

The Leas Conservation Area Appraisal

Working to make
lives better
www.southend.gov.uk



Southend-on-Sea: The Leas Conservation Area Appraisal

Contents

1.0 Introduction	3	5.0 Character Analysis	32
<i>Map A: Boundary</i>	4	5.1 Architectural Overview	33
1.1 What is a Conservation Area?	5	<i>Map H: Building Uses</i>	34
1.2 Aims of the Conservation Area Appraisal	6	5.2 Street by Street	38
1.3 Background and Methodology	6	5.3 Townscape	59
1.4 Overview and Location	7	<i>Map I: Townscape</i>	71
		5.4 Setting	72
2.0 Summary of Special Interest	8		
		6.0 Management Plan	74
3.0 Planning Framework	10	6.1 Introduction	75
3.1 The National Planning Policy Framework	11	6.2 Conservation Vision	75
3.2 Local Planning Policies and Guidance	12	6.3 Issues, Opportunities and Recommendations	76
3.3 Designations	13	<i>Map J: Proposed Boundary Changes and Locally</i>	
<i>Map B: Designations</i>	14	<i>Listed Buildings</i>	91
		6.4 Guidance on Alteration and Repair	92
4.0 History and Archaeology	15		
4.1 Archaeological Interest	16	Bibliography	97
4.2 History of the Leas	16		
<i>Map C: Chapman & Andre's Map 1777</i>	17	Appendices	98
<i>Map D: 1874 Ordnance Survey Map</i>	19	A: Building-by-Building Descriptions	99
<i>Map E: 1897 Ordnance Survey Map</i>	20	<i>Map K: Building Values</i>	100
<i>Map F: 1939 Ordnance Survey Map</i>	30		
<i>Map G: Building Ages</i>	31		

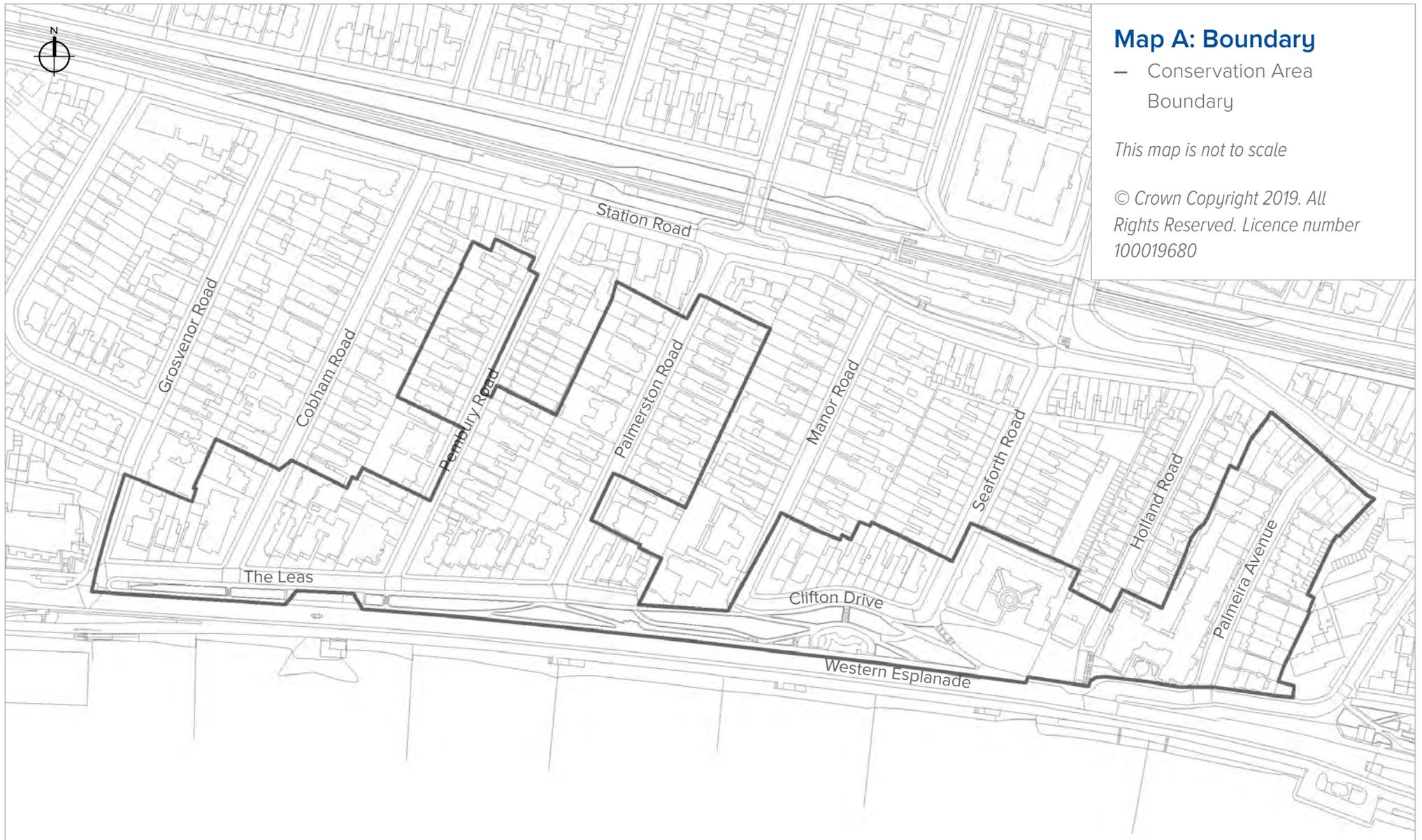
Section 1.0

Introduction

Map A: Boundary	4
1.1 What is a Conservation Area?	5
1.2 Aims of the Conservation Area Appraisal	6
1.3 Background and Methodology	6
1.4 Overview and Location	7



Introduction



Introduction

1.1 What is a Conservation Area?

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

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

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

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

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

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

Introduction

1.2 Aims of the Conservation Area Appraisal

1.2.1 This Conservation Area Appraisal:

- Identifies the area's special interest;
- Reviews existing Conservation Area boundaries;
- Assists the preparation of the emerging new Local Plan 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 Conservation Area Appraisal for The Leas updates the former document from 2008. 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 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 The Leas was first designated in 1981 and later extended, most recently in 2009 when the boundary was altered to include further properties on Pembury Road, Cobham Road and Palmerston Road. It was designated because of its mix of unusual house designs that take advantage of sea views, with attractive balconies and bay or 'bird-beak' windows. The Conservation Area displays excellent examples of late-Victorian/Edwardian seafront architecture. This Appraisal has reviewed the boundary of the Conservation Area and a small adjustment has been made to include No.22 Pembury Road in the boundary. The new boundary is shown on all maps in this Appraisal document. More detail about the changes can be found on Map J and paragraphs 6.3.52-6.3.54.

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

Introduction

1.4 Overview and Location

1.4.1 The Leas Conservation Area (shown on Map A) is located on the northern shore of the Thames Estuary, to the west of the centre of Southend. The southern end of the Area is orientated around The Leas and Clifton Drive and comprises terraced or semi-detached, sea-facing houses, sitting parallel to Western Esplanade further to the south. The Area also contains residential streets between Station Road and the coast, which sit on a north-east/south-west orientation. The Area is served by Westcliff Station to the north-east (just outside of the Conservation Area). Further along Western Esplanade, The Cliffs gardens lie to the east of the Area.

Section 2.0

Summary of Special Interest



Summary of Special Interest

- 2.1 The Leas Conservation Area draws historic interest from the development of Southend-on-Sea; as Southend developed and expanded in the 19th century, railway lines were erected connecting the town with its surrounding countryside and London. The Leas is directly related to the arrival of the second railway line to Southend in 1889 and the opening of Westcliff-on-Sea station by the London, Tilbury and Southend Railway in 1895. Most original buildings within the Conservation Area were constructed between 1900 and 1922 in response to this development in infrastructure. The Leas became a popular seaside destination for tourists, which at the time was well-served by a number of grand hotels.
- 2.2 The Leas also derives special interest from its suburban, seaside character. The streets are of generous width and the open aspect to the sea gives it a leisurely and spacious feel. The sloping nature of the Area facilitates good views of the sea from most places within it, in particular from The Leas and Clifton Drive. Good views of Southend Pier are particularly visible from the latter. Whilst the larger part of the Conservation Area is predominantly characterised by residential accommodation, the aspect at the east end is more lively and features restaurants, retail units and an ice-cream stand. Despite its proximity to the seafront, the green spaces between the buildings and the sea, as well as the wide Western Esplanade, create a feeling of slight separation from the coast.
- 2.3 The Area has a feeling of openness, despite having few green spaces, owing to the elongated nature of the Area, its proximity to the sea and the panoramic views afforded out to sea. The green space is primarily made up of sloping areas in front of Argyll House, Clifton Drive and a narrow strip of grass and hedge along the full length of The Leas. The green spaces that exist are important and should be protected, including the small front and rear gardens.
- 2.4 The Leas' architectural interest lies in its diverse range of architectural and decorative features, which are prevalent across the Conservation Area. Buildings facing the sea, such as The Leas and Clifton Drive, or corner dwellings often have particularly elaborate ornamentation. Whilst each street and certain individual houses have their own idiosyncrasies, there is a cohesion and unity across the Area through repetition of variations on the following features: red brick and render materiality, towers with lead roofs, double-height bay windows with decorative small-paned windows, gables and pediments, timber or wrought iron balconies and verandas, hanging tiles, ornamental window and door surrounds, decorative crest tiles, terracotta panels, decorative tiled front paths and stained glass. The Locally Listed Argyll House offers an interesting and alternative 1930s aesthetic with its uncompromising modernist design and sweeping horizontal curves. The attractive landmark building is prominent in views along Western Esplanade and Clifton Drive.

Section 3.0

Planning Framework

3.1	The National Planning Policy Framework	11
3.2	Local Planning Policies and Guidance	12
3.3	Designations	13
	Map B: Designations	14



Planning Framework

3.1 The National Planning Policy Framework

- 3.1.1 The *National Planning Policy Framework* (NPPF) came into effect in March 2012 and was most recently updated in July 2021. It establishes the planning principles that should underpin both plan-making and decision-taking, including to that these: *‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.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 2018: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

Definitions

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

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

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

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

⁰¹ NPPF, 2021, para.189, p.55

Planning Framework

3.2 Local Planning Policies and Guidance

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

3.2.2 Core Strategy (2007)

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

3.2.3 Development Management Document (2015)

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

3.2.4 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 As a Conservation Area, The Leas is a designated heritage asset in its own right. It also contains non-designated heritage assets, such as Locally Listed Buildings. There are no nationally Listed Buildings within the Conservation Area.

3.3.2 Further information on Southend's Locally Listed Buildings and Article 4 Directions can be found on the Council's website www.southend.gov.uk/planning.

Locally Listed Buildings

3.3.3 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 conserve them.

3.3.4 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.

3.3.5 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.

3.3.6 Nos.1–19 (odd) and 2–6 (even) Palmeria Avenue were proposed for designation as Locally Listed Buildings during the Appraisal process and have been added to the Local List. See maps B and J and paragraphs 6.3.48-6.3.49 for more details.

3.3.7 There are five individual or groups of Locally Listed Buildings within the Conservation Area. These are:

Address

No.21 The Leas

Ozone Cottage (No.20 Pembury Road)

Argyll House, Seaforth Road

Palmeira Mansions, Palmeira Avenue

Nos.1–19 (odd) and 2–6 (even) Palmeria Avenue

Planning Framework



Map B: Designations

- Conservation Area Boundary
- Locally Listed
- ▨ Locally Listed Building designated as part of this Appraisal
- Public Open Space

● Tree Preservation Orders (TPOs)

This map is not to scale

© Crown Copyright 2019. All Rights Reserved.
Licence number 100019680

Section 4.0

History and Archaeology

4.1	Archaeological Interest	16
4.2	History of the Leas	16
	Map C: Chapman & Andre's Map 1777	17
	Map D: 1874 Ordnance Survey Map	19
	Map E: 1897 Ordnance Survey Map	20
	Map F: 1939 Ordnance Survey Map	30
	Map G: Building Ages	31



History and Archaeology

4.1 Archaeological Interest

4.1.1 There are few known archaeological sites within or near to the Conservation Area according to the information contained in the Essex County Historic Environment Record, except for:

- A struck flint found to the north-east of the Conservation Area, on the west side of Whitefriars Crescent (SMR ref. 23035); and
- Several road barriers put in place during World War II on each of the principal roads in the area, which were part of a wider defence system installed throughout Southend during the conflict. They were removed after the War was over (SMR refs 20349 to 20354).

4.2 History of The Leas

The ages of buildings are recorded on Map G: Building Ages.

General History of Southend

4.2.1 The name 'Southend' was first recorded as 'Stratende' in 1309. It became 'Sowthende' and by the 18th century it had become South End. It was originally a small collection of fishermen's huts close to the shoreline about 500 metres west of the present Conservation Area, at the south end of lands belonging to Prittlewell Priory, 2km to the north. The settlement was within a scattered rural community with farmland extending down to the shoreline. On the gently rising ground about 500 metres to the north of the present Conservation Area was the moated manor house of South Church Hall, which dates from the 13th century.

4.2.2 The settlement remained very small and there was no significant interest in further development other than farming until around 1700 when it was discovered that the foreshore provided an excellent breeding ground for oysters. It is believed that a fisherman named Outing discarded some young oysters that were too small to sell onto the mudflats. A year later he discovered that the oysters had grown and subsequently leased a large section of the foreshore for oyster cultivation. Within a few years the whole of the foreshore from Hadleigh to Shoeburyness was being utilised for breeding oysters. This industry lasted until the beginning of the 20th century.

4.2.3 With this discovery and the growth of the London barge trade, the settlement began to expand. In 1767 the first brick buildings in South End were built – a row of fishermen's cottages at Pleasant Terrace (now demolished).

4.2.4 From the mid-18th century, the settlement also began to develop a new role. Sea-bathing for health became increasingly fashionable in England and new resorts were developed around the coast. Local landowners tried to exploit this fashion and attract visitors to South End with new accommodation in lodging houses, small inns and hotels. Initially, the modest, small resort catered mostly for local gentry but by the 1790s it was attracting people from London via new stage-coach services. Demand for accommodation appears to have exceeded supply and this may have been a factor in encouraging the development of New South End. The map on page 17 (Map C) shows the new settlement of 'South End' in 1777, which shows the site of the future Conservation Area to be undeveloped common-land or seashore.

History and Archaeology



Map C: Detail from Chapman and André's Map, 1777

History and Archaeology

4.2.5 In the 1790s a concerted effort was made to create a more exclusive and fashionable resort with the development of Royal Terrace at the top of the clay ridge to the west. This was intended to be the first stage of the development of 'New South-End'; the original settlement along the shoreline became known as 'Old South-End'. However, the new development failed to attract fashionable clientele and the main area of the resort remained in Old South End which spread along the shoreline facing onto a narrow stretch of common land separating it from the beach. One of the main problems was the difficult access by road and sea and during the early-19th century the resort appears to have catered mainly for local and less fashionable gentry.

4.2.6 From the mid-19th century, however, three factors changed the situation. Increasing wealth and leisure time for the middle classes (compulsory Bank Holidays were introduced in 1871), greatly improved access by rail and boat and the rise in popularity of excursions and holidays all helped to make Southend (as New and Old Southend together came to be known as from the early-19th century) an attractive destination, especially for Londoners. The first railway from London was completed in 1856 and the Pier (originally constructed in wood in 1829–1830), was intermittently improved and extended, and eventually rebuilt in 1889 with a brand new electric railway, the first of its kind on a pleasure pier, making an excursion to Southend an even more welcoming prospect. Southend's growth and popularity was acknowledged in 1892 when it became recognised officially as a town and its role as a seaside resort town was indicated the year after by its renaming as Southend-on-Sea. New attractions on the seafront were developed for visitors, along with new hotels and guesthouses. The seafront promenade was laid out and new housing spread over the surrounding area for people attracted to live permanently in the resort. The late-19th century was a boom period of growth and by the early-20th century Southend-on-Sea had become London's largest seaside resort.

History and Archaeology

Development of the Conservation Area

4.2.7 The first Ordnance Survey (OS) map of 1874 (Map D) shows the future Conservation Area characterised by open fields and hedgerows before it was developed in the later 19th century.

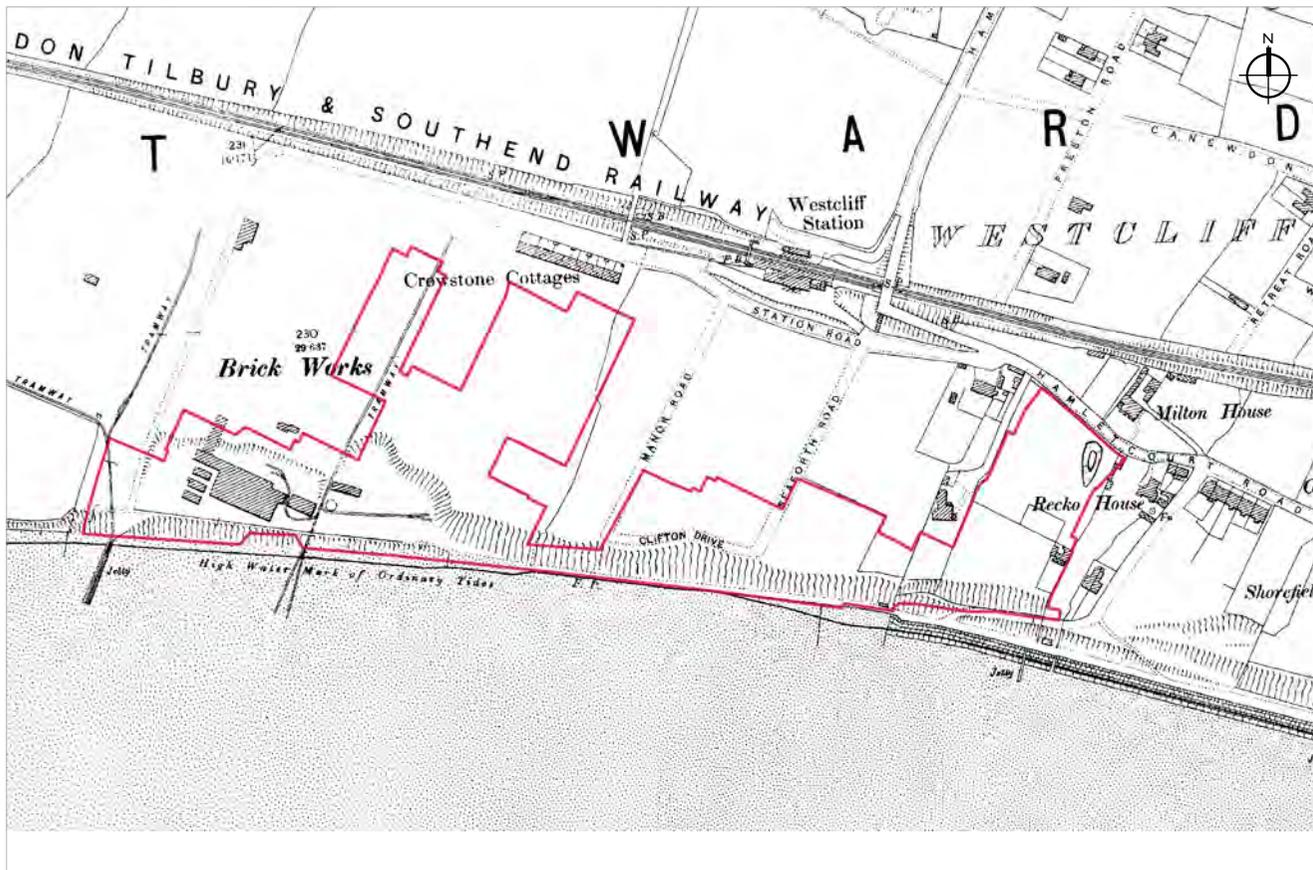


Map D: 1874 Ordnance Survey map © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

History and Archaeology

4.2.8 The streets around the Leas Conservation Area first appeared when the second railway line to Southend was opened in 1889. This triggered a period of rapid development and most original buildings within the present Conservation Area were constructed between 1900 and 1922. Development in the location that is now The Leas Conservation Area did not really begin until after 1895 when Westcliff-on-Sea station was opened by the London, Tilbury and Southend Railway. The OS 2nd edition map of 1897 (Map E) shows

only the railway station and the outlines of Station Road, Manor Road, Clifton Drive and Seaforth Road, although no houses are yet indicated. In the western part of the Conservation Area development had not yet begun and the brickworks was still in existence surrounded by a modest network of tramlines and a track leading towards Crowstone Cottages, located north of the Conservation Area, near the railway station.



Map E: 1897 Ordnance Survey map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

History and Archaeology

- 4.2.9 The orientation of the houses along the seafront is distinctive, as they do not face the road squarely but instead are built at an angle to the sea, facing roughly south by south-west. It appears that the streets follow the hedge lines of the fields shown in the first two OS maps and it is possible that this dictated the line of construction. Certainly, some of the old postcards of the area depict some venerable trees that are considerably older than the houses.
- 4.2.10 From the opening of the second railway line, the area extending from Palmeira Avenue to the west end of The Leas experienced a rapid period of development between 1900 and the 1920s, transforming it from a rural backwater to a smart suburban area featuring substantial homes and elegant hotels including the Overcliff Hotel and the Palmeira Towers Hotel, both now demolished. The following historic photographs and postcards show general views of Westcliff-on-Sea and The Leas. The quantity of hotels and number of visitors pictured enjoying the seafront views show its importance as a seaside resort in the early-20th century. Although many villas have remained, the Area has seen significant change owing to modern alterations, altering the character of Westcliff. A number of hotels have been demolished and the sites redeveloped for modern buildings (some of which are insensitive), otherwise trees have been lost, windows replaced, towers removed and dormers added. The close relationship between the Conservation Area and the seafront has also been visibly diluted by the busy traffic on Western Esplanade.

History and Archaeology



This photograph shows Clifton Road just west of its junction with Seaforth Road. Clifton Road was one of the first streets to be developed in the Conservation Area and its outline reflects the natural topography of the land. Whilst most of the villas remain, the marked difference is the absence of the characteristic building on the projecting land in the distance. This was replaced by the existing, intrusive Overcliff block of flats, which owing to its insensitive and overbearing scale, has a detrimental impact on the Conservation Area. Whilst many of the original boundary walls and gardens remain, there is a stronger presence of young trees along the street in the historic photograph.



The same view in 2019

History and Archaeology

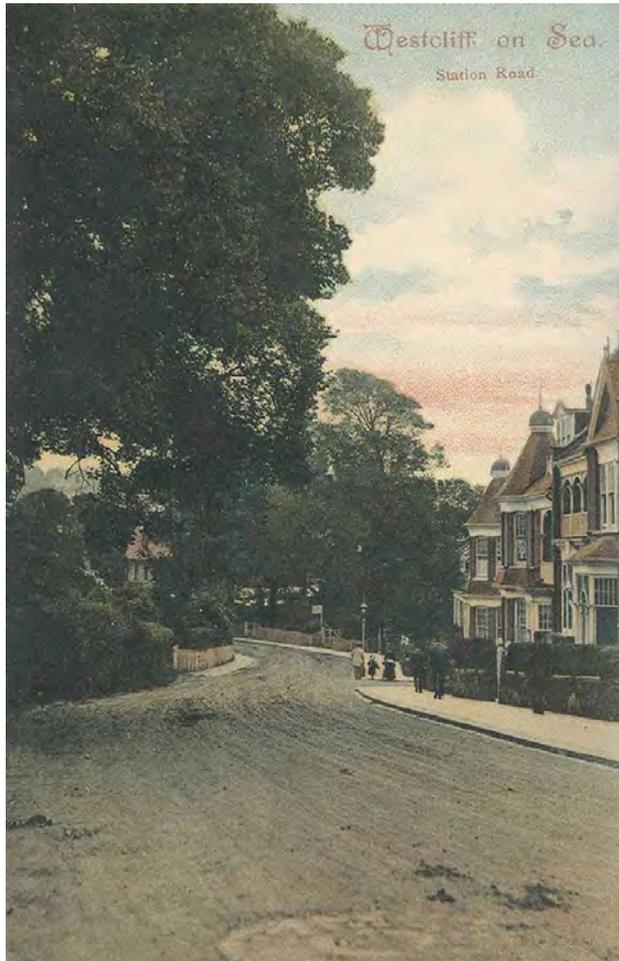


This image shows Nos.4–7 The Leas; whilst No.4 remains (although the turret has lost its tower roof), Nos.5–7, formerly the Mount Liell Hotel, have since been substantially remodelled as modern apartment buildings, which hark back to the style of the hotel. The balustraded structure appears to be some kind of retaining wall to The Leas road, where there is now a restaurant.



A similar view in 2019

History and Archaeology



This postcard (c.1906) shows Station Road just before its junction with Palmeira Avenue; the view is just recognisable today although the turret tower roofs and gable ends have been removed, whilst flat-roofed dormers have been installed and most original windows (except those to No.1a) have been replaced with uPVC units.



