



Directorate of Regeneration
Interim Director **Bernadette Marjoram**

Revision of the Seaview Conservation Area

Appraisal

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Conservation & Design
Planning Services

01983 823552
conservation@iow.gov.uk

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Introduction

Local Planning Authorities have a duty under The Planning (Listed Buildings & Conservation Areas) Act 1990 to designate as conservation areas any areas considered to be of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance.

The Character Area boundaries are inevitably subjective in complex environments, and are based not only on architectural, land-use or historic attributes, but on the dynamic experience of walking or driving through an area. Map based boundaries are taken into consideration, but sensational qualities such as the awareness of enclosure or openness and degrees of noise and activity are also important in defining edges to Character Areas and the Conservation Area.

In coastal areas, the boundaries may follow the line of the mean low water mark which is the extent of the jurisdiction of the Council and so is used for consistency.

The legislation also makes provision for schemes to enhance the area, so the inclusion of areas of potential allows for schemes to be put forward which will improve the Area in keeping with its own individual character, and to the same high standard.

Designation does not mean that development cannot take place within the proposed Conservation Area or within its setting. Designation means that special consideration is required for applications in the Conservation Area to ensure that any demolition is justified and that schemes (which are acceptable on all other planning grounds) are of a suitable design and of a high enough standard. This additional level of consideration allows Members to insist upon the best possible standards of design within a Conservation Area, and allows them to refuse the poor and mediocre with confidence.

Seaview Conservation Area

Seaview is a popular seaside village located some 3km east of Ryde on the Island's north east coast. The earliest reference to Seaview is during the 16th century when the French landed near what is now the Old Fort Café on the esplanade. Initially, settlement was very dispersed. In the 18th century, only a saltern existed on the northern edge of the reclaimed coastal marsh. Much of the surrounding area (particularly Woodlands Vale and Seagrove Bay) has remained very sylvan in character.

Like other Isle of Wight coastal towns (e.g. Bembridge and Gurnard) Seaview became important as a coastal resort in the Victorian period, and was popular with the upper and middle classes. The village core lies opposite the naval anchorage of Spithead and the entrance to Portsmouth Harbour, amongst a picturesque, gently undulating landscape. To the north is Springvale, which although not covered by this Conservation Area is worthy of designation and protection itself. Seaview is an area which we think has three different characters in terms of its built environment: the historic core (Area 1), Victorian residential infill (Area 2) and the village outskirts (Area 3).

SEAVIEW CONSERVATION AREA REVISION – APPRAISAL

AREA 1 - THE HISTORIC CORE



Character

This is a sparkling, popular area which spills uphill from the rocky coastline where water based activities create a feeling of excitement. Bunting, brightly painted boats and family groups in beachside café's contribute to the holiday bustle. The small sunny core of narrow streets exudes tradition and is punctuated by decorative, customary shops.

NB this expression of 'character' is derived from the study below.

History of development

The earliest reference to Seaview is during the 16th century when the French landed near what is now the Old Fort Café on the esplanade. Initially, settlement was very dispersed. A small hamlet of workers cottages had grown up around the salt making industry to the north of the High Street and early coastal houses, probably built for sea captains, concentrated near the Fort. The core of the village was also along the High Street where today 18th century houses survive fronting the west side. The Tithe map of 1837 illustrates the beginning of residential infill; long narrow plots have been set out fronting the High Street by the time of the Tithe survey.

The salt industry was revived in the early 1800's by the owner of Seafield House. Many houses along the Esplanade, Circular Road and West Street were constructed in the early-middle 19th century, including Seaview House (d.1843). From about the 1850's, railway connections and steamboat services increased the popularity of Seaview with visitors and this is reflected in enlargements to houses, the numerous sea-side accommodations (including the Hotel) and the construction of the Pier all of which occurred during the late 19th century. Much of Seaview village dates from this time and its development can be traced in part to the local Caws family who purchased housing land from the Nunwell estate in 1800 (and again in 1906), constructed the Sea Wall, laid out Rope Walk in the town center and were responsible for the building of the unique suspension pier in 1880.

