

Leigh Conservation Area Appraisal

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Southend-on-Sea: Leigh Conservation Area Appraisal

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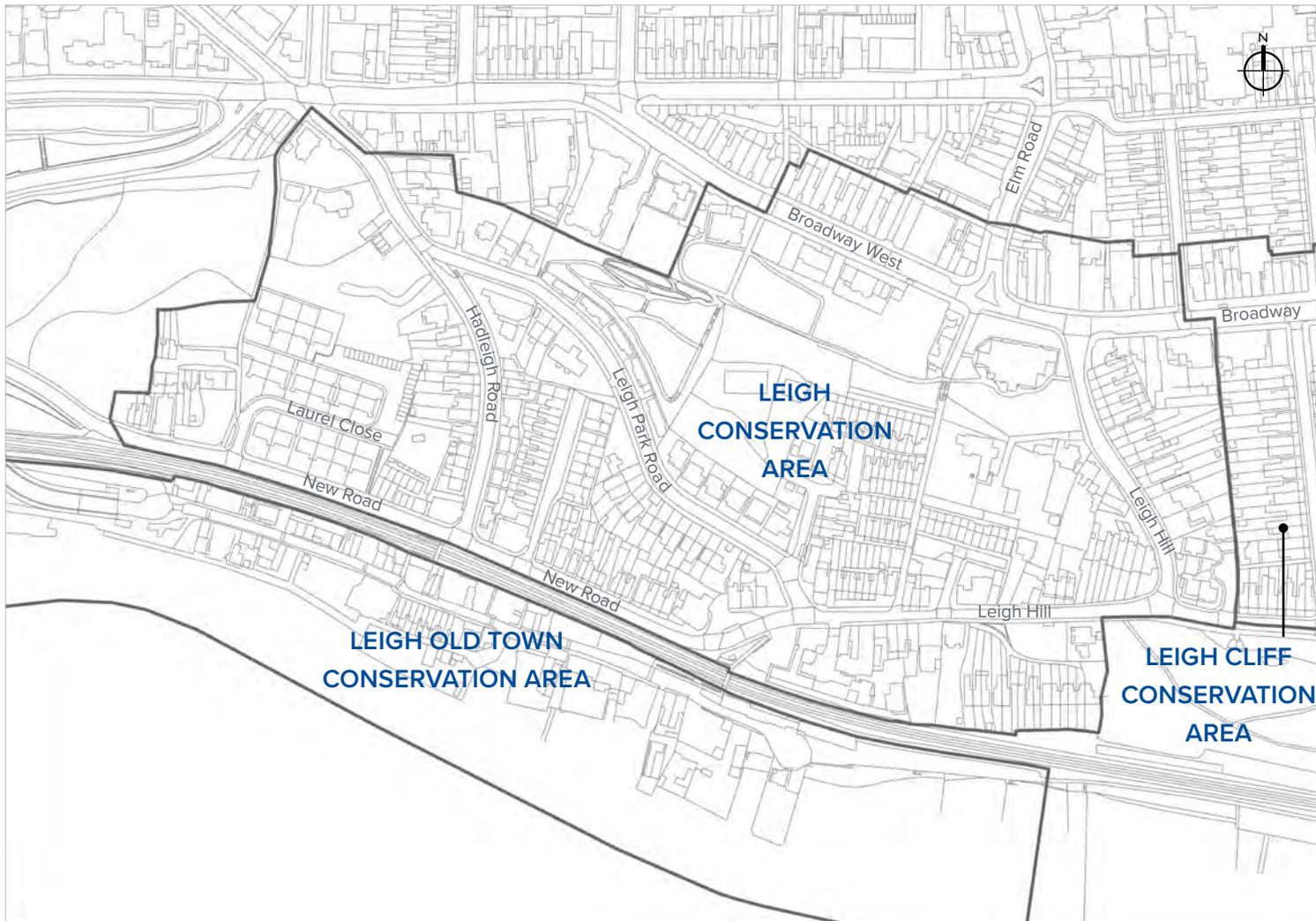
Section 1.0

Introduction

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Introduction



Map A: Boundary

- Conservation Area Boundary

This map is not to scale

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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 and 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 Leigh Conservation Area was designated in 1971. It originated as the historic manorial establishment of Leigh on the top of the hill above the original fishing village. It expanded in the mid-late 19th century as the railway arrived and the population expanded as the resort of Southend-on-Sea grew to encompass the village of Leigh. The Conservation Area Appraisal for Leigh (see Map A for boundary) updates the former document from November 2010. 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 September and October 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.

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

Introduction

1.4 Overview and Location

- 1.4.1 The Leigh Conservation Area (shown on Map A) is located in Leigh-on-Sea, which forms part of Southend-on-Sea, and is the westernmost part of Southend which lies on the waterfront. There were two original centres to the settlement at Leigh, the fishing village by the sea and marsh at the foot of the cliff, and the manorial establishment on the cliff top represented by St. Clement's church and the manor house at Leigh Hall. In the latter area there were also smaller farms and woodland. This was the situation by the time of Domesday Book (1086) and it remained so until the 19th century.
- 1.4.2 From the middle of that century there were rapid and complex topographical changes as the railway arrived, the road layout was altered and the population expanded. The Leigh Conservation Area encompasses the hillside directly above the fishing village and what might be termed the ecclesiastical part of the settlement, the area around the church and former rectory (now the library). The manor house, Leigh Hall (now demolished), stood to the east set back from what is now Broadway in the Leigh Cliff Conservation Area to the west. The Leigh Old Town Conservation Area, where the historic fishing village of Leigh is situated, is located to the south.
- 1.4.3 The defining feature of this Conservation Area is the cliff, which rises steeply about 25m above the level of New Road. Consisting of London Clay, it is unstable and inclined to slumping, leading to structural instability in some buildings. Steep residential roads wind down it. Yet steeper paths, in part flights of steps, climb up it. The more precipitous parts of it are undeveloped and are in use as public gardens. Because it has not lent itself naturally to regular development, the road layout is intricate and unpredictable. There are houses in infill situations that are almost completely landlocked with no obvious access to them. The cliff means too that all south facing views take in the wonderful expanse of the estuary, alternately sea and mudflats with the changing tides. Balconies have been constructed to exploit this natural advantage, which has been one of the principal ingredients of the success of Leigh as a residential location. To the north, on the more level ground at the top of the cliff, there has been more recent suburban development on a more regular street plan, but this lies outside the Conservation Area.
- 1.4.4 There are generous open spaces in the Area, including those to the west of Billet Lane, Leigh Library Gardens, north of Leigh Park Road, north of The Terrace and around The Gardens. These combine with the views of the estuary, such as from Leigh Library Gardens, to create a feeling of open space despite the built up urban nature of much of the Conservation Area.

Section 2.0

Summary of Special Interest



Summary of Special Interest

- 2.1.1 Leigh Conservation Area represents the spread of the settlement away from the fishing village on the shoreline, upwards to populate the cliffs. Earlier development was sparse, concentrated on the shoreline and around St. Clement's church, then in the late-19th and early-20th century development expanded rapidly with residential buildings and the bustling commercial centre of Broadway, reflecting the expansion of Southend-on-Sea and Leigh-on-Sea itself as seaside resorts. Leigh Conservation Area still retains this distinction of character zones, with more closely set residential development within the southern parts of the Area, larger buildings and the church set further north and the commercial buildings on Broadway and Broadway West at the northern edge of the Conservation Area.
- 2.1.2 It now has an identity distinct from Leigh Old Town on the shore, following the detachment of the two by the railway line, though elements of the coastal character of the setting do still survive, particularly in the use of weatherboarding to some of the residential buildings. Other residential buildings typically take three forms; late-Victorian terraces, semi-detached or detached houses typically in brick with timber sash windows, grander Victorian houses with balconies on Leigh Hill or larger Edwardian houses in the Arts and Crafts style.
- 2.1.3 The Grade II* Listed St. Clement's church is atypical within the Area, being of stone and in the Gothic style. The Grade II Listed Library, a larger house dating from 1838, is another building atypical of the Conservation Area, built in a Tudor style and representative of the settlement before its wider expansion.
- 2.1.4 The commercial buildings on Broadway and Broadway West tend to be three storeys and some employ Classical stone detailing to add grandeur. Some fine historic shop fronts survive and several modern replacements are in-keeping with historic shopfront design.
- 2.1.5 Some inappropriate alterations and modern buildings have occurred in the Area, which range from the replacement of timber windows with uPVC, to poor shopfront signage or the conversion of front gardens to driveways. Large scale blocks of flats both within and adjacent to the Conservation Area are overpowering in their scale and often poor in their design. The public realm within the Area is also sometimes poor, such as the dominance of road markings and the poor junction of Leigh Hill and New Road, though there are some places where sensitive surfacing and street furniture is utilised, such as Church Hill. This is one of several pedestrian pathways within the Area that is an interesting feature, the other principal pathway being Billet Lane.
- 2.1.6 The cliff and the way the settlement has accommodated itself to it, is one of the defining features of the Leigh Conservation Area, resulting in winding roads, a network of steep paths, terraces of houses stacked up the hill parallel to it or stepping up the hill at right angles to the slope, and impressive seaward views.
- 2.1.7 Green space and mature trees are important to the Conservation Area, with a green heart defined by the churchyard, public gardens and several large private gardens. It is also an important feature of the setting of the Area, with Belton Hills to the west and Leigh Cliffs East to the south-east, which assist in preserving views of the Estuary and the feeling of Leigh being set apart from the wider development of Southend.

Section 3.0

Planning Framework

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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 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'*.⁰¹
- 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 2019: <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.'*

⁰¹ NPPF, 2021, para.189, p.55

Planning Framework

3.2 Local Planning Policies and Guidance

3.2.1 The Core Strategy (2007), Development Management Document

(2015) and **Southend Central Area Action Plan** (2018 - SCAAP) are the principal documents that guide SBC in determining local planning and listed building consents. 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 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.

3.2.5 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.

3.2.6 All of these documents can be found on SBC's website, www.southend.gov.uk/planning, and will be reviewed as part of the production of the Southend New Local Plan.

Planning Framework

3.3 Designations

- 3.3.1 Designations for the Leigh Conservation Area are shown on Map B.
- 3.3.2 As a Conservation Area, Leigh 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.
- 3.3.3 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.

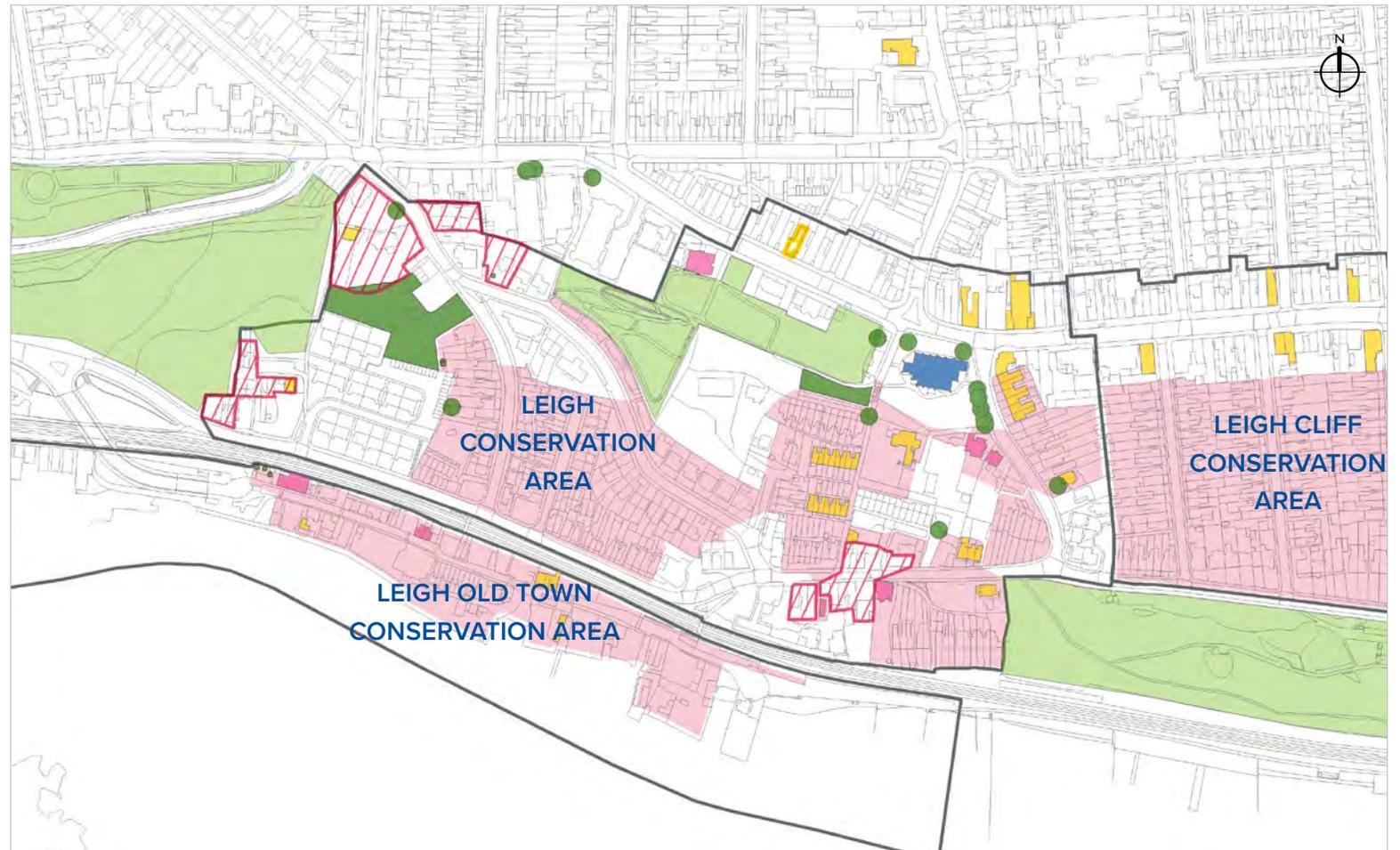
Planning Framework

Map B: Designations

- Conservation Area Boundary
- Grade II*
- Grade II
- Locally Listed
- Public Open Space
- Tree Preservation Orders (TPOs)
- Article 4
- Locally Listed Building designated as part of this Appraisal
- Proposed Article 4 Direction

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Planning Framework

Listed Buildings

- 3.3.4 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.
- 3.3.5 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.

- 3.3.6 There are six Listed Buildings within the Conservation Area which are listed below and shown on Map B in blue (Grade II*) and pink (Grade II).

Address	Listing
St. Clement's Church	Grade II*
Leigh Library	Grade II
28 Leigh Hill	Grade II
Old Bank House (No.42 Leigh Hill)	Grade II
Prospect House (No.85 Leigh Hill)	Grade II
Herschell House (formerly Ivy Cottage, No.87 Leigh Hill)	Grade II

- 3.3.7 Listed Building Descriptions can be found via the National Heritage List for England: <https://historicengland.org.uk/listing/the-list/> and for Leigh Conservation Area these have been included in Appendix A of this report.

Planning Framework

Locally Listed Buildings

3.3.8 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.

3.3.9 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.

3.3.10 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.

3.3.11 One recommendation for a new Locally Listed Building was made during the Appraisal process: No. 57 Broadway West, G. Davison & Sons. This building has been added to the Local List. More detail of the review process can be found in paragraphs 6.3.65-6.3.66 and the building is shown on Maps B and M.

3.3.12 Several individual buildings or terraces are identified as Locally Listed Buildings within the Conservation Area. These are shown in yellow on Map B and are listed below.

Billet Cottage, Billet Lane

60-62, 82 and 98-108 Leigh Hill

1-7 Norman Place

1-8 Pleasant Terrace

Castle Cottage

The Old School House, Church Hill

Creek Cottage

Prospect Villas

2-4 Broadway

21-23 Broadway

57 Broadway West, G. Davison & Sons

Planning Framework

Article 4 Directions

3.3.13 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 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.

3.3.14 Within the Leigh Conservation Area the Direction currently covers the following properties:

- Church Hill, Leigh (Castle Cottage, The Old Rectory)
- Norman Place (all properties)
- Pleasant Terrace (all properties)
- The Terrace, Leigh (1-12)
- Hadleigh Road, Leigh (1-29 odd, 2-18 even)
- Hillside Road, Leigh (6-12 even, 18-20 odd)
- Leigh Hill, Leigh (15,31, rear of 43-47, 49, 53-63, 65-77 (hardstanding access only), 79-87, 28-42, 60-62, 82-108)
- Norman Terrace, Leigh (all properties)
- The Gardens, Leigh (all properties)
- Leigh Park Road, Leigh (all properties)
- New Road, Leigh (all properties)
- Ray Cottages, Leigh (all properties)
- Uttons Avenue, Leigh (all properties)

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

3.3.16 *Nos.65-77 (odd) Leigh Hill only:*

- *Constructing an access to the highway.*
- *Hard standings for vehicles.*

3.3.17 *All other properties*

3.3.18 *Dwellinghouses:*

- *The alteration of any window.*
- *The rendering of brickwork of any part of a dwellinghouse (other forms of cladding already need planning permission).*
- *Re-roofing with different materials.*
- *Hard standings for vehicles.*

(Similar alterations to other properties (including flats) already need planning permission from the Council.)

Planning Framework

3.3.19 All Buildings:

- *The painting over facing brickwork on any part of a building.*

3.3.20 This Appraisal has also recommended that the Article 4 Direction is altered to include the following item for all buildings:

3.3.21 *Removing, altering or constructing a means of enclosure which fronts a highway (walls fences, gates, etc.)*

3.3.22 This Appraisal has also made the recommendation to extend the Article 4 Direction to cover the following dwellings:

- Nos.39, 40 and 41 New Road;
- Billet Cottage, Billet Lane;
- Clifton Cottage, Billet Lane;
- Fairlight Cottage, Billet Lane;
- Brookfield Cottage, Billet Lane;
- 1-3 Mulberry Cottages, Billet Lane;
- 1-2 Kent View Cottages, Billet Lane;
- Creek Cottage, Billet Lane;
- Nos.39 to 42 Hadleigh Road; and
- Nos.22 and 24, 30 to 36 (even), 33 to 37 (odd), 43, 47 Leigh Hill.

3.3.23 See paragraphs 6.3.61-6.3.64 and Maps B and M for more details.

3.3.24 No fee is needed for a planning application required by the Direction.

Other Designations

3.3.25 The Leigh Cliff Conservation Area is directly to the east of the Leigh Conservation Area, while Leigh Old Town Conservation Area is to the south, on the other side of the railway line.

3.3.26 There is one area within the Conservation Area, plus two adjacent to it, that are designated as public open space in local planning policy: Leigh Library Gardens (within the boundary), Belton Hills Nature Reserve and Leigh Cliffs East (both outside the boundary). These are shown in green on Map B.

3.3.27 Map B also shows tree protection orders (TPOs) in dark 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 SBC prior to works being carried out so that the Council have sufficient time to decide whether the designation of a TPO is needed.

Section 4.0

History and Archaeology

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History and Archaeology

4.1 Archaeological Interest

4.4.1 There are no known archaeological sites in the Conservation Area, but there are a number of finds recorded in the Essex Historic Environment Record (EHER) which indicate Roman occupation above the cliff:

- Nine Roman coins found in the garden of Hillside House, Leigh Hill (EHER 9615);
- A copper coin of Constantine II found in the Rectory garden (EHER 9618);
- Coin of Valentinian found in Broadway in 1962 (EHER 9801);
- Coin of Magnentius found in 1936 (EHER 9802);
- Roman coins (EHER 17607);
- Roman pottery found in St. Clement's churchyard (EHER 17974);
- Assemblage of Roman coarse ware pottery on the site of an extension to Barclay's Bank (EHER 23071);
- Roman rubbish tips found at the junction of Sea Reach and Leigh Hill; and
- Roman arches and artefacts found to the east of Nos.60-62 Leigh Hill. Roman funeral urns and cellars found beneath the rear bakery extension. The arches are now below the road.

History and Archaeology

- 4.2.5 Whilst the port flourished in the late Middle Ages and the 16th and 17th centuries, the agricultural part of the parish would have been more static, linked to a different economic cycle. By the end of the 16th century, much of the woodland in the north of the parish had probably been cleared. The manor house is said to have been rebuilt by Richard Lord Rich in 1561. Photographs (not reproduced) of it before it was demolished in 1907 show it to have been a substantial building with prominent gables which were a fashionable feature of Tudor architecture. Lack of space in the High Street down in the core of the fishing village led to more successful merchant and seafaring families building houses up Billet Lane and Leigh Hill, or in the vicinity of the church. Any expansion would have been checked as the port silted up and decayed in the 18th century, reducing *“a once flourishing town to a small ruinous village”*, as the Rev. John Wesley, the founder of the Wesleyan Methodist Church, put it in 1748 when he visited Leigh.⁰³ There would have been a contrast between the impoverished cottages along the High Street and the more prosperous houses and farms in the higher part of the parish.
- 4.2.6 Few pre-17th century buildings survive in the Conservation Area, apart from Billet Cottage and the medieval church, with its 15th century tower. There are a few mid- to late-18th century buildings, such as the building which housed Leigh’s first bank at No.42 Leigh Hill, No.85 Leigh Hill, the home of Leigh’s surgeon in the 18th century, and No.28 Leigh Hill, which is a traditional fisherman’s house of the time.

St. Clement’s Church

- 4.2.7 The most prominent historic building in the Conservation Area is St Clement’s church which dates from the mid-15th century with Tudor and Victorian additions. However, the earliest recorded Rector for Leigh is Andrew in 1248, which suggests an earlier church in Leigh than the present building, although no physical evidence has survived. The Domesday Book of 1086 records no church. Therefore, Leigh’s first church may have originated between these dates.
- 4.2.8 As Leigh began to expand at the end of the 19th century the church was enlarged. First the east end of the Chancel was extended in 1872, then the south aisle was built in 1897 and the Lady Chapel added in 1913.
- 4.2.9 Many of its features and churchyard monuments demonstrate St. Clement’s close connection with the local fishing community which it served for well over 500 years and numerous memorials within the building speak of this heritage. It was also closely associated with the formation of Trinity House when the two Guilds of Pilots at Deptford and Leigh were combined. A brass table in the Resurrection Chapel lists many past members of the Guild, including naval notaries from the Haddock, Salmon, Bundock and Goodlad families of Leigh. The Church tower is also documented as a navigational reference point for shipping in the estuary.

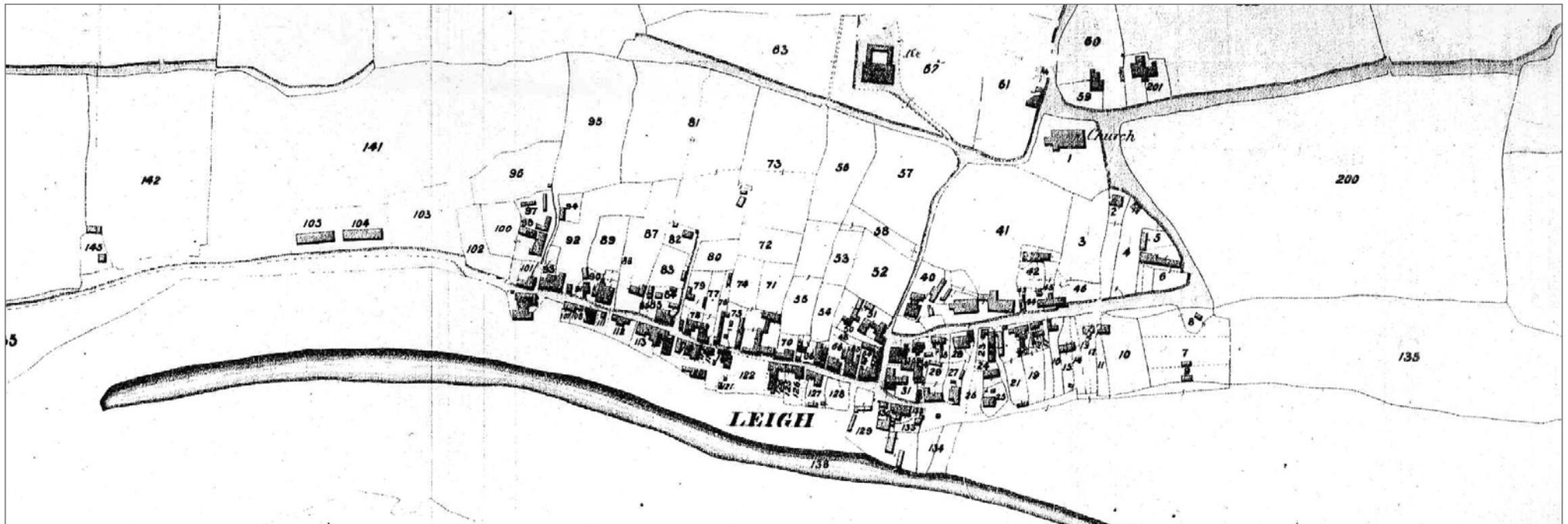
⁰³ Cited in Burrows, 1909, p145

History and Archaeology

4.2.10 Outside in the Graveyard the 'Cutlass Stone' altar tomb is inscribed to the memory of Mary Ellis who died in 1609 at the reputed age of 119! The top of the tomb is deeply worn, it is said, by members of press gangs who sharpened their cutlasses upon it. The graveyard also includes a Dunkirk memorial which commemorates the involvement of the fishermen of Leigh who risked and, in a number of instances, sacrificed their lives in the Dunkirk evacuation of 1940.

Development in Modern Times

4.2.11 The Tithe Map of 1847 (Map D) shows the village before the construction of the railway, with the settlement clustered along the shoreline, with development growing up Leigh Hill and the church and the manor house at the top of the hill.