The same view in 2019

History and Archaeology

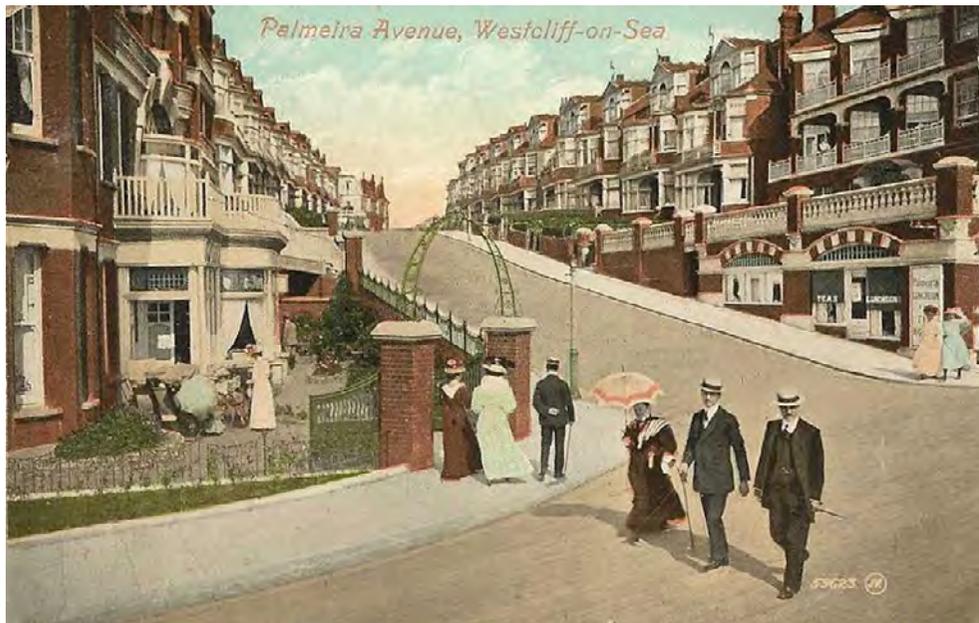


Postcard showing The Leas in the early 1900s; certain houses have been removed and replaced by modern apartment blocks with their own balconies and dormer windows, for example the second in on the left which formerly had two pitched roof dormers at attic level. A century ago the street scene was far less cluttered, as it is today by car parking and therefore the earlier Leas benefited from greater interaction with the seafront.



The same view in 2019

History and Archaeology



This postcard shows fashionably dressed ladies and gentlemen strolling down Palmeira Avenue, at its junction with Shorefield Road. Whilst the former apartment buildings on the right-hand side, including ground floor restaurants and shops, still remain, Palmeira Towers Hotel on the left-hand side, no longer exists. Having been demolished in 1978, it was replaced by the sensitively scaled and detailed Homecove House old age peoples' flats.



The same view in 2019

History and Archaeology



This image of Western Esplanade shows the former Palmeira Towers Hotel in the distance, the hotel was demolished in 1978. The relationship between the seafront, Western Esplanade and The Leas is much more apparent, today this is eroded by parked cars.



A similar view in 2019



This image shows The Leas in the early-20th century; it illustrates the presence of avenues of young trees lining the street creating a leafy and relaxed street scene. The soft buffering provided by the trees, along with the grassed slope, breaks up the hard landscaping of the roads.



The same view in 2019

History and Archaeology



This image shows the seafront in the early-20th century filled with visitors enjoying the sea air on Western Esplanade.



A similar view in 2019



This image shows the seafront in the early-20th century filled with visitors enjoying the sea air and the views out to sea over the sun-shelter.

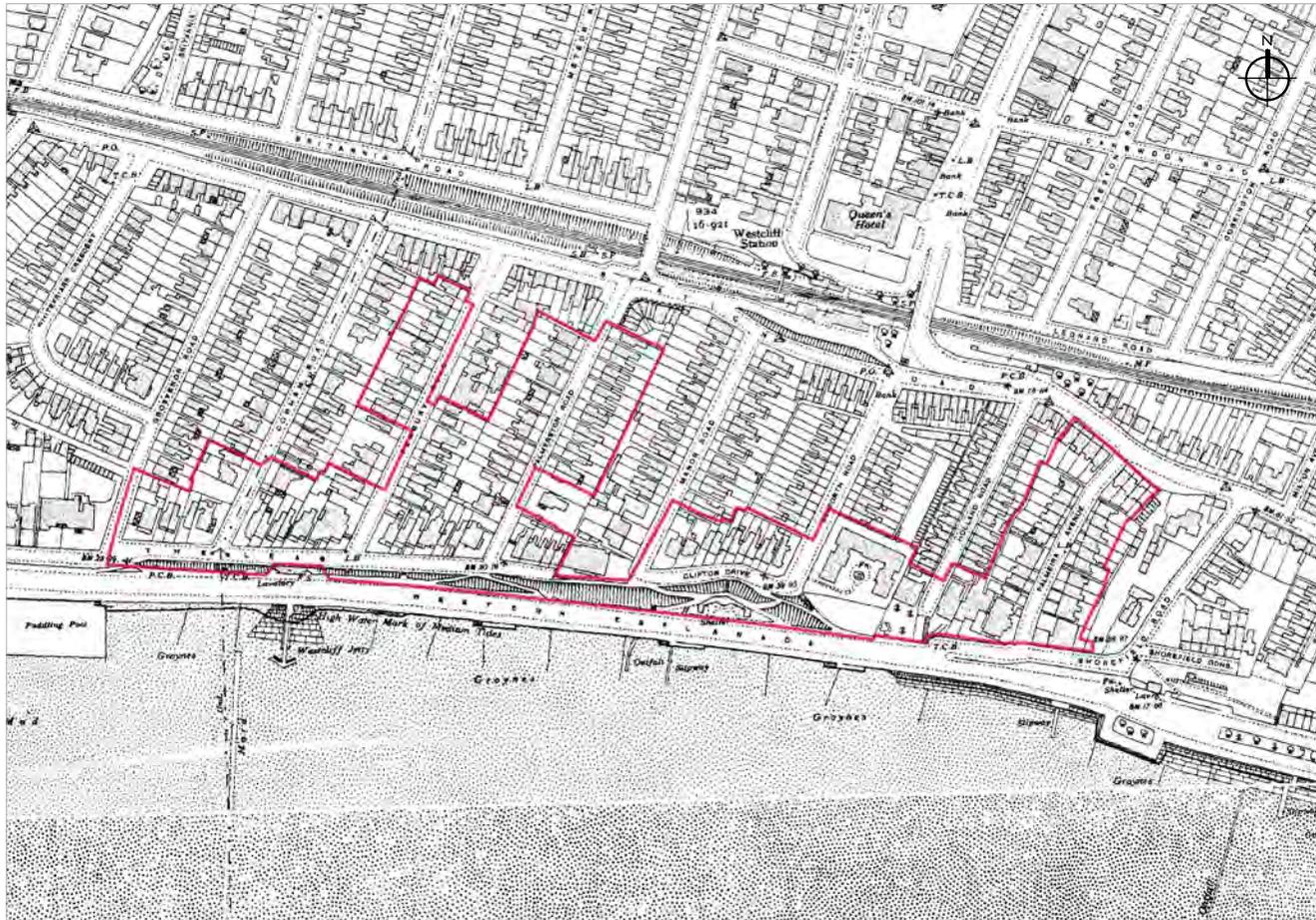


The same view in 2019

History and Archaeology

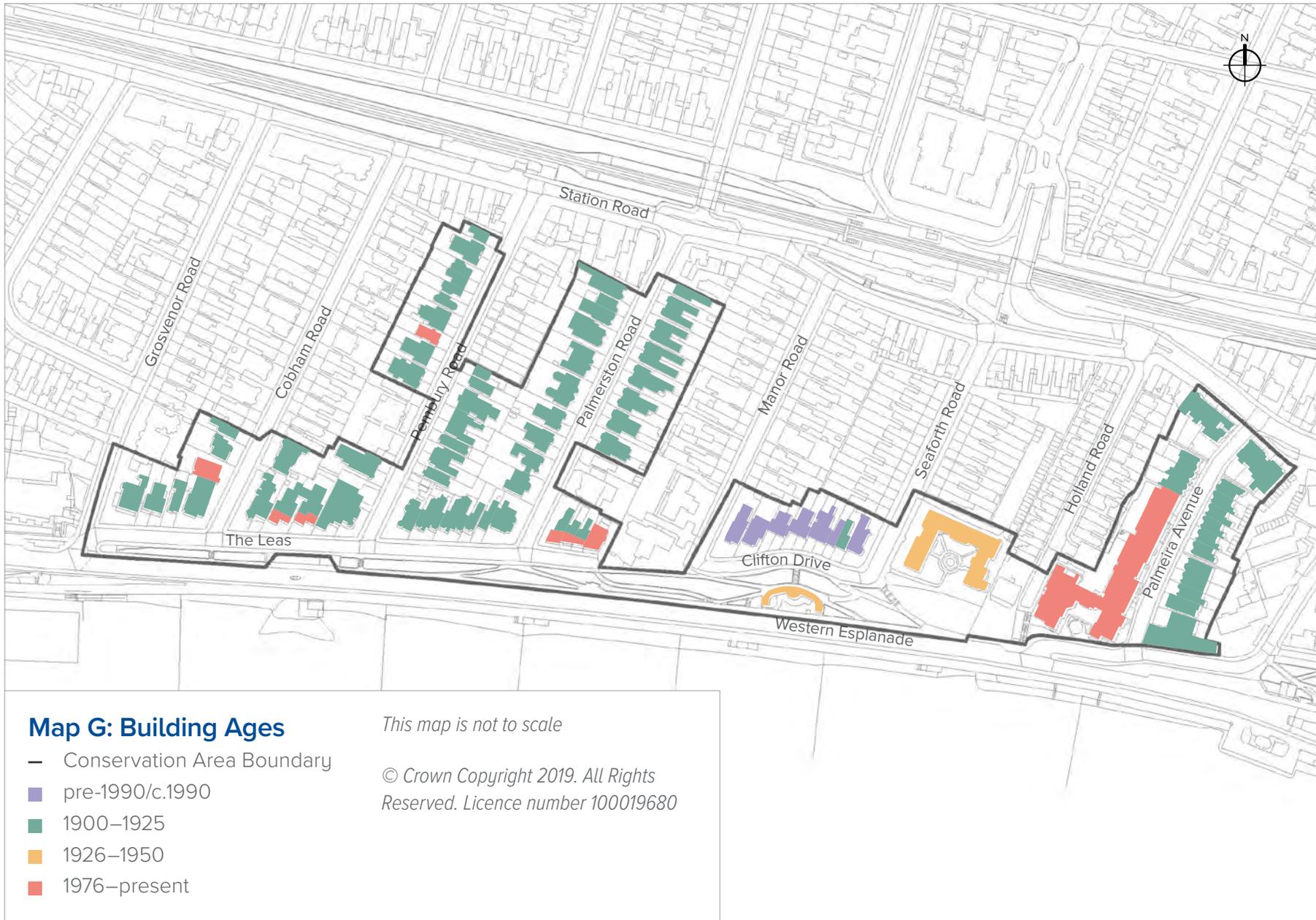
- 4.2.11 The original buildings that made up the Conservation Area were largely built between 1895 and 1910, with the earliest phases concentrated to Clifton Drive, Manor Road and Seaforth Road, the streets closest to Westcliff railway station. The development subsequently spread along as parcels of land were auctioned off to developers and sold into private ownership. The houses built had varied designs and materiality but were united by variations on common features such as turrets, towers, pitched roofs, gable ends and dormer windows, balconies, verandas.
- 4.2.12 Argyll House was built in 1937. It was designed by Howis and Belcham and is in a completely different architectural style from the original buildings in the Conservation Area. It is built in the curvy modernist Art Deco aesthetic featuring long horizontal lines in white rendered concrete with the numerous balconies, a flat roof and generous fenestration typical of the period. It is described in the 2007 edition of Pevsner's *Buildings of England* as "*A large block of flats with streamlined balconies and curved corner windows*".
- 4.2.13 The 1939 OS map (Map F) shows a marked development from the sparsely populated late-19th century OS maps; the roads indicated earlier had been developed with terraced or semi-detached pairs of houses and the area had expanded away from the station to the west with housing developed along Palmerston Road, Pembury Road and Cobham Road replacing the former brick works, as well as to the east along Holland Road and Palmeira Avenue. Immediately to the south of the Area, the Western Esplanade had been built, connecting the Conservation Area and the seafront. The natural gradient of the land, inclining steeply towards the sea was retained, and remains today, as steep grassy slopes.
- 14.2.14 Later developments were largely as a result of the reduction of tourism to the area throughout the century, which resulted in many of the buildings which had been used as hotels becoming redundant, including Palmeira Towers and the Overcliff Hotel. The sites of these grand hotels are now occupied by blocks of flats, built in the later part of the 20th century, including Homecove House, Crowstone Court, the Overcliff tower block apartment buildings and Stangate Flats.

History and Archaeology



Map F: 1939 Ordnance Survey map. © Crown Copyright 2019. All Rights Reserved. Licence number 100019680

History and Archaeology



Section 5.0

Character Analysis

5.1	Architectural Overview	33
	Map H: Building Uses	34
5.2	Street by Street	39
5.3	Townscape	59
	Map I: Townscape	71
5.4	Setting	72



Character Analysis

5.1 Architectural Overview

- 5.1.1 The urban setting of the coastal settlement of The Leas has a seaside, residential character with a shared palette of materials and decorative features recurrent across the Conservation Area. This mutual character is coloured by each streets' idiosyncrasies. This section, therefore, provides an architectural overview of the Conservation Area, capturing its variety yet also its cohesion, before breaking the Conservation Area down on a street by street basis.
- 5.1.2 The buildings are almost entirely residential, now mostly of multiple occupancy with a small proportion, largely at the west side of the Conservation Area, still in single occupancy. There are a few commercial (restaurant and hotel) buildings dispersed between the dwellings, many fewer hotels than originally. A couple of buildings are vacant and in need of a viable new use. Uses are shown on Map H.

Character Analysis



Map H: Building Uses

- Conservation Area Boundary
- Residential – Single Dwelling
- Residential – Flats
- Care Home
- Hotel

- Restaurant/Cafe
- Vacant

This map is not to scale

© Crown Copyright 2019. All Rights Reserved. Licence number 100019680

Character Analysis

- 5.1.3 The buildings are generously proportioned, generally two or three storeys with an attic storey differentiated by gable or dormer windows, although many buildings at the east end are of much grander proportions. There are several larger scale buildings in the Conservation Area, for example Argyll House, and both the original and modern buildings along Palmeira Avenue, which are up to eight storeys tall.
- 5.1.4 The buildings tend to be grouped in terraces. On the sea-facing part of the Conservation Area they are built at an angle to one another so that the building line looks like a staggered zig zag but on the side streets the buildings face the road squarely. Nearly all houses have at least one gable facing the street and the façades of most buildings are lively with several different style elements on each.
- 5.1.5 The materials and details in the area are generally harmonious. Materials make an important contribution to the character of the Area and an understanding of them is essential to protect its special interest. Many houses combine different materials as a decorative feature. The most prominent materials are red brick and white render, often employed together in the form of banding. Other materials include hung tiles, terracotta relief, white painted windows and joinery and red tiled roofs. Timber is also used to embellish gables in the form of half-timbering or weatherboarding. Over time the primary materials that form the character of the Area have become less prominent as other materials have been introduced. The most obvious of these is yellow stock bricks, which originally seem to have been confined to only one or two buildings. Another modern alteration to the original materials includes the application of pebbledash or other render/paint.

General materials palette

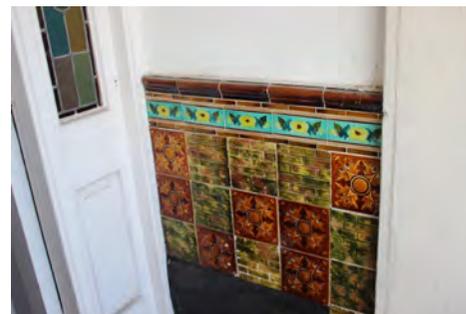


Character Analysis

- 5.1.6 The buildings are united by numerous eclectic architectural features and decorative details, some particular to street corners, sea-facing dwellings or simply recurring across several different streets. The original designs for the houses often had asymmetric façades with a tower on one side, in particular at corner dwellings, and bay windows or a balcony on the other. The roof line is enlivened by pitched roofs with fanciful gables and triangular pediments, as well as crested ridges and bargeboards. Many properties have pitched roof dormers which add further interest to roofscapes, particularly on Palmerston Road and Palmeria Road (see sections on those roads for more details).
- 5.1.7 Historically, fenestration comprised sash windows with multi-light upper panels; they also featured extensive stained-glass. The designs feature many intricate details, often in terracotta or stucco. This is particularly apparent on corner dwellings or else is concentrated in the bands between different floors, on pediments and around doors and windows. The asymmetry of the designs owes a debt to the contemporary Arts and Crafts movement, as do the intricate decoration, carving and stained glass, although the fussiness belies an adherence to more established Victorian tastes, as might be expected from the comfortable, established people at which these developments appear to have been aimed. Certain original doors remain, which are timber with stained glass panels; some porches retain their glazed tile dado panels.

Character Analysis

General decorative features palette



Character Analysis

- 5.1.8 Front gardens behind garden walls are a distinctive feature. Within the gardens there are several surviving intricately tiled front paths leading to front doors, which are a characterful feature of this period. In contrast to the pretty intricate details on the houses, boundary walls to gardens are typically rustic, built in a 'grotto' style of large pieces of fused misshapen bricks, the rejected waste from the brick-making process. These were arranged unevenly to simulate dry stone walling. Old postcards suggest that this boundary treatment may have been deliberate to emphasise the rural atmosphere of the suburb.
- 5.1.9 Extensive tree planting on both sides of most streets and wide thoroughfares with generous pavements also help to give the area a relaxed 'countrified' feel.



Original boundary wall

Character Analysis

5.2 Street By Street

The Leas



Character Analysis

5.2.1 The Leas is an attractive row of elegant terraced or semi-detached houses. The street was originally lined with trees, which must have added considerably to its charm. Almost all the houses were built individually for private clients by architects; few of the buildings appear to have been built speculatively. Owing to its sea-facing location and its interaction with Western Esplanade, the houses along The Leas are some of the grandest in the Conservation Areas and, therefore, exhibit an array of architectural features and decorative detail, including corner towers with lead roofs benefiting from dual aspect, diverse gable designs, timber balconies and verandas painted white, grand staircases and ornamental door surrounds. Although certain houses have undergone alteration, this is one of the best-preserved and most prominent areas in the Conservation Area. The majority of the houses appear to retain most of their original features and the changes that have been made are, for the most part, discreet and of little negative impact.

5.2.2 Just over half of the houses on The Leas retain original gardens and/or brick boundary walls or hedges or gate pillars, which is a good proportion of survival relative to the rest of the Conservation Area. The retention of sensitive boundaries, boundary enclosures and garden greenery is more common at the eastern half of The Leas and the very western end.



Retained boundary walls and gardens

Character Analysis

5.2.3 Grosvenor Court is a very fine red-brick building in a style very typical of the Conservation Area, built in 1901–1902. It has lost some original features, for example the tower had a fine pointed roof in the original design, many of the windows featured stained glass and the attic rooms had arched windows to light them. The building is largely unharmed by modernisation as the bricks remain unrendered and

the terracotta decorative panels survive in many places. Fine stained glass is still in place in the front door and its fanlights, as well as in two windows on the same elevation: one to the left of the porch and the other directly above it. The retrospective addition of ornate wrought iron balconies is not detrimental to the appearance of the building as they are in the same elaborate style as the house itself.

Grosvenor Court in the late-19th/early-20th century when it still retained its original conical roof on the turret, timber sash windows and timber balconies



Grosvenor Court

Character Analysis

5.2.4 Mount Liell Court East and West appear to be entirely modern in their design, yet historic postcards, showing their distinctive roof design, and historic maps, which show their original footprint, imply that the original building structure still exists, albeit with extensive alteration works.



Two of the Mount Liell Courts buildings before extensive renovation



Mount Liell Courts

Character Analysis

5.2.5 Nos.2 and 3 (1905) and the southern facing elevation of Palm Court is almost unrecognisable as an old building, let alone a coordinated design. Numerous balconies and extensions have been added and these have altered the original elevation completely. This is exacerbated by the problem of piecemeal addition which means that the changes have each been made to only one of the houses rather than to all, so that the elevation no longer reads as a whole. The only surviving evidence of the original design are the pilasters of the ionic colonnade that survive on the ground floor of the sea-facing elevation.

5.2.6 The road is negatively impacted by the enormous block of flats, The Shore, which sits within the immediate setting of the Conservation Area to the west.



The sea facing elevation of Palm Court is almost unrecognisable as an historic building

Character Analysis

Cobham Road

5.2.7 Only the southern end of Cobham Road is included in the Conservation Area. The buildings are generally detached although Nos.15 and 16 The Leas are semi-detached and No.2 Cobham Road is part of a semi-detached pair. They are in good condition and retain a number of original features such as detailed cornicing, timber sash windows, ridge tiles and decorative bargeboards. They are also distinctive for their corner towers, bay windows, dormer windows and balconies or verandas. What is particularly noticeable is that all of the houses sensitively retain original gardens and red brick wall boundary enclosures. No.1 Cobham Road, which occupies a corner position, is an extremely large building that may have originally been two buildings; its primary façade faces The Leas.



Good survival at Cobham Road

5.2.8 Cobham Lodge Hotel is a large building currently in use as a hotel. There appear to have been a number of additions to the property, presumably to create more guest accommodation and amenities, including a conservatory and garage. These are found to the side/rear of the property and do not significantly detract from its overall appearance or quality.



Cobham Lodge Hotel

Character Analysis

Pembury Road

- 5.2.9 Pembury Road is an interesting street, with a range of architectural styles apparent. It appears that there were originally a number of different landowners and architects involved in the development of the street, which was largely built between 1902 and 1915.
- 5.2.10 Like others in the Conservation Area, Pembury Road has suffered from the closure of a number of hotels originally located within the street. This opened up several sites for development, including the former Cumberland Hotel (Nos.7–9) and the former Erlesmere Hotel (Nos.24–32), which have both been redeveloped as modern apartments and are not included in the Conservation Area. The latter development has been designed to imitate semi-detached pairs of houses so preserves some rhythm within the streetscape that forms the setting of the Conservation Area, though the designs lack the detailing and good proportions of the historic buildings.
- 5.2.11 The houses have many of the characteristic features of the Conservation Area such as the combination of render and brick, timber porches, double-storey bay windows, decorative gables, ornamental ridge tiles and corner towers. The street is negatively impacted by the prevalence of uPVC window units, as well as excessive street wiring and satellite dishes. The street has been particularly impacted by the loss of original front gardens and boundary enclosures and their replacement with harstandings and driveways, owing to the division of houses into flats and the increased need for car parking.



Pembury Road

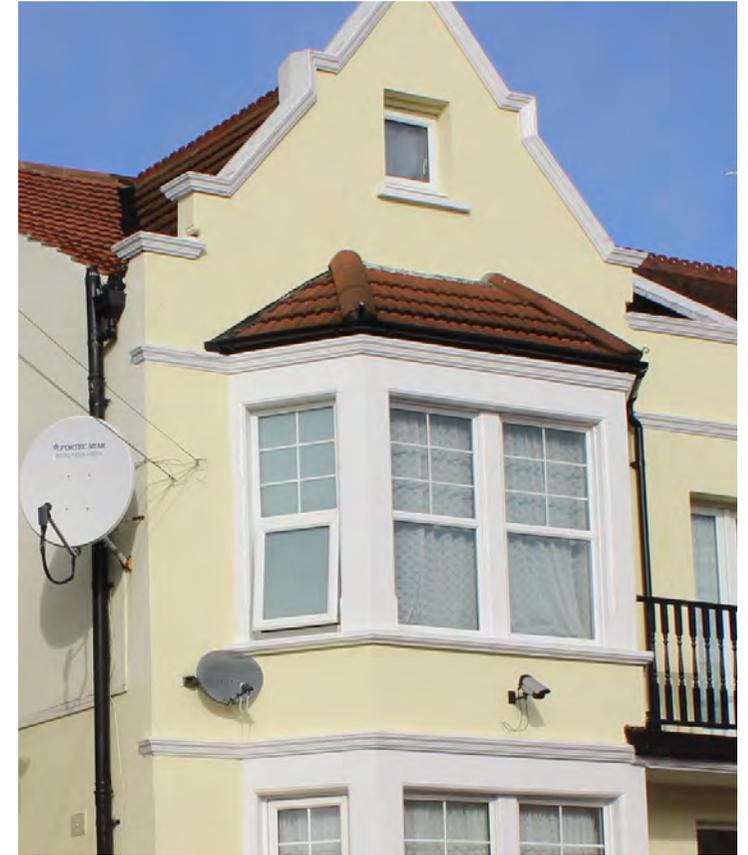
Character Analysis



Good quality original features on Pembury Road, including a double height bay window, leaded and stained glass windows and timber balustrades



Poor quality forecourt parking on Pembury Road



Unsympathetic uPVC windows and satellite dishes on Pembury Road

Character Analysis

5.2.12 No.2 Pembury Road displays all the positive features that are typical of the Conservation Area. It is built in red brick with white painted joinery; it has double storey bay windows, turrets and a balcony. The house has an ornate plaque on the chimney to the right of the front door that reads 'Goodrington 1901'.



No.2 Pembury Road

5.2.13 No.20 Pembury Road (Ozone Cottage) was designed by Parker and Unwin in 1934 for Dr H.V. Knagg and retains its original character. Built in the Arts and Crafts style, it is a small and well-formed property that is unique in the street and has a positive impact on the Conservation Area.



