



Planning Brief

Manor Gardens Cottage, Manor Gardens



Supplementary Planning Guidance



Manor Gardens Cottage, Manor Gardens

Supplementary Planning Guidance
Approved by Council
December 2002

Planning Policy Unit
Economy, Tourism and Environment
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1.0 Introduction

- 1.1 Manor Gardens Cottage is owned by Eastbourne Borough Council and has been leased as part of the Council's Parks Grounds Maintenance Contract as a contractor's house since 1995. The current lease on the property expires in March 2005.
- 1.2 This Planning Brief will identify the planning constraints associated with the building and its parkland setting and will look at the opportunities available to extend and convert the existing property as well as the potential for redevelopment of the site, in the event of it being available for sale.

2.0 Description of Site

- 2.1 Manor Gardens Cottage is a late 1940s two storey detached property constructed of brick and tile hanging with a plain tiled roof.
- 2.2 The property with its own private garden is situated in the extreme southern corner of Manor Gardens adjacent to the vehicular access to the Gardens off Compton Place Road.
- 2.3 The property currently comprises the following accommodation:
 - Ground Floor - Internal lobby, hall, living room, dining room and kitchen
 - First Floor - three bedrooms and bathroom
- 2.4 There is a walled garden to the rear of the property which contains three brick stores and a lawned and bordered garden to the side, which is fenced. There is also a small front garden which is hedged and lawned, with the remaining eastern elevation of the property being open to Manor Gardens.

3.0 Planning Policy

- 3.1 The site is identified on the Eastbourne Borough Plan Proposals Map (1998) as being within the Primary Open Space of Manor Gardens, within the Old Town Conservation Area and a Tourist Enhancement Area. The following Borough Plan policies are considered to be of particular relevance:

- Policy TO14 - Protection of conservation areas
- Policy TO16 - Tourist enhancement areas
- Policy TO17 - Improvements in tourist enhancement areas
- Policy CT1 - New development to harmonise with existing
- Policy CT2 - Height of new development to be similar to existing
- Policy CT3 - Retention of existing features
- Policy CT5 - Protection of primary open space
- Policy CT7 - Protection of registered parks and gardens
- Policy CT11 - Standards for new developments in conservation areas
- Policy HO10 - Impact and design of residential conversions and changes of use
- Policy HO18 - Design criteria for new residential development
- Policy HO19 - Criteria for extensions

3.2 The Eastbourne Borough Plan (2001-2011) Revised Deposit Draft will eventually replace the 1998 Plan (expected Summer 2003). It identifies the site as being amenity space and within a Conservation Area. The following policies are considered to be of particular relevance:

| | | |
|--------------|---|--|
| Policy UHT1 | - | Design of new development |
| Policy UHT2 | - | Height of buildings |
| Policy UHT4 | - | Visual amenity |
| Policy UHT5 | - | Protecting walls/landscape features |
| Policy UHT9 | - | Protection of amenity space |
| Policy UHT10 | - | Protection of historic parks and gardens |
| Policy UHT16 | - | Protection of conservation areas |
| Policy TR11 | - | Car parking |

3.3 It is acknowledged that adopted Borough Plan Policy CT5 and emerging Policy UHT9 seek to ensure the retention of primary open space/amenity space and will only permit the loss of such areas in exceptional circumstances and where compensatory provision can be made within the vicinity of the site.

3.4 Whilst the opportunities for development of the Manor Gardens Cottage site detailed below would technically result in the loss of primary open space/amenity space, they would not result in the loss of any 'publicly accessible space' as the land in question is privately enclosed garden with no significant public amenity value.

3.5 Furthermore, as detailed in paragraph 4.9 below, it is recommended that compensatory open space could be secured as part of development proposals for the site with the removal/re-siting of the existing storage compound(s).

4.0 Development Guidelines

Conversion of and Extension to Existing Building

4.1 In April 2001, a condition survey of Manor Gardens Cottage found that the property was generally in a good state of repair. The building could therefore be retained. However, in order to realise the full potential of the site, should it become available for sale, an extension could be erected at 90 degrees to the original building which would allow conversion of the property into four flats (Appendix 2). However, such a development would result in the probable loss of two mature Horse Chestnut trees located in the garden. Because of the trees public amenity value, the Council would require replacement planting within the vicinity of the site.

