown.

3.3.21 There are three areas in the Clifftown Conservation Area that are designated as public open spaces in local planning policy: the Cliff Gardens, Prittlewell Square gardens and Alexandra Road Bowling Green. These are shown in green on Map B.

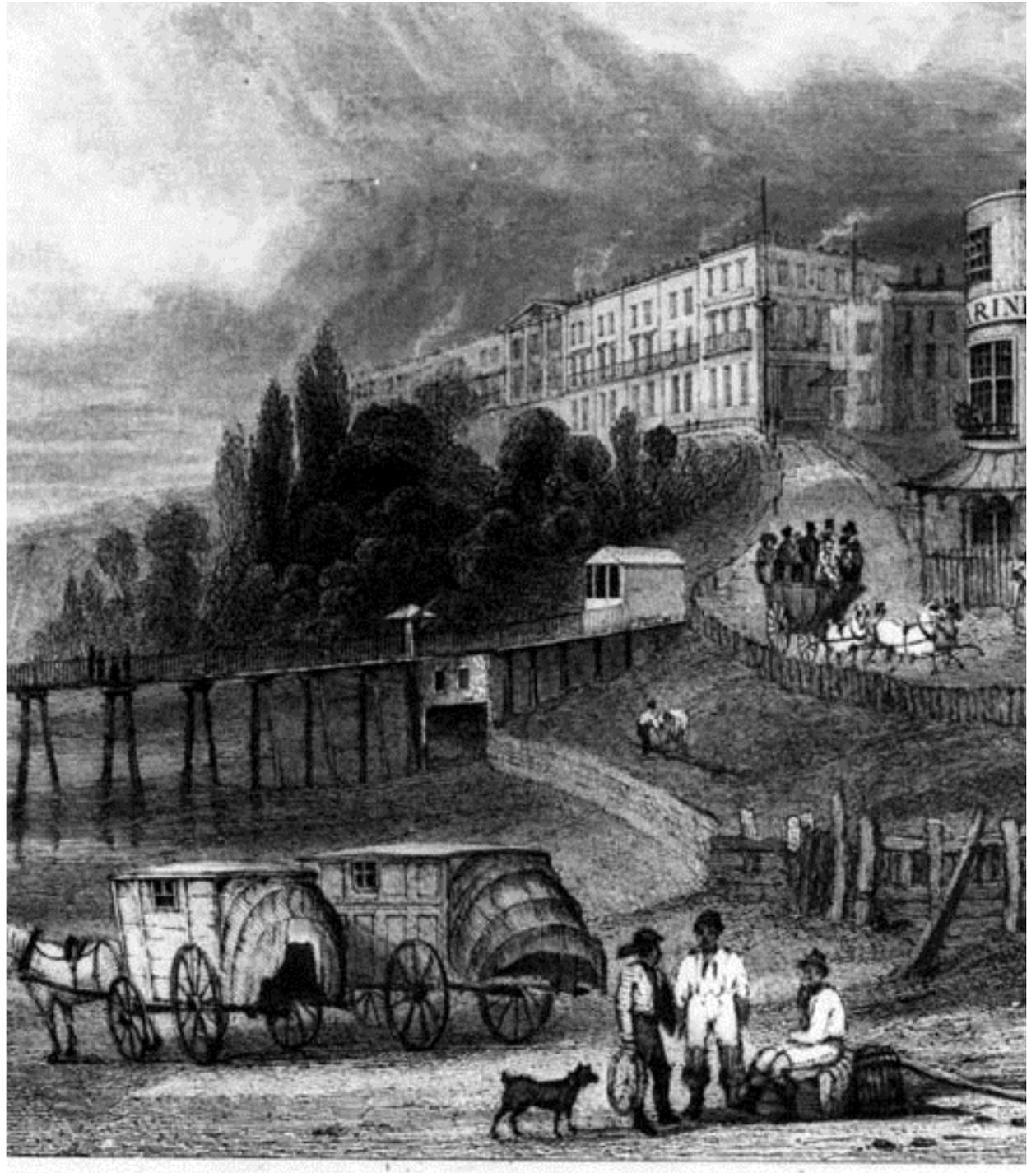
3.3.22 Map B also shows tree protection orders (TPOs) in green, which are placed to prohibit works to cut down, lop, uproot or damage important trees. All trees within Conservation Areas, whether they have a TPO or not, are protected and consent must be given by the SBC prior to works being carrying out so that the Council have sufficient time to decide whether the designation of a TPO is needed.

3.3.23 Frontages of Townscape Merit are also shown on Map B in purple. These are historic frontages which contribute to the quality of the local townscape through their architectural character. The ones on Map B are all outside the Conservation Area boundary but some on Alexandra Street are adjacent to the eastern edge of the boundary.

# Section 4.0

## History and Archaeology

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# History and Archaeology

## 4.1 Archaeological Interest

4.1.1 Other than World War II defences (discussed in Section 4.3.37), the Conservation Area has no known below-ground archaeological interest. Its archaeological potential is considered to be low.

## 4.2 Summary of Historic Development

4.2.1 Development at different stages between the late-18th century and the present has resulted in five main character zones (see Section 5.5), four of which correspond to four of the key phases of development in the area, as follows:

### Phase 1: Georgian New South End

4.2.2 The first stage of development was in the 1790s with Royal Terrace. This was intended to be the start of a fashionable resort, 'New South End', at the top of the cliff slope overlooking the Thames estuary to the south and the ad-hoc group of houses and small inns along the shore to the east. The Shrubbery on the cliff slope fronting Royal Terrace was laid out as an informal private garden for the residents.

### Phase 2: Early-19th Century Pier Hill

4.2.3 The area of Pier Hill east of the Royal Terrace was developed piecemeal from the early-19th century to the present day with a number of different buildings associated with the resort's development.

### Phase 3: Victorian Planned Estate

4.2.4 The third area is the mid-Victorian Cliff Town Estate, on the cliff top to the west of Royal Terrace, which was laid out by the developers of Southend's first railway, in a well-planned housing and shopping

development. This and the phase 1 development were the first concerted attempts to create a seaside resort and a new residential town at Southend. They have distinct architectural styles.

### Phase 4: Victorian and Edwardian Piecemeal Development

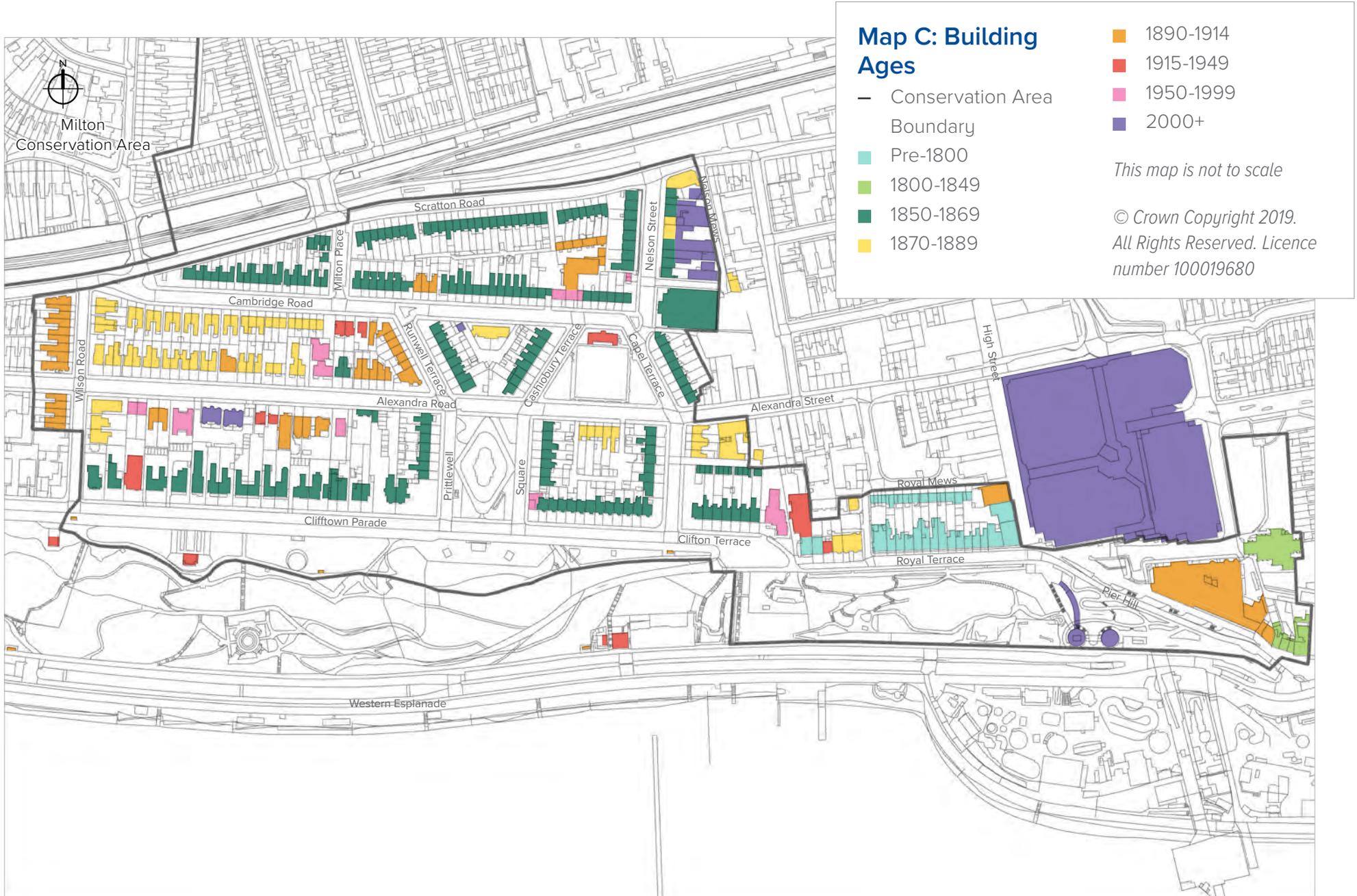
4.2.5 The area to the west of the Cliff Town Estate was developed in a piecemeal fashion with a mix of mid- to late-Victorian residential architecture.

4.2.6 Linking these four zones is the cliff-top promenade and public gardens overlooking the Thames Estuary. The Conservation Area consequently has considerable architectural, historic and townscape value for Southend, being associated with Southend's early development as a seaside resort and residential town and having a fine setting overlooking the seafront and foreshore.

4.2.7 Clifftown continues to function as originally developed with most buildings remaining in residential use, albeit with many houses converted to flats, and the public open spaces used for recreation as part of the resort. There are also a significant number of other small scale uses in the area including offices and hotels, and, in the Pier Hill area, shops, amusement arcades and other leisure uses. The Pier Hill area (and the Pier) is at the heart of Southend's resort function.

4.2.8 Map C shows the dates of construction for the buildings within the Conservation Area.

# History and Archaeology

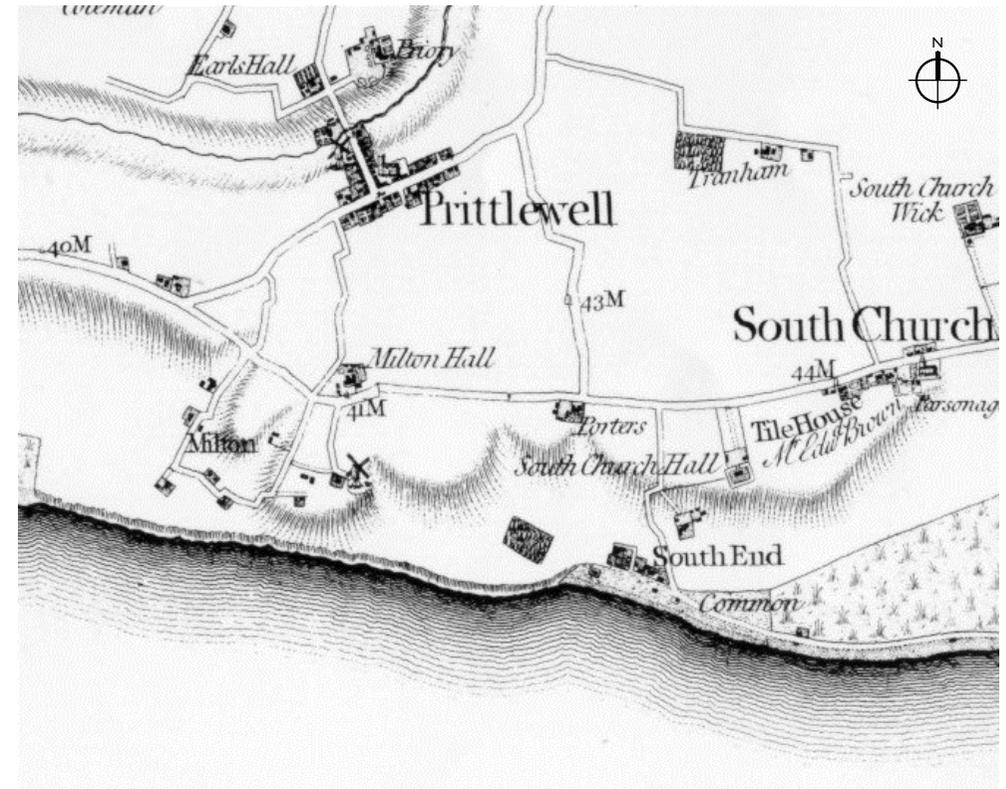


# History and Archaeology

## 4.3 History of Clifftown

### Old South End

4.3.1 Topography influenced the location of Southend's early development. A small hamlet of fishermen's huts was located on a section of relatively flat shoreline between the steep cliffs of London clay to the west and the marshes of Southchurch to the east. A gentle hill slope rose from the hamlet towards Sutton Road making it easily accessible to the medieval village of Prittlewell about a mile to the north and making it the 'South End' of Prittlewell. First recorded in 1309, it began to be developed from the mid-18th century into a minor resort in response to the rising popularity of sea bathing and seaside holidays. Initially focused in the area of the present Southchurch Avenue/Marine Parade junction (outside the appraisal area to the east), development of housing and two small hotels spread westwards towards the foot of the cliff slope (now Pier Hill). The location and extent of Old South End is shown on Map D: Chapman and André's Map of Essex of 1777. The Clifftown Conservation Area is to the west of the hamlet marked 'South End'.



Map D: Extract from Chapman & André's Map 1777

# History and Archaeology

4.3.2 Initially, the modest, small resort catered mostly for local gentry but by the 1790s it was attracting people from London via new stagecoach services. Demand for accommodation appears to have exceeded supply and this may have been a factor in encouraging the development of New South End.

4.3.3 Old South End (or the lower town) continued to be developed into 19th century and beyond to become the more commercial part of the resort.

## Phase 1: Georgian New South End

4.3.4 'New South End' (the upper town) was the first concerted attempt to create a new fashionable seaside resort on the cliff top overlooking the estuary to rival such established resorts as Margate, Brighton and Weymouth. Daniel Scratton, the main landowner in Prittlewell, allocated 35 acres of fields and woodland for development on either side of a new road, which was to become the High Street. The area (shown on Map E) was roughly rectangular and extended from the shoreline to the Clifftown Road and from the west end of Royal Terrace to the foot of the Pier Hill. Parts of the boundary of the area can still be identified in property boundaries.

4.3.5 The area was subdivided and leased in 1791 to two developers, Pratt, Watts & Lowden of Lambeth and John Sanderson, also of Lambeth. Within a year the former had assigned their lease to Thomas Holland and by 1793 Sanderson's lease had passed to Jeremiah Blakeman. By 1794, 1-15 Royal Terrace and the Royal Hotel were substantially complete. The Shrubbery fronting the houses was laid out as an informal private garden for residents. Royal Mews to the rear of the houses provided stabling. An Assembly Room in the Royal Hotel and a Library built opposite (on the site of the present Royals shopping centre) provided social focus for the would-be resort.

4.3.6 Grove Terrace was laid out on the east side of the High Street, aligning with Royal Terrace. Here another terrace of five houses, similar to those in Royal Terrace, was partly complete by 1796. Although now demolished, the line of the Grove Terrace remains as the southern arm of Church Road.

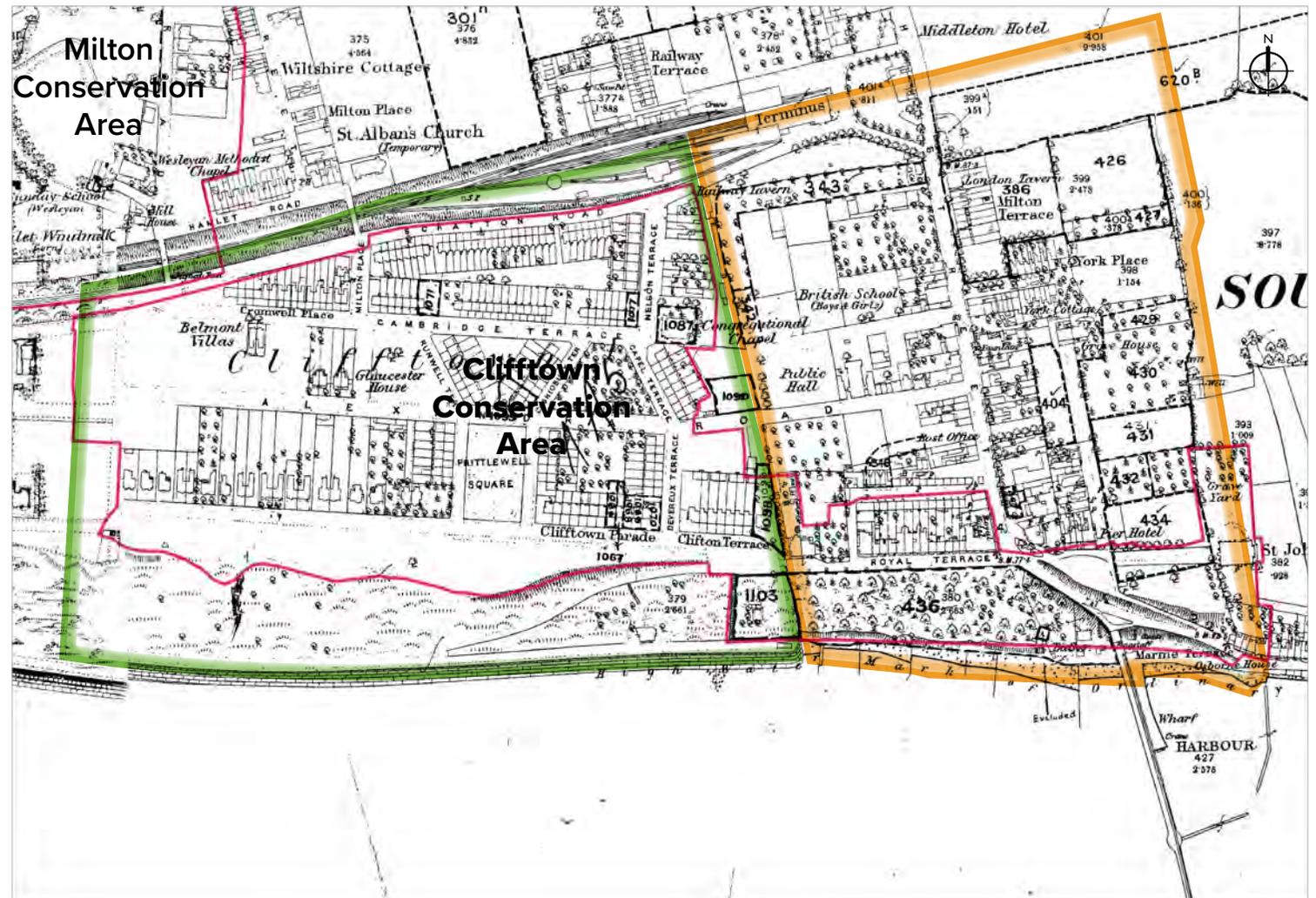
4.3.7 Map E shows the extent of the land boundary of New South End and the Cliff Town Estate development overlaid on a later map.

# History and Archaeology

## Map E: Estate Boundaries shown on 1874 OS Map

- Conservation Area Boundary
- Boundary of Cliff Town Estate
- Boundary of New South End

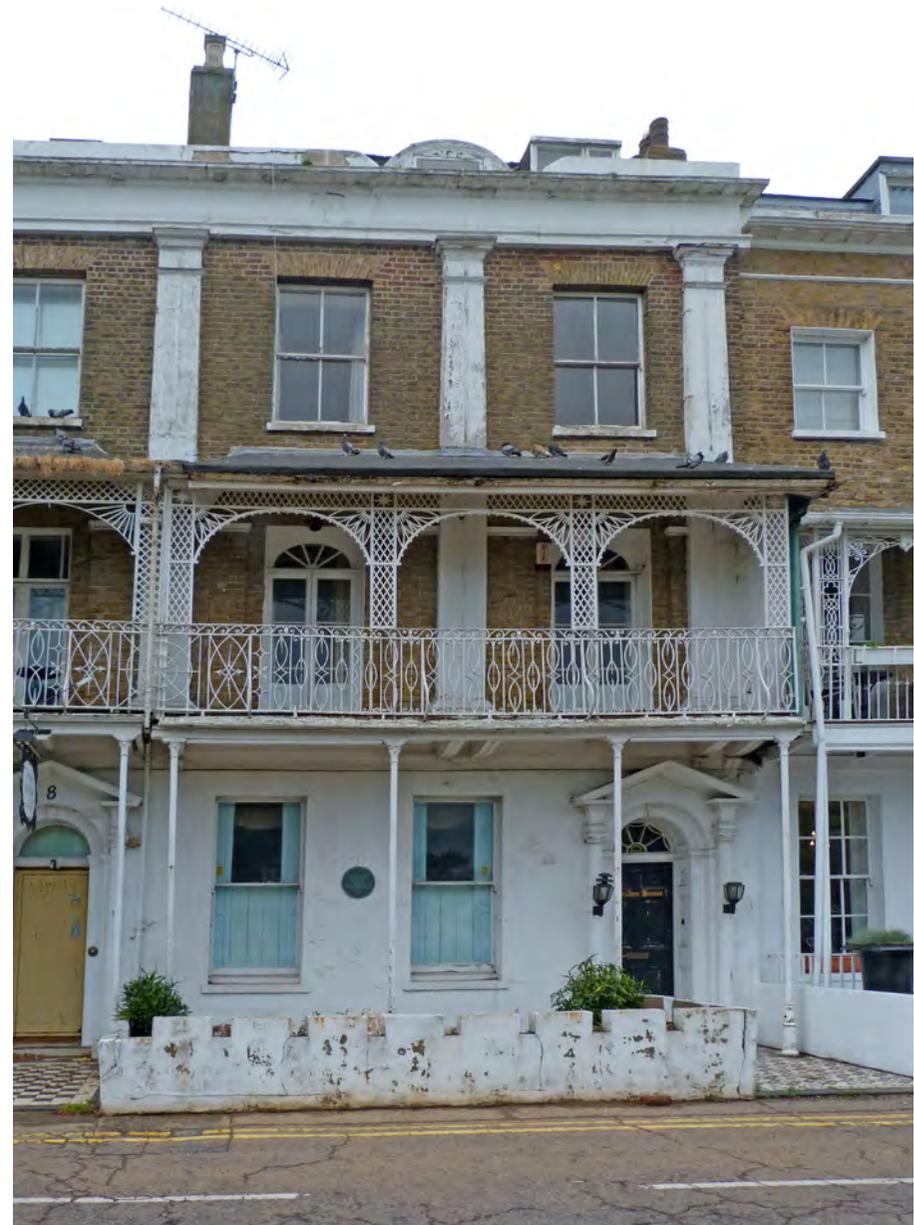
*This map is not to scale*



Map E: Estate Boundaries of New Southend and Cliff Town shown on the 1874 1:2,500 OS Map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# History and Archaeology

4.3.8 The Terrace was named 'Royal' following visits by Princess Caroline and her daughter Princess Charlotte in 1804. Lady Hamilton also visited New South End and held a ball in the Assembly Room in honour of Admiral Lord Nelson. From the outset, however, and despite the later Royal visitors, the new resort failed to attract the fashionable society intended. More importantly it failed to attract other developers. By 1796 development had effectively stopped and both Holland and Blakeman were made bankrupt. Economic depression with the start of the Napoleonic War, the poor reputation of the Essex coast for health, difficult access from London by road and river, and competition from Old South End may all have contributed to New South End's failure. Although Nos.19 and 20 Royal Terrace were built in about 1800, little further development of any significance took place in New South End until construction of the railway in 1856.



The house on Royal Terrace where Princess Caroline stayed in 1804

# History and Archaeology

4.3.9 Old South End in contrast appears to have doubled in size during the 1790s with new houses, including 'Bow Window House' at the foot of the hill (No.4 Marine Parade) built in 1796, and new facilities for visitors. This remained the main area of resort activity, albeit on a relatively modest scale.

4.3.10 The design of Royal Terrace reflected the intention to develop a fashionable and higher class of resort than Old South End with an imposing 'palace' frontage. Contemporary illustrations, such as on page 27, consistently show them to have had a pediment, but no physical evidence of this feature remains. Stables for each house were located in Royal Mews behind the terrace. The Shrubbery, in front of the terrace, became a rustic communal garden for residents and extended down to the beach.

4.3.11 The separation of Royal Terrace from Clifton Terrace reflects the original estate boundary and the exclusiveness of the Georgian development.



Bow Window House (1-4 Marine Parade) at the foot of Pier Hill built in 1796

## Phase 2: Early-19th Century Pier Hill

4.3.12 Pier Hill was part of the land allocated for New South End's development but, apart from Grove Terrace, it generally remained undeveloped and emphasised the separation between the upper and lower towns. Two resort developments are notable, however, in the first half of the 19th century.

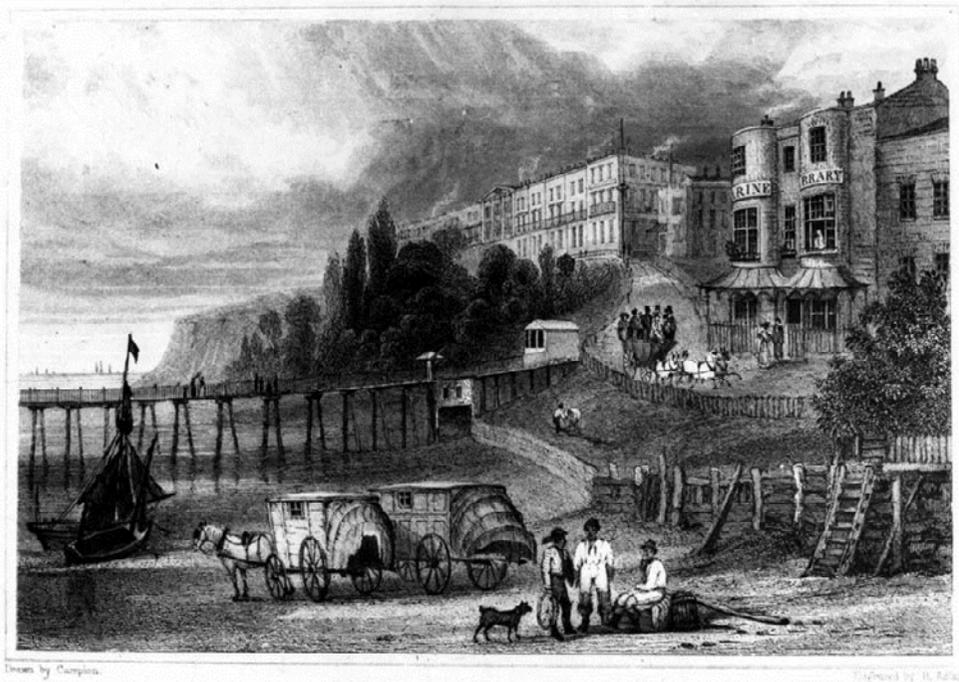
4.3.13 The first moves were made by local landowners to develop a pier for landing river passengers and make access to the resort easier. Following an enabling Act of Parliament, in 1829, construction began of the first wooden Pier and by 1833 it extended 1500 feet from Pier Hill. By 1846 the Pier had been extended to the low water mark, 1.25 miles off shore, to enable berthing at all states of the tide. It was then, and continues to be, the longest pleasure pier in the world.

4.3.14 Secondly, a small timber building was erected in 1804 just west of the Pier entrance on the hill to provide warm water baths for visitors.

4.3.15 Concerted efforts were also made by local landowners to build South End's own parish church, in place of St. Mary's, Prittlewell. These succeeded with St. John's Church, designed by Thomas Hopper and completed in 1841 at the end of Grove Terrace. It was Southend's first parish church and served both New and Old South End.

# History and Archaeology

4.3.16 In addition during this period, development in the lower town spread to the foot of Pier Hill. An early-19th century illustration shows the land end of the Pier, with Bow Window House to the right and the Royal Terrace at the top of the hill.



Old and New South End c.1830, with the Royal Terrace at the top of Pier Hill



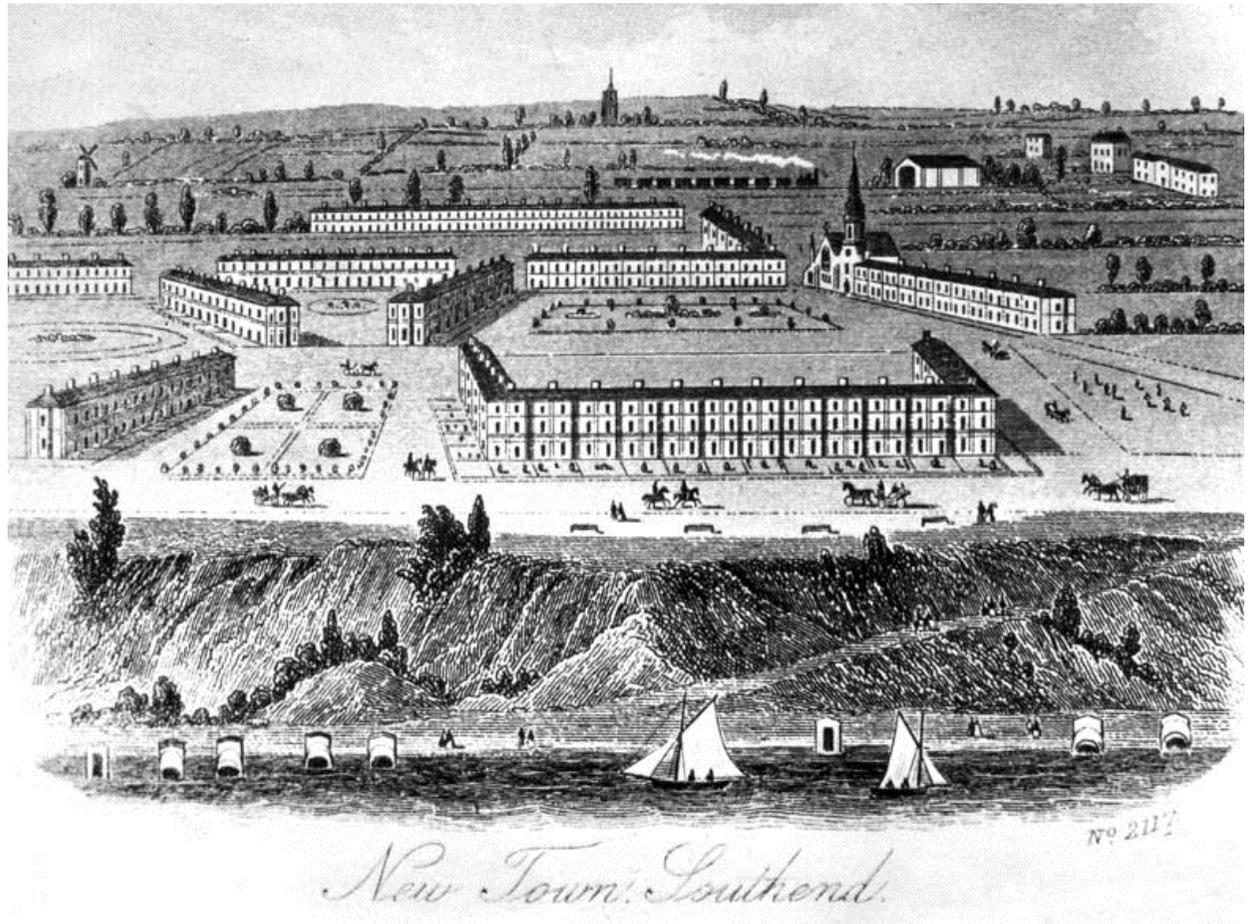
Looking up Pier Hill towards the Royal Terrace today from a view point further up the hill than the c.1830 illustration

# History and Archaeology

## Phase 3: Victorian Planned Estate

4.3.17 Despite the Pier, easy access to the resort only became available with completion of the London-Tilbury-Southend railway in 1856. It provided the impetus for the next major step in the town's development.

4.3.18 The railway developer (Peto, Brassey and Betts) leased 40 acres from Daniel Scratton (grandson of New South End's Daniel Scratton) for housing development between the new railway and the cliff top. This area extended from the boundary of Royal Terrace westwards to Wilson Road and forms the remainder of the Conservation Area (see Map E). It also included the adjacent cliffs and beach for use as open space. Scratton planned a development to be known as Clifftown, situated initially in the eastern portion of the 40 acre site. An etching of c.1865 shows the estate's intended layout, although it does demonstrate some artistic license.