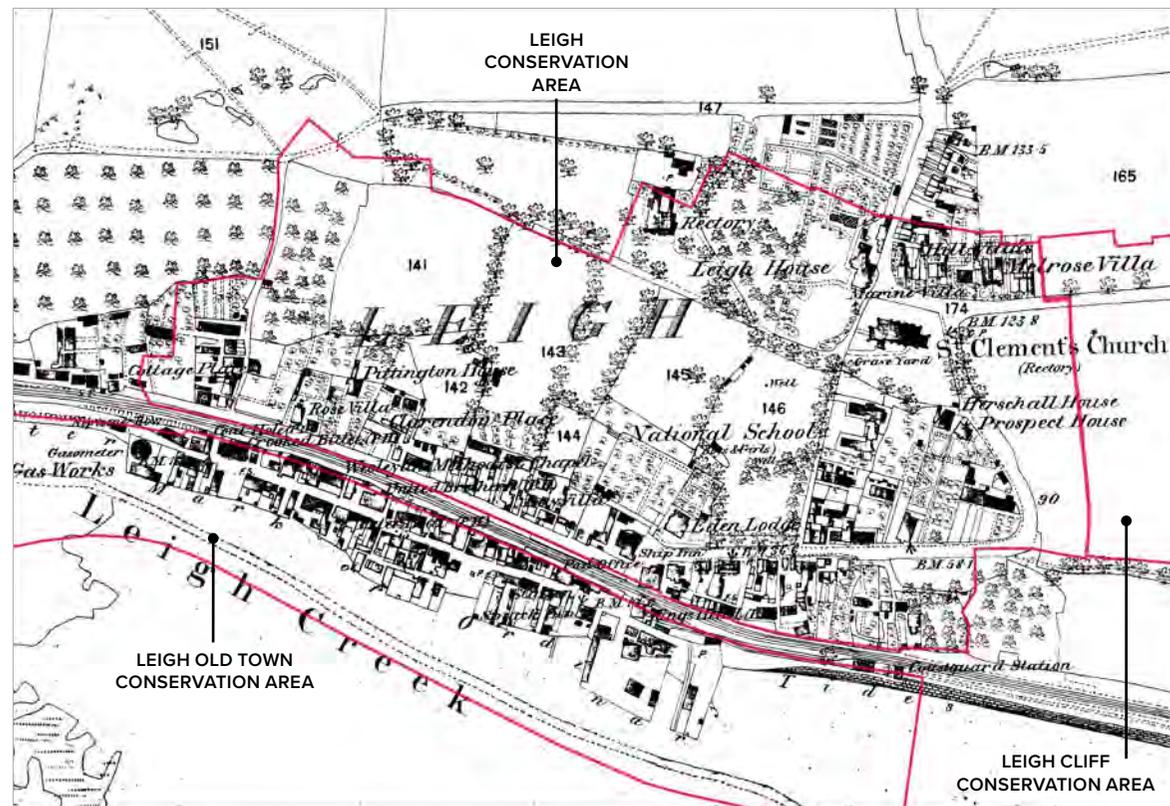
Map D: Tithe Award map for the Parish of Leigh, 1847 (Reproduced courtesy of the Essex Record Office: D/CT 217)

History and Archaeology

4.2.12 The town owes its expansion largely to the arrival of the railway in 1854. This, however, had the unfortunate effect of severing the old town from the cliff and the northern part of the parish and destroying a number of buildings on the north side of the High Street. New Road was formed to provide access on the north side of the railway line; originally it was little more than a back lane, terminating to the west by Billet Lane. The latter was one of several footpaths up the cliff. The others were blocked when the rectory was built in 1838, when Church Hill was realigned to the east to its present position to provide more direct access to the church. Rectory Grove was laid out to the north of the Rectory in compensation for an east-west lane to the south of it which was incorporated into its grounds.

4.2.13 The Rector and the Lady of the Manor (Lady Olivia Sparrow) initiated improvements to the town and alterations to its layout. Hershell's School on Leigh Hill (now No.53 Leigh Hill) was opened by Lady Olivia Sparrow in 1835. The National School (now the Old Rectory) on Church Hill was built in 1847. The church was restored in 1837-40, then enlarged in 1872 and 1897. Following visits to Leigh by the Rev. John Wesley a Wesleyan community had grown up and in 1811 a small chapel was built

at the end of Hadleigh Road in 1811. This was, however, demolished in 1854 with the construction of the railway. After moving to the High Street a new site on New Road was acquired. The current chapel, known as the Fisherman's Chapel, dates from 1932.⁰⁴



Map E: 1875 OS map © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

04 <http://fishermenschapel.org.uk/history/>, accessed 08/10/19

History and Archaeology

4.2.14 Many of the current roads simply did not exist at the time of the first edition Ordnance Survey map of Leigh published in 1875 (Map E), and several roads shown on that map have now disappeared. The thoroughfares that appear on all maps are the eastern part of New Road, Billet Lane, Leigh Hill, formerly known as Horse Hill (as an extra horse had to be added to pull wagons up the steep hill) and before that Turnpike Hill, Church Hill and Broadway, known at the time as Leigh Hall Road. Terraces of houses were along the junction of Leigh Hall Road and Elm Road, with Leigh House and the Rectory to the west of the church, both with substantial landscaped grounds. New Road was a small lane that ended at the site where the Fishermen's Chapel now stands, a long way from being the busy road it is now. It was dotted with small houses and terraces, with the Ship Inn at the eastern end.



Billet Lane in the early 20th century

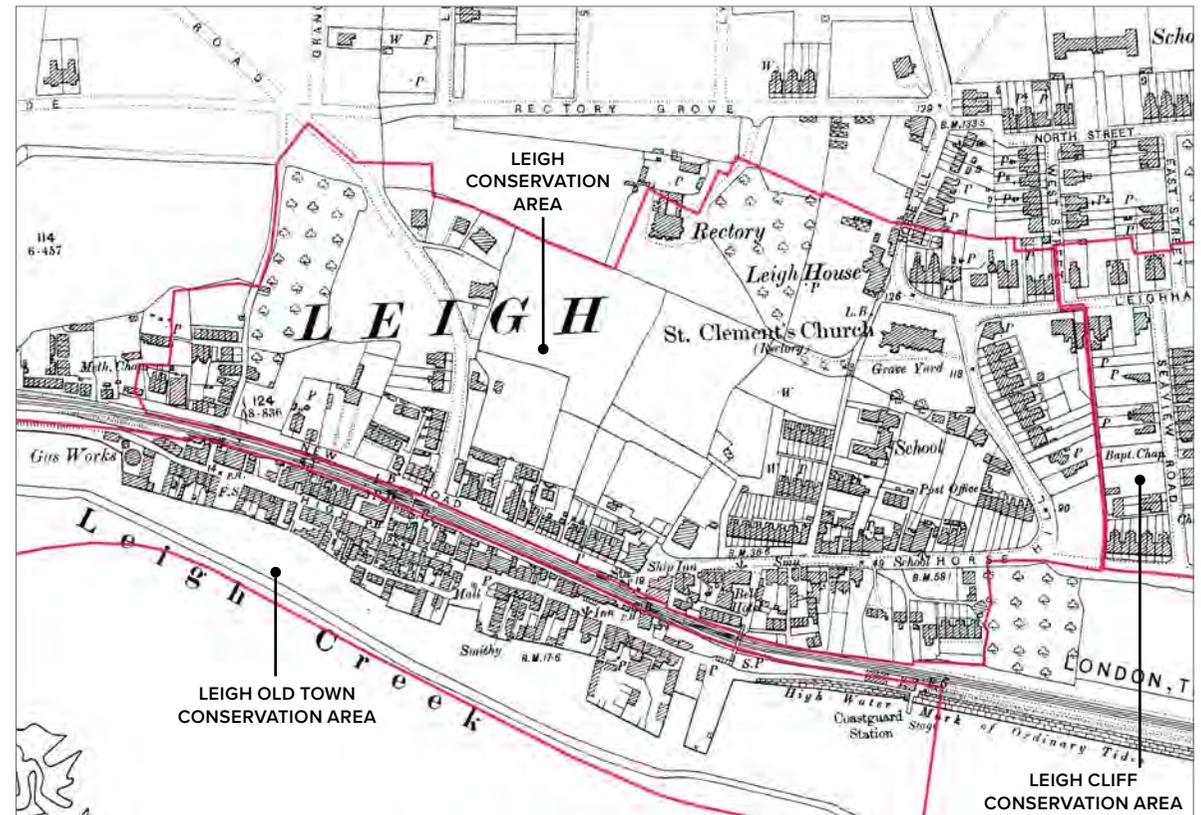


A similar view of Billet Lane in 2019

History and Archaeology

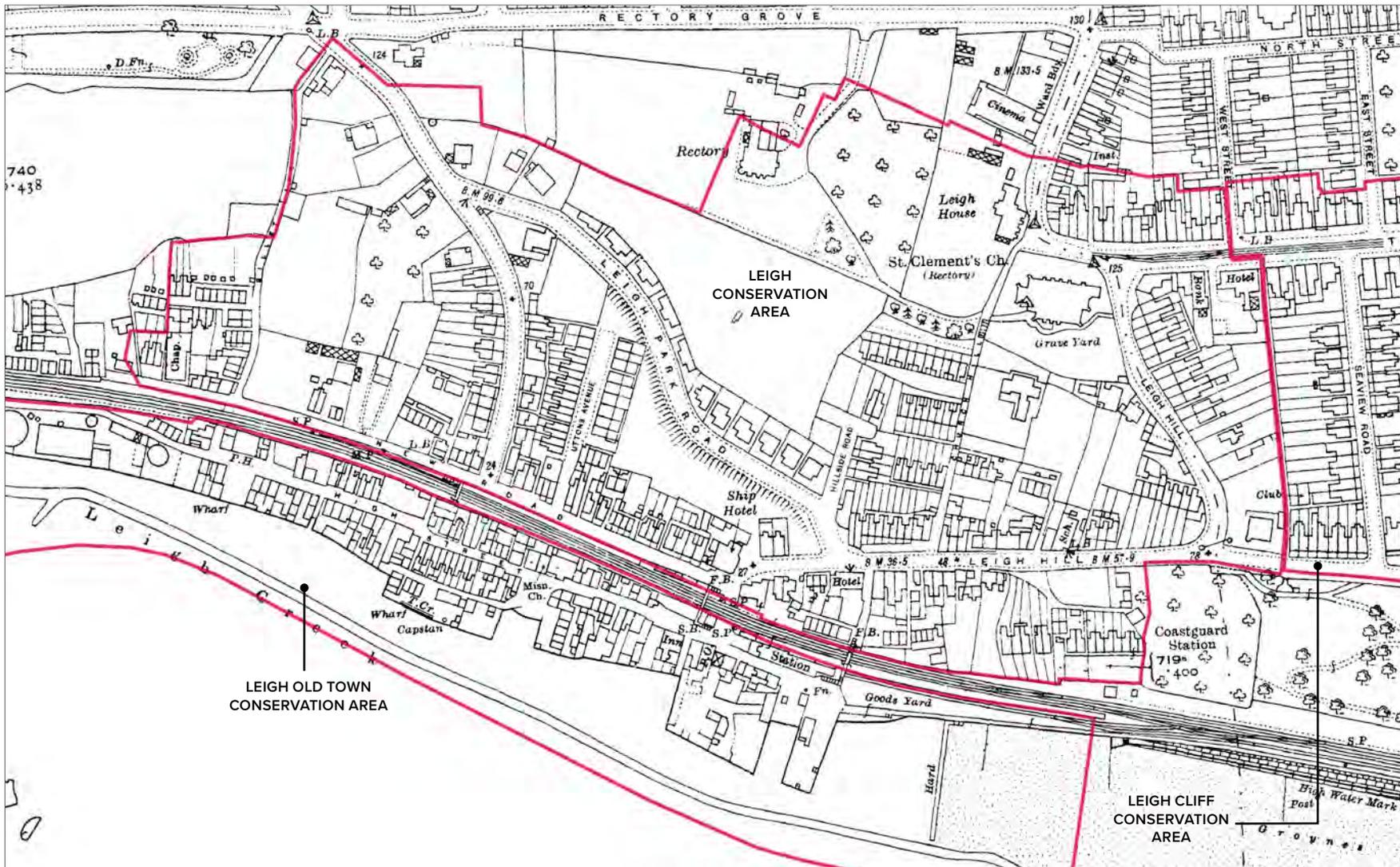
4.2.15 By the end of the century, Leigh was becoming popular as a resort, in tandem with the development of Southend as a seaside resort, and the settlement began to expand. The population, 570 in 1801, was 2667 by 1901. Hadleigh Road had appeared by the second edition map of 1897 (Map F), as had a tiny branch from it, which eventually formed the northern end of Leigh Park Road. A terrace and semi-detached houses had been built towards the bottom end of the road, with four larger houses to the north, although the road was still quite sparsely occupied. The village had become considerably more built up in the twenty-two years since the last map, with Norman Field replaced by three terraces: Norman Terrace, Norman Place and Pleasant Terrace. In addition, the branch of Leigh Hill leading up to the east side of the Church had gained houses along its eastern side, including the attractive group with covered first floor balconies at Nos.96-106 Leigh Hill.

4.2.16 In 1897, Leigh became an Urban District, then was absorbed into Southend in 1913. To the north, developers acquired land from farmers affected by the agricultural depression and houses were built on a grid plan, which can be seen on the 1897 map to the east and north-east of the Conservation Area. The Grand Hotel was built at the east end of The Broadway in 1899 (within the Leigh Cliff Conservation Area) and, in 1900, six acres of land were acquired to create Cliff Gardens (to the south-east of the Conservation Area).



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

History and Archaeology



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

History and Archaeology

4.2.17 By the third edition map in 1922 (Map G) Leigh Park Road had appeared and Leigh Hall Road was now known as The Broadway. Again, much development had occurred in the intervening years since the 1897 map. Apart from the houses lining the north side of Leigh Park Road, Uttons Avenue had appeared and most of Hadleigh Road was lined with housing. Large houses on the north side of Leigh Park Road are seen on early-20th century photographs, with decorative balconies, white painted mock-timber framing and distinctive low timber fences, set with small trees behind. The influence of the Arts and Crafts movement is evident on many of the buildings from around this time, for example on The Terrace, on some of the large detached properties at the top of Hadleigh Road, and on the buildings that line Leigh Park Road.



Early 20th century photograph of houses on the north side of Leigh Park Road

4.2.18 The Broadway had, by this time, acquired its present character and was lined with shops. However, Broadway West did not appear until the 1939 map, after the demolition of Leigh House. The new road ran through the house's gardens and the site of the outbuildings and stables to the north of the Rectory, which now became the Library, with a new Rectory built to the east.

4.2.19 The newer parts of the town were exclusively residential with the result that Leigh became a commuter town, serviced by the construction in 1934 of the existing station to the west of the original one. There had previously only been a level crossing between Leigh Old Town and Leigh at the site of the old station (now the Leigh-on-Sea Sailing Club) around which were a cluster of shops. In the 1960s the present pedestrian bridges were constructed.

4.2.20 The Second World War brought bomb damage, with part of New Road being affected, though the bombs in Leigh mainly fell further north outside the Conservation Area. Belton Bridge over the railway was built in the 1950s. In the 1960s, New Road was extended westwards to join up with Leigh Station and Belton Way. In the late-20th century, Laurel Close and Leigh Hill Close were constructed on some of the remaining open land within the area. New blocks of flats were also built at the north end of Leigh Hill Park and a few other older buildings were replaced with modern ones. Large blocks of flats have also been built within the setting of the Conservation Area, at the west end of Broadway West.

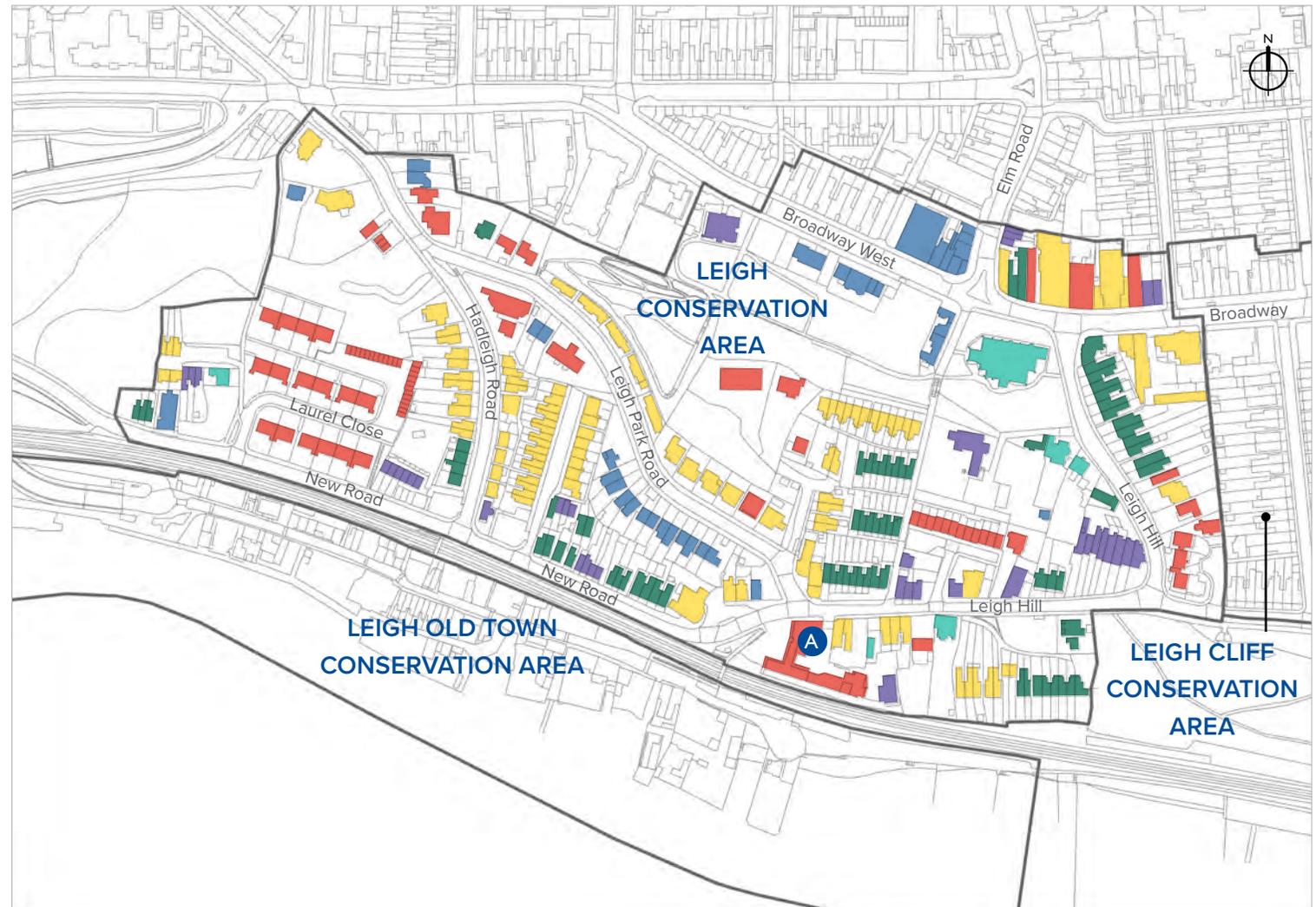
History and Archaeology

Map I: Building Ages

- Conservation Area Boundary
- Pre-1800
- 1800-1875
- 1875-1897
- 1897-1922
- 1922-1939
- 1939-present
- Ⓐ Bell Hotel rebuilt to replicate historic frontage

This map is not to scale

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Section 5.0

Character Analysis

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Character Analysis

5.1 Architecture

5.1.1 Most of the Conservation Area assumed its present appearance in a short period of time, c.1850-1930. The older properties are to be found on New Road and Leigh Hill, and few of them pre-date the 19th century. The buildings in individual streets are generally similar in style and there is some uniformity in styles and materials across the Conservation Area. However, there is variety in design between the different streets and character areas (see section 5.3).

5.1.2 The different styles of buildings can roughly be summarised as:

- 19th century terraces of houses or larger individual buildings, many utilising weatherboarding referencing the coastal location but in a more elegant style than in the core of the fishing village at Leigh Old Town.
- Grander Victorian houses, either detached or semi-detached. Several of these buildings have elegant first floor balconies.
- Closely built up late-Victorian/Edwardian terraces of two storeys, rarely higher, in brick. These create streetscapes with a regular rhythm of well detailed and well-articulated façades.
- Commercial buildings on Broadway and Broadway West, which tend

to be two/three storeys, with shop fronts on the ground floor and sometimes more elaborately decorated upper floors, often using a Classical style.

- St. Clements's church, which differs from anything else in the Conservation Area, being 16th century in origin and of ragstone.
- At the corner of Elm Road and Broadway West, there is a block of shops in the Modern Movement style, flat roofed with white painted render and large metal windows dating from the 1930s. Modern Movement buildings are relatively common in Southend but these are the only ones in the Conservation Area.
- Later-20th century buildings either take the form of small estates or terraces placed within former gap sites within the Area or replacement blocks of flats. The former tend to be relatively sympathetic, while the later tend to be boxy and out of scale with the historic buildings.

5.1.3 The below sections set out the key materials and details which features within the Conservation Area.

Character Analysis



Weatherboarded building, reminiscent of the coastal location of Leigh



Victorian houses with first floor balconies



Leigh Library, formerly a house, in a Tudor style



Typical Victorian terraces, on Uttons Avenue



Arts and Crafts inspired buildings on Leigh Park Road



Early-20th century house on Leigh Park Road

Character Analysis

Walls

- 5.1.4 Featheredged weatherboard was very common in Leigh as a cladding and is still a feature of some buildings today, notably the very picturesque Prospect Villas and the house opposite (Nos.60-62) on Leigh Hill, as well as Norman Place and Pleasant Terrace off Church Hill. This provides a link with Leigh Old Town, where this material is commonly used, and adds to the coastal character of the Area.
- 5.1.5 Timber came to be superseded by yellow stock brick. These were cheap bricks but their colour, as well as the variety of texture and colouring in their surface, makes them very attractive. More expensive than stocks, red bricks were used for detailing and façades. In the 20th century, they gradually superseded the stocks which were only made in limited quantities after the Second World War. One of the earlier buildings in the Conservation Area, Leigh House from the early-19th century, is of red brick with burnt headers.
- 5.1.6 Bay windows are usually stuccoed but some are of red brick. They and indeed the entire house have often been painted or rendered and painted, which is unsympathetic. Although the covering of good brickwork with render or paint is always to be regretted, in this seaside location it often seems appropriate. There are places in the Conservation Area which are characterised by white painted walls and black joinery.
- 5.1.7 In the early-20th century, false half-timbering, reflecting the influence of Arts and Crafts architecture, became fashionable, typically being used in gables which became a prominent feature of house design. Terraced houses in Hadleigh Road have timber framed gables.

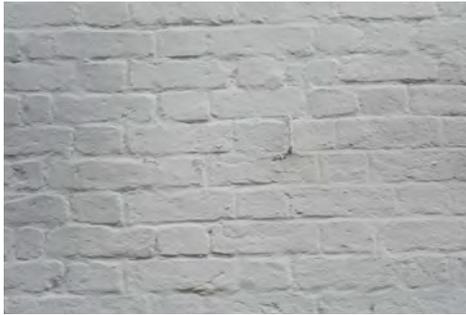
- 5.1.8 St. Clements church is of ragstone and flint rubble, with a red brick south porch and limestone dressings. Stone dressings are often used on windows across the Area (though sometimes painted over), with a higher percentage of the façades covered with stone decorative detailing on the upper floors of shops on the Broadway. Some pebbledash render is used on the upper floors of buildings on Broadway West.



St. Clements' Church

Character Analysis

Materials Palette



Character Analysis

5.1.9 Date stones seem to be a common feature in the Conservation Area, appearing on several buildings. The Victorian buildings also often feature names carved into the lintels above the doors or plaques at first floor level.

Date/Name Stones



Character Analysis

Windows

- 5.1.10 The typical window type across the Conservation Area is timber sliding sashes. Sash windows have large panes, sometimes divided by a single vertical glazing bar. The upper sashes have 'horns', a feature to be found from c.1875. From about 1900, the upper sashes were often divided into small panes. These can be seen in the houses on the north-east side of Leigh Park Road, where some also have stained glass, and in Nos.90-96 Leigh Hill. Bay windows, usually single storey, are typical of late Victorian houses.
- 5.1.11 A few other window types occur within the Area. On the Library there are leaded timber casements (likely not original). Leaded timber casements are also used for the semi-detached houses on the south side of Leigh Park Road, some of which are oriel windows triangular on plan. More modest vernacular timber casements are seen on Billet Cottage. Leaded metal casements remain in a few windows in Nos.1-7 Broadway. A small number of Edwardian houses have small panes to the upper sections, with coloured glazing. The church has leaded stained glass in stone mullioned surrounds.
- 5.1.12 There have been examples of replacement of original windows with unsympathetic uPVC. See section 6.3.10 for more details.

Character Analysis

Windows



Character Analysis

Doors

5.1.13 Doors within the Conservation Area tend to be timber with glazing to the upper half. On the Victorian buildings the doors tend to be panelled with two vertical panes, though some have multiple panes and some are stained glass. Edwardian doors tend to have narrower panelling to the lower two thirds, with glazing to the upper third, some of which is stained glass. Some cottages on Leigh Hill and Uttons Avenue have stable style doors with a single small pane to the upper half. Unsympathetic uPVC or off-the-peg doors have sometimes been installed.

Doors



Character Analysis

Roofs, Balconies and Verandahs

5.1.14 Roofs are typically low pitched and in slate or red clay tiles. The form of roof development is shown on the buildings in the Conservation Area, the low Victorian ones being replaced by ones of steeper pitch, covered with machine-made tiles. The houses on the north-east side of Hadleigh Road had roofs made with a type of interlocking tile, probably imported from northern Europe. These houses, and several others across the Conservation Area, were also provided with wooden balconies, which are very much a feature of Leigh and Southend in general. Here the balconies were integral to the design of the houses, as were the cast iron ones at Nos.98-108 Leigh Hill, but such is the desire to enjoy the sea view that many houses have had balconies added to them, not always successfully in terms of their design. Some houses on Leigh Hill have ground floor verandahs. The roofs of balconies are either corrugated metal or sit under the main tiled or slate roof. Billet Cottage is an exception to roof form, with a mansard roof with red clay tiles. Buildings generally have red brick chimney stacks with clay pots.