The location of the village on the edge of the Solent has characterized its development and its beach, promenade and associations with sailing remain a draw for incoming populations to this day. Now the village center settlement is close-knit. Recent growth has expanded out and uphill to Nettlestone in the south and in the west along the promenade to the edges of Puckpool Park.

Setting

The Historic Core Character Area encompasses the area uphill from the Esplanade at Nettlestone Point and, as a satellite area, the group of Salterns Cottages in the west. These historic Salterns cottages are bordered by Flamingo Park which occupies a broad low-lying expanse of reclaimed marshland. The central Historic Core is bounded by residential development on all sides, but historically this was a rural area and part of the Nunwell Estate. Now late 19th and 20th century infill development including Bluett Avenue and Fairy Road fills the area between the Historic Core and its satellite area, The Salterns, in the west. The Historic Core was initially surrounded on the east by the wooded cliff edge of Seagrove Bay, which restricted development of the village until the 1940's when it expanded south west to meet with Nettlestone.

Materials

White painted brick is dominant on the High Street, Pier Road, Salterns Road and the Esplanade and its reflective characteristics are particularly noticeable on bright days. In general there is a mix of materials including local limestone, probably Bembridge limestone, which is common on the east Esplanade and Circular Road and sand brick in Madeira Road. Slate now dominates as the roofing material in the Historic Core, but earlier plain clay tiles are retained at the Salterns and occasionally in the High Street. There is no thatch roofing in this Area.

Painted wood cladding in West Street, the impressive and unique Watsons Brothers shopfront, the Gallery and the "Wild Silk" buildings employ elaborate wrought iron, embossed terracotta, stained glass and other materials in an enhanced decorative style not seen elsewhere but these add to the diversity and link back to the historic development of the village core.

Height, mass & form

Windows dominate the Area either because they project or because they are dressed with coloured or painted stone. Three storey splayed bays and bow windows are common in the Historic Core and contribute to the Victorian feel.

Narrow regular streets, small infill plots and tall buildings give the impression of a compact small town, although several High Street properties are more spacious and set back from the road. Many buildings have narrow flat roofed extensions to the rear and have occupied loft space with dormer windows. Commercial properties follow this general pattern but incorporate accommodation on the upper one or two storeys.

The High Street and West Street are noticeably dense, with the broader streets of the Esplanade and lower High Street near the Slipway being more open but simultaneously cluttered with car parking and boat storage.

The satellite area, The Salterns, consists of a mixture of low and heavy forms with catslide roofs to the first floor and squat narrow terraces.

Typical details

Large timber framed 12 pane sash windows are common on the High Street. Where the building line is set back, fences, pillars, railings and garden areas are important elements in the streetscene. Historic shopfronts are important to the area in general and some exhibit decorative and unique detailing e.g. Watsons in terracotta and the coloured glass and ironmongery of the Gallery, both of which are distinctive. Elsewhere traces of previous commercial use are represented by wooden applied pilasters and stall risers in Madeira Road and West Street. Colourful dutch canopies shade the shop frontages along West Street/Pier Road. Decoration includes string lines in sand brick with moulded projections and dog tooth denticulation in the later Victorian properties. The scallop bands of the old tile roof on Salterns Cottage are not typical of the Area but add to the character. Stone walling, including that around Circular Road and Seaview House, is very important in giving an enclosed, traditional feel.

The condition of many properties is good, perhaps due to the early designation as a Conservation Area and the Article 4(2) direction which deters insensitive alterations and ensures the retention of distinctive features and important quality detailing.

Paving

There are various treatments in the Historic Core including broken paving slabs of various colours in West Street. Warm buff setts form a newer surface on the High Street pavement and act as a traffic calming measure on the esplanade. Here, the pavement is occupied by picnic tables and benches on the seaward side. On the land side, a single white line demarcates the edge of the tarmac road for walking and Victorian iron bollards protect pedestrians from cars. The surface treatments in the majority of the Historic Core are showing wear and damage from alterations to public realm furniture and utility works. In Circular Road, recent repairs have damaged the traditional flagstone pavement. There

are no other traces of historic surfaces elsewhere.