Cliff Town Estate, c.1865

# History and Archaeology

4.3.19 Scratton imposed strict design controls on the first phase of development which resulted in a unique example of mid-Victorian estate planning and seaside suburban architecture. Designed by Banks and Charles Barry, junior, and built between 1859-1861, the estate provided four classes of terraced housing, and a fifth class of shops with residential accommodation. Unified designs and materials and its layout around open spaces and gardens give the estate visual coherence. Carefully aligned streets, the separation of terraces and the provision of open spaces enabled estuary views from almost every house and many public parts of the estate. Despite later infill development and tree planting, these views remain an important component of the estate's character. Together, these qualities make a unique example of a mid-Victorian estate.

4.3.20 Banks and Barry were nationally acknowledged architects who had both worked with Barry's father, Sir Charles Barry, in the design of the Palace of Westminster. The Cliff Town Estate was one of their early designs as independent architects. Barry was also responsible for buildings at Dulwich College and estate, the forecourt to Burlington House, Piccadilly (home of the Royal Academy) and the Great Eastern Hotel, Liverpool Street Station.

4.3.21 The development started to attract residents from London either to retire or commute and provided accommodation for increasing numbers of visitors brought by the railway. Among its notable residents were the mountaineer Edward Whymper (the first to conquer the Matterhorn) and Benjamin Waugh who founded the NSPCC.



Benjamin Waugh's House on Runwell Terrace

# History and Archaeology

- 4.3.22 Different classes of terrace were given differing designs and positions in the estate, reflecting their status, but within a common design theme. Unifying features included the use of yellow stock brick, recessed porches to doors, often accessed up front steps, sash windows, bay windows, sometimes with balconies set on top, and cast-iron decorative railings and gates with distinctive circular design to front gardens. Sun blinds and boxes over many balconies were added soon after completion and contribute to the estate's seaside architectural character.
- 4.3.23 More detail on the different classes of house are included in Sections 5.5.11 to 5.5.19.
- 4.3.24 Clifftown Church was designed by W Allen Dixon and built in 1865 after the main estate had been completed. It is an important focal point for the estate with a typical gothic design and materials for a mid-Victorian non-conformist church.



Clifftown Church

# History and Archaeology

4.3.25 The west side of Nelson Street was part of the Estate plan, designed as a shopping parade for the area. The east side of Nelson Street was not included in the estate's design and was developed piecemeal during the 1860s and 1870s to more standard Victorian commercial designs, with a common scale and with first floor balconies but slightly varied designs.



Nelson Street in the early-20th century



Nelson Street in 2019

# History and Archaeology

4.3.26 Clifton Terrace, also built shortly after the main estate, shows the importance of the cliff-top position with more imposing detailing, notably the roof parapet topped with decorative urns. The wide roadway fronting the terrace provided a turning circle for horse-drawn vehicles which were stopped from entering Royal Terrace. Clifton Terrace's original stabling remains in Clifton Mews to the rear and has an unusual arrangement of paired stables with hipped slate roofs and stock brick elevations.



Clifton Terrace with more imposing detail than the rest of the estate



Early-20th century photograph with the turning circle in the foreground, Clifftown Terrace just off the right of the image and a view looking west along Cliffs Promenade

# History and Archaeology

4.3.27 In addition to the wide private spaces between the ends of terraces, two open spaces were provided fronting terraces. Prittlewell Square gardens were planned as formal public gardens with a simple cruciform layout. This evolved in several stages, however, and the recently restored layout dates from the 1920s with a 'diamond' alignment of paths and a central fountain and pond. The Alexandra Road Bowling Green may also originally have been intended as public gardens. However, it was in use as a private nursery garden during the nineteenth century. It became a public bowling green in the 1920s with a well-designed symmetrical pavilion. The two open spaces give views through the estate and help make the spire of Clifftown Church a focal point.

4.3.28 The estate's visual relationship to the railway (the boundary wall to Scratton Road and the view of the station canopy, outside the Conservation Area, from Nelson Street) is an important link with its origins as a railway company estate.



Prittlewell Square gardens (2019)

# History and Archaeology

## Phase 4: Victorian and Edwardian Piecemeal Development

4.3.29 The second phase of the Cliff Town Estate to the west of Prittlewell Square lacked the previous design control. Unlike New South End, Daniel Scratton had achieved the desired level of rental from the Cliff Town Estate and his need to control the development diminished. The area was subdivided for piecemeal development on a grid street layout. A variety of Victorian and Edwardian residential and seaside architecture resulted, which contrasts with the coherence of the planned estate.

4.3.30 Buildings fronting Clifftown Parade reflect their prime cliff-top position with relatively large detached and semi-detached houses and purpose-built flats, mostly finished by 1871. They occupied plots which originally extended to Alexandra Road. The Alexandra Road frontage was gradually developed with a variety of building types, as these plots were subdivided. On the south side of the street, these replaced buildings which appear (on the 1897 OS map) to have been stables/coach houses for properties on Clifftown Parade. The extent of the development of the area is shown on the 1897 OS map (Map F).



Map F:1897 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# History and Archaeology

## Cliff Gardens and Promenade

4.3.31 As the resort began to grow in the late-19th century, the Gardens and promenade were laid out to provide recreational facilities for visitors and residents (see Maps E and F). The flatter area adjacent to the broad promenade of Clifftown Parade was laid out with a more formal layout with grass, planted open spaces, trees and sea views. To the south, outside the Conservation Area, the cliff slope was given an informal character with paths meandering through mature trees. Together, the two sections of the Cliff Gardens have a relaxed character as part of the resort and provide the setting for much of the Conservation Area. Historic buildings and structures within these areas of landscaping, which contribute to its attractiveness and the resort's history, include:

- War Memorial by Lutyens, 1922 (Grade II\* Listed);
- Naval flag pole, moved from the site of the War Memorial in 1922;
- Edwardian timber shelters, opposite Wilson Road, 25 Clifftown Parade and Devereux Road (Grade II Listed);
- Queen Victoria Statue by Goldie & Swinnerton, 1901, originally on Pier Hill but moved to this position in the 1970s (Grade II Listed); and
- The Cliff Lift, c.1910, by Waygood and Co.

4.3.32 Their spacing along the cliff top gives the promenade a sequence of focal points and, with intermittent estuary views through the trees, continual visual interest. The former Alexandra Yacht Club, which stood on the cliffs at the west end of the Shrubbery from the late-19th century, was destroyed by fire in 2014. Landslips in recent years and the loss of the bandstand have not altered the importance of the Cliffs for the Conservation Area.

# History and Archaeology

## Evolution of Pier Hill

4.3.33 The Victorian promenade extended from Clifftown Parade/Clifton Terrace along Royal Terrace to Pier Hill (formerly Royal Hill), which connected it to the Pier and the more commercial part of the seafront beyond. Pier Hill was also the link to the Pier and seafront for visitors arriving at Central Station. It therefore became the resort's hub linking its different character areas.

4.3.34 By the 1880s, Southend began to attract increasing numbers of staying visitors and day trippers. This was the beginning of the resort's massive growth as London's main resort and the second largest resort in England. A new iron Pier replaced the original timber structure and was opened in 1889 with a new Toll House entrance on

Pier Hill. It functioned both as a landing stage for visitors to the resort and a pleasure facility. To the west of the Pier entrance, Pier Buildings were erected in the late 1890s on Pier Hill fronting onto Western Esplanade. These were demolished in the 1970s and in 2005 the area was laid out as landscaped terraces with the new Pier Hill lift and bridge which are now landmarks on the seafront.

4.3.35 The hill slope to the north and east of the Pier entrance was developed for a short-lived funfair in the 1890s. This was replaced by the Hotel Metropole (now the Palace Hotel), designed in 1896 by the local architectural practice Thompson & Greenhalgh and completed in 1901. It was Southend's largest hotel and designed to provide superior accommodation and facilities for visitors.



The Palace Hotel in the late-19th/early-20th century



The Palace Hotel (now the Park Inn Palace Hotel) in 2019

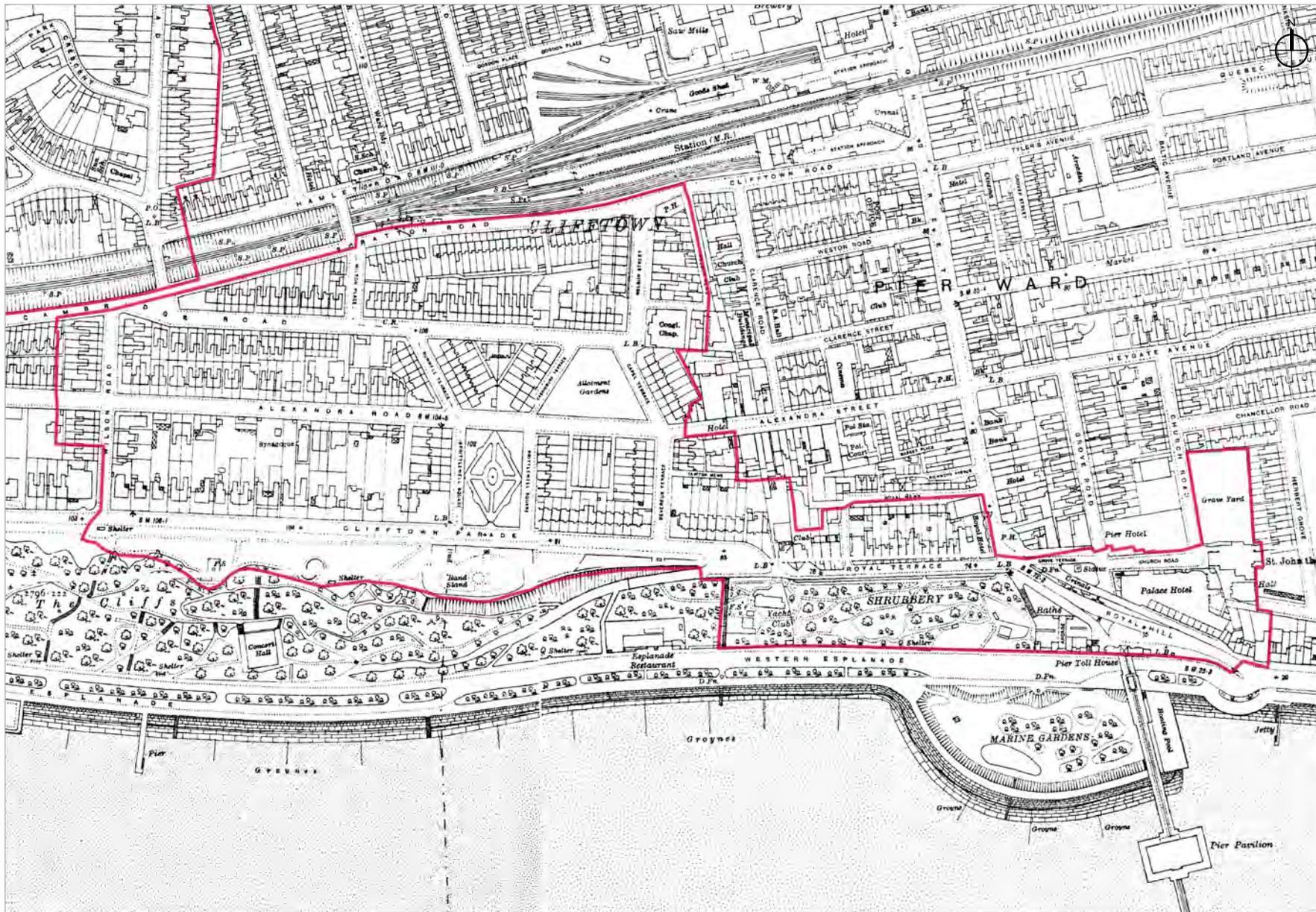
# History and Archaeology

- 4.3.36 Publicised as the only 5-star hotel on the south-east coast, it included a ballroom, a resident orchestra, a winter garden and palm court. It was the second development attempting to attract a more exclusive class of visitor and, as such, is linked with the Georgian New South End. As with New South End, it did not achieve its aim. Renamed the Palace Hotel, it underwent a series of adaptations after World War I. It is shown on the 1922 OS map (Map G), together with an expanded frontage around the Pier containing the Marine Gardens. By 1939 this area had expanded east to include a boating lake and today is the Adventure Island theme park. From 1935 to 1972, then again from 1987 to 2001, part of the southern area of the Shrubbery was in use as Never Never Land, a popular attraction including model cartoon characters, fairies, castles and model railways. Some of the elements of the attraction, such as the Fairy Castle and waterfalls, still survive today.<sup>01</sup>
- 4.3.37 The Hotel played a nationally important role during both World Wars. During World War I it was the Queen Mary Royal Naval Hospital. During World War II, the Hotel, Pier and Royal Terrace served as the Thames Naval Control Service HQ for Thames shipping to and from London, for Thames defences and for marshalling east coast convoys. Together they comprise a group of buildings which played a crucial historic role in the war effort and the supply of London. There were also anti-tank cubes and pyramids, and road barriers put in place along the Royal Terrace, Pier Hill and The Cliffs (SMR 118, 131-135, 138 (now demolished)).
- 4.3.38 Its scale and elevated position make the Hotel a dominant feature of Southend's seaside townscape and it provides a closing view from Royal Terrace. The building serves as an important historic landmark for the resort viewed from both land and sea.

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01 <https://www.southendtimeline.com/neverneverland.htm>, accessed 08.01.20

# History and Archaeology



Map G: 1922 1:2,500 OS map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

# Section 5.0

## Character Analysis

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# Character Analysis

## 5.1 Spatial Analysis

5.1.1 Features described in this section are shown on Map H: Townscape.

### Street Pattern

5.1.2 Within the areas of the Cliff Town Estate and New South End, streets were designed to exploit the cliff-top position and sea views. They generally have a formal grid pattern with relatively long, straight parallel streets running east–west and shorter streets running at right angles to them. Exceptions are Runwell, Cashibury and Capel Terraces, which are angled to provide sea views, and Scratton Road which runs parallel to the railway rather than the grid. This gives these parts of the Conservation Area a strong east–west orientation and a high degree of legibility for pedestrian movement. Street junctions are important orientation points in the street pattern.

5.1.3 The area east of the High Street continues the east-west orientation with Church Road and Pier Hill running down the hill slope, and Western Esplanade running parallel to the foot of the hill slope and further east along Marine Parade. To the west, the promenade and the Cliff Gardens continue beyond the Conservation Area, along Westcliff Parade to the Cliffs Pavilion, passing the Shorefields Conservation Area.

5.1.4 Within this grid pattern, narrow alleys and mews provide service access to the rear of many of the terraces. There is an unusually high number of surviving mews buildings within this Conservation Area compared to other areas of Southend. They are either laid out as dead-ends streets perpendicular to the main road, such as Clifton Mews, or as 'loops' behind groups of buildings, such as at Alexandra Road Mews.



Wide open street junctions are useful orientation points within the Conservation Area

# Character Analysis

## Street Width

5.1.5 Relatively generous widths of streets, including pavements (in particular Alexandra Road, Nelson Street and the promenade to the south side of Clifftown Parade), and views/vistas out to the Estuary contribute to a feeling of spaciousness in much of the area. However, on-street car parking and traffic management measures visually impinge on this character. Mature street trees also reduce the sense of spaciousness, when in leaf, but they emphasise the linear nature of streets, help frame views along them and are an important green lung in this part of the central area of Southend.



Wide streets lined with trees emphasizing the linear nature of the roads and framing views

## Building Scale and Massing

5.1.6 Building development in the area west of High Street has, with some exceptions, a general gradation in height and scale, reducing from three-storey plus basement buildings in the south and east to two-storey towards the north and west of the area. The scale of the buildings in the south and east of the area is emphasised by their increased storey heights and their design as terraces with integrated formal elevational designs, which also serves to emphasise the higher status of these terraces. Terraced development tends to give way towards the west to more of a mix of terraced, semi-detached and detached buildings. The narrow width of building plots has also helped establish the massing of development and generally narrows down towards the north and west. The scale and massing in this area reflects that it was developed predominantly for single family houses, and even the commercial buildings of Nelson Street reflect this to some extent.

5.1.7 Development from the mid-20th century onwards on the south side of Alexandra Road, such as Marlborough Place, and to the west of the Conservation Area has not followed this historic gradation of scale and has tended to be larger in scale or even over-massive in the case of the Tower Court residential apartment block.

5.1.8 The area from the High Street, eastwards, is dominated by monolithic Palace Hotel, and the bland, inactive façade of the Royals Shopping Centre and car park (the latter outside the Conservation Area). The scale and massing of other development in this area is secondary to the Palace Hotel, which is a landmark.

# Character Analysis

## Enclosed and Open Space

- 5.1.9 Within the Cliff Town Estate and New South End, there is no formal enclosed space in the area, although Nelson Street has a sense of enclosure with the scale of its built frontage, width of road and pavements, mature trees and the partial visual closure at either end by the railway wall and the changed road alignment.
- 5.1.10 This feeling of enclosure in part of the Conservation Area contrasts with and gives variety to the area's predominantly open character. This openness is provided by its street and building layout, the significant amount of public and private open spaces, and its views and vistas towards the Estuary and Cliff Town Congregational Church on Nelson Street. Although Prittlewell Square gardens and the Alexandra Road bowling green, have a partial sense of enclosure due to the adjacent terraces, the relatively low height of most of the terraces, their position set back from the open spaces behind front gardens and the wide gaps between them allow views to filter out of and through each space. The dominant character is one of openness.
- 5.1.11 The cliff-top promenade is framed by the visually hard edge of the three-storey plus basement terraces of Clifftown Parade, Clifton Terrace and Royal Terrace. The built frontage to the west of Prittlewell Square provides a softer edge to the promenade, as buildings are mainly semi-detached, two-storey, with significant space between each block and planting in front gardens and visible to the rear.
- 5.1.12 The Pier Hill area is also predominantly open in character. Church Road, however, has an enclosed 'canyon' character by virtue of the height of the north side of the Palace Hotel and of the Royals car park, both of which are built close to the highway. The churchyard of St. John's provides an open space to the eastern extremity of the Conservation Area. There is a lack of permeability here and there is potential to connect the Conservation Area with the seafront more successfully as part of the development of the Seaways opportunity site (SCAAP CS1.2) located to the east of St. John's churchyard on the site of the current Seaways car park.

# Character Analysis



Sense of enclosure on Nelson Street



Open space at the top of Pier Hill looking towards the Palace Hotel



Open space on the Cliff Promenade with the views to the estuary emphasising the feeling of spaciousness



Sense of enclosure along Church Road to St. John's, with the Palace Hotel to the right and the Royals car park on the left

# Character Analysis

## Views, Vistas and Focal Points

5.1.13 These are defined partly by the features described previously and partly by the placement of architecture. They are inherent to the design of both the Cliff Town Estate and New South End and are an essential part of the townscape character of the whole area. See also key views and landmark buildings identified in the SCAAP (see Section 3.2.4). Important focal points and views in the townscape include:

- Cliff Town Congregational Church, Nelson Street;
- War memorial and naval flagpole, Clifftown Parade;
- Prittlewell Square gardens, including fountain and gates with clock over;
- Queen Victoria Statue, Clifftown Parade;
- Royal Hotel, High Street;
- Pier Hill bridge and lift;
- The Pier (outside the Conservation Area);
- West and south fronts of the Palace Hotel, Pier Hill;
- St. John's Church, Church Road;
- Royal Terrace;
- The Cliff Lift; and
- Vistas out over the Estuary and to the Pier.

5.1.14 Negative focal points outside the Conservation Area harm its setting and views out of the area, by virtue of their excessive scale, elevational design and materials:

- Royals Shopping Centre, High Street; and
- Westward House and Tower Court, Westcliff Parade.



Pier Bridge and Lift from outside the Palace Hotel



Cliff Town Congregational Church

# Character Analysis



View across Prittlewell Square gardens towards the estuary



View of the spire of Cliff Town Congregational Church across the bowling green



Views across the estuary towards the Pier



The War Memorial on Clifftown Parade

# Character Analysis

## Map H: Townscape

- Conservation Area Boundary
- Open/Green Space
- Trees
- ★ Landmark Building
- Views
- ↗ Vista
- Negative Feature\*
- Good Boundary or Gate
- Hard Landscaping
- 💡 Historic Lamppost
- Public Art / Monument

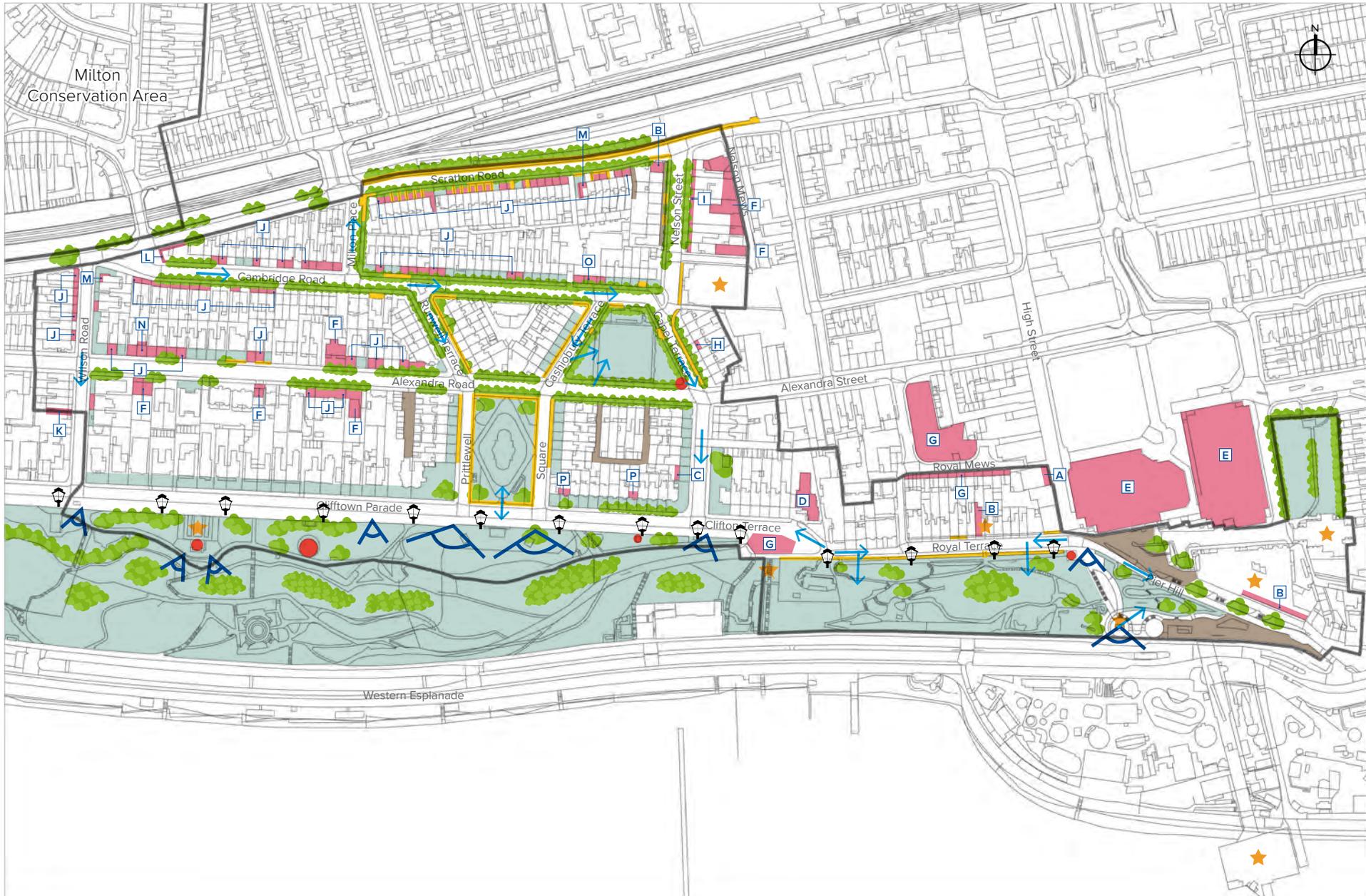
- A Negative shop front
- B Vacant building/shop
- C Glazed balcony
- D Hotel with design out of character with the CA
- E Large scale building in setting of CA
- F Unattractive buildings and parking
- G Car park which negatively impacts the setting of the Conservation Area
- H Balcony infilled
- I Poor shop front conversions
- J Front gardens converted to driveway and loss of boundary walls
- K External wall in poor decorative condition
- L Large scale wall and fence
- M Pebbledash render
- N Later bay window not in keeping
- O Loss of original front door steps
- P Added mansard roof

\*See also Building-by-Building map in Appendix B for positive, negative and neutral buildings

*This map is not to scale*

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# Character Analysis



# Character Analysis

## 5.2 Public Realm and Streetscape

### On-Street Parking

- 5.2.1 On-street parking is permitted on all streets in the area with the exception of Scratton Road, Pier Hill, Church Road and some of the mews. The streets west of Prittlewell Square are unrestricted; those to the east are pay and display. Clifton Terrace, formerly a turning circle at the end of Clifftown Parade, acts as a public car park and prevents its townscape potential being realised. Parking is also permitted on both sides of Clifftown Parade west of Prittlewell Square, during winter months.
- 5.2.2 Parking has a significant impact on the appearance of the area, reducing the feeling of spaciousness and producing a cluttered appearance which harms the setting of the area's buildings and open spaces. Associated signage and equipment adds to the clutter. Some of the alleys and mews have lost their original sense of enclosure with the removal of boundary walls and the creation of wide areas of open parking and insertion of modern garages. An unmade alley to the rear of 8-24 Scratton Road and 17-39 Cambridge Road enables rear garden parking but is too narrow for easy use.

### Traffic Management/Cycle Routes/Signage

- 5.2.3 The area's roads provide access to the town centre. Scratton Road is a classified road with no parking. One-way traffic circulation operates in most of the other streets and on Pier Hill and is accompanied with a traffic island and mini roundabout at junctions in Cambridge Road and a substantial amount of road markings, signage and other furniture, especially at junctions. The traffic system also incorporates a dedicated cycle route, introduced in 2005. The cycle track is mostly denoted by road markings and signage. The carriageway on Pier Hill has been reduced to a single width plus cycle track, both with coloured surfaces. Traffic signage contributes to a clutter of non-traditional street furniture in the area and takes little account of the historic character of the area.
- 5.2.4 Vehicle flow through the area is relatively heavy, particularly on Scratton Road, Cambridge Road and the eastern part of Alexandra Road (and the linking one-way streets: Capel Terrace, Runwell Terrace and Milton Place), and diminishes the calm and relaxed residential character of much of the area, as well as impacts on its appearance.

# Character Analysis

## Surfaces

5.2.5 Surfaces of roads and pavements display a mix of materials. Original Yorkstone paving remains to the forecourts of Nelson Street. Yorkstone paving was provided for the pavement to Royal Terrace in the early-21st century. Elsewhere, pavements are generally black or red tarmac or aggregate paving slabs. These paving slabs are often cracked and have gradually been replaced by patches of black tarmac due to the growth of street tree roots and the resultant lifting of the slabs. This piecemeal repair with tarmac has a negative visual impact. Slabs should be replaced like-for-like.

5.2.6 Red tarmac is used for the promenade to the south side of Clifftown Parade, around Prittlewell Square gardens and on Alexandra Road. These are the most recently updated sections of pavement and are generally of good quality. Kerbs are a mix of traditional granite and concrete. Some of the alleys and mews have a surface of Staffordshire blue clay pavers with granite central gutters, reflecting their more

utilitarian use, some of which are now in a poor condition and show patch repair in tarmac. However, these are important historic features of the public realm and should be repaired and retained. Some pavement crossovers have similar pavers. Other crossovers are concrete which tends to be obtrusive. Carriageway surfaces are black tarmac, except for Pier Hill in yellow with red pedestrian crossing points. Paths in open spaces are generally tarmac, although those in Prittlewell Square gardens and adjacent to the Shrubbery in Royal Terrace have been re-laid in bonded shingle. The part of the High Street adjacent to the Conservation Area is pedestrianised with a concrete block paved surface which provides an inappropriate setting for the Royal Hotel.

5.2.7 Though there are several different surface treatments within the Conservation Area, its large size means this does not result in any sense of incoherence. Where traditional or natural materials remain, or a material is used consistently over a wide area, they particularly contribute to local character.



Recent red tarmac pavement surfacing



Cracked concrete slab paving. Note granite kerb stones and cobbled gutter



Important historic Staffordshire blue clay pavers to an alley off Scratton Road

# Character Analysis

## Street Trees

5.2.8 Most streets are lined with trees which help establish the green and leafy character of the Conservation Area. A line of mature cherry trees on the south side of Clifftown Parade contributes significantly to the character of the promenade in spring. Overall, the trees are a supportive feature of the Conservation Area. However, they raise a number of issues. Many of the trees are London Planes which require regular maintenance and pruning to keep them at a manageable size and prevent obstruction of street lights, excessive overshadowing and reduction of views. They also tend to damage the surface of the highway and kerbs as they grow; paving slabs raised by root action are replaced by tarmac patches which are obtrusive.



Cherry tree on Clifftown Parade

# Character Analysis

## Lighting

5.2.9 Original cast iron lighting columns survive in Royal Terrace, Clifton Terrace and Clifftown Parade, and contribute to the character of the promenade. Decorative detailing to the curved lantern arms is missing on some and the original ball pendant lanterns have been replaced. They contribute to the character of the promenade. Elsewhere, replica columns and Windsor lanterns have been installed in most of the Conservation Area, which are appropriate to the setting. Decorative replica columns are also included in Prittlewell Square gardens.

5.2.10 Columns are painted black. Original colours of the columns along the promenade are believed to have been two-tone. Original colours of other columns are believed to have been green. Modern stainless-steel columns and lanterns have been installed on Pier Hill as part of the landscaping of that area, and to the High Street adjacent to the Conservation Area.



Original Victorian lamppost on Clifftown Parade



Replica lamppost in Prittlewell Square gardens



Modern lamppost in a traditional style, together with a modern street sign



Detail of historic lamppost, with modern lamp

# Character Analysis

## Other Street Furniture

5.2.11 Notable street furniture which contributes to the character of the area includes:

- A Corporation electricity box on Capel Terrace;
- Post boxes Capel Terrace and the east and west ends of Royal Terrace;
- K2 telephone boxes on Capel Terrace (in use as a miniature museum) and Clifton Terrace; and
- Street names in ceramic tiles on the walls of adjacent buildings are part of the original character of the area. Modern reflective street name boards on poles in the street tend to be neutral features but occasionally add to the clutter of street furniture.

5.2.12 There is a variety of other modern street furniture, including bollards and equipment cabinets, some of which has a poor and uncoordinated design.



K2 telephone box on Clifton Terrace



K2 Telephone box refurbished and put into use as a miniature museum, on the corner of the bowling green



Ceramic street signage

# Character Analysis

## 5.3 Open Spaces

### Pier Hill

5.3.1 Pier Hill acts as the hub of the resort linking the High Street to the Pier and seafront and the main commercial section of the resort on Marine Parade to the quieter open spaces of Southend Cliffs. As a result it is a bustling and vibrant area. The newly laid-out terraces on Pier Hill have a distinctly modern character due to their materials, furniture and general design, with a predominance of hard landscaping, and to their functional relationship with the new Pier entrance and the Pier Hill pedestrian bridge and lift. This layout is part of the resort's historic continuum of regeneration and the space functionally and visually flows into the Shrubbery, which despite its Georgian origins has undergone various landscaping schemes over the past 200 years.

5.3.2 An important element of Pier Hill's character is provided by its openness and the resultant sea views. This open space also provides the setting for the west and south elevations of the Palace Hotel. The upper level of Pier Hill has a contemporary artwork of colourful beach huts. Pier Hill's function as a lively space for public activity links as much to the seafront and town centre as to Clifftown.

5.3.3 The Royals shopping centre forms a bland and unsympathetic boundary to the open space, with an inactive frontage that fails to relate to its surroundings in relation to its layout, fenestration, materials and detailing.



Modern landscaping on Pier Hill



Temporary art installation at the top of Pier Hill

# Character Analysis

## The Shrubbery

5.3.4 Laid out originally as private communal gardens for residents in Royal Terrace, the open space has undergone various landscaping layouts and uses but has always maintained a predominance of winding footpaths on the hill slope among relatively thick planting. The open space now has public access and is part of the public open space along the Cliffs extending from Pier Hill to the Cliffs Pavilion. The modern railings to the Royal Terrace boundary include the restored wrought iron entrance gateway which is believed to date from the mid-19th century and provides a sympathetic boundary to the area. Although the planting partly obstructs views of the sea from Royal Terrace, it acts as a visual buffer between the Terrace and the visually intrusive rides and buildings of Adventure Island to the south of Western Esplanade. The Fairy Castle and waterfall from the former Never Never Land attraction are located to the south-east of the Shrubbery.

5.3.5 Although close to the seafront and town centre, the overall character of the Shrubbery is one of informality, enclosure, seclusion and shade with the more formal historic backdrop of the Georgian terrace.