20 Pembury Road (Ozone Cottage)

Character Analysis

Palmerston Road

5.2.14 The north end of Palmerston Road contains a number of blocks of rendered properties built in a similar style with two-storey bay windows, recessed porches, Arts and Crafts style or Classical gables or pediments. Some original doors remain with coloured glass lights, particularly at the north end of the road. Towards the south end and the junction with The Leas, there is more variety in materiality and design. No.1 features an enormous three-storey bay, clad in half-timbering, with a large gable and No.3 has a corner tower and a round-arched veranda. Both these were built by J.E. Finer and were gradually added to in the first few years after their initial construction until they were eventually joined together in 1907. Both buildings are substantial and elegant and their designs seem to have survived largely.



No.1 Palmerston Road



View south down Palmerston Road (note distinctive dormers to buildings on right-hand side)



No.3 Palmerston Road

Character Analysis

- 5.2.15 A number of the houses along Palmerston Road have suffered from the cumulative effect of unsympathetic modernisation and the loss of original windows. The road is particularly negatively impacted by the removal of historic gardens and boundary enclosures to make way for further car parking.
- 5.2.16 Palm Court appears to be the Palmerston Road-facing part of the original block that made up Nos.1–4 The Leas. Its former rather grand character has all but disappeared after replacement of windows with uPVC, copious pebbledash rendering to the exterior walls and very unsympathetic alterations to the sea-facing elevation.
- 5.2.17 Nos.13–27 (odd) Palmerston Road were built as a block for a Mr T. Sloman. The block contained three semi-detached pairs (Nos.13–15, 17–19, and 23–25) and two detached properties (No.21, a larger property in the middle of the block, and No.27 at the northern end of the block). Nos.19, 23 and 25 have detailed mouldings above a dormer on the second floor, which are unique to the Conservation Area, and while this does not appear to have been replicated at Nos.13, 15 or 17, adjacent properties do contain it suggesting that these were designed by the same architect. The 'bird-beak' pointed central window windows in some of the bays are also an interesting feature which enlivens façades. The style of the cornicing to these properties on Palmerston Road matches those found on a number of properties on Palmeira Avenue, and together these contribute to the grandiose character of the area.



Nos.21–27 Palmerston Road

Character Analysis

Clifton Drive and Manor Road

5.2.18 Clifton Drive was, along with Seaforth Road and Manor Road, one of the first streets in the Conservation Area to be built, with many of the designs being approved by the County Surveyor in 1895–6. It is built along a gentle curve overlooking the sea and was originally lined with trees. The sun-shelter below, which seems at first glance to be an integral part of the design, did not in fact appear until the 20th century. The houses are largely individual in design, having been built for specific clients, unlike the speculative development of Palmeira Avenue. Houses or pairs of houses tend to have their own unique ornamental window or door surrounds, some with simple pilasters, others with foliate capitals.

5.2.19 The house on the corner, Barton Towers, has a tower which retains its lead roof. Certain terracotta panels have been painted white. Double floor bay windows are typical, although there are also houses with no bay windows, which instead feature gable ends. White rendered walls (historically the walls were un-rendered brick) and slate roofs are dominant, however, a range of materials is used for ornament such as half-timbering, terracotta, slate and hung tiles.



Nos.8 (left) and 9 Clifton Drive (right)



The lead roof surviving on the corner tower of Barton Towers, Clifton Drive

Character Analysis

5.2.20 No.9 Clifton Drive is slightly taller than its neighbouring buildings; this can be explained by its slightly later construction date relative to the other buildings on the street. It was built for John Harrold in the first few years of the 20th century. The original design featured an ornate corner balcony, elaborate details around the windows and a metal sloping roof to the left of the front elevation, all of which unfortunately have now been lost.

5.2.21 Nos.2–3 are also taller than their eastern neighbours and feature more elaborate decoration. These were designed for M. Kirkham by W.Y. Hobbiss. The design was submitted in March 1896 and plans, elevations and sections all survive. The original front elevation was very different from that which survives. The rectangular double height projecting bay windows were originally topped with a decorated pediment with small finials on each corner. The windows in the bays had ornate mullions, there was ornate decoration above all the windows and there were decorative panels between the windows on the ground and first floors. Much of this ornament has been lost or painted over. The front doors had pilasters with foliate capitals. Above the front doors were small independent balconies that have now been replaced by a much larger balcony that stretches between the two bay windows on the first floor.



Nos.2 and 3 Clifton Drive

Character Analysis

5.2.22 Many of the houses along Clifton Drive have suffered from the cumulative effect of unsympathetic modernisation with the loss of most original windows and replacement with inappropriate uPVC units. Original balconies have also been lost and more spacious modern balconies have been introduced to maximise sea views. The most extreme example of this is No.1 Clifton Drive. The original design featured many of the typical details of the other buildings in the Conservation Area, but the result of the many changes to the building has been a complete loss of features and a building that appears almost brand new. In comparison to the other streets in the Conservation Area, although the street has suffered from some replacement of former gardens and boundaries with insensitive hardstandings and driveways, a good proportion of gardens and good boundary enclosures remain.

5.2.23 The appearance of Clifton Drive has not been helped by the deterioration of the street-scene with the loss of all trees, some rather uninspired street furniture and many parked cars on both sides of the road, which detracts from both the sea view and the original architectural character.

5.2.24 The sun-shelter on Western Esplanade is a splendid inter-war red brick and stone structure which curves gracefully around a pretty green space. Its flat roof provides a platform giving excellent sea-views from just below Clifton Drive. Its elegant design makes a strong contribution to the local street scene.



The Sun Shelter



Character Analysis

5.2.25 No.2a Manor Road, named 'Clifton Lodge', was built in 1896 for Emma Wood by the architects and surveyors Burles and Harris, who were prominent architects in the local area at the time. It is actually built in line with the houses on Clifton Drive and resembles its neighbour No.1 Clifton Drive closely in terms of scale and exterior appearance. The aesthetic significance of the building is detracted by modern alterations, including the modern balcony and uPVC windows. No.2 Manor Road is located to the rear of No.2a, facing onto Manor Road itself. To the rear of the plot is an attractive two-storey garage, brick on the ground floor and with timber effect and plaster above. This building was designed originally as a stable in 1895, as can be seen clearly from the surviving stable door to the side and the original plans in the Essex Record Office. Curiously the design was approved by the County Surveyor two months before the design for the house it was built to serve was submitted.

5.2.26 The setting of Clifton Drive and Manor Road is negatively impacted by Overcliff Tower flats at their junction; these tower blocks were built to fill the gap left by the splendid Overcliff Hotel, demolished in the early 1970s.



Nos.2a and 2 Manor Road

Character Analysis

Seaforth Road and Holland Road

5.2.27 The only two buildings on Seaforth Road within the Conservation Area are Barton Towers and Argyll House. Barton Towers was designed by Wylson and Long of The Strand, Middlesex for Oswald C. Wilson of London, in 1896. It is typical of the character of the Area with its tower, mix of red brick and render and pretty Jacobethan style detailing above the front door.

5.2.28 The Locally Listed Argyll House presents a complete contrast to the other buildings in the Conservation Area, yet the quality of its design (and its good condition) secures its status as a landmark building and a distinctive asset to the street-scene. Its white rendered concrete is relieved by cream painted bands, elegant white painted

metal balustrades, numerous curved windows and French windows leading to the balconies. The original corner windows were made of curved glass which wrapped around the corners of the building without vertical glazing bars to interrupt the horizontal lines. The majority of these have been changed and the new ones are, without exception, made of flat glass and most have vertical glazing bars that destroy the lightness of touch of the original design. Most of the metal windows have been replaced by uPVC units; this again disrupts the coherence of the original design, nonetheless it is still a striking building and a positive contributor. The gardens around Argyll House are still well maintained and the building remains in an apparently good overall state of repair.



Barton Towers south elevation



Barton Towers east elevation with Jacobethan style doorcase



Argyll House

Character Analysis

5.2.29 Crowstone Court sits to the east of Argyll House, on Holland Road. It was originally built in yellow brick and was a shorter building which has been extended upwards and re-clad c.10 years ago. With its white rendered materiality, rounded sea-facing balconies, horizontal banding and similar scale, this building integrates relatively well with its surroundings. However, its additional, pent-house storey, with modern cladding, makes it taller than Argyll House, therefore detracting somewhat from the impact of the Locally Listed Building.



Crowstone Court

Shorefield Road and Palmeira Avenue

5.2.30 Nos.1–9 Shorefield Road are, in effect, the basement part of Palmeira Mansions, the design of which was approved in 1902. They were originally built as coach houses serving Palmeira Mansions and, having been derelict and saved from demolition, they now consist of a row of arched shop fronts facing the sea occupied by restaurants. The rather brash signage for the restaurants is inappropriate for a Locally Listed Building, although the seaside location means that it does not seem unduly out of place. Between each unit is a brick-built dividing wall, which extends above the ground floor to provide punctuation to the balcony on the first floor. Above the shop fronts is a series of low white painted balustrades, which form the balcony boundary to the sea-facing elevation of Palmeira Mansions above. The white detail, decoration and balcony are all very typical features of this Conservation Area.

5.2.31 Palmeira Avenue and Palmeira Mansions were both built by James Edmondson and Sons, as was the Palmeira Towers Hotel. The houses on Palmeira Avenue are very striking and some of the most elaborate in the borough. They consist of a row of substantial terraced houses of grand proportions with accommodation on the ground and first floors with additional living space in the roof lit by very large dormer windows topped by grand pediments. Each house was also provided with a basement, accessed by side steps to a door to the side of, and below, the front door. The houses at the northern end (Nos.1–9) retain their small front gardens, some behind the original rustic grotto style garden wall. The rough stonework of these walls forms a welcome

Character Analysis

contrast to the prettiness of the houses and the gardens soften the streetscape. However, Nos.1–19 have all lost the full extent of their gardens and the enclosing walls. Minute front gardens have been retained in an attempt to cushion the houses from the road. However, the larger part of former gardens and boundary enclosures have been replaced by hardstanding surfaces for car parking; the small gardens are not large enough to stand up to the tall buildings and the hard landscaping and are therefore lost visually.



The former Palmeira Mansions (Nos.1–9 Shorefield Road)



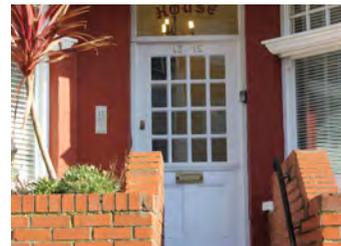
Nos.14–19 Palmeira Mansions, Palmeira Avenue showing the loss of former gardens to hardstanding and car parking

Character Analysis

5.2.32 The design of the buildings is repeated all the way along the street and lends them an air of liveliness and exuberance that is appropriate to their seaside location. The red brick and red roof tiles above the windows of the first floor, combined with the contrasting white painted joinery, including balconies on the first and second floors and detailed window design, give an air of coherence to the whole of Palmeira Avenue. The design of each house is asymmetrical with large bay windows to one side and a pair of windows set at an angle to one another to create a triangular plan on the other. The grand corner tower was originally echoed by a similar one on the Palmeira Towers Hotel and this section of the building is further ornamented by an elaborate canopied front door.

5.2.33 The design seems to have survived largely intact, with little evidence of replacement windows, roofs or guttering. There is good survival of original doors with 16 lights (some with original coloured glass) and fanlight above. This has helped preserve the appearance of the building as it was originally meant to be seen and ensures the building continues to be a real asset to the Conservation Area. This extent of preservation is unusual in this Area, especially in properties occupied by multiple households and should be encouraged as it is a distinct asset to the quality of the Conservation Area.

Materials and details palette: Palmeira Mansions



Character Analysis

5.2.34 In place of most of the houses on the western side of the street is a substantial series of flats called Homecove House. The Palmeira Avenue elevation is a reasonably sympathetic modern development, which still manages to be honest in its modernity. The reason for the relative success of this building is that the design is, at least along the Palmeira Avenue elevation, appropriate in terms of scale and materials; and the variety of articulation provided by the projecting bay windows and balconies lends it a similarly lively character to the original houses on Palmeira Avenue. In addition, the gardens, behind the low garden wall, are sympathetic to the original layout of the street. Indeed, in the long view up Palmeira Avenue the new flats do not detract from the street scene.

5.2.35 At the intersection between Shorefield Road and the Western Esplanade and from Holland Road Homecove House is not as successful. Although the choice of materials and articulation remain, the change in scale and the less domestic style of the planting detracts from the overall design. The flats on the southern elevation of the flats extend in some places over six floors, yet the architectural language remains domestic. The elevation has a smaller overall proportion of balconies, less articulation and rather undersized pediments and this combines to give a rather muddled overall effect not present in the lively character of the Palmeira Avenue elevation.



Homecove House

Character Analysis

5.3 Townscape

Features discussed in the section are shown on Map H: Townscape.

Topography

- 5.3.1 The Leas Conservation Area is situated on the edge of the northern shore of the Thames estuary. It is located in an elevated position on low cliffs, about 30m at their highest, at the eastern end of a ridge of London Clay running parallel to the shoreline. The land continues to climb north away from the cliff edge, steeply at times. The Conservation Area overlooks the promenade, the Western Esplanade and the unvegetated foreshore which consists of the beach with timber groynes. Expansive views to the south are dominated by the sea and sky, with distant views across to the south shore of the estuary.
- 5.3.2 The heavy clay soil in the area was suitable for brick making, and the western end of the Conservation Area was used as a brick works at the end of the 19th century by the Thames Brick and Tile Works. These works are clearly marked on the second edition OS map of 1897. There is no sign of the works in the first edition map of 1875, or the third edition map of 1922. The short-term existence of these works suggests that these brickworks may have supplied many of the bricks for the original houses built in the Conservation Area and ceased to exist once the majority of development was completed.

- 5.3.3 The steepness and relative difficulty of the topography in comparison to the flatter shoreline further to the east is a likely reason for the relatively late development of this suburb. Development of the area was encouraged by the opening of the London, Tilbury and Southend Railway's station at Westcliff in 1895 facilitating access to the area for residents and visitors directly from Fenchurch Street.

Views and Vistas

- 5.3.4 Owing to its proximity to the coast and the orientation of the streets and individual buildings, the Conservation Area benefits from multiple sea views and vistas. The most extensive sea views are from The Leas, Clifton Drive and the public gardens, which all sit parallel to Western Esplanade and the coastline, although the width of Western Esplanade and the gradient of the grass slopes means that the Conservation Area seems somewhat detached from the sea. The east and west ends of Clifton Drive have particularly good views, as does the flat space above the sun-shelter, of the Conservation Area and the sea beyond. Important views of Southend Pier are visible from Clifton Drive. There are also significant views along the streets perpendicular to The Leas and Clifton Drive, all of these feature views of the sea, framed by buildings, which often incorporate corner towers for added interest.

Character Analysis



View of the sea from above the Sun-shelter



View of the Sun-shelter, Argyll House, Western Esplanade and the sea



View of the sea looking south along Pembury Road; both the corner dwellings have a tower (although that on the right has lost its original roof)

Character Analysis

5.3.5 There are kinetic views into the Conservation Area at its east and west end, from along Western Esplanade, which also take in panoramic views of the sea.



View looking into the Conservation Area from the west



View looking into the Conservation Area from the east

Character Analysis

Open Green Spaces and Trees

5.3.6 The area has no public parks or other large, open spaces; the gardens with grassed banks at the south end of the Conservation Area, which mediate between the Conservation Area and Western Esplanade, are therefore particularly important. These feature sloping paths and some municipal planting and are typical of Victorian and Edwardian seaside towns. Another example nearby is Cliff Gardens. The gardens above the sun-shelter have recently been re-landscaped and planted with new grass seed and shrubbery. Some parts of the gardens in The Leas Conservation Area are rather less formal and perhaps somewhat scrubby and could be enhanced by better maintenance and planting, although the areas around the sun-shelter are attractive and well-maintained. The section in front of Overcliff Tower blocks is currently (in 2019) being re-landscaped. Stretches of the gardens feature hedgerows on the northern boundary, namely those to the west; these form another buffer between The Leas and Western Esplanade.



Grassed bank mediating between The Leas and Western Esplanade



Public Gardens above the sun-shelter showing recent landscaping



Grassed banks south of Clifton Drive showing recently upgraded paths and steps



Re-landscaping to the gardens just south of Overcliff Tower blocks



The grassed bank in front of Argyll House

Character Analysis

5.3.7 Very few trees survive in the Conservation Area, although most of the roads leading off the southern sea-facing stretch appear to have retained at least some. Manor Road is the best planted, Palmerston Road has a few young trees. Early postcards show that many trees were planted in the early years of the development and it is unfortunate that these have been lost as they would have been beneficial to the character of the Area, enhancing the rather pretty rustic characteristics of the gardens and boundaries. It can be seen that both sides of The Leas was planted with trees and the planting of replacements should be considered as an enhancement to the Area.

5.3.8 It should be noted that there is no evidence that Palmeira Avenue ever had street trees and any planting scheme in that location should be very carefully considered in view of this and the attractive views of the sea that can be obtained while walking along the street.

5.3.9 The older trees depicted in some early postcards, clearly pre-date the houses. It is likely that these were in old hedgerows and the loss of these might be due to old age or disease in the case of elms.



Young trees lining Palmerston Road



Mature trees planted along Manor Road

Character Analysis

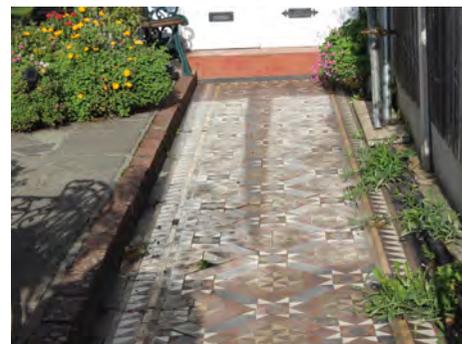
Surface Treatments

5.3.10 The road surfaces in the Conservation Area are a dark tarmac and vary in their state of repair; many are in need of resurfacing works and have been extensively patched. Road markings have been kept to a minimum, as is appropriate in a Conservation Area. Thick yellow double lines are generally kept at bay.

5.3.11 Many pavements in the Area are made of tarmac. They are in a poorer state of repair than the roads and extensive patching has a negative impact on the appearance of the streets. In places the paths are uneven and even broken, often owing to uncontrolled weed growth, and this could become dangerous with further neglect, especially with the slopes on many paths. The steps to the east of Argyll House and Crowstone House are in poor condition, with parts of treads missing, making them dangerous for the user. However, materials used for certain surfaces are well chosen, for example the use of coloured aggregate within the tarmac on Palmeira Avenue, which also incorporates seashells. This texture and colour has a softening effect and improves the appearance of the material.

5.3.12 There are a small number of black and white or polychrome tiled garden paths remaining within the Conservation Area, which enliven front gardens and provide interest to the streetscape. These should not be lost.

Poor quality or poor condition surface treatments



A rare example of a surviving original polychrome tiled pathway in the Conservation Area. This example is on Clifton Drive

Character Analysis

Good examples of a pavement surface (Palmeira Avenue) which includes seashell fragments and granite kerbs



5.3.13 The wide granite stone kerbs in the area are both distinctive and original, being clearly visible in early postcards. In some places these have been lost, especially around curves and corners. They are an important part of the character of the Area and priority should be given to their retention and to reinstatement where they have disappeared.



The stone kerb has been lost on this corner

Character Analysis

Street Furniture and Signage

5.3.14 The street furniture in the Conservation Area is varied and mixed in its success. There are a number of traditional inscriptions for individual houses and buildings, carved into lintels above doors, which contribute to the Area's unique value. For street signs, modern signposts bearing street names with a finial detail are relatively consistent across the Area. These are a distinctive feature of Southend.

Examples of historic house signs



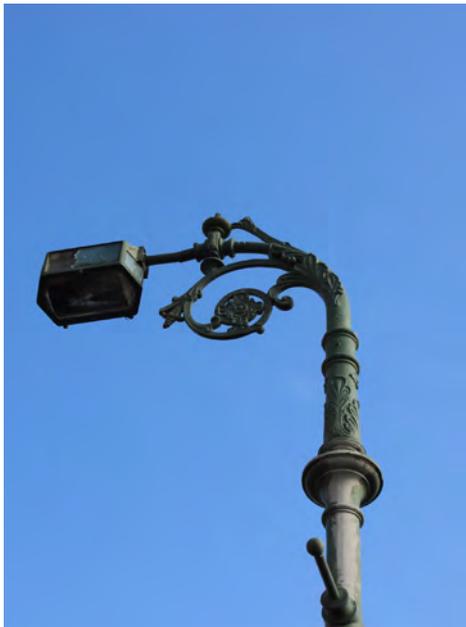
Examples of modern street signs



Character Analysis

5.3.15 Some elegant curving green painted streetlights survive in the Conservation Area, for example along The Leas. These are very attractive and enhance the area, unlike some of the anonymous municipal-style streetlights in other places, for example Palmeira Avenue. The older streetlights are a positive feature and they should be repainted and retained. If an opportunity arises to replace the more modern lights with more interesting and sympathetic ones, then this would constitute an improvement.

Sensitive streetlights along The Leas



Modern streetlights

Character Analysis

5.3.16 Although not in the Conservation Area the railings on the southern side of the Western Esplanade are attractive examples of historic railings that have survived. The only other interesting railings are those above the sun-shelter on the southern side of Clifton Drive, which are rusted and in need of maintenance. Other examples of railings in the Conservation Area vary in style. There are new metal railings with low stone walls lining certain paths and steps in the public gardens, whilst there are also municipal metal examples and worn timber handrails. This mix has a patchy effect and replacement with a single design would help the cohesion of the appearance of the Area.



Sensitive railings along Western Esplanade (outside of the Conservation Area)



Rusted railings along the south side of Clifton Drive

Character Analysis

5.3.17 Few benches are provided in the Conservation Area, despite its elevated position with some fine views. There are two benches at the bottom of Holland Road, with attractive views of the sea and the pier in the distance; these are of neutral design. The views would, however, be improved with some re-landscaping of the grass bank above Rossi's ice-cream kiosk. There are also a few benches along Western Esplanade (outside of the Conservation Area), which are well used in fine weather. Owing to the predominance of residential buildings, there are also relatively few bins provided.



Bench at the bottom of Holland Road looking out to sea

5.3.18 Street furniture, such as a disused telephone box, would benefit from repairs and repainting; in good condition these would add character to the Conservation Area.



Disused telephone box in need of repainting

Character Analysis

Car Parking, Boundary Treatments and Gardens

5.3.19 There are no car parks in the Conservation Area and this is an area of parking stress. Most parking is on the street; therefore, many streets are cluttered by parked cars. In addition, many houses have lost their front gardens and boundaries to make way for off-street parking spaces and driveways; this is linked to the demand placed on parking by converting houses to multiple rather than single occupancy. There are some good examples of private gardens remaining. However, these are at risk owing to pressure on car parking. Good examples maintain planted beds, grass lawns and shrubbery. Some have tiled garden paths. They also sensitively retain at least part of the original boundary enclosure, often comprising a low wall and hedge. The streets lying perpendicular to The Leas and Clifton Drive feature some alleys or passageways between buildings leading to back gardens, where there are gaps between semi-detached pairs. Some of these are overgrown and in need of maintenance.

5.3.20 The proliferation of cars parked in the area impacts on the appearance of the Conservation Area, particularly in the way the sea views are often partially obscured from within the area by the cars parked on the side of the road. In addition, the number of cars parked along the sides of the roads and on front drives detracts from the architectural quality of some of the buildings.

Examples of cluttered parking and lost boundary enclosures



Good examples of private gardens and integration of parking behind walls



Character Analysis



Map I: Townscape

- Conservation Area Boundary
- Green Space
- Remaining garden/planting (some include sensitively incorporated driveways)
- Trees

- ★ Landmark Building
- ↗ Views
- ⌵ Vista
- Negative Feature or Negative Hard Landscaping / Driveway (erosion/removal of garden)*
- Good Boundary

- A Building of insensitive scale
- B Damaged, municipal steps and untidy scrub area
- C Collapsing wall to garden steps

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

This map is not to scale

© Crown Copyright 2019. All Rights Reserved. Licence number 100019680

Character Analysis

5.4 Setting

5.4.1 The Leas Conservation Area is a suburban settlement to the west of the centre of Southend-on-Sea. Westcliff Railway Station, the railway line and Station Road lie to the north of the Conservation Area parallel to The Leas. The immediate setting of the Conservation Area to the west, north-east and north-west (across the railway line) is similarly residential. To the north, also across the railway line, is the retail centre of Hamlet Court Road. A few further shops are on Station Road, though some are now converted into residential use.

5.4.2 The towering Bellway Court blocks, which lie just outside the Area's western boundary at the junction of The Leas and Grosvenor Road, are of detrimental impact to the Area's immediate setting. These are intrusive to the character and aesthetic of the Conservation Area; their materiality and design is insensitive but most inappropriate within the context of the Conservation Area is their scale. At 11 storeys tall they feature in views close by and at a distance. Overcliff tower blocks, located at the south end of Manor Road (excluded from the Area in the 2009 Appraisal), are also damaging to the character of the Area, owing to their overpowering scale, insensitive construction materials and bland design. They are particularly intrusive to the neighbouring streets, The Leas and Clifton Drive, although their size means they are recurrent features in long views across the Area.

5.4.3 The Western Esplanade fringes the Conservation Area to the south; this wide and busy road and associated car parking contributes to distancing the Conservation Area from the seafront. To the east of the Conservation Area, there are extensive public gardens (Shorefield Gardens and The Cliffs); these open spaces must be protected. The Cliffs Pavilion, a large performing arts venue, is also close by.