Roofs



Character Analysis

Balconies and Verandahs



Character Analysis

Shops

- 5.1.15 As Broadway was transformed from a residential to a retail street, so it acquired buildings of civic character reflecting its commercial aspirations. Within the Conservation Area, Clements Arcade and Nos.21-23a Broadway combine fine red brick with Classical detailing in stone (the right hand bay of Clements Arcade is a modern copy). Barclays Bank has a completely stone façade but the flank wall betrays a hierarchy of materials, being of red brick and then later extended to the rear in stock brick. The stone in these buildings is an oolitic limestone, probably Bath.
- 5.1.16 Some of the shops in Broadway are houses in origin which have been adapted by having a shop front built out in front of them at the ground floor, a typical feature of old high streets.
- 5.1.17 Traditionally the shop fronts had relatively narrow fascias, of painted timber set at a slight angle with carved consoles at their ends. Windows were originally broken up with slender timber glazing bars, often shaped like columns. Doorways were often central to the shop, recessed within the window, or located to one side. There are good examples of shop fronts at No.24 Broadway (Ruby Room, locally listed), No.8 Broadway (David Roberts Jewellers), and especially No.57 Broadway West (G. Davidson and Sons Jewellers). The latter features a marble stall riser with timber columns to the windows frames, which have curved glazing and brass detailing, and a door set deep into the façade to create extra display windows for the shop's goods. At No.71 Broadway West (The Dressmaker) is a shop front remaining from the interwar period, with sunray leaded lights to the upper part of the window. Several other examples of this shop front design are seen on shops to the west (outside the Conservation Area boundary) and form a group.

Character Analysis

Examples of good original shop fronts



Character Analysis

5.1.18 Several of the shop fronts within the Conservation Area have been inappropriately altered through the insertion of modern fascias which are excessively large and of inappropriate materials. Original windows have often been replaced and some of these have large panes of glass which are not broken up by glazing bars and which reach close down to the ground, such as No.35b Broadway West (Ugo's). There are, however, a number of example of good modern replacements which include stall

risers, appropriately sized fascias or applied lettering, recessed doors or slender glazing bars, such as No.5 Broadway West (Puddle & Goose) or No.69 (The Crystal Tree). Retractable canvas awnings above shop fronts are also a traditional feature and there many examples of these still utilised in the Conservation Area.

5.1.19 More guidance on sympathetic shop front design can be found in Section 6.4.

Examples of good replacement shop fronts and awnings



Examples of poor shop fronts and oversized fascias



Character Analysis

Late 20th Century Buildings

- 5.1.20 New building since the Second World War comprises a few infill detached houses, the Sea Reach development, the Bell Sands development, blocks of flats in Leigh Park Road, Leigh Hill Close and Laurel Close.
- 5.1.21 Some of the late-20th century development has been restrained or discreetly positioned and consequently have not had a disruptive effect. Laurel Close, for example, forms three parallel terraces and is a large development with a uniform style and coherent layout which works well. Well-planted gardens add character. Large brick retaining walls in the estate are rather oppressive but this part of the Close cannot be seen from the main through roads or in context with many historic buildings. The Sea Reach development has a varied, though somewhat busy, mix of balconies, dormer windows and projecting elements. The use of balconies and weatherboarding are appropriate features for the Conservation Area. Leigh Hill Close, with its large garages on the ground floor is perhaps less successful, though the weatherboarding to the upper floors is appropriate for the Area. There are also limited views of this road from the rest of the Conservation Area.
- 5.1.22 The Bell Sands development has been completed recently, with three storey blocks of flats set alongside the railway. These feature elevations with gables and recessed bays to break up the massing. Stock brick, white painted render and timber cladding are appropriate for the Conservation Area. The buildings, however, are not very visible from within the Conservation Area itself because of their location, though they are visible from the seafront in the Leigh Old Town Conservation Area on the other side of the railway line. Their seaside character is appropriate to the setting of that Conservation Area. The development also involved the rebuilding of the former Bell Hotel in stock and red bricks, with reconstituted stone dressings, after the original building collapsed. This does not replicate the former building precisely but does add to the historic character of the street and helps to retain the original street pattern and frontage.
- 5.1.23 A third floor penthouse was added to the rear range of Clements Arcade within the last decade. This has dark grey cladding and glazing to a flat roofed storey. While it can be seen in views from the west, visibility of it is limited in important views northwards from Leigh Hill and other buildings on the Broadway block it from view from the east.
- 5.1.24 A thoroughly modern house is currently (2019) under construction in a large plot at No.15 The Terrace, featuring white rendered walls, glazed balconies and sun canopies. Whilst these are not all features typical of the Conservation Area, views of the site are extremely limited, to the top end of Hillside Road only.
- 5.1.25 Leigh Park Court and Sans Souci on Leigh Park Road are blocks of flats, which are boxy and lacking in any subtlety, their scale, at four storeys, is excessive and damaging when seen from lower down Hadleigh Road. Similar in their impact are St. Clement's Court and St. Clement's Court East, which although outside the Conservation Area, loom over it. The former, traditionally built and smaller in terms of height and footprint, is more readily assimilated than the latter which is twelve storeys high and overshadows the grade II listed Library, having a detrimental effect on the appearance of the Conservation Area. Some smaller blocks of flats on the north side of Leigh Park Roads and Hadleigh Roads are also boxy in design and not in keeping with the Conservation Area.

Character Analysis

20th Century Buildings of varying quality within the Conservation Area



Well-planted gardens at Laurel Close, adding character



Large scale wall on Laurel Close



Poorly designed modern flats on Hadleigh Road (consent granted to replace this building)



San Souci



Leigh Park Court



Sea Reach



Leigh Hill Close



New house on Hillside Road



The Bell Sands development



The rebuilt former Bell Hotel

Character Analysis

Uses

- 5.1.26 With the exception of Broadway and Broadway West, the Conservation Area is predominantly residential, the streets presenting terraces of housing or else houses tightly grouped together. Most are single dwellings but there are some blocks of flats. There are also some flats above commercial units.
- 5.1.27 Broadway was originally a residential road but rapidly assumed a retail aspect in the early-20th century and is now a busy shopping high street. The same is true of the south end of Elm Road, which meets Broadway West just to the north of the church. Broadway West is later still, built after 1928, its north side a shopping parade from the outset, in contrast to the widely spaced buildings on its south side. Food outlets, cafes and bars have, as elsewhere, proliferated in recent years, with a number of shops being changed to this use.
- 5.1.28 The church stands at a junction where different uses and character zones collide. The only other place of worship in the Conservation Area is the Fishermen's Chapel on New Road. The Library (once The Rectory) and the former National School (now the Old Rectory) are vestiges of a lost age. They and the nearby buildings stand in wide grounds which reflect the layout of more spacious times, as well as the steepness of the cliff. There are a few offices and business premises around the Leigh Library area and some above shops.
- 5.1.29 The only public houses are The Ship on New Road, now vacant but with planning permission to convert it to a hotel, and The Broadway on the street of the same name. The only other vacant buildings in the Conservation Area are Nos.22 and 24 Leigh Hill, formerly shops with residential above, though now in very poor condition (permission for refurbishment and extension has been granted but work had stalled at the time of writing in 2019). There is a vacant plot on the west side of Hadleigh Road where a building has been demolished and not yet replaced. Planning permissions for this site have been granted in the past but not implemented so the future of the site is uncertain. The hoarding around the site is a negative feature in the streetscape.

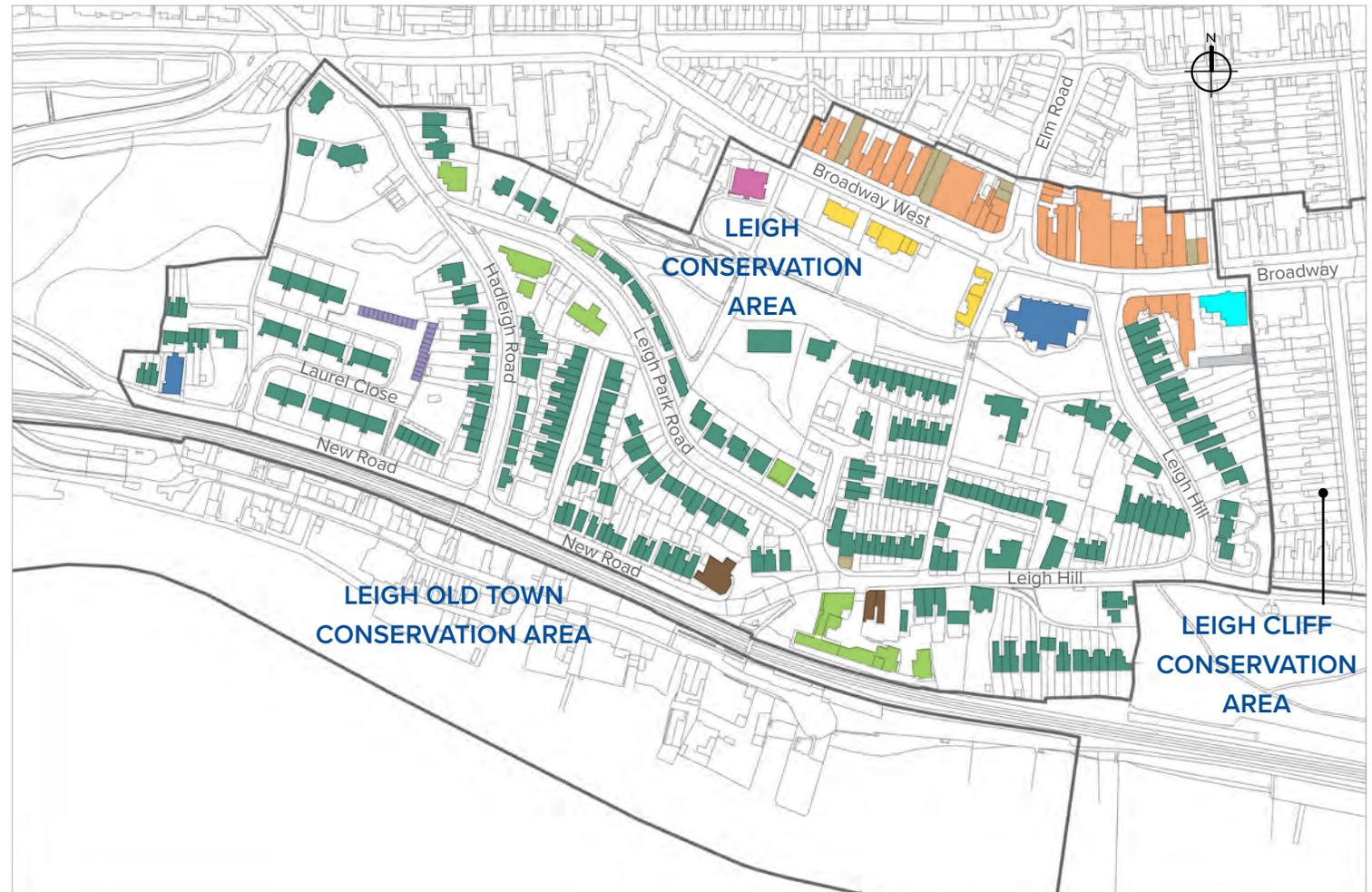
Character Analysis

Map J: Building Uses

- Conservation Area Boundary
- Residential - Single Dwelling
- Residential - Flats
- Cafe / Restaurant with flats or offices above
- Public House
- Retail with flats or offices above
- Retail
- Office
- Place of Worship
- Garage
- Vacant
- Library
- Garages

This map is not to scale

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Character Analysis

5.2 Townscape

5.2.1 Features described in this section are shown on Map K: Townscape.

Street and Plot Patterns

5.2.2 The railway divides the old town (and Leigh Old Town Conservation Area) from the Leigh Conservation Area, a boundary followed by New Road, a busy through route in which traffic is the dominant feature. Residential development spreads up the cliff, the roads either making a direct ascent at right angles to the slope or winding up it in an attempt to reduce the gradient. The difficulty of imposing a regular street plan on the hillside has left undeveloped areas and large garden plots, some of which have been gradually infilled in more recent times and some of which remain, providing the Area with a generous amount of open space. There are several streets that have dead-ends, such as Uttons Avenue and Laurel Close.

5.2.3 Reflecting its largely residential character, much of the Conservation Area comprises quiet roads, their frontages tightly built up with houses. Although cars are parked along most of the streets, traffic generally does not intrude as they do not function as through routes, except for Broadway, New Road and the lower end of Leigh Hill. Since the latter are at the edge of the Conservation Area, there is generally good separation between the residential areas and the busier streets. Similarly, shops, pubs, cafes and restaurants are to be found on the Broadway, and only rarely in the residential areas on the hillside.

5.2.4 Backland areas are almost non-existent, confined to the former stable yard of The Broadway, the little arcade at Clements Court. Both are attractive spaces, though the yard at The Broadway would benefit from more sensitive landscaping.

5.2.5 The size of garden plots for houses tends to relate to the size of the house, with larger detached houses having larger gardens on more than one side and smaller houses having small gardens to the front or rear.

Pathways and Alleys

5.2.6 Pathways and alleys, both public and private, are a key feature of this Conservation Area. The two main public pathways are Billet Lane to the west, running from New Road to the top end of Hadleigh Road, and Church Hill towards the west, running from Leigh Hill to Broadway West. Billet Lane is a more informal path. Its surfacing is mainly of concrete but at the top there are granite set and clay pavers representing piecemeal renewal. Church Hill is more formal, with granite sets to the path and steps leading up the hill, and cast iron handrails, posts and lamps (though some of the original handrails and lamps have been replaced).

5.2.7 Private pathways lead off main streets to terraces of houses. There are some in the Laurel Close estate but they are mainly clustered off the west side of Church Hill, where the only access to the houses here are by these narrow footpaths. The terraced houses stacked one above the other up the hillside are a distinctive feature of the Conservation Area. At the top of the Hill Nos.1-12 The Terrace has a wider gravel pathway lined with planting, while to Pleasant Terrace and Norman Place small, informal back alleys and front pathways are the only access.

5.2.8 The Kent View, Fairlight, Brookfields and Clifton cottages are also accessed off a private gravelled drive from Billet Lane.

Character Analysis



Billet Lane



Church Hill



Pathway to The Terrace



Back alley to Pleasant Terrace



Pathway into Laurel Close from Billet Lane

Character Analysis

Views

- 5.2.9 Views out to the water of the Thames Estuary are the most important ones in the Conservation Area and these visual links maintain the feeling of Leigh being a coastal town. These are afforded southwards down all of the north/south and north-west/south-east running roads and pathways, and from the Leigh Library Gardens, and are possible because of the slope of the land. At the eastern end of Leigh Hill similar views out are gained between buildings and out over Leigh Cliffs East. These views are often complemented by greenery within the Area, with tree canopies framing views, or forming a foreground in views. Small glimpsed views are often seen between buildings throughout the Conservation Area. Along New Road views look towards the rear of buildings in Leigh Old Town, with glimpses of the water beyond, but the views are marred by the harsh boundary fencing and overhead cables of the railway line.
- 5.2.10 As well as the views seaward, which are always uplifting, good views abound in the Conservation Area. Views up the roads flanked with rhythmic terraces of late Victorian houses are invariably good. Sweeping views up Leigh Park Road and Leigh Hill are also attractive. The church tower provides a focal point in views from the neighbouring roads, such as south down Elm Road.
- 5.2.11 The western approach to the Conservation Area from Belton Way East and Belton Gardens is attractive, with the green space of Belton Hills, the hillside and views of Creek Cottage. Views into the Conservation Area of the church tower are also important for the wider setting and in views from the water. It is one of only two major landmark churches in the borough, the other being St. Mary's in Prittlewell. Views of the tower can be afforded from the train station area to the west and along the High Street in Leigh Old Town. Other views from the Leigh Old Town Conservation Area include views looking up the steep Uttons Avenue, at the houses on The Gardens, and of New Road and Bell Sands from the railway bridge.
- 5.2.12 Negative impacts on views are in areas where traffic dominates, such as on Broadway West, or where a combination of parked cars, bad road markings and neglected public realm adversely affect the street scene, such as at the bottom of Leigh Hill. In some views negative 20th century buildings can dominate.

Character Analysis



View of the church tower from the station area, with buildings associated with the fishing industry in the foreground



View of the Estuary from Billet Lane



View down to the water from Uttons Avenue



View of the church tower from the High Street in Leigh Old Town



Sweeping view up Leigh Park Road



Glimpsed views of the estuary between buildings on Leigh Park Road

Character Analysis



View of the approach into the Conservation Area from Belton Way East, with Laurel Close seen and Leigh Old Town beyond



View out over Leigh Cliffs East from the eastern end of the Conservation Area



View of the estuary from Leigh Library Gardens



View of New Road from the railway bridge



View of The Gardens from the cinder path next to the sea

Character Analysis

Green Space and Gardens

- 5.2.13 The Conservation Area is well provided with green space, both large private gardens and the public ones at the Library, Cliff Gardens and the churchyard. The churchyard and public gardens are visible from Broadway West but otherwise the larger areas of greenery tend to be quite discreetly located within the Conservation Area.
- 5.2.14 The church and the evergreen trees in the graveyard are attractive and from the street they provide relief to the busy traffic dominated Broadway and Broadway West. The monuments and memorials provide additional interest within the churchyard. The line of trees along the eastern edge of the graveyard on Leigh Hill is an important townscape feature.
- 5.2.15 To the west of Billet Lane is Belton Hills, a large open area of land, designated a local nature reserve. It is mostly beyond the Area's boundary but is influential on its character as it provides a soft boundary to the west. This sprawls up the hillside and is covered with patches of elm scrub, saplings which are killed by disease long before maturity. There are several informal desire paths across it, but it is principally an area given over to wildlife.
- 5.2.16 Between Leigh Park Road and Broadway West is an area of public gardens, Leigh Library Gardens. This area is laid to grass with paths and many mature trees. There are several large trees which are noticeable from Broadway West around the library. The paths lead to entrances on Leigh Park Road, Broadway West and Church Hill, opposite St Clements Church. A small children's play area on the roadside of Broadway West is tidy and a useful public amenity. Other play equipment has been installed further into the gardens which looks somewhat tired and has been subject to graffiti.
- 5.2.17 Adjacent to the south-eastern corner of the Conservation Area are Cliff Gardens below Cliff Parade. These have some informal landscaping, with gravel paths, grassed areas and tree planting, providing an attractive foreground to views out to the Estuary. Private gardens for The Gardens, set on the south side of Leigh Hill, provide a positive green space for the Conservation Area with several mature trees.
- 5.2.18 Gardens too are usually well presented. Where houses are built along the slope, they often have long gardens terraced down the hill, which because of their prominence have a significant positive impact on the appearance of the Conservation Area. Mature trees in private and public gardens provide attractive backdrops to buildings throughout the Conservation Area. The gardens on the south side of Leigh Park Road are an interesting feature, being steeply sunken down to the entrances of the houses because of the sloping land. They provide interesting little pockets of greenery and are important to the setting of the street.
- 5.2.19 Many of the private gardens are unusually large for an urban location. These large gardens are an important characteristic of the parts of the Conservation Area where they exist. Because of this, where they do exist, the large gardens should be retained and future over-development resisted, to preserve the various contrasting character zones.
- 5.2.20 However, the Conservation Area does not have many street trees, fewer than the suburban character that parts of it would justify. Much of Hadleigh Road is still relatively leafy, as is the top of Church Hill, but this is no longer generally the case in the Area. Old photographs show lines

Character Analysis

of young trees planted on Leigh Park Road, although admittedly these appear to be at the boundaries of front gardens. The public realm in several locations would therefore benefit from more trees and soft landscaping. These include New Road, where trees would help to reduce its bleak 'fast road' character and careful planting could improve the appearance of the undeveloped corner plots used for parking, and Leigh Hill Close, where the expanse of the concrete parking area is unrelieved by soft landscaping.

5.2.21 Although the public gardens are well cared for, maintenance can be an issue elsewhere, such as the space by the footbridge over the railway on Leigh Hill. The elm scrub that is spreading west along the cliff effectively forms a barrier defining the entrance to the Conservation Area, but it needs management, particularly where it adjoins Billet Lane.



Attractive front gardens on Leigh Hill



Public gardens to the east of the Library



Public gardens south of the Library



Sunken gardens on the south side of Leigh Park Hill



The Churchyard, with memorials and mature trees lining Leigh Hill

Character Analysis

Boundary Treatments and Paths

5.2.22 There are a wide variety of boundary treatments in the Conservation Area, with few historic boundary treatments remaining. Low brick walls topped with metal railings would have been typical on the late-Victorian streets, such as Hadleigh Road, though most of these have been replaced with modern versions, have been painted or rendered, or have lost their railings. Because of the steep gradient of the land, gardens often feature brick retaining walls.

5.2.23 Some attractive traditional railings have been installed at No.27 Hadleigh Road which are successful replacements. Hedges are also appropriate boundary treatments, whereas rubble stone filled wire cages and reconstituted stone are not. Timber picket fences may also be appropriate in certain places where they have been historically used; historic photos of Leigh Park Road show mid-height timber fences, with close boarding to the lower half and finial details to the upper half, with timber gates featuring cross bracing details. None of these now survive.

5.2.24 A small number of front gardens retain or have provided good quality replicas of coloured ceramic tile pathways, typical of the late Victorian period.

5.2.25 Walls around the churchyard and along Church Hill are unusual uses of stone for boundaries within the Area but are distinctive.



Good quality (modern) metal gate and fence to No.27 Hadleigh Road, with original coloured ceramic tiles to the pathway



Detail of original fences on Leigh Park Road, none of which now exist (early-20th century)

Character Analysis



Good quality new tiled pathway on Leigh Hill



Stone wall and gate to the Old Rectory on Church Hill



Painted render to a wall on Hadleigh Road



Picket fence on Leigh Park Road



Brick retaining wall on Leigh Hill

Character Analysis

Driveways and Parking

- 5.2.26 In most parts of the Conservation Area parking is on the street. Competition for space seems to be less here than in some other parts of Leigh, for example the Old Town. As a result on-street parking lacks the detrimental impact that it can sometimes have.
- 5.2.27 Garages are not a prominent feature of the Area, but those that exist are largely run down and unattractive. Those at Laurel Close are surrounded by cracked concrete surfacing and are gloomy in contrast to the well maintained gardens of the close itself.
- 5.2.28 Only a limited number of front gardens have been paved over for car parking, reflecting the success of the Article 4 Direction restricting permitted development rights. Driveways have often been paved with granite sets, continuing the use of a traditional material which is to be found in the Old Town, although some of a harsh dark grey colour are visually intrusive. On Leigh Park Road and Leigh Hill off-street parking has been carved out of the sloping gardens at some of the properties, which is inappropriate and creates a dominating appearance from the street. Driveways are always more successful when part of the boundary treatment and front garden is retained and planting is used to soften the area. Materials and details are also important as solid paving can appear overbearing.



Driveway converted from a front garden and carved into the hill, giving it a dominating appearance from the road



Run down garages on Laurel Close

Character Analysis

Public Realm

- 5.2.29 In much of the Conservation Area, the pavements are mostly asphalt, usually with granite kerbs. Most of the pavements are now very patched and in need of renewal. Road markings are often obtrusive and have an adverse effect on the street scene. Double yellow lines are particularly conspicuous at the bottom of Church Hill and in upper Leigh Hill. Nowhere are the narrow 5cm lines permitted in conservation areas used. Pathways within the public gardens are tired and often cracked.
- 5.2.30 On Broadway the pavements have small good quality concrete slabs and around the junction with Elm Road there are some areas of granite sett paving and there are streetlamps of a modern yet traditional design. This surface treatment does not extend to Broadway West, which is unfortunate in view of its retail and public character, with shops, the Library and public gardens. At the junction between these three streets there has been some attempt at a public realm landscaping scheme, with small planted beds in the central reservation, historic style finger post signage and railings with a cross and circle pattern. Streetlamps on Broadway and Broadway West are traditional in style and painted black. However, the plethora of railings, streetlamps and belisha beacons at this junction give it a very cluttered appearance and some of the railings are now looking quite tired.
- 5.2.31 Street-side railings at crossing points and elsewhere (e.g. by the Library and at the bottom of Leigh Hill) are no better than functional, sometimes simply galvanised, and not up to the general quality of the built environment.
- 5.2.32 Streetlamps are of concrete in New Road. Many streets have been provided with black Victorian style heritage streetlamps, but there are some other streets which still have concrete or silver-coloured metal standards, which are utilitarian and unattractive. They are also frequently unnecessarily high. Smaller standards, such as the ones on Church Hill, would integrate more effectively into the street scene. Some old 1930s cast iron standards have had modern lights attached to the top, which is a more sympathetic solution than the concrete or silver-coloured streetlamps but not entirely visually successful. One cast iron lamppost in the churchyard may be historic.
- 5.2.33 At the bend in the road where it branches with Leigh Park Road there are tubular Pipe Clamp railings and an unplanted patch of ground which appears rather forlorn.
- 5.2.34 The junction of Leigh Hill with Leigh Park Road by The Ship has an island with an asphalt surface with galvanised bollards. The forecourt to the Ship would also benefit from upgrading. On the opposite side of the road there is another unsuccessful area of public space defined by painted concrete bollards, an untidy gravelled area and self-sown overgrowth. Two mature trees add interest but a green metal electricity sub-station and the spiked metal fencing to the edge of the railway line are negative features.
- 5.2.35 Two parking areas at the bottom of Uttons Avenue and Hadleigh Road are also utilitarian and would benefit from improvement. They have patchy tarmac surfaces, with chipped paint to concrete bollards which are unappealing.

Character Analysis

5.2.36 Many of the roads in the Conservation Area feature the attractive tall street-signs that are such a character of the Borough. It is important that these should be retained.

5.2.37 There are many benches in the public gardens, which are placed to take advantage of the panoramic views over the estuary. A few are neglected. There are a few throughout the rest of the Conservation Area, such as one at Leigh Hill. Some benches are neglected, for example those on Billet Lane, which are covered with graffiti and require painting.

5.2.38 There is an old drinking fountain at the top of Leigh Hill, built of concrete though well-formed, with a plaque stating that it was donated by the Metropolitan Drinking Fountain and Cattle Trough Association.

5.2.39 There are several unattractive bins and dog bins within the Conservation Area. Traditional style bins are often used, though these are often dirty and worn. Bus shelters are utilitarian.

5.2.40 See further images in Section 6.3.26 - 6.3.41.



Traditional style lamppost on Leigh Hill



Traditional style lampposts on Broadway



Cluttered junction of Broadway with Elm Road, though there is some attempt at landscaping



Cast iron lamppost in the churchyard, possibly historic

Character Analysis



Drinking fountain on Leigh Hill



Timber bench in the public gardens



Utilitarian bus shelter



Worn railings on Broadway



Unappealing parking area at the bottom of Hadleigh Road

Character Analysis

Overhead Cables

5.2.41 Very much a feature of the Conservation Area, overhead cables are excessively obtrusive to the east of The Ship and up Leigh Park Road, on Leigh Hill, at the bottom of Uttons Avenue, and in Hadleigh Road. They tend to be particularly intrusive in hilly locations, since the eye tends to be drawn to them when looking up and down hill, due to their linear nature.



