



ST ELIZABETHS CHURCH & PARSONAGE  
Victoria Drive  
EB/2010/0477/478

DEVELOPMENT CONTROL

23 SEP 2010

E.B.C

THE CHURCH  
OF ENGLAND  
CHURCH  
COMMISSIONERS

Lisa Rawlinson  
Principal Planning Officer  
Eastbourne Borough Council  
1 Grove Road  
Eastbourne  
BN21 4TW

Paul Lewis BA (Hons) Dip EP  
MRTPI  
Pastoral and Closed Churches  
Secretary and Bishoprics and  
Cathedrals Secretary

22 September 2010

Dear Ms Rawlinson

**Planning Applications EB/2010/477 and 478  
Closed Church of St Elizabeth, Victoria Drive, Eastbourne**

I am writing in support of the applications for planning permission and listed building consent submitted in respect of the closed church of St Elizabeth and adjacent former parsonage house at Victoria Drive, Eastbourne, for conversion to residential apartments.

The church building was closed for worship use in July 2002 and has remained disused now for eight years. It has always been a difficult building with structural problems evident over previous decades. Proposals for its demolition were first brought forward in 1982. It was not surprising, therefore, that the marketing of it which was undertaken from May 2004 with the benefit of a planning brief by Eastbourne Council, attracted little interest. The only offer for the building was made by Mr Brian Howard of HOP Consultation. A copy of the marketing report is attached to this letter.

The Church Commissioners have exchanged contracts for the sale of the church and parsonage with HOP Construction subject to the grant of planning permission and listed building consent for the residential conversion. I would like to emphasise the need for a viable use if these buildings are to be saved and, in particular, the need for the additional residential units on the roof of the church building which will generate most of the profit element in the scheme. If the developer is unable to make the conversion viable, then it will not happen and the Church Commissioners will have little choice left but to bring forward proposals for demolition of the listed church building.

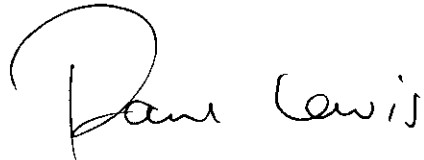
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I would just add that demolition of a listed Anglican church building, authorised by a Scheme made by the Church Commissioners under the Pastoral Measure 1983 (a Measure is statute law), is exempt from listed building control – Section 60(7) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I say this to underline that these proposals for conversion to residential apartments really are the last chance to save the building.

Please do contact me if I can be of any further assistance.

Yours sincerely

A handwritten signature in cursive script that reads "Paul Lewis". The signature is written in dark ink on a white background.

Paul Lewis

# LISCOE CRAIG HALL

CHARTERED SURVEYORS

DEVELOPMENT CONTROL

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Steven Sleight Esq.  
Diocesan Secretary  
Diocese of Chichester  
Diocesan Church House  
211 New Church Road  
Hove  
East Sussex BN3 4ED

Our Ref: SSC/LH/V1521

24<sup>th</sup> February 2006

Dear Steven,

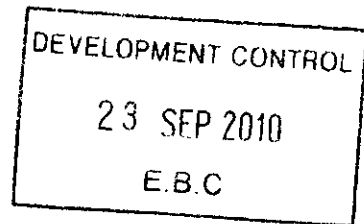
## EASTBOURNE ST. ELISABETH

I would refer to your Email of 25<sup>th</sup> January and my apologies for not responding more quickly.

I would confirm that the church was placed on the market in May 2004 with the initial advertising being carried out in the property monitor produced by the Society for Protection of Ancient Buildings. It was also advertised in the Estates Gazette in October 2004 and I circulated details through the Estate Agents Services which circulates particulars to 450 agents in central London at the same time.

