Report to: **Cabinet**

Date of Meeting: **6th March 2017**

Report Title: **Local List of Heritage Assets**

Report By: **Monica Adams-Acton**
Assistant Director for Regeneration and Culture

Purpose of Report

To advise cabinet on the progress of developing and publishing a list of local heritage assets. The first version of the local list is now ready for publication. It is intended that assets will continue to be added to the list in the future.

Recommendation(s)

1. **That Cabinet notes the context and progress made in developing this first list of local heritage assets contained in Appendix A. That the list be published on the website.**

Reasons for Recommendations

The mechanism for the local list process was agreed by the Cabinet in 2014 and the process has generated the first list of local heritage assets.

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Introduction

1.1 In January 2014 the Cabinet agreed the criteria and adoption process for developing a local list of non-designated heritage assets. The process involves the nomination by community groups of potential heritage assets for inclusion on the local list. Nominations are assessed by an expert panel. The panel's recommendations are subject to public consultation and ratification. The criteria for assessing nominations are available in the Council website.[1]

Local context

1.2 The Borough has 6 scheduled monuments, over 900 listed buildings, 18 conservation areas, 2 registered historic parks, 300 archaeological sites/monuments/finds locations, and 27 archaeological notification areas. In addition to these statutory designations the Borough contains a wealth of cultural heritage.

1.3 Although not of quality to be worthy of national level designation and protection, many of the undesignated assets undoubtedly make a positive contribution to the cultural heritage and character of the area and the enjoyment of it.

1.4 Developing a local list enables the council as the local planning authority to give consideration to the significance of these assets when determining planning applications. Local Plan Policies (EN1 and DM5) cover the issue of locally designated heritage assets in relation to development proposals.

Implications of local listing

1.5 The inclusion of a heritage asset does not bring additional consent requirements over and above those required for planning permission. It can, however, help to influence planning decisions in a way that conserves and enhances the asset, in in line with the requirements of the NPPF. Local heritage assets within conservation areas also benefit from the general control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990. Ultimately, where preservation of any asset is impossible, the Council will seek a competent record of the structure and/or setting prior to losing the asset through development.

Assessment, public and stakeholder consultation

1.6 By spring 2016 the Council had received a number of nominations. Nominations were supported by a detailed assessment on each of the proposed assets, which included photographic and cartographic evidence, research into the local history of the asset and their heritage significance.

[1] http://www.hastings.gov.uk/conservation/selection_criteria/

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1.7 Following the receipt of the nominations, each asset was subject to an assessment by the panel against the criteria for Local Listing approved by the Cabinet in 2014. The assessment panel is chaired by the Council's Heritage Champion. Where the panel made recommendations for assets to be included in the list, these were subject to public consultation to gather local and stakeholder views.

Assets included in the Local List

1.8 Having been the subject of rigorous assessment and public consultation, the Director of Operational Services and the lead member of Regeneration and Culture under delegated powers have approved the inclusion of four assets as worthy of inclusion in the local list. The purpose of this report is therefore to inform Cabinet that these assets have now been placed on the local list. The list will shortly be available and published on the Council's website. The list of approved assets and their heritage significance is appended in Appendix A.

1.9 The assets included in the Council's list of local heritage assets are as follows:

1. *White Rock Gardens (East of Falaise Road)* bounded by Bohemia to the north and White Rock Road to the south
2. *Wellington Square* bounded by Georgian houses in Wellington Square and Castle Road to the south including the central green, perimeter road and pavement up to the building line
3. *Linton Gardens* including the gardens area to the north of Braybrooke Road terraces and bounded by Linton Road and Wykeham Road terraces.
4. *Bohemia Estate* in Summerfields wood including the Walled Garden

1.10 The assets in the approved list of local heritage assets are landscaped gardens owned by the Council. The local listing record will be made available online and the information supporting their inclusion will be logged with the ESCC Historic Environmental Record.

Future management and additions

1.11 The Local List is a Borough-wide list and in the future more number of potential assets is likely to come forward for nomination. Community groups will continue to be encouraged to put forward nominations and support will be given in the form of advice. The current programme of conservation area appraisals is likely to include recommendations for additions to the local list. This will enable the list to be added to and revised. Such changes and additions will be reported annually to Cabinet.