Trees and open space

The main area of open space is provided by the Beach which forms the terminus of the High Street and the sea-side esplanade. The public realm of this open space is inharmonious in terms of furniture provision and styles; some benches on the High Street face the beach whilst some face west. The short esplanade is fronted by a dwarf wall which often doubles up as a seat and formal seating is provided via the picnic tables of the Fort Café.

In this area, small gardens and modest borders in front of properties form important colourful perimeters to the streets. A prominent coniferous tree outside Northbank Hotel draws the eye down the esplanade eastwards. Planting becomes more concentrated in the vicinity of Shoreside with traditional mature trees including ash and holm oak providing a cool, green feel. The broader setting in this area is provided by a verdant backdrop of the wooded hillside at Seaview Bay and views of the woodland are very important.

Sound and smell

The sea breeze carries the smell of the sea and noise of people on the beach up the High Street. The passing of the Catamaran and Hovercraft are audible on the beach. The lack of opportunities for these activities during the off season offers a harsh contrast with the noise of Summer. On the edges of the area, the clatter of rigging on masts is a key background noise.

Day and Night

During the day, there is activity from the shops, summer residents, sight-seeing tourists and people on the beach. At night time, the Area becomes more restive. In winter periods the area is generally unpopulated and suffers from a lack of activity and the closure of shops and galleries.

Positive Elements

- The retention of wooden window frames and sensitivity with which the historic buildings have been treated
- The rhythm of the gabled rooflines along Pier Road
- Traditional iron bollards and street name signs
- The contribution of the historic shop frontages and decorative detailing in Wild Silk, the Gallery, Watsons Bros and others and their links to the history and identity of the village
- Low wooden fences of the High Street allowing a feeling of open space and letting gardens spill onto the streets
- Narrowness of streets, density of settlement and regular layout
- General lack of clutter
- Flagstone pavement in Circular Road
- Survival of local stone walls including those in Circular Road and that to Seafield

House

- Uninterrupted view down the High Street from Pier Road to the gleaming sea

Negative Elements

- Rope Walk including toilets, garages, substations, rear yards of properties and many fences, all of which detract from the street scene
- The public realm furniture on the esplanade, including oversized refuse bins, poorly designed war memorial, and various styles of benches, all inappropriately sited
- Lack of quality detailing on UPVC glazing and false timberframe details
- On-street parking
- Inappropriate split timber cladding and asbestos roofs
- Prevalence of bright render and paint over softer traditional finish
- The closure of commercial properties which reduces the vitality of the settlement

AREA 2 – THE OUTSKIRTS



Character

The open and rural setting of this Character Area on the edge of the village is a strong influence. It feels spacious, separate and affluent. Tall, decorative houses in sizeable plots look out towards the sea, distant from the village center.

NB this expression of 'character' is derived from the study below.

History of development

This area relates to various periods of the village development going back as far as the 17th century for Rose Cottage on Steyne Road. In the 18th century, more significant properties became established on the village outskirts, including the larger Redcross Cottage on Pond Lane and Fairy Hill (itself outside of the conservation area but a prominent building when viewed from down the hill in this area). These decorative developments contrast markedly to 18th century buildings in the Historic Core such as West Cottage, West Street. By the early 19th century, there were more substantial properties in the wider area, many of which had parklands (namely Seaview, Seafield and Seagrove, the original lodge of which remains on the corner of Seagrove Manor Road amongst modern chalet bungalows). Woodland around Seagrove restricted development of the village until at least the 1940's. Only some of the estate parkland has been retained to this day. The significance of this area is that it is testimony to the success of Seaview and its increased attraction to the wealthier gentry class.

Materials

Many buildings have historic references in their design or are built in the local vernacular with traditional materials such as the stone Redcross Cottage. Brick is often used to stress quoins, windows and for garden walls. In itself this varies from dense bright red at

Sandlands to soft, locally made brick of Sandlands Cottage. There is no thatch roofing in this Area, plain clay tiles are common, as are wooden frame casement windows and porches. Painted timber is also important as a decorative element to gables, balconies etc.

