7. TOWNSCAPE

7.1 Public realm

Within the Conservation Area, only Broadway has been the object of a townscape improvement scheme. The pavements here have been resurfaced with small good quality concrete slabs and there are street lamps of a modern yet traditional design. This enhancement programme was not extended to Broadway West, which is unfortunate in view of its retail and public character, with shops, the Library and public gardens. Elsewhere in the Conservation Area, the pavements are mostly asphalt, usually with stone kerbs. In view of its largely residential character, this is perhaps not inappropriate, except that most of the pavements are now very patched and in need of renewal. Street lamps are of concrete in New Road. Upper Leigh Hill and Church Hill have been provided with Victorian style heritage street lamps, but the other streets mostly have concrete or over-sized metal standards. The attempt to conserve some of the old 1930s cast iron standards by sticking modern tops on them has not been successful.

Road markings are often obtrusive and have an adverse effect on the street scene. Double yellow lines are particularly conspicuous at the bottom of Church Hill and in upper Leigh Hill. Nowhere are the narrow 5cm lines, permitted in conservation areas, used. Street side railings at crossing points and elsewhere (e.g. Elm Road/Broadway junction, by the Library, at the bottom of Leigh Hill) are no better than functional, sometimes simply galvanised, and not up to the general quality of the built environment. The crossing point at the bottom of Leigh Hill has very eye-catching zig-zag lines.
The surface of the principal footpaths, Billet Lane and Church Hill, is variable and not always of good quality or in good condition. Billet Lane is mainly of concrete but at the top there are granite set and clay pavers apparently representing piecemeal renewal. Both these and other footpaths have tubular handrails which at best are functional but often have partially collapsed and are in need of repair and repainting.

Prominent in the Broadway streetscape is the triangular island at the Elm Road junction. This is a forest of belisha beacons (3) and lamp standards (3) with, in addition, a finger post, set off by two token areas of planting. Three types of surfacing materials are used: red clay pavers, tactile paving, and granite sets. In view of its landmark position, it warrants better treatment. Similar but not in quite so important a location is the island at the junction of Leigh Hill with Leigh Park Road by The Ship. This has an asphalt surface with galvanised bollards. On the opposite side of the road there is another unsuccessful area of public space defined by concrete bollards, with a sad looking rose garden, and self-sown ash and elder trees.
7.2 Overhead Cables

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

7.3 Green spaces, trees and planting

This part of Leigh benefits from a relatively generous amount of green space. To the west there is the large area of scrubland, at the centre there is the attractive park behind the Library and the churchyard, and to the south the grassy hillside area which leads to Cliff Gardens. However, the Conservation Area does not have many street trees, fewer than the suburban character that parts of it would justify. Much of Hadleigh Road is still relatively leafy, as is the top of Church Hill, but this is no longer generally the case in the Area. Old photographs show lines of young trees planted on Leigh Park Road, although admittedly these appear to be at the boundaries of front gardens.

The public realm in several locations would benefit from more trees and soft landscaping. These include: New Road, where trees would help to reduce its bleak ‘fast road’ character and careful planting could improve the appearance of the undeveloped corner plots used for parking; and Leigh Hill Close, where the attractive beach hut style of the houses are let down by an expanse of concrete unrelieved by soft landscaping. Although the public gardens are well cared for, maintenance can be an issue elsewhere, such as the space by the footbridge over the railway on Leigh Hill. The elm scrub that is spreading west along the cliff effectively forms a barrier defining the entrance to the Conservation Area, but it needs management, particularly where it adjoins Billet Lane.

7.4 Street Furniture

7.4.1 Signposts

Much of the Conservation Area still features the attractive tall street-signs that are such a character of the Borough. It is important that these should be retained.
7.4.2 Streetlights

In general the streetlights in the Conservation Area are utilitarian and unattractive. They are also frequently unnecessarily high. Smaller standards, such as the ones on Church Hill, would integrate more effectively into the street scene.

The tall concrete streetlights on New Road and Laurel Close are out of scale with their surroundings and do nothing to enhance these streets, particularly New Road to which they lend a feeling of a much faster thoroughfare, conflicting with the houses lining it and the supposed 30 mph speed limit.

In some places old lamp posts have been retained and modern tops attached; an unsuccessful expedient since the two elements do not relate well to one another.

7.4.3 Railings

Street-side railings at junctions and crossings are generally rather utilitarian and often in a poor state of repair. This is true too of railings and hand rails along the footpaths in the Conservation Area.

7.4.4 Benches

The Conservation Area is fairly well provided with benches which are placed to take advantage of the panoramic views over the estuary. A few are neglected. One in particular at Leigh Hill is surrounded by a dilapidated fence and stands on a subsiding concrete slab, and those on Billet Lane are covered with graffiti and require painting.

7.5 Parking

In most parts of the Conservation Area parking is on the street. Competition for space seems to be less here than in some other parts of Leigh, for example the Old Town. As a result on-street parking lacks the detrimental impact that it can sometimes have. More detrimental to the appearance of the Area is the hard surfacing of front gardens which occasionally interrupts otherwise well presented frontages. This is well illustrated by the few cases where it has happened on Leigh Hill. On Leigh Park Road off-street parking has been carved out of the sloping gardens at some of the properties, dominating their appearance from the street.

Garages are not a prominent feature of the Area, but those that exist are largely run down and unattractive. Those at Laurel Close are an unfortunate feature of an otherwise successful modern development. Surrounded by cracked concrete surfacing, they are gloomy in contrast to the well maintained gardens of the close itself.
8. BUILDING DESCRIPTIONS

8.1 Contribution to Character

A map showing an assessment of the contribution of individual buildings to the special character and appearance of the Conservation Area is shown in Fig. 12. Although to some extent this is a subjective judgment, it can be helpful to inform the planning process.

Buildings have been graded on a scale of one to six according to the following criteria:

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negative, buildings of no architectural quality detrimental to the character of the area, either by reason of mass, design, materials or siting.</td>
</tr>
<tr>
<td>2</td>
<td>Negative, buildings of indifferent design or detailing, or unsuited to the character of the conservation area</td>
</tr>
<tr>
<td>3</td>
<td>Buildings which have a neutral presence in the conservation area, fitting satisfactorily into it</td>
</tr>
<tr>
<td>4</td>
<td>Positive contribution but sympathetic improvement required</td>
</tr>
<tr>
<td>5</td>
<td>Positive contribution through design, age, materials or detailing</td>
</tr>
<tr>
<td>6</td>
<td>Positive, listed buildings or landmark buildings.</td>
</tr>
</tbody>
</table>

Unsympathetic alterations or ‘improvements’ 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.
8.2 Building Descriptions

Billet Lane

Billet Cottage 17th-century, locally listed, with a four-flue central brick stack to front of ridge suggestive of lobby-entrance plan, outshot to rear. White rendered with hand made clay plain tile gambrel roof and decorative lead flashing. Two cat-slide dormer windows also roofed with plain tiles. The three Velux windows at the rear are less successful. On the ground floor white painted casement windows set in black painted frames and boarded door to match. Very attractive garden surrounds the cottage and adds charm.