Conclusions

1.12 The good work started by community groups members have resulted in the first list of local heritage assets for Hastings consisting of four assets. The process reflects a good example of partnership working between community groups and

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the Council. The adoption and updating of a local list is also in accordance with the Council's strategic priorities, the Local Plan and the NPPF. The list will be published on the website for wider use and awareness.

Wards Affected

Ashdown, Baird, Braybrooke, Castle, Central St. Leonards, Conquest, Gensing, Hollington, Maze Hill, Old Hastings, Ore, Silverhill, St. Helens, Tressell, West St. Leonards, Wishing Tree

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	
Crime and Fear of Crime (Section 17)	
Risk Management	
Environmental Issues	X
Economic/Financial Implications	
Human Rights Act	
Organisational Consequences	
Local People's Views	X
Anti-Poverty	

Additional Information

Appendix A: List of Local Heritage Assets and their statement of significance

Background documents:

- Local Heritage Listing, Historic England Advice Note 7 https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing.pdf/
- National Planning Policy Framework (para 135 & glossary for definition) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Hastings Planning Strategy (Policy EN1: Built and Historic Environment) http://www.hastings.gov.uk/content/planning/planning_policy/local_plan/pdfs/planning_strat_2013_18_Feb_lo_res_(2).pdf
- Hastings Development Management Plan (Policy HN5 – Non-Designated Heritage Assets) http://www.hastings.gov.uk/planning/policy/adoptedlocalplan/dmp/

Officer to Contact

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Appendix A

White Rock Gardens

LOCAL LIST OF HERITAGE ASSETS

Asset: White Rock Pleasure Grounds
Date : 1920 -1930
Architect: N/A
Type: Early to Mid 20th Century Pleasure grounds
Original use: Leisure/social/communal

Hastings.gov.uk Borough Council	Hastings Borough Council, Planning Policy Team Aquila House, Breeds Place, HASTINGS, East Sussex. TN34 3UY	**Nominating body** – Sussex Gardens Trust

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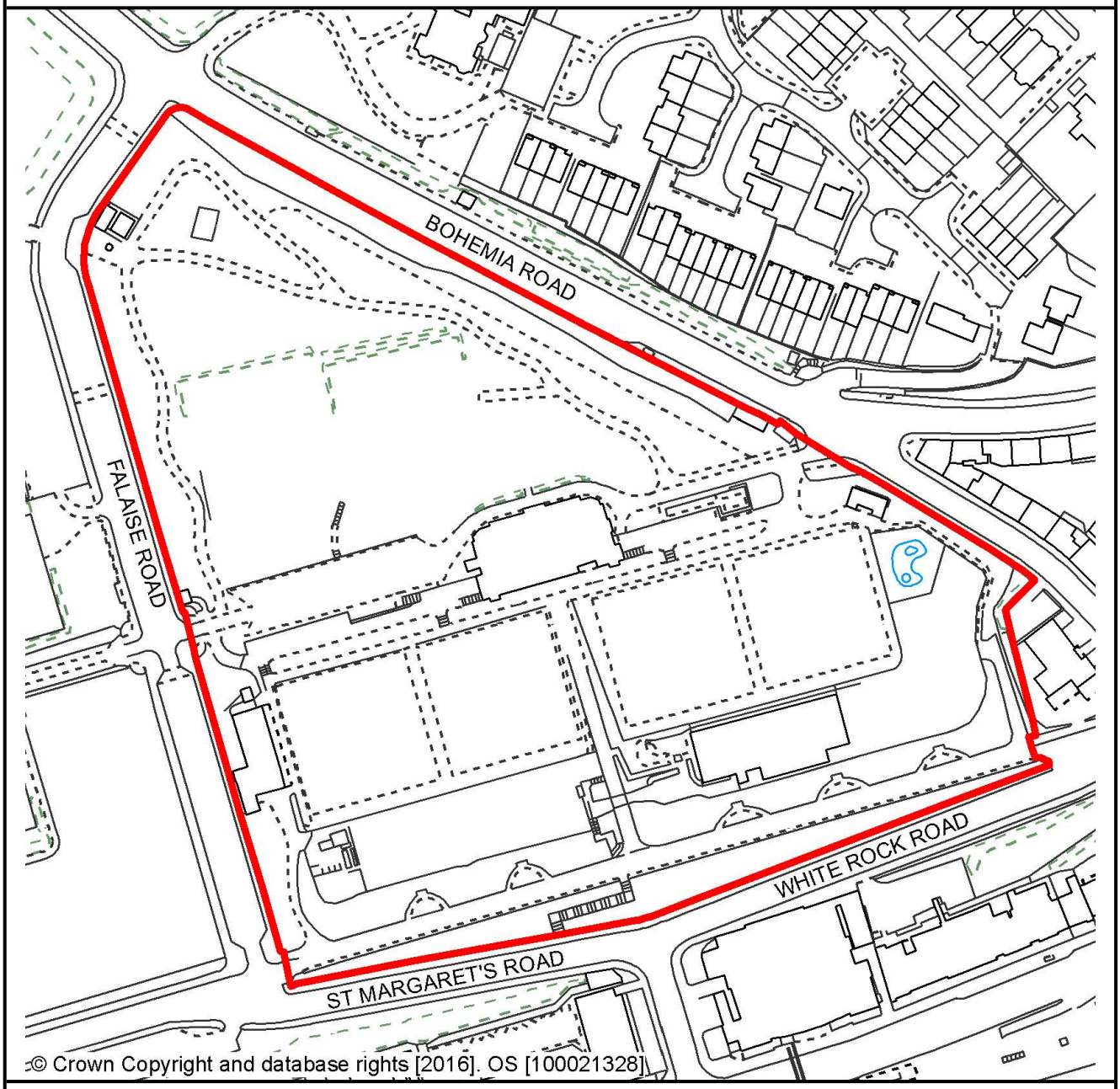
LOCAL LIST OF HERITAGE ASSETS