Height, mass & form

In this Character Area, the streets are noticeably wider, there are more open spaces and larger plots. Large three story properties are common (including modern flats in Steyne Road and 1960's properties off Old Seaview Lane both of which border this Area). In this Area, in contrast to the historic core there is a strong vertical emphasis sustained by tall Victorian chimneys, pierced ridge tiles and rectangular windows. In some areas there is also the ladder effect of houses built on the slope.

Typical details

Typical Victorian/Edwardian details in timber are prevalent including pierced decoration on bargeboards, mock Tudor framing, decorated gables, timber and balustrade balconies. There is a combination of window styles from three light sidehung casements with small square leaded lights over or vertical sliding sashes, to gabled dormers and splayed bays. Decorative chimneys incorporate oversailing brickwork and roofs and dormer windows are hung with fishscale tiles and alternate courses of plain and shaped tiles. There is some influence of classical motifs and Art Deco styling in later buildings. There are few details on the 17th/18th century buildings confirming their vernacular character.

Paving

The paving in this area is generally neat and in good condition. It is broader, higher and less interrupted by public realm furniture (benches, bins etc) in these quieter sections of the village. There is no evidence of surviving historic surfaces, although Steyne Road is a historic route to the town; it is only the partial survival of some kerb and gutter sections in stone which indicate this. The concrete esplanade and sea wall on the eastern outskirts is in poor condition and a variety of materials (including concrete render and rusting metal) are unharmonious.

Trees and open space

There are several key open spaces which enforce the distinction between Seaview and Nettlestone and which provide character for this area. The existing green off Steyne Road is depicted as a wooded open area on the Tithe maps of the early 19th century. This small green now holds only a few mature willow trees but feels woody. The open field downhill to the immediate west of Steyne Road and south of Fairy Hill has also been retained from this period. This is an important backdrop to properties such as Sandlands and provides, along with the Green, a rural, open feel and secures uninterrupted views across to the Sea.

19th century maps show that the rural nature of this area is historical, particularly to the south east at Sea Grove (a semi-mature broadleaved woodland around the Priory) and west towards Ryde (called Woodlands Vale). This association probably led to the

establishment of select houses with parklands and views to the sea across open countryside. Many of the Area's individual properties have established gardens and mature trees. Seagrove's mature trees provide crucial character to the southern part of the village, act as a contrasting verdant backdrop to the modern apartments and built up feeling near Seaview Bay. They also operate a crucial buffer to the rapid expansion of Nettlestone immediately south of the open space.

Sound and smell

The passing of the Catamaran and Hovercraft Passenger Services are audible on the beach. The singing of garden birds is very noticeable in this part of Seaview.

Positive Elements

- Retention of mature trees and green, rural setting
- Open space and wide vistas
- Pattern of secluded large houses in large plots
- Lack of clutter in the public realm
- Provision of discreet off road parking
- High quality, well maintained built form
- Harmony with modern architect designed buildings fronting Old Seaview Lane

Negative Elements

- Impact on the historic integrity of the large buildings when converted to flats
- UPVC windows on the seafront and out of character window treatments
- Variety of treatments of the sea wall along the east esplanade which includes rusting metal revetments and stained concrete render

AREA 3 - RESIDENTIAL



Character

This area has a strong homely character. The roads feel safe and friendly. Distinct from the dense and busy village core, the character is simple, quiet and familiar.

NB this expression of 'character' is derived from the study below.

History of development

This character area relates to the semi detached properties in stock brick south of the Historic Core Area in Somerset Road and Church Street, to the red brick development in Ryde Road and the pebbledash terrace in Seafield Road. Ryde Road was one of the first areas to be established in the 1890's connecting Steyne Road with Pond Lane on the western edge of the village. This lane ran to the pond and marsh area which still forms the western boundary of the village.

By 1909 Ryde Road incorporated a chapel and assembly rooms. The chapel survives today but is in use as a residential property. The road does not run west to Ryde, but instead is a dead end. The following year, Seafield Road's terrace of white pebbledash houses were built by James Ball of Cowes having been designed in the Arts and Craft tradition by local architect Edward Caws as a summer residence for visitors.

Outside of the Conservation Area, Bluett Avenue and Fairy Road exhibit less regular, later 20th century infill which began when the Seafield Estate was split up in 1907.