Western Esplanade between the Conservation Area and the seafront

Character Analysis

Tall buildings featuring in views of the Conservation Area



Section 6.0

Management Plan

6.1	Introduction	75
6.2	Conservation Vision	75
6.3	Issues, Opportunities and Recommendations	76
	Map J: Proposed Boundary Changes and Locally Listed Buildings	91
6.4	Guidance on Alteration and Repair	92



Management Plan

6.1 Introduction

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

6.2 Conservation Vision

- 6.2.1 The historic seaside character and special interest of The Leas Conservation Area will be conserved and enhanced, making it an appealing and attractive place for people to live, work and visit.
- 6.2.2 It will predominantly be a residential area, containing good quality housing, but will also contain some commercial buildings such as hotels. Houses converted from single to multiple occupancy will externally appear as a single dwelling.
- 6.2.3 The buildings will be in good condition, with inappropriate alterations reversed and traditional materials and details used for features such as walls, roofs, windows and doors.
- 6.2.4 Front gardens will be attractively planted and/or landscaped. Boundary walls will be reinstated and off-street parking, where acceptable in principle, sensitively incorporated into front gardens with planting to soften the effect of cars.
- 6.2.5 New development will be of a scale and form, with materials and details, which reflect the characteristics of the Conservation Area. Redeveloped buildings within the setting of the Conservation Area will also be designed and scaled appropriately for its special interest.
- 6.2.6 The public gardens at the south end of the Conservation Area will be retained as an important strip of green open space. They will be attractively landscaped with well-tended lawns and shrubbery and well-maintained paths and steps.
- 6.2.7 The Leas Conservation Area will maintain and heighten its relationship with the seafront.

Management Plan

6.3 Issues, Opportunities and Recommendations

Condition of Buildings and Public Realm

6.3.1 Whilst some properties are tidy and well looked after, other properties are rundown and neglected. This is often linked to vacancy and the provision of these buildings with a viable new use is advised. Properties along Station Road, in particular, feature cracked or peeling render and paintwork, damaged joinery or window lights and broken or redundant service boxes or satellite dishes. Many gardens across the Conservation Area are untended, and as a result, overgrown with weeds. Alleys between houses and garden steps are often also overgrown.



Poor condition of No.106 Station Road



Overgrown garden steps to No.1 Palmerston Road



An example of poorly maintained balconies, the one on the right has been lost entirely



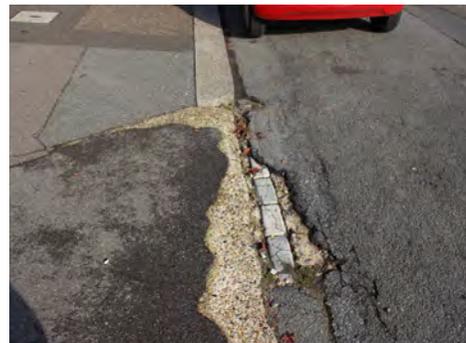
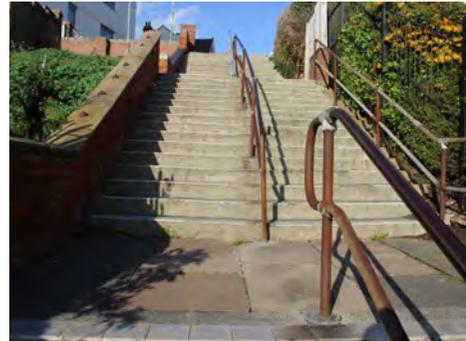
Decorative window lights to No.1a Palmeira Avenue missing and in disrepair

Management Plan

- 6.3.2 Maintenance of the public realm could be improved. The condition of the roads is poor; they have been patched and repaired and are in need of resurfacing work in many places. Pavements and paths are in even poorer repair and have been extensively patched and repaired. The surfaces are widely varied and this creates an untidy appearance within the street scene. Comprehensive resurfacing of all pavements would considerably improve the appearance of the area as a whole.
- 6.3.3 The wide stone kerbs in the area are both distinctive and original, being clearly visible in early postcards. In some places these have been lost, especially around curves and corners. They are an important part of the character of the area and priority should be given to their retention or reinstatement where they have disappeared.
- 6.3.4 Most street furniture is not in a bad state of repair. Certain streetlights, those in an ornate, traditional style along The Leas, are more sensitive than the modern streetlights. Benches are of a relatively neutral, municipal design; there is very little bench provision in the Conservation Area.
- 6.3.5 Certain railings and handrails have recently been updated, for example those lining some of the paths and steps in the public gardens. However, there are still several different types of railings across the Area, some of which are unpainted, rusty or worn. The historic railings on the southern side of Clifton Drive are in particular need of maintenance. There are also some wooden rails lining the paths to the public gardens, which are in a rickety condition. The steps from Western Esplanade to Holland Road are cracked and damaged and the patch of grass to their west is unkempt and neglected; this area would benefit from re-landscaping and upgrade. The cluttered street furniture in places would benefit from reduction and rationalization. The clustered overhead cables along the streets provide visual clutter to views of the sea.
- 6.3.6 Although re-landscaping is under-development in some areas, other parts of the public gardens are scrubby and unkempt, particularly to the west of the sun-shelter.

Management Plan

Degraded or unattractive public realm



Recommendations

- 6.3.7 Keeping buildings in good condition will ensure the area is an attractive and desirable place to live and work.
- 6.3.8 Undertake regular maintenance and checks to prevent problems from occurring and protect original features. This will also ensure small problems do not become bigger, more costly issues to fix.
- 6.3.9 Follow guidance in section 6.4 to ensure repairs and alterations are carried out in an appropriate manner.
- 6.3.10 Rationalise railing design by introducing a uniform type where historic railings are not present. The railings along the southern side of Western Esplanade are attractive examples of historic railings and these could be used as a model for future railings if required, subject to modern safety criteria. Hedges are an attractive and environmentally sound alternative that could be considered. Those already in place should be preserved and maintained, and suitable locations for more should be identified.
- 6.3.11 Maintain or resurface damaged street surfaces and, if funding opportunities present themselves, reinstate stone kerbs where possible.
- 6.3.12 Road markings should be the minimum necessary for safety and yellow lines should be narrower widths and in primrose suitable for Conservation Areas.
- 6.3.13 Avoid mundane street furniture and introduce more benches to benefit from the Conservation Area's sea views.
- 6.3.14 Reduce municipal clutter to enhance the unhurried holiday atmosphere of the original resort. The Area would benefit from the relocation of overhead cables to underground to reduce their negative impact on views, particularly up and downhill.

Management Plan

Car Parking and Boundary Treatments

6.3.15 Car parking is a continual problem in most residential areas, especially those, such as The Leas, that were built before car ownership was almost universal. In The Leas all the streets are lined with parked cars on both sides and the prevalence of buildings with several flats puts additional pressure on the available space, assuming each household is likely to own at least one car. This has already resulted in the loss of many front boundaries and gardens in the area, which is unfortunate as they are a very significant part of its character. The erosion of this feature should be avoided to prevent still further loss of the quiet suburban feel this district enjoyed in its early years. Pembury Road and Palmerston Road are particularly badly affected, as well as sections of The Leas. The high congestion of car parking clutters the Conservation Area visually and physically and, as a result, distances the Area from the seafront. Clifton Drive has the best retention of gardens and good boundary walls.

6.3.16 Some examples of parking spaces in front gardens that may be more suitable for a Conservation Area setting can be found, for example No.7 The Leas or Nos.27 and 31 Pembury Road. In these cases only a small part of the front boundary was removed to make room for an access gate; gravel, a soft surfacing material, or small brick setts were chosen, and extensive planting softens the effect still further. If provision of further off-street parking is considered acceptable in principle, examples such as these may provide inspiration.

Examples of insensitive driveways/hardstandings replacing former gardens and boundary walls



Management Plan

Sensitive integration of driveways



No.27 Pembury Road



No.31 Pembury Road



No.7 The Leas

Recommendations

6.3.17 Further loss of front gardens and boundaries for car parking should be avoided. If provision of additional parking is considered acceptable in principle, or where opportunities to enhance existing parking areas arise, the impact of this should be minimised by:

- Integrating surface car parking as part of the overall design and not dominating the street frontage or main entrance.
- Retaining as much of the boundary wall or enclosure as possible.
- Using high-quality, permeable surfacing materials such as gravel, brickweave or setts and the inclusion of significant planting within the scheme.

6.3.18 Where boundary enclosures have been eroded these should be reinstated, where possible, with brick or stone walls or hedge boundaries.

Management Plan

Inappropriate Alterations

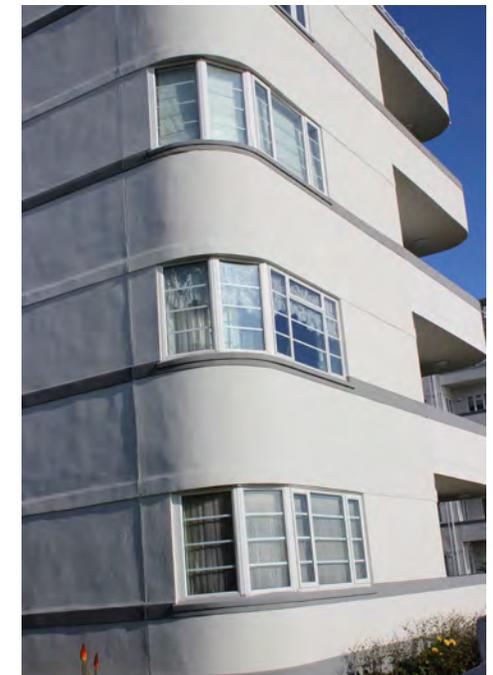
6.3.19 Considerable unsuitable alteration has already taken place in the Conservation Area. The most widespread alteration in The Leas Conservation Area is the widespread replacement of historic sliding sash windows, and some timber doors, with inappropriate uPVC units. Much of this replacement was carried out before the designation of the Conservation Area and was one of the drivers in the area's designation, in order to improve its appearance through better window designs.

6.3.20 Where new windows have been installed, many have changed the original shape of the opening, completely altering the appearance of buildings and destroying their proportions. The sea air is abrasive to paintwork and this does mean buildings require extra maintenance, but, as well as detracting visually from the Conservation Area, the use of uPVC units reduces the breathability of traditionally constructed buildings by preventing moisture from egressing the building. Original materials were more permeable than modern materials, ensuring that moisture did not get trapped within walls, which would cause issues with damp. There have been issues with windows being changed in flats without planning permission.

6.3.21 Where original or historic timber windows still remain these should be replacement like-for-like with timber frames, if they come to the end of their usable life (though repair of original windows should be undertaken wherever possible in the first instance before original windows are replaced). For windows that have already been replaced with uPVC, while timber replacements are the preferred option should

the uPVC units need replacing, it may be acceptable to replace them with uPVC provided certain design criteria are met. This would include a slimline profile and slim glazing bars, flush not chamfered frames, the window opening type being the correct one for the building (e.g. sash windows where there were originally sash windows), there are no trickle vents and glazing bars are integrated into the window (i.e. not stuck on to the glass).

Inappropriate uPVC units



Management Plan

6.3.22 The panoramic sea views in this Conservation Area mean that there is also pressure for the installation of unsympathetic modern balconies and larger windows or doors: 6 The Leas is an example of this. Glazed balconies are particularly intrusive as their materiality is out of character with the Conservation Area; examples of these include 1 and 1a Clifton Drive and 15 The Leas. Very plain, thin metal railings also do not do justice to the more elaborate detailing on the historic buildings. This is contributing to loss of the character that made the area worthy of protection and changes of this type should be carefully considered and designed in such a way as to be as sympathetic as possible.

6.3.23 Several original balconies survive, which should be retained. These are good examples to use for replacement balconies (where replacement has already occurred). Most are timber, with flat balusters often with cut out designs, and arcaded verandas on the ground floor. Some, including those on Palmeria Avenue, have stick balusters but these are arranged in pleasant patterns with details such as ball finials. The repeating patterns on these balconies add considerable character to the buildings on which they survive and have more of a sense of solidity than the modern replacements.

6.3.24 There are also a very few examples of historic metal balconies remaining, which feature decorated Classical columns, pierced spandrels and decorative patterns to the metalwork of the balustrades. These have a much higher level of detailing and quality than the modern replacements and should not be lost.

6.3.25 See also Section 6.4.12.



Unsympathetic balconies and inserted French doors at 6 The Leas



Unsympathetic glazed modern balconies and oversized uPVC doors at 2a Manor Road and 1 Clifton Drive



Unsympathetic glazed modern balcony at 15 The Leas

Management Plan

Examples of good quality historic timber or metal balconies



Management Plan

6.3.26 Minor modern alterations, which nonetheless detract from the character and visual interest of the Conservation Area, include a proliferation of satellite dishes and TV aerials, as well as the addition of modern canopies and excess signage. Other inappropriate alterations or pressures for change could include the alteration of original roof materials to concrete tiles, the painting over of original brickwork, the infilling of recessed porches, the addition of mansard roofs or additional floors to buildings and the infilling of balconies.

6.3.27 Multiple occupancy is prevalent in this Conservation Area. In some cases this has led to piecemeal changes to buildings, for example the replacement of the curved corner windows and the widespread introduction of uPVC units at Argyll House, which do not conserve or enhance the character and the cohesion of their original design. It can also create pressure for changes to frontages of houses which are converted from single to multiple occupancy, for example to insert additional doors into the façade to provide additional entrances or the insertion of different window designs on different floors of a building, leading to an incoherent appearance.



Excessive satellite dishes on a front elevation



Cluttered modern signage, air handling units and canopies at 1-9 Shorefield Road

Management Plan

Recommendations

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

6.3.29 Where original or good quality historic timber windows and doors still survive, these should be retained and repaired with materials and techniques suitable for historic timberwork. If they require replacement, these must be like-for-like in timber to a design which matches the original.

6.3.30 If the original windows or doors have already been replaced with uPVC and these require replacement, the preference will be for replacement in timber in a design to match the original. However, it may be acceptable to replace existing uPVC windows and doors with uPVC provided that there is a marked improvement in the design which would provide an enhancement to the character and appearance of the Conservation Area. Replacements also must:

- Be of a design which is as similar as possible to the design of the original window or door as possible.
- Windows should have the appropriate opening method for period of the building, e.g. sash windows where the originals were sashes or casements where this was originally the case.
- Window frames should not have trickle vents.

- Window frames and glazing bars should have slimline profiles.
- Window frames should have flush, not chamfered, frames.
- Glazing bars should be integrated into the window, i.e. not stuck onto the glass.
- Windows and doors should have a painted wood effect finish if possible.

These replacements will be judged on a case by case basis.

6.3.31 Original balconies should be retained and repaired with materials and techniques suitable for historic timberwork or metalwork. If they require replacement, these must be like-for-like in timber or metal as appropriate, to a design which matches the original.

6.3.32 Where balconies have already been replaced and require further replacements, this should be done in a design which replicates an historic balcony. It should be constructed in timber or metal and should not be glazed. Designs with more intricate detailing are likely to be more appropriate than very plain designs. These replacements will be judged on a case by case basis.

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

Management Plan

- 6.3.34 The Council will not approve applications for alterations which do not conserve or enhance the character and appearance of the special interest of the Conservation Area.
- 6.3.35 The Council will use enforcement powers where necessary to prevent or reverse inappropriate alterations.
- 6.3.36 Seek the improvement of commercial ground floor frontages.
- 6.3.37 If conversion to flats is proposed, divisions between the flat should be made internally behind the original front door, with no new doors inserted in the front elevation. The appearance of windows on different floors that contain different flats should be the same to retain consistency of appearance.

Management Plan

New Development within the Conservation Area and its Setting

6.3.38 There are no obvious gap sites in the Area, though there have been a few recent developments, such as conversion of former hotels and a new house on Pembury Road. However, when the opportunity arises new development within the Conservation Area should be very carefully considered. The buildings in the area that date from the late-20th or early-21st century demonstrate how much a successful or unsuccessful addition can impact on the area as a whole. The Palmeira Avenue elevation of Homecove House is successful owing to its appropriate scale, style and its honesty as a modern addition. However, Overcliff flats are far less successful owing to their overpowering scale, choice of materials and bland articulation and as a result were excluded from the Conservation Area in 2008.

6.3.39 Beyond the boundary of the Conservation Area the risks of new development are higher. The recent 'The Shores' development, just outside the western edge of the Area, has had an enormous impact on the Area. The 11 storey block totally overpowers the two/three storey dwellings, which characterise the Conservation Area and has a detrimental impact on long views along The Leas and, in fact, the entire Conservation Area.

Recommendations

- 6.3.40 New buildings or extensions within or in the setting of the Conservation Area should be appropriate in materials, scale, detail and massing to the street on which it is located and should preserve important views. They should be guided by Policy DM6.
- 6.3.41 The Council will not approve applications for new developments which detract from the special interest of the Conservation Area or its setting.
- 6.3.42 The Council will use enforcement powers where necessary to prevent or reverse inappropriate new development.
- 6.3.43 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.

Open Space and Views

6.3.44 The green spaces within the Conservation Area are limited and the public gardens at the south of the Conservation Area have only limited accessibility owing to the sloping nature of much of the undeveloped land. However, the gardens are a very important part of the Conservation Area, as a link between the Area and the seafront; they must, therefore, be carefully maintained and protected. Whilst part of these gardens was being re-landscaped at the time of site surveying in 2019, other sections are scrubby and would benefit from re-landscaping and the planting of further shrubbery and trees. Old postcards show that these areas were originally very green and many roads had trees planted along them. Reinstatement of these would be a positive benefit to the Conservation Area and would enhance the existing green spaces.

Recommendations

6.3.45 Retain existing trees within the Conservation Area and, if possible, reinstate trees where they have been lost, for example lining The Leas.

6.3.46 Continue to maintain and, where possible, improve the public gardens to make them accessible and enjoyable for public use.

Management Plan

Locally Listed Buildings

6.3.47 There are currently four Locally Listed Buildings within the Conservation Area, which are identified for their local historic and architectural interest. There are some other buildings which would meet the criteria set out by SBC for Locally Listed Buildings, which should:

- 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.

6.3.48 The houses on Palmeria Avenue are some of the most distinctive in the Conservation Area, with strong group value. They have survived relatively well and display excellent examples of the typical characteristics of the Conservation Area, such as timber balconies, bay and oriel windows, gables, original timber windows frames and doors. Their rhythm in views southwards to the sea is particularly pleasing.

Recommendations

6.3.49 Nos.1–19 (odd) and 2–6 (even) Palmeria Avenue were recommended for consideration for the Local List during the Appraisal process and were designated as Locally Listed Buildings.

Management Plan

Boundary Proposals

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

6.3.51 The area immediately surrounding the Conservation Area was reviewed as part of this Appraisal. With the sea and Western Esplanade to the south and modern housing to the east of Nos.1–9 Shorefield Road, the Conservation Area's potential for expansion is largely restricted to the north.

6.3.52 No.22 Pembury Road should be included within the Conservation Area; the current boundary ends with Ozone Cottage (20 Pembury Road). However, despite No.22's uPVC units and eroded boundary, it is in good condition with exemplar features of the Conservation Area such as a double-height bay window and decorative window surrounds. It seems an anomaly that it is not included within the boundary.

Recommendations

6.3.53 Include No.22 Pembury Road within the boundary of the Conservation Area.



No.22 Pembury Road, proposed for inclusion in the Conservation Area Boundary

Management Plan



Map J: Proposed Boundary Changes and Locally Listed Buildings

- Conservation Area Boundary
- Locally Listed Building

- ▨ Locally Listed Building designated as part of this Appraisal
- Proposed extension to Conservation Area boundary

*This map is not to scale
© Crown Copyright 2019. All Rights Reserved. Licence number 100019680*

Management Plan

6.4 Guidance on Alteration and Repair

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

Management Plan

Windows

6.4.5 Traditional windows, especially timber sliding sashes on Victorian buildings, are vital for the character of the Conservation Area. Historically, many sash windows in this Area featured a multi-light top panel and one large lower panel; some of these survive. Some windows still have their original stained glass, which adds great character to individual houses and cohesion across the Conservation Area. Original stained or leaded glass should not be lost. Window joinery is generally painted white, which is typical of seaside architecture.

6.4.6 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. 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 Although predominantly residential, the area does contain some historic shopfronts, which remain in commercial use (Nos.1–9 Shorefield Road). These are different to typical shop fronts, being set within arches. However, they should display typical characteristics of shop historic shop fronts, such as stall risers and timber frames without excessive expanses of glazing. Small window lights in the arches of these shop fronts are a unique detail here. Where possible original characteristics should be retained or reinstated.

6.4.8 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); or
- Retain historic leaded/stained glass; and
- Retain decorative surrounds.

Management Plan

- 6.4.9 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.
- 6.4.10 Where uPVC replacement windows already exists 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. See recommendations in Section 6.3.30 for more detail.
- 6.4.11 For further guidance, see Historic England's guidance on the maintenance and repair of historic windows: Traditional Windows, Their Care, Repair and Upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repairupgrading/>

Doors and Porches

- 6.4.12 Original front doors of Victorian and Edwardian buildings are well proportioned and have good detailing. In this Conservation Area, they tend to be larger than standardised modern doors, sometimes have a fanlight and help to give a property distinction. Original timber doors feature panelling and multiple, small lights in the upper half, some of which are coloured or stained glass. Some returns to entrance walls contain glazed tile dados. 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.
- 6.4.13 Recessed porch areas give shadow and interest to the face of many buildings and should not normally be enclosed with doors 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.

Management Plan

Balconies

6.4.14 Original balconies are attractive features of this Conservation Area and where they still survive they should not be replaced and repair should be on a like-for-like basis. Unfortunately, many original balconies have been removed and replaced with modern versions, sometimes comprising insensitive materials such as glazing, altering the character of each property and the Conservation Area as a whole. Others remain but are negatively impacted by large uPVC window units behind. If balconies that have already been replaced require further replacements, this should be done in an appropriate historic design, which could be influenced by original surviving elsewhere in the Conservation Area, through historic photographs or old patterns for iron or timber balustrades. Historic research should inform the correct choice of balcony design to ensure it is appropriate for the period and style of building on which it will be installed. Glazed balconies are not appropriate in this Conservation Area. Timber or metal (painted black) are appropriate materials for balconies. Reinstatement of balconies which better reflect historic designs would greatly add to the character of The Leas Conservation Area.

Outside Walls and Decoration

6.4.15 Originally red brick was the main material used, this typical local material gives an attractive 'warm' tone and texture to façades. There is an occasional use of yellow stock brick. The brick elevations were traditionally enlivened by white joinery (windows, doors, balconies), although many buildings have been rendered and painted white.

6.4.16 Facing brickwork should, therefore, 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 works, to ensure that the proposed method will not damage the face of the bricks.

Management Plan

6.4.17 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.

6.4.18 Decorative features are prevalent across the Conservation Area. Buildings facing the sea, such as The Leas and Clifton Drive, or corner dwellings, such as Nos.10–11 The Leas and No.2 Pembury Road, often have particularly elaborate ornament. The following architectural or decorative features add interest to buildings and should be retained (the list is not exhaustive): towers with lead roofs, double-height bay windows, gables and pediments, timber or wrought iron balconies, ornamental window and door surrounds, decorative crest tiles, terracotta panels and stained glass.

Roofs

6.4.19 Roof coverings tend to be machine-made clay plain-tile or natural Welsh slate, with lead on the roofs of towers. All are natural materials, which weather well to produce attractive roof surfaces. They give unity to terraces and semi-detached buildings and help establish the character of the Area. Decorative crest tiles are also important features of some buildings.

6.4.20 Re-roofing should reinstate the original materials and designs. For slate roofs, it may be possible to re-use some of the existing slates to help keep costs down. Spanish slate may be a possible cheaper alternative to Welsh slate.

6.4.21 Stacks and pots usually emphasise the roofline and in most cases should not be removed. Some stacks have simple 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.

Hardstandings and Boundaries

6.4.22 Front gardens should be maintained as planted areas wherever possible. Hardstandings in front gardens or forecourts harm the appearance of individual properties and the Area's character if badly designed or too prevalent. They will only be acceptable if there is adequate space in the garden or forecourt to allow a good design incorporating a suitable surface, landscaping and partial enclosure of the frontage with a traditional boundary wall (such as a low brick wall or hedge), and no reasonable alternative to parking is possible. It should not involve the loss of or harm to roots of mature trees.

6.4.23 The appearance of some properties has been eroded by the loss of boundary enclosures; their restoration would enhance the Conservation Area and is encouraged.