The only enquiries that I have ever received have come from the SPAB property monitor where the building continues to be advertised. I would confirm that I received a total of 18 enquiries quite a number of whom I spoke to at length describing the building and explaining its condition. Only Mr Howard showed any real interest in the building although I had anticipated that a proposal would be forthcoming from an architect Robert Oliver who I believe worked for a developer known to Paul Lewis and who carried out the restoration of a building in Hastings. I certainly spoke to Mr Oliver on a number of occasions but in the event never received any proposals from him.

I remain of the opinion that with this particular building having regard to its listing and the anticipated cost of refurbishment that the most likely source of enquiries would be the SPAB property monitor and indeed as I have commented above it is only from this source that any enquiries have been forthcoming.



St. Elisabeth Eastbourne

The only other person who showed more than a passing interest was a Nicholas Hill who merely had a suggestion as to how the building might be adapted. I enclose herewith a copy of his letter from which as you will see he was anticipating that his proposals would be financed by the sale of the hall and the vicarage and the sale of two flats proposed over the nave. When I explained to him that I thought it unlikely that the hall could be sold and that the proceeds of the vicarage would not be available for this purpose I heard nothing further.

I trust that this letter provides Paul Lewis with the information that he requires.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P.P. S. Coe".

Simon S Coe, FRICS

E.mail: [simoncoe@biscoecraighall.co.uk](mailto:simoncoe@biscoecraighall.co.uk)

Enc.



DEVELOPMENT CONTROL

23 SEP 2010

E.B.C

Simon S. Coe Esq FRICS  
Biscoe Craig Hall  
5-6 Staple Inn, Holborn  
London WC1V 7QU

Seen by: NF  
Actioned by: SC

11 MAR 2005

7 March 2005

Dear Sir,

St Elizabeth's Church Eastbourne

Actioned

File

I have read structural reports concerning the condition of the external walls of the church and I would like to make some suggestions which may make it possible to retain this very worthwhile building together with its adjoining group of vicarage and hall.

The church represents a very good 20th century reinterpretation of the traditional parish church plan in a coherent architectural design. It is great pity that the detailing of the structure has proved inadequate for keeping water out. Nevertheless I think my suggestion for providing a new roof with deeply overhanging eaves will solve many of the problems experienced at far less cost than major rebuilding works.

My proposal is to remove the existing tiled roof and roof structure and provide a new shallow pitched roof at the same angle as the slope of the existing parapet wall to the West end. In this way a useful additional floor could be achieved. The deeply overhanging eaves would serve to protect the walls, changing the appearance, but not in a way which would be incompatible with the period of construction.

Inside the church I suggest that the ceiling is lowered to the level of that over the organ loft transept. It would be horizontal, not curved, but retain a coffered appearance. There would as a result be two floors above the Nave and Chancel of the church which could be used as flats.

Further adaptation of the interior could be made which, being reversible, would not destroy the concept of the design. I suggest that a 'Choir gallery' could be built to encompass the first two bays of the Nave and underneath it a parish room could be formed, the upper level being used (in the manner of similar space in St. Mary's Church Marylebone) for exhibitions, possibly a loan collection of works by Hans Feibusch.

In this way it might be possible for the Church to resume use of the building. The cost of the works could be financed by the sale of the Hall and Vicarage and by the sale of the two flats over the Nave. The distinctive group value of the three buildings would be retained and the function of the buildings would not differ much from the use for which they were designed.

Yours faithfully,

Nicholas Hills

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BS Please see Professor Stamp's article about the church in Apollo  
for March

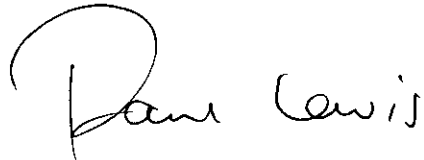
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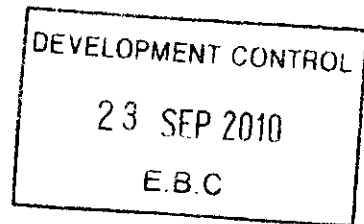
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