Statement of Significance

The asset covers the landscaped area to the east of Falaise Road and is a prime elevated site overlooking the seafront and laid out specifically for formal recreation. It has been part of the wider civic movement that saw the creation of pleasure grounds in many seaside towns in the early to mid-20th Century and the site still reflects much of the qualities of landscaping from that era. There has been an evolutionary process of accretion of uses and activities over time, but the principal leisure use has been retained signifying high social/communal value. The landform remains unchanged and the original layout of the garden landscape and features such as rockery, ornamental planting, Edwardian shelter and bowling green etc. have survived. Tram Shelter and Pavilion structure are surviving features. The primacy of the views to the sea enabled by a striking central linear visual and spatial axis to the pier adds to the historic significance and group value of the gardens.

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LOCAL LIST OF HERITAGE ASSETS

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Asset: Wellington Square
Date : 1820s
Architect: N/A
Type: Enclosed Georgian Garden Square
Original use: Social/communal/leisure

Hastings.gov.uk Borough Council	Hastings Borough Council, Planning Policy Team Aquila House, Breeds Place, HASTINGS, East Sussex. TN34 3UY	**Nominating body** – Sussex Gardens Trust

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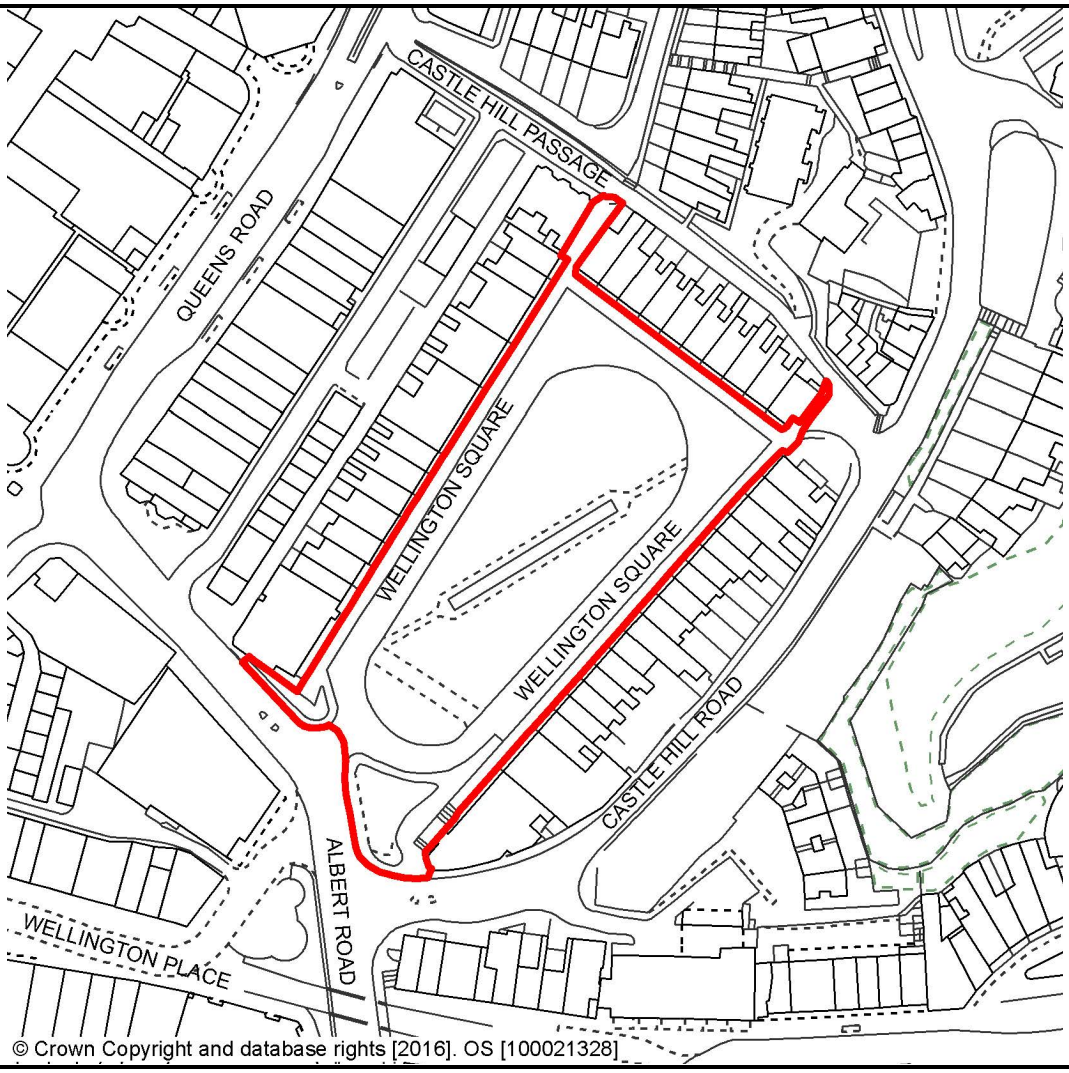
LOCAL LIST OF HERITAGE ASSETS



Statement of Significance

The asset is a Georgian garden square, which forms the centrepiece to a formal development of Georgian houses and which has survived with much of its landscape design qualities through the years. Wellington Square was the first formal piece of resort development in Hastings. This is also the oldest subscription