The Shrubbery with the Royal Terrace beyond

# Character Analysis

## Cliffs

5.3.6 The Cliffs have two main areas of differing character. Firstly, the cliff slope (only the eastern part is in the Conservation Area) is characterised by an informal layout with mature trees randomly positioned on a grassy hill slope with informal paths and steps meandering across the slope. As with the Shrubbery, the predominant character is one of enclosure, seclusion and shade. However, within this general character are more formal elements to give 'punctuation' points:

- The Cliff Lift and adjacent steps and lighting, running straight down the slope, together with a more open aspect;
- A straight non-public roadway passing down the hill slope diagonally from Clifton Terrace also gives a degree of formality;
- The rose garden, formally laid out with rose beds, paths, seating and enclosed by low walls; and
- The line of steps and lighting running straight down the slope from opposite St. John's Court, Westcliff Parade to Western Esplanade (outside the Conservation Area boundary).

5.3.7 The section of cliff slope outside the Conservation Area affects its setting. The trees compose, or in some cases obstruct, views of the estuary and the Pier. They provide an arcadian setting for the southern boundary of the Conservation Area and functionally they are part of the Southend Cliff Gardens, along with the gardens on the cliff top, although of a different character.



Open area of the Cliffs, west of the Shrubbery



The Cliff Lift

# Character Analysis

5.3.8 Secondly, the Cliff Gardens, an important historic open space laid out in the late-19th century as the resort of Southend grew, provides a more formal landscape, with grassed areas, planting, trees and sea and Pier views. It has a relaxed atmosphere with strong links to the water, including smells of the sea. Features along this stretch which add interest include:

- The War Memorial by Lutyens, 1922;
- Naval flagpole, moved from the site of the War Memorial in 1922;
- The Floral Clock, established in the early-20th century;
- Edwardian timber shelters with distinctive cast-iron fretwork around the canopies, opposite Wilson Road, No.25 Clifftown Parade and Devereux Road; and
- The Queen Victoria Statue by Goldie & Swinnerton, 1901, originally on Pier Hill but moved to this position in the 1970s.

5.3.9 A bandstand formerly sat on the grassed area adjacent to the promenade. A cliff slippage in 2003 resulted in the removal of the bandstand to Priory Park.



The War Memorial



Edwardian timber shelter on Cliff Promenade



The Floral Clock



Queen Victoria statue

# Character Analysis

## Prittlewell Square Gardens

- 5.3.10 Prittlewell Square gardens have the character of a quiet formal urban square with evidence of its evolving design in its boundary treatment and layout. The yellow brick boundary wall and reinstated cast-iron railings to the east, north and west sides are to the original design, c.1860. The red brick wall and reinstated railings are to a design for alterations in about 1900.
- 5.3.11 The diamond layout of paths and south gateway were established in the 1920s and the fountain and pond were installed in the 1930s. Recent enhancement works re-enforced the gardens' formality with uniform Edwardian style seating, resin bonded shingle paths and a more formal planting pattern. The fountain and pond give a strong central focal point. The wrought iron south gateway emphasises the north-south alignment through the gardens. Views across the gardens towards Clifftown Church are important for its setting. The gardens provide a very attractive public open space and greenery in the Conservation Area.



Prittlewell Square gardens



Gates and clock to Prittlewell Square gardens

# Character Analysis

## Bowling Green

5.3.12 This open space is integral to the original design of the Cliff Town estate. Its current use as a bowling green with views across it, particularly of the church on Nelson Street, helps give it a relaxed and quiet character. The stock brick boundary wall and stone copings may have been constructed at the time it became a bowling green but the railings on top of the wall have been replaced by rustic paling fence, now in a poor condition which would benefit from enhancement. The bowls pavilion and café, c.1930, with its symmetrical south elevation, parapet and logia, makes an attractive addition to the area, despite its different style and materials to the original estate. It is now partly vacant and in a poor condition.



The bowling green

## St. John's Cemetery

5.3.13 The cemetery at St. John's Church is a pleasant green space at the eastern extremity of the Conservation Area which provides welcome greenery in this part of the area which otherwise has little open space. It provides grassed areas with a fairly dense arrangement of gravestones, some of which are large and highly decorative. Several important figures in the history of Southend are buried here, including the first Mayor of Southend, Thomas Dowsett, the poet and writer Robert Buchanan, and the novelist Warwick Deeping. Mature trees also add to the character of the area.



Cemetery of St. John's Church

# Character Analysis

## Private Front Gardens

5.3.14 Houses in both the planned and piecemeal development of the Cliff Town estate were designed to have front gardens with planting and cast-iron boundary fences to the street. These feature decorative gate posts and gates with a distinctive circular pattern, installed as part of a grant scheme in around 2000, based on the original design. These are important elements in establishing and maintaining the traditional residential character of the area, of unifying frontages and visually separating the public and private realm. Planting in front gardens also helps soften the appearance of building frontages.

5.3.15 Within the planned Estate there is good survival of original cast-iron fences and some properties have had replicas reinstated through the grant scheme in the early-21st century. However, to the north and west of the Conservation Area boundaries front gardens have been eroded by the installation of hardstandings and other hard landscaping, the loss of enclosed boundaries and the replacement of traditional boundaries with unsympathetic materials and designs. Alexandra Road, the western section of Cambridge Road and Scratton Road have been badly affected by this erosion of character. As this area was not part of the planned Estate, the circular design railings would not be appropriate here. Instead low brick walls topped with railings with a vertical design are likely to be more appropriate.

5.3.16 Although without a significant front garden, buildings in Royal Terrace have enclosed boundaries to the street which are important for their character. Some properties have traditional iron railings to the boundary or to the area fronting the basement, some of which are original. Solid low boundary walls at some properties have harmed their character.



Distinctive circular cast-iron railings to the original planned Estate design



Pleasant front gardens with greenery which contributes to the character of the Conservation Area

# Character Analysis

## Private Rear Gardens

5.3.17 Many rear gardens (and elevations) are visible and have rear vehicular access. As with front gardens, planting in rear gardens softens the appearance of buildings, especially important where elevations have been altered and are unsympathetic to the area, and contributes to the residential character of the area. The enclosed character of rear alleys and mews to some of the terraces has been significantly harmed by the loss of traditional boundary walls and gates, notably those to the rear of Nos.57-63 Alexandra Street/Nos.1-12 Clifftown Parade and Nos.6-18 Devereux Road.

## 5.4 Uses

- 5.4.1 The area's uses are an important element of its character. They are shown on Map I.
- 5.4.2 With the exception of Pier Hill, the area was predominantly developed for houses and public space. It continues to be used residentially and as public open space for residents and visitors. Many of its houses are now converted to flats, which in general has been carried out sympathetically (see Section 6.3.71 for more details). On the planned Estate, these tend to be discreetly located in basements so that the building reads as one house. These two predominant uses combine to give the area a relatively quiet and dignified atmosphere. Although in commercial use, Nelson Street maintains this atmosphere. The other non-residential uses (hotels, offices, children's nurseries and institutional homes) dispersed through the residential area in former houses or mews buildings are generally compatible with it.
- 5.4.3 Being at the heart of the resort, the more commercial leisure uses of the Pier Hill area and their linkage with the adjacent High Street uses introduce a more vibrant and brash atmosphere. But the Shrubbery and Royal Terrace mark a distinct boundary and this atmosphere fails to extend much beyond Pier Hill, although it does spill into the residential area as part of the night-time economy.

# Character Analysis

5.4.4 Two fringe sections of the Conservation Area are exceptions. Royal Mews now comprises a mix of car repair and residential uses and a public car park with no well-defined visual edge. Nelson Mews is now used mainly as extensions and open car parking for the commercial buildings in Nelson Street and Clarence Street (outside the Conservation Area). Both Mews fail to provide a strong character and would benefit from development which recreates the traditional enclosed mews of mixed uses.

## Map I: Building Uses

- Conservation Area Boundary
  - Residential - Single Dwelling
  - Residential - Flats
  - Cafe / Restaurant / Public House
  - Hotel/Guest House
  - Commercial
  - Office
  - Workshop
  - Place of Worship
  - Garage
  - Vacant
  - Other
- A Vacant shops under hotel
  - B Under renovation (2019)
  - C Naval and Military Club
  - D Cliff Lift
  - E Nursery
  - F Care Home

*This map is not to scale*

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# Character Analysis

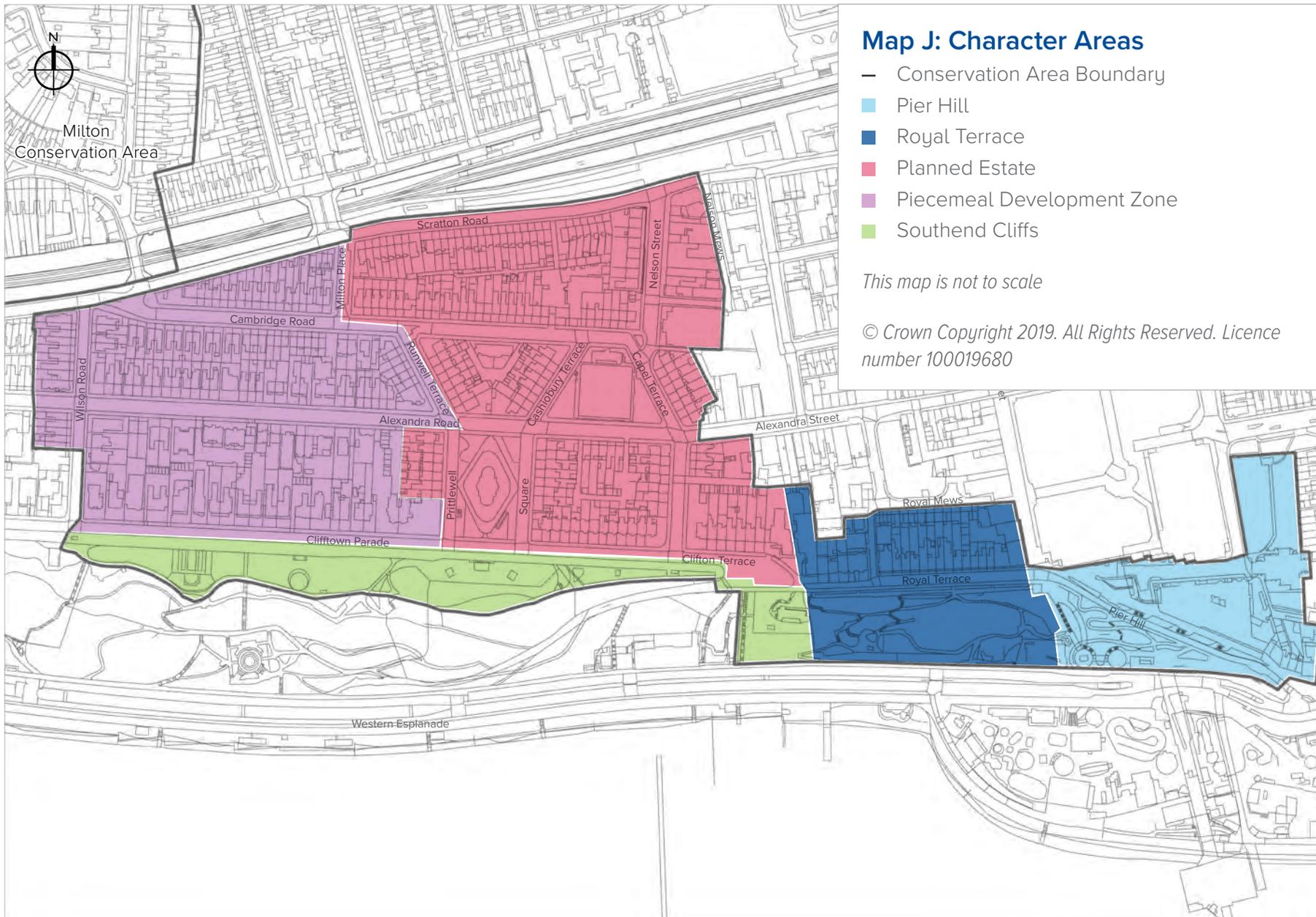


# Character Analysis

## 5.5 Character Areas and Architecture

5.5.1 From the above assessment it is clear that common elements give the area a coherent character: its sea views, its predominant residential character in a setting of open spaces, the public promenade along the cliff top with various resort facilities, its historic sequence of resort development, its seaside architecture and its common design themes and materials. But it is also clear that within this coherence there are different character zones which coincide with the different periods and methods of development and the different uses of the areas. These are shown on Map J and are summarised below, together with descriptions of the key characteristics of the architecture within each area, which varies in design.

# Character Analysis



# Character Analysis

## Pier Hill Area

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- 5.5.2 This includes the Palace Hotel, St. John's Church and Nos.1-4 Marine Parade as well as the Pier Arches and the other structures on Pier Hill. It is dominated by the Palace Hotel's monumental Victorian architecture in a setting of modern resort buildings and open space and open views of the Pier and seafront amusements. It has a predominance of commercial and resort uses and a lively character.
- 5.5.3 The Palace Hotel is a monolithic building of six storeys increasing to eight on the lower part of the Pier Hill frontage, steel framed and built in brick with smooth rendered finish, and simple rendered banding, window hoods and cornice detail. The original design included a tower to the south-west corner and tourelles to the south and north elevations, some of which remain although in a truncated form. The Hotel's triangular plot, its long south frontage facing the seafront and the site's sloping topography led to a building plan around an enclosed open well area and a different elevational treatment for the three main elevations (west, south and north). The narrow west elevation is dominated by the original tiered balconies and iron balustrading and columns which give a strong vertical design emphasis. The south elevation reflects the hierarchy of the Hotel's original uses with shops to Pier Hill, a wintergarden, a conservatory and the upper floors generally having reduced levels of detailing and emphasis. This has helped produce a strong horizontal design emphasis which contrasts with the west elevation.
- 5.5.4 St. John's Church contrasts with most of the buildings in Southend through its use of coursed rubble stone. The building has traditional church details, such as pointed arch windows. The building was first constructed in the 1830s but there are later extensions on all sides of the building which are generally sympathetic, except for an ashlar single-storey disabled WC addition to the north-west which contrasts in its finish.
- 5.5.5 Nos.1-4 Marine Parade built in 1796 is distinctive for its bow windows spanning first to second floors, hence No.4 also being known as 'Bow Window House'. The upper floors still reflect something of their Georgian character, through the elegant bow windows, curved dentil cornice and one curved metal canopy over a first floor window (the other four have been lost). The original timber sash windows have been changed to inappropriate uPVC and the ground floors have been subsumed by later 20th century amusement arcade shop fronts.
- 5.5.6 Nos.1-4 Marine Parade are a continuation of shops arranged down Pier Hill underneath the Palace Hotel. Most of these are vacant which gives the row an abandoned feeling. However, some original shop front features still remain to add character, including moulded pilasters dividing each shop and cornices.
- 5.5.7 The Pier Arches under Pier Hill have been revived in recent years and provide a row of vibrant cafes set in arched openings with shop signs painted on the arches. White painted walls, with accent colours for individual units, provide a bright appearance, with awnings, tables and chairs adding to the busy character. The pavement in front of the Pier Arches is red asphalt, patchy in places, leading to paving slabs in front of the Pier Lift.

# Character Analysis

*Materials and Details Palette: Pier Hill Area*



# Character Analysis

## Royal Terrace Area

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5.5.8 This includes Royal Terrace, Royal Mews and the Shrubbery. Being part of the Georgian 'New South End', it is dominated by the 'palace' frontage to Royal Terrace and its setting on the cliff top above the Shrubbery. It introduces a sense of calm formality in front of the terrace and of secluded informality in the Shrubbery which complement each other and make a marked contrast to the adjacent Pier Hill and High Street areas.

5.5.9 The 'palace' frontage of the Royal Terrace is of three-storeys plus basement, on a prominent site overlooking the Shrubbery and estuary. The return frontage to the High Street (Royal Hotel and Princess Caroline House), the stables in Royal Mews and the remainder of Royal Terrace complement the principal Georgian frontage. The design emphasises the two end properties (Royal Hotel and No.15) with increased height and a slight projection forward. But the main emphasis is given to the two centre properties through their painted timber pilasters, deeper cornices, enlarged second floor windows and more ornate door cases. Features contributing to the terrace's Georgian character include:

- Materials of stock brick with rendered ground floors and basement areas;
- Uniform cornice line and fenestration with emphasised end and centre properties,

- A 'piano nobile' of enlarged first floor windows and full-width first floor balconies and canopies (possibly added shortly after completion of the terrace, each with slightly different detailing); and
- Entrance doors and fanlights, most of which remain.

5.5.10 The buildings on the Royal Mews are former stables, now used as workshops or as residences. They are brown brick, though some have been rendered and painted, with slate roofs, one of which has been replaced with red clay pantiles. The terrace of buildings is low scale, with two short storeys. The original form of the buildings was with large timber double doors to the ground floor and small casement windows with a 'taking-in' door on the first floor for the hay loft. Some retain these while others have been converted with the insertion of sash windows and domestic doors for residential use.

# Character Analysis

## Materials and Details Palette: Royal Terrace Area



# Character Analysis

## Planned Estate Area

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5.5.11 This includes the area of the Cliff Town planned estate, roughly between Royal Terrace and Prittlwell Square/Runwell Terrace/Milton Place, and includes the buildings and open spaces of the original plan and of the subsequent infill. This zone is characterised by formal mid-Victorian residential estate architecture and a formal layout, with planting, open spaces, views and focal points. Together they give this zone a unity of design and a sense of relaxed formality. They were designed in different 'classes' of house, details of which are provided below:

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### *Class 1: 1-12 Clifftown Parade*



5.5.12 Designed as a three-storey plus semi-basement terrace of 12 houses in yellow stock brick with pale yellow brick detail to openings, and with a dog-tooth course below the eaves and string courses at first and second floor levels. Each house had a raised ground floor, reached by front steps to an open recessed flat-headed porch with decorative surround and a timber panelled entrance door with two glazed upper panels. To the side of the entrance is a canted brick bay, topped by a second floor balcony with cast iron railings to a uniform pattern for the estate, and French doors with two horizontal glazing bars and full height side windows to the balcony. Sliding sash windows with one vertical glazing bar to each sash except for the side windows to the bay and balcony. The terrace has a unified slate roof with hip ends and corbelled chimney stacks on the ridge at party walls with semi-circular pot separators. Each house has a rear three-storey extension with gabled roof. Front gardens were enclosed from the street by cast iron gates to a similar pattern as the balcony railings and a low brick wall topped by horizontal rails and cast-iron posts, and horizontal rails to side boundaries. Rear boundaries were originally stock brick walls. Each had rear vehicular access via an alley.

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# Character Analysis

*Class 2: 6-18 Devereux Road, 1-7 and 8-14 Prittlewell Square, 1-8 Capel Terrace, 1-8 Cashiobury Terrace and 1-8 Runwell Terrace*



*Class 3: 1-13, 15-39 and 45-57 Cambridge Road*



5.5.13 Designed as two-storey plus semi-basement terraces of seven or eight houses in yellow stock brick with pale yellow brick detail to openings, and with a dog-tooth course below the eaves and a string course at first floor level. Each house had a raised ground floor, reached by front steps to an open recessed arched porch and a timber panelled entrance door and with two glazed upper panels. To the side of the entrance is a canted bay with timber columns, topped by a first floor balcony with cast iron railings to a uniform pattern for the estate, and French doors with two horizontal glazing bars and full height side windows to the balcony. Sliding sash windows with one vertical glazing bar to each sash except for the side windows to the bay and balcony. The terrace has a unified slate roof with hip ends and corbelled chimney stacks on front and rear pitches at party walls with semi-circular pot separators. The original design of the rear elevations is uncertain, but may have varied from terrace to terrace. Front gardens were enclosed from the street by cast iron gates to a similar pattern as the balcony railings and a low brick wall topped by horizontal rails and cast iron posts, and horizontal rails to side boundaries. Rear boundaries were originally stock brick walls. Each had rear vehicular access via an alley, and open space to the rear, except for Capel Terrace on the edge of the Estate.

5.5.14 Designed to be roughly similar to Class 2 but with reduced plot widths and front garden depths, with a varied number of houses in each terrace and without easy rear access. First floor windows over porches had two vertical glazing bars, which at that time was an indication of lower status due to the relative cost of large panes of glass

# Character Analysis

*Class 4: 1-32 Scratton Road*



5.5.15 Designed to be roughly similar to Class 3, and backing onto them, but with slightly reduced plot widths, flat fronts without bays and balconies which were replaced by tripartite sliding sash windows. Main windows of the earliest terrace, Nos.1-13, have two vertical glazing bars; those of the subsequent terraces have one.

*Class 5: 1-15 Nelson Street*



5.5.16 Designed to be the shopping parade for the estate, with residential accommodation above ground floors, it echoes the residential terraces with its similar materials, detailing and ironwork but is given greater emphasis in its detailing. The front elevation has a mirrored design, with Nos.1-7 mirroring Nos.9-15. The terrace comprises semi-basements below the level of the raised pavement, ground floor shopfronts projecting in front of the main wall with continuous balconies and cast-iron railings, French doors and narrow full-height side windows to the first floor. A pitched slate roof rises above the first floor but is a secondary feature to the slightly projecting first and second floor gables which run back into the main roof. The second floor has an arched sliding sash window in each gable. Rear boundaries originally comprised stock brick walls and had access to the rear alley. These have a distinctly different design to the terraced houses.

# Character Analysis

## *Clifton Terrace*



5.5.17 Clifton Terrace, built shortly after the main estate, has similar characteristics. The houses are arranged as a terrace, built in brick with stucco ground floors and detailing around bay windows (though most of the buildings in the terrace have since been fully rendered). There are timber sash windows and large timber double doors with glazed upper halves. Delicate ironwork railings are positioned around the bays at first floor level. Its design shows the importance of the cliff-top position, with more imposing detailing, notably the roof parapet with decorative urns. Its original stabling remains in Clifton Mews to the rear and has an unusual arrangement of paired stables with hipped slate roofs and stock brick elevations.

5.5.18 Sun blinds and boxes over many balconies were added soon after completion and contribute to the estate's seaside architectural character.

5.5.19 Despite variations in design, the estate has a remarkable degree of design unity provided by:

- Uniform brickwork of stock brick with pale yellow brick detailing to openings and bays;
- Recessed arched porches and doors;
- Sliding sash timber windows;
- Roofs of terraces in slate with hip ends and prominent chimney stacks; and
- Similar cast iron balconies, boundary railings and gates. (Most of the boundary gates and railings were restored in a recent grants scheme.)

# Character Analysis

## *Materials and Details Palette: Planned Estate Area*



# Character Analysis

*Materials and Details Palette: Planned Estate Area (cont'd)*



# Character Analysis

## Piecemeal Development Area

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5.5.20 This includes the streets in the remainder of the Cliff Town estate, west of the planned estate. The zone is characterised by varied mid- to late-Victorian residential architecture of a diminishing scale from Clifftown Parade to Cambridge Road. With later infill buildings, the zone has a livelier visual character.

5.5.21 The buildings fronting Clifftown Parade represent a sub-zone with a greater flamboyance of seaside architecture and prominent balconies. Their varied balcony and bay designs give a lively frontage to the promenade and contribute to its attractive seaside character. They tend to be two or three-storeys but in a larger massing than elsewhere in the Conservation Area, being detached or semi-detached buildings. Details include a variety of bay windows, balconies, canopies and gables, with materials including stock brick, render, timber windows, doors and balconies in white or dark brown, and slate roofs.

5.5.22 More modest semi-detached Victorian villas predominate on the north side of Alexandra Road and the south side of Cambridge Road, while late-Victorian terraced houses are on the north side of Cambridge Road and Wilson Road. They have typical detailing and materials for the period which reflect to some extent the earlier development (stock brick, sliding sash windows and window columns, recessed porches, bays, slate roofs and prominent stacks). There are some exceptions where render is used or bricks have been painted and one notable exception of Stanton on the north side of Alexandra Road which has elaborately carved stone details. There is more variety of design on the north side of Alexandra Road and the south side of Cambridge Road at the east end, where there are some good Edwardian properties with leaded and stained glass to the doors and windows.

# Character Analysis

## Materials and Details Palette: Piecemeal Development Area



# Character Analysis

*Materials and Details Palette: Piecemeal Development Area (cont'd)*



# Character Analysis

## Southend Cliffs Area

5.5.23 This includes the Cliff gardens between Clifftown Parade and Western Esplanade and between the steps opposite St. John's Court and Westcliff Parade (outside the Conservation Area). The zone is unified by its use as planted public open space, its function as part of the resort and the views it offers of the Estuary. However, it has two subzones with distinctly different characters. The flat cliff-top section adjacent to Clifftown Parade has a more formal and open layout which relates to the promenade function of Clifftown Parade, whilst the cliff slope (mostly outside the Conservation Area) generally has an informal arcadian character with a predominance of mature trees. The two sections of the Cliff Gardens together have a relaxed character as part of the resort and provide the setting for much of the Conservation Area.

## Materials and Details Palette: Southend Cliffs Area



# Section 6.0

## Management Plan

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# Management Plan

## 6.1 Introduction

6.1.1 This section highlights issues and threats within the Clifftown Conservation Area, as well as opportunities to enhance its special historic and architectural interest. It begins with a Conservation Vision, summarising the aims for the future of the Conservation Area. Issues and opportunities are described, and recommendations provided for the reduction or removal of threats to the Area's special interest. The section concludes with guidance on how to go about the sensitive repair and alteration of materials, details and features characteristic of the Conservation Area. Alterations, repairs or new development should follow this guidance to help preserve the special interest of individual properties and the Conservation Area.

## 6.2 Conservation Vision

- 6.2.1 The Clifftown Conservation Area will be a delightful place to live, with its architectural and historic qualities contributing to the character of the area.
- 6.2.2 The area will remain predominately residential with a small number of complementary uses, such as places of worship, hotels and cafes. Office use will be concentrated on Nelson Street.
- 6.2.3 The buildings will be in good condition, with inappropriate alterations reversed, and traditional materials and details used for features such as walls, windows, roofs and doors.
- 6.2.4 New development will be of a scale and form, with materials and details which reflect the characteristics of the Conservation Area. Redeveloped buildings within the setting of the Conservation Area will also be designed appropriately for its special interest.
- 6.2.5 Street furniture will be reduced to a minimum and will be of high-quality design.
- 6.2.6 Prittlewell Square gardens, the Bowling Green, landscaping adjacent to the promenade and St. John's churchyard will be retained and maintained as attractive areas of green space. Where there are front gardens or forecourts, these will be attractively planted and/or landscaped, with (where appropriate) off-street parking sympathetically designed.
- 6.2.7 Views out to the estuary and of key buildings in the Conservation Area will be retained and enhanced.

# Management Plan

## 6.3 Issues, Opportunities and Recommendations

### Condition

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- 6.3.1 The location, setting and style of buildings provides high amenity value for residents and property owners in the Conservation Area. There is generally a good level of building maintenance. A few minor areas of maintenance and repair are required to buildings and their repair will be encouraged as opportunities arise.
- 6.3.2 The condition of the surfacing of some streets, mews and alleys is poor in some instances, through a lack of appropriate maintenance and damage caused by tree roots growth. Some pavements have been resurfaced in recent years with red tarmac, which provide good quality and visually cohesive surfaces in the public realm, although the pavement in front of Pier Arches is patchy in places.
- 6.3.3 Two of the houses on the Royal Terrace have had scaffolding up on the main façade for some time, which detracts from the appearance of the group, though planning applications for refurbishment were under consideration at the time of writing in 2019.

- 6.3.4 Fires at the Alexandra Yacht Club and Esplanade public house in recent years have affected the setting of the Conservation Area and are a timely reminder of the devastation fire can cause. The Yacht Club site is no longer considered a development site because of cliff instability (see Section 6.3.75 for more details). The Esplanade public house site remains an eye sore in the setting of the Conservation Area. In addition, since the 1950s, the Pier has suffered several damaging fires at both the shore and sea ends, including one in October 2005, although has since been repaired and remains an important landmark for Southend.

### Recommendations

- 6.3.5 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live and work.
- 6.3.6 Owners should undertake regular maintenance and checks to prevent problems from occurring and protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.7 Maintain or resurface damaged street surfaces with appropriate materials.
- 6.3.8 Follow guidance in Section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.

# Management Plan

## Examples of Features in Poor Condition



Windows and paintwork in poor decorative condition



Paintwork in poor decorative condition



Driveway and original polychrome tile path in poor condition



The burnt-out former Esplanade public house in the setting of the Conservation Area



Building on the Royal Terrace with long-term scaffolding which detracts from the setting

# Management Plan

## Vacancy

- 6.3.9 There a small number of buildings within the Conservation Area which are vacant. This includes three buildings situated on the Royal Terrace which have been vacant for some time (though planning applications are under consideration for all properties at the time of writing in 2019), as well the northernmost office on the west side of Nelson Street. The row of shops under the Palace Hotel are also vacant. Vacant buildings look unattractive and give an air of neglect to the Conservation Area.
- 6.3.10 Vacancy can lead to issues with condition as without regular inspections of the building small problems go unnoticed and can turn into larger issues. This can be seen on one of the Royal Terrace buildings which has vegetation growing out of the gutters, deteriorating timberwork and paintwork.
- 6.3.11 Vacant buildings can also be a target of vandalism.
- 6.3.12 Finding new uses for these buildings and encouraging restoration and regeneration will be a significant enhancement for the buildings themselves and for the Conservation Area.

## Recommendations

- 6.3.13 Encourage good design and the maintenance of buildings in good condition, as well as take enforcement measures against inappropriate change, in order to bring about positive change gradually which will enhance the area and bring in new uses.



Vacant building on the Royal Terrace, suffering from poor condition, such as blocked gutters and deteriorating timberwork



Vacant office at the north end of Nelson Street, with the only surviving original shop front remaining under the hoarding



Poor condition of rear yard of vacant building on Nelson Street



Vacant shop units underneath the Palace Hotel

# Management Plan

## New Development

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- 6.3.14 Late-20th century buildings within the Conservation Area are mixed in quality. Two large scale tower blocks at the west end of the Conservation Area are particularly out of scale and harm its setting. The bulky Royals shopping centre with its relatively inactive sea facing façade has an overbearing scale. All these buildings do not relate well to the character of the Conservation Area in terms of scale and materials.
- 6.3.15 Within the Conservation Area there are some examples of good new design. However, there are also several larger scale buildings from the late-20th century which are not well designed for their context, with bulkier massing over larger plots. These are particularly located on Alexandra Road. The late-20th century Seven Hotel extension (formerly a nursing home built in the 1970s) is somewhat out-of-keeping with the Conservation Area but has had a high-quality renovation recently which has helped to reduce its impact.
- 6.3.16 Ad-hoc extensions to the rear of some buildings, particularly visible on Nelson Mews, are unsympathetic in terms of scale, design and materials.
- 6.3.17 There is vacant plot to the west of the Pier lift on which formerly stood a fish and chip restaurant. This gives a negative element to the setting of the Pier head. An application for constructing a single storey restaurant on the site was permitted in 2019.

- 6.3.18 There are no gap sites within the Conservation Area, other than the vacant plot above and the remains of the Esplanade public house in the Conservation Area's setting, so there is limited scope for new development. However, there is pressure for sub-division of plots creating a greater density of properties, which puts pressure on parking and can include overly large rear extensions that can visually impact the Conservation Area. Additionally, redevelopment or replacement of existing modern buildings in the setting of the Conservation Area presents an opportunity to revive frontage character and provide good quality buildings which relate well in terms of scale, form, materials and details.

## Recommendations

- 6.3.19 New buildings within or in the setting of the Conservation Area should be appropriate in materials, scale, detail and massing to the street on which it is located and should preserve important views.
- 6.3.20 The majority of buildings in the Conservation Area have front gardens so any new development should include landscaping to the front with the building line set back from the street.
- 6.3.21 The Council will not approve applications for new developments which detract from the special interest of the Conservation Area.
- 6.3.22 The Council will use enforcement powers where necessary to prevent or reverse inappropriate new development.
- 6.3.23 Heritage Impact Assessments should be undertaken for new development in the Conservation Area.

# Management Plan



Building to the rear of No.1 Cambridge Road is an example of good new design within the Conservation Area



The car park and Royals shopping centre are inappropriate in scale for the setting of the Conservation Area



Seven Hotel has been recently refurbished which mitigates the impact of this out-of-character building

# Management Plan



Unsympathetic larger scale building on Alexandra Street



Unsympathetic extensions on Nelson Mews



Tower blocks to the west of the Conservation Area harm its setting

# Management Plan

## What is a Heritage Impact Assessment?

**Heritage Impact Assessment (HIA)** is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a Conservation Area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any identified negative impacts.