Materials

Yellow and red brick predominates for walling and also for decorative elements with alternate colour brick being used to stress windows and quoins or the same colour is used in relief. Occasionally encaustic tiles are used. Brick is also commonly used for low garden walls and gate piers. Some red brick properties exhibit rendered and mock Tudor decorated gables. Stone window surrounds are common. Larger stock brick properties show rubbed arch sash windows and slate roofs; red brick properties are typically roofed with clay tiles. The white terrace on Seafield Road has a painted pebbledash render finish. Balconies are enclosed with timber balustrades. Here, the use of stained glass in fanlights and doors, original door furniture, wooden window frames and the use of horizontal

terracotta tiles to cap garden walling is particularly important to the character of these properties.

Height, mass & form

In general this character area consists of two storey properties in straight rows. There are two main plot sizes of semi detached and detached with medium to large gardens. Seafield Road, although a terrace, is in accord with this pattern. Small gardens are provided at the front and plots are enclosed, with properties set back from the road. There is more variety of form and plan in Somerset Rd than Ryde Rd which has a regular rhythm and which lacks detached properties. However the rhythm is affected in Ryde Road by the use of some front gardens for car parking.

Typical details

Detailing is concentrated on the front of the properties, with the most elaborate being found on the larger detached properties. Brick denticulation, pierced bargeboards, sash windows, low garden walls and gables over bow windows are prevalent detailing. Projecting string courses, dressed stone window surrounds, keystones to windows, hipped roof under gable, semi-circular fanlight above doorways are common elements of the brick residences. The detailing on Seafield Road terrace and the extreme west of Ryde Road includes Arts and Crafts/Art Nouveau styles, incorporating Queen Anne doors and door furniture, extended porches over doorways and a rusticated pebbledash finish.

Paving

The paving is in general in average condition in the residential area, and much appears to have been recently re-surfaced. The kerbstones are irregular, loose and scuffed. On-street parking is common.

Trees and open space

A few mature garden trees and shrubs are important to this residential area, particularly those at the west end of Ryde Road and those near the church. There are no open spaces within the residential area and no views out to the ocean. There is a feeling of enclosure because of the groups of terraces and semi-detached houses, although the rear gardens of Ryde Road are bordered by the Allotment Gardens and open fields.

Day and Night

The pattern of activity and noise in this Area reflects the occupants' use. It is generally quiet during the day, represented by not only in the smaller number of vehicles parked on the road, but also there is a noticeable lack of noise from the gardens.

Positive Elements

- Retention of timber framed windows
- Retention of finials, bargeboards and other decorative details
- Established front gardens
- Harmony of brick finishes
- Regularity of pattern and form

Negative Elements

- Painting / rendering over harmonious brick
- Off street parking altering the rhythm of the street and removing front gardens
- Unsympathetic use of UPVC both for windows and guttering
- Installation of rooflights
- Interruption of rhythm by alterations to regular pattern of windows

Annexe A

Boundary Justification for the proposed revisions to the Seaview Conservation Area

In the case of the historic core (Area 1) the reasons for the proposed boundary being in the location shown on the map attached to the draft character assessment are as follows :-

- The northern boundary follows the Mean Low Water mark from a point due north of the western boundary of Crownslip, running south eastwards incorporating historic properties fronting the esplanade and the old chapel/boatshed. The boundary comes inland again down the centre of the public footpath from Circular Road, from a point due east opposite the end of the footpath, on the Low Water mark.
- The Historic Core area excludes Bridge House, Seaward Lodge and Tamarisk by the boundary picking up the east edge of Circular Road in front of these properties and then the southeastern boundary of Tamarisk from where it runs due east to the Low Water Mark.
- The boundary travels along the Low Water Mark southeastwards to a point due east of the southern boundary of Seaview House, before turning inland again to the southern property boundary of the Boat House which is excluded.
- The boundary follows the centre line of Pier Road in a north westerly direction to the High Street. At the junction with the High Street, the boundary runs along the centre of the road towards the sea and shares the same boundary as the Residential Area along West Street through to the junction with Rope Walk at which point those properties, garages and the sub station on the west are purposely left as an island of exclusion from the Conservation Area.
- The boundary continues along the centre of Rope Walk, south of Beach House and Douglas House and across to the centre line of the beginning of Bluett Avenue and returns north along the western boundary of Crownslip to the Mean Low Water mark.
- A satellite area of the Historic Core centres on the historic Salterns and adjacent properties, taking the centre line of Salterns Road from the southern boundary of The Moorings, following the curved property boundary of Salterns Old Cottage west and then south and then west again to the rear boundary of Old Cottage and others in the terrace including Saltmeads Cottage. The Historic Core also incorporates the Dairy Bungalow and Tidings up to and including the Moorings, all of which are small properties on long narrow plots of historic interest. South of the southern boundary lies the Village Outskirts (Area 2). Land immediately east and west of this satellite area is not incorporated in the Conservation Area.