gardens and formal open space in Hastings. The Garden square has been a focus of social and political activities from the mid-19th Century to late 20th Century which included weekly open air meeting of suffrage Propaganda League. The elongated shape of the garden layout and landscape patterns has remained intact. The garden's intimate relationship with the Georgian buildings providing an enclosure heightens its significance as a feature in wider townscape. The long views to the sea and castle have been maintained.

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LOCAL LIST OF HERITAGE ASSETS

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Asset: Linton Gardens
Date : 1899
Architect: N/A
Type: Ex-subscription gardens
Original use: Social/communal/leisure

Hastings.gov.uk Borough Council	Hastings Borough Council, Planning Policy Team Aquila House, Breeds Place, HASTINGS, East Sussex. TN34 3UY	**Nominating body** – Sussex Gardens Trust

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LOCAL LIST OF HERITAGE ASSETS

Statement of Significance

Private subscription gardens, built in 1899 as the centrepiece to Cornwallis estate and later, in 1937, purchased by Hastings Corporation and opened as public gardens. The gardens, roughly oblong shaped and narrowing at its northernmost point occupies 2.4 ha within a narrow, steep-sided natural valley oriented north-south. The gardens comprise open lawns and varied collection of trees overlooked by the residential properties on the higher ground which form the setting for the gardens. The landform made up of terraced lawns on the west side and grass bank on east side of the main path, provided the site of the two auditoria for the open-air theatre (in use from the late 1940s into the 1950s) and is unaltered from that period. The original landform and landscape have remained in recognisable form, whilst the active public use of the gardens has continued.