Demolition of Existing Property and Erection of New Building

4.2 As an alternative to 4.1 above, it is considered that the site could be redeveloped to provide four new flats. The Cottage occupies a prominent position in Manor Gardens and as such, any new building should be carefully sited and designed.

4.3 Having regard to the character and appearance of the surrounding locality, it is considered that any replacement building on site should be restricted to a maximum of two storeys in height. However, rooms could be contained within the roofspace.

- 4.4 Existing buildings within the vicinity of the site are constructed of a variety of materials, ranging from brick, render, flint, stone and stained timber. It is, therefore, felt that there is no need to restrict the material to be used in the development to any particular type, although the choice must be sympathetic to the area. Also, having regard to the parkland setting within the conservation area and the building's proximity to The Hermitage and the Towner Art Gallery, both of which are Grade II Listed Buildings, it is considered that any new building should be of a traditional design.

Curtilage and Boundary Treatment

- 4.5 It is considered that the curtilage of any redevelopment site should be the same as for the existing Cottage. The site is currently only partially screened from Manor Gardens along its northern and western boundaries.
- 4.6 It is considered that any conversion of and extension to the existing building for redevelopment of the site should provide some private amenity space and that this should be in the same position as the Cottage's existing garden.
- 4.7 The existing southern and eastern elevations of the Cottage are currently open to Manor Gardens and it is considered that any future proposals for the site should not include the erection of any solid screening around these elevations. It is, however, acknowledged that some form of screening will be required to ensure the public are kept some distance from the living accommodation on the ground floor. Therefore, any treatment of these boundaries should be restricted to natural screening or else low level boundary walls and/or railings to a maximum height of 1.5 metres.

Existing Storage Areas within the Vicinity of the Site

- 4.8 To the west of the existing Cottage, there is a small storage area enclosed by the Park's boundary wall, close boarded fencing and gates, which is used to store contractors materials. In addition, there is a much larger storage compound to the east of the Cottage. This larger store area is currently used to store contractor's machinery and materials as well as serving as a rest area for the Park's permanent gardener and the Town's mobile gardeners. The site is screened by both fencing and established tree and shrub planting (Appendix 4).
- 4.9 As part of any development proposals for the Manor Gardens Cottage site, it is considered that the existing storage area adjacent to Compton Place Road should be removed and replaced with new tree planting. Ideally, the larger storage compound should also be removed and relocated to another part of Gildredge Park or elsewhere within the Town. However, if this proved too difficult to achieve for operational reasons, then at the very least the compound should be tidied up and better screened from public view. These improvements may be sort as part of the development package.

Vehicular Access and Parking

- 4.10 Any proposals for the Manor Gardens Cottage site will require the alterations to the existing vehicular access off Compton Place Road. The entrance has been altered in the past so some original features have been lost. It is important from a townscape viewpoint that the wall is retained at its existing height. The following alterations will be necessary:-

- the access drive will need to be widened to 4.5 metres for the first 10 metres which will involve alterations to the existing boundary wall;
- the new access will need to be gated;
- vehicular visibility splays onto Compton Place Road will need to be 2.4 metres by 45 metres;
- pedestrian visibility splays of 2 metres by 2 metres will need to be provided either side of the vehicular entrance within an area of curved wall;
- the existing vehicular footway crossing will require widening and reconstruction to current standards. This will involve the installation of new kerbs and tactile paving and will be subject to the consent of the Eastbourne Highway Manager;
- the provision of five on-site car parking spaces (four plus one visitor space) is considered adequate to serve a development of four flats, bearing in mind the location of the site in relation to the Town Centre and public transport provision in the locality (Appendix 3).

5.0 Consultations

- 5.1 Should a planning application be submitted for the conversion of and extension to the existing building for any new development on site, extensive consultations would be undertaken. The application would be advertised in the local press, a notice would be displayed on the site and occupiers of nearby residential properties would be informed in writing.
- 5.2 The same level of consultation would also be undertaken for any application for conservation area consent, should demolition of the existing building be proposed as part of any redevelopment.

6.0 Finance

- 6.1 The Council has a duty to ensure that it obtains the best price for the site and will seek independent valuation advice.