In the case of the village outskirts (Area 2) the reasons for the proposed boundary being in the location shown on the map attached to the draft character assessment are as follows :-

- The northern boundary reflects that of the Historic Core satellite area incorporating the southern boundary of The Tidings and taking in numbers 1 and 2 Pond Lane, both of which are larger properties set in generous grounds as is typical of this Character Area.
- From the rear of number 2 Pond Lane, the boundary runs south across Pond Lane and travels west around the edges of Redcross Cottage gardens to pick up the south west corner of the Armadale plot, excluding Brambles and Salterns from the Conservation Area.

- The boundary remains aligned with the southern property boundary of Redcross cottage running eastwards until it meets with the access road to High Salterns at which point it turns southwards to follow the western edge of the road and run through to the western edge of the High Salterns building.
- From the west face of High Salterns, the boundary continues south to the front of the garage block and outbuildings, which it passes. The boundary incorporates the majority of the grounds of High Salterns but excludes the garage blocks. It runs eastwards to meet with the high brick wall fronting the footpath to the allotments.
- The boundary travels northward a short distance to the junction with IWSC land where it turns eastwards to incorporate the Sports Club. Running north down the eastern side of the Tennis Courts, the boundary then picks up on the rear of Ryde Road properties at Dunboyne and follows this line east to exclude Shrewsbury Court, its car parking and Steyne Cottages all of which are new builds and out of character with the Conservation Area.
- At the south east corner of Rose Cottage land, the boundary turns southwards down the centre of Steyne Road for a short way before following the central line of the access road to Timpson House in a southwesterly direction, then to the south to incorporate Sandlands and Sandlands Cottage.
- The boundary turns west to follow the northern edge of The Vicarage land, and runs round the plot before returning adjacent to the public footpath onto Steyne Road. At the junction with Steyne Road, the boundary follows the westernmost edge of the pathway to include the hedge and protect the rural feel of this Character Area.
- This Character Area takes in the whole of the triangular area of the Green (Sophie Watson Gardens) between Steyne Road and Old Seaview Lane by following the eastern edge of the Gardens to the south eastern corner of Grove House plot, at which point it meets the Residential Character Area.
- A satellite area of the Outskirts is formed by the dominant grouping of three large properties with characteristic historical detailing and large gardens near the public slipway. The boundary thus runs from the Low Water Mark due east of the northern boundary of Cambisgate, running in a southerly direction to turn inland along the pipe line to the centre of the roadway which it follows in a northerly direction to encompass Sandcove, Shoreside and Cambisgate to its northern boundary from which point it returns towards the sea to the starting point.

In the case of the residential area (Area 3) the reasons for the proposed boundary being in the location shown on the map attached to the draft character assessment are as follows :-

- This Character Area brings together the residential nature of Somerset Road, Madeira Road and Ryde Road. From the south eastern corner of Grove House plot, the boundary runs west to the rear of Celandine Cottage, following its southern boundary to emerge in Steyne Road where it travels north to the rear of Ryde Road properties at Rose Cottage.
- The boundary follows the back gardens of these properties consistently, although dog legs out to incorporate Kashmir, until it turns south at Holly House to take in the western edge of the IWSC property. At the junction with the boundary wall to High Salterns and the public footpath, the boundary follows the path southwest to the western edge of The Mere encompassing its entire irregular rear garden.

