

95324 Leaf Hall Design and Access Statement

LEAF HALL, 51 SEASIDE EASTBOURNE BN22 4NB

Internal Disabled Access Platform Lift

Client: Trustees of the Leaf Hall Community Arts Centre

Listing Status: Grade II Listed, Entry No. 1447081

Conservation Area: Eastbourne Town Centre

Building and Setting

- Leaf Hall fronts directly on to Seaside Road, a predominantly mixed residential and retail road with some commercial use. The hall is a landmark building and well recorded in the Town's history due to its links with the fishing industry, social welfare, and the Duke of Devonshire.
- To the north is Leaf Hall Road, a narrow cut through for local traffic, with access to the adjoining privately owned residential property.
- The south side of the hall is partly concealed by an adjoining garage building and where visible is predominantly rendered.
- The east side of the Hall is again predominately concealed by the residential property, added at a later date to the main hall.
- The hall covers a wedged shape site and the facilities of the community centre extends at ground level beneath the residential property, which occupies the upper floors of this rear extension, under separate ownership. See Fig 1 below.



Fig 1. Location map

Purpose and Need for an Internal Platform Lift

- Devonshire West Big Local have identified Leaf Hall as the only sustainable Community Building in the area for residents to use, being that it was bequeathed to the Community by William Leaf in Victorian times.
- Money has been invested in Leaf Hall, by the Devonshire Big Local, John Jackson Charitable Trust and The Catherine Cookson Charitable Trust, to improve the building and hope to help make it into a thriving and much-loved Community Building.
- The building is inaccessible for anyone who is elderly or handicapped in anyway and has been subject to a successful planning application which is for the construction of a disabled access ramp to the side entrance located on Leaf Hall Road and is due to be constructed in September 2023.
- Access internally to the large first floor hall is only by stairs. This application seeks consent for an internal platform lift which will provide access for anyone with a disability and for a wheelchair and a carer.
- With access being achieved to the first floor improvements are needed to the existing first floor toilets and this application is to provide a disabled access toilet and unisex toilets.
- The building then will be fully accessible to all.

Policies & Local Guidance

- A number of policies are material to the proposals.
- The Planning (Listed Building and Conservation Areas) Act 1990:
8 (1) Works will only take place where written consent has been granted by the local planning authority and they are executed in accordance with the terms of the consent and any conditions attached to it.
- The Eastbourne Core Strategy, Local Plan 2006-2027:
Policy D10: Historic Environment. All significant heritage assets will be protected and enhanced, where practicable: There is a presumption in favour of protection of all heritage assets from inappropriate change, including both designated (Listed Buildings, Conservation Areas) and non-designated assets (Buildings of Local Interest, Areas of High Townscape Value). Listed buildings will be protected from demolition, and from proposed additions and alterations that would adversely affect their character, appearance and/or fabric.
- The Eastbourne Town Centre Local Plan, November 2013:
The protection of Eastbourne's heritage is a key component of the TCLP. Statutory protection is afforded to listed buildings and Conservation Areas within the Town Centre. The established and mature scale, form of development, and street pattern of many parts of the Town Centre contribute significantly to the character and identity of Eastbourne, which in turn enhances the attractiveness of the Town Centre for visitors, tourists, existing residents and workers.

Summary

- The impact on the character and historical significance of the building is considered minimal.
- The works will have positive impact on upholding the fabric of the building and continued social benefits as the main hall can be brought back into use for local groups and events.
- This statement demonstrates that the proposed works comply with local and national policy, and it is therefore respectfully requested that Listed Building Consent for this essential work be granted at the earliest opportunity.