1-3 Mulberry Cottages One cottage has a plaque showing date 1850. Stock brick construction, good replacement wooden sash windows. No 1 has a prominent satellite dish on the side wall.
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2 Kent View Cottages</td>
<td>Dated 1907, with wooden windows and doors. Stock brick with attractive red brick horizontal banding. Slate roof with decorative ridge tiles and central chimney stack.</td>
</tr>
<tr>
<td>Fairlight, Brookfield and Clifton Cottages</td>
<td>Stock brickwork with white details above and around windows. Mostly original wooden windows but some good replacements. Names of the cottages are carved in lintels above the doors.</td>
</tr>
<tr>
<td>Creek Cottage</td>
<td>Dated 1926, a small house in the mock Tudor style clinging to the edge of the cliff and complementing the semi-rural feel of Billet Lane. It is prominent in views from outside the Conservation Area. Its large garden is now overgrown at the southern end where the fence has been damaged and replaced with plywood hoarding. It has been recommended for local listing.</td>
</tr>
<tr>
<td>Broadway</td>
<td>The shop-front of Richardson’s has been extended out under a flat roof. Top Gear has a traditional shop-front. No. 7 has an oversized black fascia.</td>
</tr>
<tr>
<td>2-4 Broadway</td>
<td>A nice shop in a corner location with a chamfered angle, white painted brickwork. The old shop-front has a curved window to Leigh Hill with a projecting bay above at first floor. The building effects a transition between the commercial character of Broadway and the residential of Leigh Hill. Shopfront recommended for local listing.</td>
</tr>
<tr>
<td>6 Broadway ‘Augusta House’</td>
<td>Dated 1990, this infill building is attempting to recreate a traditional shop-front, reused stock bricks, it’s let down by two disproportionately large dormer windows.</td>
</tr>
</tbody>
</table>
8 Broadway
‘Legra Gallery’
Three storey, three window bay frontage in brick with rendered projecting central canted bay, and rendered parapet to roof. Probably 1920s. Nice arches turned in tile over the outermost first floor windows. Timber sashes. Old shop-front, but empty and neglected. With maintenance this could be an asset to the street.

9-11 Broadway, ‘Clement’s Arcade’
Clements Arcade represents a change of scale to three-storey. A handsome façade in red brick with stone dressings fronts a stock brick building. An alleyway formed between the two main shop-fronts is lined with small shops making a total of 10 units, extending out to the rear, creating a lively and pleasant space.

10 Broadway
‘Barclays Bank’
A three-storey stone façade in a neo-Renaissance style, flank wall in red brickwork, extended to rear in stocks. Elegant and grand, but let down by internally lit fascia in blocked door.

12 Broadway
‘The Carlton’
Purpose built former coaching inn apparently of 1896 when it was licensed. White painted brick to ground floor, red brick above, false half timbering in the two prominent gables, original windows, stock brick sides and back where there are modern flat-roofed extensions. The interior retains something of its original character. The hotel’s distinctive and well designed façade is long and is a major feature of this end of Broadway. It would benefit from decoration.

15-17 Broadway
‘Superdrug’
A traditional shop front let down by a bad fascia whilst the façade above has been rebuilt in red brick with a parapet to the roof, and is mostly occupied by large metal windows which are now painted out.
19 Broadway
‘Shoecare’
Stock brick, 19th-century, uPVC windows, traditional shop-front but with a bad fascia, in need of decoration. The first floor is a twentieth century infill.

21a ‘Oasis’,
21-23 former
‘Woolworths’,
23a ‘W F Edwards Jewellers’
A return to three storey scale. Handsome façade with four canted window bays, red brick and limestone dressings, parapet with balustrade, sides in stock brick. Probably 1920s. Grander than Clements Arcade, but the fascias have been enlarged, suppressing the original appearance of the shop fronts and disrupting their relationship with the elevation above them. Edwards has been given a marble tiled shop-front. Recommended for Local Listing.

25 Broadway
‘The Factory Shop’
Dating from the 1960s, when it was built as Macfisheries. The rather garish shop-front fascia has been rebuilt and finished in blue and grey rendered panels with no windows, a finish possibly at home in a 1960s new town but quite alien in this traditional high street.

31-35 Broadway
19th-century, with shop-fronts extended out slightly to the frontage, white painted render to first floor, concrete tiles. No. 35, Ede’s Electrical, has UPVC windows and an inappropriate shiny red and white plastic fascia. Manoly’s Thai Restaurant has a wooden shop-front but is in need of decoration and the fascia is damaged.

Broadway West
1-3 Broadway West
Large two storey 1930s Modern Movement style block fills the corner with Elm Road, curving round the junction. White painted pebbledash, parapet to flat roof, first floor windows now in uPVC, shop-fronts with extensive glazing.
<table>
<thead>
<tr>
<th>Address</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9 - 19 Broadway West</td>
<td>Large two-and-a-half storey building with mansard roof with row of flat roofed dormer windows, white render with black painted joinery, now three shops but possibly not built as such. Art Deco white rendered facades have been formed quite successfully at each end of the building to define two of the shop-fronts (Harrisons Butchers and Potherbs Greengrocers). 1st floor above Potherbs now has uPVC windows.</td>
</tr>
<tr>
<td>25 Broadway West ‘Bombay Spice’</td>
<td>Bombay Spice, high pitched roof with machine made tiles behind rendered parapet, red brick first floor with uPVC windows, wooden front to restaurant let down by garish fascia. (Probably dates from 1920s/30s).</td>
</tr>
<tr>
<td>29-35 Broadway West ‘Ugo’s’</td>
<td>Ugo’s on the corner with Rectory Grove is stylish modern café at the ground floor, the first floor pebbledashed with render strapwork like that of the long shopping parade to the west, parapet to an apparently flat roof, Crittall windows with leaded lights. 1930s.</td>
</tr>
<tr>
<td>Leigh House</td>
<td>1920s, white rendered, handsome front door and door case, Crittall windows in wooden frames. The frontage is paved with stone sets and defined by collapsible bollards to allow controlled parking. Extended on west side with a flat roof and balcony to rear. Western part of the house now offices with a shop-front and overly large fascia; the eastern part, nos 1 and 4, is residential. On the east side, an old double garage with timber doors and fish-scale tiles, set behind wooden gates in the old brick wall round the public gardens.</td>
</tr>
<tr>
<td>Watson House</td>
<td>Built in 1925 by Sir Charles Nicholson was originally a replacement vicarage, but is now used as offices. Red brick, repointed, Crittall windows in wooden frames, machine made tiles. Rather plain and much more functional than its predecessor. Boundary wall with low hedge, car parking in gravelled areas to either side. The office use has left the exterior relatively unchanged.</td>
</tr>
<tr>
<td>Leigh Library</td>
<td>Former vicarage dated 1838, an authentic Tudor style house, large, double pile, and complete with a crenellated porch and an octagonal corner turret with cupola, though the brickwork with flared headers is more accurately Georgian.</td>
</tr>
</tbody>
</table>
Since 1928 a public library, a use which has done the interior no favours, though the exterior is well preserved with brown painted timber windows (in need of decoration) and bargeboards.

**Church Hill**

1-3 Church Hill

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

St. Clement's church

Stands centrally located in a spacious churchyard at the edge of the cliff, its tower a major landmark particularly in views from down below by the estuary. A large mainly 15th-century and modern Kentish Ragstone building comprising west tower, nave and aisles, chancel and vestry. The south aisle was added by Ernest Geldart in 1897, its east end completed by Sir Charles Nicholson in 1913 who also added the north vestries. In contrast with the rest of the building is the 16th-century south porch of Tudor brick with diaper work and flint flushwork to its plinth.

Inside there is some good stained glass including the East Window, depicting the Crucifixion, is hand-painted (rather than stained glass), originating probably in Munich, and dates to c. 1840. It bears the marks of considerable repair, having been damaged when a bolt of lightning struck the church during the late 19th century.