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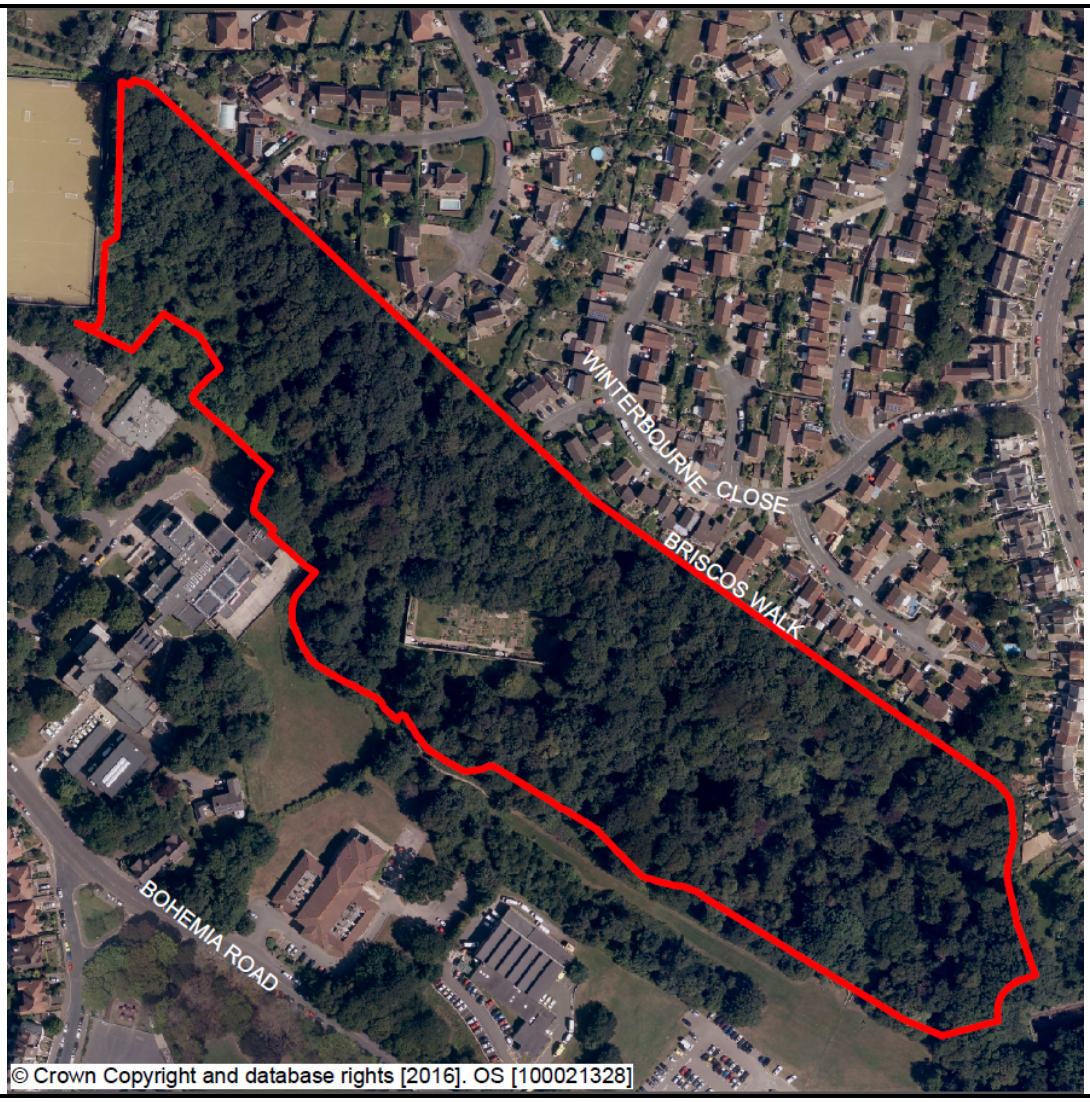
Bohemia Estate

LOCAL LIST OF HERITAGE ASSETS



Asset: Bohemia Estate
Date : 1818 -
Architect: N/A
Type:
Original use: Leisure/social/communal

Hastings.gov.uk Borough Council	Hastings Borough Council, Planning Policy Team Aquila House, Breeds Place, HASTINGS, East Sussex.	**Nominating body –** Sussex Gardens Trust