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- From the northwest corner of Kerry Cottage the boundary continues down the footpath across Ryde Road, along the western boundary of The Mere following the eastern boundary brick wall of High Salterns, crossing over Ryde Road to continue on the public footpath west of Kerry Cottage, turning eastwards to run along the back of this property and further east to Mayfield on Steyne Road. In so doing, the boundary follows the southerly extent of the original grounds to Seafield House.
- The boundary follows the central line of Steyne Road where it turns a corner eastwards. It travels north along the western boundary of Sunnyside and follows the curve of Fairy Road by following the stone boundary wall east of the Masonic Lodge to a point opposite the southwesterly corner of the rear garden of No 1 Seafield Terrace. The boundary continues in a north easterly direction along the back garden fences of these properties to meet up with the Historic Core area just south of Crownslip. The boundary then turns south down the centre line of Seafield Road to exclude from the Conservation Area the wide variety of new and public buildings on the eastern side of Seafield Road.
- At the south of Seafield Road, the Character Area boundary runs eastwards along the centre line of Fairy Road to meet up with the Historic Core at the junction of Rope Walk and Fairy Road.

Annexe B**Representations received as a result of public consultation**

From	Comments	Response
Tree Officer, IWC	Believes that conservation area will have a positive benefit to the protection of trees in its curtilage.	<i>Noted</i>
Nettlestone and Seaview Parish Council	<p>Supports the extension to the area as a positive step forward in moves to preserve the nature of the village.</p> <p>The PC asks that the north side of Pier Road is included, particularly Woodside and Little Woodside.</p> <p>The PC asks that the land to the north east of Circular Road including the beach be incorporated.</p> <p>The PC asks that Seafield House be included.</p> <p>The PC asks that the village's retail properties be protected.</p>	<p><i>Support noted; the redesignation will raise the profile of the character of the area.</i></p> <p><i>The north side of Pier Road with Wild Silk and the Post Office is now included up to the Old Boat House. Woodside and Little Woodside were removed from the conservation area as they are modern properties not in keeping with the mass or design of adjacent buildings.</i></p> <p><i>North east of Circular Road several properties were removed from the Conservation Area because the materials, layout and form are modern and contrary to the character.</i></p> <p><i>Seafield House is excluded because it is sufficiently protected under its statutory listing and it has lost much of its original historic context being now amongst 20th century development which is not coherent with the character of the Conservation Area.</i></p> <p><i>Community planning documents and general planning policy may tackle this issue rather than Conservation Area designation which is particularly concerned with historic character of an area rather than use of an individual building. The Conservation Area character appraisal has identified that the commercial aspects provide interesting window displays and add to the lively feel. Furthermore the</i></p>

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		<p><i>contribution of the historic shop frontages and decorative detailing in Wild Silk, the Gallery, Watsons Bros and others have been identified as particularly relevant to the identity of the village.</i></p>
<p>A Turner MP</p>	<p>Hopes that in general, Highway Engineers would seek the views of Conservation Officer before resurfacing, adding kerbs, improving junctions, adding street furniture or making other changes which would affect the character of the area.</p> <p>Supports proposal to extend the designated area.</p> <p>Suggests the inclusion of stone wall along Rope Walk</p> <p>Suggests the incorporation of Pier Road (East) from the High Street to the Old Boathouse.</p> <p>Suggests the inclusion of properties on both sides of Fairy Road and Bluett Avenue to prevent unsympathetic extensions and the removal of boundary features to provide parking.</p> <p>Suggests a further area of "Parkland and Backdrop" including Puckpool Hill, Oakhill Road and Springvale, Harcourt Sands Holiday Centre, Woodlands Vale and Puckpool Park in order to protect the parkland providing the setting</p>	<p><i>There is currently an informal procedure although we are looking at formalizing a consultation process in the near future.</i></p> <p><i>Support noted.</i></p> <p><i>CA boundary revised to include the stone wall, as suggested.</i></p> <p><i>CA boundary revised to include these properties which although discussed in the appraisal were not shown as designated on the consultation map due to a mapping error.</i></p> <p><i>These streets were the subject of research during the appraisal process. The built form is very variable and exhibits a lack of symmetry in terms of detailing, mass and materials which is out of character with other areas in the Conservation Area. There is less architectural detail and decoration to these properties and modern alterations including the removal of boundary features to provide concrete or brick paved parking areas are common. A strong impression is formed by the numerous close boarded fences</i></p> <p><i>There are several reasons why this area is not suitable for incorporation in the Seaview Conservation Area; This area does not relate directly to the historic development of Seaview which has traditionally been limited by</i></p>