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

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

| The Old Rectory | Locally listed former National School. Stone built with hand-made clay plain tile roof. Almost invisible from the street apart from the top of the roof, because of the very dense planting surrounding it. The building has been defaced by replacement windows and has been clumsily re-pointed but otherwise is well preserved. |

**Elm Road, Leigh**

| 1-7 Elm Road | Large two storey 1930s Modern Movement style block fills the corner with Elm Road, curving round the junction. White painted pebbledash, parapet to flat roof, first floor windows now in UPVC, shop-fronts with extensive glazing. |

| 4-12 Elm Road | In use as Richardson’s Fabrics, constructed of painted stock brick, mostly original sash windows at first floor, slate roof, rudimentary weatherboarded flat-roofed extension at north end. Originally a row of cottages. |

| 16-20 Elm Road | A 19th-century building, now two shops, Del Boys and Jez, relatively good shop-fronts, painted brickwork above, hipped slate roof, with two old sash windows, a third blocked up. |
The Gardens

1-3 and 9-15 are terraces, the rest are semi-detached pairs, all with rear extensions, except for 6 and 7 which are older and seem to have been built to face the road unlike the rest which face the railway and the sea. All have slate roofs, some have replacement windows. Modern flat roofed extensions, not always very sympathetic in style. Busy rear gardens, some tidy, some less so, with a variety of boundary treatments, which with the roofscape and chimneys make for visual interest. 6 and 7 have recently been restored.

Hadleigh Road

1-7 Hadleigh Road

Four similar houses. Their original design appears to have been: front elevation red brick at ground floor with a bay to the left, door right of centre and small window far right. First floor white rendered with decorative half timbering, double hung casement windows above bay and single casement to the right. Side elevations are yellow stocks. All windows had coloured glass top lights, divided into small square panes, two deep and generally four wide. Nos 3 and 7 have been painted at ground floor level and the decorative half timbering at No. 3 has been painted maroon and cream. No. 3 has a shower curtain fixed to the outside of the front door. Nos 3 and 7 have replacement concrete roof tiles. No. 7 has uPVC windows. Front boundaries survive on all four.

2-8 Hadleigh Road

Four similar double fronted stock brick houses of c.1900. No. 8 is well maintained, its slate roof and chimneys reinstated, and the brickwork cleaned and re-pointed. Railings to front.

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

No. 4 has been ill-used, is rendered and white painted, the ground-floor bays extended up to first floor level and windows replaced, roof with concrete tiles.

No. 2 has been pebble dashed and has concrete tiles, but retains the original windows. White rendered boundary wall.
9-11 Hadleigh Road
Semi detached pair. Cream rendered, slate roof. Both have ground floor bay windows although that of no 11 has been badly remodelled.

10 Hadleigh Road
A large double-fronted house of c.1900, white painted brick, slate roof, double-glazed timber sashes. On the south side, a balcony over a ground-floor bay and a large timber conservatory. Parking bay with crazy paving.

12-14 Hadleigh Road
Semi-detached pair of c.1900. No. 12 has its brickwork painted; that of no. 14 has been cleaned. No. 12 has concrete tiles, and railings instead of a wall.

13-15 Hadleigh Road
Semi-detached pair. Red brick with ‘half timbered’ decorative detail on first floor at the front. The ground floor front elevation of 13 has been rendered and painted cream. Concrete tiles on roof of both but central chimney survives.

No. 13 has a prominent roof-light and a flat roofed ground floor bay window;

No. 15 has an unattractive plastic front door. Both have canopies over the front door. Hard surfacing to front of both.

16 Hadleigh Road
A narrow house with its gable facing on to the street, c.1900. Cleaned brick, concrete roof tiles, original windows, white rendered boundary wall.
17-19 Hadleigh Road  
Attractive semi-detached pair of c.1900. No. 19 has double glazed timber windows, unnoticeable without close scrutiny. Ornamentation around windows and doors survives on both. Yellow stock brickwork with decorative red-brick horizontal bands. No. 19 has red and black floor tiles on the front path.

18 Hadleigh Road  
Immaculately presented double fronted house of c.1900, cleaned stock brickwork, double-glazed timber windows, original door, slate roof.

21-23 Hadleigh Road  
A semi-detached pair with false half timbering to the first floor and gables facing the street. White rendered front façade but other elevations have exposed stock brickwork. Slate roof, simple decorative details around windows and above the doors, which are recessed to provide an open porch.

No. 21 has uPVC windows set too shallowly in the wall but retains a flat roofed bay with crenellated pediment and dentillated detail to match the door case.

25 – 27 Hadleigh Road.  
No. 25 is Matilda Villa; no. 27 is Ethelberta Villa. A semi detached pair with white painted pebbledash on walls, timber sash windows, simple foliate decoration on the bays which extend to the ground floor only. No 27 has patterned tiles on the front path, no. 25 has unobtrusive crazy paving. The pebbledash on the chimneys is unfortunate. The gardens have lush planting which forms a good natural boundary.

29 Hadleigh Road  
Dated early 20th century, white rendered, with slate roof. Little original detail remaining apart from the curved verge and chimney, and the black painted applied half-timbering on the gable. There is an attractive modern slate roofed loggia constructed of white painted timber to the front and a good gravel drive surrounded by planting which provides an appropriate entrance.
33 Hadleigh Road
This site formerly housed St Georges School but it was badly damaged by fire and is now demolished leaving a very large and desirable empty plot with glorious views over the estuary and some very fine trees. Redevelopment of this site will need to be very sensitive as it is both prominent and at risk of over-development. A low density treatment of modest height would be preferable. The converse is demonstrated by ‘Sans Souci’ opposite, which while not noticeably over-sized when viewed from above, when viewed from below is overly dominant and entirely out of scale, forming an ugly view up the hill. An application (SOS/06/00042/FUL) for 20 flats in three blocks varying in height from 3-6 storeys has been refused at appeal (APP/D1590/A/06/2021672) on the grounds of excessive scale, inappropriate design, effect on adjacent properties, and loss of trees.

38 Hadleigh Road
A 1960s/70s house, gable on to street, terraced into the hill to provide garaging, which is fronted by an obtrusive block paved parking area. Aluminium windows, several balconies, some of which are later additions.

39 Hadleigh Road
An attractive cream painted villa with prominent roofs and chimneys and applied decorative half timbering. uPVC windows and conservatory. The brick forecourt is bleak and not softened by planting, and the railings are rather municipal.

The detached garage is divided from the house by a garish orange-stained close-boarded fence. The garage has an attractive pitched machine made plain tile roof with an inset white uPVC dormer window that has trickle vents and internal leaded lights. The rough concrete drive is unattractive but once they are grown the beech saplings will soften the general effect.

40-42 Hadleigh Road
Semi-detached pair set above the road, dating from 1920s/30s. Good planting and hedging. Distinctive gothic arch in the brick wall to the garden of no. 42. No. 42 retains wooden windows, those in no. 40 are UPVC.
41 Hadleigh Road | A very large red brick villa at the top of the hill set at an angle to the road. Clay plain tile roof, with decorative ridge tiles. Timber windows are probably original. Much white-painted detail including ornate lintels, string coursing on bay and large timber porch. Half timbered gable with applied black timbers. The brick forecourt is rather bland but this is mitigated by some planting and the surviving boundary.

Hillside Road

6 Hillside Road ‘Annie Villa’, 8 Hillside Road | A late Victorian or early 20th century semi-detached pair. No. 6 is rendered and painted cream, no 8 is white. Accessed by steps up to a front door recessed into an open porch. Double outer doors have been added to no. 8. Slate roof and chimneys survive on both but windows have been changed.

No 6 appears to be suffering from structural problems clearly visible from the sloping bay window and door case and the long crack running from the bay window to the bottom right hand corner.