## Inappropriate Alterations

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6.3.24 Throughout the Conservation Area change has taken place to historic buildings which had eroded their character and appearance. These changes reduce the coherency of appearance of groups of houses or can be detrimental to the condition of the building in the long-term. Changes are more apparent in those areas of the Conservation Area to the north-west which are not subject to an Article 4 Direction (see further details below). The replacement of these features with designs and materials which reflect the historic form of the building would enhance their appearance. Examples include:

- uPVC doors and windows, especially where they are of a different design to the original, such as timber sash windows being replaced by uPVC windows with top-hung casements. As well as being visually out-of proportion with the historic façades, uPVC limits the breathability of historic buildings. This is an important trait of historic buildings, where original materials are more permeable than modern materials, ensuring that moisture does not get trapped within walls, which would cause issues with damp;
- Oversized shop fronts and fascias in garish colours. The most obvious example is to 1-4 Marine Parade with the massively oversized amusement arcade frontage. The oversized fascia to the ground floor of Nos.3-5 High Street is also not particularly sympathetic, though some parts of an older shop front remain, such as leaded glazing. Several of the shop fronts of the east side of Nelson Street have been replaced with ill-proportioned modern frontages;

# Management Plan

- Changes to roofing materials, for example slate to artificial slate or concrete tiles;
- The infilling of recessed porches with doors;
- Painting or rendering, including pebbledash render, of historic brickwork;
- Cement pointing replacing lime mortar. This is another modern material which lacks breathability and can lead to the erosion of surrounding stone or brickwork as moisture evaporates through the masonry rather than the pointing;
- The loss of boundary treatments, occasionally in this Conservation Area to be replaced with hardstanding for car parking (see Sections 6.3.45 to 6.3.53 for more details);
- Mansard roofs or additional floors added to individual buildings within terraces which disrupt the visual continuity of the row and are particularly obtrusive and harmful;
- The loss of original front doors and steps up to the entrances. On 9-13 Cambridge Road the doors have been replaced with windows and the steps removed, reasonably sympathetically and with well-planted gardens in front to reduce the impact. However, done in a less sympathetic manner the removal of these features could be very intrusive;
- Ad-hoc addition of features such as satellite dishes, security cameras, burglar alarms eroding the character of front elevations;
- Fire escape stairs added to the rear of houses which have been converted to flats; and
- Infilled balconies or the replacement of original metal balcony railings with glazing.

## Recommendations

- 6.3.25 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past.
- 6.3.26 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.27 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.
- 6.3.28 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.
- 6.3.29 The rear elevations of some terraces are visible to the public from streets, mews or alleys and their treatment also needs to respect the traditional designs, materials and boundary enclosures.
- 6.3.30 Seek the improvement of commercial ground floor frontages.

# Management Plan

## *Inappropriate Alterations*



Satellite dishes and uPVC windows are unsympathetic to front elevations of historic buildings



Glazed balconies, infilled recessed porch and sunken driveway for a garage are inappropriate alterations to this house



Unsympathetic shop front alterations in Nelson Street



The painting of these houses, addition of ad-hoc dormers and uncoordinated boundary treatments have eroded the character of this terrace on Alexandra Street



Unsympathetic garages and fire escape stairs



Mansard roof interrupting the rhythm of the roofscape of this terrace

# Management Plan

## *Inappropriate Alterations (cont'd)*



Unsympathetic pebble dash render and painting over the original brick façades



Inappropriate uPVC windows



Inappropriate uPVC material and style of opening for windows



Window frame of timber but with inappropriately proportioned glazing bars



Filled in recessed porch



Removal of front steps and conversion of door to window on Cambridge Road

# Management Plan

## Public Realm, Car Parking and Traffic

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- 6.3.31 On-street parking is over-dominant in some streets, particularly Clifton Terrace with the car park provides a poor setting for the listed buildings on Clifton Terrace and the Royal Terrace. The car park next to the Royal Mews is also a utilitarian setting for these interesting former stables. There is a residents' permit scheme for those residing on most streets in the Conservation Area, but the use of parking by non-residents and parking charges increases the pressure for off-street parking and therefore the erosion of character. The width of the roads and the coverage of trees does help to mitigate the impact of on-street car parking somewhat. Parking bays also increase the need for intrusive painted lines on the road surfaces.
- 6.3.32 The area serves as a through route to and from the town centre and some of its residential streets experience a level of traffic which harms its historical character. By contrast pedestrian links from the Conservation Area to the High Street are poor in places, particularly from Nelson Mews and Royal Mews.
- 6.3.33 Measures to control traffic are not always sensitive to the historic character of the area, such as reflective bollards seen in views east along Cambridge Road towards the church on Nelson Street. Street signage and other functional street furniture, such as parking metres, are standard designs which are unsympathetic to the character of the area and can create visual clutter.
- 6.3.34 There are some good and historic surfaces, including the original York stone paving on Nelson Terrace and modern versions on the Royal Terrace. Mews and alleys also have good historic surfaces, including Staffordshire blue clay pavers. Newly resurfaced red tarmac pavements and black tarmac roads are good quality. Cracked paving slabs and patched tarmac elsewhere would benefit from replacement and repair. There are good granite kerbs throughout most of the Conservation Area.
- 6.3.35 The historic lampposts in the Conservation Area are a significant feature. Some could benefit from repainting where paintwork has flaked. New lampposts have been installed in most of the Conservation Area, which are traditional in design and appropriate to the historic character of the area. This approach should be rolled out to any areas where there are utilitarian modern lampposts remaining.
- 6.3.36 The listed shelters on the promenade contribute significantly to the character of the Conservation Area. They can be subject to vandalism, such as fires. Others appear to be often used as smoking shelters and are therefore littered with cigarette butts as a result. The telephone box on the corner of Capel Terrace has suffered from vandalism in the past but has been refurbished by residents.

# Management Plan

## Recommendations

- 6.3.37 Improvements to standards of street signage should be made, with bespoke designs where possible.
- 6.3.38 Traditional style lampposts should be used throughout the Conservation Area.
- 6.3.39 Reduce street clutter to the minimum needed for safety.
- 6.3.40 Improve surfacing of pavements with reference to the Southend Streetscape Manual SPD3.
- 6.3.41 Carry out an audit of street surfaces to establish a palette of materials to be used for repairs, reinstatement and altered layouts (e.g. crossovers and build-outs).
- 6.3.42 Carry out an audit of street furniture and their original colours schemes, and highway signage to establish a programme of rationalisation, repair, replacement with appropriate designs and the use of traditional colours.
- 6.3.43 Road markings should be the minimum necessary for safety and yellow lines should be 50mm wide in primrose.
- 6.3.44 Seek improvements to pedestrian links from Nelson Mews and Royal Mews to the High Street.



**Modern lamppost in an historic design appropriate to the character of the Conservation Area**

# Management Plan

## Public Realm, Car Park and Traffic



On-street car parking, somewhat mitigated by the wide street and shelter of the trees



Unappealing pedestrian link through to the High Street from Royal Mews



Cracked paving slabs



Cigarette butts littering one of the shelters on the promenade



Shelter which has suffered fire damage caused by vandalism



Cluttered junction at Scratton Road with the bridge to Hamlet Road

# Management Plan

## Loss of Front Gardens and Boundary Walls

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- 6.3.45 Concentrated to the north-west of the Conservation Area, many properties have suffered from the loss in part or in full of traditional enclosed boundaries and planted front gardens to provide off-street parking. This provides a harsh built landscape and puts the focus on cars in the streetscape.
- 6.3.46 Parking can be provided in front-gardens sympathetically with the retention of part of the boundary wall or fence, potentially with a gate, and with the retention of planting to soften and screen views of parked cars.
- 6.3.47 There are excellent boundary fences and gates, either original or recent replicas, within the eastern half of the Conservation Area. However, elsewhere there is a wide variety of boundary treatments, creating an uncoordinated appearance. Some boundary treatments are inappropriate because they are too high or solidly built. While these are better than no boundary enclosure at all, metal railings, low brick walls topped by metal railings or low brick walls are likely to be the most appropriate boundary treatment to the front of properties.
- 6.3.48 Boundary enclosures have also been lost to the rear of buildings on mews and alleys, where modern garages and large parking areas create a harsh and cluttered appearance.

- 6.3.49 There is also a threat to front gardens from the use of basements of houses as flats (see below for more details). In a small number of cases the front garden has been excavated in full or in part for a sunken patio serving the flat, which results in a harsher surface and the loss of greenery. One property also has a garage door inserted in the basement, together with a sloping driveway down from road level, which causes significant harm to the Conservation Area and should not be replicated.

## Recommendations

- 6.3.50 Take opportunities to reinstate appropriate boundary enclosures to front gardens, alleys and mews. The circular pattern cast-iron railings are encouraged in the planned Estate part of the Conservation Area, though would not be appropriate elsewhere.
- 6.3.51 Enhance the quality of front gardens by removing insensitive hardstanding surfaces and encouraging planting.
- 6.3.52 Where off-street parking is permitted in front gardens, boundary treatments should be partly retained and planting should be used to enhance the areas.
- 6.3.53 Front gardens or forecourts without greenery would benefit from their introduction.

# Management Plan

## *Loss of Front Gardens and Boundary Walls*



Garages and parking areas which erode the boundary enclosures to the rear of properties



Example of a good boundary wall within the western (non-planned Estate) part of the Conservation Area



Off-street parking bays create a hard setting for historic buildings, though somewhat softened by flanking hedges



A poorly maintained off-street parking bay



Good examples of off-street parking bays which have replica cast-iron fences and gates and have good quality planting



A good example of an off-street parking bay which has a replica cast-iron fence and gate and has good quality planting

# Management Plan

## Article 4 Directions

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6.3.54 Article 4 Directions, removing certain permitted development rights, should be considered to control inappropriate development and encourage restoration of historic features. The analysis of inappropriate alterations has shown that most of the poor changes have been to the north-western part of the Conservation Area where there is currently no Article 4 Direction.

## Recommendations

6.3.55 An Article 4 Direction should therefore be considered for the remaining historic buildings within the Conservation Area that are not currently controlled by the existing Article 4, in order to control inappropriate development and encourage restoration of historic features (see Map K). Buildings which are proposed for inclusion within the Article 4 Direction are:

- o Alexandra Road: Nos.84-98 (even); Nos.104-146 (even); No.89; Nos.95-103 (odd);
- o Alexandra Road Mews West: Garages adjacent to 89 Alexandra Road
- o Cambridge Road: Nos.59-93 (odd); Nos.30-38 and 44-88 (even);
- o Milton Place: Nos.1 and 2;
- o Runwell Terrace: Nos.9-14 (odd and even);

- o Scratton Road: No.106; Nos 33, 34 and 35; and
- o Wilson Road: Nos.5-27 (odd); Nos.2-14 (even).

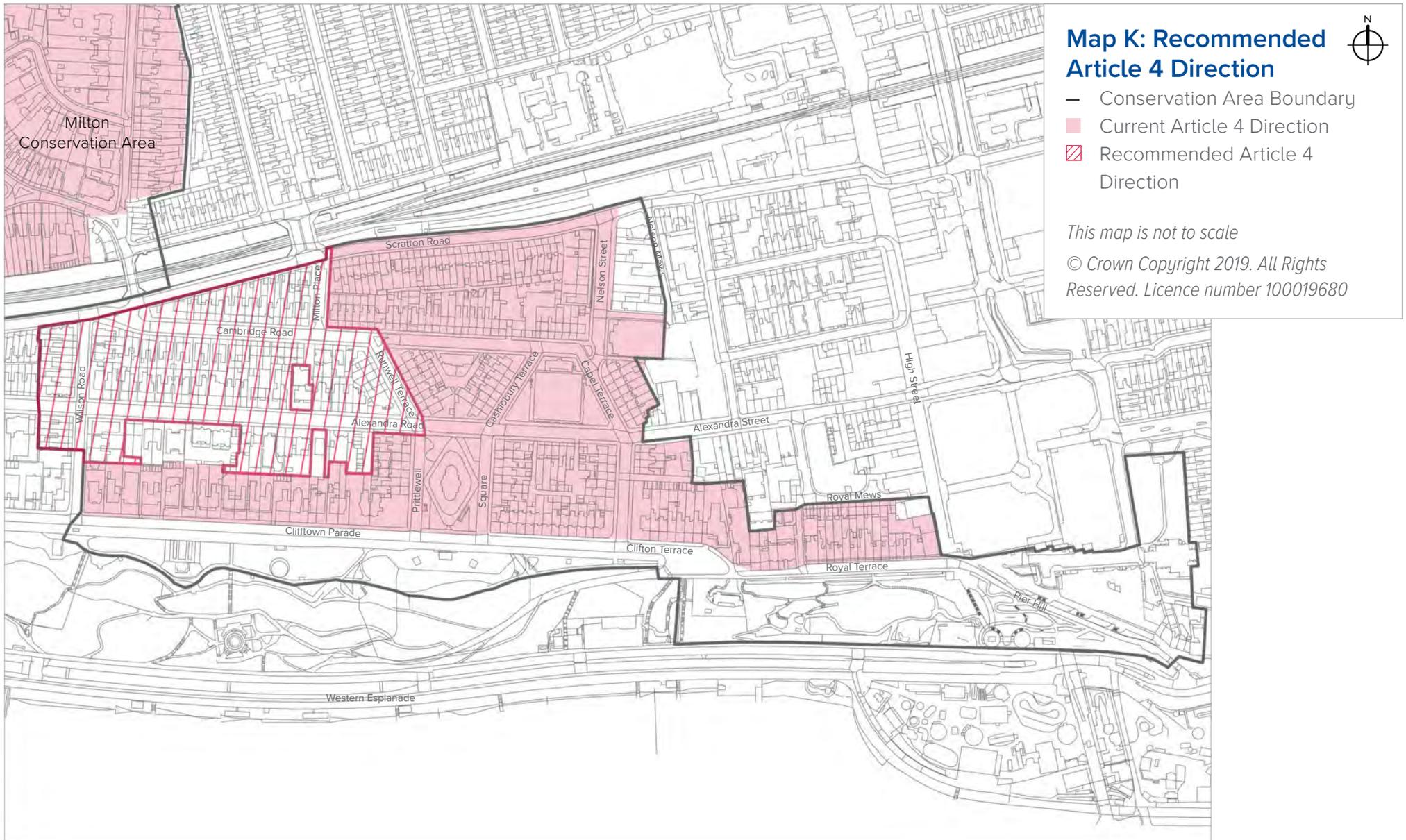
6.3.56 The removal of permitted development rights should include the same items as included in the existing Article 4 (reproduced in Sections 3.3.15-3.3.17).

6.3.57 Modern buildings would be excluded from the Direction.

6.3.58 The Direction should also be extended to include the replacement or alteration of doors in addition to windows which are already included. The alteration or demolition of chimneys should also be included.

6.3.59 These Article 4 Directions are recommended but their designation lies outside the scope of this appraisal.

# Management Plan



# Management Plan

## Green Space and Trees

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- 6.3.60 The green spaces of Prittlewell Square gardens, St. John's churchyard and the bowling green are excellent, with no particular issues.
- 6.3.61 Tree planting along streets adds to the pleasant green atmosphere of the Conservation Area. However, tree roots can cause damage to pavement surfaces and the canopies can cause overshadowing. Street trees need to be regularly maintained.
- 6.3.62 Planting in front gardens contributes to the appearance of the Conservation Area and is encouraged. New planting in front yards or gardens which lack any planting would be to the benefit of the street scene and planting will be encouraged in new development.

## Recommendations

- 6.3.63 Retain and maintain trees in the Conservation Area and the green spaces of Prittlewell Square gardens, the bowling green and St. John's churchyard.
- 6.3.64 Front gardens or forecourts without greenery or landscaping would benefit from their introduction.
- 6.3.65 Landscaping must be included in new development.

# Management Plan

## Views

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- 6.3.66 Views within and out of the Conservation Area are key features. There are excellent views and vistas out over the estuary and to the Pier. One of the design features of the planned Estate was that views of the water should be possible from all houses, hence the diagonal layout of some of the streets. Views southwards along streets to the estuary are therefore also important to maintain. Some planting in the Cliff Gardens restricts views out and maintenance will be important to retain key views out between trees, though trees should not be lost.
- 6.3.67 Key landmark buildings, including the Palace Hotel, the Pier, Royal Terrace and the Cliff Town Congregational Church should remain prominent features in views.

## Recommendations

- 6.3.68 Views out to the estuary and Pier, as well as of key landmark buildings, should be retained and enhanced.
- 6.3.69 New development within and in the setting of the Conservation Area should have regard to these key views, including those identified in Policy DS2: Key Views.



Views southwards along streets to the estuary are important to retain

# Management Plan

## Uses

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- 6.3.70 The best use for an historic building is usually the one it was originally designed for as changes of use can result in greater pressure from inappropriate alterations.
- 6.3.71 Within the Cliff Town Conservation Area most buildings retain their original uses, though there have been some conversions of buildings, such as the Clifftown Church to a stage school and performance venue, some houses to hotels and a former synagogue to a nursery. The key pressure from alteration of uses in Cliff Town is the splitting of houses into flats. In some cases, the houses were originally designed to accommodate flats. In most cases, particularly in the planned Estate part of the Conservation Area, this has been done discreetly, with basement flats accessed via an extension to the garden path and doors located adjacent to or under the front steps for the house above. The façades generally continue to be read as a single dwelling. However, in some cases the accesses are more obvious, with altered doorways and the addition of French doors to original windows, or the excavating of larger pathways or patios serving the basement flats. There is also pressure for large rear extensions and roof accommodation to create new units when buildings are split into flats, which could have significant negative visual impact on the Conservation Area.

## Recommendations

- 6.3.72 Changes of use should be appropriate to the building in which they are housed and should not result in inappropriate alterations or overscaled extensions to the building.
- 6.3.73 Basement flats should not result in excavation of front gardens or overly obvious additions to the basement elevation.
- 6.3.74 Changes of window and door design, as well as the wall treatment, on houses split into flats should be consistent to ensure a visually cohesive elevation and the maintenance of the overall character of the property.



Excavated front garden for a patio for a basement flat



Discreet and good quality basement flat access

# Management Plan

## Cliff Instability

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6.3.75 The cliffs have suffered from subsidence in recent years. In 2003 this resulted in the loss of the bandstand (removed to Priory Park) and the need to obtain substantial funding for cliff stabilisation and regeneration. The cliffs in this area have since been shored up, most recently in 2015. The cliffs are generally stable but still vulnerable to an extent. These slippages affect the setting of the Conservation Area.

## Locally Listed Buildings

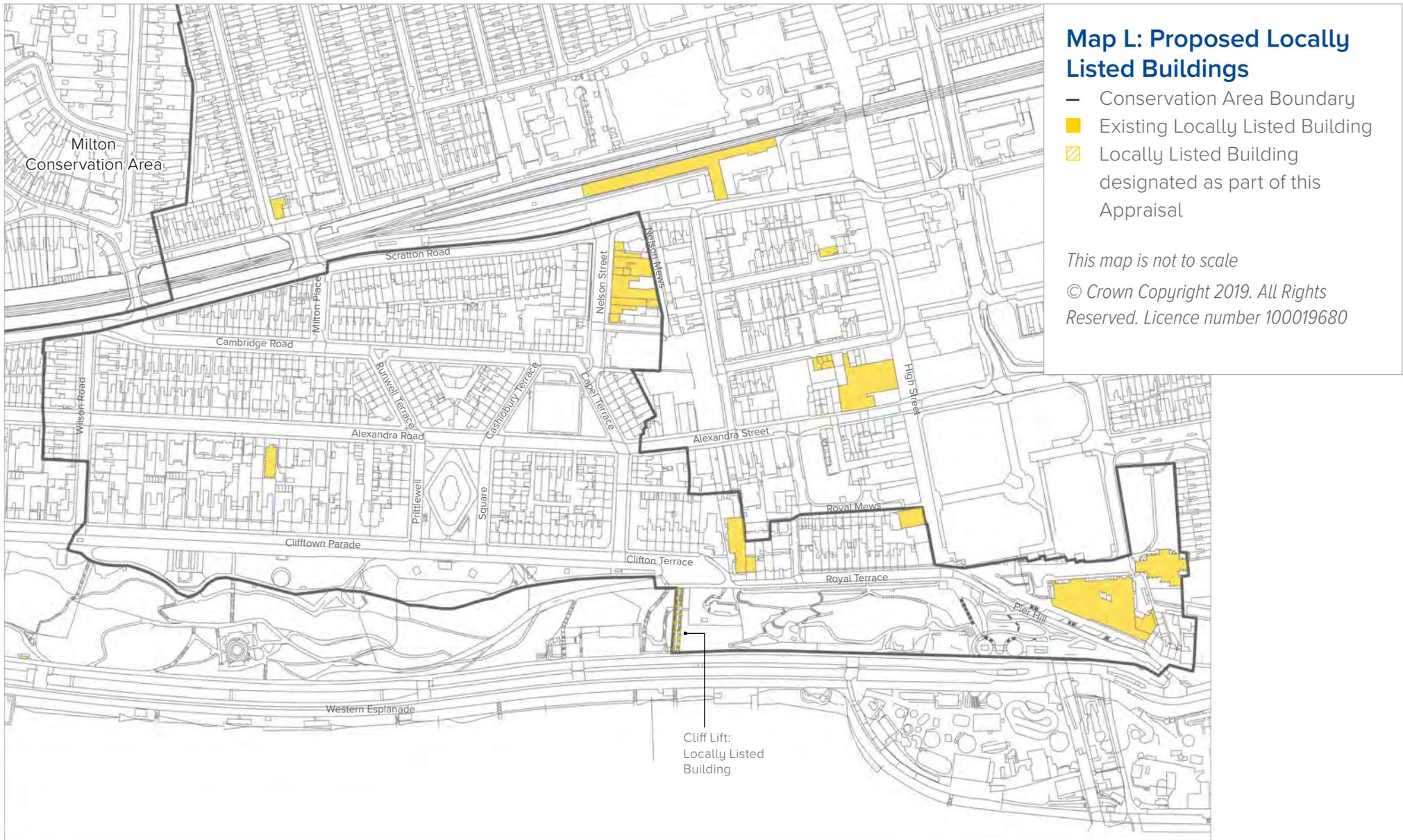
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6.3.76 There are several Locally Listed Buildings within the Clifftown Conservation Area. The Cliff Lift is not currently Locally Listed. However, the building has historic and architectural interest which make it a candidate for the List. It was built in 1912 by Waygood and Co. to transport people from the Western Esplanade up to Clifftown Parade and has become a tourist attraction which demonstrates the history of the town as a popular destination in the late-19th/early-20th century. It is an unusual structure with attractive architectural details, such as decorative metalwork railings and ridge to the roof, as well as having technological interest.

## Recommendations

6.3.77 The Cliff Lift (shown on Map L) was recommended for consideration for the Local List during the Appraisal process and has been designated as a Locally Listed Building.

# Management Plan



# Management Plan

## Boundary Proposals

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6.3.78 Councils have a duty to review the boundaries of Conservation Areas every so often to ensure that the special interest is not devalued by the inclusion of areas which are not of special interest. The interest can change over time as negative alterations take place or as more understanding is gained of the importance of areas adjacent to the boundary that were not previously recognised as having special interest.

6.3.79 Those sections of Alexandra Road and Cambridge Road west of Wilson Road, outside the Conservation Area, were part of the Cliff Town estate's piecemeal development. However, their houses were not developed until about 1900 and their design, materials and plot widths do not relate well with the predominant character of the estate. The blocks of flats on the south side of Alexandra Road are also out of character with the Conservation Area. Wilson Road, therefore, remains the appropriate western boundary for the Conservation Area.

6.3.80 The Cliffs outside the Conservation Area have special interest. However, the formal landscaped area adjacent to the promenade at the top of the Cliffs has the greater visual relationship to the Conservation Area and remains an appropriate boundary.

6.3.81 Some of the buildings/extensions to the rear of the eastern side of Nelson Street were considered for removal but most are joined on to existing buildings which do merit inclusion in the Conservation Area. The continued inclusion of this area could aid in encouraging positive change to enhance the buildings.

6.3.82 All other parts of the Conservation Area continue to have special architectural or historic interest and therefore no boundary changes are proposed.

# Management Plan

## 6.4 Guidance on Alteration and Repair

6.4.1 The following advice applies to the features of particular importance to the character of the Clifftown Conservation Area, where they are visible to the public. Those with properties in the Conservation Area, should follow this guidance when considering changes to help keep individual properties and the area special.

### Key Principles for Guiding Change

**6.4.2 Maintenance:** regular maintenance is needed to protect original features. But if more extensive work is found necessary, repair rather than replacement should be the first option and will often be better value.

**6.4.3 Materials and Designs:** when considering alterations or repairs to the property, original materials and designs should be respected.

**6.4.4 Enhancement:** take the opportunity to enhance properties when considering alterations, by restoring any missing features and improving poorly designed alterations of the past.

## Windows

6.4.5 Traditional windows, especially timber sliding sashes on Georgian and Victorian buildings, and timber casements on Edwardian buildings, are vital for the character of the Conservation Area. Original windows can be given a new lease of life by overhauling them and installing draught proofing brushes in the sash rebates. Secondary glazing may also be acceptable if it is unobtrusive. Advice should be sought from the Council's Planning Department.

6.4.6 If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed and advice sought from the Council's Planning Department before undertaking any works, should planning permission be required. For most buildings, slimline double glazing within timber frames is acceptable if the external appearance is unaltered, and the metal frames and seals are not visible. This will need to be demonstrated in planning application drawings including existing and proposed large scale sections of key elements. Non-traditional materials, especially plastic, cannot match traditional timber windows and are normally not acceptable.

# Management Plan

6.4.7 To safeguard the building's character, new windows should normally:

- Be of good quality softwood;
- Be painted (not stained);
- Copy the original pattern of glazing bars and horns, if any;
- Glazing bars should be built into the sash and not stuck on to the glass;
- Use the original method of opening;
- Retain or restore the dimensions of the original window opening and the position of the frame within the opening. Most openings are well-proportioned and most frames in older brick buildings are well set back from the face of the wall to give weather-protection, shadow and character;
- Give adequate ventilation which is not visible (e.g. trickle vents); and
- Retain decorative surrounds.

6.4.8 For good quality softwood, Historic England's recommendation of slow grown Scots Pine or Douglas Fir should be followed. This has greater durability than other softwoods. However, chemically modified and stabilised softwood can also offer the same durability.

6.4.9 Where uPVC replacement windows already exist, the Council may consider replacement with uPVC provided that there is an enhancement to the character and appearance of the Conservation Area, for example an improved design which better reflects the original detailing.

6.4.10 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repairupgrading/>

# Management Plan

## Doors and Porches

- 6.4.11 Original front doors of Georgian, Victorian and Edwardian buildings are well proportioned and have good detailing. They tend to be larger than standardised modern doors, sometimes have a fanlight or leaded/stained glass panels, and help to give the property distinction. Original front doors should normally be retained and repaired when necessary. If this proves impossible, the new door should be solid timber, painted not stained, similar in design and dimensions to the original and should not have an over emphasis on glass. Original decorative surrounds to porches and doors should be retained.
- 6.4.12 Recessed porch areas give shadow and interest to the face of many buildings and should not normally be enclosed with doors, gates or new porches. New porches will only be acceptable where they complement the original design of the façade and use traditional materials. Where a house is being converted to flats, the original entrance door should be retained or restored. Entrance doors to individual flats should be contained within the building behind the original entrance, unless they are a discreetly located basement flat entrance.

## Balconies

- 6.4.13 Iron balconies are attractive features of the Conservation Areas and should not be altered. Unfortunately, some have been replaced with glazed balustrades or timber with varying success and the character of each property has in some cases been impaired. Occasionally balconies have been replaced with bay windows extended from the floors below. If repairs are needed, consider reinstating the original style of balcony. For example, historic photos and old patterns of iron railings are often available and reinstatement would greatly add to the character of the property. Some balconies in Clifftown have successfully been restored in this way. The circular balcony design is only relevant for use within the planned Estate part of the Conservation Area.

# Management Plan

## Outside Walls and Decoration

6.4.14 Yellow or brown stock brick and soft red brick are typical local materials and give attractive 'warm' tones and texture to façades. They are sometimes combined for decorative effect.

6.4.15 Facing brickwork, therefore, should not normally be rendered or painted. If it suffers from damp, dirt or deterioration, alternatives should first be considered, such as cleaning with an appropriate solvent and repointing. Cement-based render and non-porous masonry paints might increase problems of damp by trapping moisture within the brickwork. If brickwork has already been painted, it may be possible to clean it off, and in such instances discussion should be had with the Council's Conservation Officer before undertaking any works, to ensure that the proposed method will not damage the face of the bricks.

6.4.16 Repointing also needs care. It should match the colour and style of the original and not extend over the face of bricks or make joints appear wider. To achieve this it may need to be slightly recessed. The mortar mix needs to include lime and be the right strength for the bricks. Too strong a mix will force damp into the bricks and damage their surface.

6.4.17 Decorative features, like brick arches to openings, mouldings to window and door surrounds, string courses, friezes, cornices and stone or terracotta panels, which add interest to buildings should be retained.

6.4.18 Where stone is the principal building material, this should also be retained and the principles regarding cleaning, painting/rendering over and repointing also apply.

# Management Plan

## Roofs and Chimneys

- 6.4.19 In Clifftown Welsh slate is the typical roof material for historic buildings, though some have now been replaced with concrete tiles. Slate is a natural material which weathers well to produce attractive roof surfaces. It gives unity to terraces or semi-detached buildings and helps establish the character of the Area.
- 6.4.20 Re-roofing should reinstate the original materials and designs. For slate roofs, it may be possible to re-use some of the existing slates to help keep costs down. Spanish slate may be an appropriate cheaper alternative to Welsh slate.
- 6.4.21 Stacks and pots usually emphasise the roofline and, in most cases, should not be removed. Some stacks have moulded detailing which adds to the character of the property and should be retained. Chimneys are an important part of the character of buildings and should not be removed.

## Hardstandings and Boundaries

- 6.4.22 Front gardens should be maintained as planted areas wherever possible. The appearance of some properties has been eroded by the loss of traditional front boundaries, usually brick walls and stone copings often topped by railings. Their restoration would enhance Conservation Areas and is encouraged. The circular railing design is only relevant for use within the planned Estate part of the Conservation Area.
- 6.4.23 Hardstandings in front gardens or forecourts harm the appearance of individual properties and the Area's character if badly designed. They will only be acceptable if there is adequate space in the garden or forecourt to allow a good design incorporating a suitable surface, landscaping and partial enclosure of the frontage with a traditional boundary wall (such as cast-iron fences or a low brick wall with railings on top), and no reasonable alternative to parking is possible. Hardstandings should not involve the loss of mature trees. Planning permission will be required for any conversion of front gardens to parking.

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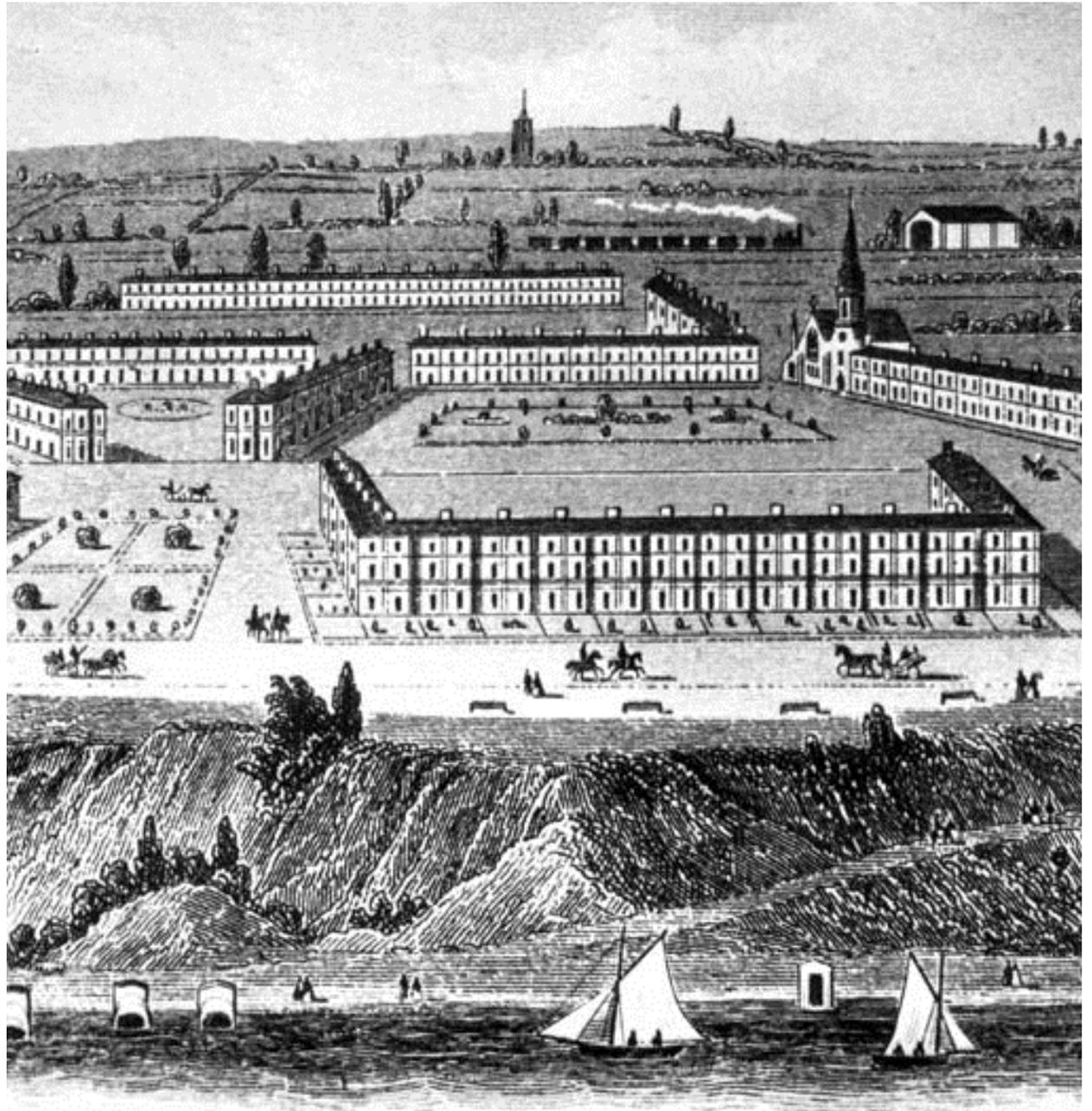
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# Appendices

A: List Descriptions

B: Building-by-Building Descriptions



*New Town: Southend.*

# Appendix A

## List Descriptions

### 1-3 Marine Parade

Grade: II

List Entry Number: 1306884

Date first listed: 23-Aug-1974

MARINE PARADE 1. 5219 Nos 1 to 3 (consec) TQ 8885 7/79 II GV 2. A late C18 or early C19 stuccoed house with a parapet and modillion cornice. 3 segmental bays project on the front and rise through the upper 2 storeys. 3 storeys and attics. The windows are partly double-hung sashes and partly casements. The 1st storey windows have swept canopies round each bay. The ground storey has C20 shops. Roofs slate, with 3 flat headed dormer windows. Nos 1 to 4 (consec) form a group.