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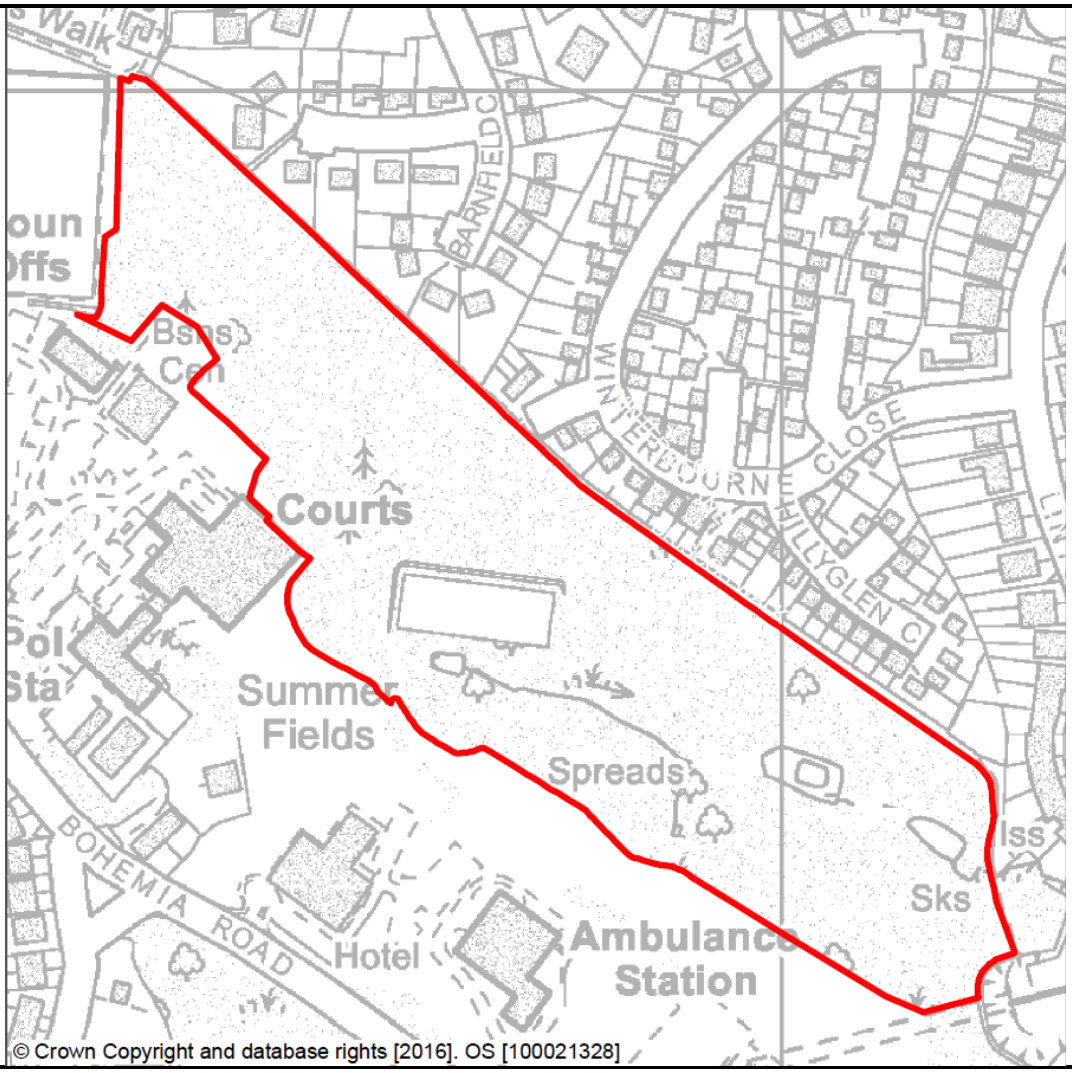
LOCAL LIST OF HERITAGE ASSETS



Statement of Significance

A strip of parkland and a wooded valley, owned by Hastings Borough Council and managed as publically-accessible amenity land, the woodland designated as a local nature reserve. The site, threaded with a stream, pools and serpentine paths and containing a 'Roman' bath-house (listed grade II) and a walled garden, forms the surviving remnant of an early C19 ornamentally-designed landscape surrounding a mansion, built c 1818- 1831 by Wastel Brisco and demolished in 1972.

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