Overhead cables on Leigh Hill

Character Analysis

Map K: Townscape

- Conservation Area Boundary
- Green Space
- Trees
- ★ Landmark Building
- Views
- ↗ Vista
- Negative Feature*
- Positive Surface
- Water
- Positive Boundary
- Particularly good Shop Front
- Path/Alleyway

- A Utilitarian bridge over railway
- B Poor boundary treatment
- C Vacant plot
- D Vacant building, though planning permission to convert to hotel granted
- E Vacant building in poor condition
- F Unsightly car park
- G Poor public realm
- H Unsightly garages
- I Façade in poor decorative condition
- J Modern building of intrusive scale and unsympathetic design
- K Modern building of unsympathetic design
- L Gardens paved over
- M Garden converted to driveway/poor driveway/car port
- N Inappropriate façade alterations
- O Particularly poor shop fronts

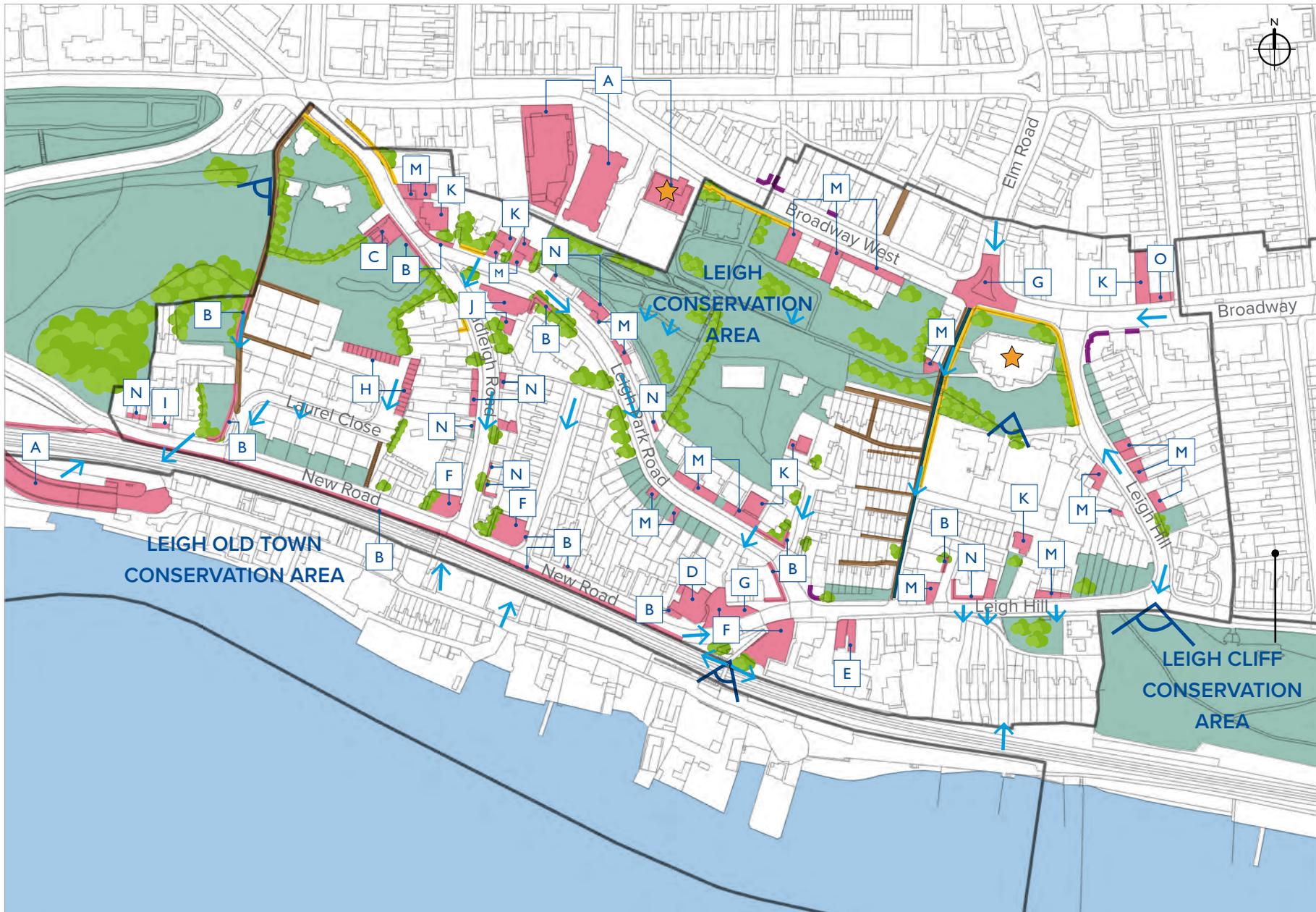
*See also Building-by-Building map in Appendix B for positive, negative and neutral buildings

Note that not all negative alterations to buildings are marked on the plan. Please see the building description section for details of individual properties.

This map is not to scale

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Character Analysis



Character Analysis

5.3 Character Areas

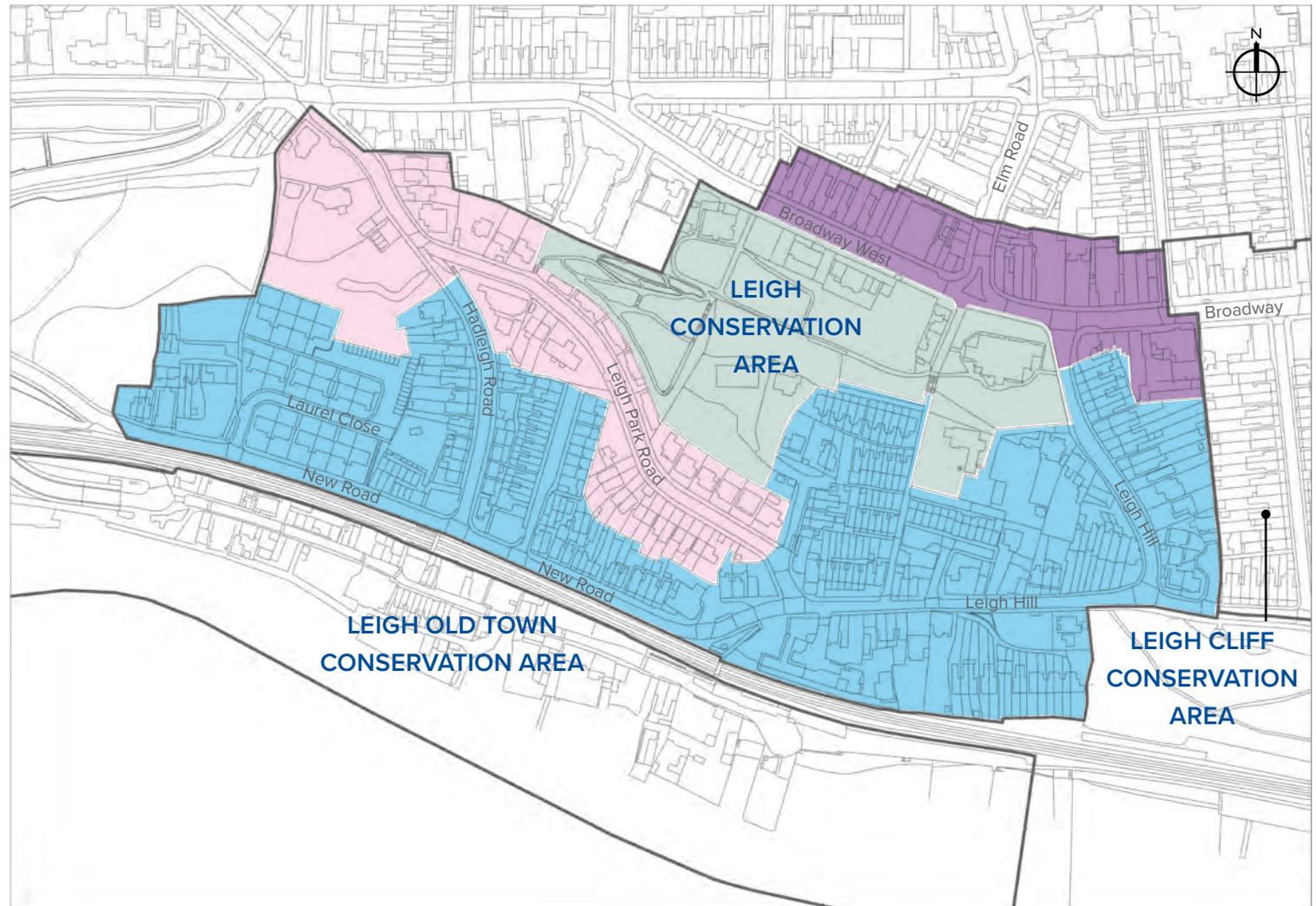
5.3.1 The Conservation Area can be divided into five character areas, the essential features of which are described below. The areas are shown on Map K.

Map L: Character Areas

- Conservation Area Boundary
- Retail Area
- Green Heart of the Area
- Arts and Crafts Suburban
- Urban Residential

This map is not to scale

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Character Analysis

Retail Area

5.3.2 The main shopping area of Leigh is now centred around Broadway, Broadway West and Elm Road. Only a small part of this retail area is included in the Conservation Area, most being within the neighbouring Leigh Cliff Conservation Area which has a strong interrelationship with the Leigh Conservation Area at this point. It has a busy lively character at odds with the quiet domesticity of the rest of the Area, with numerous essential shops such as a butcher, baker and greengrocer, as well as cafes and restaurants, a bank, a pub and various small boutiques.

Broadway

5.3.3 This road has been improved with good quality street lamps and the pavements surfaced with small concrete slabs, measures which successfully underline its importance as a main thoroughfare and shopping area, although this does not extend to Broadway West. The west end of the road is interrupted by the junctions with Elm Road and Leigh Hill and the churchyard, but to the east it is a busy high street with parades of shops. A group of three storey commercial buildings with façades partly in stone and the Broadway public house are landmarks at this end of the road, which contribute to giving it a sense of dignity.

5.3.4 The backland areas in this Character Area are occupied by a series of businesses, lending an interesting depth to the shopping area. An alleyway formed between the two main shopfronts at Clements Arcade is lined with small shops making a total of ten units, extending out to the rear, a lively and pleasant space. Behind the Broadway public house there is a former stable yard, occupied by Leigh Sanctuary. It is an interesting and attractive backland space let down by garish yellow road markings and advertising at the entrance on Broadway, as well as blue and red skips, umbrellas, palm trees and parked cars within the yard itself. The stable itself is now a business premises.

Character Analysis



Broadway looking east



Broadway looking south towards the church from Elm Road



Shops on Broadway with Classical stone detailing



Historic shop fronts on Broadway, though poor public realm



Shops on Broadway with Classical stone detailing (right hand bay a modern replica)



Entrance into the former stable yard behind the Broadway public house, which has potential for enhancement

Character Analysis

Broadway West

5.3.5 This is an extension to Broadway that was created in the late 1920s, running to the north of the former Rectory, now the Library, and removing its stable yard and outbuildings, with the result that the building is now effectively re-orientated and entered from its rear elevation. Today this edge of the Conservation Area is overshadowed by the two blocks of St. Clements Court and more particularly by the later St. Clements Court East which rises to 12 storeys and is less architecturally prepossessing than the earlier building. To the north side of Broadway West there is a parade of shops between Rectory Grove and Elm Road, given a lively and attractive appearance by striped awnings over several shopfronts.



Shops on the north side of Broadway West



The Library with St. Clements Court East looming behind



Shops on the north side of Broadway West



Offices on the south side of Broadway West

Character Analysis

Green Heart of the Area

- 5.3.6 An elongated area of open green space stretches east-west from St. Clement's churchyard to the west, to Leigh Library Gardens, then below St. Clement's Court and St. Clement's Court East down to the houses on the north side of Leigh Park Road. The gardens are popular, reasonably well maintained, and attractively laid out with many mature trees, including unusual species, and some herbaceous borders. They descend the cliff in a series of terraces; at the bottom there is footpath access to Leigh Park Road. The tarmac footpaths in Leigh Library Gardens are very cracked and in need of repair. A children's play park has been added adjacent to Broadway West, with some more play equipment further south within the gardens. The openness of views out from the Leigh Library Gardens, south towards the estuary, is important.
- 5.3.7 The character area also includes two privately owned areas: the large gardens to the new house under construction (in 2019) accessed via Hillside Road, and the large gardens surrounding The Old School House.



Leigh Library Gardens



The churchyard



Children's play area at the entrance to the public gardens from Broadway West



Views out from the public gardens to the Estuary

Character Analysis

Arts and Crafts Suburban

5.3.8 The northern end of Hadleigh Road and Leigh Park Road is an area of larger, mainly detached residential houses, many of which have some Arts and Crafts inspiration in their architecture. This area is leafy and spacious in character, with excellent views of the estuary. The houses at the top of Hadleigh Road in particular enjoy large gardens, an important aspect of the character of the Conservation Area in general and this area in particular.

5.3.9 The semi-detached houses at the lower end of Leigh Park Road are smaller and more modest than the others in the character area. Their casement windows, many with black painted frames, arranged in wide curved bays, are attractive. The generous red tiled window cills and the tiled roofs all contribute to the architectural coherence of the area.



No.41 Hadleigh Road



No.39 Hadleigh Road



Houses on the north side of Leigh Park Road



No.29 Hadleigh Road



House on the north side of Leigh Park Road

Character Analysis

Urban Residential

5.3.10 This area makes up the bulk of the Conservation Area extending its full length, primarily along the southern half of the Area.

New Road and Laurel Close

5.3.11 New Road is characterised by terraces of houses lining the north side of the road, with the boundary of the railway line lining the south side, with the rear of buildings in Leigh Old Town seen beyond. The houses vary from late-Victorian to late-20th century. Those to the east end are set close to the pavement, whilst those to the west are set back behind wide gardens and are raised up. The houses along here tend to have been subject to more inappropriate alteration than those elsewhere in the Conservation Area, though No.26-31 less so. The two exceptions to residential buildings are the Fishermen's Chapel, which has a good façade, though unfortunate powder coated aluminum windows and peeling paint, and the Ship public house, which is now vacant and looking tired decoratively.

5.3.12 The public realm on this road is poor, together with the poor car parking areas at the south ends of Uttons Avenue and Hadleigh Road, though the small green space at the bottom of Billet Lane is pleasant. The road is very busy and the unattractive fencing and overhead cables to the railway line are not appealing.

5.3.13 Laurel Close leads north from New Road, adjacent to the start of Billet Lane. The properties are set above their well maintained terraced gardens. There are high red brick retaining walls. The concrete road, the block of garages, and car park area are unappealing.



New Road from the railway bridge



The Fishermen's Chapel



Victorian houses set back from the road



New Road with houses set up against the pavement and unattractive boundary with the railway line



The vacant Ship public house at the east end of New Road

Character Analysis

Uttons Avenue

5.3.14 This road has two rows of terraced houses facing one another across the street, with each house stepping up the steep street rhythmically. The properties do not have front gardens, opening directly onto the pavement, an unusual feature for the Area. The houses are generally well presented although some have suffered from misguided attempts at improvement, such as the addition of uPVC windows. The brightly painted pink house is at odds with the character of the Conservation Area. Ray Cottages is concealed behind No.25 Uttons Avenue and accessed only by a path at their rear.



Uttons Avenue looking north



Terraced houses stepping up the hill



Terraced houses on the east side of the road



Uttons Avenue looking south

Character Analysis

Hadleigh Road

5.3.15 The street is residential with both late-Victorian and Edwardian properties in a mix of stock and red bricks, painted render and mock timber framing. The houses tend to be semi-detached, with some short terraces. A number of the older properties on the hill leading down to New Road have been refurbished and redecorated, greatly enhancing the appearance of the street. A narrow passage through to Uttons Avenue between Nos.4 and 6 adds pedestrian interest. There are no parking restrictions and the road is lined with cars. Views up the hill are dominated by Sans Souci which is out of scale with its context, being excessively bulky, especially when seen from lower down the hill.



Hadleigh Road looking south



Houses stepping down the road at the south end of Hadleigh Road



Detached late-Victorian houses on the east side of Hadleigh Road



Houses at the north end of Hadleigh Road

Character Analysis

Leigh Hill

- 5.3.16 Leigh Hill meets New Road at the bottom of Leigh Park Road. One of the oldest roads in the Conservation Area, it initially runs east before turning abruptly north towards the church.
- 5.3.17 The buildings grouped around the junction at the south end of the road are attractive, but are let down by the poor public realm, the railway footbridge and the vacant nature of The Ship (though planning permission for conversion to a hotel has been granted so this should improve). Buildings at this end of the street tend to be larger in scale, with some three storey buildings. From the rebuilt former Bell Hotel, the narrow road climbs uphill flanked for the most part by terraces set tight to the frontage, though Norman Terrace is an exception as it is set back behind a retaining wall and gardens. Leigh Hill Close is also set behind the main line of buildings.
- 5.3.18 Church Hill leads north to the church, presenting an attractive view that it is tempting to follow. On its south side at the eastern end, Leigh Hill hugs the cliff edge and open spaces of Leigh Cliffs East and The Gardens, with the exception of No.60. At the bottom of the slope, below greensward with mature trees and a Ragstone retaining wall, are Nos.1-15 The Gardens. Unfortunately the busy traffic on Leigh Hill dominates the pedestrian experience, especially when combined with the narrow road and pavements.
- 5.3.19 After following the edge of the cliff and gradually gaining height, Leigh Hill turns through ninety degrees and directly climbs the hillside to the church. It is a road of mainly 19th century houses, all substantial and well maintained, making for an attractive streetscape given drama by the steepness of the slope. The east side is fairly continuously built up with terraces or semi-detached pairs; the west side is more open, punctuated by detached properties, the drive to the Old School House and the churchyard. The houses are enhanced by a generally high standard of maintenance and also the landscaping around them. Parking is permitted on the east side of the road, but the effect of this is less detrimental than the hard surfacing of some front gardens which occasionally interrupts otherwise well-presented frontages.

Character Analysis



Junction of New Road with the bottom of Leigh Hill



The rebuilt former Bell Hotel and Bell Sands development behind



Nos.1-8 Leigh Hill set behind pleasant gardens



The Gardens (seen from the south side of the railway line)



Houses leading up to the junction where Leigh Hill turns northwards



Houses on the east side of Leigh hill



Prospect Villas on the north side of Leigh Hill



Balconies are a distinctive feature of the north end of Leigh Hill

Character Analysis

Church Hill

5.3.20 Church Hill forms a steep path between the steeply stacked Norman Place, Pleasant Terrace and The Terrace to the west and the more sparsely occupied east side with only Castle Cottage, Leigh Hill Close, The Old School House and the Church. The path is formed by a combination of steps and sloping path. The double yellow lines at the lower end blight an otherwise attractive and well used thoroughfare. The close boarded fence with concrete posts on part of the west side of the hill is also unsympathetic. At the top end, where generous planting overhangs it on both side, it is very picturesque.



The Terrace



Norman Terrace



Pleasant Terrace from Church Hill



Castle Cottage

Character Analysis

5.4 Setting

- 5.4.1 Each edge of the Conservation Area has a different setting. To the south the immediate edge of the Conservation Area is dominated by the railway line, its unappealing boundary, railway bridges and overhead cables. Leigh has been severed from Leigh Old Town by the railway and the busy New Road, which has eroded its historic link as a single settlement, although there is still a visual link to the Old Town.
- 5.4.2 To the west and south-east the setting is green, with the open spaces of the Belton Hills Nature Reserve and Leigh Cliffs East providing pleasant greenery which gives a backdrop to buildings in the Conservation Area and allows views out over the Estuary.
- 5.4.3 To the east Leigh is immediately adjacent to the Leigh Cliff Conservation Area, which continues the commercial nature of Broadway eastwards with much the same character as the section of the Broadway in the Leigh Conservation Area. South of the Broadway are streets of terraced houses, set in a much more regular layout than the streets of Leigh which follow the natural contours of the slope. The area has a more consistent character than Leigh, with late-Victorian terraces and larger detached houses along Cliff Parade to the south.
- 5.4.4 To the north of the Conservation Area the built up settlement of Southend-on-Sea forms large residential areas with regularly aligned streets of terraced houses, though along Marine Parade to the west are larger detached houses, as is typical of streets in Southend which front the cliffs and Estuary.



Belton Hills to the west of the Leigh Conservation Area, with Leigh Old Town and the Estuary beyond



Large detached houses on Cliff Parade to the east within the Leigh Cliff Conservation 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 Leigh 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.

Management Plan

6.2 Conservation Vision

6.2.1 The Leigh Conservation Area will retain its varied character and distinctive character zones.

6.2.2 The special architectural and historic character of the Leigh Conservation Area will be conserved and enhanced, making it an appealing place for people to live, work and spend leisure time.

6.2.3 The Broadway will be the vibrant commercial heart of the Conservation Area with retail and commercial uses based primarily here, with a few located around the junction of Leigh Hill and New Road.

6.2.4 Buildings in the Conservation Area will be in good condition, with inappropriate alterations reversed and traditional materials and details appropriate to the Area used for features such as walls, roofs, windows, doors, shop fronts and signage.

6.2.5 New development will be in 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.

6.2.6 Pockets of green space are important for the character of the Conservation Area and, while there is a small amount of scope for development on some plots where there has previously been building, these green spaces will not be overdeveloped and most will remain.

6.2.7 Public open spaces will be maintained as publicly accessible areas, which will benefit from good quality public realm and surfacing.

6.2.8 Houses will have well planted gardens and street trees will be maintained and added to, in order to provide an attractive green setting for the buildings in the Area.

6.2.9 Where permissible, driveways will take up the minimum room necessary within front gardens, boundary treatments will remain in part and green landscaping will reduce the impact of parking areas.

6.2.10 Important views out to the Estuary will be maintained and enhanced through the removal of intrusive features.

6.2.11 The public realm will be well-landscaped with good quality surfaces, attractive railings, clutter reduced at junctions and soft landscaping to add interest. Public realm features will be appropriate to the character and setting of the Conservation Area. Streetlights will be in an historic style.

6.2.12 Vacant buildings will be sensitively restored to their former characterful appearance and brought back into good new uses appropriate for the Conservation Area.

6.2.13 New Road will be a more attractive street, with the impact of the railway boundary reduced through better fencing and/or planting.

Management Plan

6.3 Issues, Opportunities and Recommendations

Condition of Buildings and Vacancy

- 6.3.1 Most buildings within the Conservation Area are in good condition. There are a few that are in poor decorative condition, which are mainly concentrated on Broadway West and New Road, with one or two on the east-west section of Leigh Hill. Peeling or dirty paintwork is the most common issue, though there are some gutters clogged with vegetation growth, which can lead to blockages and therefore problems with leaks and damp if left untended to. Pigeons must be an issue as there are several buildings on Broadway West with netting on the upper floors to prevent roosting on buildings. The redecoration of buildings in poor condition would provide a key enhancement.
- 6.3.2 The Ship public house and Nos.22-24 Leigh Hill are vacant. However, these both have planning permission for refurbishment so their situation and contribution to the Conservation Area will improve. Vacant buildings look unattractive and give an air of neglect. Vacancy can also lead to issues with condition as without regular inspections of the building small problems go unnoticed and can turn into larger issues. Vacant buildings can also be a target of vandalism. The regeneration of these buildings will provide a significant opportunity to enhance the junction of New Road and Leigh Hill, where improvements have already been made through the Bell Sands development and the well restored No.11 Leigh Hill.

Recommendations

- 6.3.3 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live and work.
- 6.3.4 Undertake regular maintenance and checks to prevent problems from occurring and to protect original features. This will also ensure that small problems do not become bigger, more costly issues to fix.
- 6.3.5 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.6 Encourage long term viable uses for vacant buildings that are appropriate within the Conservation Area.
- 6.3.7 Encourage good design and the maintenance of buildings in good condition, as well as take enforcement powers against inappropriate change, in order to bring about positive change which will enhance the area and bring in appropriate new uses.
- 6.3.8 Changes in use should be appropriate to the building and should not result in inappropriate alterations.

Management Plan



Buildings in poor decorative condition, with pigeon nesting and blocked gutters on Broadway West



Peeling paint on a building on Broadway West



Peeling paint on the Fishermen's Chapel on New Road



Vacant buildings on the south side of the Leigh Hill

Management Plan

Inappropriate Alterations

6.3.9 Change has taken place within the Conservation Area which erodes its historic character and which uses materials or details which are not appropriate for historic buildings. These changes reduce the coherency of groups of buildings or can be detrimental to the condition of the buildings in the long term. The replacement of inappropriate features with designs and materials which reflect the historic form of the building would enhance their appearance.

6.3.10 The replacement of original timber windows with uPVC has occurred in some places in the Area, though not to a huge extent. This tends to be more prevalent on Broadway West where windows in floors above shops have been replaced. Some houses throughout the rest of the Area have also been affected. Timber sash windows are the usual historic form, though some have side hung casements. Where windows are replaced with ones with different opening methods, this spoils the proportions of the windows. As well as being visually out-of-keeping with historic façades, uPVC also 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.

6.3.11 Other issues include:

- Changes to roofing materials, for example slate to artificial slate or concrete tiles;
- The painting and/or rendering of brickwork. Most of the houses would have originally been red or stock brick. Painting and rendering can also trap moisture in buildings if plastic paints or cement renders are used. White painted houses can be appropriate within this coastal location but if used on houses within terraces or houses with similar designs, it can disrupt the coherency of the group;
- The filling in of recessed porches with doors;
- 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 infilling of balconies;
- Ad-hoc additional features such as satellite dishes, security cameras and burglar alarms eroding the character of front elevations;
- The loss of boundary treatments and replacement with hardstanding for car parking (see Sections 6.3.47-6.3.55 for more details); and
- Inappropriate changes to shop fronts (see Sections 6.3.42-6.3.43 for more details).

Management Plan

Recommendations

6.3.12 Take opportunities to enhance properties when considering alterations, for example by restoring any missing historic features and improving poorly designed alterations of the past.



Power coated aluminum windows to the Fishermen's Chapel



House on Hadleigh Road to the left retaining many original features, with a house originally of the same design to the right which has had many unsympathetic alterations including concrete tile roof, painted render and alteration of windows

6.3.13 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.