### 4 Marine Parade

Grade: II

List Entry Number: 1112715

Date first listed: 23-Aug-1974

Date of most recent amendment: 15-Mar-1976

5219 MARINE PARADE No 4 TQ 8885 7/80 GV II 2. A late C18 or early C19 stuccoed house with a parapet and modillion cornice. The front is lined as ashlar. 3 storeys. 2 segmental bays project, on the front and rise through the upper 2 storeys. The windows are partly double-hung sashes and partly C20 casements. The ground storey has an amusement arcade. Much altered. Included for group value. Nos 1 to 4 (consec) form a group.

# List Description

## Royal Hotel

**Grade: II**

**List Entry Number: 1112713**

**Date first listed: 23-Nov-1951**

**Date of most recent amendment: 07-Jun-2012**

### Summary

A former hotel dating from 1791.

Reasons for Designation Royal Hotel, No.1 High Street, Southend-on-Sea, Essex is designated at Grade II for the following principal reasons: \* Architectural Interest: it is a good quality, late-C18 hotel, which survives largely intact, and has a complete Georgian ballroom with quality decorative features and joinery of special interest. \* Historical Interest: the hotel has a historic association with Princess Caroline of Brunswick - wife of the Prince Regent, who stayed there in 1804. \* Group Value: it has group value with the adjacent Royal Terrace (listed at Grade II) and other designated buildings and structures in the Cliff Town Conservation Area.

### History

Southend-on-Sea grew out of Prittlewell, the largest of the six medieval parishes of which it is comprised. By the late C19 Southend had overtaken its mother parish in importance and in 1892 it became officially recognised as a town, when it was incorporated; 'on-Sea' being added the following year. The other parishes were absorbed and amalgamated from the end of the C19 through to the 1930s, to form the town as it is known today.

The name 'Sowthende' first appears in a will of 1481, although what is now known as Southend did not become urbanised until around 1700 when oyster cultivation began in the area. Within 20 years the whole of the foreshore from Southchurch westwards to Leigh was leased as oyster feeding grounds and oysterman's huts began to be built, followed by humble terraces of cottages. Visitors started to come in small numbers to Southend to bathe in the sea, and in 1791 a syndicate was set up to develop a resort at 'New Southend'. The Hotel and Terrace were built; a grand ball marked the opening of the Royal Hotel in 1793. The Shrubbery fronting the houses was laid out as a private garden for residents and Royal Mews to the rear were their stables. Both buildings were given the 'Royal' prefix after 1804, when Princess Caroline, wife of the Prince Regent stayed there. The royal association helped to boost the popularity of the resort, and in 1829 the first pier was built. The coming of the railways in the mid C19 stimulated growth and interest in the town, firstly in 1856 with the London, Tilbury and Southend Railway, which led to the development of Clifftown, followed by the Great Eastern in 1889. Southend flourished as a seaside resort from the end of the C19 through to the first half of the C20, but its popularity declined towards the end of the C20. In recent years however, major developments such as the University of Essex's Southend campus and improvements to the pier and Esplanade have helped rekindle interest in the town.

Although the Royal Hotel retains the name it is no longer used as a hotel. The basement was converted to a night-club in the late C20 and the ground floor has been converted to a pub and function suite. The first floor ballroom has undergone minor restoration work in the early C21.

# List Description

## Details

**MATERIALS:** the main materials are brick with incised stucco render at ground floor. The roof covering is slate.

**PLAN:** the building has a rectangular plan.

**EXTERIOR:** the Royal Hotel is a corner building with south and east frontages. It has two and a half storeys plus a basement, and has a parapet and modillion cornice. The east elevation, facing the High Street, has been extended to incorporate two C19 houses and the south elevation has been extended to incorporate two houses of Royal Terrace (Nos.1 and 2). The original building has a five window range on the east elevation, and a three window range on the south; both elevations have double-hung sashes with vertical glazing bars and straight, gauged brick heads. There are three, projecting semi-circular entrance porches on the ground floor and six-panel entrance doors with semi-circular fanlights with radial glazing bars and fluted architraves. The first floor has a large assembly room with a Venetian window on the east elevation, above which are the words 'ROYAL HOTEL' embossed and painted on a moulded stucco panel. The first-floor windows on the south elevation open onto a cast iron covered balcony. There are box dormers above the parapet on both the south and east elevations. Nos.1 and 2 Royal Terrace are three-storeys with a parapet and modillion cornice. The first-floor windows on the south elevation open on to a Victorian ornamental cast-iron-covered balcony, similar to that on the hotel.

**INTERIOR:** at the ground floor there is a small entrance foyer with a late-C20 interior door, leading to a refurbished public house interior dating from the early C21, including a bar and drinking area, raised seating in the south-east corner, and a separate dining room. The basement below has been converted into a night club in the late-C20. The space has been sub-divided with partition walls to create a bar, dance floor and seating areas. None of the C20 and C21 fixtures and fittings on these floors are of special interest.

On the western side of the building is a hall with an open-well stair with a wreathed hand-rail leading to the upper floors. The stairwell is lit by a glazed, domed roof lantern. At the first floor is a large ballroom with C18 fixtures and fittings including matching fireplaces with marble hearths and moulded timber surrounds on the east wall, at each end, and heavily moulded Italianate cornices and ceiling mouldings. There are also moulded doorcases, jewelled wall-lights, heavy, gold-coloured chandeliers, hardwood floor covering and deep skirting boards. At the first floor there is also a kitchen and store area which retain decorative plasterwork features. The floors above have been separated from the hotel and have been incorporated into the adjoining building on the High Street; access was unavailable.

# List Description

## **3-15 Royal Terrace**

**Grade: II**

**List Entry Number: 1306868**

**Date first listed: 23-Nov-1951**

ROYAL TERRACE 1. 5219 Nos 3 to 15 (consec) TQ 8885 7/50 23.11.51. II GV  
2. Built in 1791 as part of a project to develop the south end of Prittlewell parish as a seaside resort. In 1803 Princess Caroline of Wales stayed at Nos 7 and 8 and in 1804 the terrace was renamed Royal Terrace. Nos 1 and 2 now form part of Royal Hotel. It is a terrace of yellow brick houses with stuccoed ground storeys and a parapet and modillion cornice. Nos 4 and 5 and 10 and 11 are faced in stucco. Altered in the C19. 3 storeys and attics. Nos 3 to 6 (consec) have 12 window range, Nos 7 and 8 have 4 window range with stucco pilasters through the upper 2 storeys and Nos 9 to 14 (consec) have 18 window range. No 15 has 3 window range, altered in the C20, with a C20 attic storey. The windows are mainly double-hung sashes, some with glazing bars, some are casements. In the C19 ornamental cast iron covered balconies were added to the 1st storey, supported on slender cast iron pillars, those to No 14 are twisted. There are 6-panel doors with semi-circular fanlights with radial glazing bars and fluted architraves. Nos 7 and 8 have Doric engaged columns with open dentilled pediments and Nos 9, 12 and 14 have rusticated surrounds to the doorways. The centre part, Nos 7 and 8, has a slate mansard roof with 2 semi-circular dormer windows. Nos 3 to 15 (consec) form a group with Royal Hotel, High Street.

## **1-6 Clifton Terrace**

**Grade: II**

**List Entry Number: 1112710**

**Date first listed: 23-Aug-1974**

CLIFTON TERRACE 1. 5219 Nos 1 to 6 (consec) TQ 8885 7/70 II GV 2. A terrace of mid C19 houses, Nos 1 and 2 are of yellow brick and Nos 3 to 6 (consec) are stuccoed. The front has a stucco balustraded parapet surmounted by ornamental urns and a modillion cornice and frieze. The ground storeys are faced in stucco lined as ashlar. A raised stucco band runs between the 1st and 2nd storeys. 3 storeys. 7 canted stuccoed bays rise through 3 storeys on the front, with 1 window range between the bays. The windows are double-hung sashes with single vertical glazing bars. Those between the bays have moulded stucco architraves. The 1st storey windows in the bays have shallow balconies on brackets with ornamental cast iron guard rails. The doorways, with C20 doors, are approached by flights of steps. A 2 storey extension projects on the west end, with 3 window range on the west front and 1 window range on the south. It has a stuccoed parapet, modillion cornice and frieze. Nos 1 to 6 (consec) form a group with Nos 1 to 11 (consec) 11A and 12 (Argyle Hotel) Cliff Town Parade.

## **Telephone Kiosk**

**Grade: II**

**List Entry Number: 1112694**

**Date first listed: 08-Dec-1988**

CLIFTON TERRACE TQ 8885 7/92 Telephone Kiosk II GV Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

# List Description

**Shelter opposite Devereux Road, Clifftown Parade, Southend on Sea, Essex**

**Shelter opposite No.25 Clifftown Parade, Clifftown Parade, Southend on Sea, Essex**

**Shelter opposite Wilson Road, Clifftown Parade, Southend on Sea, Essex**  
**Grade: II**

**List Entry Numbers: 1405129, 1407817, 1407818**

**Date first listed: 07-Jun-2012**

## Summary

This list entry was subject to a Minor Amendment on 28/10/2016.

Late C19/early C20 promenade shelter.

## Reasons for Designation

The shelter[s]... on Clifftown Parade, Southend-on-Sea, Essex is designated at Grade II for the following principal reasons: \* Architectural Interest: good examples of late C19 seaside street furniture, with distinctive architectural form and decorative detailing \* Group Value: They have group value with the other listed buildings and structures on Clifftown Parade, notably Clifftown Terrace, the statue of Queen Victoria by J H Swynnerton and the War Memorial by Edwin Lutyens, all of which are listed at Grade II.

## History

Southend-on-Sea grew out of Prittlewell, the largest of the six medieval parishes which constitute the modern settlement. By the late C19 Southend had overtaken its mother parish in importance and in 1892 it became officially recognised as a town, when it was incorporated; 'on-Sea' being added the

following year. The other parishes were absorbed and amalgamated from the end of the C19 through to the 1930s, to form the town as it is known today.

The name 'Sowthende' first appears in a will of 1481, although what is now known as Southend did not begin to become urbanised until around 1700, when oyster cultivation began in the area. Within 20 years the whole of the foreshore from Southchurch westwards to Leigh was leased as oyster feeding grounds and oysterman's huts began to be built, followed by humble terraces of cottages. Visitors started to come in small numbers to Southend to bathe in the sea, and in 1791 a syndicate was set up to develop a resort at 'New Southend'. Following this The Terrace was built, renamed The Royal Terrace in 1804, after Princess Caroline, wife of the Prince Regent, stayed there. The royal association helped to boost the popularity of the resort, and in 1829 the first pier was built. The coming of the railways in the mid-C19 stimulated growth and interest in the town, firstly in 1856 with the London, Tilbury and Southend Railway, which led to the development of Clifftown, followed by the Great Eastern in 1889. Southend flourished as a seaside resort from the end of the C19 through to the first half of the C20, but its popularity declined towards the end of the C20. In recent years however, major developments such as the University of Essex's Southend campus and improvements to the pier and Esplanade, have helped rekindle interest in the town.

The cliff-top shelters are likely to have been erected at the end of the C19 to cater for the needs of the increasing number of visitors to Southend as its popularity as a seaside resort flourished.

# List Description

## Details

An open-sided cliff-top shelter dating from c.1890, one of three on Clifftown Parade.

**MATERIALS:** the shelter, which has a rectangular plan, is constructed from timber and cast iron, with an early C21 zinc roof covering.

**EXTERIOR:** a lightweight structure of painted timber on a concrete plinth, with a hipped roof that is supported upon moulded timber corner posts with foliated cast-iron brackets. There is decorative ironwork to the eaves, and decorative iron braces at the foot of each post. There are finials at each end of the roof.

**INTERIOR:** the interior has back-to-back, slatted wooden seating, divided by a clear glazed screen along the axis of the shelter. There are additional screens between the posts at both ends supporting smaller benches with moulded arms.

## **Statue of Queen Victoria**

**Grade: II**

**List Entry Number: 1112709**

**Date first listed: 23-Aug-1974**

CLIFF TOWN PARADE 1. 5219 Statue of Queen Victoria TQ 8885 7/81 II 2. A stone statue of Queen Victoria presented to the town by Alderman B Tolhurst and erected in 1898 to commemorate the Queen's jubilee. The figure of the Queen is enthroned and points towards the sea. The statue surmounts a tall pedestal ornamented with 'Gothic' blank arcading.

## **Argyle Hotel and 1-11 Cliff Town Parade**

**Grade: II**

**List Entry Number: 1112685**

**Date first listed: 15-Mar-1976**

CLIFF TOWN PARADE 5219 Nos.1 to 11 (consec) 11A and 12 (Argyle Hotel) TQ 8885 7/87 II GV 2. A terrace of yellow stock brick houses (Nos 1 and 3 are now plastered and No.4 is painted) built by Brassey of the firm of Sir Morton Pete Brassey Lucas and Co., who also built the Southend Railway, circa 1860. This terrace with Clifton Terrace and Royal Terrace provide almost the only examples of the south end of Prittlewell as it was at first known. Each house has 1 window range and 1 two-storeyed canted bay surmounted by ornamental cast iron railings (12 bays in all). Raised brick bands extend between the storeys, between the bays. The window are mainly double-hung sashes with single vertical glazing bars, in rusticated brick surround (painted). The doorways are approached by flights of steps and have raised brick surround and moulded brick cornices. Roofs slate, hipped at the east end. No.5 has a C20 tiled attic storey and is built out above the bay. No 12 has a slate roofed C20 attic storey. At the rear the terrace was designed to present a façade to Alexander Street. Later the street frontage was built up. There are 12 storeyed wings which project at the north with pediments. Some have C19 and C20 alterations and additions but many retain their original features. The roadway at the rear, formerly a mews to the Terrace has a surface of hard vitreous sells with lines of granite paving. Nos 1 to 11 (consec), 11A and No 12 (Argyle Hotel) with Nos 1 to 6 (consec), Clifton Terrace form a Group.

# List Description

## **Southend-on-Sea War Memorial**

**Grade: II\***

**List Entry Number: 1322329**

**Date first listed: 23-Aug-1974**

**Date of most recent amendment: 28-Oct-2015**

### Summary

First World War memorial by Sir Edwin Landseer Lutyens, 1921, with later inscriptions.

### Reasons for Designation

Southend-on-Sea War Memorial, situated on Clifftown Parade and unveiled in 1921, is listed at Grade II\* for the following principal reasons:

\* Historic interest: as an eloquent witness to the tragic impacts of world events on this community, and the sacrifices it made in the conflicts of the C20; \* Architect: by the nationally renowned architect Sir Edwin Landseer Lutyens (1869-1944), who designed 58 memorials at home and abroad including the Cenotaph in Whitehall; \* Design quality: a simple yet elegant obelisk incorporating carved decoration and two heavily detailed, painted stone flags, overlooking the Thames estuary.

### History

The great wave of memorial building after the First World War resulted in thousands of commemorative monuments being raised both at home and on the battlefield. Lutyens was the most outstanding designer to work in this field. This is one of six obelisks designed by Lutyens, sharing a broadly

similar design. This was the earliest whilst the latest was at Northampton, raised in 1926.

The RIBA holds a drawing by Lutyens of an earlier scheme showing a cenotaph surmounted by an urn, similar to his design of the Royal Berkshire Regiment Cenotaph in Brock Barracks, Reading, and surrounded by lamps. The eventual scheme with the obelisk and flags cost £5,521 15s and was unveiled by Lord Lambourne, the Lord Lieutenant of Essex, on 27 November 1921, and dedicated by the Bishop of Chelmsford, in front of a large gathering. D Company, 6th Essex Regiment, formed the guard of honour. A memorial tablet bearing 1,338 names of the fallen was erected at Prittlewell Priory (now part of Southend Museums).

Later commemorative plaques, and inscribed dates commemorating the Second World War, have been added to the memorial.

Sir Edwin Lutyens OM RA (1869-1944) was the leading English architect of his generation. Before the First World War his reputation rested on his country houses and his work at New Delhi, but during and after the war he became the pre-eminent architect for war memorials in England, France and the British Empire. While the Cenotaph in Whitehall (London) had the most influence on other war memorials, the Thiepval Arch was the most influential on other forms of architecture. He designed the Stone of Remembrance which was placed in all Imperial War Graves Commission cemeteries and in some cemeteries in England, including some with which he was not otherwise associated.

# List Description

## Details

MATERIALS: Portland stone, bronze plaques and fittings.

DESCRIPTION: The memorial stands in an elevated position above The Cliffs, overlooking the Thames estuary to the south. The plan for the garden in front of the memorial, alongside Clifftown Parade, was also by Lutyens.

The memorial comprises a tapered obelisk, c.11m tall, with a square base incorporating a moulded cornice set upon a square pedestal rising in six unequal sections. The lowest section is incorporated into low surrounding walls forming an enclosure, incorporating a flight of six broad steps, a platform and two further steps approaching the monument from the north. Bronze mounts for flags are fixed at either end of the surrounding wall.

The north face of the base of the obelisk bears a carved stone laurel wreath. On either side, painted stone flags rise from the lower stage of the pedestal. The Union Flag flanks the west side and the White Ensign, the east. The inscriptions are carved into the north side of the memorial:

(base of obelisk) MCM/ XIV/ +/ MCM/ XIX

(upper tier of pedestal) MCMXXXIX/ +/ MCMXLV

(central tier of pedestal) OUR/ GLORIOUS/ DEAD

(lower tier of pedestal) THE NAMES OF THE 1338 MEN OF/ SOUTHEND-ON-SEA/ IN HONOURED MEMORY OF WHOM/ THIS MEMORIAL/ WAS ERECTED BY GRATEFUL RESIDENTS/ ARE RECORDED UPON A TABLET/ PLACED IN THE REFECTORY AT/ PRITTLEWELL PRIORY

(lowest tier of pedestal) AT THE GOING DOWN OF THE SUN/ AND IN THE MORNING/ WE WILL REMEMBER THEM.

A later metal plaque added to the pedestal, below the record of the roll of honour at Prittlewell Priory, reads THIS PLAQUE IS DEDICATED TO/ THE MEN AND WOMEN OF SOUTHEND/ WHO HAVE SERVED THEIR COUNTRY/ IN ALL WARS AND CONFLICTS/ TO PRESERVE PEACE AND FREEDOM/ FOR ALL./ WE WILL REMEMBER THEM/ FUNDED BY SOUTHEND-ON-SEA BOROUGH COUNCIL/ ON BEHALF OF THE ROYAL BRITISH LEGION (SOUTHEND BRANCH)/ 1998.

A small metal plaque raised by the Jewish Association of Ex-Servicemen and Women, placed on the north-facing pier at the east end of the wall, reads AJEX/ SOUTHEND & DISTRICT BRANCH/ IN MEMORY OF OUR FALLEN COMRADES/ WHO GAVE THEIR LIVES IN THE SERVICE/ OF THEIR COUNTRY.

The garden between the memorial and Clifftown Parade comprises flower beds and paths, enclosed by low chains suspended from bollards. The admonition LEST WE FORGET is picked out in Portland stone in the lawn in front of the memorial. A hedge separates the memorial from the cliff-top footpath to the south.

This list entry was subject to a Minor Amendment on 02/11/2015

This List entry has been amended to add the source for War Memorials Online. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 12 January 2017.

# List Description

## **CLIFF TOWN CONGREGATIONAL CHURCH AND MEMORIAL HALL**

**Grade: II**

**List Entry Number: 1392328**

**Date first listed: 01-Nov-2007**

Reasons for Designation

REASON FOR DESIGNATION DECISION Cliff Town Church is designated at Grade II for the following principal reasons: \* It was designed by W.A. Dixon, an architect with two Grade II listed churches to his credit. \* It is a complete architectural and decorative ensemble with completely furnished interior, and with surviving offices and meeting rooms. \* It is of historical interest, reflecting the expansion of Congregationalism, its social and liturgical context, as well as the growth in popularity of seaside towns through the C19. \* Its elaborate composition has considerable townscape value in the Cliff Town Estate; it makes a significant contribution to the conservation area, and has group value with the Grade II listed terrace, Nos.1-15 Nelson Street.

Details

840/0/10072 NELSON STREET 01-NOV-07 Cliff Town Congregational Church and Memorial Hall

GV II Congregational Church 1865, Architect W. A. Dixon. North aisle and porch added 1887, balconies to north and south aisles 1897. Kentish Ragstone with Bath stone dressings; concrete tile roofs, slates to spire.

Memorial Hall: 1925, ashlar masonry, tiled roof.

PLAN: The church has a west entrance porch, nave and aisles to north and south, both with raised balconies with storage rooms under; there is a tower

to the south west. At the east end is a two and a half storey range, with a further projecting two-storey wing attached to that at its south end. Set within the L shape formed by these two is the Memorial Hall.

Memorial Hall: Rectangular, two-storey height; entrance lobby at north end. The roof is pitched and half hipped to the south.

EXTERIOR: The church is designed in a Gothic, Early English style. The west end presents an irregular range of ten overlapping gables, under which are six doors, four of them double. Three gables front the single storey porch behind which can be seen the trefoil decorated top of the pair of buttresses of the original west front: between these and above the porch is a rose window set within a pointed arch with blank tracery in its head. The buttresses originally flanked three lancet windows, which still survive inside the porch. The porch has a central double door with an ogee arch over a moulded arch and colonnettes with foliated capitals. This is flanked by twin lancet windows with trefoil heads, and hood moulds with foliated stops. To the south is a four stage buttressed tower. The first stage has double doors under a trefoil headed arch and the second a trefoil headed lancet. The fourth stage is octagonal with louvred trefoil headed lancet with hood mould over, above which is an octagonal spire. The south elevation has four gables over twin trefoil headed lancet windows which light the balcony, under which are four rectangular mullioned windows. To the east is the end gable of the east range, with an irregular arrangement of rectangular windows, and to the east of this the back projecting wing with large square windows in the first storey. The north elevation also has four gables with twin lancets under, but the windows at ground floor level are designed to be more decorative than those in the south elevation, with a regular pattern of two pairs of trefoil headed lancets between four mullioned windows. The style and

# List Description

arrangement of windows and a door in the north gable of the east wing is irregular, and also more decorative than that to the south.

Memorial hall: Only the north elevation is completely visible. It has a two-storey central section with double doors flanked by narrow windows, with continuous hood mould over. On either side of the windows are buttresses and two flat roofed single storey sections. One of the buttresses carries a carved stone commemorative plaque with the inscription "To the Glory of God Cliff Town Memorial Hall. This hall was erected in loving memory of the men of Cliff Town who laid down their lives in the Great War 1914 - 1918".

INTERIOR: The porch is divided into three. Two side lobbies give access to the main body of the nave under the gallery at the west end. The church is divided into nave, aisles and balconies by arcades, the inner with pointed arches, the outer with ogee arches: both have piers with foliate capitals. Above the point of each arch in the nave are circular clerestory windows. Centrally placed at the east end is a carved wooden pulpit with carved panelled screen behind: the steps up either side of the pulpit have wrought iron banisters. Above the pulpit and screen the organ pipes rise the full height of the nave. The nave roof has tie beams supported on braces springing from corbels, and decoratively pierced angle struts and rafters cut so that three trefoil shapes are formed in the spaces between them. All windows contain some stained glass, the most elaborate reserved for the rose window and those in the south and north elevations, above the balconies.

Beyond the east end, the three-storey cross wing contains offices and meeting rooms. To the south, on the ground floor, is a half height wood panelled committee room. To the north of that are two vestries, followed by a

"parlour", which contains a modern disabled access ramp, followed by a hall and staircase. The ground floor of the projecting south east wing contains a kitchen and two store rooms: above these is a room containing three stained glass windows. Above the vestry and parlour is a large meeting room which has two fireplaces with decorative cast iron surrounds and grates, a further meeting room and a smaller room now used as a Sunday School room.

There are a number of staircases giving access to different levels, all with decoratively wrought iron banisters. All joinery and doors appear original.

Memorial Hall: The hall is reached through a lobby containing plain single panelled doors. Both lobby and hall have a wooden parquet floor, and the walls are panelled to head height. At the south end is a stage, with panelling behind. The ceiling at west and east ends forms a wide pointed arch, and between these two the ceiling begins to arch, then rises straight up into a long line of windows set just below the flat ceiling. Attached to the wall panelling are a number of cast iron plaques each carrying a number of names of those who died in the First World War.

SUBSIDIARY FEATURES: At the west end defining the boundary with the street is a low ragstone wall with three entrances and eight square piers with shoulders, surmounted by a cube with a quatrefoil on four sides.

HISTORY: The planned estate of Cliff Town was built on land leased by the railway developer between the railway line and the cliff-top, with the intention of capitalising on the arrival of the railway in Southend in 1856. The development was built between 1859 and 1861, and by the mid 1860s appeared to be an ideal location for a new Congregational church, needed to replace the existing overcrowded chapel on the High Street. In May

# List Description

1865 the foundation stone of the new church on Nelson Street was laid: five months later the church was open. The stained glass rose window in the east elevation was presented by Thomas Dowsett, the first Mayor of Southend, in 1892; Dowsett had been instrumental in the building of the new church.

The membership of the church continued to expand, and by 1887 further accommodation was needed. Funds were raised to add a north aisle, and to build a lecture hall and Sunday School rooms. By 1897 the church was once more suffering from overcrowding, and balconies were added to the north and south aisles. A new organ was built, and the old organ moved to a new church in Prittlewell. A final phase of building was completed in 1925, with the opening of the Memorial Hall behind the church, commemorating the dead of the First World War.

Historic OS maps demonstrate the expansion of the church between 1875 and 1897 to fill the whole plot. The 1897 map also shows a school on a separate plot behind the church, now occupied by the Memorial Hall: it also indicates that the porch that now fronts the entrance was built at the same time as the north aisle. An early print reproduced on the cover of *The History of Cliff Town Congregational Church, Southend-on-Sea* by John R. Hodgkins shows the church as it was when first built, without porch or north aisle.

SOURCES: Hodgkins, John R. 1974. *The History of Cliff Town Congregational Church Southend-on-Sea 1799 -1972*. Website; <http://www.southend.gov.uk>

REASON FOR DESIGNATION DECISION Cliff Town Church is designated at Grade II for the following principal reasons: \* It was designed by W.A. Dixon, an architect with two Grade II listed churches to his credit. \* It is a complete architectural and decorative ensemble with completely furnished interior, and

with surviving offices and meeting rooms. \* It is of historical interest, reflecting the expansion of Congregationalism, its social and liturgical context, as well as the growth in popularity of seaside towns through the C19. \* Its elaborate composition has considerable townscape value in the Cliff Town estate; it makes a significant contribution to the conservation area, and has group value with the Grade II listed terrace, Nos.1-15 Nelson Street.

## **1-15 Nelson Street**

**Grade: II**

**List Entry Number: 1322333**

**Date first listed: 23-Aug-1974**

NELSON STREET 1. 5219 Nos 1 to 15 (odd) TQ 8885 7/72 II GV 2. From 1800-1830 Cliff town developed as a residential centre and Nelson Street was the shopping centre of Southend prior to the development of High Street. Nos 1-15 (odd) is a terrace of early C19 yellow brick shops and houses on a raised stone flag pavement. It comprises 8 3-storey gabled blocks connected by 2 storey blocks. Each 3 storey block has 1 3 light window on the 1st storey and 1 window in the gable. The 2 storey blocks each have 1 window range. The windows are double-hung sashes with single vertical glazing bars, and casements in the centre lights on the 1st storey. The ground storeys have C20 shops and offices with C19 ornamental cast iron railings above the fascia. Nos 1 to 7 (odd) have C19 pilasters to the shop fronts. Roofs slate, with overhanging eaves supported on brackets. Nos 1 to 15 (odd) form a group with Nos 2 to 18 (even) and LOA.

# Appendix B

## Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in August and December 2019. They are intended to guide decisions on conservation area boundaries, on future development control, and on the need for enhancement. They relate to buildings and other structures adjacent or close to the named streets. They are not necessarily comprehensive and other features not mentioned may nevertheless have value for the character of the area.

The List Descriptions for Listed Buildings are included in Appendix A,

Properties are assessed according to their value to the area's character. Values are:

- positive – it contributes to the area's character
- positive\* – the building is potentially positive but needs improvement or restoration. For example, it could be in poor condition or it could have later alterations which are inappropriate to the Conservation Area in terms of materials, design or scale (this list is not exhaustive). Often the rating is given because of the cumulative impact of several inappropriate changes.
- neutral – it neither harms nor contributes to the area
- negative – it harms the area's character.

These values are shown on Map M on the following page.

Buildings can be negative by reasons such as mass, design, materials or siting. Unsympathetic alterations can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.

# Building-by-Building Description

## Map M: Building Values

- Conservation Area Boundary
- Positive
- Positive\*
- Neutral
- Negative

*This map is not to scale*

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# Building-by-Building Description

## Alexandra Road

**General Character:** The road gently slopes eastwards. Straight road alignment, the width of road and mature plane trees in the street create an avenue character. East of Runwell Terrace the townscape is more open with terrace ends, side and rear gardens and open spaces. West of Runwell Terrace the townscape has an informal character with mostly detached and semi-detached buildings of differing scales and designs, set back from the highway. These demonstrate changing architectural styles in late-19th/early-20th centuries. Some larger scale modern buildings in the western section of the street are not in keeping. Pavements of mixed surfaces but predominantly red tarmac.

# Building-by-Building Description

Address	Value	Designation
59-67 Alexandra Road	Positive*	Article 4

## Description

c.1880. A terrace of five, two-storey plus semi-basement houses built as infill in an open space of the original estate layout. Now mainly divided into flats. Incised smooth render painted white. Each building has steps up to a recessed entrance porch with a simple cornice; walling above the porch is slightly recessed; a two-storey plus basement canted bay; sliding sash windows with a central glazing bar and arched heads. The terrace has design unity, is typical of the period and closes the view south from the bowling green. However, it has some later inappropriate alterations, including:

- Later dormers disrupt the symmetry of the terrace. Some dormer windows are uPVC. Larger dormers on 59, 61 and 65 are particularly dominant features and not sympathetic to the terrace.
- Boundary treatments vary in style (some have no railings) although similar in style and have no front gardens.
- No.59 – two modern doors in porch.
- No.61 – central bay windows are casements, unsympathetic modern entrance door.
- Plastic rainwater goods, surface wiring, aerials, burglar alarms.
- Decorative condition of some houses is poor.



# Building-by-Building Description

Address	Value	Designation
89 Alexandra Road	Neutral	Proposed Article 4

## Description

c.1870. Originally may have been the stables for 21-22 Clifftown Parade. Much altered and converted to a house with a relatively blank façade facing the street.



Address	Value	Designation
93 Alexandra Road	Negative	N/A

## Description

c.1960. A three-storey block of flats. Boxy design and pale brown/pink bricks are unrelated to the area. Poor boundary and forecourt treatment.



# Building-by-Building Description

Address	Value	Designation
95-99 Alexandra Road	Positive*	Proposed Article 4

## Description

c.1903. Originally one detached and two semi-detached two-storey houses designed by Greenhalgh & Brockbank, now linked by an extension and used as residential care home. No.95 has an Arts and Crafts style with steep hipped tiled roof, wide flat-roofed dormer and tall stacks, large two-storey curved bay, recessed entrance porch across the rest of the frontage, casement leaded light windows with Venetian window over entrance. Pebble dash, now painted.

Nos.97-99 are a mirrored pair with steep tiled roofs, a prominent full-height gabled dormer to each. Each has a two-storey canted bay, an entrance with balcony over (modern railings but relatively in keeping) and eaves projecting over the balcony and bay. Leaded lights in sliding sashes and casements in arched opening to dormer. Pebble dash, now painted. Former front doors now unsympathetically blocked in, plus inappropriate uPVC doors and windows to balconies above.

The link building has unsympathetic fenestration and detail: an amended colour scheme would give prominence to the original buildings. Front garden is now a hardstanding with low boundary wall, which detracts from the area and would benefit from planting. External signage is of poor quality and could be improved with more appropriate sign. Some elements of timber work in poor decorative condition.



# Building-by-Building Description

Address	Value	Designation
Former Synagogue (Royal Village Day Nursery)	Positive*	Locally Listed, Proposed Article 4

## Description

c.1911. Southend's first synagogue, now used as children's day nursery. Two-storey plus basement, red brick façade with stone and decorative brick detail, prominent central steps with curved side walls to entrance porch, central pilasters and pinnacles. Red brick wall gates and railings to the street boundary. Represents a unique part of the area's history and architecture.