Bibliography

Brodie, A. and Winter, G., *England's Seaside Resorts*, 2007

Crowe, K., *Southend-on-Sea: Past and Present*, 2000

Historic England, *Conservation Principles, Policies and Guidance*, 2008

Historic England, *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019

Historic England, *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017

King, T., and Furbank, K., *The Southend Story: A Town and its People*, 1991

Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, 2021

Ministry of Housing, Communities and Local Government, *National Planning Practice Guide*, 2018

Payne, J.K., *Southend-on-Sea: A Pictorial History*, 1985

Pevsner, Nikolaus, and Bettley, James, *The Buildings of England: Essex*, 2018

Planning (Listed Buildings and Conservation Areas) Act 1990

Southend Borough Council, *Core Strategy*, December 2007

Southend Borough Council, *Development Management Document*, July 2015

Southend Borough Council, *Design and Townscape Guide (SPD 1)*, 2009

Southend Borough Council, *Planning Obligations: A Guide to S106 & Developer Contributions (SPD 2)*, 2015

Southend Borough Council, *Streetscape Manual (SPD 3)*, June 2015

Southend Borough Council, *Southend Central Area Action Plan*, February 2018

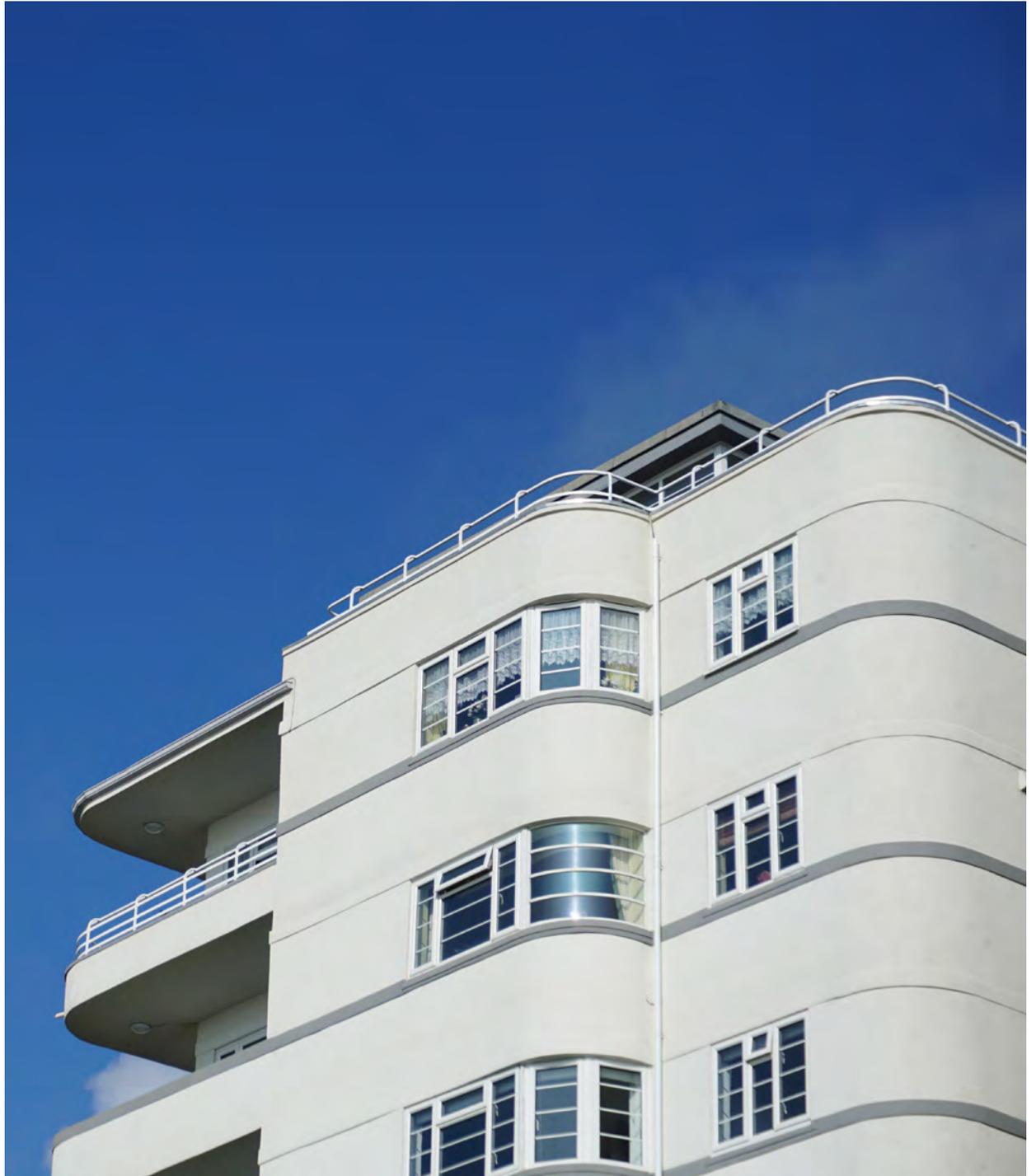
Burrows, J. W., *Southend on Sea District*, 1970 S R Publishers Ltd

Williams, J., *Leigh on Sea. A History*, Chichester, Phillimore & Co. Ltd, 2002

Yearsley, Ian, *A History of Southend*, 2001

Appendices

A: Building-by-Building Descriptions



Appendix A

Building-by-Building Description

Descriptions of streets and buildings relate to the situation at the time of survey in 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.

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 K 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



Building-by-Building Description

Station Road, Palmeira Court and No.1A Palmeria Avenue

Station Road is a wide busy road which runs east-west at the top end of the north-south streets which form the Conservation Area. A small section is included in the Conservation Area at the north end of Palmeria Avenue. The houses on this stretch are much altered but were originally of a similar grand form as the houses on the adjacent streets, with seaside features such as balconies and turrets common. They are all two storeys with attic floors, with originally brick walls with some rough cast render, though now all rendered or painted. Tile hanging is also used and red tiles were typical for the roofs originally.

Building-by-Building Description

Address	Value	Designation
82 Station Road	Positive*	N/A

Description

Two and a half storey end of terrace house (now converted into flats). Rendered and painted walls. Steeply pitched hipped roof with slates to most areas, though possibly some lead to a projecting part of the roof to the east. Decorative ridge tiles and finial surviving. Brick chimney shared with No.84, painted on the No.82 side. Original timber double door with multiple panes to top halves survives under a porch supported on a column. uPVC door inserted on basement floor, presumably to access a flat. All timber sash windows replaced with unsympathetic uPVC units. Plinth has been unsympathetically clad in broken tiles. Original timber balcony with moulded columns survives and dormer with pediment appears original, though windows replaced. The boundary wall has been lost and the front garden has been paved for parking, with no relief from planting to soften the space.



Building-by-Building Description

Address	Value	Designation
84 Station Road	Positive*	N/A

Description

A mirroring pair with No.82. Rendered and painted walls. Steeply pitched hipped roof with red tiles. Brick chimney shared with No.84, remains unpainted. Original timber double door with multiple panes to top halves survives (though glazing painted out) under a porch, though supporting column has been replaced with a modern post. Timber and glazed door inserted on basement floor, presumably to access a flat. All timber sash windows replaced with unsympathetic uPVC units or timber replacements with glass louvers to the upper sections. Original timber balcony with moulded columns survives and dormer with pediment appears original and with original tile hanging on the sides, though windows replaced. Modern brick boundary wall retains enclosure but garden paved over.



Building-by-Building Description

Address	Value	Designation
86 Station Road	Positive – though would benefit from replacement of uPVC top floor windows with timber	N/A

Description

Similar in design to Nos.82 and 84. Brick painted to ground floor with rough cast render painted to first floor. Steeply pitched roof with unsympathetic replacement concrete tiles. Original timber double door with multiple panes to top halves survives under a porch supported on a column. Canted bay window to ground floor under balcony. Timber sash windows with small panes to the upper sashes survive on ground and first floors (with leaded lights to top half of central bay window on ground floor). Original timber balcony with moulded columns survives and dormer with pediment appears original, though dormer window replaced with uPVC. uPVC window also to the left-hand side of the roof. Modern brick boundary wall retains enclosure but garden paved over.



Building-by-Building Description

Address	Value	Designation
1a Palmeria Avenue	Positive – though would benefit from uPVC windows being replaced with timber	N/A

Description

Similar in design to Nos.82–86 but with a corner turret marking the corner between Station Road and Palmeria Avenue. Brick painted to ground floor with rough cast render painted to first floor. Pitched roof (not as steep as adjacent properties to the east) with unsympathetic concrete tiles. As well as the octagonal corner turret, there is a canted bay window on the ground floor of the north elevation underneath the balcony and a canted oriel window above the door on the west elevation. Pedimented dormers to the north and west elevations. Timber sash windows with small panes to the upper sashes survive on ground and first floors, though windows in dormers and to rear elevation (which can be seen from Palmeria Avenue) are unsympathetic uPVC replacements. Several unattractive satellite dishes also on the rear elevation. Original timber double door with multiple panes to top halves survives on west elevation under a moulded arched architrave. A stained glass roundel window is to the right of the door. Timber balustrade and surround to a balcony on the north elevation survives, though the balcony has been filled in. This possibly happened soon after completion as the two timber sash windows within the infill section are similar in design to the other original windows. Modern brick boundary wall retains enclosure but garden paved over.



Building-by-Building Description

Address	Value	Designation
Palmeria Court	Positive*	N/A

Description

A corner house similar to 1a Palmeria Avenue on the opposite corner. Painted render. Steeply pitched roof with red tiles. An octagonal corner turret, plus canted bay window on north elevation, bird's beak oriel window on first floor of east elevation and dormer windows on north, east and south elevations. All original timber sash windows have been replaced with unsympathetic uPVC units. The dormer to the north elevation may have been enlarged as it is wider than those to Nos.82–86 and does not have a pediment. It, and dormers to the side and rear, are hung with tiles, which is an appropriate material. Hung tiles also between ground and first floor on the turret. Original door has been replaced with an unsympathetic modern door: stained timber with vertical glazed panels. It is set within a recessed porch which has retained its exposed red brick finish to the interior of the porch and to the arched surround. The balcony on the north elevation has been filled in. Attractive stone wall with red brick capping and arch detail retains enclosure to the front garden, which is grassed. Parking area to the rear.



Building-by-Building Description

Address	Value	Designation
100/102 Station Road	Neutral	N/A

Description

Much altered house. Three storeys plus attic floor. Painted render. Red tile roof. One and a half storey canted bay window to right-hand side. Two dormer windows to the roofscape which are bulky, though tile hung sides are an appropriate material. All windows replaced with uPVC. Front door, set in a recessed bay, has a tile canopy, though the door has been replaced with a uPVC unit. The original timber balcony with decorative columns survives. Attractive stone wall with red brick capping and arch detail retains enclosure to paved front garden.



Building-by-Building Description

Address	Value	Designation
104 Station Road	Positive*	N/A

Description

Two storey house with attic floor. Red brick to ground floor remains exposed, painted rough cast render to first floor. Roof replaced with concrete tiles, though a few decorative ridge tiles remain. Red brick chimneys shared with Nos.102 and 106. Single storey canted bay window to ground floor. All windows replaced with uPVC units, except for Venetian window to left of front door which features a small pediment with leaded glass above. The two added dormers are poorly proportioned, though hung tile cladding is an appropriate material. The original front door survives, which is a timber double door with small stained-glass panes to the upper halves. It is set in a recessed porch with a distinctive lattice panel above. Attractive stone wall with red brick capping and arch detail retains enclosure and the garden is planted. The house is generally in need of maintenance as the decorative condition is poor.



Building-by-Building Description

Address	Value	Designation
106 Station Road	Positive*	N/A

Description

Two storey house with attic floor. floor. Red brick to ground floor remains exposed, painted rough cast render to first floor. Roof replaced with concrete tiles. Red brick chimneys shared with Nos.104 and 108/110. Two storey canted bay window to left-hand side. Replacement dormer window to roof. Windows to first floor and dormer replaced with unsympathetic uPVC. Timber sash and leaded casement windows to ground floor bay. The original front door survives, which is a timber double door with small stained-glass panes to the upper halves. It is set in a recessed porch with arched timber frame with column and low balustrade. Original balcony survives with timber balustrade and arched timber frame to upper part. Door to balcony has been replaced with unsympathetic uPVC. Attractive stone wall with red brick capping and arch detail, plus timber gate, retains enclosure and the garden is planted. The house in generally in need of maintenance as the decorative condition is poor.



Building-by-Building Description

Address	Value	Designation
108/110 Station Road	Positive	N/A

Description

Two storey shop with residential over, with attic floor. Red brick remains exposed to octagonal corner turret at first floor. Painted rough cast render to the balcony area. Steeply pitched roof with concrete tiles. Timber sash windows to first floor and dormer window. Dormer retains its original dimensions and pediment. Rooflights added on west side of the roof. Original balcony survives with timber balustrade and arched timber frame set on columns to upper part. Ground floor is entirely formed of a shop front, which appears original or an early addition. This has a central recessed door, with attractive curved glazing either side. Glazing framed by pilasters with fluted capitals. Original dimensions of fascia board survive with discreet modern lettering. Side door to the right with glazed upper panes and fanlights. No front garden as the shop opens directly onto the street. The upper floors of the house would benefit from maintenance as some timberwork is dirty and there is vegetation growing in gutters which could lead to issues with water ingress as water will not be properly discharged.



Building-by-Building Description

Palmeira Avenue

A speculative scheme of terraced houses, each comprising three irregular bays and two main floors plus a smaller attic level. The houses are built in brick, although unfortunately the brickwork has been painted red at ground floor level and concealed by white render at first floor level. Each house has a decorative band of hung tiles between the ground and first floor bay windows. Original roofs are red tiles. The houses are characterised by double height bay windows (one large segmental bay and one smaller triangular bay), which frame a central multi-paned door with a fanlight at ground floor level and a smaller balcony door at first floor level. On Nos.1–11, each building has attic storey dormers with classical pediments featuring dentil or relief ornament. On Nos.14–19, the buildings have second floor level balconies in front of the attic dormers; these are probably not original as most other houses in the street do not have them, but the choice of white painted timber is a good one and in keeping with the character of the area as a whole. Original windows have a larger lower light with smaller pane lights above.

Covered porches are typical across the Avenue, as are first floor balconies. Some of these houses retain their front gardens and original boundary walls. Loss of any of these houses would be disastrous for the appearance of the street. Further erosion of smaller details would also have a negative impact and should be discouraged.

Building-by-Building Description

Address	Value	Designation
1 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building as a whole with retention of windows, front door, roof, hanging tiles, balcony, garden, garden wall and front path. The brickwork has been painted red, which is inappropriate for the building. Removal of this paint would improve the appearance of the brickwork. The house also has excess surface wiring.



Address	Value	Designation
2 Palmeira Avenue	Positive	Locally Listed Building

Description

This is a modern replica of the other houses on the street and integrates successfully within the street scene owing to its red brick materiality, use of hung tiles, first floor balcony, bay windows and attic dormer with pediment. It also retains a good boundary wall and garden. It is, however, lacking some minor detail, such as an absence of decoration on the pediment above the dormers. Two satellite dishes on the front detract from its otherwise tidy and well-maintained front elevation.



Building-by-Building Description

Address	Value	Designation
3 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building with retention of windows, front door, hanging tiles, balcony, garden and garden wall.

There have been a couple of unsympathetic alterations to the building:

- The roof has been replaced with concrete tiles, which are not in keeping with the area.
- The brickwork has been painted red, which is inappropriate for the building and removal of this paint would improve the appearance of the brickwork.



Building-by-Building Description

Address	Value	Designation
4 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building with retention of windows, front door, hanging tiles and balcony. It also retains a good boundary wall and garden.

There have been a couple of unsympathetic alterations to the building:

- The brickwork and hanging tiles have both been painted red, which is inappropriate.
- Several satellite dishes on the front elevation detract from the overall appearance of the building.

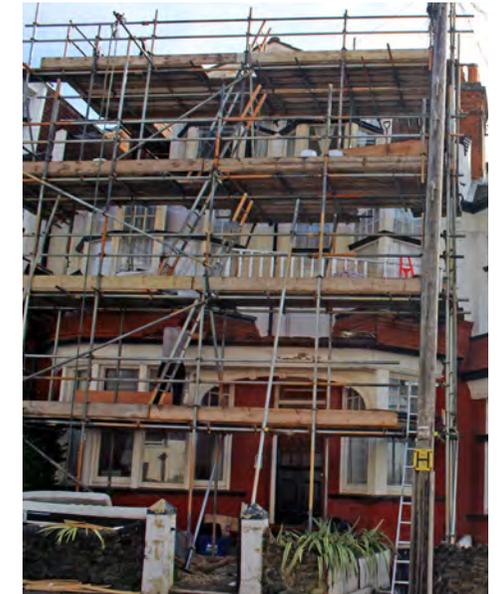


Address	Value	Designation
5 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building with retention of windows, front door, hanging tiles, balcony, garden and garden wall.

The building was difficult to survey owing to building works and scaffolding at the time of survey in 2019. However, the brickwork has, again, been painted red and the roof tiles replaced with concrete. Some of the paintwork was in disrepair.



Building-by-Building Description

Address	Value	Designation
6 Palmeira Avenue	Positive	Locally Listed Building

Description

The building has recently been repaired and is well-maintained. Most original features survive, for example the windows, the front door, the hanging tiles and the balcony. It also retains a good boundary wall and garden.

There have been a couple of unsympathetic alterations to the building:

- The brickwork has been painted red and is stained in places. To prevent ingress of moisture and resulting deterioration of the bricks underneath, the paintwork should be renewed, or preferably removed to expose the brickwork beneath and allow it to breathe.



Address	Value	Designation
7 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building with retention of windows, front door, hanging tiles, balcony, garden and garden wall.

There are a couple of detracting features to the building:

- Inappropriate red painted brickwork and hanging tiles.
- Concrete roof tiles are not in keeping with the Area.
- Some requirement for maintenance, for example repainting of joinery and mouldings above windows.



Building-by-Building Description

Address	Value	Designation
9 Palmeira Avenue	Positive	Locally Listed Building

Description

Very little change to the building with retention of windows, front door, hanging tiles, balcony, garden and garden wall.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- Roof tiles have been replaced with concrete.
- Some of the paintwork around windows is in need of renewal to prevent deterioration.



Building-by-Building Description

Address	Value	Designation
11 Palmeira Avenue	Positive*	Locally Listed Building

Description

The building retains some windows and its hanging tiles.

There are several detracting features to the building (largely unsympathetic modern alterations):

- Inappropriate concrete roof tiles.
 - Inappropriate painted brickwork.
 - The garden has been replaced with hardstanding for car parking and the boundary wall has been lost.
 - The replacement metal balcony is not in keeping with the others in the Avenue, which are timber. Besides its style, which does not match the others in the Avenue, it is in a deteriorated state with rust showing through the white paint.
 - Certain original small pane windows have been replaced (although fortunately not with uPVC units).
- 
- The replacement door does not match the others and is obviously of modern design and this contributes to the erosion of character in the area.
 - The paintwork is in poor condition; the window frames in particular need painting and the hung tiles need cleaning and repairs.
 - There is some redundant surface wiring

Building-by-Building Description

Address	Value	Designation
14 Palmeira Avenue, 'Langdon House'	Positive*	Locally Listed Building

Description

Superstition seems to have eradicated No.13 from the terrace, therefore No.14 sits next to No.11.

There has been little change to the building with original roof tiles, retention of windows, front door, hanging tiles and balconies.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The space in the roof has been extended, however, this top extension is not too noticeable from the street.
- The dormer windows appear to have been replaced with uPVC, which is unfortunate and should be strongly discouraged.
- The door to the balcony on the first floor has lost its fanlight, and thus no longer matches the others in the street.
- The front garden and boundary has been lost to make way for parking, which is not in keeping with the rest of the street. The effect is softened by the retention of some planting but extension of this to other properties would have a seriously detrimental impact on the street.
- Loss of sculptural relief in the pediment.
- Loss of arched timber spandrel detail from porch.



Building-by-Building Description

Address	Value	Designation
15 Palmeira Avenue	Positive*	Locally Listed Building

Description

There has been little change to the building which retains original roof tiles, original windows and front door, hanging tiles and balconies.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The space in the roof has been extended, however, this top extension is not too noticeable from the street.
- The front garden and boundary has been lost to make way for parking, which is not in keeping with the rest of the street. The effect is softened by the retention of some planting but extension of this to other properties would have a seriously detrimental impact on the appearance of the Avenue.
- Loss of sculptural relief in pediment.
- Loss of arched timber spandrel detail from porch.

Another alteration, albeit of relatively sensitive design, is the addition of the roof-top terrace. This structure is set well back and discreet and the choice of white timber is in keeping with the rest of the Area.



Building-by-Building Description

Address	Value	Designation
17 Palmeira Avenue	Positive	Locally Listed Building

Description

The majority of details have been retained including windows, roof, hanging tiles and balcony. The door to No.17 has interesting original frosted and coloured glass panels.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The space in the roof has been extended, however, this top extension is not too noticeable from the street.
- The front garden and boundary has been lost to make way for parking, which is not in keeping with the rest of the street. The effect is softened by the retention of some planting but extension of this to other properties would have a seriously detrimental impact on the other buildings.
- This property also has a roof-top terrace but the choice of materials for the balustrade, flimsy metal balusters is not very discreet and is clearly a later addition.



Building-by-Building Description

Address	Value	Designation
19 Palmeira Avenue	Positive	Locally Listed Building

Description

The majority of details have been retained including windows, roof, hanging tiles and balcony.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The original garden and front wall have been sacrificed for parking.
- The space in the roof has been extended and the extension clad in hanging tiles to match those below. This is quite discreet as is the additional window above and the roof balcony. However, the top extension is visible from the street and as such the choice of modern windows was a poor one. Their replacement with more sympathetic windows would enhance the appearance of the house.



Building-by-Building Description

Address	Value	Designation
'Palmeira Mansions', 1–9 Shorefield Road	Positive	Locally Listed Building

Description

This four-storey, red brick building is on the Local List and is a crucial part of the Conservation Area. Nos.1–9 Shorefield Road, a single storey projecting structure facing both Palmeira Avenue and Shorefield Road, originally served as the coach-houses for Palmeira Mansions, which were saved from demolition and converted to cafes and restaurants. The coach-houses have a white balustrade above. This retail / commercial function gives an air of vitality to this end of the Conservation Area, which is in keeping with its seaside character.

The upper storeys of the Palmeira Avenue elevation are set back behind the ground floor of retail units in line with the rest of the residential terrace and is characterised by windows set at angles with balconies in front. The Shorefield Road elevation is characterised by continuous first and second floor level white timber balconies and a central, shallow rounded bay with a sculptural relief frieze. A corner tower with a lead roof mediates between Palmeira Avenue and Shorefield Road and makes the most of good views out to sea.

The building is generally well preserved with few alterations; the windows are original and the façades have not been painted or rendered. However, the shopfronts are inconsistent in design and some are unsympathetic, with a variety of rather ugly replacement windows, some in uPVC, which detract from the appearance of the parade. Some also feature inappropriate canopies hiding exhaust flues. A rooftop extension has been added in recent years, with a metal-clad mansard roof set back from the main façade. The glazed balcony around the perimeter is an unsympathetic material for the Conservation Area.



Building-by-Building Description

Address	Value	Designation
'Homecove House' Palmeira Avenue	Neutral	N/A

Description

These block-like ranges contains modern apartments, although their street elevations strive to resemble the individual houses in its setting. Its most successful elevation faces Palmeira Avenue; the scale, variety of materials and articulation of this elevation mean its appearance fits neatly into the street, referencing the early-20th century buildings opposite. Like these buildings, it is four storeys tall, employs red brick and render and is characterised by double height bay windows and gable ends, resembling the pediments opposite, as well as balconies at different levels. The choice of high quality timber windows instead of uPVC would have been more appropriate for use within the Conservation Area. Front gardens, albeit small, are also included within their design, retaining some green buffering between the buildings and the street.

On the other elevations, especially that facing Shorefield Road, the increased height of the building renders the scale of the building anachronistic with its domestic function and the lack of detail makes it appear rather bland. However, this side has a well-planted garden with shrubs and hedges.



Building-by-Building Description

Address	Value	Designation
'Crowstone Court' Holland Road	Neutral	N/A

Description

This 20th century building (c.1970s but renovated and extended in the last 10 years) pays homage to the neighbouring Argyll House with its white rendered materiality, horizontal lines, curved details and orientation out to sea. It is slightly taller, at six storeys tall; this added height does detract slightly from the visual impact of the Locally Listed Argyll House. The renovation works included the extending of the building upwards, rendering and new balustrades. The building was originally yellow brick. The building is in good condition.



Building-by-Building Description

Address	Value	Designation
'Argyll House' Seaforth Road	Positive*	Locally Listed

Description

A Locally Listed landmark building in the Conservation Area. Argyll House is not at all typical of the area, with its uncompromisingly modernist design and sweeping horizontal curves. However, its architectural quality earns it a well-deserved place as an icon of the area, perched on the cliffs above the sea. Its white rendered concrete is relieved by cream painted bands, elegant white painted metal balustrades, numerous curved balconies and corner windows and French windows leading to the balconies. The building sits in generous landscaping with shrubbery and bed planting.

Unfortunately, nearly all the original windows have been replaced in a piecemeal fashion and the overall effect of this detracts badly from the building when examined in any detail. The piecemeal replacement of windows has destroyed the coordinated overall effect of the window design.

The original corner windows were made of curved glass which wrapped around the corners of the building without vertical glazing bars to interrupt the horizontal lines. Reinstatement of appropriate fenestration would have a very positive effect.

The original Art Deco style, rendered boundary wall survives with the original gate posts at an entrance at the south end of Seaforth Road. There are also original sun terraces on the roof and Art Deco elements remain in the interiors.



Building-by-Building Description

Address	Value	Designation
'Barton Towers', Seaforth Road	Positive*	N/A

Description

Barton Towers is an elegant asymmetrical corner house. The three-storey house is mainly rendered with hanging tiles on the corner tower, part of the east elevation and the part of the gabled corner section that faces north-east onto Seaforth Road. The roof is mainly made of plain red tiles with an ogee Tudor style lead roof on the tower. The roof over the front part of the building, in front of the chimney of the Seaforth Road elevation, is of mansard profile. The remaining roof is pitched with dormer windows facing Seaforth Road. One tall and two smaller chimney stacks. There is a glazed triple arched veranda on the sea-facing elevation with a red plain tiled roof, which has probably been infilled from a veranda originally and is now not particularly in keeping. The main entrance is off Seaforth Road; the original timber doors have their original glass panels and a heavy ornamental surround with oversized classical features and scrolls. The building retains its garden and boundary wall facing Clifton Drive. There are various window shapes and designs, some of which are original and include a variety of sash and casement frames. The sash windows feature curved undersides to the top sash. The first floor French door on the south elevation appears to have been enlarged from the original.