10 Hillside Road ‘Maythorn’, 12 Hillside Road ‘Glenthorn’ | A pair of well preserved semis bearing 1900 date plaque. Stock brickwork with white ornamental moulding including the string course, around the windows and above the front doors. Both have retained solid white painted boundary walls and wrought iron gates. The front door to no. 12 has been replaced and plastic windows have been fitted to the side.

14 & 15 Hillside Road | These two bungalows are set well back in large grounds and cannot be clearly seen from the street. Their impact on the Conservation Area, therefore, is minimal.

18 Hillside Road ‘Violet Bank’, 20 Hillside Road ‘Olive Grove’ | A pair of similar design to nos 10-12. Overall well preserved although at no 18 the exterior has been rendered, the front boundary has been lost and the front door replaced. Also a roof light has been inserted. No. 20 appears to be almost as originally built although the replacement of the first floor windows is betrayed by a slightly heavy horn detail on the sashes.
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>22 Hillside Road</td>
<td>A modern detached house, probably dated from 1960s, in a Mediterranean style that is out of context with the character of this road. However it is generally well maintained and discreetly positioned.</td>
</tr>
<tr>
<td>Laurel Close</td>
<td>Housing from the 1960s at right angles to Billet Lane, ranged up the slope above New Road. The properties are in three long terraces set above their terraced gardens, which are very well maintained and create a rather special setting for this development. The slope is used very effectively in this Close to give character, variety and some interesting spaces. The high red brick retaining walls for the gardens gives a sense of drama, but the concrete road, the block of garages, and car park area are bleak in contrast. A flight of steps leads down to New Road; the retaining wall on the east side is collapsing because of ground movement.</td>
</tr>
<tr>
<td>Leigh Hill</td>
<td>1-3 Leigh Hill Originally built as shops, c.1900, but the left hand unit (nos 1 and 1A) now residential. Brick and render, both white painted, timber sashes painted black, with a slate roof. Newly block paved parking space between no. 1 and The Ship. The conversion is not particularly successful.</td>
</tr>
<tr>
<td></td>
<td>7 Leigh Hill House of c.1900, gable to street with false timber framing in it, white painted render contrasting with black woodwork, wooden windows, interlocking tiles, well maintained. To the east, the garden is raised above street level, its retaining wall demolished due to vandalism, although currently being sympathetically rebuilt.</td>
</tr>
<tr>
<td>Address</td>
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</tr>
<tr>
<td>11-13 Leigh Hill</td>
<td>Handsome three storey corner block, red brick with stucco windows, parapets with decorated pediments, in a Tudor style, dated 1901. Originally a shop on the ground floor, but currently being changed to residential.</td>
</tr>
<tr>
<td></td>
<td>Forms an impressive pair and local landmark when combined with 1 Leigh Park Road adjacent.</td>
</tr>
<tr>
<td>20 Leigh Hill</td>
<td>Former Bell Hotel c.1880, a sadly neglected landmark building, imposing even in its present condition, 2 ½ storey with rows of round headed dormer windows, Roman cement, stucco detailing on the façade but not on the sides and rear where there is red brickwork which seems never to have received stucco. Original windows to front, metal replacements elsewhere. Slate roof. Empty for many years but looks sound, whereas the jumble of outbuildings to the rear are derelict.</td>
</tr>
<tr>
<td>22-24 Leigh Hill</td>
<td>Pair of tall three storey shops, each with a timbered gable, rendered below, hopper head dated 1907, windows originally with stained glass in the top lights, some replaced in metal. To the rear the left hand one now has a flat roof. Attractive buildings, but now very neglected; they look unoccupied but are not.</td>
</tr>
<tr>
<td>26 Leigh Hill</td>
<td>Two storey late 19th-century building, a shop though perhaps not originally built as such, pebbledashed walls, stucco window surrounds.</td>
</tr>
<tr>
<td>28 Leigh Hill</td>
<td>Set behind the garages, possibly representing an old frontage line, an attractive grade II listed weatherboarded building set at right angles to the road, probably first half of the 17th century. Sash windows.</td>
</tr>
</tbody>
</table>
30-34 Leigh Hill
Row of three shops. Western pair have plaque: R F Emery & Sons/Estd 1873/1898. Stock bricks with red brick dressings. Slate roofs. Eastern one says: Waterloo House 1898. It has been rendered and has concrete tiles. The shops are not used and the building looks deserted but probably is not.

31 Leigh Hill
Used to be a shop, and retains the fascia above the windows supported on decorative scrolls. Now converted into a dwelling. Designed to match the houses on Norman terrace (described below on p. 64), to which it is attached. Cream painted with tripartite sashes at ground floor.

33-37 Leigh Hill
19th-century stock brick properties, but nos 35-37 have been rendered, slate roofs. No. 33 is an empty shop on the corner with Church Path, rather shabby. Nos 35-37 are double fronted, formerly shops, now residential and well kept. No. 35 has uPVC windows.

36 Leigh Hill
1930s detached house, with a curved bay and white pebble-dashed walls, strangely suburban in this late Victorian setting, deliberately set well back from the road to accommodate a road widening scheme proposed at the time, which did not come to fruition. uPVC windows. White painted field gate in brick wall with Leylandii growing above it which have been allowed to get too tall.

42 Leigh Hill
‘Old Bank House’
18th century grade II listed timber framed house altered in the 19th and 20th centuries. White rendered with ashlar, slate roof, replacement timber sashes, neat railings, well maintained. Small extension with parapet roof on east side. Cobbled drive on east side down to parking enclosed by railings.
43-47 Leigh Hill ‘Midhill House’ 19th-century but unrecognisable, blue painted pebbledash, aluminium replacement windows with top lights, wide glazed front door, two disproportionately large boxy dormer windows on the rear roof pitch, roof of synthetic slate.

49 Leigh Hill A narrow late 19th-century house, gable end to road, cream painted, windows to the front renewed in timber.

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

53 Leigh Hill A wide low stock brick building, originally Herschell School, built by Ridley Herschell in the rear garden of Hershell House (Grade II listed) in the later half of the 19th century to replace the school built by Lady Olivia Sparrow which stood on the site of 21 -23 Broadway (now demolished). Later converted to a marine engineer’s workshop and now a house. It has stained timber windows, a spacious cobbled parking court on its east side.

59-63 Leigh Hill ‘Prospect Villas’ A very picturesque terrace of late 19th century cream and green painted weatherboarded houses, with canted bays at the ground floor and a tin roof over them which forms a veranda. Slate roof, red brick chimneys. The weatherboard has coved decoration at the eaves and a saw-tooth pattern dividing each floor horizontally. The parking bays in the front gardens lack the finish and high standard of maintenance of the houses and could be improved. Recommended for Local Listing.

60-62 Leigh Hill Originally a semi-detached pair, now one house. Attractive weatherboarded building, painted grey to front and cream elsewhere, with a slate roof, well maintained. Built in the late 19th century.
65-77 Leigh Hill  
A row of terraced houses set a long way above the east-west part of Leigh Hill, where only their terraced gardens relate to the road. Their backs are much closer to the north-south part of the road where they present a row of typical rear extensions with pitched roofs, to which further flat-roofed and conservatory type extensions have been made, creating an interesting pattern of shapes. Nos 65-69 are three one-and-a-half storey cottages with, to the south, disproportionately large dormers and and large lean-to extensions. Nos 71-77 are two storey. Nos 71 and 73 have lean-to extensions with large picture windows, and have very large replacement first-floor windows. Nos 75-77 have older two storey extensions with balconies above, now glazed in. All the houses were weatherboarded, though not much of this is visible on the south elevations. Slate roofs, apart from no. 65 which unusually has pantiles. To their rear, or on the north side, there is a parking area directly on the street frontage not enhanced by a large flat-roofed car port. The deeds of 69 date to 1800.