Blue colour scheme to metalwork and windows is somewhat garish. Large bin storage to the front of the property is also unsightly.



Address	Value	Designation
101 Alexandra Road	Neutral	Proposed Article 4

## Description

c.1935. Two-storey house with hipped tile roof. Render to upper floor with brick to ground floor. Original garage doors across ground floor frontage and was possibly built as a garage with accommodation for 28 Clifftown Parade. Unsympathetic uVPC windows to first floor. Original timber shutters. Timber paneled door to ground floor with mono-pitched porch above. Large concrete parking area to the front is inappropriate. Red brick boundary wall.



# Building-by-Building Description

Address	Value	Designation
103 Alexandra Road	Positive	Proposed Article 4

## Description

No.103 built as house. Rendered walls with red tile roof. uPVC windows with later timber shutters. Timber door with 6 glazed panes to upper half, under red tile open porch. Recently refurbished to good standard. Red brick walls to street boundary. Polychrome tile pathway. Driveway added but parts of garden and brick boundary wall retained so neutral impact.

Address	Value	Designation
Marlborough Court	Neutral	N/A

## Description

c.2000. Two linked blocks of three-storey plus roof accommodation flats. Design makes some reference to historic architecture of area (predominantly yellow brick, slate roofs, two-storey canted bays topped by balconies) but scale and massing is out of character.

Planted front gardens are positive.



# Building-by-Building Description

Address	Value	Designation
Alexandra Court	Negative	N/A

## Description

c.1960. Three-storey flat roofed block of flats, red brick projecting wings, rendered recessed central section with balconies, wide window openings. Scale out of character with area. Planted front garden is positive.



Address	Value	Designation
131-133 Alexandra Road	Positive*	N/A

## Description

c.1902. A pair of two-storey mirrored houses with steep tiled half hip roof. Each has a two-storey canted bay topped by balcony and parapet and prominent gable. Sliding sash windows without glazing bars.

Timber entrance door with arched canopy and bay window over with leaded light casements. Red brick frontage, now painted. No.133 – front garden now hardstanding with open frontage to street, which is a negative feature that would benefit from planting and enclosure needed. Altered windows to bay over entrance, though not negative. Likely to have originally been unpainted. Some paintwork in poor condition.



# Building-by-Building Description

Address	Value	Designation
135-135 Alexandra Road	Negative	N/A

## Description

c.1960. A two-storey flat roofed block of garages with accommodation over, rendered ground floor, pink brick first floor with wide metal framed windows. Open frontage to street. The design and massing is out of character with the area.



# Building-by-Building Description

Address	Value	Designation
Bowling Green and Pavilion (La Petite Petanque bistro)	Positive	N/A

## Description

Part of the planned estate, intended as open space, first used as nursery garden, laid out as a bowling green in the 1920s. Stepped stock brick boundary wall with stone coping topped by cedar paling fence which replaced original iron railings. Notice boards on south-west corner obtrusive. Arts and Crafts iron gates to north, east and west entrances. Holm oak on west side important for setting. Bowls pavilion c.1930, symmetrical frontage with central loggia and side wings with external steps to flat roof. Red brick and render, metal-framed windows and doors, parapet and railing panels to roof. Pavillion now used as restaurant/coffee shop.



# Building-by-Building Description

Address	Value	Designation
84, Geller Corner	Positive*	N/A

## Description

c.1894. A two-storey house with three-storey corner turret, originally with conical roof, now flat. Converted to flats c.1937 with roof altered to a mansard with dormers, which appears rather clunky on the south side. Iron railings added to top of roof and first floor balcony on south side. Timber balcony at second floor on south side is incongruous. Two-storey bay to Runwell Terrace frontage. Casement windows in stone surrounds. Red brick. Open hardstanding on south side is inappropriate. The building now lacks design coherence on the south side. Group value with 9-14 Runwell Terrace.



# Building-by-Building Description

Address	Value	Designation
86 Alexandra Road	Positive	Proposed Article 4

## Description

c.1896. A three-storey house attached to a terrace. Two-storey square bay, entrance portico with carved house name 'Lodgewell', sliding sash windows, no glazing bars, pilasters to bay windows, slate roof with decorated ridge tiles. Painted render. Off-street parking is provided at the front via a wide shingle driveway, with the loss of the boundary wall which is inappropriate. A new black and white tiled pathway is attractive.



Address	Value	Designation
88 Alexandra Road	Positive	Proposed Article 4

## Description

c.1896. Three-storey house within a terrace. Slate roof and brick stack. Yellow brick walls with painted stone dressings. Two-storey canted bay window. Windows timber sashes with no glazing bars. Recessed porch with pediment above. Timber door with upper glazed panel and fanlight above. Pathway to front door retained, with garden converted to driveway with unfortunate loss of the front boundary wall. Soft landscaping would help to reduce the driveway's impact.



# Building-by-Building Description

Address	Value	Designation
88-94 Alexandra Road	Positive	Proposed Article 4

## Description

c.1895. Three, three-storey houses in a terrace. Pale yellow brick with painted stone details. Slate roof with dragon-back ridge tiles. Each has a two-storey canted bay topped with balcony with iron balustrade. Sliding sash windows with small panes in top sashes. Recessed entrance porch with timber doors with glazed upper panels and fanlights above. Carved house names above doors to No.90 and 94 unreadable, No.92 'Hazelmere'. Floral carved details to lintels.

Alterations include:

- No.90: later timber door and textured glazing to fanlight. Replacement door and glazing to balcony, though not necessarily intrusive.
- No.92: Fenestration and entrance door painted black which is jarring alongside other properties within the terrace. Front boundary wall lost and garden concreted over for parking, which is inappropriate.
- No.94: stained front door is not in-keeping. Front boundary wall lost and garden paved over, which is inappropriate.



No.90



No.92



No.94

# Building-by-Building Description

Address	Value	Designation
96-98 Alexandra Road	Positive	Proposed Article 4

## Description

c.1889. A pair of two-storey semi-detached houses with mirrored design. Stock brick with lighter brick banding. Slate roof with gable ends and decorative ridge tiles. Each has a single-storey flat roofed canted bay, sliding sash windows, possibly had recessed porches now enclosed. No.96 has a good quality timber door with stained glass upper panels and fanlight. Door to No.98 is an 'off-the-peg' door less in keeping. Planted front gardens.



Address	Value	Designation
100/102 Alexandra Road	Negative	N/A

## Description

Possibly it was originally a house, c.1870, but now substantially altered to form the present office building which is now out of character with area in respect of its roof form, fenestration, colour and treatment of forecourt. Forecourt provides parking for a large number of vehicles as well as trade bins visible which is unsightly in the context of the street. Signage, fenestration and colour scheme all intrusive and negatively impacts the setting.



# Building-by-Building Description

Address	Value	Designation
104-106 Alexandra Road	No.104: Positive No.106: Positive*	Proposed Article 4

## Description

c.1870. A pair of mirrored semi-detached houses, two-storeys with semi-basement and roof accommodation. Slate roof (No.106 now intrusive concrete tile). Each has a projecting gabled wing with a two-storey canted flat roofed bay, a recessed entrance porch above entrance steps, and an arched dormer. Timber doors with glazed upper panels and side/fan lights. Timber sash windows with no glazing bars. Planted front gardens with boundary walls, with vehicle access at sides. No.106 is in poor decorative repair, as is dormer to No.104.



Address	Value	Designation
108-110 Alexandra Road	Positive	Proposed Article 4

## Description

c.1875. A pair of mirrored semi-detached houses, two-storeys with semi-basement. Red brick with painted stone dressings. Slate hipped roof with small ogee dormers. Each has a ground and basement floor canted bay, a heavily decorated surround to entrance above entrance steps, arched window openings for single paned sliding sashes to first floor. The entrance and window above are in slightly projecting brickwork. Stained paneled timber door to No.104, painted timber door with glazed panels to top half to No.106. Both with semi-circular fanlight above doors. Planted front gardens with vehicle access to the sides. Original street boundary wall and piers remain.



# Building-by-Building Description

Address	Value	Designation
112-116 Alexandra Road	Nos.112,114: Positive No.116: Positive*	Proposed Article 4

## Description

c.1880. A terrace of three two-storey houses. Slate hipped roof with projecting party walls and finials. Stock brick with red brick bands. Two-storey canted bay with flat roof and parapet, sliding sash windows with arched upper sash, decorated surrounds to recessed entrance porches. No.114 has through access at side of entrance and two roof lights to front. Boundary walls topped with railings remain for No.112 and gate of No.114. No.112 has polychrome tiled pathway to front door, which is timber with glazed upper panels. The house has won an award from the Southend Society for its restoration. Door to No.114 is also timber with glazed upper panels. This house has driveway over part of the front garden.

No.116 is substantially altered with widened square bay, leaded uPVC casement windows, balcony over entrance, painted render, boundary wall to part of the frontage but garden paved over for parking which has a harsh appearance.



# Building-by-Building Description

Address	Value	Designation
118 Alexandra Road	Positive*	Proposed Article 4

## Description

c.1900. A double-fronted two-storey house now converted to flats. Red brick with stone dressings. Slate roof with decorative ridge tiles. Two two-storey curved bays with parapet and heavily decorated Dutch gables above. Open arched porch to central entrance, below a balcony. Original balustrade replaced with low metal railings. Elaborate decoration to porch including house name 'Stanton'. Ground floor stonework now painted. Stonework to upper floors in poor state of repair which detracts from the quality of the building. Sliding sash windows below fanlights, including curved sashes to corners of bays. Original wall and piers remain to street boundary but lower parts rendered in cement and need maintenance. Planted front garden with central path.



# Building-by-Building Description

Address	Value	Designation
120-130 Alexandra Road	Nos.120, 124-128: Positive No.122, 130: Positive*	Proposed Article 4

## Description

c.1880. Three pairs of mirrored semi-detached two-storey houses with hipped slate roofs. Single-storey canted bay with slate roof, recessed entrance with timber doors with glazed upper panels and fanlights. Single-paned timber sash windows in arched openings. Stock brick with detailing in lighter brick and red brick bands. Slightly projecting brickwork to porch and window above and at centre of each pair.

Alterations include:

- No.120: Boundary part removed and patchy tarmac driveways unsympathetic.
- No.122: Substantially altered with widened two-storey square bay with red tile facing and casement windows, balcony over entrance and painted brick.
- No.124: Painted brick. Paved driveway added but boundary part retained and garden well-planted which mitigates the impact.
- No.126: Front boundary mostly removed and garden mostly paved over, which is unsightly.
- No.130: Open street frontage and hardstanding without planting, concrete tiled roof, uPVC windows.



Nos.122 and 120



Nos.126 and 124



Nos.130 and 128

# Building-by-Building Description

Address	Value	Designation
132-144 Alexandra Road	Nos.132, 134, 138, 140, 142, 144: Positive Nos.136: Positive*	Proposed Article 4

## Description

Four pairs of semi-detached, two-storey houses and one corner house at west end (No.144). Stock brick with painted stone dressings, slate roof, timber sash windows with arched upper sash to first floor, canted bay windows to ground floor, recessed porch with timber door with glazed upper panels and fanlight. Single house on the end also has bay to the side elevation and a grander stone doorcase. It also retains a boundary wall with timber gate.

Inappropriate changes include:

- No.132: Open frontage to street for hardstanding and top-hung uPVC windows to bay are inappropriate.
- No.134: Open frontage to street for hardstanding inappropriate
- No.136: Significantly different front with the addition of square flat-roofed bay with casements and fanlights, first floor window above, square head with concrete lintel and red brick central column. All windows uPVC. Frontage open to street for hardstanding. Unsympathetic stained front door.

- No.138: Open frontage to street for hardstanding inappropriate. Bay has lost its hipped roof and now a flat lead covering. Would benefit from reinstatement, though not inappropriate.
- No.140: Concrete tiled roof, bay extended to first floor historically (not inappropriate). Part open frontage for hardstanding.
- No.142: Concrete tiled roof, open street frontage and concrete hardstanding inappropriate.



Nos.134 and 132

# Building-by-Building Description



Nos.138 and 136



Nos.142 and 140



No.144

# Building-by-Building Description

Address	Value	Designation
146 Alexandra Road (Tower Hotel)	Positive	Proposed Article 4

## Description

c.1900. Originally a two-storey plus semi basement, now with added storey. Corner turret with conical red tiled roof. Complex roof form in tiles, with mansard roofs to Wilson Road. Sliding timber sash windows with small panes in top sashes. Red brick now painted. Two-storey extension with mansard roof and dormers along Alexandra Road frontage. Prominent corner site.



## Alexandra Road Mews East (adjacent to 59/67 Alexandra Road)

**General character:** The Mews is mostly surfaced in Staffordshire blue pavers with a central gutter of granite kerbs, but has large patches of tarmac. The original enclosed character has been lost by the removal of boundary walls and coach houses. Ad-hoc modern garages create a cluttered appearance. The loss of enclosure makes the rear of adjacent properties visible, some of which have been unsympathetically altered. The Mews needs renewed boundary enclosure, improved treatment of rear elevations and some tree and shrub planting to restore a degree of garden character.

## Alexandra Road Mews West (adjacent to 89 Alexandra Road)

**General character:** The Mews is mostly surfaced in Staffordshire blue pavers with a central gutter of granite kerbs. It has an enclosed character with adjacent garages, coach houses and brick boundary walls. Two-storey gabled coach houses at the entrance of the Mews (see below) contribute to the area's character and maintains a sense of enclosure.

# Building-by-Building Description

Address	Value	Designation
Garages adjacent to 89 Alexandra Road	Positive*	Proposed Article 4

## Description

Collection of three former stables, now garages. Two-storey with gabled roofs featuring decorative barge boards. Brown brick. Timber double doors to two garages facing east, with 'taking-in' doors above. That to the southern one has been made smaller and a window inserted. Decorative condition to these two is poor. Timber double doors to garage facing north has been replaced with inappropriate modern garage door. Two small windows above and brick chimney.



# Building-by-Building Description

## Alexandra Street

**General character:** The road continues from Alexandra Road to the High Street and has a distinctly different character to Alexandra Road, with mostly late Victorian three-storey commercial frontages to the edge of the pavement. The slight change in road alignment at the Devereux Road/Capel Terrace junction makes the south side more prominent when viewed from Alexandra Road. Most of the street is outside the Conservation Area but affects its setting.

Address	Value	Designation
The Alex Public House	Positive	Article 4

## Description

c.1880. Within the planned Estate character area but not part of its original design. It has a typical late-Victorian hotel design, yellow brick with red brick detail. Ground floor painted brickwork in non-traditional colours. The building relates more to town centre character than to Clifftown. Rear extensions face Clifton Mews with bland elevations.



# Building-by-Building Description

## Cambridge Road

**General character:** The road gently slopes down, eastwards, and has a long relatively straight alignment with potential views to Clifftown Church partly obstructed by trees. Street trees arching over road produce a tunnel effect. Pavements are predominantly aggregate paving slabs with tarmac patches. East of Milton Place: part of the planned Estate, Class 3 houses with later infill buildings, enclosed character with generally uniform building frontages and boundaries on north side. On-street parking is intrusive. West of Milton Place: a less enclosed feeling with fewer street trees, lower roof heights on the north side and gaps between some semi-detached buildings. Mix of terraces and semi-detached houses of late-Victorian design.



Nos.5, 3, 1



Nos.11, 9, 7



No.13



Nos.13, 11

Address	Value	Designation
1-13 Cambridge Road	Positive, except for No.7: Positive*	Article 4

## Description

c.1859. Terrace of houses, two-storey plus semi-basement. Stock brick. Steps up to recessed front door with timber door with glazed upper panels. Ground and basement canted bay window with metal railings on top forming a balcony to first floor. French windows above. All have original circular pattern balcony railings except for No.3 where the railings have been replaced though to a reasonably sympathetic design. Additional window on first floor. Timber sash windows. Tall brick stacks and slate roofs. Generally unaltered but fragmented street boundaries need restoration. Rear elevations, boundary walls and gardens visible from Nelson Street.

No.1: original street names on flank and side walls.

No.7: rendered front elevation painted cream stands out from terrace.

Nos.9-13 now incorporated in Cambridge Court. Their front steps have been removed and front doors changed to doors out to Juliette balconies. The loss is a shame but the work have been done unobtrusively and the front gardens have been planted well which mitigates the loss. Right hand of these has a large rendered strip and wider arch to the former door: not known if this is original. No.13 - see Cambridge Court.

# Building-by-Building Description

Address	Value	Designation
Cambridge Court	Positive to Cambridge Road, with neutral first floor link. Range to rear is Positive*	Article 4

## Description

c.1870. Built as an infill of open space between terraces.

No.13 extended with additional bay to provide offices for Southend Waterworks Co with widened arched door opening and fascia above. Attached three-storey block to rear built c.1880 for additional offices. Stock brick with timber sashes to some windows. uPVC top hung sash-style window to most of the other windows and other designs on ground floor. Conservatory style porch added to ground floor entrance.

Converted to sheltered housing, c.1985, with further first-floor extension of terrace to link with adjacent terrace. Red brick wall to street boundary is out of character.



# Building-by-Building Description

Address	Value	Designation
15-39 Cambridge Road	Positive, except for <a href="#">Nos.25 and 29</a> which are Positive*	Article 4

## Description

c.1859. Terrace of houses, two-storey plus semi-basement. Set higher up than adjacent Nos.1-13. Stock brick. Steps up to recessed front door with timber door with glazed upper panels. Door to No.39 is on the side elevation. Ground and basement canted bay window with metal railings on top forming a balcony to first floor French windows above. All have original circular pattern balcony railings. Additional window on first floor. Most windows and front doors have painted brickwork to the surround. Timber sash windows. Tall brick stacks and slate roofs. Most have basement flat with door in the side of basement bay. Generally unaltered with most front boundary gates and railings restored. Originally communal open space at rear, now incorporated in extended rear gardens. Rear elevations and planted rear gardens partly visible from rear alley. Varied treatment of rear boundaries.

No.15: now incorporated in Cambridge Court. Low brick boundary wall.

No.17: Low brick boundary wall but does have gate restored to original design.

No.23: brick to bay (painted), altered windows not in keeping.

No.25: Rendered front elevation painted white is jarring with the rest of the terrace. Hardstanding in front garden with loss of boundary fence inappropriate, though restored gate does exist.

No.27: Hardstanding in front garden with loss of boundary fence inappropriate, though restored gate does exist.

No.29: unpainted pebbledash to front elevation, with painting to basement level, unsuitable for building and not in keeping with surroundings.

No.33: meter boxes to basement are obtrusive. Front door brought forward with the loss of the recess to the porch.

No.35: brick to basement is painted.

No.37: brick to bay is painted at basement level and under ground floor window.

No.39: entrance porch on flank wall, as original. Non-original railings to front garden.

# Building-by-Building Description



No. 39



No. 37 and 35



No. 33



No. 31



No. 29



No. 27



No. 25



No. 23



No. 21



No. 19



No. 17



No. 15

# Building-by-Building Description

Address	Value	Designation
39a-43 Cambridge Road	Nos.39a and 43: Positive* No.41: Positive	Article 4

## Description

c.1902. Three houses built to infill open space between terraces of original planned Estate. Each with similar design: two-storey on a semi-basement, entrance steps, recessed arched porch, timber front door with glazed upper panels and side and fan lights, full height canted bay, timber sash windows without glazing bars, red brick front elevation with decorative brick bands, slate roof with dragon-back ridge tiles.

Out of scale with original terraces, but typical design and materials of period and they relate to Nos.9-13 Runwell Terrace.

No.39a: painted elevation out of keeping.

No.41: Front garden part hardstanding, though some of the boundary wall and planting has been retained to mitigate this.

No: 43: painted grey render to front elevation out of keeping. Hardstanding with loss of front garden, also in poor condition.



No.43



No.41



No.39a

# Building-by-Building Description

Address	Value	Designation
45-57 Cambridge Road	Nos.45-51 and 57: Positive; No.53 and 55: Positive*	Article 4

## Description

c.1859. Terrace of houses, two-storey plus semi-basement. Stock brick. Steps up to recessed front door with timber door with glazed upper panels. Ground and basement canted bay window with metal railings on top forming a balcony to first floor French windows above. All have original circular pattern balcony railings. Additional window on first floor. Timber sash windows. Tall brick stacks and slate roofs. Generally unaltered with most front boundary gates and railings restored. Rear elevations and planted rear gardens partly visible from Milton Place.

No.45: entrance porch on flank wall, as original. Addition at side c.1910 attached to No.43 with out of keeping glazed roof garage

No.47: hardstanding in front garden, though retention of part of the fence and the gate, with planting mitigates this loss.

No.53: Incised render, painted is out of keeping with the rest of the terrace.

No.55: White painted render out of keeping with the rest of the terrace. Dwarf

wall forming a small parking space offering off street parking. All original railings and boundary treatments have been removed which strips the property of its character.

No.57: low brick wall and tall gate to street frontage, not original design but not intrusive.



Nos.57 and 55



Nos.55 and 53



Nos.51 and 49



Nos.47 and 45

# Building-by-Building Description

Address	Value	Designation
59-61 Cambridge Road	Positive*	Proposed Article 4

## Description

c.1870. Pair of two-storey semi-detached houses, slate hipped roof, stock brick, but with different front elevations. Hardstandings to both with limited planting is out of keeping.

No.59: two-storey canted bay with slate, square headed recessed entrance porch with timber door with glazed upper panels and fanlight.

No.61: single-storey canted bay and arched recessed entrance porch with timber door with glazed upper panels and fanlight.



# Building-by-Building Description

Address	Value	Designation
63-69 Cambridge Road	No.67: Positive Nos.63, 65, 69: Positive*	Proposed Article 4

## Description

c.1870. Four two-storey terraced houses, slate roof, hip ends, stock brick, recessed entrance porches with timber panelled doors with glazed upper panes and fanlights, single storey canted bay with slate roof, sliding sash windows, minimal detailing. Substantial alterations to elevations and fragmented street boundaries are out of keeping:

No.63: painted render, hardstanding to part of the garden. Front door is later dark stained wood with only a small glazed pane.

No.65: substantially altered with painted render, widened bay with red tiled canopy extending across whole of frontage, casement windows and fanlights, close boarded fence to side boundary.

No.67: Well preserved, red brick wall to street boundary.

No.69: two-storey square bay, aluminium casement windows and fanlights, canopy to porch, painted rough render, hardstanding and mainly open street frontage. Significantly different to remainder of terrace and alterations to the frontage detract from the property.



No.69



No.67



No.65



No.63

# Building-by-Building Description

Address	Value	Designation
71-81 Cambridge Road	Nos.71-77, 81: Positive* No.77: Positive	Proposed Article 4

## Description

c.1870. Six, two-storey terraced houses, slate roof, hip ends, stock brick, originally mirrored pairs each with recessed entrance porch linked by decorative cornice, timber front doors with glazed upper panes and fanlight. Single-storey canted bay with slate roof, timber sash windows. Substantial alterations, most inappropriate, to most elevations and fragmented street boundaries require improvements.

No.71: two-storey bow uPVC windows with casements and fanlights, entrance porch may have originally been to the side, now filled in and extended to first floor, painted rough render, hardstanding and no boundary.

No.73: two-storey square bay, with casements and fanlights, painted rough render, smaller window on first floor reduced to a narrow window, hardstanding with open frontage to street

No.75: two-storey bow windows with casements and fanlights, painted rough render. Additional door to the right for a flat.

No.77: two-storey bow windows with casements and fanlights, painted rough render, hardstanding with some planting.

No.79: The most intact of the row.

No.81: unpainted pebbledash, though arched head to porch with decorated surrounds to openings generally sympathetic to original.



Nos.81, 79, 77



Nos.75, 73, 71

# Building-by-Building Description

Address	Value	Designation
83-93 Cambridge Road	Positive*	Proposed Article 4

## Description

c.1870. Built as terrace of five two-storey mirrored houses, and a later addition at No.93. Original would have been slate hipped roof, stock brick, each with ground floor canted bay with slate roof, timber sash windows, recessed entrance porch timber door and linked cornice. No.93 added as a double fronted house.

Substantial alterations to most elevations and fragmented street boundaries require improvements: No.83: square bay, unsympathetic modern door, painted render, picket fence to street boundary.

No.85: bow window with uPVC casements, painted render, first-floor later timber casements, enclosed porch and modern door.

No.87: square bay with tiled roof, painted render, leaded uPVC or timber casements, enclosed porch with glazed door, hardstanding open to street frontage.

No.89: painted render, windows small paned casements, hardstanding to open frontage, infilled porch with modern door.

No.91: The most intact as it retains timber sash windows and original bay window form, but with rough unpainted render, infilled porch with modern door not in keeping with property and first floor windows in poor state of repair.

No.93: c.1888 but heavily refurbished recently. Painted render, two square bays with slate roofs. uPVC sash windows.



Nos.93, 91, 89



Nos.87, 85, 83

# Building-by-Building Description

Address	Value	Designation
6-12 Cambridge Road	Positive	Article 4

## Description

c.1880. Nos.8-10 are a pair of substantial two-storey plus semi-basement houses built as infill on open land in the planned Estate. Rendered with hipped slate roof.

Each is double fronted with canted bays either side of recessed porch with decorated surround. Timber double doors with glazed upper panes. Both have circular patterned gates and No.8 has railings to the top of the wall, which contribute to character. Full height flat roofed additions with parapets at either end, now form separate houses (Nos.6 and 12). All have timber sash windows, mostly single paned. Removal of the boundary wall at the side of No.6 has widened the entrance to the alley and reduced its original enclosed character. At the rear, additions and balconies contribute to character but open parking area without well-defined boundary enclosure of alley harm the appearance.



Address	Value	Designation
12a Cambridge Road	Positive*	Article 4

## Description

c.1900. A single-storey building built in the rear garden of No.8 Runwell Terrace, possibly as additional living accommodation for the house. Stock brick and hipped slate roof with tall stock brick stack. Most of the original garden boundary wall remains. It is compatible with the main house and reflects its past use. Later timber windows and glazed porch, as well as garage to the rear, are not in keeping.



# Building-by-Building Description

Address	Value	Designation
30 Cambridge Road	Positive	Proposed Article 4

## Description

c.1900 house, not part of the planned Estate. Little changed from the original. Although unrelated to the predominant Victorian architecture and materials of the area, it is a good example of post-Victorian residential architecture. Two-storey with tall gable to square double-height bay window. Slate roof with decorative ridge tiles. Gable contains cartouche motif. Timber sash windows with four panes to upper sash. Timber door with glazed upper panes and fanlight under hood-mould. Painted render. Black and white tiled path. Low rendered boundary wall topped with railings.



Address	Value	Designation
34 Cambridge Road	Positive	Proposed Article 4

## Description

c.1920, not part of the planned Estate. Although unrelated to the predominant Victorian architecture and materials of the area, it is a good example of post-Victorian residential architecture. Two-storey, red tile hipped roof with gable to front. Painted render and brick walls with tile details. Two-storey curved bay window and oriel window with leaded lights in timber casements. Double timber door with stained glass upper panels and fanlight with house name 'Silverdale'. Brick burr walls and timber gate to street boundary typical of period.



# Building-by-Building Description

Address	Value	Designation
36-38 Cambridge Road	Positive	Proposed Article 4

## Description

c.1927. Semi-detached houses with similarities to No.34. Little changed from the original. Although unrelated to the predominant Victorian architecture and materials of the area, they are good examples of post-Victorian residential architecture. Two-storey, hipped tile roofs with brick gables to front. Red brick with painted stone dressings. Curved double-height bay windows and oriel windows with leaded timber casements. Timber double door with stained glass upper panels and fanlights, with hood-moulds above and small portal windows adjacent.

Brick burr walls to street boundary typical of period. Gates and part of boundary walls lost for parking.



Address	Value	Designation
40-42 Cambridge Road	Negative	N/A

## Description

c.1900. Two-storey addition at the rear of Nos.100-102 Alexandra Road, now used as Sure Start Centre. Stock brick with sliding sash windows some altered. Unsightly brick and glazed porches and parking area in front of building.



# Building-by-Building Description

Address	Value	Designation
44-52 Cambridge Road	Positive	Proposed Article 4

## Description

c.1880. A terrace of five two-storey plus semi- basement mirrored houses relatively close to the pavement and little front garden space. Originally stock brick, now painted or rendered, with hipped slate roof. Each with a ground floor/semi-basement canted bay, entrance steps to an arched doorway with decorated surround and arched window over in slightly projecting brickwork. Timber doors with glazed upper panes and fanlights. Single-paned timber sash windows. Low rendered wall and piers remain to street boundary with modern railings. A uniform colour scheme would help maintain unity of the terrace.



Address	Value	Designation
54-58 Cambridge Road	No.56: Positive Nos.54 and 58: Positive*	Proposed Article 4

## Description

c.1880. Similar design to Nos.44-52 but not mirrored. Varied treatment to street boundary could be enhanced.

No.54: rough render inappropriate, full height bay.

No.56: Tile roof. Stock brick remains as facing.

No.58: Tile roof. Stock brick remains as facing. Unsightly timber and glazed porch added to entrance. Windows in poor decorative condition.



# Building-by-Building Description

Address	Value	Designation
60-64 Cambridge Road	Positive*	Proposed Article 4

## Description

c.1880. Similar design to Nos.54-58 but without a semi-basement; they have a greater ground floor height to enable the eaves line to be at the same level. Ground floor windows and fanlight above the doors are taller as a result. Generally open street boundaries and hardstandings are unsympathetic. All feature slate roofs.

No.60: Painted render. Open hardstanding.

No.62: yellow London stock brickwork. Replacement composite door with fanlight over. Open hardstanding.

No.64: Painted render. Open hardstanding with some low planting.



# Building-by-Building Description

Address	Value	Designation
66-88 Cambridge Road	Nos.70 and 88: Positive* Nos.66-68, 72-86: Positive*	Proposed Article 4

## Description

Nos.66-68: c.1870.

Nos.70-88: c.1875.

Pairs of two-storey semi-detached houses, all of similar mirrored designs with hipped slate roof (except Nos.66-68 which have a raised roof with gable ends), stock brick with red brick bands. Each house would have had a recessed arched porch with timber door with glazed upper panes and fanlight, single storey canted bay with slate roof, timber sash windows with central glazing bar and decorative surrounds.

Alterations and differing decorative treatment of walls have eroded the unity of some pairs. The loss of some front garden walls and garden planting for hardstandings and varied styles of boundaries have eroded the street character.

Nos.66-68: raised roof with attic floor, including rooflights to front pitch. No.68 has open hardstanding in poor condition. No.66 has filled in porch with modern glazed, double door.

No.72 Recently repointed brick façade. Infilled porch with modern double, glazed door. Open hardstanding with tile path in poor condition.

Nos.74-76: rough render (No.74 painted white, No.76 unpainted). Both have unsympathetic uPVC windows and open hardstanding.

Nos.78-80: concrete tiled roof, including to bay window of No.80. Roof of bay of No.78 is asphalt. Render walls painted slightly different colours. No.78 has unsympathetic uPVC windows. No.80 has open hardstanding.

Nos.82-84: No.84 render painted cream. Both have open hardstanding.

Nos.86-88: No.86 has concrete tiled roof and uPVC windows and door. Both have open hardstanding.

# Building-by-Building Description



Nos.82 to 88 (even)



Nos.78 and 80



Nos.74 and 76



Nos.70 and 72



Nos.66 and 68

# Building-by-Building Description

## Capel Terrace

**General character:** Part of the planned Estate, with Class 2 houses facing bowling green. Open character, street plane trees, important for setting of bowling green and views to Clifftown Church. Pavement mostly concrete aggregate paving slabs with some tarmac patches. Historic street furniture: K2 telephone box (restored as a museum), Victorian letter box (Locally Listed), Corporation electricity box.

Address	Value	Designation
1-8 Capel Terrace	Nos.1-3, 5-8: Positive; No.4: Positive*	Article 4

## Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Most have a basement flat with a door to the side of the semi-basement bay or under the steps. Many front façades have been altered and lack consistency across terrace, boundary treatments generally unaltered with street boundary gates and railings restored. Rear elevations, boundary walls and gardens visible from alley at rear.

No.1: entrance at side basement level. Altered balcony across whole frontage with different design of Victorian railings (as No.8) and added oriel window on side elevation (c.1930s?). Brickwork painted white.

No.4: balcony infilled with red tile facing and unsympathetic casement windows, uPVC windows to ground floor. Bay rendered, painted white. Stained timber door to basement flat is not in keeping. Changes are negative and restoration would be more appropriate.

No.5: Brickwork painted white.

No.6: smooth render painted white.

No.7: smooth incised render painted white.

No.8: smooth incised render painted white, including to stacks. Altered balcony across whole frontage with different design of Victorian railings (as No.1). Garage added to side elevation.

