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## NOTICE OF MOTION No.2 – DESIGNATION OF CONSERVATION AREA, CLIFTONVILLE

To: **Cabinet – 31<sup>st</sup> July 2014**

Main Portfolio Area: **Housing and Planning Services**

By: **Director of Community Services**

Classification: **Unrestricted**

Ward: **Cliftonville West**

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### Summary:

**The report considers the draft consultation documents, prepared in 2011, relating to the potential designation of a further six conservation areas in Cliftonville West and makes a recommendation as to which should be taken forward for consideration to designate. It also discusses the implications of the service of Article 4(2) Directions.**

### For Decision

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#### 1.0 Introduction and Background

1.1 At their meeting on 19<sup>th</sup> June 2014 when considering the potential designation of conservation areas in Cliftonville West, Cabinet members resolved: -

*That a report is taken to Cabinet on 31<sup>st</sup> July 2014 guidance on which defined area should be proposed for designation and seeking leave to go out to consultation;*

*b) After public consultation, the matter is brought back to Cabinet on 13 November 2014 setting out the results of the public consultation and seeking a recommendation to Council;*

*c) The matter is taken to Council on 18 November 2014 for decision as to whether to designate an area of conservation.*

#### 2.0 The Current Situation

2.1 In 2010, following the designation of the Dalby Square area, Thanet District Council commissioned *The Conservation Studio* to report on whether there was further potential to designate conservation areas in Cliftonville West Ward. The end result of this work – funded by English Heritage – was the production, by the Conservation Studio, of Draft Designation documents and Management Plans for six defined areas in the Ward. These documents have been available on the Council's website since February 2014. All of the documents need updating.

2.2 The six areas:-

**2.2.1 Cliftonville Cliff Top**

The proposed area is bounded by the Lower Promenade (including the Lido and Walpole Bay Pools) to the north, the Ward boundary to the West, the buildings to the east side of Fifth Avenue to the East (which are in Cliftonville East Ward) and Cliff Terrace, Ethelbert Terrace, Ethelbert Crescent and Eastern Esplanade to the South. It includes First, Second, Third and Fifth Avenues, Lewis Crescent, The Oval, Queens Court, Newgate Gap, St Anne's Church and 'Hoser's Corner' The area includes large areas of public open space which are one of the defining features of Cliftonville but are in need of comprehensive public realm improvements.

**2.2.2 Ethelbert and Athelstan Roads**

The proposed area adjoins the existing Margate and Dalby Square Conservation areas to the west and east respectively and includes Ethelbert Gardens, part of the north side of Clarendon Road and Randolph Square. This is probably the area with the highest concentration of houses in multiple occupancy in Cliftonville West and together with Northdown Road, is the area which has suffered the greatest loss of historic detail.

**2.2.3 Northdown Road**

The proposed area stretches from Dane Hill in the west to Wyndham Avenue in the east and includes Lyndhurst Avenue and Crawford Gardens. This is almost exclusively a commercial area containing the best surviving shop fronts in the District.

**2.2.4 Grotto Hill**

The proposed area includes Clifton Place, Clifton Road, Brockley Road, Grotto Road, Grotto Gardens and the north side of part of Dane Road. This is almost entirely residential district of small houses sited in the main on the back edge of the pavement – much in contrast to the streets north of Northdown Road. The area has retained much of its historic character.

**2.2.5 Edgar and Sweyn Road**

The proposed area includes Percy Road, Gordon Road, and St Paul's Road and adjoins the existing Dalby Square conservation area to the west. The area is similar in character to Dalby Square, Dalby Road, and Arthur Road containing massive terraces with multi-level bays and the occasional detached or semi-detached dwelling.

**2.2.6 Norfolk, Warwick and Surrey Roads**

The area includes Cumberland Road.

2.3 The areas documented in 2.2.1 through to 2.2.6 are of fine architectural interest whose streets, spaces and buildings remain relatively unaltered. In pursuit of improving the social and economic benefit of the Cliftonville West the Council is therefore proposing to continue the process towards designating these areas as Conservation Areas. Conservation Area designation is not intended to prevent change or adaptation but simply to ensure that any proposals for change are properly considered.

2.4 It is proposed that the following process is adopted to take this matter forward:

2.5 That the Ethelbert and Athelstan Road area (highlighted in light green on the annex 1) plan be progressed for adoption as a designated Conservation Area subject to public consultation. That officers prepare, consult and undertake the formal designation of an article 4 Direction in respect of this area.

2.6 The remaining areas coloured on Annex 1 should form the basis of a management plan to progress forward for consultation with members of the public for consideration as designated Conservation Areas in the suggested order below:-

- 1 Edgar Road/Sweyn Road
- 2 Norfolk Road/Warwick Road/Surrey Road
- 3 Clifton Place/Grotto Gardens
- 4 Northdown Road
- 5 Clifftop

### **3.0 Next Steps**

3.1 The Council is required to undertake a public consultation which will provide an opportunity for members of the public to comment on the intention as a whole, the timing of the phasing and also the order of priority.

3.1.2 Following public consultation, the matter will be brought back to Cabinet on 13 November 2014 setting out the results of the public consultation and seeking a recommendation to Council.

3.1.3 The matter is taken to Council on 18 November 2014 for decision as to whether to designate an area of conservation.

### **4.0 Corporate Implications**

#### **4.1 Financial and VAT**

The proposals are expected to be taken forward within current budgets.

#### **5.0 Legal**

5.2.1 There are no adverse legal implications in taking this forward.

#### **5.3 Corporate**

5.3.1 The proposals support the corporate plan:-

- \* Priority 1 – Support the growth of economy
- \* Priority 2 - To tackle disadvantage across our district
- \* Priority 3 - To support our community

## **6.0 Recommendation(s)**

- 6.1 That the Ethelbert and Athelstan Road area be progressed for adoption as a designated Conservation Area subject to public consultation. That officers prepare, consult and undertake the formal designation of an article 4 Direction in respect of this area;
- 6.2 That the remainder of the areas highlighted on Annex 1 are progressed (in the priority documented in 2.6) as part of a management plan towards consultation with members of the public for consideration as designated Conservation Areas. Part of this process will include consultation of an article 4 Direction.

## **7.0 Decision Making Process**

- 7.1 This is key decision to go to Cabinet subject to call in.
- 7.2 This matter is to be taken back to Cabinet on 13<sup>th</sup> November 2014 and taken to Council on 18 November 2014

Future Meeting: Cabinet	Date: 13 November 2014
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Contact Officer:	Nick Dermott, Heritage Development Adviser
Reporting to:	Madeline Homer, Director of Community Services

## **Annex List**

Annex 1	Proposed Conservation Area Plan
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## **Corporate Consultation Undertaken**

Finance	
Legal	