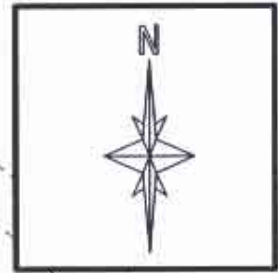
7.0 Plans Accompanying the Brief

| | | |
|------------|---|--|
| Appendix 1 | - | Site Plan Indicating Curtilage |
| Appendix 2 | - | Siting of Possible Extension |
| Appendix 3 | - | Proposed Access and Parking Arrangements |
| Appendix 4 | - | Existing Contractors Storage areas |
| Appendix 5 | - | Photographs |

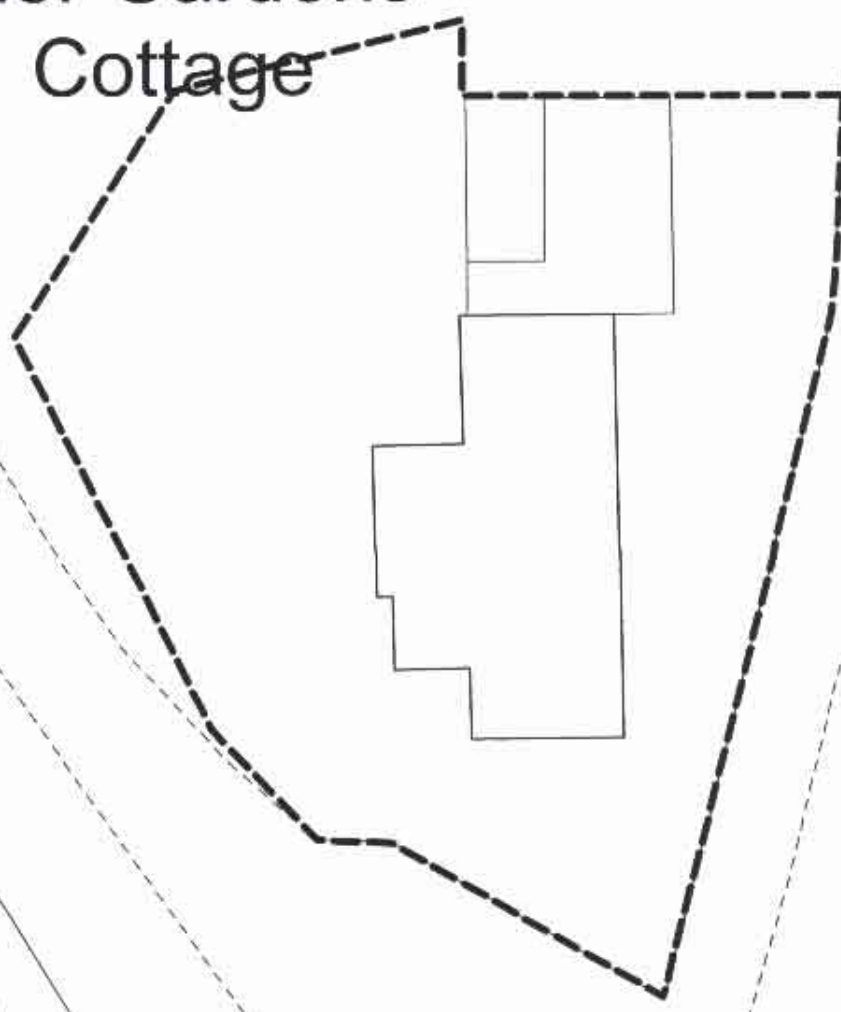
8.0 Contacts

- 8.1 Should you require any further information, or wish to discuss this Planning Brief in more detail, please contact: Miss Rawlinson, Senior Planning Officer at 68 Grove Road, Eastbourne, Telephone No.: (01323) 415255

APPENDIX 1.
Site Plan Indicating Curtilage



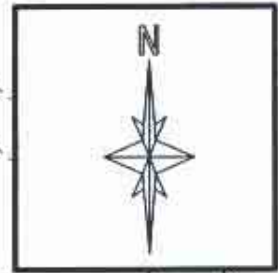
**Manor Gardens
Cottage**



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APPENDIX 2.
Siting of Possible Extension