# Building-by-Building Description



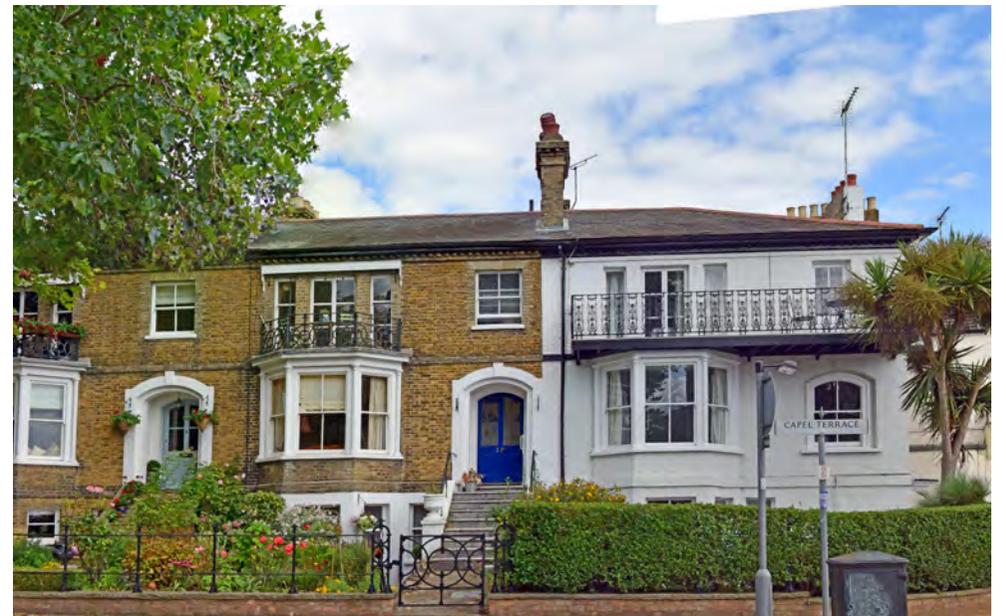
No.8



Nos.4, 3, 2



No.5, 6



Nos.2, 1

# Building-by-Building Description

## Cashiobury Terrace

**General character:** part of the planned Estate, Class 2 houses facing bowling green. Open character, street plane trees and holm oak in bowling green contribute to character. Patchy red tarmac surfacing.

Address	Value	Designation
1-8 Cashiobury Terrace	No.5: Positive*; Nos.1-4, 6-8: Positive	Article 4

### Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Most have a basement flat with a door to the side of the semi-basement bay or under the steps. Most front façades have been rendered and painted. Boundary treatments generally unaltered with street boundary gates and railings restored. Rear elevations, boundary walls and gardens partly visible from rear alley. Realigned rear garden walls have widened the rear alley.

No.1 (72 Alexandra Road): ground floor side entrance and porch (possibly original) with slate roof and tile ridges. Painted render to front and side elevations. Painted low boundary wall with modern railings.

No.3: Oriel window over porch. Casement windows to bay. Basement painted white.

No.4: White painted render.

No.5: White painted incised render. French doors enclose porch.

No.6: White painted render.

No.7: Brickwork painted white.

No.8: White painted render to front and side. Front boundary includes opening for hardstanding, though metal fence and planted garden mitigate this impact.



South elevation of No.1

# Building-by-Building Description



No.1



No.2



No.3



No.4



No.5



No.6



No.7



No.8

# Building-by-Building Description

## Church Road

**General character:** south arm has an urban, canyon like character between massive building frontages close to the edge of the street which dominates St John's west elevation; east arm has more open character due to the church and churchyard. The Royals multi-storey car park gives the street an unsympathetic dark and horizontal effect. Street tree planting might mitigate its appearance. The pedestrian link between Church Road and Lucy Road is poor and needs enhancement.

Address	Value	Designation
St. John's Church and churchyard	Positive	Locally Listed, Article 4

## Description

Locally Listed building. Completed 1841 to a design by Thomas Hopper for 'a building in the Norman style', stone-clad with Kentish ragstone, and with a traditional arrangement of nave, chancel and short transepts. A bell turret was over the west door. Window and door openings had round Norman arches. It was subsequently enlarged using gothic detailing, with north and south aisles added in 1869 and a new chancel added in 1873. By 1912, a raised barrel-vaulted roof, clad in tiles, and other additions completed the enlargement which effectively completely enclosed the original building. Despite the enlargements, it maintains its original character as a chapel rather than a large parish church and might best be described as having a 'low church gothic' style. Internally it has features and monuments commemorating local civic dignitaries, organisations and events. The west frontage is symmetrical with tall lancet windows in the gable end and closes the view along Church Road. This contrasts with the rather 'canyon-like'

effect of the façades of the Palace Hotel and the Royals car park on either side of the road.

The Churchyard has tombstones and monuments commemorating local civic dignitaries including Thomas Dowsett (Southend's first mayor), Robert Buchanan (poet, dramatist, novelist) and Warwick Deeping (novelist). It provides an important open space in the townscape.

To the south of the Church, the former Church Hall has been demolished and an open site is now surrounded by security fencing which abuts a public footpath between Lucy Road and Church Road.



# Building-by-Building Description

## Clifftown Parade

**General character:** Wide promenade and cliff-top with estuary and Pier views give a relaxed open character with a backdrop of residential Victorian seaside architecture. The building frontage east of Prittlewell Square is part of the planned Estate with Class 1 houses which gives a relatively formal setting for the promenade. West of Prittlewell Square is part of the piecemeal development of the estate with varied architecture, gaps between buildings and a more lively frontage visually. Pavements are red tarmac. Original lampposts on south side.

# Building-by-Building Description

Address	Value	Designation
1-12a Clifftown Parade	Positive except: <a href="#">No.5</a> and <a href="#">No.12</a> Positive* and <a href="#">No.12a</a> Neutral	Grade II Listed

## Description

c.1859. Three-storey with semi-basement. Slate roofs with tall, wide stock brick stacks. Originally stock brick, basement to first floor canted bay window, timber sash windows with no glazing bars, recessed porch accessed up steps, timber door with glazed upper panels. Circular pattern iron railings to balconies on top of bay windows. Generally unaltered with most street boundary gates and railings restored. Rear elevations, boundaries and rear yards/gardens visible from Alexandra Mews.

No.1: painted render, three-storey plus basement side addition set back from frontage not intrusive, with casement windows.

No.2: painted render.

No.3: painted render.

No.4: painted brickwork, windows to ground floor bay (centre) and first floor are casements with fanlights. Plaque marking former home of Edward Whympers.

No.5: painted brickwork. Balcony infilled with sash and casement windows. Mansard extension with uPVC windows obtrusive. Porch canopy to front. Currently (2019) trading as Gleneagles Guesthouse.

No.6: aluminium sliding sashes to most windows.

No.7: Aluminium sashes to ground floor bay. Appropriate timber door but brought forward to infill the porch.

No.8: A good example of how the houses would have originally looked.

No.9: second floor uPVC windows and balcony doors.

No.10: second floor uPVC windows and balcony doors.

No.11: second floor uPVC windows and balcony doors. Low brick boundary wall with modern railings on top.

No.12: painted brickwork to front. Leaded light casement windows to ground floor. Dormer roof addition clad in slate with casement windows is obtrusive. Low wall with railings and glazing on top.

No.12a: c.1990, replaced timber structure, single storey bar attached to No.12 and extending to Prittlewell Square street boundary. Painted brick, flat roof, uPVC windows and timber/glazed door with glazed canopy, large fascia board. Intrudes in front of Prittlewell Square building line. Does not relate to character of planned estate, though painting in white to match No.12 since time of last survey in 2006 has helped it blend in with the terrace better.

# Building-by-Building Description



No.1



No.2



No.3



No.4



No.5



No.6



No.7

# Building-by-Building Description



No.8



No.9



No.10



No.11



No.12

# Building-by-Building Description

Address	Value	Designation
19-20 Clifftown Parade (Byculla House and Oakleigh)	Positive	Article 4

## Description

c.1865, pair of mirrored three-storey houses, now converted to flats. Hipped slate roof, stock brick with painted brick and stone decorative detail, ground and first floor bay to each, topped by balcony with parapet and canopy. Timber sash windows. Entrances at side.

Original wall and entrance piers with carved house names to street boundary (railings replaced by hedge). No.19 has three-storey side range. No.20 is partly rendered, painted white. Relatively large and well planted gardens contribute to the openness and setting of the immediate area.



Address	Value	Designation
21-22 Clifftown Parade	Positive*	Article 4

## Description

c.1865, originally a two-storey semi-detached double-fronted villa. Now converted to two houses. Pair of two-storey canted bays, slate roofs and gables either side of an off-set gothic entrance to No.22 with timber and glazed double door. No.21 entrance at side in later side and rear additions. Stock brick with grey brick and rendered detail. Timber sash windows. Ground floor right hand bay window converted to glazed double doors. Parts of original wall and gate piers to street boundary remain though painted and rendered and railings lost and would benefit from reinstatement. Boxy side extensions visible on right hand side are unattractive.



# Building-by-Building Description

Address	Value	Designation
23-24 Clifftown Parade	Positive*	Article 4

## Description

c.1865, originally a two-storey house with gables, subsequently converted to two houses and now converted to flats with substantial extensions to rear. Stock brick frontage (upper floors and gables brick slips) render to flanks, slate roof. Gables have barge boards and finials (that to the left is in poor decorative condition). Each has wide bow window to ground floor, continuous balcony with modern railings to first floor and wide French doors/windows, lead canopy over concealed balconies to second floor with narrower French doors/window. All windows and French doors in uPVC. Entrances at side. Street frontage mainly enclosed by low wall (in need of repainting to the left) and hedge, with two single hardstanding areas at either side. The altered appearance is not entirely sympathetic to the character of the area but it does contribute to the varied and visually lively frontage of this section of the street.



# Building-by-Building Description

Address	Value	Designation
25-26 Clifftown Parade	Positive*	Article 4

## Description

c.1865, originally a mirrored pair of three-storey houses with hipped slate roof, stock brick with red brick bands, each with two-storey canted bay topped with balcony. Now converted to flats with continuous balcony across first floor frontage with iron railings to match second floor and corrugated iron canopy.

No.25 has later painted rough render, projecting single-storey entrance at side and three-storey addition recessed at side and rear, all windows altered to uPVC or timber casements in different designs for each floor. Bay window at ground floor level has been replaced with French doors. Later glazed canopies to entrance and second floor balcony. Garage at side and double width hardstanding open to street frontage could be improved. Rest of frontage, low rendered wall.

No.26 has side entrance recessed from front, garden room at side (former garage?) casement window added to each floor at side of bay (improved design is needed). Ground floor bay windows remain timber sashes, as do side windows to bay on first floor, with timber French doors. French doors and windows to second floor are uPVC. Low brick wall and hedge as street boundary with single hardstanding at side. Unity of the pair has been reduced by alterations.



# Building-by-Building Description

Address	Value	Designation
27-28 Clifftown Parade	No.27: Positive* No.28: Positive	Article 4

## Description

Possibly mid-19th century as they have a more Georgian character than Victorian. Pair of two-storey double-fronted houses. Slate roof with gable ends. White painted render. Each house has two two-storey canted bays with slate roofs, a full width convex canopy, part metal, part glazed, over a front veranda, and single-storey entrance at side. Low rendered wall to street boundary. No.27 altered metal framed leaded light windows not in keeping and uPVC entrance door. No.28 undergoing refurbishment at time of survey in 2019.



Address	Value	Designation
29-30 Clifftown Parade	Positive	Article 4

## Description

Possibly mid-19th century as they have a more Georgian character than Victorian. Similar to 27-28 except for hipped roof, each house has only one bay, and no hardstandings. No.30 undergoing refurbishment at the time of survey in 2019. Smooth render with painted finish and modern timber sliding sash windows.



No.29



No.30

# Building-by-Building Description

Address	Value	Designation
31-32 Clifftown Parade	Positive	Article 4

## Description

c.1865. Originally a pair of three-storey houses with hipped slate roof, each with a three-storey bay. Now converted to flats, painted render and dominated by early-20th century (?) timber and glazed (leaded stained-glass lights) balcony structure across whole frontage which contributes to seaside architecture of area. Side entrances have similar leaded light design. No31: double width hardstanding has reduced the enclosed street boundary. Street boundary enclosed by low rustic wall not in keeping.



Address	Value	Designation
33 Clifftown Parade	Positive*	Article 4

## Description

c.1865. Originally a three-storey house with slate roof and gable ends and a two-storey bay. Yellow brick with faience (or carved stone?) detail to ground floor bay. Now converted to flats with large rear extensions and added second floor bay and iron balcony structure with glazed fascias across whole frontage which contributes to seaside architecture of area. Part of first floor balcony has been fully enclosed by glazing and uPVC French door/windows to second floor harm the building's character. Street boundary enclosed by low rustic wall not in keeping.



# Building-by-Building Description

Address	Value	Designation
34 Clifftown Parade (Imperial Manor)	Positive*	Article 4

## Description

c.1865. Originally a double fronted three-storey house, with a two-storey canted bay topped with balconies and a gabled canopy above. Timber sash windows on each side of a central entrance with timber and glazed double door and fanlight. Now converted to flats, unpainted rough render and an obtrusive half dormer between the bays. Balconies with Arts & Crafts style iron railings added c.1900(?) across whole of first floor frontage and to the second floor bays with gabled roof additions and canopies contribute to character. External pipework is obtrusive.



Address	Value	Designation
35-36 Clifftown Parade	Positive*	Article 4

## Description

c.1865, originally a pair of three-storey houses. Similar to Nos.25-26 in design. Hipped slate roof, stock brick with red brick bands, each with two-storey canted bay topped with balcony. Now converted to flats with a balcony wrapping round both bays at first floor, with iron railings to match second floor, and lead canopy. Entrance to No.35 in later two-storey side addition recessed from frontage. Casement windows added to first and second floors at side of both bays now in uPVC or timber but not in keeping. French windows added to ground floor bays. Variety of windows and French doors in uPVC or timber. Low wall encloses street frontage with older piers at centre.



# Building-by-Building Description

Address	Value	Designation
37 Clifftown Parade	Positive	Article 4

## Description

c.1920, originally a two-storey house, smooth unpainted render with incised detail, hipped tiled roof, two-storey bow windows flanked by pilasters, recessed entrance, stained timber casements with leaded light windows surviving to first floor only. Now converted to flats? It is a fine quality of house for the period. Brick boundary wall topped with stone baultrade.



Address	Value	Designation
38 Clifftown Parade	Positive*	Article 4

## Description

c.1870. A two-storey double fronted house with a hipped slate roof and a two-storey bay with slate roof on each side of a central entrance. Painted render with incised detail. Timber casement windows possibly later but not intrusive. A portico and balcony added between the bays. Low rubble stone wall encloses street boundary not in keeping.



# Building-by-Building Description

Address	Value	Designation
39 Clifftown Parade	Positive	Article 4

## Description

c.1870. Originally similar to No.38 but with wider bays and gables and painted rough render. All windows have been altered with stained glass leaded lights, likely in the Edwardian period. An appropriate timber porch and covered balcony has been added between the bays. Rendered wall encloses street boundary.



# Building-by-Building Description

## Clifton Mews

**General character:** Traditional enclosed mews with pairs of two-storey stables, a number of which are occupied by local businesses, of a uniform design separated by access to rear gardens, for Clifton Terrace. North side has a mixed frontage of extensions and yards to Alexandra Street. Staffordshire blue pavers with a central granite kerb gutter or cobbles. Double yellow lines to one side of the street is intrusive.

# Building-by-Building Description

Address	Value	Designation
1-5 Clifftown Mews	Nos.1-3, 5: Positive No.4: Positive*	Article 4

## Description

c.1865. Three pairs of former stables, stock brick, two-storey with conical slate roof and single-storey addition to both sides with half hipped slate roof. Stable doors remain with hay loft access and diamond-shaped vents formed by missing headers over. Smaller garage doors to side additions.

No.3: painted brickwork.

No.4 has UPVC window fitted within opening for Hayloft which is not in keeping with age and style of property



# Building-by-Building Description

Address	Value	Designation
6 Clifftown Mews	Positive*	Article 4

## Description

c.1865, detached two-storey stable with gable end to mews, stock brick, altered frontage but with garage doors. Timber casement to first floor and boarded window to ground floor.

## Clifton Terrace

**General character:** within planned Estate but the terrace was not part of original design. Although it reflects 1-12 Clifftown Parade, it has a more imposing design. The wide roadway was designed as a turning circle - no vehicular access to Royal Terrace – and gives a potentially impressive open setting for the terrace but spoilt by on-street parking. Estuary and Pier views, views westwards along the promenade and the Cliffs, Cliff Lift and Alexandra Yacht Club contribute to open seaside character. Views eastwards, partly closed by flank wall of 20 Royal Terrace, need improvement. Post box and telephone box contribute to period character. Pavement red top, links with promenade. Rear elevations visible from Devereux Road and Clifton Mews.

# Building-by-Building Description

Address	Value	Designation
1-7 Clifton Terrace and 7 Devereux Road	Positive	Grade II Listed Building

## Description

c.1860, terrace of three-storey plus basement houses, now converted to flats or part of the hotel adjacent, each with a three-storey canted bay supported on iron columns at basement level. Recessed porch above entrance steps, with timber double doors with glazed upper panels and fanlight over. Pre-cast balustered parapet topped with urns and with dog-toothed cornice and slate hipped roof behind with dormers. Stock brick with incised render to basement and ground floor, render to bay and rendered detail to window and porch surrounds and horizontal band at second floor level. Timber sash windows, two panes per sash (three in basement windows). Some original gates, walls and piers remain, railings removed.

Nos.3-6 have painted render. A two tone colour scheme would help visually unify the terrace and rendered boundary walls and piers.

7 Devereux Road: entrance in an original two-storey side addition, flat roofed with cornice but without parapet. Rear addition of access stairs and rear dormer.

No.2: front street boundary wall heightened and pebble dashed.

Nos.4 and 5: three panes per sash to central bay windows. Front doors changed to ones with glazed panels to bottom of the door.

No.6: three panes per sash to central bay ground and first floor windows. Front doors changed to ones with glazed panels to bottom of the door.

# Building-by-Building Description



No.7 Devereux Road



No.1



No.2



No.3



No.4



No.5



No.6

# Building-by-Building Description

Address	Value	Designation
7, Seven Hotel	Neutral	Article 4

## Description

Heavily refurbished boutique hotel, modern appearance which echoes the proportions of the terrace, additional accommodation constructed at roof level and modern glazed single story extension to front creating entrance to hotel. Exterior has been totally rendered and all fenestration replaced.



# Building-by-Building Description

## **Devereux Road**

**General character:** Part of the planned Estate. West side, Class 2 terraced houses. East side comprises a terrace not to the Estate's original design. Wide street without street trees and with open views to Cliffs and estuary, give an open character. Pavement mostly concrete aggregate paving slabs with some tarmac patches.

# Building-by-Building Description

Address	Value	Designation
6-18 Devereux Road	Nos.6-14: Positive* Nos.16-18: Positive	Article 4

## Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Some have a basement flat with a door to the side of the semi-basement bay or under the steps. Most front façades have been rendered and painted, together with alterations and varied treatment of street boundaries which have reduced design unity of the terrace. Rear elevations, visible from rear mews and most boundary walls and railings altered.

No.6: two-storey extension at side with extension of hipped roof over, small window openings and basement garage. Roof concrete tiles. Rendered brickwork painted white. Balcony with glazed panels across whole frontage. Steps to entrance with glazed panels (similar to balcony) to sides and open to basement. Porch enclosed by French doors. All windows altered mostly to leaded light casements. Street boundary low brick wall and garden hard surfaced. Modern interventions and additions have diminished the character of the property. Balcony is different in style to rest of street.

No.8: rendered brickwork painted white. Balcony with infilled panels across whole frontage. Two entrance doors in porch, one glazed. All windows altered mostly to leaded light casements. Street boundary low. Balcony with infilled panels differ in style to rest of the street which detracts from the property.

No.10: rendered brickwork painted white. Balcony with Victorian iron railings across whole frontage. Glazed entrance door infilling porch. First floor French doors and windows to balcony altered. Street boundary rendered. Awning fitted to front of building.

No.12: rendered brickwork painted white. Bay widened with square sides, casement windows and fanlights, and timber framing to basement and ground floor, which extends round the porch. Balcony with timber balustrade and canopy over, across whole frontage. Two glazed entrance doors in porch. Rendered wall and two gate openings to street boundary. Front garden partly excavated for basement flat. Box bay to basement level flat.

No.14: incised render to brickwork, painted white. Balcony with Victorian iron railings across whole frontage. Bay windows altered to casements and fanlights; first floor window over entrance altered to French doors. Brown glazed tiles to entrance porch. Street boundary low rustic painted wall and railings.

No.16: incised render to brickwork, painted white. Balcony with Victorian iron railings across whole frontage. Street boundary rendered painted wall.

No.18: Balcony with Victorian iron railings across whole frontage. Otherwise, generally unaltered. Street boundary rendered painted wall.

# Building-by-Building Description



No.6



No.8



No.10



No.12



No.14



No.16



No.18

# Building-by-Building Description

Address	Value	Designation
15-21 Devereux Road	Positive*	Article 4

## Description

c.1880. Standard late Victorian terraced house design in mirrored pairs but with slight steps up between 15/17 and 19/21 to reflect ground level. Now converted to flats. Three-storey plus basement, slate hipped roof, stock brick with red brick detailing, ground floor, basement and flank to Clifton Mews painted render. Each has a two-storey plus basement canted bay with slate roof, steps up to entrance with flat head and decorated surround. Timber doors with glazed upper panes. Door to No.21 is replacement with more glazing and to No.19 with no glazing. Curved heads to ground and first floor timber sash windows- two panes per sash to central bay windows. Generally unaltered but in poor decorative repair. Original low walls and piers remain to street boundary, gates and railings replaced with modern versions.



No.21



Nos.19, 17, 15

# Building-by-Building Description

## High Street

**General character:** Southern end of a busy shopping street. Generally taller buildings than elsewhere in the Conservation Area, of four plus storeys. Long vistas northwards along High Street and south out to the Pier and estuary. Large scale modern Royals shopping centre opposite the buildings in the Conservation Area. Modern street surfacing and furniture.

Address	Value	Designation
1 High Street Princess Caroline House	Positive	Grade II Listed as part of 1 Royal Terrace

## Description

Early-19th century, three-storey plus basement hotel linked to Royal Hotel with mansard roof and dormers, now used as offices. It has three-storey canted bays with timber sash windows either side of a semi-circular portico to the entrance. Its original brickwork is now rough rendered. It complements the Royal Hotel.



# Building-by-Building Description

Address	Value	Designation
3-5 High Street (former Brightwell's Store)	Positive	Locally Listed, Article 4

## Description

c.1900, built as a three-storey High Street store with an imposing corner turret, parapet, stone detailing to the red brick frontage and good period detailing. Bronzed large scale windows to first floor and metal casement windows to second floor may be later, good quality, alterations c.1930s, with timber sash windows to second floor the original form. Although it relates more to the High Street than to Clifftown, it has group and townscape value. Currently utilized as a gym. Later large scale modern fascias and window stickers intrusive to the character of the building, though leaded glazing of

earlier shop front survives. A rooftop and rear extension was added in recent years for residential accommodation, including converting the upper floors of the original building to residential.



# Building-by-Building Description

## Marine Parade

**General character:** see Pier Hill.

Address	Value	Designation
Gaiety Bazaar	Positive*	Article 4

### Description

c.1900, two-storey shop, brick with painted brick details to windows and frieze created with recessed sections of brick. Ground floor has a traditional style of shop front with recessed central entrance, though likely replaced mid-20th century. The original fascia and flanking corbels survive. Aluminium framed windows to first floor are out of keeping.



Address	Value	Designation
1a	Positive*	Article 4

### Description

c.1900, two-storey shop, white painted render with an intrusive modern shopfront, though corbels at the ends of the original fascia survive, as well as moulded surrounds to first floor windows and an older timber fascia to the top of the façade. Inappropriate uPVC windows to first floor.



# Building-by-Building Description

Address	Value	Designation
1-3 Marine Parade	Positive*	Grade II Listed Building

## Description

c.1800. Built as bow-fronted three-storey terraced houses. They are the only such Georgian frontages in the Borough. Brick built with rendered elevations, pitched slate roofs behind a corniced parapet with dormers. The bows originally had curved timber sash windows. Metal concave canopies projected over the first-floor bow windows and first floor cills had retaining railings. Ground floors converted to shops and later to an amusement arcade (from Nos.2-4) without internal wall partitions and with a substantial projecting canopy with garish colours and large plastic signage. No.1 has a more modest later shop front. Ground floor frontages and fascias are especially unsympathetic to the original buildings. Above the ground floor level, all have badly altered windows to uPVC and all but No.1 have lost their first floor canopies. Rear additions to the Lucy Road frontage, a yard area and unsympathetic boundary treatment make the rear of the properties unsightly, although some of the original windows remain in Nos.2 and 3. Restoration of missing or altered features and a more sympathetic treatment of the ground floor frontage and fascias could make a significant improvement to their appearance and to the character and appearance of the Conservation Area.



No.1



Nos.2-3

# Building-by-Building Description

Address	Value	Designation
4 Marine Parade	Positive*	Grade II Listed Building

## Description

c.1796. As Nos.1-3, in a similar style but with double fronted façade with pair of bow windows separated by a single window range in the main front wall. All windows uPVC and invasive amusement arcade shop front with garish colours and an oversized fascia in plastic materials, extends at ground floor from No.2 across.



# Building-by-Building Description

## Milton Place

**General character:** link road between Cambridge Road and Scratton Road with flanks and rear of houses in those streets prominent. On-street parking and highway markings are obtrusive.

Address	Value	Designation
2 Milton Place	Positive	Proposed Article 4

## Description

c.1870. A detached two-storey shop, now converted to a house but retains the timber shopfront, stock brick, slate hipped roof with oak double doors to front. Boundary is enclosed with matching brick wall. Timber sliding sash windows with single pane of glass all painted in charcoal grey.



# Building-by-Building Description

## Nelson Mews

**General character:** Back alley with many modern additions to the rear of the offices on the east side of Nelson Street. Also, several open parking areas to the road. The road has lost its mews character almost entirely, although reminders of the past still exist, including signage on buildings relating to former businesses, W.S. Jennings Bootmaker signage being visible to the north-western side of the street.



## Nelson Street

**General character:** West side part of the planned Estate, Class 5, originally terraced shops and residential accommodation, now mostly offices, above raised forecourt of Yorkstone paving. Public pavement is in tarmac which is unsympathetic to the forecourts. East side comprises a three-storey commercial terrace not to original design for the planned Estate but compatible with the area. Individual buildings have slightly varied designs, with altered shop fronts not in keeping. The terrace has a narrow forecourt, some with Yorkstone paving and parking which is obtrusive. The public pavement is tarmac and also unsympathetic. Clifftown Church punctuates the end of the street. On-street parking and highway signage is not intrusive. Street lighting has replica Windsor lanterns. The broad street with mature plane trees and views towards the bowling green give it a quiet, dignified character, which is linked more to the residential area than to the town centre.

# Building-by-Building Description

Address	Value	Designation
1-15 Nelson Street	Nos.1-13: Positive No.15: Positive*	Grade II Listed Building

## Description

c.1859. The front elevation has a mirrored design, with Nos.1-7 mirroring Nos.9-15. The terrace comprises semi-basements below the level of the raised pavement, ground floor shopfronts projecting in front of the main wall with continuous balconies and cast-iron railings, French doors and narrow full-height side windows to the first floor. A pitched slate roof rises above the first floor but is a secondary feature to the slightly projecting first and second floor gables which run back into the main roof. The second floor has an arched sliding sash window in each gable. Generally unaltered. Rear elevations visible from Scratton Road and alley at rear, which are generally unaltered but some small single-storey additions and some timber sash windows altered. All but one rear boundary wall removed and gardens converted to open hardstanding. Some mature trees and the walled enclosure of the entrance from Scratton Road mitigate the unsympathetic appearance.

Nos.9 and 11: red brick stall risers to ground floor office front. Painting white would help these to blend in better.

No.15: Frontage not visible at the time of inspection-boarded up with chipboard. Unsightly coverage which negatively affects the street. Flank wall painted with tar. External basement steps on flank with some original ironwork. Rear garden enclosed by stock brick walls in poor condition.

# Building-by-Building Description



Nos.1, 3, 5



No.7



No.9



Nos.11, 13, 15

# Building-by-Building Description

Address	Value	Designation
1a? Nelson Street	Positive	Article 4

## Description

Late-20th century two-storey house(?). Garages to ground floor entrance steps up to the left to first floor accommodation. Weatherboarded with slate pitched roof. Timber sash windows. A discreet new building within the Conservation Area.



# Building-by-Building Description

Address	Value	Designation
2-18 Nelson Street	No.2: Positive Nos 4-18: Positive*	Locally Listed Buildings

## Description

Locally listed three-storey terrace, built piecemeal, mostly in the 1870s, but with common features – yellow brick, rendered cornice, full width first-floor balconies with cast iron railings and full height windows or French doors. Ground floor frontages are mostly poorly designed and unsympathetic to the terrace. There is no consistency to the design of these and needs addressing.

No.2: Recent ground floor frontage shows a sympathetic design, with incised painted render, two sliding sash windows and entrance door with decorative surround. However, casement windows to first and second floors not in keeping.

No.4: Original flanking pilasters and fascia retained but with unsympathetic infill of brick piers, three casement/louvre windows with panels below.

No.6: Original arched windows to first and second floors which differs from remainder of terrace, full height glazing in timber framing to ground floor is relatively benign.

No.8: (offices combined with No.10) Three badly proportioned ground floor windows in yellow brickwork which does not match that above. No entrance door alters the proportions of the frontage.

No.10: (offices combined with No.8) Wider frontage with five window range, prominence given by slightly increased height of cornice and brick quoins at both sides of frontage. Four badly proportioned ground floor windows and entrance at side with too low a head, in similar yellow brickwork to No.8 and not replicating the quoins above. Windows to ground could be greatly improved by changing them to units more in keeping with original designs above.

No.12: Adapted shopfront with a sympathetic design. Original recessed entrance remains at side.

No.14: full height glazing in timber framing to ground floor is relatively benign. Original entrance at side, altered.

No.16: narrow fronted, two window range. Ground floor frontage poorly proportioned glazing in timber frame. Original door opening rebuilt with pink brick pier.

No.18: Pitched slate roof without parapet. Ground floor is poorly proportioned with four arched headed windows/lower panels and door, between rusticated brick piers.

# Building-by-Building Description



No.2



No.4



No.6



No.10



Nos.12, 14



No.16



No.18

# Building-by-Building Description

Address	Value	Designation
Railway Hotel	Positive*	Article 4

## Description

c.1880. Ornate pub design typical of period and prominent on street corner. Three-storeys, second floor is an addition. Red brick with heavy stone/rendered decorative detail. Second floor has with unsympathetic fenestration.



Address	Value	Designation
Clifftown Church	Positive	Grade II Listed Building

## Description

c.1865, typical non-conformist gothic design and random Kentish ragstone facings with ashlar dressings. The spire is an important focal point. Currently used as a student theatre. Large number of trade bins outside which detract from the exterior of the church. Modern metal doors infill the porch which are not particularly in keeping. Church Hall in ashlar attached to the rear.



# Building-by-Building Description

## Pier Hill

**General character:** Pier Hill is a transitional zone between the quieter residential area of most of Clifftown and the brash seafront amusements of Marine Parade. Predominantly of a commercial nature at pavement level, with arched shop units on the Palace Hotel frontage, but with a more open and landscaped character than Marine Parade. Pier arches under the road itself have a very different character of a bustling seaside frontage with lots of cafes serving the amusement park.

Address	Value	Designation
Pier Arches	Positive	Article 4

## Description

Cafes situated within barrel vaulted arches under Pier Hill roadway. Arched facias over inserted shop fronts principally glazed. Substantial pilasters/buttresses between shop fronts with moulded cornice. Mainly white painted with various paint colours as accents to shop fronts, which is a positive approach. Canopies often added. Painted or applied lettering signage within the arched cornices over the shops are appropriate (large scale plastic fascias obscuring architectural details would be inappropriate). Signage is also applied to the pilasters either side of the bays which can appear very busy and should be kept to the minimum necessary.



# Building-by-Building Description

Address	Value	Designation
Palace Hotel	Positive*	Locally Listed Building

## Description

Designed in 1896 by Thompson & Greenhalgh and opened 1904. It is a monolithic building of six-storeys increasing to eight on the lower part of the Pier Hill frontage, steel framed and built in brick with smooth rendered finish, and simple rendered banding, window hoods and cornice detail. The original design included a tower to the south-west corner and tourelles to the south and north elevations, some of which remain although in a truncated form. The original building had an open 'colonnade' to the ground floor, projecting from the main south façade, which provided a public promenade facing but above Pier Hill. Shops and refreshment rooms within the body of the hotel opened onto it to. The colonnade was accessed by steps from Pier Hill. It was enclosed in 1908 to form a winter garden, with a timber screen set back behind the original cast iron balustrade. The screen comprised windows, bays and doors opening onto what now became a continuous narrow balcony and external bench seats. The screen and balustrade remain mostly intact. The windows and doors are a typical Edwardian mix of casements, sliding sashes and fanlights with small paned glazing in the upper sections. The winter garden and communal rooms are now in use as a bingo hall.

Below the colonnade, shop units face onto Pier Hill. At first floor level, extending over the full length of the colonnade, was a conservatory (also described as the winter gardens) with continuous glazing and a curved lead (?) roof. The hotel's main dining room and drawing rooms opened into the conservatory. The conservatory originally had four projecting bays. The main structure remains, but windows and bays have been replaced with metal casement windows. The conservatory was subdivided into bedrooms, possibly in the 1950s. But the internal public rooms (dining and drawing rooms) remain with much of their ceiling and wall detailing.