6.3.14 The Council will not approve applications for alterations which detract from the special interest of the Conservation Area.



uPVC door added to the row of shops on the north side of Broadway West



uPVC windows to the upper floors of shops on Broadway West

6.3.15 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.



Infilled balcony on Leigh Park Road



Variety of replacement windows on New Road

Management Plan

New Development

- 6.3.16 New developments from the late-20th and 21st centuries are of mixed quality. Those from the 21st century are well designed and discreet in their positioning. Of the later-20th century housing, Leigh Hill Close is somewhat uninspiring, while Laurel Close is more successful but this is in large part because of the well-landscaped gardens on the estate. Sea Reach is again more successful but somewhat cluttered in its numerous balconies.
- 6.3.17 Other late-20th century buildings have tended not to be designed to positively reflect the characteristics of the Conservation Area and tend to be out of scale and bland in appearance. Most buildings in the Conservation Area are two to three storeys and buildings larger than this would be inappropriate. Particular examples include San Souci and Leigh Park Court on Leigh Park Road, though there are several other smaller blocks of flats at the north end of Hadleigh Road. Within the immediate setting of the Conservation Area are several large scale blocks of flats, which impact negatively on views to or within the Conservation Area. Any proposals to replace or enhance any of these buildings would provide the opportunity for design that is more appropriate in scale, massing, details and materials for the Conservation Area.
- 6.3.18 There are several open spaces in the Conservation Area and there could be pressure for development of these areas, which should be resisted to maintain the green character.

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 conserve important views.
- 6.3.20 The Council will not approve applications for new developments which detract from the special interest of the Conservation Area.
- 6.3.21 The Council will use enforcement powers where necessary to prevent or reverse inappropriate new development.
- 6.3.22 Heritage Impact Assessments should be undertaken for new development in the Conservation Area.

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.

Traffic

6.3.23 Traffic can be a problem in the Conservation Area. On residential streets, parked cars and cars driving around to find spaces can cause blockages. The Broadway/Elm Road junction is busy and New Road has been transformed from a quiet no-through road to a major thoroughfare which detracts from the residential nature of the street. The footway runs to the northern side of New Road only and to the western edge of the Conservation Area it ends without a formal pedestrians crossing in place for pedestrian to cross over to the south side. The narrow road and pavements make the pedestrian experiences on Leigh Hill unappealing.

Recommendations

- 6.3.24 Consider traffic calming measures on New Road to reduce speeds. These should be in good quality materials that are appropriate to the Conservation Area and any associated signage should be bespoke if possible and reduced to the minimum necessary for safety.
- 6.3.25 Improve the Broadway/Elm Road traffic junction to make it more pedestrian friendly, while reducing clutter and improving landscaping.

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Public Realm and Roads

6.3.26 Public realm within the Conservation Area is generally poor. The most apparent areas are the junction of New Road and Leigh Hill, which is utilitarian and not pedestrian friendly, and New Road itself which has the character of a busy through road. To the western end of the Conservation Area, the footway to the northern side of New Road ends and there is no formal pedestrian crossing point here detracting from the pedestrian experience on this often busy road. Railings in this location would also benefit from enhancement with more traditional railings, powder coated in a dark colour to better reflect the setting of the Conservation Area for example.

6.3.27 Surfacing of roads, pathways, pavements and parking areas is patchy and cracked. Resurfacing would improve the appearance of the Area. In the public gardens the use of bound gravel surfacing rather than tarmac could be used to give a 'softer' appearance.

6.3.28 Billet Lane is an old thoroughfare and is one of the footpaths that are very much part of the character of the Conservation Area. It has three types of paving, some of which are not in good condition, and should be resurfaced. This work should respect its semi-rural character and location. Brick setts or a bound gravel surfacing might be appropriate solutions.

6.3.29 Road markings are prominent in several places, such as Broadway and Leigh Hill. These should be reduced or removed wherever possible. The standard wide double yellow lines should be replaced with the narrow 50mm ones permitted in conservation areas.

6.3.30 Bins and dog bins are an essential facility but are generally unsightly and more sympathetic designs or refurbishment could be used to reduce their impact.

6.3.31 Railings are generally poor, particularly tubular steel ones on Billet Lane. Where railings are needed, unsympathetic ones should be replaced with ones of a more sympathetic design painted a dark colour to reduce their impact on the street scene. On Church Hill there are good historic railings which should be retained, though the handrails in some cases have been replaced.

6.3.32 Streetlights in many cases are extremely tall and out of character with the domestic nature of much of the Area, such as those made of concrete. When they become due for renewal in the future, replacements of reduced height and improved design should be installed. Ones of a traditional design on Broadway and Leigh Hill are examples of successful replacements in a design appropriate to the Conservation Area.

6.3.33 Overhead wires are a common feature in the Conservation Area. Any opportunity to run them underground should be taken.

Recommendations

6.3.34 Reduce street clutter to the minimum necessary for safety and use bespoke signage and street furniture appropriate to the Conservation Area, as set out in the Council's Streetscape Manual SPD3.

6.3.35 Improve the surfacing of roads, pavements, pathways and car parks. Road markings should be the minimum necessary for safety and yellow lines should be 50mm wide in primrose.

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6.3.36 Replace unsympathetic streetlights with traditional style versions which are not excessively tall.

6.3.37 Replace unsympathetic railings and handrails with more traditional versions.

6.3.38 Reroute overhead cables underground if the opportunity arises.

6.3.39 Replace unsightly bins with ones of a traditional and/or more discreet design.

6.3.40 A public realm enhancement scheme at the junction of New Road and Leigh Hill would provide the opportunity to assist in the enhancement of the group of buildings around it.

6.3.41 Public realm enhancements and landscaping schemes on New Road would assist in reducing the busy character of the road and the impact of the railway line. Formal pedestrian crossing points on New Road would also be beneficial for pedestrians, further enhancing connections with Leigh Old Town.



Broken bin and poor surfaces to paths in the public gardens



Obtrusive double yellow lines on Church Hill



Dirty dog bin in the public gardens which would benefit from cleaning or repainting



Utilitarian island at the east end of New Road which would benefit from a landscaping scheme



Tubular metal handrail on Billet Lane

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Shop Fronts

6.3.42 There are several very good historic shop fronts within the Area which should be retained and there are also several that are modern replacements but in an appropriate form and with materials and signage that is sympathetic. However, many shop-fronts in the retail area have scope for improvement. Problems usually include oversized and brightly coloured fascias, with windows of large plate glass. These could be enhanced by the use of good design principles to more closely mirror historic shop front design, such as by recessing doors, inclusion of glazing supports to break up the glazing and the use of retractable canvas awnings.

Recommendations

6.3.43 Follow the guidance on shop front design in section 6.4 to ensure that changes to shop fronts are sympathetic to the historic environment.

Management Plan

Green Spaces, Trees, Planting and Driveways

- 6.3.44 Some of the green spaces within the Conservation Area would benefit from better maintenance. Planting has been lost or neglected in some areas, for example at the bottom of Leigh Hill beside the footbridge over the railway and at the junction of Hadleigh Road and Leigh Park Road. These should be re-planted with low-maintenance attractive plants or shrubs which are suitable for the coastal location and resilient to pollution.
- 6.3.45 There is scope for planting more street trees, such as on New Road along the railway boundary, Leigh Hill and Leigh Park Road. Improved planting would also be beneficial in some areas, such as the two parking areas at the south ends of Hadleigh Road and Uttons Avenue to provide screening of more functional spaces, though this should not have a detrimental effect on the number of parking spaces available.
- 6.3.46 Planting in the public gardens is, in places, somewhat neglected, with untidy beds and edges to paths unmaintained.
- 6.3.47 Small front gardens are an important feature within the Conservation Area. They often serve to soften the street-scene and the impact of buildings. The conversion of front gardens to driveways negatively impacts on the appearance of the street scene when carried out comprehensively with the removal of the whole of the boundary and wide areas of hard landscaping. Parking can often be provided in front gardens sympathetically with the retention of part of the boundary wall, fence or hedge, potentially with a gate, and with the retention of planting to soften and screen views of parked cars.

Recommendations

- 6.3.48 Retain and maintain the trees, planting and green spaces within the Conservation Area.
- 6.3.49 Front gardens without greenery or landscaping would benefit from their introduction.
- 6.3.50 Review the possibility of further street tree planting on residential streets.
- 6.3.51 Review the possibility of planting along the railway boundary on New Road to reduce the railway's impact.
- 6.3.52 Take opportunities to reinstate boundary enclosures to front gardens.
- 6.3.53 Enhance the quality of front gardens by removing insensitive hardstanding.
- 6.3.54 Where off-street parking is permitted in front gardens, boundary treatments should be partly retained and planting should be used to enhance the areas.
- 6.3.55 Follow guidance in section 6.4 on hardstandings and boundaries to ensure changes to driveways are carried out in an appropriate manner.

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Untidy beds and pathways in the public gardens

Hillside Location

- 6.3.56 The hillside location of the Conservation Area is one of its essential features, but the ground is unstable and there has been slippage in some places causing structural problems. These can be seen on Hillside Road and at the bottom of the steps between Clarendon Place and Laurel Close where the brick wall had cracked and is being pushed to one side.
- 6.3.57 The steepness of the hill has led to an irregular pattern of development, with houses that can be reached only by footpaths, a situation which could lead to a demand for improved access and parking.

Recommendations

- 6.3.58 Ensure any new or replacement development, where these are deemed appropriate, is designed to be structurally suitable for the hillside location.
- 6.3.59 If structural movement occurs within a building, the services of a qualified structural engineer should be sought to assess the risk and advise on necessary repair methods.
- 6.3.60 Resist applications for increased parking closer to landlocked houses, as well as increased access routes.

Management Plan

Article 4 Directions

6.3.61 Article 4 Directions, removing certain permitted development rights, are in place for most of the residential properties in the Leigh Conservation Area, which has helped to protect against inappropriate development. There are a few historic dwellings that are not currently covered by the Direction and it would be appropriate to extend it to ensure these properties are also afforded the same protection.

Recommendations

6.3.62 It is recommended to extend the Article 4 Direction to cover the following dwellings:

- Nos.39, 40 and 41 New Road;
- Billet Cottage, Billet Lane;
- Clifton Cottage, Billet Lane;
- Fairlight Cottage, Billet Lane;
- Brookfield Cottage, Billet Lane;
- 1-3 Mulberry Cottages, Billet Lane;
- 1-2 Kent View Cottages, Billet Lane;
- Creek Cottage, Billet Lane;

- Nos.39 to 42 Hadleigh Road; and
- Nos.22 and 24, 30 to 36 (even), 33 to 37 (odd), 43, 47 Leigh Hill.

6.3.63 It is also recommended that the following item should be added to the Article 4 Direction for all buildings:

6.3.64 *Removing, altering or constructing a means of enclosure which fronts a highway (walls fences, gates, etc.)*

Locally Listed Buildings

6.3.65 There are several Locally Listed Buildings within the Leigh Conservation Area. Some of those on the list are included because of their good quality original shop fronts, such as Nos.2-4 Broadway. No.57 Broadway West also has a good surviving historic shop front. The shop, G. Davison & Sons, has a marble stall riser, curved windows with slender timber columns as mullions, brass cills and a deep recess to the central door allowing extra window space for displaying goods along the passage. It would therefore make a good candidate for the Local List.

Recommendations

6.3.66 No.57 Broadway West (shown on Map M) was recommended for consideration for the Local List during the Appraisal process and has been designated as a Locally Listed Building.

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Boundary Review

6.3.67 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. On balance, it was determined that the boundary of the Conservation Area should not be altered.

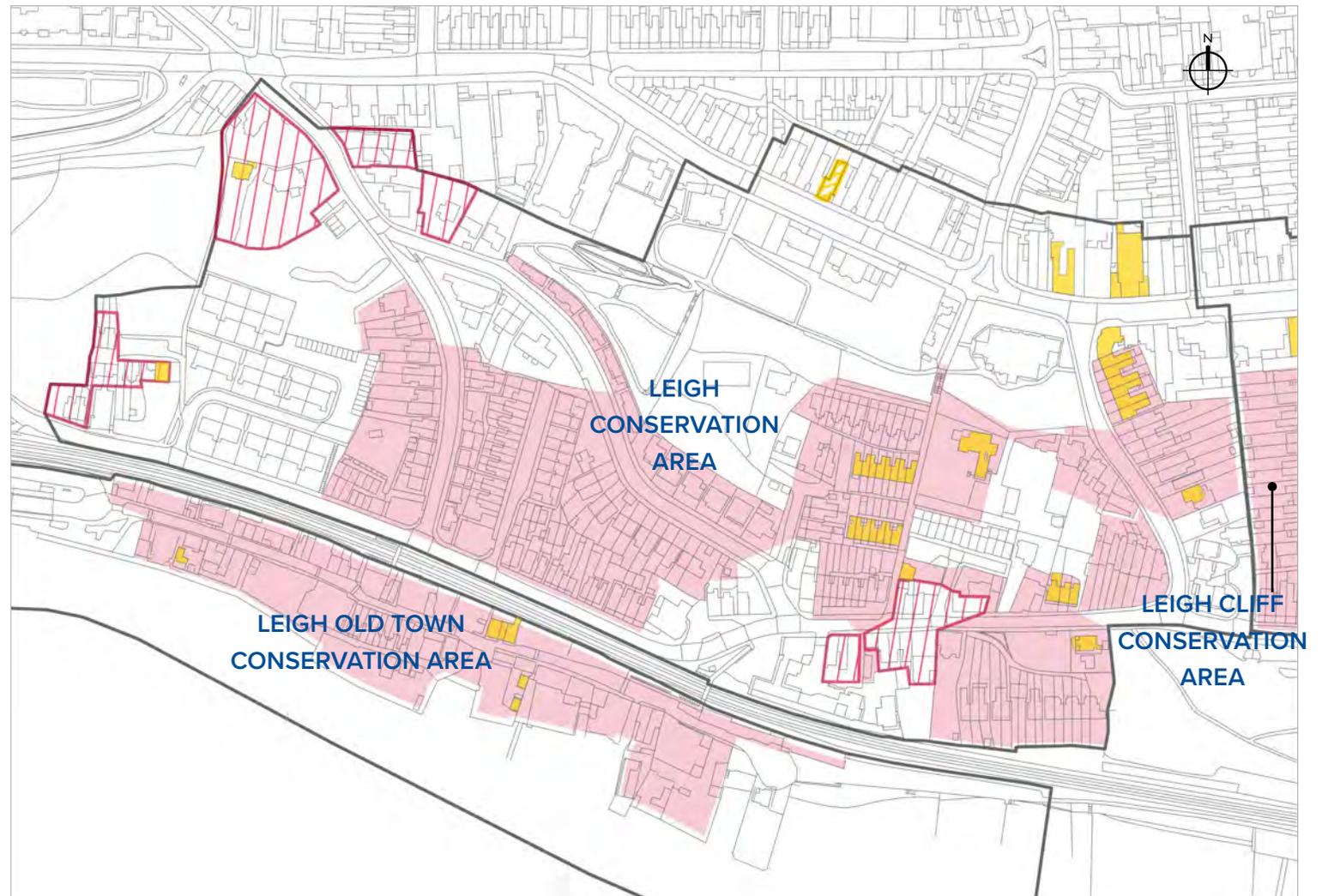
Management Plan

Map M: Recommended Article 4 Direction and Proposed Locally Listed Buildings

- Conservation Area Boundary
- Existing Article 4
- ▨ Recommended Article 4 Direction
- Locally Listed Building
- ▨ Locally Listed Building designated as part of this Appraisal

This map is not to scale

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Management Plan

6.4 Guidance on Alteration and Repair

6.4.1 The following advice applies to features of particular importance to the character of the Leigh 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.

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Windows

6.4.5 Traditional windows, especially timber sliding sashes on 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, 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.

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-repair-upgrading/>

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Doors and Porches

- 6.4.11 Original front doors of 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 front 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 Timber or iron balconies are attractive features of the Conservation Area and should not be altered. Unfortunately, some have been filled in, detracting from the character of each property. If repairs are needed, the original style of balcony should be reinstated. For example, historic photos and old patterns of iron railings are often available and reinstatement would greatly add to the character of the property.

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 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 in the first instance 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 panels, which add interest to buildings should be retained.

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- 6.4.18 Where stone is the principal building material or where it is used for decorative details, this should also be retained and the principles regarding cleaning, painting/rendering over and repointing also apply.
- 6.4.19 Traditional feather-edged weatherboarding is also an important local building material and should always be retained.

Roofs and Chimneys

- 6.4.20 There is a mix of Welsh slate and red clay tiles used for roofs in the Conservation Area, though some have now been replaced with concrete tiles. Both are natural materials which weather well to produce attractive roof surfaces. They give unity to terraces or semi-detached buildings and help establish the character of the Area.
- 6.4.21 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. In some cases, Spanish slate may be an appropriate cheaper alternative to Welsh slate.
- 6.4.22 Stacks and pots in brick 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 the buildings and should not be removed.

Shop Front Terminology



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Hardstandings and Boundaries

- 6.4.23 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 topped with railings. Their restoration would enhance Conservation Areas and is encouraged.
- 6.4.24 Hardstandings in front gardens or forecourts harm the appearance of individual properties and the Area's character if badly designed. Where considered acceptable in principle, taking into account the importance of small front gardens to the character of the area, it may be possible to provide parking in front gardens sympathetically with the retention of part of the boundary wall, fence or hedge, potentially with a gate, and with the retention of planting to soften and screen views of parked cars. Driveways should not involve the loss of or damage to roots of mature trees. Planning permission will be required for the installation of driveways.

Shopfronts

- 6.4.25 Shop fronts are an integral part of traditional retail buildings and play an important role in creating a sense of place, particularly at the pedestrian scale. The nature and style of buildings may vary from one property to another and as a consequence each shop front may need to be designed individually.

- 6.4.26 Shop fronts are composed of a number of elements; all of which have important practical and visual functions. Details on historic shop front terminology and how each element should be treated are provided below. Changes to shop fronts will require planning permission.

A Fascias

- 6.4.27 Fascias are often the predominant element of a shop front, utilised to promote the name of the shop. The size of the fascia should be in proportion to the rest of the shopfront and the whole building, so that it is not too dominant. The top of a fascia should be positioned below the cill of the first floor windows and should not obscure any existing architectural features or decoration. The fascia should form an integral part of the design of the shop front surround, rather than be a separate board superimposed upon the building. They should not extend across two or more individual shops or beyond the shop front surround (demarcated by the pilasters or uprights at the outer edges of the shop front). This applies even where a single retail store extends across two or more shop fronts. Signs should be timber, with a frame around them and lettering should preferably be hand-painted. Paints used should usually be low-sheen to avoid an unnecessary plastic appearance.

B Cornice

- 6.4.28 The cornice, which was often elaborate and decorative in traditional shop fronts, projects out above the fascia to throw rainwater away from the shop. It also provides a horizontal divide between the shop front and the upper floors.

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C Console/Corbel

6.4.29 Located immediately above pilasters, corbels (curved brackets) support the cornice flashing and protect the end of the fascia. Corbels often contained and protected the ends of blinds and shutters, which were located above the shop front.

D Sill

6.4.30 Traditional shop front sills were usually significantly deeper and more substantial than domestic ones, often incorporating decorative moulding and occasionally they were metal coated. They were designed to throw water away from the stall-riser which it sits atop.

E Stall-Riser

6.4.31 The stall-riser, below the shop 'stall', helps to protect against the damp and raises the goods display to eye level. It also forms a solid base to the shop front, providing it with balanced proportions. Often prone to being damaged or becoming dirty, it is generally constructed of durable materials.

F G Plinths and Pilasters

6.4.32 Pilasters, or half-columns, provide vertical framing to the shop front and provide visual support to the fascia and upper floors. Traditional pilasters were often ornately designed in order to enhance the elegance of the shop front and were designed with a base (plinth) and capital (corbel).

H Windows

6.4.33 Windows, glazing bars, mullion bars and transoms should be designed to be in proportion with the shop front and the rest of the building. They should reflect the design and architectural style of the building. The number of windows and divisions of the shop front should relate well to the upper floors of the property. Large plate glass windows are rarely appropriate and should usually be subdivided with mullions.

I Recessed Doorways

6.4.34 Recessed doors were common within historic shop fronts as they allowed for an increased window area and a larger display. Again, the location, size and style of the door and doorway should reflect the proportion and character of a building. More ornate buildings may require appropriate doorways and entrances that may need to include additional features such as recessed doorways and transom windows.

Awnings and Canopies

6.4.32 In order to protect goods on display in the shop window from sunlight and offer protection to window shoppers from inclement weather, some shop fronts incorporated an awning or canopy. These usually consisted of a blind box with a sprung roller that housed a retractable canvas awning. The Dutch canopy was commonly seen since the 1950s but is inappropriate in this Conservation Area as, unlike the traditional retractable awning, these canopies are not fully hidden when not in use as they only fold back flat against the shop front. A glossy plastic finish is often used for modern awnings which is unsympathetic.

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Security Features

6.4.33 It is recognised that many shopkeepers and businesses wish to install security measures to protect both their premise and stock. Features should not detract from the vibrancy of the street scene. Roller shutters, for example, can appear very off-putting. Alternative options which cause less harm would help to enhance the street scene, such as shatterproof, toughened laminated glass, internal shutters and grilles or decorative external grilles. Grilles and shutters should only cover the glazed elements of the shop front and the shutter box should not protrude from the fascia or beyond other architectural features.

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Appendices

A: List Descriptions

B: Building-by-Building Description



Appendix A

List Descriptions

CHURCH OF ST CLEMENT

Grade: II*

List Entry Number: 1322326

Date first listed: 23-Nov-1951

840/6/8 BROADWAY WEST 23-NOV-51 LEIGH ON SEA CHURCH OF ST CLEMENT

GV II* C1500, restored 1837-40; chancel extended to East by C F Hayward, 1872; South aisle by E Geldart 1897; other alterations by Sir Charles Nicholson, 1913, 1919.

MATERIALS: Ragstone and flint rubble, except the S porch, which is brick. The medieval rubble work is uncoursed, the C19 and C20 work is coursed. Ragstone and limestone dressings. Tiled roofs.

PLAN: Nave with N and S aisles, that on the S shorter, S porch and W tower. Chancel with N and S chapels and N vestries projecting to the E.

EXTERIOR The church stands high on a hill and dominates the town from the harbour below. It once formed an important landmark in the Thames Estuary. From the east, the church has complex and varied massing, as the S chapel, chancel and N vestries all have different height gabled roofs and are of different lengths. The chancel has a 3-light C19 Decorated style E

window, and there is a 2-light Decorated style window in the chancel side wall, apparently copying earlier windows. The early C20 N vestry has a 3-light late Perpendicular style E window. The S chapel, which is shorter than the chancel, has a 3-light Perpendicular style E window and two S windows. The N aisle and N chapel are continuous externally. The 4-light late perpendicular E window with vertical tracery of the aisle is partially visible above the vestry roofs. The N wall has four, 3-light windows with pointed segmental heads and foiled lights, and there is a four light window with vertical tracery in the W wall of the aisle. In the middle of the N wall, the shallow rood stair turret survives.

The S aisle has a shallow, lean-to roof over the SE door and two S windows of 3 lights, and a 2-light W window, also Perpendicular style. The S aisle does not extend the full length of the nave, and the S porch is set to the west of the aisle. The S porch is diapered brickwork and has a moulded, 4-centred brick outer opening under a hood mould with foiled spandrels. The C19 S door incorporates some C15 voussoirs.

The W tower is of three stages and has a prominent, embattled SE stair turret rising above the embattled parapet. The W door has moulded jambs and a pointed arch in a square frame with a hood mould and shields in the spandrels. the 3-light W window has late Perpendicular tracery. The bell stage has large 3-light openings on each side.

List Description

INTERIOR The four-centred chancel arch almost fills the nave E wall, and has chamfered orders on polygonal responds with moulded capitals and bases. Largely restored in plaster in the C19, it retains some older parts on the N side. The late C15 or early C16 N chancel arcade, also restored in plaster, has two bays of unequal length, that to the E much lower and narrower, suggesting adaptation of older openings. The pier is octagonal and has a moulded capital and base. The C19 chancel S arcade is of two bays with continuous mouldings on the central pier. The arch between the S chapel and S aisle has continuous hollow chamfers.

The 4-bay N arcade is similar to the chancel N arcade, and there is no structural division between the aisle and the chapel, although the blocked door for the former rood stair is visible at this point. The late C15 or early C16 N aisle is plastered behind the rafters and has curved and moulded principals springing from carved corbels. The wall plates are moulded and embattled. The C19 nave S arcade is 3 bays and also has chamfered arches on polygonal piers with moulded capitals and bases, but the detailing is slightly different to the N arcade and the arches are lower. The nave roof is a fully plastered barrel vault. The tower arch has three hollow chamfered orders on attached shafts with moulded capitals and bases. The door to the tower stair turret is late C15 or C16 and has studded battens.

PRINCIPAL FIXTURES The C15 font came from St Swithin, Norwich, replacing a C19 font, and is octagonal with carved lions and angels on the bowl and stem. The cover is c.1983 by H and K Mabbitt. The mahogany chancel reredos is by Ernest Geldart of 1893 and has finely carved figures made in Belgium. The Lady Chapel screen also by Geldart, and originally in St Margaret of Antioch, Stanford-le-Hope, and wrought iron gates by Bodley from St Matthew, Great Peter St, Westminster, were introduced in the late

1990s. The wooden screen at the E end of the N aisle is 1919 by Nicholson as a war memorial, with reticulated tracery above dropped ogee arches, the names of the dead are inscribed along the lower register. C19 nave benches with poppyheads.

There is excellent stained and painted glass of the C18-C20. The chancel E window has very striking painted depiction of the crucifixion against dark clouds, possibly C18 German work. The chancel S window is also painted, and is a copy of designs by Sir Joshua Reynolds for New College, Oxford, depicting Faith and Hope. The chancel N window is by F Preedy, 1872, with a former companion window now in the vestry. Towards the E end of the N aisle, the Good Shepard by Mayer and Co. c.1875 and St Andrew by William White, 1887. The Lady Chapel windows are early C20 by Horace Wilkinson. S aisle windows of 1868 and 1869 by Powell. W window designed by Geldart, 1893. The N aisle windows largely mid to late C20 by Francis Stephenson and W Wilson.