79 Leigh Hill  
A white weatherboarded property with sash windows and hipped slate roof, a slight jetty at first floor level, integral garage with timber doors, and former first-floor door. An old photograph shows the building in use by W Thorp and Sons building contractors and undertakers². The triangular flat roofed entrance porch in white painted brick is set oddly at the south-east corner. Forecourt paved with granite sets and enclosed by low railings.

80 Leigh Hill  
A late 20th century three storey house built of reused stocks, many of which retain white paint, hipped roof, unusual with a somewhat Victorian character, balcony to second floor accessed by uPVC doors. Let down by uPVC conservatory style entrance porch.

82 Leigh Hill  
A 19th-century house refurbished, gable to frontage with grey weatherboard and white joinery, balcony over ground floor veranda, the whole effect late Victorian character and picturesque. The north wall is rendered and at the corner there is a V-shaped window, suggestive of a different phase of construction. Steps up to entrance.

² Williams, 2002, p44
84 Leigh Hill  A detached red brick house, possibly of the 1950s, with Crittall windows, tiled roof, parking in front garden. Well presented but in a suburban style at odds with the rest of the street.

85 Leigh Hill  
‘Prospect House’  Grade II listed, 19th-century, white painted brick, double fronted with unusual rendered full height porch with a flat roof and stucco rustication, slate roof with rooflight at the ridge between the chimneys, basement storey to rear, low railings with clipped privet hedge. Brick double garage, parking area paved with granite sets.

86-88 Leigh Hill  
‘Shorefield Villas’  Dated 1885. Well preserved semi-detached pair, stock brick, stucco bays at ground floor, original sashes, 86 re-roofed in synthetic slate, parking bays in front gardens.

87 Leigh Hill  
‘Herschell House’  Grade II Listed. Early 19th-century weatherboarded house extended, probably in the 1920s, with a polygonal bay with Crittall windows, cream painted with brown window frames. Once the home of Ridley Herschell, a Victorian Preacher, who established the school on Leigh Hill on behalf of The Lady of the Manor, Lady Olivia Sparrow. The house is set at an angle to the street and it is the 20th-century bay which relates to it, forming an interesting composition. Nice old corrugated iron garage with timber doors and barge boards.

90-96 Leigh Hill  An attractive and unusual terrace, painted or rendered brick at ground floor, first floor with false timber framing in render, now all painted white, and balconies with decorative woodwork and a tin roof painted black. Slate roofs. Windows with top lights and small pane glazing, suggestive of a later date, first quarter of 20th century. Nos 90-92 have parking bays in the front gardens, though carefully designed with cobbled surfaces.

98-108 Leigh Hill, Carlton Terrace  A terrace comprising three late 19th century semi-detached pairs, stock brick (though Nos 106-108 white painted), projecting ground floor bays with balconies at the first floor with fancy cast iron balustrades, slate roofs now mostly renewed in synthetic materials, front gardens
still intact. The balconies, and the predominant black and white colours, make for an attractive group.

Leigh Hill Close

A 1970s terrace with 12 large angular gables over integral ground floor garages, the gables white weatherboarded, canted bay windows now renewed in uPVC. The development has quite a successful seaside character but the concrete parking area in front of it would benefit from soft landscaping.

Leigh Park Road

1 Leigh Park Road

This address seems to cover both parts of this building. The handsome three storey corner block, red brick with stucco windows, parapets with decorated pediments, in a Tudor style, built before 11-13 Leigh Hill adjacent to the south (which is dated 1901). In need of some decoration. Shop unit on the ground floor now changed to office use. Modern shopfront but well proportioned.

Adjoining is a large late 19th/early 20th century house (now flats), with two storey bay window topped with a ‘half-timbered’ gable above set to the right and front door to the far right. Black painted timber windows provide contrast to the white render. Attractive stained glass panels in the front door, which is recessed to provide a small porch. The house suffers from some general disrepair and has lost its front boundary making the shabby forecourt unnecessarily obvious.
3 Leigh Park Road
A similar house to nos 7-13, it retains its brickwork and first-floor render. Metal windows. A small timber conservatory to the right hand side. Sycamore pollards create an attractive boundary treatment.

5 Leigh Park Road, ‘Belle Vue Court’
Three storey brick flats, 1970s/80s, bland and too tall, undoubtedly replacing a house like nos 7-13. Three garages fronted by the parking area which, without any boundary treatment, is excessively prominent.

7-13 Leigh Park Road
All originally similar with an entrance door to the left hand side beneath a lean-to roof, a gable with a projecting bay, and to the right hand side a first floor balcony. To judge from no. 11 which best preserves its original appearance, being derelict and potentially at risk (though a notice indicates ‘Construction in progress’), they were originally red brick with render and half timbering to the gable and over the entrance door, with stucco window surrounds and interlocking tiles on the roof. Today they are all differently treated. The top lights of the windows are leaded with cathedral glass; these mostly survive. The balconies of nos 9 and 7 are glazed in. No. 7 has original tiles like no. 11, but the others have been re-roofed with concrete tiles. No. 7 has an ugly asphalted parking bay. Boundaries to the front have largely been eroded, although the effect of this is mitigated somewhat by some attractive shrubs and planting in sloping gardens. No. 13 is a prominent and attractive feature on the bend in the road, with an additional gabled bay in the flank wall facing up the hill, and glazed-in balcony.

15-23 Leigh Park Road
Five large houses built to the same pattern, 1920s/30s. The design is asymmetrical with a gable facing the street set to one side of the main range. Fenestration is made up of varying combinations of smaller windows – for example higher status rooms have three tall narrow windows set side by side and lower status rooms may have only one tall, or one smaller window. The front doors are concealed to the side of the projecting wall underneath the gable. Chimneys set at each end of the house.

They were originally brick and probably too plain
for the taste of successive owners who have placed their individual stamp upon them with varying success. A distinctive feature are the windows with stucco surrounds and mullions, now often ill proportioned and ugly where unsuitable replacements have been inserted. Nos 17-19 have balconies on the right hand side.

15 Leigh Park Road  White rendered, false half timbering at the first floor, timber windows, balcony now enclosed, boundary overgrown with ivy.

17 Leigh Park Road  In multiple occupancy and recently refurbished; timber windows; block paved parking areas to either side with no boundary treatment in between.

19 Leigh Park Road  White rendered, blue painted windows, base of walls cemented.

21 Leigh Park Road  uPVC windows, curious and inappropriate vertical boarding at first floor, flat roofed brick garage extension with timber doors, neat privet hedge.

23 Leigh Park Road  White rendered with false half timbering at the first floor, original windows, concrete tiles.

25A and 25 Leigh Park Road  Identical detached houses, 1960s/70s, three storey, brick, flat roofed, timber windows with trickle vents, asphalted area in front of garages, set back behind mature planting.
27 Leigh Park Road  
‘West Lodge’
Late Victorian house set above the road. A mature garden climbs up from the street above an old red brick wall, now part rendered. Lined out white painted render, interlocking tiles, but mahogany effect uPVC windows have changed the character of the house. Flat roofed extension to left hand side, where on the frontage there is also a detached old garage with timber doors, and a stock brick retaining wall with a recess containing what is apparently a spring.

29 Leigh Park Road  
‘Gowan Bank’
A 1960s/70s house, extended excessively and now four storeys high with numerous added balconies, mostly functional with glazing in galvanised metal frames. The attic storey is clad in unattractive uPVC and makes the building out of scale with its surroundings, being prominent in long views, especially from lower down the hill. The balconies and ladders at this level give the house an industrial aspect. Block paved car parking area to frontage, the effect of which is somewhat softened by a block-work boundary wall with planting above.