There are several detracting features to the building (largely unsympathetic modern alterations):

- The building has suffered replacement of its some of fenestration with uPVC and the resulting coarser detailing of the frames detracts from the overall building, especially in the case of the clerestory window at the top floor of the corner tower.
- The building is in need of some maintenance work; the front veranda is in particularly poor condition with peeling paintwork exposing the timber beneath.
- The Seaforth Road elevation has lost its original boundary and features low timber paling instead.



Building-by-Building Description

Clifton Drive

This residential terrace sits on raised ground above the public gardens and the sun-shelter. Clifton Drive's elevated position and its meandering line allows panoramic views out to the estuary. Other than the two framing buildings, No.1 and Barton Towers, the other eight houses are arranged in pairs and the terrace lies in a staggered, irregular formation. The houses are two bays wide (some wider than others) and vary from two storey to taller three storey houses. The walls, which were historically brick, have been rendered. Other materials used include fishscale tiles or half-timbering. The roofs are red tiled or grey slate and feature attic dormers with gable ends. Certain houses have decorative window or door surrounds, foliate capitals, relief panels or bulls eye windows. Double height bay windows are characteristic of the street, like most buildings in the Conservation Area. Originally the houses were set back behind generous front gardens and brick boundary walls or hedges, though not all of these survive.

Building-by-Building Description

Address	Value	Designation
9 Clifton Drive	Positive	N/A

Description

A tall house of two storeys plus an attic level. The house is two bays and mostly rendered apart from around the front door. The red roof tiles survive, as do the hanging tiles that decorate the gable. One small chimney stack on the east. To the right of the door is a double-height canted window topped by a gable with a smaller window. Above the door at first floor level is a pair of French windows with a metal balcony. The timber double door entrance has a fanlight above. The windows are timber sash windows and stained glass panels remain on the ground floor bay window but there is no evidence of them elsewhere. There is a front garden with planting and a fine example of an original tiled front path, all enclosed by an original boundary wall.

There have been a couple of minor modern alterations to the house:

- Part of the garden has been sacrificed for car parking, though some of the front boundary survives as well as garden planting and therefore the driveway is a relatively sensitive integration.
- Modern metal balcony in front of first floor French windows.



Building-by-Building Description

Address	Value	Designation
8 Clifton Drive	Positive	N/A

Description

Small two storey, two bay house, which has cream rendered walls with white joinery and a slate roof. One shared chimney stack with No.7. The front is characterised by a double-height canted bay window. The mullions on all windows and timber joinery on the first floor have survived although the stained glass panels on the ground floor have been lost. The double front doors, and their hood mould, are an attractive feature.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The front boundary has been lost and the front garden has been turned into hard standing with all soft landscaping eliminated. This is detrimental to the character of the Conservation Area and to the appearance of the building. However, it would be straightforward to reverse and would considerably enhance the appearance of the building.
- There is a satellite dish and TV aerial detracting from the overall appearance of the building.



Building-by-Building Description

Address	Value	Designation
7 Clifton Drive	Positive*	N/A

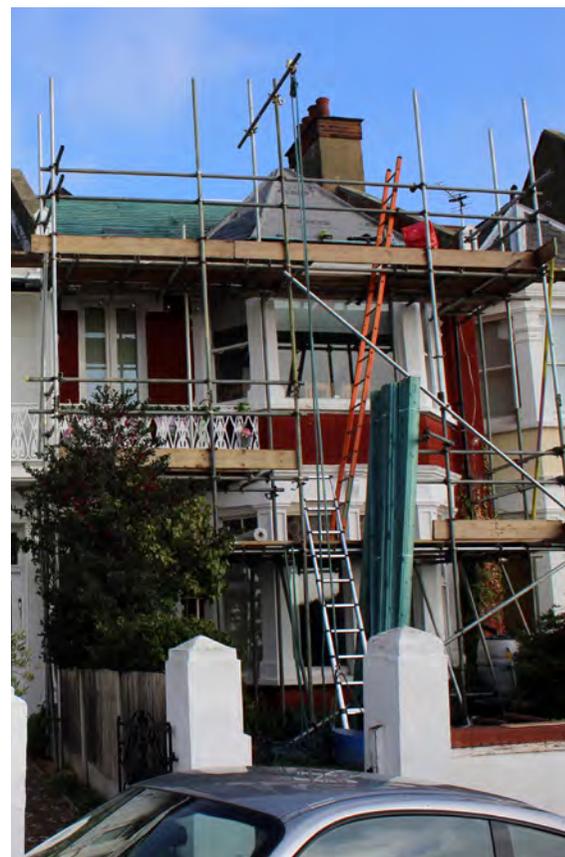
Description

This building was undergoing building works at the time of survey in 2019 making some features difficult to see.

Small two-storey, two bay house, with red painted brickwork and white joinery and a slate roof. One shared chimney stack with No.8. The front is characterised by a double-height canted bay window, most original mullions survive. The ground floor windows retain their stained glass panels. There are a pair of French windows with a white painted wrought iron balcony above the double front doors. The garden has survived along with part of the front wall, which contributes towards preservation of character in a greatly altered part of the Conservation Area.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The red paint is uncharacteristic of the area.
- The central window on the first floor has lost its mullions which is inappropriate.
- On the ground floor the original stained-glass panels at the top of the windows remain but this positive feature is compromised by uPVC windows below, albeit an easily reversed change.



Building-by-Building Description

Address	Value	Designation
6 Clifton Drive	Positive*	N/A

Description

Small two-storey, two bay house with white render, white joinery and a slate roof. One shared chimney stack with No.5. The front has a double-height canted bay window. There is a white painted wrought iron balcony at first floor level with a modern uPVC balcony door. Part of the boundary wall survives.

There are several detracting features to the building (largely unsympathetic modern alterations):

- There are uPVC replacement windows throughout. These include a large picture window on the first floor bay which lacks glazing bars and is an overly large expanse of glazing for this period of building.
- The bay window has been extended down on the ground floor and unsympathetic uPVC patio doors inserted.
- There is a satellite dish on the front of the building, which is unsightly and should be relocated.
- Garden lawn and planting has been replaced with hardstanding for parking.



Building-by-Building Description

Address	Value	Designation
5 Clifton Drive	Positive*	N/A

Description

Small two-storey, two bay house with white render, white joinery and a slate roof. One shared chimney stack with No.6. The front has a double-height canted bay window. The door surround is detailed with a moulded hood and a quoined low relief.

The garden and front boundary survive and should be protected.

There are several detracting features to the building (largely unsympathetic modern alterations):

- Most windows have been replaced by insensitive uPVC units.
- The central bay window has lost its mullions and has been replaced with a large picture window, as has the window above the door. This results in overly large expanses of glazing that are inappropriate for a property of this period. The porch has been filled in with inappropriate uPVC doors (though the original door may survive beyond).
- The ground floor has inappropriate uPVC French windows.
- The render to the side elevation is in need of repair.



Building-by-Building Description

Address	Value	Designation
4 Clifton Drive	Positive*	N/A

Description

Small two-storey, two bay house with white render, white joinery and a slate roof. One small chimney stack on the west. The front has a double-height canted bay window. The door surround is detailed with a moulded hood and a quoined low relief. Extension to the side, backing on to No.3 with balcony on first floor retaining decorative iron columns.

The garden and front boundary survive and should be protected.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The windows have been replaced with uPVC units, including picture window to first floor bay.
- The ground floor bay has uPVC French doors added.
- The two-storey extension has inappropriate uPVC windows at ground floor and unattractive canopy.
- The porch has been filled in with inappropriate uPVC doors (though the original door may survive beyond).
- The render to the exposed side elevation of No.3 is in need of repair.



Building-by-Building Description

Address	Value	Designation
3 Clifton Drive	Positive*	N/A

Description

Two-storey, two bay house with white-rendered walls and slate roof with ridge tiles. There is a chimney stack on the east. The house has a double-height square bay window; there are decorative panels between the ground and first floor windows. The ground floor windows retain their decorative mullions with foliate capitals. The door is also framed by ornamental columns with foliate capitals.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The mullioned sash windows have been replaced by large picture windows, which adversely alter the character of the building, including the loss of the central mullion at first floor.
- The first floor cill to the bay window has been lowered, damaging the decorative panels between the first and ground floors.
- The first-floor balcony windows have been replaced with uPVC units.
- The pediment at the top of the rectangular double height bay has been replaced by large uPVC French doors, further eroding the original design.
- The house has lost its rough brick boundary wall and front garden, which is detrimental to the street as a whole.
- There is a satellite dish on the front of the building, which is unsightly and should be relocated.
- The render is in poor condition in places (on the east side of the front elevation).



Building-by-Building Description

Address	Value	Designation
2 Clifton Drive	Positive*	N/A

Description

Two-storey, two bay house with white-rendered walls and slate roof with ridge tiles. There is a chimney stack on the west. The house has a double-height square bay window; there are decorative panels between the ground and first floor windows. The ground floor windows retain their decorative mullions with foliate capitals. The door is also framed by ornamental columns with foliate capitals and has a house name above reading 'HASLEMERE'. The house retains its original boundary wall and garden.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The mullioned first floor windows have been replaced by large picture windows, which adversely alter the character of the building, including the loss of the central mullion.
- Ground floor sash windows replaced with uPVC top hung units.
- The first-floor balcony windows have been replaced with uPVC units.
- The pediment at the top of the rectangular double height bay has been replaced by an attic conversion lit by a large sliding patio door, eroding the remains of the original design still further.
- Whilst retaining part of its garden and part of its boundary wall, the garden is unkempt and features an untidy hardstanding for parking. It needs landscaping/ maintenance.
- There is a satellite dish on the front of the building, which is unsightly and should be relocated.
- The front elevation is marred by excess surface wiring.



Building-by-Building Description

Address	Value	Designation
1 Clifton Drive	Neutral	N/A

Description

No.1 Clifton Drive has been heavily modernized. The building is two storey with an attic level. The building is staggered with the left-hand range and gable stepped out in front of the right. The walls are cream rendered and little original detailing remains except the moulding in the left-hand range gable. The left-hand gable has an original roundel opening.

There are several detracting features to the building (largely unsympathetic modern alterations):

- Complete replacement of all windows with uPVC.
- Installation of roof lights.
- The brick walls have been covered in cream render resulting in the loss of almost all the decorative detail.
- The decorative moulding in the left-hand gable has been painted.
- Additional roundel window (right range gable).
- The modern glazed balcony wrapping around the whole of the front of the first floor with metal supports and handrails is intrusive to the original design of the building.
- The property has lost most of its front boundary and hard surfacing for the drive has reduced the amount of soft landscaping in front of the house.



Building-by-Building Description

Manor Road

Manor Road is another residential street which runs perpendicular to the seafront, between Clifton Drive and Station Road. The street is mainly lined with large semi-detached houses, mostly now converted to flats, care homes and a hotel, though originally single dwellings. The houses feature details similar to those in the area, including gables which create a sense of rhythm along the street, bay windows, balconies and moulded stonework around doors and windows. Several remain unpainted with their original red brickwork still showing and a few examples of original timber sash windows and timber doors with decorative glazing bars also survive. The street is unusual in the area in that it retains a good number of street trees lining the pavements, where these have been lost on other streets.

Building-by-Building Description

Address	Value	Designation
2a Manor Road	Positive*	N/A

Description

Two storey corner building facing Clifton Drive and Manor Road. The house has been substantially modernised. The building's brickwork has been partly rendered including almost the entire elevation to Clifton Drive (except the first floor of the left-hand range). The brickwork to Manor Road remains exposed. The building has two half-timbered gables facing Clifton Drive and one facing Manor Road. There are two ground level canted bay windows facing Clifton Drive, one ground level bay facing Manor Road and one oriel window above the central entrance door in the Manor Road elevation. The Manor Road elevation has the most distinguishing features. The entrance retains stained glass panels in the fanlight above the door and an ornate door surround with mouldings. There is also moulded string coursing at two levels, which features a moulded inscription bearing 'Clifton Lodge'. The bay window on this side is crowned with a crenellated motif. There is an oriel window topped with a half-timbered gable.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The addition of a large glazed balcony across the whole of the first floor on the south elevation has resulted in the loss of the original crenellation to the left ground floor bay window.



- The balcony is accessed by sliding patio doors to the right and another door to the left of the front elevation, which has resulted in the loss of original details and features.
- The original windows have been replaced with insensitive uPVC units.

Building-by-Building Description

Address	Value	Designation
2 Manor Road	Neutral	N/A

Description

This building is situated behind No.2a and is built directly onto it. It is a relatively modern, low two-storey extension, which is not out of keeping with the street scene in general. The door surround integrates particularly well with the ornament to No.2a with the 'Clifton Lodge' inscription above the door and the moulded relief. The upper string course from No.2a is replicated across No.2. The building would benefit from traditional timber sash windows instead of uPVC units.



Building-by-Building Description

The Leas

These four-storey buildings, 1–3 The Leas and Palm Court, were designed as a single cohesive elevation. There is almost no evidence of this remaining. No.1 does not survive and has been replaced with a modern flat block. The remaining buildings retain original ionic pilasters on the ground floor level. Otherwise they have changed beyond recognition. Their original brickwork has been covered by smooth render or pebbledash render.

Building-by-Building Description

Address	Value	Designation
1 The Leas, 'Stangate Flats'	No.1: Negative	N/A
2 The Leas, 'Sea Mist'	No.2: Negative	

Description

No.1 Description:

No.1 The Leas does not survive and has been replaced by Stangate Flats, a modern four-storey block in light brown brick with glass balconies, a flat roof and large picture windows. Columns at ground floor level create a covered walkway overlooking The Leas.

Although the scale of the flats is not out of keeping with the area, the construction style and choice of materials do not contribute anything to the terrace or the Conservation Area.

No.2 Description:

The building has very few original features except a canted bay window at first floor level.

The building has undergone a number of unsympathetic changes:

- The windows have been completely replaced, mostly by large inappropriate modern sliding patio doors.
- All original ornamentation has been lost and the façade retains hardly any attractive features apart from the balconies and some pretty decorative glass on either side of the front door.



Building-by-Building Description

Address	Value	Designation
3 The Leas	Negative	N/A

Description

The building has undergone a number of unsympathetic changes:

- The windows have been completely replaced, mostly by large inappropriate uPVC units.
- All original ornamentation has been lost and the façade retains hardly any attractive features apart from the balconies.
- The first floor front elevation has been clad with uPVC horizontal boards with a strip of ribbon windows, completely obscuring the façade and the original building line.
- The white plastic rainwater goods are inappropriate for use in a Conservation Area.



Building-by-Building Description

Palmerston Road

Pairs of semi-detached houses with a few detached buildings at the north and south ends. The design of houses varies but groups of semi-detached houses display similar characteristics. Most buildings are three storeys including an attic level and feature a double-height bay window. The top floor tends to have either a gabled dormer or a bay with a pediment above. Porches and first floor balconies are common; some original doors with patterned or coloured glazing remain. Materials include brick (often painted), as well as render, half-timbering and hung tiles. Most houses have undergone almost complete replacement of original timber sash windows with uPVC units. Likewise, almost all have lost their front gardens and boundary treatments to hard-surfacing for car parking.

Building-by-Building Description

Address	Value	Designation
Palm Court, Palmerston Road	Negative	N/A

Description

Most of this side of the house has been pebble-dashed, which is out of place with the predominant red brick and white detailing typical of the Area. This house retains some characterful decorative and architectural features including an imposing flight of stairs leading to the front double doors with an ornate door case decorated with ionic pilasters and a carved pediment. Beside the front door a stained-glass window survives with an ornate window case, although its decorative effect is somewhat reduced by piping above and beside it.

The building has undergone a number of unsympathetic changes:

- Replacement uPVC windows detract from the appearance of the building.
- The sea-facing façade appears to be completely modern, concealing a historic elevation beneath.



Building-by-Building Description

Address	Value	Designation
1 Palmerston Road	Positive	N/A

Description

No.1 Palmerston Road is a substantial detached house of three storeys, which survives largely intact. The front elevation is red brick, although the ground storey has been painted white. Unusually for the Conservation Area, the side elevation is yellow stock bricks with contrasting red bricks framing windows. The mansard roof is grey slate with decorative ridge tiles; there are four tall chimney stacks. The front features a distinctive three storey bay with a gable; the upper two storeys and gable have applied half-timbering. Original timber sash windows remain to some windows, these are characterised by multi-paned upper panels. There are three dormer windows in the roof with gable ends. The house retains its garden and boundary treatment.

There are several detracting features to the building (largely unsympathetic modern alterations):

- The original timber windows on the ground floor and in the dormers have been replaced with uPVC which are inappropriate, though at least the style chosen matches the original timber windows above.



- The side of the house has a proliferation of satellite dishes, which detracts from the appearance of the side but the location is far better than on the front, where they would badly interrupt the composition of the façade.
- The wall to the garden steps is collapsing.

Building-by-Building Description

Address	Value	Designation
3 Palmerston Road	Positive	N/A

Description

Two-storey house with double height, rectangular bay with gable end (with decorative bargeboards) and corner tower with original, pointed slate roof. The building's slate roof features three chimney stacks. Tower and bay connected at ground level by an attractive colonnade. Unlike many of the buildings in the Conservation Area it is built in yellow stock bricks, with attractive red-brick detailing, with a large amount of white joinery and stonework and a half-timbered gable. The building retains its timber sash windows. The house retains its garden and boundary treatment.

The house remains largely intact with little alterations since its original construction, except:

- The side entrance, which was added not long after the main part of the house; the general appearance of this and the belvedere in the roof are a positive feature that should be protected carefully.



Building-by-Building Description

Address	Value	Designation
5 Palmerston Road	Positive*	N/A

Description

Two-storey semi-detached house with double height canted bay with a gable end and finial above. The slate roof features two chimney stacks. An attractive, arched porch shelters the entrance and above this are French windows and a white-painted timber balcony. The front garden is well landscaped and extensively planted. An attractive porch defines the building and is in good condition.

The modern alteration which detracts significantly from the character of the house is the removal of traditional timber sash windows and replacement with uPVC units.



Building-by-Building Description

Address	Value	Designation
7 Palmerston Road	Positive*	N/A

Description

Three-storey semi-detached building defined by a Dutch gable roof, unique to Palmerston Road but not out of character with the area as a whole. There is one chimney stack. The walls are rendered and the joinery and mouldings painted white. Several interesting architectural features have been retained, including a small gabled porch above the front door, supported by long brackets. The main gable is embellished by a moulded cornice and two ball finials either side.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The boundary wall has been lost and the front garden covered over with red brick, used for parking. The loss of the garden and boundary detracts from the character of the Conservation Area.
- There are three satellite dishes on the front of the building, which are unsightly and should be relocated.
- Surface wiring and cable wiring clutter the front elevation.
- uPVC window units have replaced all of the original timber sash windows.



Building-by-Building Description

Address	Value	Designation
8 Palmerston Road	Positive*	N/A

Description

The three-storey semi-detached building features a double-height bay window. The brick materiality has been painted at ground floor level and rendered at first floor level. What appear to be original wooden piers remain intact, adding detail to the porch at ground floor. The main dormer has hung-tile cladding, a gable roof and a balcony with iron railings.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The first-floor balcony has been lost, altering the original character and picturesque quality of the building.
- All windows have been replaced with uPVC window units.
- The roof features an intrusive flat-roofed dormer.
- The line of the eaves has been altered and there is a modern pipe inserted just below the eaves; its appearance is clumsy and its intrusion has damaged the render.
- The paintwork to the joinery is chipped in places or water-marked.
- The original roof tiles have been replaced with concrete tiles.
- There are unsightly satellite dishes and TV aerials visible from the front of the building; these should be rationalised.
- The front garden has been paved over like others in the street and would benefit from a more sympathetic use of materials and landscaping to enhance its impact on the streetscene.



Building-by-Building Description

Address	Value	Designation
9 Palmerston Road	Positive*	N/A

Description

The two-storey, two bay semi-detached property is in good condition. The walls are rendered and the roof has one chimney stack. Interesting features include the original front door and surrounding glazing and window surrounds, which feature moulded mullions (in keeping with the neighbouring property). There is a French window above the main entrance with a balcony (non-original).

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original windows have been replaced with uPVC.
- The front garden has been covered over and the boundary wall has been lost and would benefit from a more sympathetic use of materials, the reinstatement of the boundary wall and landscaping to enhance its impact on the streetscene.



Building-by-Building Description

Address	Value	Designation
10 Palmerston Road	Positive*	N/A

Description

The three-storey semi-detached building features a double-height bay window. The brick materiality has been painted at ground floor level and rendered at first floor level. What appear to be original wooden piers remain intact, adding detail to the porch at ground floor. The main dormer has half-timbering and hung-tile cladding, a gable roof and a balcony with iron railings. There is an egg and dart moulding above the ground floor windows. Decorative terracotta ridge tiles remain intact, contributing to the character of the area and should be preserved. There is one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The first-floor balcony has been lost, altering the original character and picturesque quality of the building.
- All windows have been replaced with uPVC window units.
- The original roof tiles have been replaced with concrete tiles.



- The front garden has been paved over like others in the street and would benefit from a more sympathetic use of materials and landscaping to enhance its impact on the streetscene.
- Like most of the properties in Palmerston Road, there is a concrete hardstanding to the frontage. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
11 Palmerston Road	Positive*	N/A

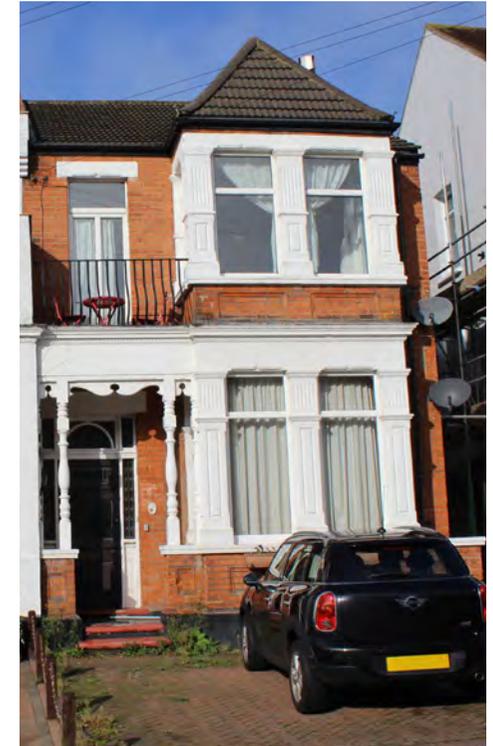
Description

The two bay, two-storey semi-detached building, is in good condition. The walls are red brick and the joinery is painted white. Interesting features include the original front door, surrounding glazing and porch, supported on wooden columns.

The window surrounds, which involve moulded mullions, are the same as those to No.9. There is a French window above the main entrance with a balcony (non-original). The bay window has a pitched roof above (unlike No.9).

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- Original windows have been replaced with uPVC units.
- The front garden has been covered over and the boundary wall has been lost; the hardstanding is overgrown with weeds. It would benefit from more sympathetic landscaping to enhance its impact on the streetscape.
- There are unsightly satellite dishes attached to the front elevation; these should be relocated.
- The original roof tiles have been replaced with concrete tiles.



Building-by-Building Description

Address	Value	Designation
12 Palmerston Road	Positive*	N/A

Description

The three-storey semi-detached building features a double-height canted bay window. The brick materiality has been rendered. No.12 and No.14 share a porch with a tiled pitched roof. The dormer has half-timbering at the front and hung-tile cladding at the sides, a gable roof and a balcony with iron railings. There is an egg and dart moulding above the ground floor windows. There is one chimney stack. The original decorated glazed ceramic wall tiles have been retained within the porch. These tiles contain an intricate geometric pattern and should be retained.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- All windows have been replaced with uPVC window units and a modern door has been added.
- The original roof tiles have been replaced with concrete tiles.
- Like most of the properties in Palmerston Road, there is a concrete hardstanding to the frontage. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.
- The gabled dormer at the second floor is framed by a white painted metal balustrade, in need of some repainting.



Building-by-Building Description

Address	Value	Designation
13–15 Palmerston Road	Neutral	N/A

Description

The house was under-development at the time of survey in 2019 and certain architectural features were less visible owing to scaffolding.

Designed in a block with Nos.17, 19, 21, 23, 25 and 27 Palmerston Road. This double fronted building, converted into flats, has undergone substantial modernisation. The pair are three storeys including a converted attic level. Each half has a double height bay window and a ground floor bird beak bay window. There is a shared central chimney stack. The ground floor windows on No.13 are the original design, in timber.

The house has undergone substantial modern alterations which are generally unsympathetic:

- All original windows have been removed and replaced with uPVC units, though the proposals taking place are to install uPVC windows to the first floor which better match the original designs, which are sashes with small upper panes.
- The front garden area has been covered over with an unsympathetic surface material and the property would benefit from more sympathetic use of materials, the reinstatement of the boundary wall and better landscaping to enhance its appearance within the streetscape.
- The roofline has been altered by flat-roofed dormer extensions.