There are a number of good monuments. Brasses including figural brasses to Richard Haddock, d. 1453 and his wife Christine, also his son John and his wife and children, and Richard Chester, Elder Brother of Trinity House, d.1632 and his wife, Elizabeth. Wall monuments include Anne, wife of Sir Edward Whitaker, d. 1705, a white marble tablet with Ionic columns, volute pediment and arms. Robert Salmon, d. 1641, Master of Trinity House and Sheriff of London, an alabaster and black marble memorial with a half figure holding a globe, side pilasters, cornice and achievement of arms, attributed to Thomas Stanton. There are also a number of C17 and C18 floor slabs, many recording maritime connections.

List Description

HISTORY Leigh is mentioned in the Domesday book of 1086, but the church is not included, although this was not unusual for Essex and many churches existing at that time were omitted. The first rector is recorded in the C13.

Leigh was a port and fishing town, and also had a fair. The whole church was rebuilt in the late C15 or early C16, reflecting the prosperity of the town at that date. Most of the church, including the nave, N aisle and chapel, and W tower was rebuilt in the late C15 or early C16, but the chancel may have been C14 and some evidence for an older structure, including a piscina and parts of a window, were discovered when the N chapel was refitted in the early C20. The S porch and rood stair turret were added in the early C16. The Thames pilots' Guild of the Holy Trinity and St Clement, late Trinity House, had close associations with the church, and many of the monuments record the inhabitants' connections with the sea. All work done to the church in the C17 and C18, such as furnishings, was swept away in the C19 restorations, as was commonly done. The church was restored in 1837-40, and the chancel was extended 16" (4.85m) eastwards by Hayward in 1872. The S aisle was added in 1897 by Geldart, who was also responsible for some refurnishing, and extended eastwards to form the Lady Chapel in 1913 by Sir Charles Nicholson. Nicholson also added the N vestries, and he refitted the E end of the N aisle as a WWI memorial chapel in 1919. The chancel and Lady Chapel were reordered in the 1990s. The S aisle was added to accommodate the growing population of the town, and the Lady Chapel of 1913 was a memorial to Edward King (1829-1910), Bishop of Lincoln, brother of the former Rector, Canon Walker King, and uncle of the then Rector, Canon Robert King (rector 1892-1950). Edward King, who held very High Church views for which he was prosecuted, was considered to be a saint by some, and although he was never canonised, a lesser feast in his honour is part of the Anglican calendar for March 8.

SOURCES RCHME Essex IV (1924), 82-3 Buildings of England: Essex (2007), 700-1

REASONS FOR DESIGNATION The church of St Clement, Leigh on Sea, Essex is designated at Grade II* for the following principal reasons: * Fine parish church of the late C15 and early C16, sympathetically enlarged and restored in the later C19 and early C20. * The prominent W tower was long a landmark for shipping in the Thames Estuary. * Excellent monuments. * Very good stained glass of the C18-20

This List entry has been amended to add the source for War Memorials Register. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 30 October 2017.

List Description

HERSCHELL HOUSE

Grade: II

List Entry Number: 1322355

Date first listed: 24-Jan-1979

This list entry was subject to a Minor Amendment on 20/07/2016

TQ 88 NW 1/90

LEIGH HILL No.87, Herschell House

(Formerly listed as No.87 (Ivy Cottage))

II An early C19 timber framed and weather boarded house of two broad bays, on 2 storeys with attic. The house was doubled in brick towards the road in the mid to late C19 with further C20 alterations. It is therefore the original weather-boarded house, now the garden front, that is the feature of interest. The central glazed panelled door is flanked by two storey canted bays with original glazing bar sash lights except to ground floor on right hand where the centre light has been altered unobtrusively to a French window. A mid C19 wooden verandah with scalloped eaves board runs across the ground floor. Fretwork and dentils parapet coping. Pantile roof with 3 dormers.

PROSPECT HOUSE

Grade: II

List Entry Number: 1322332

Date first listed: 23-Aug-1974

LEIGH HILL 1. 5219 LEIGH-ON-SEA No.85 (Prospect House) TQ 8485 6/60 II GV 2. A late C18 or early C19 stuccoed brick house. 2 storeys and attics. 3 window range. The centre part, of 1 window range breaks forward on the front, with a porch on the ground storey. The windows are double-hung sashes with glazing bars, in plain reveals. Roof slate, with a C20 attic storey added. No.85 and Nos.98 to 108 (even) form a group with the Church of St Clement.

List Description

OLD BANK HOUSE

Grade: II

List Entry Number: 1168662

Date first listed: 01-Jan-1973

LEIGH HILL 1. 5219 ELEIGH-ON-SEA No.42 (Old Bank House) TQ 8485 6/53 1.1.73. II 2. A C18 timber-framed and plastered house, altered and added to in the C19 and C20. The rear part is weatherboarded. The house stands on steeply sloping ground with 2 storeys on the north and 3 storeys on the south. A later C19 brick addition with a parapet was built on the east side and a 2-storey music room and library was built on the south side (1912-13). The north front has 2 window range to the original house and 1 window range to the addition, double-hung sashes with glazing bars. The ground storey has a 3-light window. The south addition has a large mullioned and transomed splayed bay rising through 2 storeys, with leaded lights. On the east side there is a 5-panel door with the upper panel glazed, with panelled architrave and corner roundels with lions heads. Roof slate, hipped. The interior has a number of C18 features including a doorcase with shouldered architrave and a moulded panel with the words "Ye Old Bank House" and carved enrichment, a staircase with cut strings and carved spandrels, turned balusters and a "Corinthian" newel post and a mantelpiece. The music room, now a studio, has Art Nouveau features.

28, LEIGH HILL

Grade: II

List Entry Number: 1236525

Date first listed: 02-Jun-1989

The following item shall be added:

LEIGH HILL 1 5219 (South Side) LEIGH ON SEA TQ 8485 6/57 II No.28

Dwelling and commercial premises, now house. Late C18/early C19. Weatherboard over timber frame set on brick plinth; gabled slate roof; brick ridge stack. 2 storeys over basement set into slope of hill; 2-window range. Square-headed doorways to lower gable end and east elevation; early C19 twelve-pane sashes set in moulded wood architraves; similar 20 pane sashes to upper (north) gable end, replacing original loading doors. Interior: exposed timber framing with straight primary bracing and lodged side purlin roof: former workshop over stable/loosebox to north end. An unusual survival of a type of building which was once common in the fishing/ship building communities along the riverside.

List Description

LEIGH LIBRARY

Grade: II

List Entry Number: 1112706

Date first listed: 23-Aug-1974

1. BROADWAY WEST 5219 LEIGH-ON-SEA Leigh Library TQ 8485 6/54

II 2. An early C19 red brick house with blue brick headers, built in 1838 in "Tudor" style as a rectory to St Clements Church and is now used as a library. 2 storeys and attics. The north front has 4 window range, casements with lattice leaded lights. A central brick porch projects on the front, with corner turrets and a stepped and gabled parapet with a stone coat of arms. The south front has 3 window range, mullioned and transomed casements with leaded lights and moulded brick hood moulds. There are 3 gables with cut and shaped bargeboards. The end bays, of 1 window range each, break forward slightly and there is a central brick bay window with a gabled parapet bearing a coat of arms and the date 1838. On the east side there are 2 gabled projections, each of 1 window range and 1 window between and on the west side there is 1 gabled projection and a bay window. On the south-west corner there is an octagonal turret with a swept tiled spirelet terminated by a finial. Roof tiled, with 4 brick gabled dormers on the north front and 2 6-shafted chimney stacks with octagonal shafts, moulded caps and bases on rectangular bases.

Appendix B

Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in September and October 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 N 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 N: Building Value

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

This map is not to scale

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Building-by-Building Description

BILLET LANE

Address	Value	Designation
Billet Cottage	Positive	Locally listed, proposed Article 4

Description

Seventeenth-century cottage with a four-flue central brick stack to front of ridge suggestive of lobby-entrance plan, outshot to rear. White rendered with hand made clay plain tile gambrel roof and decorative lead flashing. Two cat-slide dormer windows also roofed with plain tiles. The three Velux windows at the rear are less successful.

Timber casement windows and timber front door painted a light green/sage colour, suitably muted and echoes the colours of surround landscape.

Very attractive garden surrounds the cottage and adds charm. Rendered and painted low wall.



Building-by-Building Description

Address	Value	Designation
1-3 Mulberry Cottages	Positive	Proposed Article 4

Description

Row of three cottages, two-storey, two-bays wide each. Door to one side with two windows to other side of each house. One cottage has a plaque showing date 1850. Stock brick construction, slate roofs, good replacement wooden sash windows. Replacement timber doors with small glazed upper panels, sympathetic. No.1 has a prominent satellite dish on the side wall which has a negative impact.



Address	Value	Designation
1-2 Kent View Cottages	Positive	Proposed Article 4

Description

Dated 1907, pair of two-storey cottages. Doors set in recessed side extensions, possibly original, with main range having two windows on first floor and three on ground floor. Wooden windows and doors. Stock brick with attractive red brick string coursing. Slate roof with decorative ridge tiles and central chimney stack.



Building-by-Building Description

Address	Value	Designation
Fairlight, Brookfield and Clifton Cottages	Positive	Proposed Article 4

Description

Row of three two-storey cottages, each two bays wide. Stock brickwork with painted stone details above and around windows. Mostly original timber sash windows but some good replacements. Timber doors are possibly replacements but sympathetic. Names of the cottages are carved in lintels above the doors.



Building-by-Building Description

Address	Value	Designation
Creek Cottage	Positive	Locally listed, Proposed Article 4

Description

Dated 1926, a house in the mock Tudor style complementing the semi-rural feel of Billet Lane. Part rendered and part hung tile. Large red tile roof with tall brick chimneys. Few windows that are visible have diamond pattern leaded lights. Front door is visible off Billet Lane, with heavy timber door. It is seen in views from outside the Conservation Area. Decorative iron gate onto Billet Lane. Its large garden is now overgrown at the southern end where the fence has been damaged and replaced with plywood hoarding.

Not readily visible from footpath due to heavy foliage and overgrowth.



Building-by-Building Description

BROADWAY

Address	Value	Designation
1-7 Broadway, 'Dressmaker Fabrics'; 'Rockabilly'; 'Jez Boutique'; 'Jez'	Nos.1-5: Positive No.7: Positive*	N/A

Description

Row of four shop fronts (the one to the left is an extension of the shop front of Dressmaker Fabrics on Elm Road). Single storey, flat roof. Nos.1-5 all have traditional shop fronts (Nos.3-5 probably original) with stall risers, corbels and appropriately sized fascias. No.7 is neat but has undergone remodelling so the fascia is oversized. This could be improved with one of a more traditional size.



Building-by-Building Description

Address	Value	Designation
2-4 Broadway, 'Ruby Room'	Positive	Locally listed

Description

Two storey, brick upper floor with hipped slate roof. A nice shop in a corner location with a chamfered angle, pale pink painted brickwork. The old shop-front has a curved window to Leigh Hill with a projecting bay above at first floor. Timber sash windows to the upper floor. The building effects a transition between the commercial character of Broadway and the residential of Leigh Hill.



Address	Value	Designation
6 Broadway, 'Niche'	Positive*	N/A

Description

Dated 1990, built in a traditional style. Stock brick first floor with slate roof and two dormer windows which lack detail. Sash windows, possible aluminium frames, which lack character. Frames and cills to dormers require redecoration. Shop front is modern which lacks character, though neat. A more sympathetic use of materials and finish to the fascia would be beneficial.



Building-by-Building Description

Address	Value	Designation
8 Broadway, 'David Roberts'	Positive	N/A

Description

Three-storey, three-window bay frontage in brick with rendered projecting central canted bay, and rendered parapet to roof. Probably 1920s. Nice arches turned in tile over the outermost first floor windows. Timber sashes.

Traditional shop front remains and has been renovated.



Address	Value	Designation
9-11 Broadway, 'Clement's Arcade'	Positive	Locally listed

Description

Clements Arcade represents a change of scale to three-storey. A handsome façade in red brick with stone dressings fronts a stock brick building. Right-hand third of the building is a good quality modern replica. Modern flat roofed penthouse built on rear range. An alleyway formed between the two main shop-fronts is lined with small shops making a total of 10 units, extending out to the rear, creating a lively and pleasant space. An air-conditioning unit on the side elevation has been covered with boarding though the appearance of this could be improved.



Building-by-Building Description

Address	Value	Designation
10 Broadway 'Barclays Bank'	Positive	N/A

Description

A three-storey stone façade in a neo- Renaissance style, flank wall in red brickwork, extended to rear in stocks. Timber sash windows to upper floors. Metal windows and door frames to ground floor, though reasonably sympathetic. Elegant and grand.



Building-by-Building Description

Address	Value	Designation
12 Broadway 'The Broadway'	Positive	N/A

Description

Purpose built former coaching inn apparently of 1896 when it was licensed. Grey painted brick to ground floor, red brick above, false half timbering in the two prominent gables, original timber windows are a mix of sashes and casements, stock brick sides and back where there are modern flat-roofed extensions, red tiled roofs with decorative ridge tiles, timber double doors. The interior retains something of its original character. The building's distinctive and well designed façade is long and is a major feature of this end of Broadway. The fascias for the pub signs are appropriate in terms of scale but a more sympathetic material, such as timber, would be better than the current plastic signs. Hanging baskets along façade look pleasant and soften the front.



Building-by-Building Description

Address	Value	Designation
15-17 Broadway 'Superdrug'	Negative	N/A

Description

A traditional style shop front let down by a bad, oversized fascia whilst the bland façade above is red brick with a parapet to the roof, and is mostly occupied by large metal windows which are now painted out.



Address	Value	Designation
19 Broadway 'Timpsons'	Positive*	N/A

Description

Nineteenth century, stock brick, slate roofs, replacement uPVC windows. The first floor is a twentieth century infill. Traditional shop front is let down by unattractive advertising signs, this could be improved with more discreet signage.



Building-by-Building Description

Address	Value	Designation
21a, 21-23, 23a, 'Click'; 'Tesco'; 'Just Cheek'	Positive*	Locally listed

Description

A return to three-storey scale. Handsome façade with four canted window bays, red brick with limestone dressings, parapet with balustrade, sides in stock brick. Timber casement windows. Roof not visible. Probably 1920s. Grander than Clements Arcade but the fascias have been enlarged, suppressing the original appearance of the shop fronts and disrupting their relationship with the elevation above them.

Shop front to No.21a is traditional but that to Nos.21 to 23a are less so, particularly No.21-23 (Tesco) which has an inappropriately large fascia.



Building-by-Building Description

Address	Value	Designation
25 Broadway 'The Factory Shop'	Positive*	N/A

Description

Dating from the 1960s, when it was built as Macfisheries. Reasonably traditional shop front though garish colours.

First floor level renovated to a traditional style front but façade retention only with windows only partly glazed. Red stock brick with limestone dressings and window surrounds. Roofline features red brick stepped parapet.



Address	Value	Designation
31-35 Broadway, 'Manloy's'; 'Vanessa'	Positive*	N/A

Description

19th-century, two-storey cream and white painted render to first floor, concrete tiles to hipped roof. No.35, Vanessa Shoes, has inappropriate uPVC windows.

Vanessa Shoes has a pleasant updated modern shopfront in white and the chamfered fascia works well around the corner. Manoly's has updated shop front that is tidy and well maintained but is oversized.



Building-by-Building Description

BROADWAY WEST

Address	Value	Designation
1-7 Broadway West, 'Puddle & Goose'	Positive*	N/A

Description

Large two storey 1930s Modern Movement style block fills the corner with Elm Road, curving round the junction. White painted render, stepped parapet to flat roof, first floor windows now in unsympathetic uPVC.

Shopfronts tastefully modernized, but could benefit from softening with traditional-style retractable canvas awnings reinstated.



Building-by-Building Description

Address	Value	Designation
9-19 Broadway West, 'T. Harrison'; 'Home Made Bakery'; 'Potherbs Greengrocers'	Positive*	N/A

Description

Large two-and-a-half storey building with mansard roof with row of flat roofed dormer windows, white render with black painted joinery, now three shops. Art Deco white rendered façades have been formed quite successfully at each end of the building to define two of the shop-fronts. First and second floors above Potherbs now have inappropriate uPVC windows, as does first floor of T. Harrison. Shops fronts reasonably traditional and awnings add to the character of the street.

Roof, render and paintwork currently in poor state of repair and detracts from the potential attractiveness of the building.



Building-by-Building Description

Address	Value	Designation
25 Broadway West 'Bombay Spice'	Neutral	N/A

Description

Two-storey, high pitched roof with machine made tiles behind rendered parapet. Building possibly dates from 1920s/30s.

First floor has been rendered and painted cream, with unsympathetic white uPVC windows. Needs repainting.

Shop front has been updated with modern fascia, which has plastic/metal signage and a large plate glass window which is out of character. Could use softening with awning or plants.



Building-by-Building Description

Address	Value	Designation
29-35 Broadway West 'Ugo's'	Positive*	N/A

Description

Ugo's on the corner with Rectory Grove has an oversized fascia and large plate glass windows which are out of character, though awning is traditional style and the building is neat. The first floor pebbledashed with render strapwork like that of the long shopping parade to the west, parapet obscures view of roof, Crittall windows with leaded lights. 1930s.



Building-by-Building Description

Address

45-71 Broadway West: 'Bodys Opticians'; 'Just Glowing'; 'The Book Inn'; 'Bagcraft'; 'G. Davidson and Son'; 'Heatherbie'; 'Cucina'; 'Southend Hospital Charity'; 'The Crystal Tree'; 'The Dressmaker'

Description

Example of a complete shopping arcade dating from the 1920s/30s, with buildings stepping up from two storey to three storey at either 'bookend' to the centre row. Red stock brick columns, with pebbledash render. Would benefit from repainting in a consistent manner, currently one half appears cream the other grey. All is in need of redecorating. Parapet stepped up along roofline with a crossed circle motif, perhaps representing a ships wheel or compass. Two double doors to flats above replaced with unsympathetic uPVC. All of the windows to the upper floors have been replaced with uPVC. Shop fronts are generally sympathetic, with that to G. Davidson and Son an excellent example of a well-preserved shop front with recessed central door and curved glazed windows. At the west end the shop front for The Dressmaker features sunburst leaded glazing to the upper part of the window, which is repeated on some other shops along the alleyway to the west.

Value

Positive*

Designation

No.57- Locally Listed Building



No.57 G Davidson and Sons



No.71 The Dressmaker



Building-by-Building Description

Address	Value	Designation
Leigh House	Neutral	N/A

Description

1920s, white rendered, handsome timber front door and door case, some leaded metal-framed windows survive but some replaced with inappropriate uPVC. Any boundary wall or front garden that was there originally is now paved with stone sets and defined by collapsible bollards to allow controlled parking, which has had a negative impact on the street frontage. The parking has also lead to large crossovers to the pavement here. Extended on west side with a bland block with a flat roof and balcony to rear. Western part of the house now offices with a shop-front and overly large fascia; the eastern part, Nos.1 and 4, are residential with added doors. Rear elevation seen in public gardens, with added balconies, white painted render, inappropriate uPVC windows.



Address	Value	Designation
Watson House	Positive	N/A

Description

Built in 1925 by Sir Charles Nicholson, was originally a replacement vicarage but is now used as offices. Two storey, red brick, repointed, metal-framed windows in wooden frames, machine made tiles to prominent hipped roof with tall brick chimneys. Boundary wall with low hedge, car parking in gravelled areas to either side. The office use has left the exterior relatively unchanged.



Building-by-Building Description

Address	Value	Designation
Leigh Library	Positive	Grade II listed

Description

An early-19th century red brick house with blue brick headers. Built 1838 in 'Tudor' style as a rectory to St Clements Church and is now used as a library. Two-storeys with attics.

North front has four window range, casements with lattice leaded lights. A brick porch projects on the front, with corner turrets and a stepped and gabled parapet with leaded lights and moulded brick hood moulds.

On the south elevation there are three gables with cut and shaped bargeboards. End bays, of one window range each, break forward slightly and there is a central brick bay window with a gabled parapet bearing a coat of arms and the date 1838.

On the east side there are two gabled projections, each of one window range, and one window between and on the west side there is one gabled projection and a bay window.

On the south-west corner there is an octagonal turret with a swept tiled spirelet terminated by a finial.

Roof tiled with four brick gabled dormers on the north front and two, six-shafted chimney stacks with octagonal shafts, moulded caps and bases on rectangular bases.

Since 1928 a public library, a use which has done the interior no favours, though the exterior is well preserved.



Building-by-Building Description

CHURCH HILL

Address	Value	Designation
1-3 Church Hill	Positive	N/A

Description

Single storey commercial premises in red brick with a good shop front extending along much of the front façade. Was at one time a bakery but now used as offices. Very prominent front door with an ornate hood and brick pilasters. The double outer doors remain a good feature. The windows have been made smaller, with stretcher bonded brick infill introduced below the raised cills. Some windows have lost glazing bars to the upper sash. The large tree adjacent enhances the setting of the building.



Building-by-Building Description

Address	Value	Designation
St Clements Church	Positive	Grade II* listed

Description

The church of St Clement is a fine example of a parish church of the late 15th and early 16th centuries, sympathetically enlarged and restored in the later 19th and early 20th centuries. The prominent west tower was long a landmark for shipping in the Thames Estuary. Excellent monuments.

There is excellent stained glass and painted glass of the 18th–20th centuries. The chancel window has a very striking painted depiction of the crucifixion against dark clouds, possibly 18th century German work.

Stands centrally located in a spacious churchyard at the edge of the cliff. The south aisle was added by Ernest Geldart in 1897, its east end completed by Sir Charles Nicholson in 1913 who also added the north vestries. In contrast with the rest of the building is the 16th century south porch of Tudor brick with diaper work and flint flushwork to its plinth.

It bears the marks of considerable repair, having been damaged when a bolt of lightning struck the church during the late 19th century.

The churchyard, enclosed by a Ragstone wall, the stones laid as crazy paving, is closed for burials and maintained by the Borough Council. It is tidy but not too neat, with mature trees, the planes on Leigh Hill being notable (though one is ivy grown), whilst the group of evergreens on the north are important in westward views along Broadway, providing relief to the highway and the densely built up shopping parades. Some of the graves have been cleared, leaving a good collection of headstones dating from the 18th century and a number of table tombs. Some graves have elder and sycamore growing out of them. Tarmac paths.



Building-by-Building Description

Address	Value	Designation
Castle Cottage	Positive	Locally listed Article 4

Description

c.1800-1875 Double fronted cottage opening directly onto the street, cream painted brickwork to first floor, cream render to ground floor with ashlaring to corners and above windows and doors. Slate roof and large double chimneys at either end. Timber sash windows with very fine glazing bars survive.



Address	Value	Designation
The Old Rectory	Positive	Locally listed, Article 4

Description

Stone built with hand-made clay plain tile roof and decorative ridge tiles. Almost invisible from the street apart from the top of the roof, because of the very dense planting surrounding it. Cement repointing. 2010 Appraisal noted poor replacement windows but lack of visibility means the current situation could not be assessed.



Building-by-Building Description

ELM ROAD

Address	Value	Designation
1-7 Elm Road, 'Strictly Smartz'; 'Greetings Card Specialists'; 'Piggy Went to Market'	Positive*	N/A

Description

Large two storey 1930s Modern Movement style block fills the corner with Elm Road, curving round the junction. White painted render, parapet to flat roof, first floor windows now in uPVC, shop-fronts with extensive glazing but not unsympathetic. Retractable canvas awnings soften shop front fascias.



Address	Value	Designation
4-12 Elm Road, 'Dressmaker Fabrics'	Positive	N/A

Description

Two-storey, constructed of painted stock brick, mostly original sash windows at first floor, slate roof, rudimentary weatherboarded flat-roofed extension at north end. Originally a row of cottages. Traditional shop front with good retractable canvas awnings.



Building-by-Building Description

Address	Value	Designation
16–20 Elm Road, 'Jez Junior'; 'Del Boys'	Nos.18-20: Positive No.16: Positive*	N/A

Description

A 19th-century building, now two shops, relatively good shop-fronts to Nos.18-20 (No.18 in particular features good timber detailing to upper part of window), painted brickwork above, hipped slate roof, with two old sash windows on Nos.18-20, with window on No.16 replaced with single pane of glass. Paintwork to No.16 cloud also do with refreshing.



THE GARDENS

Address	Value	Designation
1-3 The Gardens	Nos.1-2: Positive* No.3: Positive	Article 4

Description

Three houses in a terrace. Two-storeys, each with bay with door to one side and two storey rectangular bay window to other side. Brown brick with hipped slate roofs and decorative ridge tiles to the roofs over bays, brown and red brick chimney stack to west end. stone dressings (now painted). Gables over bays with plain painted barge boards. Timber sash windows except for windows in bays to Nos.1-2 which have been unsympathetically replaced with large single pane glazing, one of which was boarded on No.2 at the time of survey. Not all doors visible. No.3 looks like timber with glazed upper panes and fanlight.



Building-by-Building Description

Address	Value	Designation
4-5 The Gardens	Positive	Article 4

Description

Semi-detached pair, two storeys, painted render, hipped slate roof, stock brick chimneys (that to east has been truncated), two storey canted bay windows, timber sash windows to bays, painted stone dressings including foliate capitals to bay window pilasters, glazed timber double doors at ground and first floor level, which at first floor open to a balcony with modern metal balustrade. Front doors probably to the north side of the buildings and not visible.



Address	Value	Designation
6-7 The Gardens	Positive	Article 4

Description

Not readily visible from the public highway. Semi-detached pair set back from the line of the other houses on The Gardens. Front of houses face north as opposed to the other buildings which face south. Two storey, painted render, slate roof, truncated brick chimney, timber sash windows.



Building-by-Building Description

Address	Value	Designation
8-9 The Gardens	No.8: Positive No.9: Positive*	Article 4

Description

Two-storey, semi-detached pair. Painted brick, hipped slate roof, stock brick chimneys, two-storey canted bay window to No.9, bay windows still survives at first floor on No.8 but with a flat roof extension at ground floor. Both have inappropriate uPVC windows, though on No.8 the first floor ones are in sash form which are important to retain or reinstate where lost. The casement style to No.9 are unsympathetic.