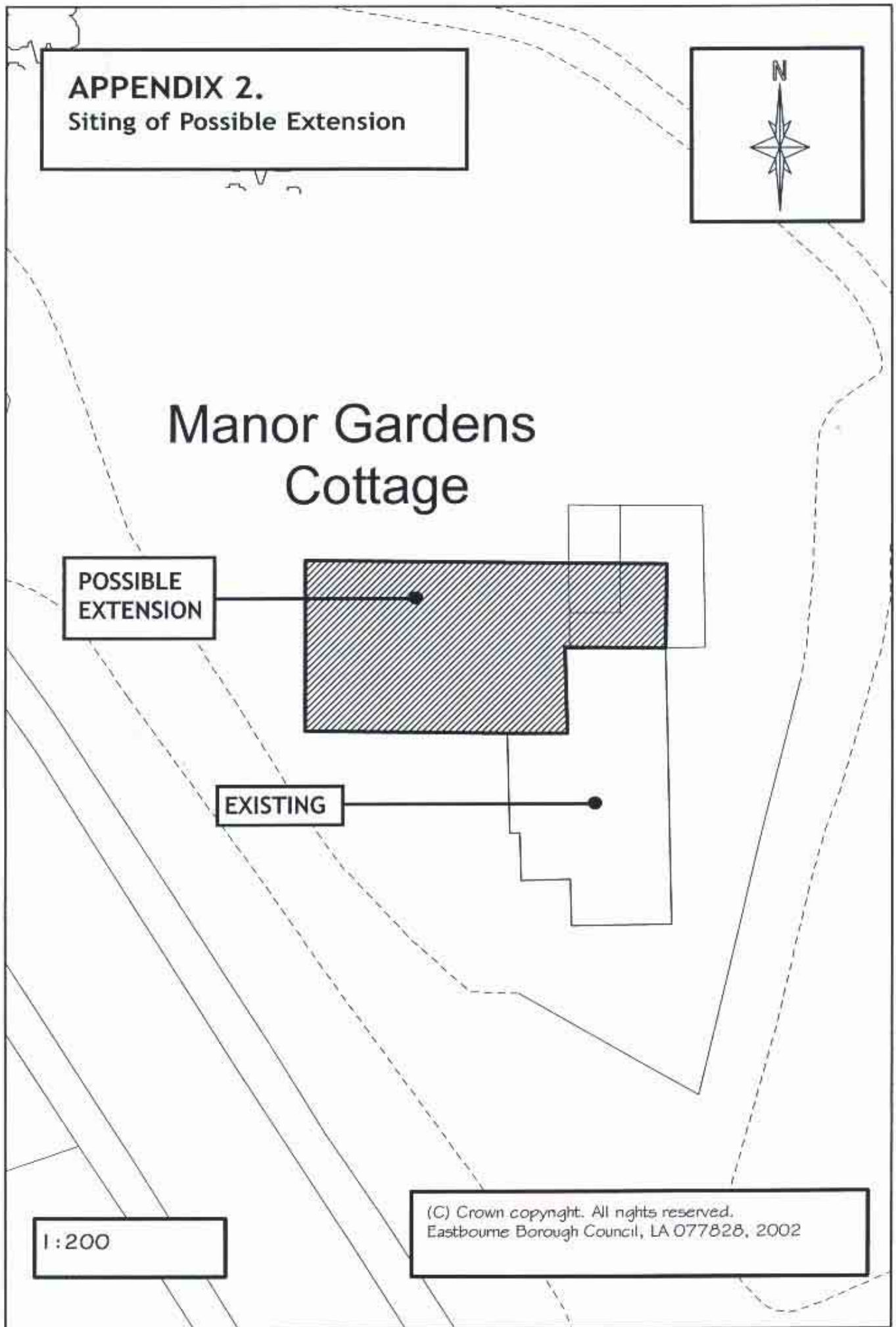
**Manor Gardens
Cottage**

**POSSIBLE
EXTENSION**

EXISTING

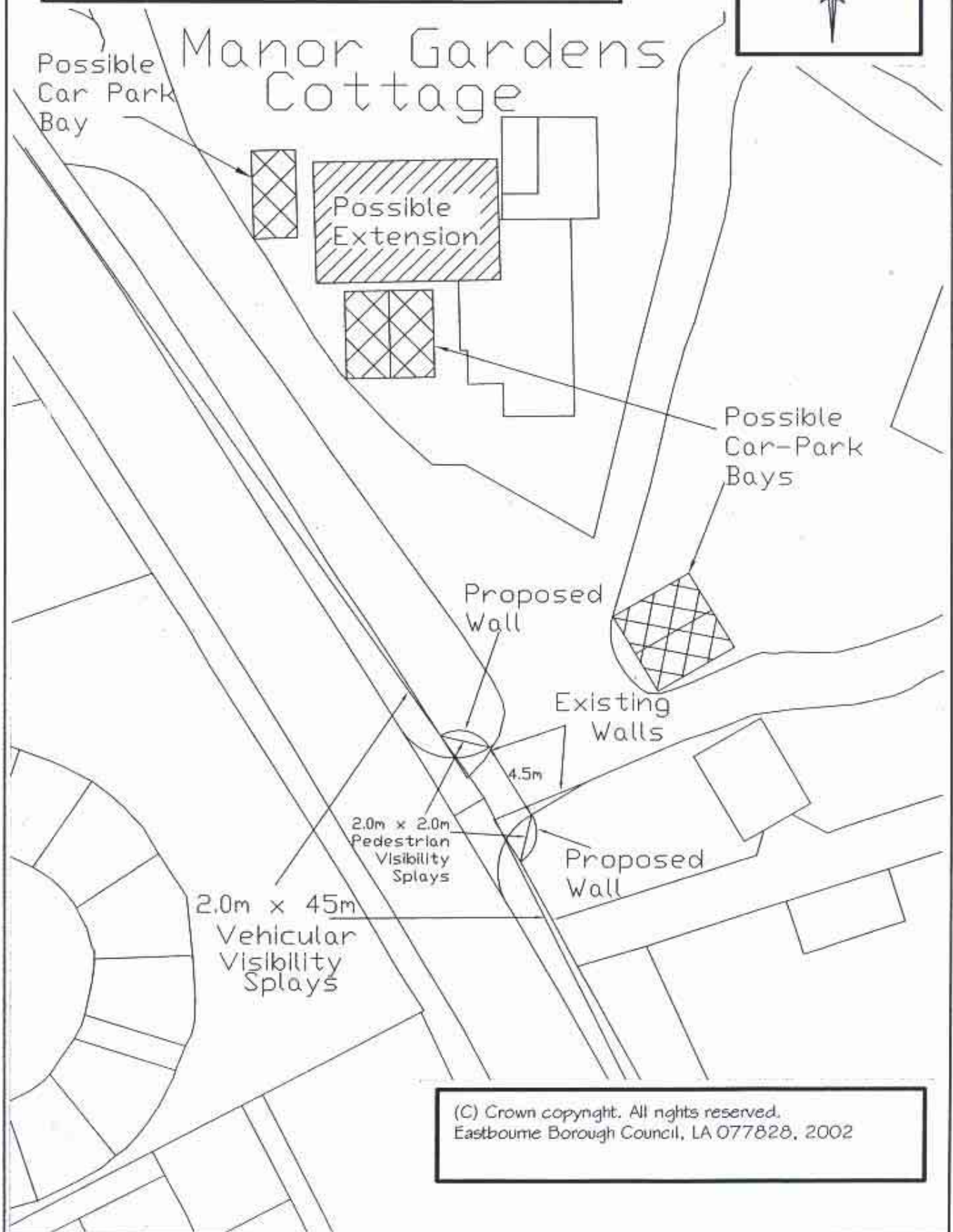
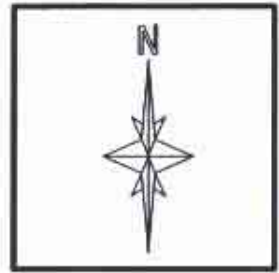
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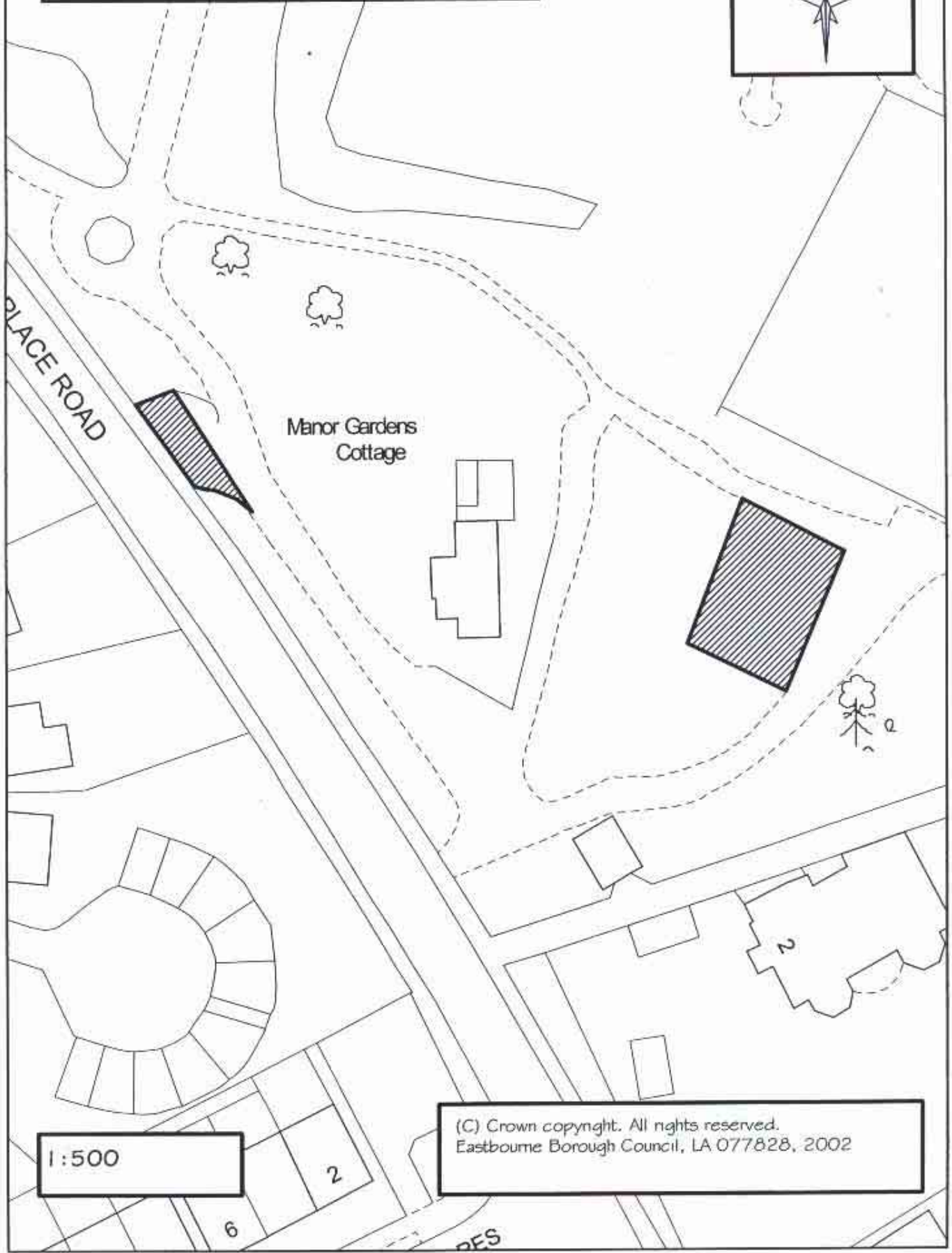
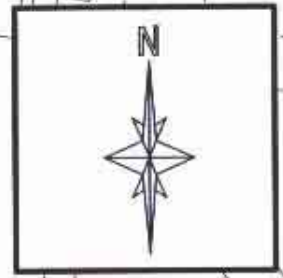
APPENDIX 3.

Proposed Access and Parking Arrangements



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APPENDIX 4.
Existing Contractors Storage Areas



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APPENDIX 5.
Photographs



1. Manor Gardens Cottage from South East



2. Manor Gardens Cottage from West



3. Manor Gardens Cottage from South



4. Manor Gardens Cottage from South East (2)



5. Manor Gardens Cottage from Compton Place Road



6. Compton Place Road Entrance from Manor Gardens