Building-by-Building Description

Address	Value	Designation
14 Palmerston Road	Positive*	N/A

Description

The three-storey semi-detached building features a double-height canted bay window. The brick materiality has been rendered. No.14 and No.12 share a porch with a tiled pitched roof. The dormer has half-timbering at the front and hung-tile cladding at the sides, a gable roof and a balcony with iron railings. There is an egg and dart moulding above the ground floor windows. There is one chimney stack. The original front door appears to have been retained and is an attractive feature with its stained, patterned glazing. Original decorated glazed ceramic wall tiles have also been retained within the porch, as at No.12 Palmerston Road, although several are missing and would benefit from restoration.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- All windows have been replaced with uPVC window units and a modern door has been added.
- The gabled dormer at the second floor is framed by a white painted metal balustrade, in need of some repainting.
- The boundary wall has been lost and the front garden largely covered with concrete, in a poor state of repair. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
16 Palmerston Road, 'Kenworth'	Positive*	N/A

Description

This two semi-detached storey building features a canted ground floor bay, with a projecting, half-timbered first floor above with a gable roof. Joinery is painted white; original timber columns support a porch. Half timbering painted grey. An original door remains and is an attractive feature with its coloured and reeded glazing and fanlight above. Above is a first-floor timber painted balcony with non-original balcony doors. There is a panel of egg and dart moulding above the ground floor bay window.

The building has a planted front garden and a fence and hedge boundary, which makes an attractive addition to the street.

Whilst the house is in good condition and has undergone few modern alterations, the original roof tiles have been replaced within concrete tiles and the modern uPVC windows are a detrimental feature.



Building-by-Building Description

Address	Value	Designation
17 Palmerston Road	Positive*	N/A

Description

Designed in a block with 13, 15, 19, 21, 23, 25 and 27 Palmerston Road. The three-storey building features a double-height bay window. The brick materiality has been rendered, the original roof tiles remain. The attic storey is denoted by a large dormer comprising two canted bay windows with a pediment above. Similarly to other neighbouring properties, the building features a bird's beak bay window at ground floor, which adds character to the building. There is a modern metal, first floor balcony. There is a shared chimney stack between No.17 and No.19.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- Most of the windows have been replaced with uPVC units, which detract from the appearance of the building.
- The original entrance has been blocked up.
- There are unsightly satellite dishes attached to the front elevation; these should be relocated.



- The boundary wall has been lost and the front garden area concreted over and used for parking. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
18 Palmerston Road	Positive*	N/A

Description

This two storey semi-detached building features a canted ground floor bay, painted dark red, with a projecting, half-timbered first floor above with a gable roof. Joinery is painted white; original timber columns support a porch. Half timbering painted black. An original door remains and is an attractive feature with its coloured and patterned glazing and fanlight above. Above is a first-floor timber painted balcony with non-original balcony doors. There is a panel of egg and dart moulding above the ground floor bay window.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The windows have been replaced with uPVC units, which detract from the appearance of the building.
- The original roof tiles have been replaced with concrete tiles.
- The addition of a canopy above the first-floor balcony has caused damage to the render through water ingress.
- Untidy surface wiring detracts from the character of the building.
- The boundary wall has been lost and the front garden area concreted over and used for parking.



- It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
19 Palmerston Road	Positive	N/A

Description

Designed in a block with Nos.13, 15, 17, 21, 23, 25 and 27 Palmerston Road. The three-storey building features a double-height bay window. The brick has been rendered. The decorative terracotta ridge tiles remain. The attic storey is denoted by a large dormer comprising two canted bay windows with a pediment above. The pediment features dentils and carving, similarly to neighbouring properties. Similarly to other neighbouring properties, the building features a bird's beak bay window at ground floor, which adds character to the building. The original windows remain, these generally feature multi-panes in the upper panels. The original double doors with patterned glazing and fanlight above remain. There is a modern metal, first floor balcony. No.19 shares a chimney stack with No.17.

The house is in good condition and there are no major detracting features, except the boundary wall has been lost and the front garden area has been paved over for parking.

It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
20 Palmerston Road, 'Hillcrest'	Positive*	N/A

Description

This two storey semi-detached building features a canted ground floor bay, with exposed red brick, with a projecting, half-timbered first floor above with a gable roof. Joinery is painted white and black; original timber columns support a porch. An original door remains and is an attractive feature with its glazing and fanlight above. Above is a first-floor timber painted balcony with non-original balcony doors. Original timber sliding sash windows remain at ground floor level. There is a panel of egg and dart moulding above the ground floor bay window. The roof features one chimney stack.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The first floor windows and balcony door have been replaced with uPVC units, which detract from the appearance of the building.
- The original roof tiles have been replaced with concrete tiles.
- Whilst some planting remains at the base of the house and two brick gate pillars remain, the rest of the front garden has been concreted over for car parking and the boundary has been removed.



Building-by-Building Description

Address	Value	Designation
21 Palmerston Road	Positive*	N/A

Description

Designed in a block with 13, 15, 17, 19, 23, 25 and 27 Palmerston Road, the three-storey building functions as a residential care home. It features two double-height bay windows: one canted and one bird's beak bay window. The brick has been rendered white. The attic storey is denoted by a large dormer comprising three windows, the central one is a canted bay window. This tripartite dormer is topped by a heavy frieze and pediment with moulded relief. There is a textured brick string course between the ground and first floors. Some original timber windows remain at ground floor level.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- All the windows have been replaced, mainly with uPVC units, which detract from the appearance of the building.
- The original door has been replaced with double uPVC doors.



- The boundary wall has been lost and the front garden area concreted over and used for parking. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.
- The disabled access ramp is a temporary structure and unsightly; it should be replaced with a better-quality structure, preferably permanent.

Building-by-Building Description

Address	Value	Designation
22 Palmerston Road	Positive*	N/A

Description

This two storey semi-detached building features a canted ground floor bay, with exposed red brick, with a projecting, half-timbered first floor above with a gable roof. Joinery is painted white and black; original timber columns support a porch. An original door remains and is an attractive feature with its glazing and fanlight above. Above is a first-floor timber painted balcony (non-original) with non-original balcony doors. There is a panel of egg and dart moulding above the ground floor bay window. There roof features one chimney stack.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The windows have been replaced with uPVC units, which detract from the appearance of the building.
- The original roof tiles have been replaced with concrete tiles.
- The house retains a boundary wall.



Building-by-Building Description

Address	Value	Designation
23–25 Palmerston Road. 'Palmerston House'	Positive*	N/A

Description

Designed in a block with 13, 15, 17, 19, 21, 25 and 27 Palmerston Road, the three-storey building houses 'Palmerston House Studios' at No.23. It features two double-height bay windows and the second storey is capped by a weighty frieze and pediment with dentilled ornament and moulded relief. The brick has been rendered white. There is a textured brick string course between the first and second floors. Original timber windows, with multi-paned upper panels, remain at ground and first floor level. Nos.23 and 25 share a central chimney stack. No.23 retains its original door with patterned glazing and fanlight above.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- There are a few uPVC window replacements, particularly at second floor level, as well as some of the smaller windows at ground and first floor level.
- Door to No.25 blocked up and two small windows inserted.
- Some of the paintwork to timber joinery is in need of maintenance.
- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure.



Building-by-Building Description

Address	Value	Designation
24 Palmerston Road	Positive – though would benefit from enhancement of unsympathetic changes detailed below	N/A

Description

This three storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground floor is painted dark red, the first floor is covered in rough render and the second floor ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part with a timber doorcase and segmental lintel. Above, is a first-floor covered balcony with a white-painted balustrade. The original sliding sash second and third floor windows remain with multi-paned upper panels. The roof features one tall chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The uPVC window replacements at ground floor level detract from the character of the building.
- The original balcony door has been replaced with a window.
- The original roof tiles have been lost and replaced with concrete tiles.
- The property has been converted to flats and the front wall and garden have been lost to hardstanding. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.
- The paintwork to the ornamental tiles and the joinery is in disrepair and needs maintenance.



Building-by-Building Description

Address	Value	Designation
26 Palmerston Road	Positive – though would benefit from enhancement of unsympathetic changes detailed below	N/A

Description

This three storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground floor is painted dark red, the first floor is covered in rough render and the second floor ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part with a timber doorcase and segmental lintel. Above, is a first-floor covered balcony with a white-painted balustrade. The original sliding sash ground and third floor windows remain with multi-paned upper panels. The roof features one tall chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The uPVC window replacements at first floor level detract from the character of the building.
- The balcony doors have been replaced with uPVC units.
- The original roof tiles have been replaced with concrete tiles.
- The property has been converted to flats and the front wall and garden have been lost. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.
- The paintwork to the ornamental tiles and the joinery is in disrepair and needs maintenance.



Building-by-Building Description

Address	Value	Designation
27 Palmerston Road, 'The Welbeck Hotel'	Positive*	N/A

Description

This detached property, used as a hotel, is three-storeys and features a hipped roof, rendered with red tiles. The walls are rendered white. There is a double-height canted bay window and above, at second floor level, another canted bay window is capped by a decorative frieze and a pediment with dentilled ornament and moulded relief. A bird's beak bay window at ground floor level adds to the character of the building and is in keeping with neighbouring properties. The original door remains, with patterned glazing and fanlight above, as do the original ground floor windows, with multi-paned upper panels.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- Timber sash windows have been replaced with uPVC units.
- A small window has been added to the left of the dormer window.
- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure.
- The Dutch canopy over the main door is not in keeping.



Building-by-Building Description

Address	Value	Designation
28 Palmerston Road	Positive – though would benefit from the replacement of uPVC windows and doors with timber	N/A

Description

This three storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground floor is exposed, the first floor is rendered and the second floor is clad in ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part with a multi-paned fanlight above. Above, is a first-floor balcony with a black-painted balustrade. The original sliding sash second floor windows remain with multi-paned upper panels. The roof features ornamental ridge tiles and a brick column with a decorative ball finial between Nos.26 and 28.

The building's character within the street scene is positive, due in part to the front garden and boundary wall. The wall defines the space well and planting in the front garden compliments the building, although is in need of upkeep. The original ceramic tiling with an asymmetric pattern lines the path to the front door. This is generally well preserved, aside from some weed growth, but would benefit from maintenance.



There are a few detracting features to the building (largely unsympathetic modern alterations):

- The uPVC window replacements at ground and third floor level detract from the character of the building.
- The balcony space has been enclosed with uPVC French doors.

Building-by-Building Description

Address	Value	Designation
30 Palmerston Road	Positive*	N/A

Description

This three-storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground floor is exposed, the first floor is rendered and the second floor is clad in ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part with a multi-paned fanlight above. Above, is a first-floor balcony with a black-painted balustrade. The original sliding sash second floor windows remain with multi-paned upper panels. The roof features a brick column with a decorative ball finial between Nos.26 and 28.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The uPVC window replacements of all windows detract from the character of the building.
- A small, modern dormer, with uPVC window has been added to the roof.
- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure



Building-by-Building Description

Address	Value	Designation
32 Palmerston Road	Positive*	N/A

Description

This three storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground floor is exposed, the first floor is rendered and the second floor is clad in ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part with a multi-paned fanlight above. The roof features a brick column between Nos.26 and 28.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The original roof tiles have been replaced with concrete tiles.
- The balustrade has been removed and the balcony partly infilled.
- The brick column in the roof between Nos.32 and 34 has lost its ball finial.



- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure.

Building-by-Building Description

Address	Value	Designation
34 Palmerston Road	Positive*	N/A

Description

This three storey semi-detached building features large double height bay windows and a smaller bay at second floor level with a half-timbered gable above. The brickwork to the ground and first floors is rendered and the second floor is clad in ornamental tiles. There is a moulded string course between the ground and first floors. The original door remains with multi-paned glazing in the upper part and a multi-paned fanlight above. The roof features a brick column between Nos.26 and 28.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The render is cracked and in poor condition and joinery needs repainting.
- A small dormer has been added above the balcony and is an unappealing addition.
- The original roof tiles have been replaced with concrete tiles.
- The balcony has been partly infilled and the railings are rusted.
- The brick column in the roof between Nos.32 and 34 has lost its ball finial.
- Satellite dishes/aerials are visible from the front of the house; these should be rationalised and relocated where possible.
- Excessive street cabling and surface wiring clutters the front elevation.
- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure.



Building-by-Building Description

Address	Value	Designation
36 Palmerston Road	Positive*	N/A

Description

This detached property has been converted into flats. There are two storeys plus an attic level, which has a dormer window with a frieze and pediment. The brickwork is painted dark red, which is broken at first floor and roof level by thick white-painted friezes. The front elevation is articulated by a double height curved bay window and a double height bird's beak bay window. The house retains its original roof tiles and a finial at the ridgeline.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The paintwork to the window surrounds is peeling and needs maintenance.
- The area to the front of the property has been hard surfaced and is in use for off street parking. This has impacted on the appearance of the property, which, like others on Palmerston Road, would benefit from landscaping and the reinstatement of a boundary enclosure.



Building-by-Building Description

The Leas

This row of terraced houses facing Western Esplanade and the seafront survives relatively well, with many interesting architectural features still intact. The buildings are large, three-storey buildings plus attic levels articulated by large dormer windows with interesting gables. The buildings are characterised by red brick materiality with white joinery and details. The houses have bay windows reaching from basement level to first floor, each served by balconies with decorative, white-painted balustrades. These houses have relatively good survival of gardens and garden boundary walls, although a few have been lost to driveways. Some modern flat-roofed dormers have been added and whilst some original panels of glass survive, much has been lost and replaced with uPVC units.

Building-by-Building Description

Address	Value	Designation
4 The Leas	Positive*	N/A

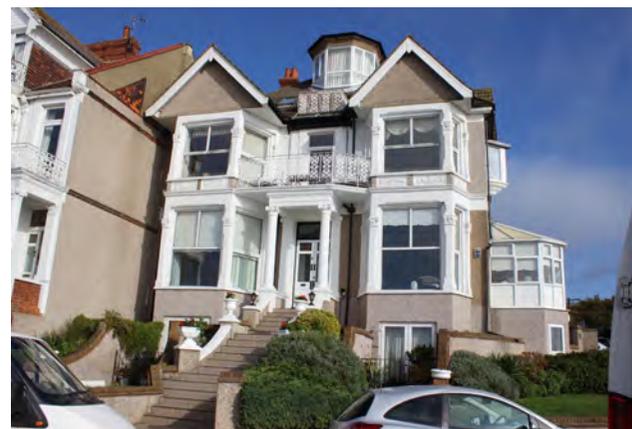
Description

This double-fronted house is characterised by two canted double-height bay windows with gable ends looking out over The Leas to the seafront. The walls are rendered. The house retains its large double doors framed by a classical (Corinthian capitals) porch and flight of steps leading up from the street. The doors retain some original glazing. The original wrought iron balcony also remains between the bays, above the door. The decorative window surrounds feature foliate capitals; there are also panels of relief between the windows. The Palmerston Road elevation is irregular in arrangement; it features an off-centre ground level bay window with foliate capital ornament between each window and a central gable, as well as a narrow, first-floor bird's eye bay window. There is an inscription bearing '1899', the date of the building.

The house has an attractive garden, which improves its appearance within the street.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The pebble-dash render detracts significantly from the building's appearance.
- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.



- The original roof tiles have been changed to concrete.
- The uPVC conservatory on the Palmerston Road elevation is unsympathetic.
- Two satellite dishes are visible from Palmerston Road and should be relocated out of sight if possible.

Building-by-Building Description

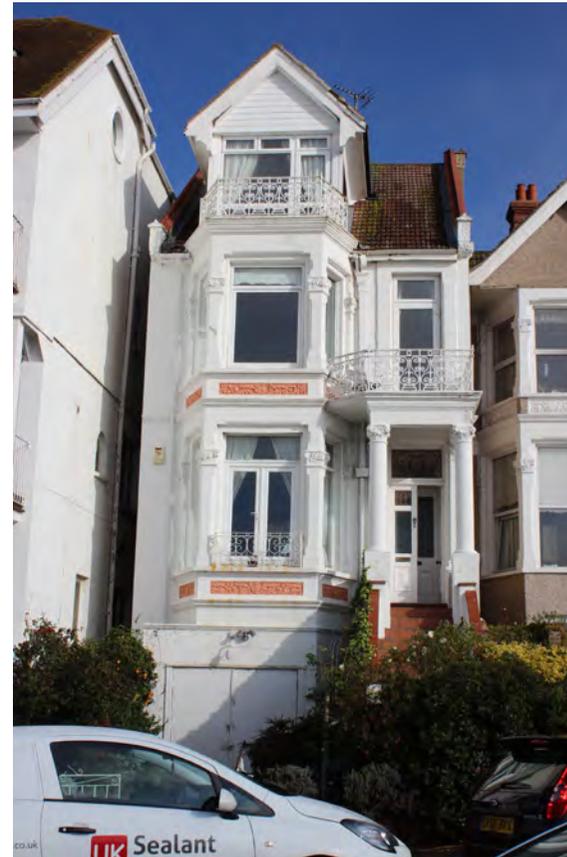
Address	Value	Designation
5 The Leas	Positive*	N/A

Description

No.5 The Leas is a tall narrow building of four storeys including an attic with a gable-roofed dormer. The brickwork is rendered white and much terracotta ornamentation survives including columns with foliate capitals dividing windows in the bay and decorative panels between floors. The front door is at the top of a long flight of stairs. The ground floor has been converted into a garage. The front garden retains considerable planting and a front boundary as well as incorporating a neat driveway. The original door remains with its coloured and patterned glazing and fanlight above.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The original roof tiles have been replaced with concrete.
- Horizontal boards have inserted in the gable.
- The garage feature is unsympathetic and needs repainting and tidying.



Building-by-Building Description

Address	Value	Designation
6 The Leas	Neutral	N/A

Description

This house is a tall, narrow building of four storeys including an attic with a gable-roofed dormer window. The house is rendered white and has red roof tiles. There is a double-height square bay window. The house has been substantially altered, these alterations include:

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- Balconies have been added to all three upper floors, which is out of character for the Area; their utilitarian style contrasts to historic ornate balconies elsewhere which are characteristic.
- The large sliding patio doors which have been installed to access the balconies on all floors are not in keeping with the smaller detailed, often highly decorative windows that are a prominent feature of the Area.
- The original front door has been lost.
- The house has lost its front boundary and garden to a concrete hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area.



Building-by-Building Description

Address	Value	Designation
7 The Leas, 'Runnemede'	Positive – though would benefit from the replacement of unsympathetic features detailed below	N/A

Description

This large three-storey building (converted from two houses) with an attic level is in good condition as its conversion to multiple-occupancy has been well-handled, involving only minor changes. The double-fronted building features two canted bay windows reaching from basement to first floor; the second floor has two attic dormer window with ornamental gables above the bays. Its materials, red brick with white decorative features and red roof tiles is exemplar of the traditional style of buildings in the Conservation Area, where many other buildings have now been altered by render or painting. However, most original timber sash windows have been removed, though there are still some examples at second floor level; there are also remaining panels of stained glass in fanlights above windows and doors.

The ground and first floor have ornamental white-painted timber balconies; the third-floor balconies are modern. Mansard roof added to the right-hand house with window to the side of the gable is out of keeping.

The character of the house within the streetscene is positive, having retained most of its rustic front wall apart from a gap to enable parking. The parking area is covered with gravel, which is a relatively sympathetic choice, but would benefit from more extensive planting.



There are a few detracting features to the building (largely unsympathetic modern alterations):

- Most of the original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- Doors are replacements.
- There are two unsympathetic, flat-roofed dormer windows in the roof, the eastern dormer forms part of an extension and hung tiles have been applied to the extension.
- Modern third floor balconies.

Building-by-Building Description

Address	Value	Designation
8 The Leas, 'Ravenscourt'	Positive*	N/A

Description

This large three-storey building (converted from two houses) with an attic level is in good condition as its conversion to multiple-occupancy has been well-handled, involving only relatively minor changes. The double-fronted building features two canted bay windows reaching from basement to first floor (the ground floor windows feature decorative columns with foliate capitals). The second floor has two attic dormer window with ornamental gables above the bays. The building's materials, red brick with white decorative features and red roof tiles is exemplar of the traditional style of buildings in the Conservation Area, many of these buildings have now been altered by render or painting. The building features a grand staircase to elegant double front doors with original coloured glazing. However, most original timber sash windows have been removed, though there are still some examples at ground floor level; there are also remaining panels of stained glass in fanlights above windows and doors.

The ground and first floor have ornamental white-painted timber balconies; the second-floor balconies are modern. Large dormer window added to left-hand house detracts from the adjacent gable.

The character of the house within the streetscene is positive; the rustic front wall and garden have not been replaced by a driveway.



There are a few detracting features to the building (largely unsympathetic modern alterations):

- Most of the original sliding timber sash windows except those at ground floor level have been replaced with uPVC window units, which detract from the character of the building.
- There are two unsympathetic, flat-roofed dormer windows in the roof.
- Modern third floor balconies.

Building-by-Building Description

Pembury Road

The houses on Pembury Road are generally semi-detached two-storey houses, some with an attic level, although there are a few examples of detached buildings. Most have double-height canted bay windows, some with gables above (of varying designs and materials) and a couple with corner towers. Much of the brickwork is clad in render, although some houses have exposed ground floors. Several original doors survive with multi-paned upper panels and fanlights, original porches also survive with decorative timber joinery. Most balconies and their balustrades have been replaced with modern variants. Many original timber sash windows have been replaced with uPVC units. Very few front gardens survive, most have been sacrificed for off-street car parking.

Building-by-Building Description

Address	Value	Designation
2 Pembury Road	Pembury Road elevation: Positive Clifton Drive elevation: Positive*	N/A

Description

No.2 Pembury Road is a large, detached red brick building with red tile roofs and white joinery. The gable end facing Clifton Drive has half-timbering and has been pebbledash rendered. The building adjoins the end of Clifton Drive and displays many typical features of the Conservation Area; a corner tower facing Clifton Drive and Pembury Road, double two-storey bay windows facing Pembury Road (the flat-roofed bay is a modern extension) with pitched tiled roofs. The Clifton Drive elevation has original, white painted timber balconies at ground and first floor level. Many of the original timber sash windows survive and the main entrance on Pembury Road survives comprising round-arched double doors with coloured and patterned glazing. The door surround incorporates coloured fanlights and a timber porch resting on moulded brackets. This elevation bears a carved inscription 'Goodrington, 1901'.

The character of the house within the streetscene is positive; the boundary wall and garden have not been replaced by a driveway.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacements of certain timber sashes or French windows with uPVC units (first and second floor of Clifton Drive elevation).



- Whilst the bay extension is of sensitive design and materials, its flat roof is at odds with the style of the rest of the house.
- The flat-roofed dormers facing Pembury Road.
- The pebbledash render in the gable facing Clifton Drive.

Building-by-Building Description

Address	Value	Designation
3–5 Pembury Road	Positive*	N/A

Description

Three storey house of irregular arrangement. Walls are rendered white except a small section of exposed brick at ground floor level; the original red roof tiles and ornamental ridge tiles remain. The main front facing Pembury Road features a double-height bay window on the northern end, with a balcony above in association with the dormer roof extension behind. The southern, sea-facing end of the main front is distinguished by a large three-storey, square bay with a gable roof. The central door is original and its upper panel retains original coloured and patterned glazing; similar panels sit above and beside the door. A porch shelters the door and above is a first floor wrought iron balcony, painted white. The bay has surviving original timber sash windows with multi-paned upper panels.

The building is bounded by a modern red brick wall and a well planted front garden; no driveway has been added. A black and white tiled path leads to the front door.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The almost wholesale replacements of timber sashes with uPVC units.
- The unattractive and excessively large flat-roofed dormer extension facing Pembury Road which contains a panel of uPVC windows and a door.



- A balcony with white painted timber balustrade has been created in front of the dormer, on top of the canted bay. This detracts from the aesthetic quality of the property's façade and is not in keeping with the ornate white iron balcony at the first floor.
- Several satellite dishes and TV aerials are visible from the street and these should be relocated where possible.

Building-by-Building Description

Address	Value	Designation
4 Pembury Road	Positive	N/A

Description

No.4 Pembury Road is a detached three-storey brick building with a rendered second floor. It has suffered relatively little inappropriate modern alteration and retains many of its original features. The front of the property is defined by curved, double-height bay windows, which contain attractive, patterned glazing with white painted joinery. There are moulded string courses between each floor and these continue to the most visible side (south) elevation. There is a timber porch and a substantial front door with coloured and patterned glazing in the upper panel; it also has a fanlight with similar glazing. Above is a pair of French windows, also with original coloured and patterned glass, and fanlights, with a white-painted timber balcony.

A red brick boundary wall with a balustrade and gate piers encloses a front garden. The garden is edged to one side by an original black and white tiled path of a geometric design that leads from the timber front gate to the original front door; the rest has gravel surfacing.

The only detracting feature is the satellite dish to the eastern side of the property, at second floor level.



Building-by-Building Description

Address	Value	Designation
6–8 Pembury Road	Neutral	N/A

Description

This pair is unique in the street. The three-storey building is defined by a protruding, half-hipped rectangular bay with a tile roof. The building is articulated by three chimney stacks. The brick walls have been largely coated in pebbledash render, except the chimney stacks and a panel beneath the ground floor windows.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The fenestration has been dramatically altered and uPVC units have been used across the building.
- Small sections of boundary wall or hedge remain and some garden planting but the gardens and boundaries have largely been replaced by insensitive driveways.
- Cluttered TV aerials visible from the street.



Building-by-Building Description

Address	Value	Designation
10 Pembury Road	Positive*	N/A

Description

Two-storey detached building with a double-height canted bay window with a gable above, supported on large brackets. The walls are rendered and the gable features hung-tiles and decorative bargeboards. The front door is set well back within a round-arched porch with a hood mould; a modern balcony sits above accessed by a modern balcony door. The windows retain decorative moulded surrounds and there is moulded frieze between the bay windows.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The balcony door has been replaced by a uPVC door.
- The fussy modern balcony is out of keeping with the traditional balconies in the Area.
- The original roof tiles have been replaced by concrete.
- The house has lost its front boundary and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area.