14-36 Leigh Park Road
A group of semi detached early 20th century houses designed as a group. All set below road level with steps down. Most have parking bays at road level, with the loss of parts of the front boundaries. Composition the same on all, mirrored for left and right with two storey bay windows to centre of pair with door to outer edge of pair with small v-shaped oriel window above. Most have concrete roof tiles. Most have original windows apart from uPVC at no. 22 and replacement small windows at 32, which has trickle ventilation. The black and white paintwork on the windows is important to the character and appearance of the group. The ground floor windows have red tiled cills. The canopy above the front door at no. 16 detracts slightly. Nearly all have very attractive and well maintained gardens, often with white picket fences at the boundary.

38 Leigh Park Road
Asymmetric early 20th century detached house. Yellow painted render, although yellow stock brickwork with red decoration on chimneys suggests that the brickwork was originally exposed. The left side is set back and has two-storey bay windows. Windows are timber framed leaded casements and have beautiful curled iron window catches. Flat roofed projection above
front door appears to be a later addition although window matches. Concrete roof tiles. Very discreet car port parallel to the road hidden behind hedge. Attractive white picket fence and gate at front.

**Leigh Park Court**

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

**44 ‘Ellersley’ - 46 ‘Oak Dene’ Leigh Park Road**

Early 20th century semi-detached pair. Dark red brick ground floor divided by a half-round brick string-course from the rendered first floor which appears to have survived as it was originally designed, with a rusticated quoin detail. Slate hipped roof. Front door recessed behind a wide brick arch. This has been filled in on no. 44 with the addition of an outer door, which obscures a very fine original door. Oriel window above front door. Windows on both replaced with plastic.

**48 Leigh Park Road ‘Sans Souci’**

An angular boxy four storey block of 1970s/80s flats in uniform bland red brickwork, with the top storey rendered. A separate three storey block lower down the hill. Dark brown boarded aprons below some windows. Basement parking. Windows recently replaced in uPVC. The building is out of scale with its context, being excessively bulky, especially when seen from lower down the hill. High intimidating brick walls around it which could be softened by planting.

**New Road**

**The Ship Hotel**

Early 20th-century Tudor style road house, false timber-framing, cream painted render, bright red painted brickwork with dark green glazed voussoirs over windows, original timber windows, machine made tiles probably original. Picnic tables outside. Built on the site of the original Ship Hotel/Inn which dated from 17th century.

**Nos 1-4 New Road ‘Eaton Villas’**

Dated 1883. Originally stock brick, but only no. 2 is well preserved. No. 1 has been rendered, nos 3 and 4 have had their bays knocked together and balconies formed above them. Slate roofs.
5-7 New Road
A terrace of three houses, c.1880, nos 6 and 7 with their brickwork painted, all with their windows changed, slate roofs. No. 7 has a flat-roofed porch to left hand side.

8-11 New Road
A terrace of four houses, with a lower roof line and round headed doors (none of which preserve their fanlights) and therefore probably older, third quarter of 19th century, with a cottagey appearance which the owners have maintained. Rendered fronts apart from no. 9. Timber windows, slate roofs. Stock brick boundary walls (not painted) with engineering brick copings and picket gates.

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

12 New Road
Leigh Villa House c.1900 at right angles to frontage, of a rather reddish stock brick, projecting bay rendered, dentil course at eaves, aluminium replacement sash windows, slate roof, picket fence above painted rendered wall.

12a New Road
Victorian, but entirely encased in plastic coated render, uPVC windows, concrete tiles.

14 New Road
‘Ray View Cottage’
Attractive semi-detached cottage that has been extended out to the street and was probably once a shop, with a balcony above with uPVC doors. Nice arched windows.
15 New Road  Two storeys, semi-detached probably c.1900 but much altered since. Built to face Uttons Avenue. White painted with later balcony and tall plastic French windows at ground and first floor level. Attractive front garden but the black painted wrought iron railings are too tall and overly ornate.

21 New Road  A long narrow cottage with its narrow end facing New Road, on the south-east corner of Hadleigh Road, probably early 19th century. Its style is very much in contrast to the Victorian housing in Hadleigh Road adjacent. Ground floor pebble dashed, weatherboard above. Replacement timber sashes. Crazy paved parking area.

26-31 New Road  'Clarendon Place'  The name plaque on this terrace gives a date of 1855. Nos 30 and 31 were destroyed by a bomb in the Second World War and rebuilt. The houses are difficult to see owing to high hedges and shared private access routes. Roofs are low pitched, slate covered and hipped at either end. Originally yellow stock brickwork.

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

No. 27 has replacement timber windows that would be improved if painted white. The fanlight now has only plain glass and the replacement front door incongruously also has an inset fanlight.

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

No 29 has timber sliding sashes with small Georgian style panes. The boundary to the road is an ugly green stained fence, an unwelcome intrusion into the hedge-line.

No 30 was rebuilt after being bombed in the Second World War. The brickwork has been rendered and the house has replacement windows: timber to the front that would be improved by painting. The plastic windows to the rear have a brown finish.

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

**New Court Terrace**
The part of Laurel Close bordering New Road. Mid 20th century terrace – 1960s style in appearance with low-pitched roof, presumably built as infill as a result of the bombing that destroyed nos 31-30 New Road. Brick construction with vertical shiplap boarded panels used decoratively. Flat roofed projections to ground floor and balconies at first floor provide articulation. The sloped gardens are very well maintained on the whole and add interest. The modest scale and varied design raise this modern terrace above the standard of many of its rather stark contemporaries. Sadly several replacement uPVC windows have very heavy profiles which detract from the light touch of the original design. In addition in some places satellite dishes are fixed to the front elevation.

The rear gardens have close boarded fences, unfortunately with concrete posts.

**Methodist Church**
A rectangular hall bearing the date 1932, very well maintained, but the blue plastic cross looks out of place as do the ugly replacement windows. The galvanised railings are unattractive. Oddly the downpipe is cast iron but the guttering has been replaced with plastic.

**39-41 New Road**
Semi-detached pair, c.1900, their elevated position above the road giving them the opportunity to make a statement, but their character is eroded by a plastic textured coating to the masonry, uPVC windows, poor railings and a satellite dish. The very tall retaining wall is oppressive and in poor condition.
Norman Place

A charming terrace of white weatherboarded two-storey cottages. Slate roofs, hipped at each end, yellow stock brick chimneys. White painted sash windows, of which few have been replaced. The visual coherence of the terrace has been disrupted by green painted windows surrounds at nos 5 and 7.

Norman Terrace

A terrace of late 19th-century houses of stock brick construction with slate roofs. Only nos 3, 4, and 7 have not been painted. Mostly original windows, tripartite sashes at ground floor, but nos 2 and 5 have replacement sashes.

Pleasant Terrace

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

Ray Cottages

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

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

The Terrace

Early 1930s development. A very attractive terrace in the Arts and Crafts style. Red machine made tile roof with a mixture of gables and chimneys. First floor rendered, ground floor red brick. Timber casement windows finished in black with small panes, usually three sets of 2x3. Long stretches of black painted rainwater goods are conspicuous but may mostly be original.

The terrace faces up the hill away from the sea with shallow steps down to front gardens that have no formal division, making an attractive area that appears shared, although probably is not.