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	<p>to Appley and Seaview Duver and to reduce the threat of car parking and traffic management measures on Puckpool Park.</p> <p>Suggests the incorporation of early 20th century housing east of Nettlestone including Gully Road, Ferniclose Road and The Chase.</p>	<p><i>the tidal inlet west of (behind) the Salterns. The suggested area consists of open parkland with very little built form. A Conservation Area is primarily concerned with the characterisation, enhancement and protection of the built form. The majority of the trees which are characteristic of the area around Puckpool, Springvale and Springfield are protected by group or Area TPO's. Woodland Vale is a Historic Park and Garden of Local Importance. Their role in providing the broader backdrop to Seaview is therefore protected from development under existing designations. The potential of Oakhill Road is noted and this area will be added to our schedule for further research when the necessary resources are available.</i></p> <p><i>The character of most of this area is dominated by estates of 20th century buildings however there are interesting Victorian properties along the esplanade at Seagrove Bay and on Ferniclose Road which are characterful and worthy of further investigation during the proposed Nettlestone appraisal.</i></p>
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Annexe C

Proposed Article 4(2) Direction in respect of Seaview Conservation Area TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Schedule 1

Definition of "The Land"

(NB These Permitted Development Rights only apply to single dwellinghouses, thus flats and commercial premises are excluded from the Article 4(2) Direction.

- All dwellinghouses in Ryde Road (southside) from and including Rose Corner up to and including The Mere.
- All dwellinghouses in Ryde Road (northside) from and including Linwood up to and including Duver Cottage.
- All dwellinghouses in Steyne Road, from and including Montrose up to and including 2 Fernsdale Cottages on the east side, and on the west side from and including Linwood to Bellemont.
- Dwellinghouses in Madeira Road (southside only) from and including Kimberley up to and including Orange Tree.
- All dwellinghouses in West Street, from and including number 23 up to and including Matchbox on the north side, and on the south side from and including Belvoir to 1 Zephyr Cottages.
- Dwellinghouses in the High Street, from and including Albion House up to and including The Wedge on the west side.
- Dwellinghouses on the east side of the High Street from and including The Laurels up to and including Wits End.
- Those dwellinghouses on the Esplanade from and including Douglas House up to and including Beach Cottage.
- All dwellinghouses in Seafeld Terrace, numbers 1-10 inclusive.

Schedule 2

Definition of "Development"

- The enlargement, improvement or other alteration of a dwellinghouse or dwellinghouse roof where any part of the enlargement, improvement or other alteration would front a highway, open space or public footpath, being development comprised within Class A and Class C of Part 1 of Schedule 2 of the said Order.
- The construction, alteration or removal of a porch where the external door fronts a highway, open space, waterway or public footpath, being development comprised within Class D of Part 1 of Schedule 2 of the said Order.
- The provision within the curtilage of a dwellinghouse of a building, enclosure, swimming pool etc where the building fronts a highway, open space or public footpath, being development comprised within Class E of Part 1 of Schedule 2 of the said Order.
- The provision, removal or alteration of a hard surface where the hard surface fronts a highway, open space or public footpath, being development comprised within Class F of Part 1 of Schedule 2 of the said Order.

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- The erection, demolition, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse where the enclosure would front a highway, open space or public footpath, being development comprised within Class A of Part 2 and Class B of Part 31 of the said Order.
- The painting of the exterior of any building or work, including the application of coloured paint on a building or enclosure within the curtilage of a dwellinghouse where the building or enclosure would front a highway, open space or public footpath, being development comprised within Class C of Part 2 of the said Order.