Building-by-Building Description

Address	Value	Designation
10-15 The Gardens	Nos.10 and 13: Positive Nos.11, 12, 14, 15: Positive*	Article 4

Description

Terrace of six houses. Two-storeys, hipped slate roof, painted brick, stock brick or painted chimneys, single storey canted bay window to each with painted stone dressings. Nos.10, 13 and 15 have timber sash windows. Nos.11, 12, 14 have inappropriate uPVC windows of various forms which would benefit from reinstatement with timber sashes. To No.4 the first floor window has been intrusively widened to form a single window and the bay has been replaced with one of a poor design. Two storey flat roofed extension to east side of No.15 with painted pebbledash render and two different window designs and a modern glazed door. This is not entirely in keeping. Originally recessed porches with timber doors with glazed upper panels and fanlight over. This form survives on No.13. On Nos.10 and 14 the original (or similar) doors have been brought forward to fill in the porch, which on others unsympathetic modern doors have been added to infill the porches.



Building-by-Building Description

HADLEIGH ROAD

Address	Value	Designation
1–7 Hadleigh Road	Nos.1-5: Positive No.7: Positive*	Article 4

Description

Four similar houses. Their original design appears to have been: front elevation red brick at ground floor with a bay to the left, door right of centre and small window far right. First floor white rendered with decorative half timbering, double hung casement windows above bay and single casement to the right. Side elevations are yellow stocks. All windows had coloured glass top lights, divided into small square panes, two deep and generally four wide. All have good timber doors with glazed upper panels. All four have surviving front boundaries, painted white.

Inappropriate alterations include:

No.7 has been painted white at ground floor level.

Nos.3 and 7 have replacement concrete roof tiles.

No.7 has uPVC replacement windows, satellite dish on front.



Building-by-Building Description

Address	Value	Designation
2-8 Hadleigh Road	Nos.2 and 4: Positive* Nos.6 and 8: Positive	Article 4

Description

Four similar double fronted stock brick houses of c.1900. Originally two storey with hipped slate roofs, single storey canted bay windows to either side of a central timber front door with glazed upper panels and fanlight, timber sash windows. Slate roof over bays extends over front door.

No.8 is well preserved, its slate roof and chimneys reinstated, and the brickwork cleaned and re-pointed. Modern railings to front. Timber sash windows and door survive.

No.6 is well preserved and in largely original condition, except for a modern front door. Modern railings to boundary.

No.4 has been poorly altered, is rendered and white painted, the ground-floor bays extended up to first floor level and windows replaced with timber casements; roof with concrete tiles and roof over ground floor bays removed and replaced with canopy. Unsympathetic brick and reconstituted stone boundary wall.

No.2 is in poor decorative condition, with peeling paintwork. Inappropriate pebbledash render has been added, with most of the render fallen off the side elevation. Timber sash windows and timber door do remain though in poor condition. Boundary wall also has peeling paintwork. Removal

of the pebble-dash or replacement with an appropriate smooth render, replacement of the concrete tiles with slate, plus the overhauling of the windows and boundary wall would enhance the property.



Building-by-Building Description

Address	Value	Designation
9-11 Hadleigh Road	No.9: Positive No.11: Positive*	Article 4

Description

Semi detached pair, two-storey. Cream rendered, hipped slate roof, timber sash windows except ground floor bay to No.11 which are timber casements. Recessed porches with timber doors with glazed upper panels and fanlights. Both have ground floor bay windows although that of No.11 has been badly remodelled. Reinstatement of original bay window type to No.11 would greatly improve appearance. Low brick boundary walls or railings.



Address	Value	Designation
10 Hadleigh Road	Positive	Article 4

Description

A large double-fronted house of c.1900, two-storey, cream painted brick, slate roof, double-glazed timber sashes. Single storey canted bay window to left hand side. Timber door with glazed upper panels and fan and sidelights. On the south side, a balcony with timber balustrade over a ground-floor bay and a large timber conservatory which is reasonably in keeping. Brick boundary wall topped with modern low railings. Brick paved parking bay to south side.



Building-by-Building Description

Address	Value	Designation
12-14 Hadleigh Road	No.12: Positive* No.14: Positive	Article 4

Description

Semi-detached pair of c.1900. Two-storeys, hipped roof, brick walls, timber sash windows, recessed porches with timber doors with glazed upper panels and fanlights. No.12 has its brickwork painted; that of No.14 has been cleaned. No.12 has unsympathetic concrete tiles, and railings instead of a wall.



Address	Value	Designation
13-15 Hadleigh Road	Positive*	Article 4

Description

Two-storey semi-detached pair. Red brick with 'half timbered' decorative detail on first floor at the front. The ground floor front elevation of No.13 has been rendered and painted white. Unsympathetic concrete tiles on roof of both but central chimney survives.

No.13 has a roof-light and the roof to the ground floor bay window has been altered to a flat roof. The front garden remodeled with large areas of hard landscaping and no boundary wall, though neat.

No.15 has an unattractive plastic front door. Both have canopies over the front door, No.13 in slate and No.15 in concrete tiles.



Building-by-Building Description

Address	Value	Designation
16 Hadleigh Road	Positive	Article 4

Description

A narrow house with its gable facing on to the street, c.1900. Two-storey, cleaned brick, concrete roof tiles, single storey canted bay window, timber sash windows, timber door with glazed upper panels and fanlight, concrete roof tiles to roof over front door and bay window, black metal railings to brick boundary wall.



Address	Value	Designation
17-19 Hadleigh Road	Positive	Article 4

Description

Attractive semi-detached pair of c.1900. Two-storey. Slate roof. Timber sash windows. Timber doors with glazed upper panels and fanlights. No.19 has double glazed timber windows, unnoticeable without close scrutiny. Ornamentation around windows and doors survives on both. Yellow stock brickwork with decorative red-brick string coursing. No.19 has red and black floor tiles on the front path. Mix of brick and modern railings to boundary walls.



Building-by-Building Description

Address	Value	Designation
18 Hadleigh Road	Positive	Article 4

Description

Well preserved double fronted house of c.1900, two-storey, rectangular and canted bay windows at ground floor with slate roof linking both across the front door, timber door with five glazed upper panes and fanlight, cleaned stock brickwork, double-glazed timber windows, slate roof. Modern brick boundary wall.



Address	Value	Designation
21-23 Hadleigh Road	Positive	Article 4

Description

A two-storey semi-detached pair with false half timbering to the first floor and gables facing the street. White rendered front façade but other elevations have exposed stock brickwork. Slate roof, simple decorative details around windows and above the doors, which are recessed to provide an open porch. Timber front doors with glazed upper panels and side/fanlights. Single storey canted bay windows to each, No.21 has castellated parapet and No.23 has slate roof. Timber sash windows.



Building-by-Building Description

Address	Value	Designation
25–27 Hadleigh Road	Positive	Article 4

Description

No.25 is Matilda Villa; No.27 is Ethelberta Villa. A two-storey semi detached pair with white painted render on walls, timber sash windows, simple foliate decoration on the single storey canted bays. No.27 has patterned tiles on the front path, No.25 has unobtrusive crazy paving. The pebbledash on the chimneys is unfortunate. The gardens have good planting. No.27 has particularly good replica metal railings and gate.



Address	Value	Designation
29 Hadleigh Road	Positive	Article 4

Description

Dated early 20th century, two-storey white rendered, with slate roof. Half timbering to two storey gabled bay window. Timber sash windows. Attractive modern slate roofed loggia of white painted timber to the front. Good gravel drive with hedge boundary.



Building-by-Building Description

Address	Value	Designation
38 Hadleigh Road	Negative	N/A

Description

A 1960s/70s house, gable on to street, terraced into the hill to provide garaging, which is fronted by an obtrusive block paved parking area.

Mix of stock and red brick. Aluminium windows, several balconies, some of which are later additions. Style not in keeping with the Conservation Area.



Building-by-Building Description

Address	Value	Designation
39 Hadleigh Road	Positive	Proposed Article 4

Description

An attractive cream painted two-storey villa with prominent red tile roofs and chimneys and applied decorative half timbering on render painted white. uPVC windows and conservatory. These are better examples than elsewhere in the Conservation Area as their casement form replicates the original form and the opening windows have flat rather than chamfered frames. However, replacement with timber would still be preferable and uPVC windows are undesirable within the Conservation Area. Asymmetric form with bays, canted corners and oriel windows.

The detached garage is divided from the house, which has an attractive pitched machine made plain tile roof with an inset white uPVC dormer window.

Gravel drive has been added, with slate paving entrance, and slate paving to the front of the garage, that is appropriate for style of house and looks attractive. Mature planting softens frontage.



Building-by-Building Description

Address	Value	Designation
40-42 Hadleigh Road	No.40: Positive No.42: Positive*	Proposed Article 4

Description

Semi-detached pair set above the road, dating from 1920s/30s. Two-storey with gabled fronts that extend down to first floor, white painted render with brown brick to canted single storey bay windows, hipped roof (now concrete tiles(?), timber casement windows to No.42 (looking tired) and black uPVC to No.42. No.42 retains half-timbering to gable, while this is lost on No.40. No.40 also has an added canopy over the front door, though not unsympathetic. Shutters added to first floor window of No.40.

Good planting and hedging. Distinctive gothic arch in the original brick wall to the garden of No.42. The front wall is important to retain as part of the streetscene.

No.40 looks in need of maintenance, wood work and render in need of repaint.



Building-by-Building Description

Address	Value	Designation
41 Hadleigh Road	Positive	Proposed Article 4

Description

A very large red brick villa at the top of the hill set at an angle to the road. Clay plain tile roof, with decorative ridge tiles. Timber windows are probably original. Much white-painted detail including ornate lintels, string coursing on bay and large timber porch. Half timbered gable with applied black timbers. The brick forecourt is rather bland but this is mitigated by mature planting and the surviving original brick boundary wall, which is important to retain.



HILLSIDE ROAD

Address	Value	Designation
4(?) Hillside Road	Positive*	Article 4

Description

Adjoining No.1 Leigh Park Road is a large late-19th/early 20th century house (now flats), with two storey canted bay window topped with a 'half-timbered' gable above set to the right and front door to the far right. Black painted timber sash windows provide contrast to the white render. Slate roof. Attractive stained glass panels in the timber front door, which is recessed to provide a small porch. The house suffers from some general disrepair and has lost its front boundary making the shabby forecourt unnecessarily obvious.



Building-by-Building Description

Address	Value	Designation
6 Hillside Road 'Annie Villa' 8 Hillside Road	Positive*	Article 4

Description

A late Victorian or early 20th century two-storey semi-detached pair. No.6 is rendered and painted cream, No.8 is white. Accessed by steps up to a front door recessed into an open porch. Double outer doors have been added to No.8 and door to No.6 is a modern timber door which is mainly glazed. Slate roof and chimneys survive on both. Only one timber sash window survives on front of bay to No.6. The others on No.6 are timber casements and on No.8 are aluminium sash windows.

No.6 appears to be suffering from structural problems clearly visible from the sloping bay window and door case and the long crack running from the bay window to the bottom right hand corner. It is in a poor state of repair and in need of redecoration. Mix of rendered and brick boundary walls with railings.



Building-by-Building Description

Address	Value	Designation
10 Hillside Road 'Maythorn', 12 Hillside Road 'Glenthorn'	Positive	Article 4

Description

A pair of well preserved semi-detached two-storey houses bearing 1900 date plaque. Stock brickwork with white painted stone moulding including the string course, around the windows and above the front doors. Each has two storey canted bay window. Plastic windows have been fitted to the side of No.12. Slate roofs. Originally recessed porches but these have been filled in with modern doors.

No.12 has half white rendered boundary wall with wrought iron top half, and wrought iron gate. No.10 has yellow stock brick boundary wall.



Address	Value	Designation
18 Hillside Road 'Violet Bank', 20 Hillside Road 'Olive Grove'	No.20: Positive* No.18: Positive	Article 4

Description

A pair of similar design to Nos.10-12. Two-storey, with full height canted bay windows. Brick with painted stone dressings, though brick to No.18 has been painted. Paintwork to the stone on No.20 is in poor decorative condition. Timber sash windows. Timber doors with glazed upper panes and fanlights set in recessed porches, though No.20 also has modern door infilling the porch. Rooflight to No.18. Red brick boundary wall to No.20, none to No.18.



Building-by-Building Description

Address	Value	Designation
22 Hillside Road	Neutral	N/A

Description

A modern detached house, probably dating from 1960s, in a Mediterranean style that is out of context with the character of this road. Large arched verandah to ground floor topped with metal balustrade. Untidy front garden.



LAUREL CLOSE

Address	Value	Designation
Laurel Close	Neutral	N/A

Description

Housing from the 1960s at right angles to Billet Lane, arranged up the slope above New Road. The properties are in three long terraces set above their terraced gardens, which are very well maintained.

Dark brown bricks with large aluminium (?) framed windows, red tile roofs. The high red brick retaining walls for the gardens appears somewhat oppressive and the concrete road, the block of garages, and car park area are unattractive and in poor decorative condition.



Building-by-Building Description

LEIGH HILL

Address	Value	Designation
Leigh Hill	No.1: Positive	N/A
1-3 Leigh Hill	No.3: Positive*	

Description

Originally built as shops, c.1900, but the left hand unit (Nos.1 and 1A) now residential. Two-storey, render, both white painted, timber sashes painted black (those to No.1 have smaller panes to upper sashes), with a hipped slate roof. Newly block paved parking space between No.1 and The Ship.

No.5 now an office at ground floor level. The pilasters, corbels and fascia of the original shop front have survived and there is a stall riser of sorts. The upper part of the windows has been filled in with timber boarding and the doorway has been replaced with two modern panelled doors. Overuse of black for shop front feels heavy, could be improved with a more appropriate/softer frontage.



Building-by-Building Description

Address	Value	Designation
7 Leigh Hill	Neutral	N/A

Description

House of c.1900, gable to street. Recently renovated. Rendered and painted white throughout. Minimal frontage with barge boards, door and black uPVC window frames. Black Juliet balcony replaces older balcony. Small square window in gable. Renovation is successful, though a little stark. Could add planting to soften.



Address	Value	Designation
11-13 Leigh Hill	Positive	N/A

Description

Handsome three storey corner block, red brick with stucco window surrounds. Parapets with decorated pediments, in a Tudor style, dated 1901. Timber frames to windows.

Newly renovated.

Shop front on ground floor with attractive fascia and multi-paned windows.

Forms an impressive pair and local landmark when combined with No.1 Leigh Park Road adjacent.



Building-by-Building Description

Address	Value	Designation
20 Leigh Hill	Positive	N/A

Description

Former Bell Hotel, newly rebuilt and converted into residential apartments. Two and a half-storey, stock brick with red brick and (reconstituted?) stone dressings, with rows of round headed dormer windows. Timber sash windows and timber door. Rebuilding included addition of attractive first floor metal verandah to side.



Address	Value	Designation
Bell Sands	Neutral	N/A

Description

Twenty-first century development of apartments. Brick bases with timber clad upper floors. Generally three storeys. Slate roofs. Large windows with dark grey frames. General seaside character is appropriate for their location facing the waterfront at Leigh Old Town. There are dominant solar panels on the roofs.



Building-by-Building Description

Address	Value	Designation
22-24 Leigh Hill	Positive*	Proposed Article 4

Description

Pair of tall three storey shops, each with a timbered gable, rendered below, hopper head dated 1907, windows originally with stained glass in the top lights, some replaced in metal. Attractive buildings, but now very neglected, in a bad state of repair and unoccupied.

Planning permission (18/01431/FUL) to demolish Nos.24 and 26 (already completed) and erect three storey side and rear extensions to part re-build Nos.22, 24 and 26 to allow for residential dwellings has received Conditional Permission on 21st December 2018.

If executed correctly would be improvement and beneficial to the Area.



Building-by-Building Description

Address	Value	Designation
28 Leigh Hill	Positive*	Grade II listed

Description

Dwelling and commercial premises, now house under renovation at time of survey. Late 18th/early 19th century. Weatherboard over timber frame set on brick plinth, gabled slate roof, brick ridge stack. Two-storeys over basement set into slope of hill. Square headed doorways to lower gable end and east elevation. Early 19th century 12-pane sashes set in moulded wood architraves; similar sashes to upper (north)gable end, replacing original loading doors. Former workshop over stable/loosebox to north end.

An unusual survival of a type of building which was once common in the fishing/ship building communities along the riverside.

Currently undergoing renovations as per planning application (18/00835/FULH and 18/00835/LBC) alterations, repairs, new foundations and internal renovations and a small extension.



Building-by-Building Description

Address	Value	Designation
30-34 Leigh Hill	Positive	Proposed Article 4

Description

Row of three former shops. Western pair have plaque: R F Emery & Sons/Estd 1873/1898. Stock bricks with red brick dressings. Slate roofs. Eastern one says: Waterloo House 1898. It has been rendered and painted, with new slate roof.

Successful conversion from shops to residential, retaining parts of the shop fronts (pilaster, fascia).



Address	Value	Designation
31 Leigh Hill	Positive	Article 4

Description

Used to be a shop and retains the fascia above the windows supported on decorative scrolls. Now converted into a dwelling. Designed to match the houses on Norman Terrace to which it is attached. Two-storey with hipped slate roof and stock brick chimney stack. Cream painted brick with timber sash windows with tripartite sashes at ground floor. Timber double door on chamfered corner to the building.



Building-by-Building Description

Address	Value	Designation
33-37 Leigh Hill	Positive	Proposed Article 4

Description

19th-century stock brick properties but Nos.35- 37 have been rendered. Slate roofs. Nos.35-37 are double fronted. All formerly shops with fascias and large shop windows retained, now residential and well kept.

Timber sash windows to upper floors. Shop front No.35 has uPVC at windows at ground floor. Timber panelled doors.



Address	Value	Designation
36 Leigh Hill	Positive*	Proposed Article 4

Description

1930s detached house, with a curved bay and white rendered walls with red brick plinth and around door, tile hanging to curved double height bay window. Timber door set in curved arched recessed porch. Red tile roof in attractive hipped form. Set well back from the road to accommodate a road widening scheme proposed at the time, which did not come to fruition. uPVC windows which are not an appropriate material for the Conservation Area. Timber double garage door to left. To the rear large glazed balconies and balustrades are out of keeping with the character of the Conservation Area.

Driveway has been block paved, with new brick and metal railing boundary wall. New hedge planting at the front softens the frontage.



Building-by-Building Description

Address	Value	Designation
42 Leigh Hill 'Old Bank House'	Positive	Grade II listed

Description

Eighteenth century timber framed and plastered house, altered and added to in the 19th and 20th centuries. The rear part is weatherboarded. The house stands on steeply sloping ground with two-storeys on the north and three-storeys on the south. A later 19th century brick addition with parapet was built on the east side and a two-storey music room and library was built on the south side (1912–13). The north front has two window range to the original house and one window range to the addition, double-hung timber sashes with glazing-bars. The ground storey has a three-light window. The south addition has a large mullioned and transomed splayed bay rising through two-storeys, with leaded lights. On the east side there is a five-panel door with the upper panel glazed, with panelled architrave and corner roundels with lions heads. Roof slate, hipped.

Neat railings, well maintained. Cobbled drive on east side down to parking enclosed by railings.



Building-by-Building Description

Address	Value	Designation
43-47 Leigh Hill Midhill House	Positive*	Proposed Article 4

Description

19th century but much altered, blue painted pebbledash, aluminium replacement windows with top lights, added shutters, wide glazed front door, two disproportionately large boxy dormer windows on the rear roof pitch. Roof of synthetic slate. Reinstatement of timber sash windows and original door in timber and original proportions, removal of shutters, and re-rendering with smooth render would significantly enhance this property.

Poor decorative condition, with shutters visibly damaged.



Address	Value	Designation
49 Leigh Hill	Positive	Article 4

Description

A narrow late 19th-century house, gable end to road, painted render, windows to the front renewed in timber. Timber door with glazed upper panes and gabled canopy over. Barge boards, window frames, door painted dark green. Modern rendered wall with inset metal railings.



Building-by-Building Description

Address	Value	Designation
51 Leigh Hill	Neutral	N/A

Description

Racoon Heights a modern house of the 1960s/70s, the eastern half of the building occupied by large picture windows. The house is set high up the slope above a garden well planted with shrubs, accessed by steps up brick retaining wall, in front of which a parking lot paved with grey engineering bricks.

Not visible from road.

Address	Value	Designation
53 Leigh Hill	Positive	Article 4

Description

A wide low stock brick building, originally Herschell School, built by Ridley Herschell in the rear garden of Hershell House in the later half of the 19th century to replace the school built by Lady Olivia Sparrow which stood on the site of 21-23 Broadway (now demolished). Later converted to a marine engineer's workshop and now a house. Brown brick, one and a half storeys, slate roof. It has stained timber windows and a timber front door. A spacious cobbled parking court on its east side with garage set back from the road.



Building-by-Building Description

Address	Value	Designation
59-63 Leigh Hill 'Prospect Villas'	Positive	Locally listed Article 4

Description

A very picturesque terrace of late 19th century houses. Cream and green painted weatherboard, with canted bays at the ground floor and a tin roof over them which forms a verandah. Weatherboarding to Nos.59 and 61 was renewed in the late-20th century after the houses had been rendered. Slate roof, red brick chimneys. The weatherboard has coved decoration at the eaves and a saw-tooth pattern dividing each floor horizontally. Timber sash windows and timber doors with glazed upper panels. Timber balcony on west elevation. Hedge and green painted railings to frontage, with driveway to the side.

Parking bays in front of each of the houses are intrusive to the streetscape and often parked cars jut out onto the already narrow pavements.



Building-by-Building Description

Address	Value	Designation
60-62 Leigh Hill	Positive	Locally listed Article 4

Description

Originally a semi-detached pair, now one house. Built in the late 19th century. Attractive weatherboarded building, painted grey to front and cream elsewhere, with a slate roof, well maintained. Original front doors with circle windows. Timber sash windows. Curved tin roof to verandahs on north and west sides.



Building-by-Building Description

Address	Value	Designation
65-77 Leigh Hill	Positive*	Article 4

Description

A row of much-altered terraced houses. The deeds of No.69 date to 1800. They are set a long way above the east-west part of Leigh Hill, where only their terraced gardens relate to the road. Their backs are much closer to the north-south part of the road where they present a row of typical rear extensions with pitched roofs, to which further flat-roofed and conservatory type extensions have been made, creating an interesting pattern of shapes. Nos.65-69 are three one-and-a-half storey cottages with, to the south,

disproportionately large dormers and and large ground floor extensions. Nos.71-77 are two storey. Nos.71 and 73 have ground floor extensions with large picture windows, and have very large replacement first-floor windows. Nos.75-77 have older two storey extensions with balconies above, now glazed in. All the houses were weatherboarded, though not much of this is visible on the south elevations. Slate roofs, apart from No.65 which unusually has pantiles. To their rear, on the north side, there is a parking area directly on the street frontage not enhanced by a large flat-roofed car port. Some properties in need of repainting.



Building-by-Building Description

Address	Value	Designation
79 Leigh Hill	Positive	Article 4

Description

A two-storey white weatherboarded property with timber sash windows and hipped slate roof, a slight jetty at first floor level, integral garage with timber doors, and former first-floor door now mainly blocked in with timber panelling. An old photograph shows the building in use by W. Thorp and Sons building contractors and undertakers. The triangular flat roofed entrance porch in white painted brick is set at the south-east corner. Forecourt paved with granite sets and enclosed by railings.



Address	Value	Designation
80 Leigh Hill	Neutral	N/A

Description

A late 20th century three storey house built of reused stocks, many of which retain white paint, hipped roof, unusual with a somewhat Victorian character, balcony to second floor accessed by uPVC doors. Sash style windows though possibly in uPVC. Let down by uPVC conservatory style entrance porch. Good front garden with brick wall boundary. Driveway to one side.



Building-by-Building Description

Address	Value	Designation
82 Leigh Hill	House Positive Hard landscaping: Negative	Locally listed Article 4

Description

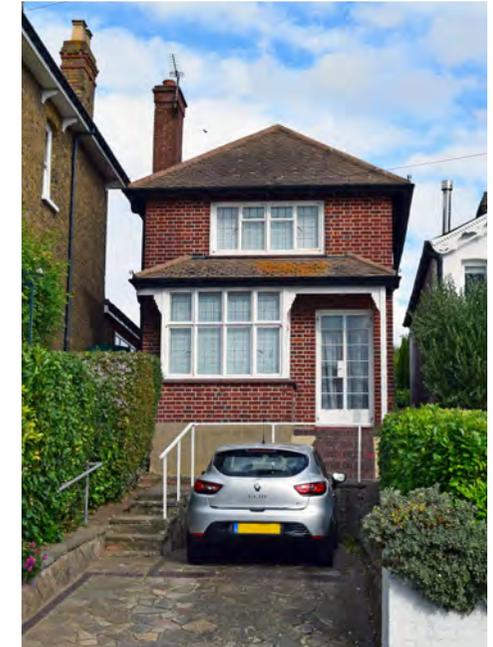
A 19th-century house refurbished, gable to frontage with grey weatherboard and white joinery, timber sash windows, balcony over ground floor verandah, decorative barge boards. The whole effect late Victorian character and picturesque. The north wall is rendered and at the corner there is a V-shaped window, suggestive of a different phase of construction. Steps up to entrance with extensive hard landscaping for driveway cut into the hill and oversized tiled retaining walls which are unsympathetic and should not be replicated.



Address	Value	Designation
84 Leigh Hill	Positive	Article 4

Description

A detached two-storey red brick house, possibly of the 1950s or earlier, with metal framed leaded windows, tiled roof and roof over front door and ground floor bay window, double glazed front door and parking in front garden.



Building-by-Building Description

Address	Value	Designation
85 Leigh Hill 'Prospect House'	Positive	Grade II Listed

Description

A late 18th or early 19th century stuccoed brick house. Two-storeys and attics, three window range. The centre part, of one window range, breaks forward on the front, with porch on the ground storey. Timber panelled door. The windows are double hung sashes with glazing bars, in plain reveals. Roof slate, with a 20th century attic storey added.

Black painted brick, low railings with clipped privet hedge. Brick double garage, parking area paved with granite sets.



Address	Value	Designation
86-88 Leigh Hill 'Shorefield Villas'	Positive	Article 4

Description

Dated 1885. Well preserved semi-detached pair, two-storey, stock brick, stucco canted bays at ground floor, original timber sashes, timber panelled doors with glazed upper panels and fanlights set in recessed porches, slate roof with brick chimney stacks, parking bays in front gardens.