Uttons Avenue

A row of modest terraced houses stepped up the hill, originally slate roof and stock brickwork. Most are now rendered apart from nos 3, 5, 6 and 8. Nos 9 and 13 are rather startling being painted blue and yellow respectively. Nos 5 and 6 have been partially painted white. Some very bad replacement uPVC windows at nos 5 and, particularly, 13. A few others have been replaced in timber with inappropriate small Georgian style panes. The red painted sashes at no. 11 are odd. However most properties look well cared for. Some roofs have been replaced, but appropriately, with slate. Many of the roofs over the bay windows have been replaced in ill-matched plain tiles and no. 15 has acquired a tiled roof over the front door. Nos 15 – 16 are wider than the others, with a less cramped appearance.
<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 – 17a Uttons Avenue</td>
<td>A larger double fronted building unlike others in the street, now converted into two dwellings with two front doors in a recessed porch. Slate roof and a plain tile pitched canopy over the front door and the two bay windows. Flush casement windows on the first floor with a single horizontal glazing bar, those on the ground floor have top-hung lights with semi-obsured glass and small panes.</td>
</tr>
<tr>
<td>18-20 Uttons Avenue</td>
<td>Slightly more substantial than those on the other side of the road and probably later although with similar construction. The design is a single fronted version of no 17 with canopy, rounded bay and casement windows. 19 and 20 remain unrendered.</td>
</tr>
<tr>
<td>21 – 24 Uttons Avenue</td>
<td>Very similar in appearance to those on the other side of the street, with smaller bay and sash windows, although overall the houses are wider, more like nos 15 – 16. All rendered apart from no. 21. No. 24 has a flat roof over the bay which extends over the front door and small paned sashes. The bay has been altered with loss of the ornamentation that has survived on all the others. No. 22 has inappropriate replacement windows with top-hung openings.</td>
</tr>
<tr>
<td>25 Uttons Avenue</td>
<td>A double fronted property that appears detached from the street but is in fact attached to no. 3 Ray Cottages. Cream render has covered the bricks but the slate roof and chimney survive. The windows have been replaced and are rather clumsy. The single storey mono-pitch roofed extension to the north is unattractive but the small orangery to the south is an attractive feature. There is some nice mature planting surrounding the southern end of the building.</td>
</tr>
</tbody>
</table>
9. MANAGEMENT PLAN

9.1 Problems and Pressures
Leigh is an attractive Conservation Area in good condition. Nevertheless it faces a variety of pressures, most of which are fairly universal and not specific to it. They include:

- **Inappropriate modernisation.** uPVC windows and doors are only present in small numbers, but wholesale replacement of slate roofs with concrete tiles has occurred in some areas.
- **Development and commercial pressures.** Opportunities for development, such as the fire-damaged house at no. 33 Hadleigh Road, attract applications for buildings that would be out of scale and character with their surroundings. Competition in the main shopping areas around Broadway and Broadway West has led to inappropriate and insensitive shop fronts, often with over-sized and brightly coloured fascias.
- **Traffic** is not a problem in the residential streets, but the Broadway/Elm Road junction is a perilous place for pedestrians, and New Road has been transformed from a quiet no-through lane to a major thoroughfare with the character of a motorway.
- **The hillside location of the Conservation Area** is one of its essential features, but the ground is unstable and there has been slippage in some places causing structural problems. These can be seen at the bottom of Hillside Road, particularly at no. 6, and at the bottom of the steps between Clarendon Place and Laurel Close. The steepness of the site has also led in some places to an irregular pattern of development, with houses that can be reached only by footpaths, a situation which could lead to a demand for improved access and parking.

9.2 Policy
Most of the existing conservation policies and guidance in the Borough Local Plan and the emerging Local Development Framework, together with the Article 4 Direction (section 3.3 above), are adequate to provide the basis for development control, when planning permission or listed building consent is necessary. They are supported by government guidance in the form of PPG15: Planning and the Historic Environment.

An area where there might be scope for improvement is local listing. Although local listing confers additional status on a building, in practice no more control is gained from designation. Paragraph 6.16 of PPG 15 says that in addition to drawing up local lists, Local Authorities may formulate local plan policies for the protection of the buildings included, through normal development control procedures. Their position would be strengthened if the Local Development Framework currently under preparation explicitly stated that local listing would be a material consideration in determining applications and included policies for their protection.

9.3 Information and Advice
Guidance for residents and owners is published in leaflets, which together comprise ‘Conservation: A Residents’ Guide’. The relevant leaflets were distributed to each property when published in 2000 and are provided on request to new owners. The leaflets are on the council’s website and are in the process of being updated.
following the completion of each character appraisal and will subsequently be distributed to each property. We suggest that these should be sent out periodically to all residents to accommodate changes in ownership.

Advice on the design of proposed development in the Conservation Area continues to be available on request.

### 9.4 Additional Controls

Much of the Conservation Area is covered by the Leigh Article 4 Direction, which withdraws permitted development rights as outlined in section 3.3 Designations. It is recommended that the Article 4 Direction be extended to include the entire Conservation Area. This would remove any uncertainty about which properties are covered by it and which are not, and would extend protection to significant buildings such as 39 and 41 Hadleigh Road, which lie outside it. It is also recommended that the controls be extended to include the removal of chimneys, the loss of front boundary walls and the replacement of front doors.

Four buildings are suggested for inclusion on the local list. Two residential properties - Prospect Villas on Leigh Hill and Creek Cottage on Billet Lane. Both are buildings that have a significant positive contribution to the character of the Conservation Area and are of good architectural quality. And two commercial properties – 21a-23a Broadway (former Woolworths building) which is a grand and imposing building and the original shopfront at 2-4 Broadway on the junction with Leigh Hill.

### 9.5 Implementation

Proposals for alterations and additions to buildings in the Conservation Area will take account of the Council’s policies for Conservation Areas and also of this appraisal and its management proposals. The reinstatement of the original features of each building and the enhancement of the Area should be encouraged.

The Borough operates a limited discretionary grant scheme for repairs to, or reinstatement of, windows. Programmed and targeted grant schemes can be an effective way of improving the appearance of an area. However, the Leigh Conservation Area probably does not have problems which warrant schemes of this sort beyond the existing one.

### 9.6 Monitoring and Review

Monitoring the Conservation Area is necessary to check on the general condition and maintenance, to ensure unauthorised development has not take place, to update photographic records and to determine whether any further measures are needed to safeguard or enhance the area.

It is proposed that a programme of regular monitoring should be developed, combined with photographic surveys, to provide an early warning of management issues.

### 9.7 Enforcement

Active use of existing council policies will be important to ensure that the appropriate controls for conservation areas are applied and enforced. However enforcement of planning controls, should unauthorised development take place, is necessary to secure appropriate restoration or change. This should continue to be carried out as necessary.
9.8 Boundary Proposals

There are four locations where boundary changes should be considered.

- The 1930s shopping parade at nos 37a - 71 Broadway West is a building of no less quality than the block to the east of it, and indeed was built uniform in style with it. It is recommended that this should be included to help preserve the appearance of the building and to facilitate more control over the appearance of shop fronts along this street. It will also help to protect the setting of the buildings opposite, which are some of the most prominent in the Conservation Area.
- At Cliff Gardens the Area boundary has been drawn in a rather arbitrary curve. It is recommended that it be adjusted to lead straight up to Leigh Hill from the rear of no. 15 The Gardens, in line with the Article 4 Direction.
- To the north of Billet Cottage, the boundary follows the end of the cottage gardens and runs directly through the local nature reserve to Billet Lane. To the west, it follows a curved line that seems to follow no clear reasoning. For greater clarity it is proposed that the boundary should be moved to the east and follow the house plots.
- Following responses received through the consultation process it is proposed that the boundary be extended to the west of 41 New Road to match the existing boundary, to include the trees and shrubs on the land here, which provide green space and screening.