Building-by-Building Description

Address	Value	Designation
12 Pembury Road	Positive*	N/A

Description

Two storey detached building with a double-height canted bay window and a gable above. The walls are painted dark red and the gable features half-timbering; window surrounds are picked out in white. The front door is set back within a decorative timber porch with balustrades; a balcony sits above served by a balcony door. The original timber door with glazing and a coloured and patterned fanlight survives. The house has two chimney stacks, one is shared with No.14.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The original sliding timber sash windows have been replaced with uPVC window units, which detract from the character of the building.
- The original roof tiles have been replaced by concrete.
- The house has lost its front boundary and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area.



Building-by-Building Description

Address	Value	Designation
14 –18 Pembury Road. 'Horizon'	Positive*	N/A

Description

Terrace of three houses of two-storeys plus an attic level, now a hotel. The front elevations are rendered, exposed red brickwork remains at the side elevation of No.18. Each house has a double-height canted bay with a gable above, with hung-tiles, a porthole window and decorative bargeboards. The main entrance (modern) sits between Nos.16 and 18. The windows to these two have decorative window surrounds. The roofline between these two has a decorative ball finial.

Part of the original boundary wall remains in front of No.16 and No.18 and a small stretch of lawn.

The building has suffered from recent modernisation, detracting features include:

- The replacement of all sliding sash timber windows with particularly intrusive uPVC units, which detract from the character of the building. This has been carried out since the 2009 Appraisal.
- Porch to No.16 infilled with uPVC double doors.
- Large uPVC porch added to No.16/18.
- The original roof tiles have been replaced by concrete.
- The house has lost part of its front boundary wall and garden to hard-standing (in front of No.14), which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being further landscaped and reinstating the lost part of the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
15 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork is largely rendered (apart from the section of wall beneath the ground floor windows which is painted red). The building features a canted ground floor bay window with a (modern) balcony above and a corner turret with its original red tiled roof. The original double doors remain, set back within a porch supported on timber columns. The doors feature multi-paned upper panels and a fanlight above. Above the door, at first floor level are French windows with a fanlight, also served by the modern balcony. There is a moulded, white-painted string course between the floors. The building has one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The balcony doors have been replaced with uPVC units.
- The joinery detail to the porch, found on neighbouring properties, has been lost.
- The modern balustrade to the balcony is not typical for the Conservation Area.
- The original roof tiles have been replaced by concrete.
- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
17 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork is rendered. The building features a canted double-height bay window with a large gable end above. The door (non-original) is set back within a porch supported on timber columns and with joinery detailing. Above the door, at first floor level is a timber balcony painted white, served by (modern) balcony doors. There is a moulded, white-painted string course between the floors. The building has one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original front door has been lost and porch infilled with uPVC unit.
- The balcony doors have been replaced with uPVC units.
- The original roof tiles have been replaced by concrete.



- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
19 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork is painted at ground floor level and rendered at first floor. The building features a canted double-height bay window with a large gable end above, resting on large brackets. The door (non-original) is set within a porch supported on timber columns and with joinery detailing. Above the door, at first floor level is a modern metal balcony, served by (modern) balcony doors. There is a moulded, white-painted string course between the floors. The roof has its original red roof tiles, ornamental terracotta ridge tiles and one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original front door has been lost and replaced with uPVC.
- The balcony doors have been replaced with uPVC units.



- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
20 Pembury Road, 'Ozone Cottage'	Positive	Locally Listed

Description

A detached property of two storeys with a ground floor bay window and a first-floor dormer with a similar bay arrangement and additional framing windows. The building is unique within the streetscene and recognised by Local Listing. The two storey building is reflective of the Arts and Crafts movement with its deep roofs and overhanging eaves. It was designed by Parker and Unwin in 1903, English architects and urban planners associated with the Arts and Crafts movement and garden cities phenomenon. Original features have been well retained such as the roof tiles, the multi-paned windows and timber door with glazed upper panel.

Whilst some planted beds remain, most of the garden has been lost to brick surface treatment for car parking.



Building-by-Building Description

Address	Value	Designation
21 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork is painted at ground floor level and rendered at first floor. The building features a canted double-height bay window with a large gable end above, resting on large brackets. The door is original and retains its multi-paned upper panel and fanlight above; it is set back within a porch supported on timber columns and with joinery detailing. Above the door, at first floor level is a modern metal balcony, served by (modern) balcony doors. There is a moulded, white-painted string course between the floors. The roof has its original red roof tiles, ornamental terracotta ridge tiles and one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The balcony doors have been replaced with uPVC units.
- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
22 Pembury Road	Positive*	N/A

Description

A detached building of two storeys with a double-height canted bay window with pitched roof above. The brick walls are painted white. The windows feature robust classical pilasters for mullions and weighty cills, which rest on brackets painted black. The entrance is to the side.

The building has suffered from recent modernisation, detracting features include:

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original roof tiles have been replaced by concrete.
- The house has lost its front boundary wall and garden to hard-standing (in front of No.14), which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
Argos	Neutral	N/A

Description

Modern detached house of smaller scale than neighbouring properties. The two storey house is brick, although its walls are largely clad in render and the gable end in timber. Besides its scale, the house is out of context within the Conservation Area; it has few defining features or features of architectural interest. The front elevation has a ground floor bay window and a tiled porch sheltering an off-centre entrance porch. The windows are uPVC units, there is no garden or boundary wall and the front elevation features a satellite dish.



Building-by-Building Description

Address	Value	Designation
23 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork is rendered. The building features a canted double-height bay window with a pitched roof, the façade is capped by a striking Dutch gable with a central window, examples of which can be found in other streets within the Conservation Area. Above the door, at first floor level is a modern timber balcony, painted black, served by (modern) balcony doors. There is a moulded, white-painted string course above the ground floor and above the first floor.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original door has been lost and replaced with a modern door, which features plain hand rails.
- Original roof tiles have been replaced with concrete.
- The balcony doors have been replaced with uPVC units.
- Two satellite dishes are visible from the street and these should be relocated where possible.
- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
25 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys; the brickwork remains exposed and articulated with white-painted strap bands and string courses above the ground floor and above the first floor. The building features a canted double-height bay window with a pitched roof, the façade is capped by a striking Dutch gable with a central niche, examples of which can be found in other streets within the Conservation Area. Above the door, at first floor level is a modern timber balcony, painted black, served by a (modern) balcony door. The roof has its original red roof tiles, ornamental terracotta ridge tiles and one chimney stack.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original door has been lost and replaced with a modern door.
- The balcony doors have been replaced with a uPVC unit.
- At ground floor it appears that the bay window was at one time extended to create doors with long, thin panels, painted black. These now seem to have been sealed.
- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
27 Pembury Road	Positive	N/A

Description

This semi-detached building is three storeys; the brickwork is exposed at ground floor level and rendered grey above. The building features a canted ground floor bay window with a cornice above; the bay has a flat roof and a first-floor balcony. There is a weighty moulded cornice above the first floor. The second floor is distinguished by an unusual gable with an attic window. The front door is framed by a door hood supported on two brackets projecting from the wall. The original windows on the front elevation have been retained. The original windows contain coloured glass leaded lights and patterned glass leaded lights.

The house has some sense of enclosure in the form of wide brick entrance piers to a driveway and some planting and lawn remains.

The house has been modernised and manicured, whilst the windows retain elements of original glass, they have also been modernised and balustrades to balconies are modern and out of character for the Conservation Area.



Building-by-Building Description

Address	Value	Designation
29–33 Pembury Road	Nos.29 and 31: Positive – though would benefit from placement of any unsympathetic features described below No.33: Positive*	N/A

Description

Nos.29, 31 and 33 were originally configured to appear as one large house with one central three storey block including a floor within the mansard roof and two matching castellated inset wings. The building is largely exposed brickwork, except the first-floor level of the central block, which is rendered. The central block features a ground floor, canted bay window and a bird's beak bay window (No.29) as well as an entrance (to No.31). The first floor of the main block features two balcony doors (Nos.29 and 31) and a white-painted timber balustrade serving these. The mansard roof has two chimney stacks and ornamental ridge tiles. The doors are mostly original with hood moulds and feature glass leaded lights. There is an attractive red and white tiled path leading to the front door of No.31.

The wings are characterised by their castellations and they have windows with flat red brick arches with masonry keystones.

Nos.29 and 31 retain some sense of boundary enclosure and garden planting, despite both incorporating driveways. No.33 has no garden or boundary.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of certain timber windows with uPVC units, which detract from the character of the building.
- The first-floor balcony to No.33, found on the neighbouring properties, has been removed. The original balcony door has been lost and replaced with white uPVC, bounded by a white painted wooden balustrade.
- The frontage appears confused and disjointed owing to inconsistencies between No.33 and Nos.29/31, for example the removal of the balcony at No.33 Pembury Road and its use of different, concrete roof tiles.
- No.33 features an additional modern door, clearly indicating the building's multiple occupancy.
- A satellite dish is visible from the street at No.33, this should be relocated where possible.
- No.33 has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
35 Pembury Road	Positive*	N/A

Description

This semi-detached building is two storeys plus an attic level with a flat-roofed dormer; the brickwork is painted at ground floor level and rendered at first floor. The building features a corner tower, with only a flat roof. The double doors are original and retain their multi-paned upper panels and fanlight above; they are set back within a porch supported on timber columns and with joinery detailing. Above the door, at first floor level is a modern metal balcony, served by (modern) balcony doors. There is a moulded, white-painted string course between the floors.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all original sliding sash timber windows with uPVC units, which detract from the character of the building.
- The balcony doors have been replaced with uPVC units.
- The porch timber column needs repainting.
- The tower most likely originally had a pointed slate or lead roof, which has been lost.

- The two flat roofed dormers in the roof; the larger one in particular dominates the roof.
- The original roof tiles have been replaced with concrete.
- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
37 Pembury Road	Positive*	N/A

Description

This semi-detached building is three storeys; the brickwork is painted at ground floor level and rendered at first floor. The building features a canted double-height bay window with a pitched roof and, above this, an attic dormer with a half-timbered gable end. The door is not original but is sympathetic and the fanlight above remains. Above the door, at first floor level is a metal balcony, served by (modern) balcony doors. Between the ground and first floors there is a moulded, white-painted string course and, above this, a panel of hung tiles.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The replacement of all sliding sash timber windows with uPVC units, which detract from the character of the building.
- The original detailing to the porch, mirroring that of No.35, has been lost.
- The flat roofed dormer in the roof detracts from the character of the building.
- The balcony doors have been replaced with uPVC units.



- The house has lost its front boundary wall and garden to hard-standing, which is inappropriate and contributes towards the erosion of the character of the Conservation Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
39 Pembury Road	Positive*	N/A

Description

This detached property is two storeys and features double-height bay windows; these are articulated by mullions in the form of simple classical columns. The building retains its timber sliding sash windows, as well as its original door with fanlight above and lights either side.

The house is fronted by a front garden and front boundary wall.

There are a few detracting features to the building (largely unsympathetic modern alterations):

- The garden could be enhanced by some good quality landscaping.
- Two satellite dishes adorn the front of the property.
- The roof covering has been replaced with concrete tiles.
- The house has lost any original porch and/or balcony.
- The condition of the house is poor and it needs maintenance, the paintwork and garden in particular.



Building-by-Building Description

10–16 The Leas, 1–5 Cobham Road, 18–21 The Leas

These houses are predominantly sea-facing houses overlooking Western Esplanade and the seafront, although there are a few along Cobham Road. They survive relatively well with many interesting architectural features intact. The buildings are generally large, three-storey buildings including an attic level articulated by large dormer windows with interesting gables. There are some good examples of corner towers. The buildings are characterised by red brick materiality with white joinery and details. The houses have bay windows generally of double height, each served by balconies with decorative, white-painted balustrades or wrought ironwork balustrades. Some houses retain gardens and garden boundary walls, although several have been lost to driveways. Some modern flat-roofed dormers have been added and whilst some original panels of glass survive, much has been lost and replaced with uPVC units.

Address	Value	Designation
'Grosvenor Court' The Leas	Positive*	N/A

Description

Grosvenor Court is a large corner building and distinctive on its street for its scale and prominent features. It is particularly distinctive for its stepped plan and the two four-storey towers, which frame either side of The Leas elevation. Three-storey bay windows are another characteristic, capped with castellations. There were originally two entrances to The Leas elevation, set in single-storey projecting entrance porticos with crenellations, the western of these has been converted to a window, the eastern one is still in use as an entrance served by a staircase. The Pembury Road elevation has a central door within a similar castellated entrance portico, with surviving coloured and patterned glass.

The building is red brick with white joinery and window surrounds. Terracotta panels and dentilled string coursing embellish panels between windows and above doorways. The retrospective addition of ornate wrought iron balconies is not detrimental to the appearance of the building. The building has its original red roof tiles and tall chimney stacks; the roofline is enlivened by dormer windows with gable ends and decorative bargeboards. Whilst originals doors and windows have largely been replaced with uPVC units, some coloured, patterned glass panels survive in fanlights.

The building has been extended to the rear; although the fenestration is not in line with the present building, it is sensitive in its materials, detailing and scale.

Building-by-Building Description

The building has well-landscaped front gardens with a boundary enclosure, although the concrete block boundary wall is insensitive and should be replaced with a more sensitive brick wall or hedge.

There are several detracting features to the building (largely unsympathetic modern alterations):

- Most of the original windows, which were characterful for their patterned, stained glass, have been replaced with uPVC and this has removed much of the character inherent in the design of the building.
- The pointed roof on the tower has unfortunately been lost – this was an important punctuating feature in the street and a prominent part of the character of the Conservation Area, so its loss is regrettable, although the tower's appearance within the street is strong and positive enough that the loss of the roof does not detract significantly.
- Pigeon deterrent spikes detract from the building's character.
- Multiple satellite dishes are visible from The Leas, these should be relocated where possible.
- The western entrance in The Leas elevation has been converted to a window.
- Whilst most of the garden survives, a small section of the front garden has been converted to a parking space, which dilutes the character of the building and the Conservation Area.
- The concrete blocks of the boundary wall are unattractive and inappropriate for the Conservation Area.



Building-by-Building Description

Address	Value	Designation
'Mount Liell Court East' 11–12 The Leas 'Mount Liell Court West' 13–14 The Leas	Positive*	N/A

Description

Despite looking modern in design, historic maps and photographs show that Mount Liell Court East and West (which are connected) incorporate remains of earlier buildings within their much-altered fabric. There may be surviving historic features under modern cladding etc. which could be revealed. The three-storey buildings have double-height bay windows typical of the historic buildings in the Conservation Area; however, these are largely concealed behind modern metal and glazed balconies. The roofs are gabled and timber clad.

Many changes have erased the evidence of their age:

- All the windows have been replaced with dark metal frames.
- Modern dark metal and glass balconies have been added to all three floors.
- The original balconies that were directly under the gables have been lost.
- The roof is covered in pantiles, which is very unusual in the Conservation Area, where most roofs have a plain tile or slate finish.



- The loss of the front boundary is a further erosion of character, and the lawn is not in keeping with the style of planting in the Area. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Mount Liell Court before extensive modern renovation

Building-by-Building Description

Address	Value	Designation
15 The Leas	Neutral	N/A

Description

The front elevation of this three-storey building has almost been lost under numerous extensions and balconies. The building is rendered apart from the ground floor, which exhibits some exposed red brick. What does remain is an attractive round-arched entrance with alternating red brick and white banding and two framing columns. There is also a Venetian window, although the window units have been replaced. The substantial unsympathetic, modern changes, which detract from the character of the building include:

- A glazed first floor veranda with a metal and glazed corner balcony leading off it in a diagonal arrangement, which is out of character with the Conservation Area.
- Another metal and glazed balcony above at first floor level.
- The boundary wall and garden have disappeared. The garden has been replaced by a brick driveway, which is not in keeping with the character of the Conservation Area and adds to the erosion of the overall character of the building. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.



Building-by-Building Description

Address	Value	Designation
16 The Leas	Positive*	N/A

Description

This three-storey corner building is white rendered with red brick string course detailing between each floor. The pitched roof is enlivened by a couple of gable ends. A distinctive corner bay with a gable end and a finial addresses both The Leas and Cobham Road, otherwise the building faces Cobham Road. There are two double-height bay windows with steeply pitched tile roofs framing a central, projecting entrance bay with a grand round arched entrance. The entrance features original, double timber doors with glazed panels, framing Ionic columns and a round-arched hood mould. Above is a Venetian window with original leaded glazing, comprising a central arched window framed by two smaller rectangular windows, and a balcony above. Although most original windows have been lost, some upper panels of windows retain their original glazing. To the rear, the building is lower in height, but still characterised by bay windows at ground and first floor level.

The garden survives and is well-landscaped; it is surrounded by an original rustic boundary wall and a high hedge, the entrance to the house is announced by two gate piers with ball finials.

The main unsympathetic modern alteration to the building is the replacement of some of the historic windows with uPVC units, which has removed much of the character inherent in the design of the building.



Building-by-Building Description

Address	Value	Designation
'Shebson Lodge', Southend and Westcliff Community Centre 1 Cobham Road	Positive* North range: Neutral	N/A

Description

This building seems to have three distinctive parts. The sea-facing elevation is in the place of what would have been No.17 The Leas. It is three and a half storeys high with the top one and a half storeys taking the form of flat-roofed dormers in a half-hipped roof. A copper-roofed balcony, green with verdigris and with an ornate wrought iron balustrade, extends across the whole of the front of the first floor. The elevation is yellow stock brick, rendered white at ground floor level and the windows are picked out by white surrounds.

The Cobham Road elevation is less cohesive in appearance and shows evidence of a number of alterations and extensions. The elevation is yellow stock brick, with a rendered ground storey. There is a three-storey square bay with a gable roof and part of the roof is half-hipped with flat-roofed dormers. The first and second floors are demarcated by a red brick string course. The windows are picked out by white surrounds. The tiled mansard roof may be a later insertion.

The building retains most of its garden and original boundary wall, which contributes significantly to the streetscene, although part of the original wall and garden on the Cobham Road side has been removed to incorporate car parking.



There are several detracting features to the building (largely unsympathetic modern alterations):

- The building has inappropriate replacement windows and the ground floor extension has obscured much of the original appearance of the side of the building.
- The alterations and extensions to the Cobham Road elevation contribute to the erosion of the building's character: there is a ground floor entrance extension, a modern four storey block that appears to have been built in the 1980s and a linking staircase block between the modern block and the older one.
- The Cobham Road side has lost a significant proportion of its garden and original boundary wall, which adds to the erosion of the overall character of the building. It would benefit from the front garden being landscaped and reinstating the boundary wall would also enhance its quality.

Building-by-Building Description

Address	Value	Designation
3 Cobham Road	Positive – though would benefit from the replacement of uPVC windows with timber	N/A

Description

This large, three-storey house is red brick with a rendered first floor. The front elevation is characterised by a ground floor veranda with white-painted timber joinery (supporting columns and balustrade) and a red tile roof, original first floor sash windows and two roof dormers with half-timbered gable detail. The red tile roof has ornamental ridgetiles and two chimney stacks at either end of the roof.

The front garden is bounded by a red brick and rendered front wall and the garden, which contains a grass lawn and shrub planting; this complements the veranda and contributes to the general streetscene.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The ground and second floor windows have been replaced with uPVC and this has removed much of the character inherent in the design of the building.
- A number of satellite dishes have been added to the property, at ground floor and to the chimney; these along with untidy surface wiring detract from the character of the elevation.



Building-by-Building Description

Address	Value	Designation
5 Cobham Road	Positive	N/A

Description

This three-storey detached property is red brick with a red tile roof and white moulded window surrounds. There is a double height canted bay window with a parapet roof and two attic dormer windows with gable ends and decorative bargeboards. It has retained a good number of its original features, including decorative terracotta ridge tiles, timber sliding sash windows at ground and first floors, and inset moulded flower detail above the bay windows at first and second floor. Dentilling, string coursing and egg and dart mouldings articulate the space between floors or below windows.

An attractive front boundary wall and iron gate have been well preserved and, together with a tiled path, make a positive contribution to the front of the property, which sits well within the street scene.



Building-by-Building Description

Address	Value	Designation
'Cobham Lodge Hotel', 2 Cobham Road	Positive	N/A

Description

An imposing, detached building in use as a hotel. The three-storey building features a double-height bay window and a two-storey corner tower framing the elevation, each with a variation on a dormer above. The bay has a gable-roofed dormer set in a gable end and the tower has a dormer in the form of a lantern with a pitched, tile roof. The entrance has a large double door with an elaborate coloured and patterned fanlight; this original glazing is complemented by two windows and fanlights adjacent with similar glazing. This glazing also exists in the fanlights to other ground floor and first floor windows. There is a veranda with round arches supported by timber columns and a first-floor balcony above. The balcony is rusting in places and needs repainting. Detailed and well-maintained terracotta ridge tiles adorn the roof and add to the charm of this property.

The front boundary wall appears to be original, however a modern brick planter has been added to the top. The front garden has been retained and landscaped.



Building-by-Building Description

Address	Value	Designation
18 The Leas 'Kingsclere'	Positive*	N/A

Description

This distinctive three-storey house is red brick but largely rendered; the first and second floor are rendered with only brick string coursing exposed just above the first floor. The elevation is characterised by a ground-floor square bay window on the west side, a first-floor veranda with white-painted timber joinery (supporting columns and balustrade), a curved lead roof to the balcony and a gable-end to the main roof. The red-tiled roof retains most of its crest detail on the ridge. The house has retained its small paned windows at ground floor level including the rectangular bay window and the unusual wide arched window on the ground floor. The house is accessed from the west side, where there is a tiled porch supported on timber columns with decorative ridge tiles.

There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The uPVC windows on the first and second floor are inappropriate.
- The house has unfortunately lost its front boundary and garden, which detracts slightly from its overall charm within the streetscene.
- The satellite dishes on the side wall as well as the lights and cameras on the front elevation are conspicuous and detract from the character of the building.



Building-by-Building Description

Address	Value	Designation
19 The Leas 'Essex Lodge'	Positive	N/A

Description

No.19, "Essex Lodge", is the semi-detached pair of No.20 and generally unspoiled by change. The red brick building features a double-height, canted bay window and, above, a roof with a gable end and hung tile detailing. The pitched, red tiled roof features ornamental ridge tiles. The original door survives, incorporating stained, patterned glazing in its upper panels and a similarly glazed fanlight above; the building also retains decorative glazing in the window fanlights at ground and first floor level.

The black wrought iron balconies on the ground, first and second floors are attractive and are set on decorative columns. A modern metal balustrade is at the second floor balcony.

The loss of the gardens and boundaries for car parking could have been achieved more successfully with the choice of a softer surfacing material such as gravel, the retention of a portion of the front wall, with a narrower access for vehicles. However, the beautiful original tiled front path has survived, which helps give some idea of the original appearance of the gardens, as does the generous planting directly in front of the house. Returning the parking area to a more garden-like feel would contribute positively to the overall street-scene.



Building-by-Building Description

Address	Value	Designation
20 The Leas	Positive	N/A

Description

No.20 is the semi-detached pair of No.19 and also relatively unspoiled by change. The red brick building features a double-height, canted bay window and, above, a roof with a gable end and hung tile detailing. The hipped, red tiled roof features ornamental ridge tiles. The original door survives, incorporating stained, patterned glazing in its upper panels and a similarly glazed fanlight above; the building also retains decorative glazing in the window fanlights at ground and first floor level.

The black wrought iron balconies on the ground, first and second floors are attractive and are set on decorative columns. A modern solid rendered balustrade is at the second floor balcony.

There are a couple of detracting features to the building:

- The loss of the gardens and boundaries for car parking could have been achieved more successfully with the choice of a softer surfacing material such as gravel, the retention of a portion of the front wall, with a narrower access for vehicles.
- Certain roof tiles and hung tiles in the gable are damaged and would benefit from replacement.
- The solid balustrade at second floor level is out-of-keeping.



Building-by-Building Description

Address	Value	Designation
21 The Leas 'Henleaze'	Positive – though would benefit from the replacement of the uPVC windows with timber	N/A

Description

No.21 The Leas, or "Henleaze", is a distinctive feature of the street-scene. The large building is three-storeys high; the ground floor is red brick and the first floor rendered. The red-tiled, pitched roof incorporates a central curved shape gable of unique design. The ground, first and second floors all have balconies with decorative timber balustrades, painted white. The first-floor balcony incorporates round arches as part of the structure. The double front doors appear to be original and the stained glazed panels above the windows have also survived.

The Grosvenor Road elevation also combines red brick and rendered materiality. It has a double-height bay with a half-timbered gable end and a tall chimney stack. Modern alterations including a one-storey, glazed extension and two flat-roofed dormers.

The brick boundary wall and hedge above survives as do landscaped gardens, which both contribute positively to the streetscene.



There are a couple of detracting features to the building (largely unsympathetic modern alterations):

- The windows have been replaced with uPVC and this detracts from the character of the building.
- The flat-roofed dormers in the side disrupt the original roof line.



Building-by-Building Description

Address	Value	Designation
Sun Shelter	Positive	N/A

Description

The sun shelter is a landmark building in the Conservation Area. It adopts an unusual crescent plan with a central, semi-circular bay. The roof of the sun-shelter offers a good viewing point out to sea and the roof is lined with a balustrade. It is built in materials that fit in well with the local building style: red brick with white stonework and small paned metal window frames. The building has recently been restored and provided with a new use as café/restaurant.



Working to make
lives better