The existing building shows various alterations to the external elevations which are unsympathetic to the original design, particularly the ground floor infill to the south elevation, the modern entrance canopy to the north elevation, the loss of the decorative detail at parapet level and the additions to the east elevation. Windows are also all metal sashes. Shops to Pier Hill are all vacant. Signage on the front of the hotel is not in keeping with the hotel itself and could be greatly improved with more appropriate branding styles. Modern two-storey rooftop extension is bland. Nevertheless, much of the building's original architecture survives and the building as a whole is capable of sympathetic restoration and enhancement.

# Building-by-Building Description



# Building-by-Building Description

## **Prittlewell Square**

**General character:** part of the planned Estate, c.1859, two terraces of Class 2 houses facing onto public gardens restored to their early-20th century appearance and enabling views through the planned Estate. The frontage to Clifftown Parade links the promenade with these gardens which supplement the cliff-top gardens with a formal space enclosed by terrace frontages. Together the terraces and gardens give a good visual balance between building frontage and planted open space and create a relaxed atmosphere in a formal setting. Lack of street trees in Prittlewell Square emphasises the formality; street trees elsewhere and trees in adjacent private gardens and the Squares' central garden are important for its setting. Pavements generally red tarmac, linking with Clifftown Parade. Substantial alterations to some houses reduce the unity of the terraces and harm their character. On-street parking and road markings are intrusive.

# Building-by-Building Description

Address	Value	Designation
1-7 Prittlewell Square	No.5: Positive*; Nos.1-4, 6 and 7: Positive	Article 4

## Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Most have a basement flat with a door to the side of the semi-basement bay or under the steps. Several front façades have been altered and lack consistency across terrace, though changes are of reasonable quality. Boundary treatments generally unaltered with street boundary gates and railings restored. Rear elevations, boundary walls and gardens visible from Alexandra Road and mews at rear.

No.1: substantially altered c.1920s with brick square bay painted white and enclosed timber balcony across whole frontage. Timber conservatory added to the side. All alterations of good quality.

No.2: remnants of red paint to brick detail could be removed, central sash to bay is missing a glazing bar. No.3: painted brickwork.

No.4 painted brickwork.

No.5: substantially altered c.1920s with yellow brick square bay containing sash windows and enclosed balcony across whole frontage, of good quality for the period. Excavated front garden for basement flat and boundary wall almost completely removed, intrusive.



No.7



No.5



Nos.3, 2, 1



No.6



Nos.4, 3

# Building-by-Building Description

Address	Value	Designation
8-14 Prittlewell Square	No.8: Positive*; Nos.9-14: Positive	Article 4

## Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Several have a basement flat with a door to the side of the semi-basement bay or under the steps. Some front façades have been altered and lack consistency across terrace. Boundary treatments generally unaltered with street boundary gates and railings restored. Rear elevations, boundary walls and gardens visible from Alexandra Road and mews at rear.

No.8: substantially altered c.1920s with red brick square bay and enclosed balcony across whole frontage, heavy timber double door enclosing porch and red brick wall to street boundary. Rendered and two-storey side addition recessed from front elevation. The changes are very out of character with the rest of the terrace.

No.9: Porch infilled with double glazed doors, not intrusive.

No.10: First floor window and French doors/windows have been rebuilt to original design in recent years. Porch infilled with double glazed doors, not intrusive.

No.11: decorative timber canopy over bay. Porch infilled with double glazed doors. Neither alteration intrusive.

No.12: Porch infilled with double glazed doors, not intrusive.

No.13: two-storey brick bay with raised flat roof and parapet and slightly higher windows to first floor, c.1900. Timber sash windows, some without glazing bars. Appropriate materials and windows reduce the visual impact.

# Building-by-Building Description



No.8



No.9



No.10



No.11



No.12



No.13



No.14

# Building-by-Building Description

## **Royal Mews**

**General character:** Row of two storey mews cottages, now converted to businesses and residences, formerly stables/coach houses serving buildings on the Royal Terrace. Parking areas in front of the buildings. Immediate setting of Alexandra Street car park and the rear of surrounding buildings is not appealing.

# Building-by-Building Description

Address	Value	Designation
5 Royal Mews	Positive	Article 4

## Description

Two storey, gault brick with slate roof and brick chimney. Large carriage arch to left with metal gates. Green painted timber double doors with timber 'fascia' above. Timber top hung casement above which is a later replacement. Two rooflights also added to the roof.

Plaque erected in 1992 by the Southend Society which describes that it is the first of a row of 15 coach houses for the Royal Terrace and that the ground floor housed the carriage and horses, with the hay loft and accommodation for the groom above.

Hardstanding to the front is not sympathetic and could be upgraded to a better quality material.



# Building-by-Building Description

Address	Value	Designation
6, 7, 8 Royal Mews	Positive*	Article 4

## Description

Row of three former coach houses. Two storey. Slate roof with brick chimneys. Originally brick but rendered and painted. Ground floor has a series of five large double doors of various designs, some with fanlights above. Those to the left and centre are modern replacements, while those to the right are earlier and have more character. Windows of various sizes on first floor, with casements or louvered glazing. The originals would have probably been sashes. Paintwork in poor condition and modern doors and windows could be replaced with more sympathetic alternatives. Hard standing enclosed with metal posts and chains not sympathetic, though cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
9 Royal Mews	Positive*	Article 4

## Description

Two storey former coach house. Gault brick, slate roof, brick chimneys. Modern timber sash windows, 6 over 6, to first floor, with tripartite sash window on ground floor. Timber plank double door to left on ground floor in keeping but modern 'off-the-peg' pedestrian door is too domestic in character. The brickwork has the appearance of being either extensively cleaned or rebuilt, with the red brick arches of the doors and windows likely modern additions. Granite sets to frontage and cobbled gutter are appropriate surface treatments.



# Building-by-Building Description

Address	Value	Designation
10 Royal Mews	Positive*	Article 4

## Description

Two storey former coach house. Gault brick, slate roof, brick chimneys. Modern timber sash windows, 8 over 8, to first floor. Ground floor has two timber plank double doors in keeping with the coach house character of the property. The 'off-the-peg' pedestrian door is too domestic in character, as is the porch hood added above it. The brickwork has the appearance of being either extensively cleaned or rebuilt. The hardstanding in front of the building is unsympathetic, though the cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
11 Royal Mews Coach House	Positive*	Article 4

## Description

Two storey former coach house. Gault brick, slate roof, brick chimneys. Modern timber sash windows, 6 over 6, to first floor, with 6 over 6 sash window on ground floor. Timber plank double door to the right in keeping with the coach house character. Another double door in the centre has been filled in with brick and the sash window. The 'off-the-peg' pedestrian door is too domestic in character. The brickwork has the appearance of being either extensively cleaned or rebuilt. The concrete paving slabs in front of the building are not particularly sympathetic, though the cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
12 Royal Mews	Positive	Article 4

## Description

Two storey former coach house. Gault brick, slate roof, brick chimneys. Three historic window frames on first floor, two small (3 over 3) and the central one larger (8 over 8). The latter has a braced timber door held open, which suggests this used to be the taking-in door for the hay loft, which later had a window frame added. The doors to this property appear historic, with two pedestrian doors consisting of timber plank doors with tall fanlights above with timber bars (these probably were originally stables with no glazing to the fanlights for ventilation). A timber plank double door is to the right. The brick paving to the front is somewhat stark, though the cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
13 Royal Mews	Positive - though decorative condition could be improved	Article 4

## Description

Two storey former coach house. Gault brick, pantile roof, brick chimneys. First floor has a small timber casement window and a timber plank taking-in door. Above is a simple bracketed cornice. On the ground floor are two timber plank double doors, the one to the left larger than the one to the right. Above the right hand door is a small window. 'No parking' signs unsympathetic. Hardstanding to the front is unsympathetic, though the cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
14 Royal Mews	Positive*	Article 4

## Description

Two storey former coach house. Slate roof with brick chimneys. Brick walls painted pink. The colour is too garish for this historic property. The first floor has a central timber plank taking-in door with two small casement windows flanking it. The ground floor has timber double doors to the right and left, with a pedestrian door in the middle. The off-the-peg design of the pedestrian door is not in keeping. Modern downpipes and ventilation pipe on the roof are unsympathetic. Hardstanding to the front with untidy storage is unsympathetic, though the cobbled gutter is a good feature.



# Building-by-Building Description

Address	Value	Designation
15 and 15a Royal Mews	Positive*	Article 4

## Description

Two storey former coach house. Slate roof with brick chimneys. Rendered walls with later added mock-timber framing, which is unsympathetic. Paintwork is also in poor decorative condition. First floor has four pairs of timber sash windows, with one top hung casement window on the west gable end. Four pairs of timber plank double doors on the ground floor. Canopies added above two are not in keeping. Within eastern set of double doors is an inserted uPVC shop front which is unsympathetic. The hardstanding and bollards to the front are unsympathetic, though the cobbled gutter is a good feature.



# Building-by-Building Description

## Royal Terrace

**General character:** New Yorkstone pavement on south side adjacent to the Shrubbery. No pavement adjacent to building frontage. The Georgian buildings, landscaped open space, estuary views and little one way traffic give the street a relatively quiet pedestrian character in an open setting. Road markings for the cycle route, on-street parking, highway signage at the High Street and Royal Mews junctions, and the Royals shopping centre are obtrusive. A more uniform treatment of street boundaries is needed.

# Building-by-Building Description

Address	Value	Designation
Royal Hotel and 1-15 Royal Terrace	Royal Hotel and Nos.1-6, 9-12, 14: Positive Nos.7, 8, 13, 15: Positive*	Grade II Listed Building

## Description

A 'palace' frontage of three-storey plus basement terrace. Originally stock brick with rendered ground floor. Three bays wide, slate roofs (some with mansards added), Timber sash windows with 6 over 6 panes, timber 6 panelled doors set in rounded arched openings with semi-circular fanlights. Decorative iron balconies have been added to all frontages soon after construction, in varying designs.

The essence of the Georgian palace frontage and its setting remains, although some buildings have been altered and most include Victorian style sliding sash windows rather than the small-paned Georgian style windows. Most of the original railings to the street boundaries have been replaced by a variety of walls and railings.

Royal Hotel: more prominent mansard roof with dormers added, c.1980, though in keeping. Curved portico on side elevation, to match that on 3-5 High Street.

Nos.1 and 2: Cream painted render to brickwork. Combined balcony to both frontages. Paintwork to first floor in poor condition.

No.4: White painted render to brickwork. Paintwork to first and second floors in poor condition.

No.5: White painted render to brickwork. Paintwork to first floor in poor condition. Mansard requires some maintenance to prevent further decay. Rendered boundary wall with no railings.

No.6: Mansard roof and dormers behind parapet. Good condition and sensitive interventions to frontage. Rendered boundary wall with no railings.

No.7: In poor decorative condition. Has timber pilasters denoting the centre of the 'palace' frontage. Mansard roof with curved dormer. Castellated rendered boundary wall in poor decorative condition and inappropriate design.

No.8: Appears vacant at time of inspection, many windows boarded up and generally in poor condition. Mansard roof and dormers behind parapet, with one curved dormer.

Nos.10 and 11: White painted render to brickwork. Slate roof to balcony at No 10 instead of original lead and has lost its convex shape.

No.13: Under scaffold at time of survey in 2019, which has been in place for some time.

No.15: Not visible at time of inspection. Undergoing refurbishment and enclosed with hoarding and scaffolding.

# Building-by-Building Description



No.15



Royal Hotel

# Building-by-Building Description



No.14



No.13



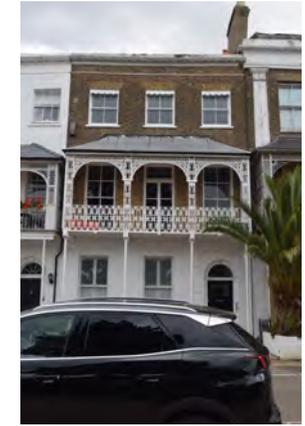
No.12



No.11



No.10



No.9



No.8



No.7



No.6



No.5



No.4



No.3



No.2

# Building-by-Building Description

Address	Value	Designation
16-18 Royal Terrace	Nos.16 and 17: Positive No.18: Positive*	Article 4

## Description

c.1887. Three substantial houses, now converted to flats and a hotel, in the arts and crafts style, three-storeys plus roof accommodation and basement. Red brick with brick and terracotta decoration.

Steep red tiled roofs with gables to Royal Terrace and Royal Mews. Each has two-storey canted bay topped with balcony. Full height canted bay window to No.16, two-storey plus basement canted bay windows to Nos.17 and 18. Timber sash windows with upper sashes having small panes. Nos.16 and 17 have rendered wall to street boundary with original railings to side. No.18 open frontage with hardstanding.

No.18 (Regency Hotel) undergoing renovation at time of inspection in 2019. No.18 now with rough render painted white. Timber balconies to side and top of bay.



Address	Value	Designation
18a Royal Terrace	Positive*	Article 4

## Description

c.1922. Three-storey red brick house, now converted to flats and substantially altered with open and enclosed balconies now dominating the appearance. Stained leaded glass windows to bow bay window on ground floor and to side of front door, as well as to front door and fanlight show original character. uPVC or timber windows to upper floors are obtrusive. Reinstating first floor bay window form, changing uVPC windows back to timber and removing the in-filled section of the second floor balcony would all be positive enhancements. Boundary wall of street edge removed and open hardstanding, though rubble stone wall with brick detail typical of the period set behind parking area.



# Building-by-Building Description

Address	Value	Designation
19 and 20 Royal Terrace	Nos.19 and 20: Positive*	
The Naval and Military Club	Rear extensions to No.20: Neutral	

## Description

c.1800. Part of New South End. Originally two three-storey plus basement houses with first floor balconies across frontage. Now No.19 converted to flats and No.20 to a club with substantial extensions to the rear. Rendered brickwork painted white, and most windows altered to non-traditional designs, some in uPVC. Mansard roof with dormers added to No.19. Windows added to parapet of No.20 which is out of proportion. Timber sash windows to ground floor on No.19 and first floor of No.20. Original railings remain to basement frontage. Both buildings appear to have undergone refurbishment in recent times with scaffolding still present outside of 19 at time of inspection. Ad-hoc single storey extensions to rear of No.20 are not well designed but hidden from view by the adjacent Seven Hotel on Clifton Terrace.



# Building-by-Building Description

## Runwell Terrace

**General character:** East side part of the planned Estate, Class 2 houses. Piecemeal terraced development in red brick on the west side contrasts with the planned Estate but has common features to give design unity to the terrace. Buildings on the west side are closer to the street boundary with a lightwell to the basement with no significant gardens, giving an urban character. The sightline northwards is closed by the Cambridge Road terrace and gives the street an enclosed character. The sightline southwards to Prittlewell Square has a more open character. Mature street plane trees contribute to sense of enclosure. Pavements are mostly concrete aggregate paving slabs with some red top and tarmac patches.

# Building-by-Building Description

Address	Value	Designation
1-8 Runwell Terrace	Nos.1-6 and 8: Positive No.7: Positive*	Article 4

## Description

c.1859. Two-storey plus semi-basement, stock brick, slate roof with stock brick stacks, steps up to recessed porch with timber door with glazed upper panes, ground and semi-basement canted bay window, timber sashes with French doors to balcony on top of bay. Most have a basement flat with a door to the side of the semi-basement bay or under the steps. Some front façades have been altered and lack consistency across terrace. Boundary treatments generally unaltered with street boundary gates and railings restored. Most porches enclosed with glazed French doors. Rear elevations, boundary walls and gardens visible from alley at rear.

No.2: Brickwork rendered, painted white. Porch infilled with timber and glazed double doors and steps painted red.

No.3: Brickwork rendered, painted white. Porch infilled with timber and glazed double doors and steps painted black.

No.4: Porch infilled with timber and glazed double doors and steps painted red.

No.5: Porch infilled with timber and glazed double doors.

No.6: Porch infilled with timber and glazed double doors.

No.7: Balcony infilled with unsympathetic red tile cladding and casement windows. Front door altered to timber with full height glazing, not intrusive.



No.1



No.2



No.3

# Building-by-Building Description



No.4



No.5



No.6



No.7



No.8

# Building-by-Building Description

Address	Value	Designation
9 Runwell Terrace	Positive	Proposed Article 4

## Description

c.1896. Generally unaltered two-storey red brick house with prominent Dutch gables and square bays to both street frontages. Pedimented portico with house name 'Tiverton Lodge'. Stone and rendered detail. Timber sash window and timber door with glazed upper panes. Tall red brick stacks. Original boundary wall but without railings. Has a smaller scale than nearby buildings but detailing and corner position give it prominence.



# Building-by-Building Description

Address	Value	Designation
10-12 Runwell Terrace	Nos.10 and 12: Positive No.11: Positive*	Proposed Article 4

## Description

c.1891. Generally unaltered designs typical of the period. Three two-storey plus semi-basement terraced houses, now in flats, red brick with decorative banding, slate roofs with decorative ridge tiles, red brick stacks. Each has a full height canted bay with slate roof, timber sash windows with smaller top sashes, top sashes to first floor have small paned leaded lights with coloured glazing, masonry window surrounds and transoms to ground and first floors, recessed arched porch and entrance steps. Original door would have been timber with 9 panes of glass, with side and fanlights (as seen on No.12). Varied street boundary treatment.

No.10: masonry transoms removed to ground floor. Now two doors within porch to access flats. Low brick wall but railings on top removed.

No.11: brickwork painted white, masonry transoms removed to ground floor. Now two doors in porch to access flats. Small panes in fanlight above replaced with textured large panes. Low brick boundary wall painted and with modern railings on top.

No.12: Generally unaltered and in good condition. Concrete tile roof. Replacement railings and gate to boundary wall are appropriate.



No.12



No.11



No.10

# Building-by-Building Description

Address	Value	Designation
13-14 Runwell Terrace	No 13: Positive No.14: Positive*	Proposed Article 4

## Description

c.1896. Two terraced houses generally similar to No.10-12 but with narrower bays and without masonry window surrounds and transoms, or coloured glass to first floor windows.

No.13: concrete tiled roof. Original door and fanlights replaced though replacement door is appropriate. Brick boundary wall but no railings on top.

No.14: Boundary wall has been painted white at some stage and is now flaking and in poor state of repair. Two doors now in porch to access flats. Surface wiring unsightly.



No.13



No.14

# Building-by-Building Description

## Scratton Road

**General character:** Mostly within part of the planned Estate, with Class 4 terraced houses facing onto the railway wall. The slightly curved road and mature plane trees add visual interest but its quiet Victorian residential character is reduced by the traffic volume, fragmentation of street boundary treatments and hardstandings.

Pavements on the south side are tarmac, those on the north side are a mix of patchy tarmac and aggregate paving slabs. Highway signage and the cycle track at the junctions with Milton Place and the railway bridge opposite, are visually intrusive. Chain link fencing to the railway boundary west of Milton Place is inappropriate but its appearance is mitigated by vegetation on the embankment.

# Building-by-Building Description

Address	Value	Designation
1-7 Scratton Road	Nos.1, 2, 3, 7: Positive Nos.4, 5, 6: Positive*	Article 4

## Description

c.1859. Two-storey plus semi-basement terraced houses, stock brick, slate roofs, stock brick stacks, tripartite sash windows to ground and first floor, with additional window to first floor, steps up to recessed porch under arched head, with timber door with glazed upper panes. Originally had front gardens with the circular pattern cast-iron fences and gates seen elsewhere in the planned Estate. Generally unaltered except for street boundaries and hardstandings. This is the earliest terrace in the street with small paned sliding sash windows.

No.1: rendered brickwork, painted white; painted brick wall to street boundary. Hardstanding but accessed from the side with retention of boundary enclosure.

No.2: hardstanding in front garden, part of original boundary wall remains but without railings to front, parts of original railings remains between front gardens of Nos.2 and 3. Timber and glazed double door with fanlight added to enclose the porch.

No.3: hardstanding in front garden for two cars. Parts of original railings remain to frontage and to boundaries with neighbouring properties, as well as to basement lightwell.

No.4: hardstanding with open frontage to street. Metal bike shed(?) set on hardstanding. Parts of original railings survive to boundary with neighbouring properties.

No.5: hardstanding with open frontage to street and no planting. Altered windows inappropriate.

No.6: rendered brickwork, painted white; hardstanding with open frontage to street and no planting.

No.7: entrance on flank wall, as original. Unpainted pebble dash blends with adjacent stock brick. Hardstanding in front garden screened by reinstated boundary wall and railings and planting. A good example of parking incorporated sensitively.

# Building-by-Building Description



No.1



No.2



No.3



No.4



No.5



No.6



No.7

# Building-by-Building Description

Address	Value	Designation
8-24 Scratton Road	Nos.8, 11, 12, 15, 17, 18, 20, 22: Positive Nos.9, 10, 13, 14, 16, 19, 21, 23, 24: Positive*	Article 4

## Description

c.1859. Two-storey plus semi-basement terraced houses, stock brick, slate roofs, stock brick stacks, tripartite sash windows to ground and first floor, with additional window to first floor, steps up to recessed porch under arched head, with timber door with glazed upper panes. Originally had front gardens with the circular pattern cast-iron fences and gates seen elsewhere in the planned Estate. A few alterations, especially for street boundaries and hardstanding. Full width hardstandings without adequate planting have eroded the appearance of the street. Alley adjacent to No.8 enables vehicle access to rear of terrace.

No.8: Hardstanding without significant planting, partly enclosed by brick boundary wall.

No.9: rendered brickwork, painted cream; hardstanding without significant planting, partly enclosed by brick boundary wall.

No.10: Hardstanding without significant planting, partly enclosed by brick boundary wall.

No.11: hardstanding open to street. Hedge planting either side mitigates the impact to an extent.

No.12: hardstanding open to street. Hedge planting either side mitigates the impact to an extent.

No.13: rendered brickwork, painted white and black; block paved driveway to front. Hedge planting either side mitigates the impact to an extent.

No.14: Brick wall to street boundary. Black paint colour to sash windows is somewhat out of character.

No.15: Hardstanding with open frontage to street, and some planting at side boundaries. Sections of original railings survive to neighbouring property boundaries.

No.16: hardstanding to frontage with some planting.

No.17: hardstanding in front garden, part of boundary wall and railings and gate restored. Good planting also helps to mitigate the parking.

No.18: hardstanding in front garden with some planting; part of boundary wall and railings restored.

No.19: Brickwork painted white; hardstanding without significant planting, open to street. Currently (2019) undergoing works to driveway area. Parts of original railings remain to boundaries with neighbouring properties.

No.20: Building is stepped up from No.19. Hardstanding open to the street with some planting and parts of original railings remain to boundaries with neighbouring properties.

# Building-by-Building Description

No.21: Two-storey canted bay with slate roof added c.1890. Windows altered to casements. Brickwork painted pale yellow. Hardstanding with some planting at sides, small section of boundary wall to street.

No.22: Hardstanding with some planting at sides, section of boundary wall to street.

No.23: Brickwork painted white. Some joinery in need of repainting. Hardstanding with some planting at sides, small section of boundary wall to street. Parts of original railings remain to boundary with neighbouring property to right.

No.24: entrance on flank wall, as original. Unsightly garage with hardstanding in front to one side of the house infills some of the gap between the terraces. Rendered brickwork, painted cream with white details. Rendered wall to street boundary, painted white. Original railings remain on side boundary with No.25.



No.8



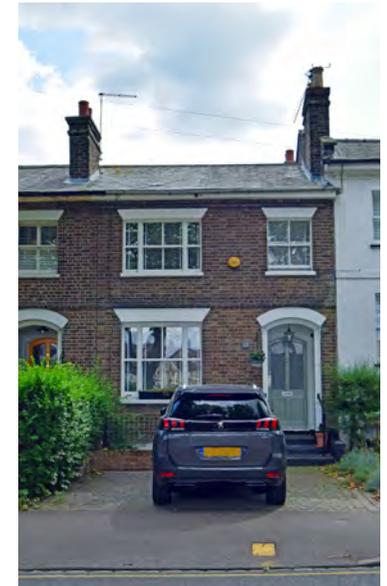
No.9



No.10



No.11



No.12

# Building-by-Building Description



No.13



No.14



No.15



No.16



No.17



No.18



No.19

# Building-by-Building Description



No.20



No.21



No.22



No.23



No.24

# Building-by-Building Description

Address	Value	Designation
25-32 Scratton Road	Nos.28, 32: Positive Nos.25-27, 29-31: Positive*	Article 4

## Description

c.1859. Two-storey plus semi-basement terraced houses, stock brick, slate roofs, stock brick stacks, tripartite sash windows to ground and first floor, with additional window to first floor, steps up to recessed porch under arched head, with timber door with glazed upper panes. Originally had front gardens with the circular pattern cast-iron fences and gates seen elsewhere in the planned Estate. Generally unaltered except for street boundaries and hardstandings. Full width hardstandings without adequate planting have eroded the appearance of the street.

No.25: entrance on flank wall, as original, but enclosed by unsightly porch. Windows altered to casements which are not appropriate to the building and would benefit from updating. Hardstanding to side and front garden with some planting. Wall and railings restored to front boundary; original railings remain on side boundary with No.24.

No.26: Windows altered to casements which are not appropriate to the building and would benefit from updating. Hardstanding in poor condition, with some planting; street boundary partly restored with gate, wall and railings.

No.27: Two-storey square bay with flat roof, added c.1890. Windows sliding sashes. Brickwork painted white. Hardstanding with no significant planting, small section of street boundary wall and railings restored.

No.28: Brickwork rendered, painted pale pink. Hardstanding with low level shrubs planted around the periphery. Sections of street boundary wall and railings and gate restored, including to basement lightwell.

No.29: Poor quality hardstanding with open frontage to street.

No.30: Poor quality hardstanding with open frontage to street. Currently (2019) undergoing refurbishment.

No.31: Two-storey canted bay with slate roof added c.1890. Timber sash windows. Rendered brickwork painted white. Low quality hardstanding with some planting at sides, small section of street boundary wall and railings and gate restored.

No.32: Brickwork painted white. Wall, railings and gate restored to street frontage; original wall and railings remain on Milton Place boundary.

# Building-by-Building Description



No.25



No.26



No.27



No.28



No.29



No.30



No.31



No.32

# Building-by-Building Description

Address	Value	Designation
33 and 34, Scratton Road and 1 Milton Place	Nos.33 and 1 Milton place: Positive No.34: Positive*	Proposed Article 4

## Description

c.1870, developed piecemeal, a terrace of three small stock brick houses with a hipped slate roof and each with one window range of sliding sash windows. Entrances have simple canopies; the entrance to No.1 Milton Place is on the flank wall facing Milton Place. They have a cottage character.

No34: Brickwork painted white; unsympathetic unpainted entrance door.



Address	Value	Designation
35 Scratton Road	Positive*	Proposed Article 4

## Description

c.1920. A two-storey house slightly set back from No.34, with slate roof and gable end, painted render façade, two-storey bow window topped by gable, oriel window above front door, leaded light uPVC casement windows. uPVC door. Side extension to first floor set on metal posts. Brick wall to street boundary with inset railings.



# Building-by-Building Description

## Wilson Road

**General character:** Within the area of piecemeal development, it has a mixed building frontage which reduces in scale and status towards the railway and gives no strong design unity. Minimal street trees are supplemented by planting in some gardens on the east side, but most buildings are close to the street boundary and have little scope for significant planting. Views southwards are dominated by the tower block Westward House (outside the Conservation Area) and its open street frontage for parking. Views northwards are closed by vegetation on the railway embankment. Pavements are aggregate concrete slabs often in poor condition.

Address	Value	Designation
2a Wilson Road The Stables	Positive	Proposed Article 4

## Description

Small two-story cottage, good quality construction, London stock yellow brick with timber frame windows, stable style door. Yellow brick boundary wall with parking area, though not overly dominant.



# Building-by-Building Description

Address	Value	Designation
2-4 Wilson Road	No 2: Positive* No.4: Positive	Proposed Article 4

## Description

c.1870. A pair of double fronted two-storey houses with hipped slate roof. Stock brick with painted masonry detail, including quoins. Each has a single-storey bay on either side of a central entrance with decorated surround. Timber door with glazed upper panes and semi-circular fanlight. Brickwork to central bay slightly projects. Arched windows to first floor.

No.2: Rendered brickwork, painted white with a decorative iron balcony added over the entrance. The original wall and piers to the street boundary remain with modern railings and gate.

No.4: Boundary wall remains though rendered and without railings.



No.2



No.4

# Building-by-Building Description

Address	Value	Designation
6 Wilson Road	Positive	Proposed Article 4

## Description

c.1870. Broadly similar to Nos.2-4 but with a long return frontage to Cambridge Road and two-storey square bays either side of the entrance. The original wall and piers to the street boundary remain, but without railings. The corner position makes the roof prominent.



# Building-by-Building Description

Address	Value	Designation
8-14 Wilson Road	No.8: Positive Nos.10-14: Positive*	Proposed Article 4

## Description

c.1870. Pairs of two-storey mirrored houses. Stock brick with hipped slate roof, canted bay window to ground floor with timber door. Pair of arched windows above bay window, with an additional window to first floor.

No.8: Most intact of the four. Replacement 1930s style door, though not intrusive. Hardstanding with open frontage to street.

No.10: rough render, painted white; widened box bay with uPVC casement windows, uPVC top-hung windows to first floor. Retains rendered boundary walls with modern railings on top.

No.12: smooth render painted white, widened square bay with casement windows though good detailing. Good timber door with glazed upper panes. Joinery in poor decorative condition. Modern brick boundary wall.

No.14: unpainted pebble dash; has a long return frontage to Cambridge Road; street name plates 'Wilson Road' on house wall and 'Cambridge Road' on street boundary wall at rear. Rendered boundary wall.



Nos.14, 12



Nos.10, 8

# Building-by-Building Description

Address	Value	Designation
5-13 Wilson Road	Nos.5 and 7: Positive* Nos.9-13: Positive	Proposed Article 4

## Description

c.1891. Terrace of three-storey stock brick houses with slate roofs, now mainly in hotel use. Mirrored designs, each with three-storey canted bay with slate roof, recessed entrance porch with timber door with glazed upper panes, timber sash windows.

No.5: flank wall painted render in poor decorative condition originally attached to similar house, now demolished. Paintwork to front also in poor condition. House name 'Hartland' survives above porch. Modern timber and glazed door. Brick boundary wall with no railings.

No.7: Trading as Bideford Hotel, with house name 'Bideford' over porch. Ground floor painted brickwork. Dutch blind over porch. Single second floor window changed to uPVC top-hung casement. Paintwork in poor condition.

Nos.9-13: Formerly three houses now joined as the Ilfracombe House' hotel. Painted render to ground floors and canvas Dutch blinds over ground floor windows and entrances. House names over two properties remain: 'Totnes' and 'Ilfracombe'. Third house name lost.



Nos.5, 7



Nos.9, 11, 13

# Building-by-Building Description

## Address

## Value

## Designation

15-25 Wilson Road

Nos.19, 21, 23: Positive

Proposed

Nos.15, 17, 25: Positive\*

Article 4

No.21: brickwork painted white, hardstanding open to street boundary. Concrete tile roof. Retains swag detail to gable. Satellite dishes obtrusive.

No.23: hardstanding open to street boundary. Concrete tile roof. Retains swag detail to gable.

## Description

c.1900. Terrace of two-storey houses with mirrored designs. Red brick, slate roofs, each with two-storey gabled bay, gable originally with plaster swag detail, recessed entrance with pedimented surround, timber doors with glazed upper panes and fanlight, timber sash windows, the upper sashes having small panes.

No.15: double fronted with bays either side of entrance, brickwork painted white, concrete tile roof, timber boarding to gables is out of character, hardstanding with limited planting open to street boundary.

No.17: brickwork painted cream, slate roof, meter boxes and satellite dishes on frontage are obtrusive, mock-timber framing to gable, uPVC casement to first floor, louvre windows to ground floor, hardstanding open to street boundary.

No.19: hardstanding without planting, open to street boundary. Satellite dish obtrusive. Concrete tile roof. Retains swag detail to gable.

No.25: brickwork painted white; hardstanding without planting, open to street boundary. Satellite dish obtrusive. Concrete tile roof. Retains swag detail. Paintwork in poor decorative condition.



No.15



No.17



Nos.19. 21



No.23



No.25

# Building-by-Building Description

Address	Value	Designation
27, 29 Wilson Road and 106 Cambridge Road	Nos.27, 29 and 106 Cambridge Road: Positive*	Proposed Article 4

## Description

c.1898. Roughly similar to Nos.17-25 but slightly taller and No.106 has long return frontage to Cambridge Road with similar bays, gables and other detail to the Wilson Road frontage.

No.27: painted render, ground floor windows leaded lights in timber sashes, hardstanding without planting, open to street boundary. Infilled porch. Retains cartouche detail to gable. Slate roof.

Nos.29 Wilson Road and 106 Cambridge Road: Concrete tile roof, timber and glazed modern door infills porch, boundary wall part removed for hardstanding, though planted garden including trees mitigates this in part, though the garden needs maintenance. Retains cartouche detail to gables. Stone carved road name on Cambridge Road elevation. Balustraded balcony added above single-storey bay on north elevation of No.29, with mullioned window containing leaded lights in c.1930s style. No.106 has two small timber casement windows added to ground floor of right hand bay.



No.27



No.29



No.106 Cambridge Road

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