These changes are illustrated on the boundary proposals map below:

![Boundary Proposals Map](image)

Figure 13: Proposed alterations to boundary and Local List

Proposed additions to the Local list are:

- Creek Cottage
- Prospect Villas
- 2-4 Broadway (original shopfront)
Several enhancement measures are recommended for Leigh Conservation Area and these are outlined in turn below.

### 9.9.1 Reintroduction of the lost residential character on New Road

Possible actions could include:

- A slight narrowing of the road, to encourage drivers to slow down. This could be achieved by widening the pavement on the south side.
- More targeted traffic calming, which could take the form of rumble strips made of granite sets, or permitting limited car parking on the north side.
- Street trees could be planted along the road to re-introduce a more residential character and to provide sympathetic landscaping.
- Reduction in the height of street lamps, combined with standards more suited to a residential street.

### 9.9.2 Public Realm

It would be beneficial to the street scene to take enhancement measures, for example resurfacing and improved planting, at the two informal parking areas on New Road at the corners of Hadleigh Road, and Uttons Avenue.

Most pavements in the Conservation Area are asphalted, are patched and unsightly, and would benefit from renewal. Places where this could be particularly beneficial include:

- Broadway West, to match the enhancement scheme on Broadway.
- The north-east side of Hadleigh Road.
- Leigh Park Road uphill of no. 23.
- Much of Leigh Hill.

The paths in the public gardens and churchyard are similarly asphalted and in poor condition. These would look better if re-laid with a bound gravel surface.

Railings and barriers are prevalent in the area: removal of as many as possible would constitute an enhancement. It is suggested that these should be assessed to see how many are essential for safety. Those that must be retained should be replaced with ones of a more sympathetic design painted a dark colour to reduce their impact on the street scene.

Street-lights in many cases are extremely high and out of character with the domestic nature of much of the Area. When they become due for renewal in the future, replacements of reduced height and improved design should be installed. The old 1920s/1930s standards which have had modern tops stuck on them look particularly unhappy and are mostly in very poor condition. These should either be properly restored or replaced with appropriate standards.

Overhead wires are a ubiquitous in the Conservation Area, so much so that they are part of its character. However any opportunity to run them underground should be taken.

### 9.9.3 Area around the Bell Hotel

This is the only part of the Conservation Area which is in a run-down condition.
The Bell is a prominent landmark building of architectural quality that is still attractive despite decades of neglect. This area is clearly in need of regeneration, but this should respect the existing buildings and their context and confine new development to the quite extensive land to the rear.

### 9.9.4 Roads

Several roads are in poor condition and require resurfacing to improve their impact on the conservation area. Use could be made of bound gravel surfacing rather than tarmac in more sensitive places.

Resurfacing would be particularly beneficial at Laurel Close, where the concrete road is badly cracked and weeded, detracting from the well maintained private gardens.

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

### 9.9.5 Billet Lane

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

Other enhancements should include:

- Improvement to the fencing of gardens. The most suitable fencing for this location would be tall picket fencing, such as is commonly seen in old photographs of Leigh, which could be combined with hedging.
- Replacement of the tubular handrail with one of a more sympathetic design.
- Tidying some of the undergrowth directly bordering the west side of the path.

### 9.9.6 Shop-fronts

Many shop-fronts in the retail area have scope for improvement. When applications are made for changes, it is important that good design principles are followed. The key points to consider are as follows:

- Shop-fronts should relate to the architecture and age of the buildings they inhabit so that the ground floor does not become disjointed from the floors above.
- Large plate glass windows are rarely appropriate and should usually be sub-divided with mullions, and raised in height with a stall-riser of adequate height.
- Deep fascia boards are rarely appropriate: their depth should be minimised, and they should remain in line with neighbouring signs, if those are good.
- Lettering should be roman and designed for signage, not simply enlarged typographical fonts.
- Plastic signage is not appropriate in Leigh Conservation Area. Signs should be timber, with a frame around them and lettering should preferably be hand-painted. Paints used should usually be low-sheen to avoid an unnecessary plastic appearance.
• Internal lighting is not appropriate here either. If lighting is deemed necessary it should be discreet, well designed and external.

9.9.7 Green Spaces, Trees and Planting

Some of the smaller green spaces would benefit from better maintenance. Planting has been lost or neglected in some areas, for example at the bottom of Leigh Hill, beside the foot-bridge over the railway, and at the junction of Hadleigh Road and Leigh Park Road. These should be re-planted with low-maintenance attractive plants or shrubs.

There is scope for planting more street trees. New Road has already been mentioned; other streets that would benefit from tree-planting are Leigh Hill and Leigh Park Road.

9.10 Key Characteristics to Inform New Development

Form

This is widely varied throughout the conservation area and should be adapted to suit the immediate surroundings. Along Leigh Park Road, Hadleigh Road, Hillside Road and parts of Leigh Hill the majority of buildings are detached or semi-detached. In most other places the emphasis is on terraced houses. Shops and offices tend to be situated in terraces, and grouped together along Broadway, Broadway West and a few at the bottom of Leigh Hill. Some buildings address the street squarely, but others seem not to relate to any thoroughfare directly, including the houses on The Gardens, 65-77 Leigh Hill, the three terraces along Church Hill and Ray Cottages.

Scale

Nearly all buildings are two or three storeys in height and domestic in scale. The scale of features such as doors, windows, storey heights and roof slopes should be dictated by nearby buildings

Details

Detail tends to vary around the area but commonly seen features include:

• False half-timbering on gables, black window frames, casement windows and machine made clay plain tile roofs on Arts and Crafts inspired buildings.
• Decorative bands of brickwork, slate roofs, sash windows and white painted decorative timber-work and stone around windows and doors on Victorian terraces and semi-detached housing.
• Balconies looking out to the estuary, some with roofs along Leigh Hill
• Large brick chimneys.
• Feather-edged weatherboarding.
• Brick boundary walls, sometimes rendered and painted white, around small front gardens.

Materials

In most cases materials chosen for new developments should be inspired by those already dominant within the Conservation Area.

Roof coverings are most commonly slate, with clay plain tiles on Arts and Crafts inspired houses.
Walls are sometimes weather-boarded but are most typically of yellow London stock brickwork. There are also several buildings built of red brick and many others are rendered. Doors and windows are timber and usually painted white apart from Arts and Crafts inspired buildings, which often have black surrounds with white windows. Most windows are sashes but side-opening casements are typical of the later 20th-century housing. Doors and windows often have coloured glass panels or stained glass windows. Balconies and verandas can be timber but often they are made of ornate wrought iron with elegant curved roofs.

**Surfaces**

A simple tarmac finish with light coloured aggregate to break up the colour of the surface is often used in the public spaces within the Area. Grass, gravel and ceramic tiles are commonly used within plot boundaries.

**Spaces**

Small front gardens are an important feature within the conservation area. They often serve to soften the street-scene and the impact of buildings. Long views glimpsed between buildings down to the estuary are very important and are enhanced by the green spaces between buildings.

### 9.11 Consultation and adoption

The appraisal and its management proposals will be referred to the Borough Council’s Conservation Working Party. The draft document will be opened up to public consultation and revised as appropriate in the light of that and any comments received, prior to being adopted by the Council. They will subsequently be subject to planning consultation, including a public meeting as required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Resources will be an obstacle to the full implementation of the management proposals and funding will need to be identified to take them forward.
10. BIBLIOGRAPHY


Departments of the Environment and National Heritage 1994 Planning Policy Guidance 15: Planning and the Historic Environment, HMSO.