Building-by-Building Description

Address	Value	Designation
87 Leigh Hill 'Herschell House'	Positive	Grade II listed

Description

An early-19th century timber framed and weather boarded house of two broad bays, two-storeys with attic.

The house was extended in brick towards the road in the mid to late-19th century with further 20th century alterations. It is therefore the original weatherboarded house, now the garden front, that is the feature of interest.

The central glazed panelled door is flanked by two storey canted bays with original glazing bar sash lights except to ground floor on right hand where the centre light has been altered unobtrusively to a French window.

A mid-19th century wooden verandah with scalloped eaves board runs across the ground floor. Fretwork and dentiled parapet coping. Pantile roof with three dormers.

Once the home of Ridley Herschell, a Victorian Preacher, who established the school on Leigh Hill on behalf of The Lady of the Manor, Lady Olivia Sparrow. The house is set at an angle to the street and it is the 20th century bay which relates to it, forming an interesting composition. This is brick with a curved bay window with leaded windows in timber frames. Fretwork porch with tile roof to door.



Building-by-Building Description

Address	Value	Designation
90-96 Leigh Hill	Positive	Article 4

Description

An attractive and unusual terrace, painted brick at ground floor, first floor with false timber framing on render, now all painted white, with balconies and decorative woodwork also painted white and a tin roof painted black. Slate roofs. Timber framed windows with top lights and small pane glazing, suggestive of a later date, first quarter of 20th century. Nos.90-92 have parking bays in the front gardens, with loss of boundary wall. Nos.94-96 have brick boundary wall and good garden.



Address	Value	Designation
98-108 Leigh Hill, Carlton Terrace	Positive	Locally listed Article 4

Description

A terrace comprising three late-19th century semi-detached pairs, stock brick (though Nos.106-108 white painted), projecting ground floor canted bays, with lead-roofed balconies at the first floor with fancy cast iron balustrades, timber sash windows, timber doors with glazed upper panels and fanlights set in recessed porches, slate roofs now mostly renewed in synthetic materials, front gardens and brick boundary walls still intact. The balconies, and the predominant black and white colours, make for an attractive group.



Building-by-Building Description

LEIGH HILL CLOSE

Address	Value	Designation
Leigh Hill Close	Neutral	N/A

Description

A 1970s terrace with 12 large angular gables over integral ground floor garages, the gables white weatherboarded, canted bay windows now renewed in uPVC. Some buildings require repainting.



LEIGH PARK ROAD

Address	Value	Designation
1 Leigh Park Road	Positive	N/A

Description

A handsome three storey corner block, red brick with painted stucco windows, parapets with decorated pediments, in a Tudor style, built before 11-13 Leigh Hill adjacent to the south (which is dated 1901). Recently renovated. Ground floor now an architects studio, with residential above. Odd metal projections from metal clad fascia.



Building-by-Building Description

Address	Value	Designation
3 Leigh Park Road	Positive*	Article 4

Description

A similar house to Nos.7-13. Two-storey with double height canted bay window under a half-timbered gable. It retains its brickwork and first-floor render. Timber framed casements except for first floor left-hand window which is a later replacement and widening of the opening. Replacement timber door. Some metal windows. A small timber conservatory to the right-hand side. Sycamore pollards create an attractive boundary treatment but slate(?) block wall not in keeping.



Address	Value	Designation
5 Leigh Park Road 'Belle Vue Court'	Negative	Article 4

Description

Three storey brick flats, 1970s/80s, bland and too tall, undoubtedly replacing a house like Nos.7-13. Metal railings to balconies and steps up to front door. Three garages fronted by the parking area which, without any boundary treatment, is excessively prominent. Frontage stark, could be improved with planters or landscaping.



Building-by-Building Description

Address	Value	Designation
7-13 Leigh Park Road	Nos.7, 9, 13: Positive No.11: Positive*	Article 4

Description

Five large houses built to the same pattern, 1920s/30s. The design is asymmetrical with a gable facing the street set to one side of the main range. Substantial villas, each has an entrance door to the left hand side beneath a lean-to roof, a gable with a projecting canted bay, and to the right hand side a first floor balcony. They were originally red brick with render and half timbering to the gable and over the entrance door, with stucco window surrounds and interlocking tiles on the roof. Fenestration is made up of varying combinations of smaller windows – for example higher status rooms have three tall narrow windows set side by side and lower status rooms may have only one tall, or one smaller window. The front doors are concealed to the side of the projecting wall underneath the gable. Chimneys set at each end of the house. Today they are all differently treated, though not necessarily unsympathetically. Variations include:

No.7: White painted render. First floor balcony filled in or was possibly not there originally. Basement garage inserted with hard landscaping to the front of the building, not in keeping, though some garden retained. Porch extension with tiled gable roof and double timber doors is sympathetic.

No.9: Grey painted render. First floor balcony to right with timber balustrade and posts. Timber front door with stained glass upper panels and fanlight. Extensive hard landscaping to front of property with loss of boundary wall is harsh.

No.11: Under renovation at the time of survey. Retains brick finish. Balcony at first floor to left but missing its balustrade. Central front door, currently a later timber and glazed replacement. Some timber window frames and some missing at time of survey due to renovation. Articulated roof form is not original and the tiles may be replacements. Turret to rear is late-20th century.

No.13: Painted brick. First floor balcony filled in some time ago with attractive leaded lights and decorative surrounds to the windows. Lean-to roof with timber balustrade and posts added over the front door, which is timber with glazed upper panel and fanlight. Other windows retain leaded lights to the small upper panes. Retains garden, with discreet driveway to the side.



No.9

Building-by-Building Description



No.7



No.11



No.13

Building-by-Building Description

Address	Value	Designation
15 Leigh Park Road	Positive*	Article 4

Description

Two-storey house built as a group with Nos.17-23. White rendered, half timbering at the first floor, timber windows with leading to small upper panes, balcony now enclosed with timber panelling though decorative braces below survive, replacement timber door with glazed upper panes and fanlight, interlocking tiles, red brick chimneys, timber fence boundary overgrown with planting, single storey garage to the side with similar tiles to roof and timber painted doors.



Address	Value	Designation
17 Leigh Park Road	Positive	Article 4

Description

Two-storey house built as a group with Nos.15, 19-23. In multiple occupancy and recently refurbished, timber windows, two attractive original balconies with timber balustrade and posts, interlocking tiles, white painted render which has lost its original half-timbering, replacement timber front doors with glazed upper panes and fanlights, block paved parking areas to either side with planting in-between.



Building-by-Building Description

Address	Value	Designation
19 Leigh Park Road	Positive	Article 4

Description

Two-storey house built in a group with Nos.15-17, 21-23. Pale sage green rendering, white painted windows, doors and woodwork. Pantile roof. Balcony with timber balustrades and posts to right hand side and to a flat roofed extension to the side. Grey cobbled paving for parking is stark, though garden retained to left hand side with white picket fence. The uPVC windows were granted at appeal in 2018 provided they were white wood grain effect R9 (residence 9) Conservation Windows.



Address	Value	Designation
21 Leigh Park Road	Positive*	Article 4

Description

Two-storey house built in a group with Nos.15-19 and 23. The most altered of the group. Red brick ground floor is retained but first floor has been clad in inappropriate black timber cladding obscuring the mullions to the windows. Interlocking tile roof but rooflights have been added. Inappropriate uPVC windows. Flat roofed brick garage extension with timber doors and driveway to the front, neat privet hedge.



Building-by-Building Description

Address	Value	Designation
23 Leigh Park Road	Positive	Article 4

Description

Two-storey house built in a group with Nos.15-21. White rendered with false half timbering at the first floor, original windows with stained glass small panes to top on ground floor, interlocking tiles, replacement timber door plus door added to first floor on the west elevation with new steps up to top floor flat. Boundary wall lost but front area graveled rather than turned into parking.



Address	Value	Designation
25A and 25 Leigh Park Road	Neutral	N/A

Description

Identical detached houses, 1960s/70s, three storey, brick, timber clad 'cornice' and to balconies, flat roofed, timber windows with trickle vents, tarmacked area in front of garages, set back behind mature planting.



Building-by-Building Description

Address	Value	Designation
27 Leigh Park Road 'West Lodge'	Positive*	Proposed Article 4

Description

Late Victorian house set above the road and continuing the pattern of large detached houses along the north side of Leigh Park Road. A mature garden climbs up from the street above an original red brick wall, now part rendered, which is an important part of the streetscape that should be retained. White painted render, interlocking tiles, but mahogany effect uPVC windows have changed the character of the house. Flat roofed extension to left hand side, where on the frontage there is also a detached old garage with timber doors, and a stock brick retaining wall with a recess containing what is apparently a spring. Appears in a bad state of repair.



Address	Value	Designation
29 Leigh Park Road 'Gowan Bank'	Negative	Proposed Article 4

Description

A 1960s/70s house, extended excessively and now four storeys high with numerous added balconies, mostly functional with glazing in galvanised metal frames. The attic storey is clad in unattractive uPVC and makes the building out of scale with its surroundings, being prominent in long views, especially from lower down the hill. The balconies and ladders at this level give the house an industrial aspect. Untidy block paved car parking area to frontage, ugly blockwork boundary wall to the south. Planning permission has been granted for replacement of this house.



Building-by-Building Description

Address	Value	Designation
14-36 Leigh Park Road	Positive	Article 4

Description

A group of semi detached early-20th century houses designed as a group. All set below road level with steps down. Most have parking bays at road level, with the loss of parts of the front boundaries. Composition the same on all, mirrored for left and right with two-storey curved bay windows to centre of pair with door to outer edge of pair with small v-shaped oriel window above. Most have concrete roof tiles. Most have original windows apart from uPVC at No.22. The black and white paintwork on the windows is important to the character and appearance of the group. The ground floor windows have red tiled cills. The canopy above the front door at No.16 detracts slightly. Nearly all have very attractive and well maintained gardens, often with white picket fences at the boundary.



Building-by-Building Description

Address	Value	Designation
38 Leigh Park Road	Positive	Article 4

Description

Asymmetric early-20th century detached house. Painted render, although yellow stock brickwork with red decoration on chimneys suggests that the brickwork was originally exposed. The left side is set back and has two-storey curved bay windows. Windows are timber framed leaded casements and have curled iron window catches. Flat roofed projection above front door appears to be a later addition although window matches. Concrete roof tiles. Parking area parallel to the road hidden behind picket fence. Attractive white picket fence and gate at front with close boarded fence to garden.



Address	Value	Designation
Leigh Park Court	Negative	N/A

Description

Large block of flats out of scale with the street. Three storeys above road level and another below. Very stark appearance with grey brickwork and a flat roof. Some dirty brickwork. Bridge over void to main entrance. Well maintained gardens.



Building-by-Building Description

Address	Value	Designation
44 'Ellersley'	Positive*	N/A
46 'Oak Dene' Leigh Park Road		

Description

Early 20th century semi-detached pair. Dark red brick ground floor divided by a half-round brick string-course from the rendered first floor which appears to have survived as it was originally designed, with a rusticated quoin detail. Slate hipped roof. Front door recessed behind a wide brick arch. This has been filled in on No.44 with the addition of an outer door, which obscures a very fine original door. Oriel window above front door. Windows on both replaced with plastic. Wire baskets filled with stones are an inappropriate boundary treatment to No.46. Timber clad garage to side of No.46 is not entirely in keeping.



Address	Value	Designation
48 Leigh Park Road 'Sans Souci'	Negative	N/A

Description

An angular boxy four storey block of 1970s/80s flats in uniform bland red brickwork, with the top storey rendered. A separate three storey block lower down the hill. Dark brown boarded aprons below and above some windows. Basement parking.

Windows recently replaced in uPVC. The building is out of scale with its context, being excessively bulky, especially when seen from lower down the hill. Brick walls around it which could be softened by planting.



Building-by-Building Description

NEW ROAD

Address	Value	Designation
The Ship Hotel	Positive*	N/A

Description

Early-20th century Tudor style public house, false timber-framing, cream painted render, dark green painted brickwork to ground floor with dark green glazed voussoirs over windows, original timber windows with leaded lights, machine made tiles probably original. Timber porch to south side with tile roof. Boundary wall to south in poor decorative condition. Built on the site of the original Ship Hotel/Inn which dated from 17th century.

Currently vacant and ground floor windows boarded, though recently sold. Planning application (19/01540/FUL) granted for change of use to hotel.



Building-by-Building Description

Address	Value	Designation
Nos.1-4 New Road Eaton Villas'	Nos.1 and 2: Positive Nos.3 and 4: Positive*	Article 4

Description

Dated 1883. Originally stock brick with single storey canted bay window next to a recessed porch, with two sash windows above, but only No.2 is well preserved. No.1 has been rendered, Nos.3 and 4 have had their bays knocked together and balconies formed above them. Timber sash windows to Nos.1 and 2 and replacement versions to No.3. Inappropriate uPVC to No.4 and inappropriate uPVC French door to first floor of No.3. Slate roofs.

Front gardens neglected and could be improved. Boundary walls in need of maintenance and repainting.



Building-by-Building Description

Address	Value	Designation
5-7 New Road	Positive*	Article 4

Description

A terrace of three houses, c.1880, originally stock brick with red brick dressings but Nos.6 and 7 have brickwork painted, all with their windows changed to uPVC, slate roofs. No.7 has a flat-roofed porch to left hand side and modern oriel window to ground floor added. One added to No.5 as well, with shutters on the first floor. Replacement timber doors with pleasant stained glass and fanlight to No.5.



Address	Value	Designation
8-11 New Road	Positive	Article 4

Description

A terrace of four houses, with a lower roof line and round headed doors (none of which preserve their fanlights) and therefore probably older, third quarter of 19th century, with a cottage appearance. Originally stock brick but now rendered fronts apart from No.9. Timber sash windows, slate roofs. Timber doors, with small canopy added to No.10 which is not unsympathetic. Stock brick boundary walls (not painted) with engineering brick copings and picket gates.



Building-by-Building Description

Address	Value	Designation
11a-11b New Road	Positive	Article 4

Description

A stock brick semi-detached pair c.1900 in a secluded backlands development, barely visible from the road, slate roofs, No.11a with original windows, fancy bargeboards.

Not visible from road.

Address	Value	Designation
12 New Road	Positive	Article 4

Description

Leigh Villa House c.1900, of a rather reddish stock brick, projecting canted bay window rendered, dentil course at eaves and to bay window, timber(?) replacement sash windows, timber panelled door with fanlight, slate roof, picket fence above painted rendered wall.



Building-by-Building Description

Address	Value	Designation
12a New Road	Neutral	Article 4

Description

Victorian two-storey house but entirely encased in render, uPVC windows, concrete tiles. Timber stable style front door.

Front garden has been updated with wooden picket fence above yellow stock brick wall.



Address	Value	Designation
14 New Road 'Ray View Cottage'	Positive*	Article 4

Description

Attractive semi-detached cottage that has been extended out to the street and was probably once a shop, painted render, inappropriate uPVC sash window to ground floor which has oddly small proportions, with a balcony above with uPVC doors, new uPVC front door.



Building-by-Building Description

Address	Value	Designation
15 New Road	Positive*	Article 4

Description

Two storeys, semi-detached probably c.1900 but much altered since. Built to face Uttons Avenue. White painted with later balcony and tall plastic French windows at ground and first floor level on south side. uPVC windows and door on west side. uPVC porch added to rear, as well as flat roofed extension.

Attractive front garden but the black painted wrought iron railings are too tall and overly ornate.



Address	Value	Designation
21 New Road	Positive	Article 4

Description

A long narrow cottage with its narrow end facing New Road, on the south-east corner of Hadleigh Road, probably early 19th century. Ground floor pebble dashed, weatherboard above. Replacement timber sashes. Unusual timber framed bay window extension on south side with balcony above with timber balustrade. Conservatory to east side. Crazy paved parking area.



Building-by-Building Description

Address	Value	Designation
26-31 New Road 'Clarendon Place'	Positive	Article 4

Description

The name plaque on this terrace gives a date of 1855. Nos.30 and 31 were destroyed by a bomb in the Second World War and rebuilt. The houses are difficult to see owing to high hedges and shared private access routes. Roofs are low pitched, slate covered and hipped at either end. Originally yellow stock brickwork.

No.26 has cream render with replacement small paned top hung opening timber windows painted light green. The chimney has been coated with concrete. The solid timber door is good but needs painting.

No.27 has replacement timber windows that now has only plain glass and the replacement front door incongruously also has an inset fanlight. Shutters added.

No.28 has replacement plastic windows and applied louvred shutters but the façade is improved by a good glazed front door with leaded and stained decoration.

No.29 has timber sliding sashes with small Georgian style panes, with exposed brickwork. Porch added to front door.

No.30 was rebuilt after being bombed in the Second World War. The

brickwork has been rendered and the house has replacement windows: timber to the front (north) that would be improved by painting. The plastic windows to the south have a brown finish.

No.31 was also rebuilt after the bombing and again is rendered. It has applied shutters, finished pale blue and the timber sash windows are good. There is evidence of some structural problems to the west wall, which is held in place with wall ties. The slope beside appears to be slipping and the boundary wall between the slope beside the house and the steps up between Clarendon Place and New Court Terrace is leaning badly under the weight of displaced soil.



Building-by-Building Description

Address	Value	Designation
Methodist Church	Positive*	N/A

Description

Fishermen's Chapel. A two-storey rectangular hall bearing the date 1932, in poor decorative condition, and replacement powder coated aluminum windows are not in keeping. White painted render with brick details painted red. Timber double door with small glazing panes to upper part and fanlight over. Further double door to the right hand side. The downpipe is cast iron but the guttering has been replaced with plastic.



Address	Value	Designation
39-41 New Road	Positive*	Proposed Article 4

Description

Terrace of three cottages, c.1900, much altered. Inappropriate pebbledash render, unsympathetic uPVC doors and windows with two-storey bay windows added to Nos.40 and 41, poor railings and a satellite dish. The very tall retaining wall is oppressive and in poor condition. Re-rendering with smooth render, reinstatement of timber doors and sash windows, refurbishment of the boundary walls and replacement of inappropriate railings with sympathetic alternatives would enhance these properties.



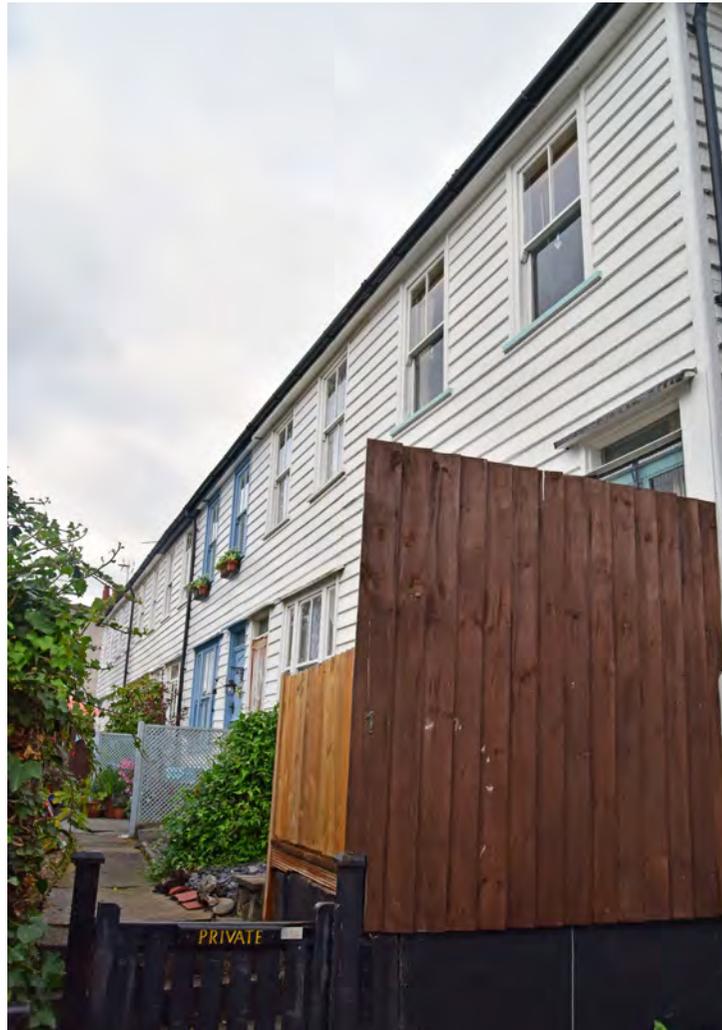
Building-by-Building Description

NORMAN PLACE

Address	Value	Designation
Norman Place	Positive	Locally listed Article 4

Description

A charming terrace of white weatherboarded two-storey cottages. Slate roofs, hipped at each end, yellow stock brick chimneys. White painted sash windows, of which few have been replaced.



Building-by-Building Description

NORMAN TERRACE

Address	Value	Designation
Norman Terrace	Positive	Article 4

Description

A terrace of late-19th century houses of stock brick construction with slate roofs. Only Nos.3, 4, and 7 have not been painted. Mostly original timber sash windows, tripartite sashes at ground floor, some are good quality replacement timber sashes. Timber front doors of various designs but sympathetic. Small canopies to Nos.5 and 8. Pleasant front gardens to most with red brick retaining wall to the street.



Building-by-Building Description

PLEASANT TERRACE

Address	Value	Designation
Pleasant Terrace	Positive	Locally listed Article 4

Description

Another weatherboarded terrace very similar to Norman Place, although with only one upper window per cottage instead of two. Several have had roofs recovered in different slates creating a rather patchy effect. Several windows have been replaced and No.8 has a flat roofed extension to the front, all of which have impacted on the uniformity of the terrace.



RAY COTTAGES

Address	Value	Designation
Ray Cottages	Positive	Article 4

Description

Nos.1-3 Ray Cottages are accessed via Uttons Avenue and are located behind No.25 along a narrow path. The front doors have half-round arches above them. Constructed in the 3rd quarter of the 19th century. All have retained timber sliding sash windows and have slate roofs. Nos.2-3 have been rendered but No.1 is still exposed stock brickwork.

Not visible at time of inspection.

Building-by-Building Description

SEA REACH

Address	Value	Designation
Sea Reach	Neutral	N/A

Description

At the corner formed by Leigh Hill and Cliff Parade there is a group of late-20th century houses, which although adjacent to Leigh Hill are accessed from a block paved close. These are large two-and-a-half storey detached properties, brick, with the top storeys in white weatherboard, several white balconies. The windows are mostly uPVC. The development is enclosed on Leigh Hill by a brick retaining wall with buttresses.



Building-by-Building Description

THE TERRACE

Address	Value	Designation
The Terrace	Positive	Article 4

Description

First appears on the 1922 OS map so must date from the early-20th century. A very attractive terrace in the Arts and Crafts style. Red machine made tile roof with a mixture of gables and chimneys. First floor rendered, ground floor red brick. Timber casement windows finished in black with small panes, usually three sets of 2x3. Long stretches of black painted rainwater goods are conspicuous but may mostly be original.

The Terrace faces up the hill away from the sea with shallow steps down to front gardens that have no formal division, making an attractive area.



Building-by-Building Description

Address	Value	Designation
No.15 The Terrace	Neutral	N/A

Description

Formerly one bungalow, now the site of a large modern new build house, which is set well back in large grounds and cannot be clearly seen from the street. White painted render with extensive large windows and glazed balconies. The impact on the Conservation Area, therefore, is minimal. The plot backs onto Leigh Library Gardens where high boundary walls would not be appropriate as this would block views out to the estuary.



Address	Value	Designation
No.14 The Terrace	Neutral	N/A

Description

Bungalow set back from the public highway and therefore not readily visible. Pitched slate roof. The plot backs onto Leigh Library Gardens where high boundary walls would not be appropriate as this would block views out to the estuary.

No photograph available.

Building-by-Building Description

UTTONS AVENUE

Address	Value	Designation
1-16 Uttons Avenue	Nos.5 and 13: Positive* All other properties: Positive	Article 4

Description

A row of modest terraced houses stepped up the hill, originally slate roof and stock brickwork. Most are now rendered apart from Nos.3, 5, 6, 8 and 11. No.6 has been painted white to the ground floor. Some very bad replacement uPVC windows at Nos.5 and, particularly, 13. A few others have been replaced in timber with inappropriate small Georgian style panes. The rest retain timber sash windows. Generally, timber doors with glazed upper panes and fanlights.

However, all of the properties look well cared for. Some roofs have been replaced but appropriately, with slate. Many of the roofs over the bay windows have been replaced in ill-matched plain tiles and No.15 has acquired a porch with a tiled roof over the front door. Nos.15–16 are wider than the others.



Building-by-Building Description

Address	Value	Designation
17-17a Uttons Avenue	Positive	Article 4

Description

A larger double fronted building unlike others in the street, now converted into two dwellings with two front doors in a recessed porch. Slate roof and a plain tile pitched canopy over the front door and the two curved bay windows. Flush casement windows on the first floor with a single horizontal glazing bar, those on the ground floor have top-hung lights with semi-obscured glass and small panes.



Address	Value	Designation
18-20 Uttons Avenue	Nos.18 and 19: Positive* No.20: Positive	Article 4

Description

Slightly more substantial than those on the other side of the road and probably later although with similar construction. The design is a single fronted version of No.17 with canopy, rounded bay and casement windows. Nos.19 and 20 remain unrendered. Original timber casement windows to all No.20 and ground floor of No.19. First floor of No.19 windows have been replaced with inappropriate louvered glass. Inappropriate aluminium window frames to No.18. All replacement timber doors.



Building-by-Building Description

Address	Value	Designation
21–24 Uttons Avenue	Nos.21 and 22: Positive Nos.23 and 24: Positive*	Article 4

Description

Very similar in appearance to those on the other side of the street, with canted bay and sash windows, although overall the houses are wider. All rendered apart from No.21. No.24 has a flat roof over the bay which extends over the front door, plus small paned sashes have been added. The bay has been altered with loss of the ornamentation that has survived on all the others. Timber sash windows to the rest. All replacement timber and glazed doors. Pink paint to No.23 is garish.



Address	Value	Designation
25 Uttons Avenue	Positive	Article 4

Description

A double fronted property that appears detached from the street but is in fact attached to No.3 Ray Cottages at the rear. Cream render has covered the bricks but the slate roof and chimney survive.

The windows have been replaced with sashes (double glazed?). Single storey mono-pitch roofed extension to the north but the small orangery to the south is an attractive feature with sunburst pattern glazing. Timber and glazed door with canopy over. There is some nice mature planting surrounding the southern end of the building.



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