



# CONSULTATION



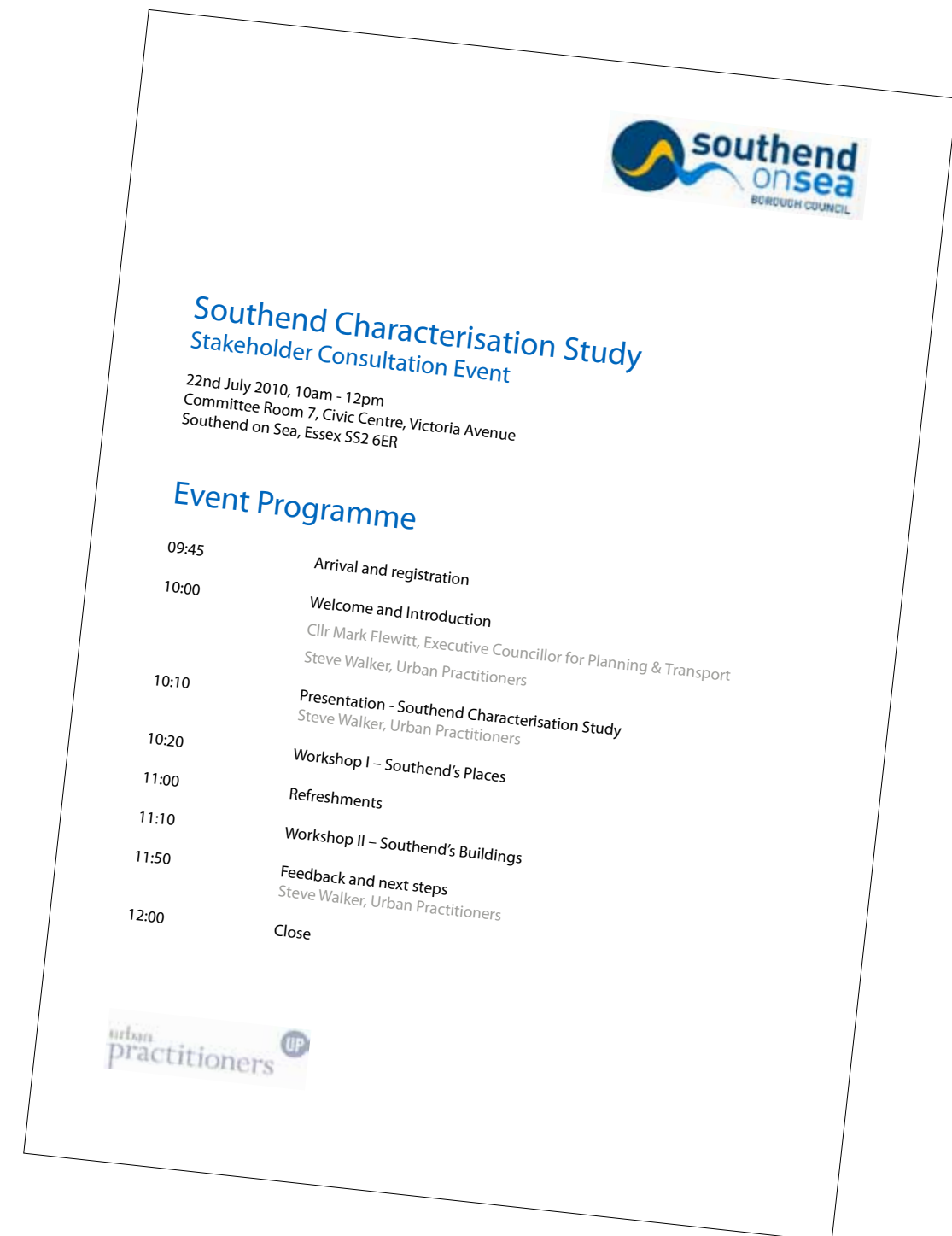
# INTRODUCTION

To test early the characterisation study methodology and build it upon local knowledge, Urban Practitioners held a stakeholder consultation event at the Civic Centre on Victoria Avenue. The workshop was well attended with approximately 40 attendees (the attendance list is reproduced overleaf).

Councillor Mark Flewitt introduced the event and was followed by a presentation by Steve Walker of Urban Practitioners. The event was split into two workshops. For the first workshop, participants were split into four groups for a discussion based around large

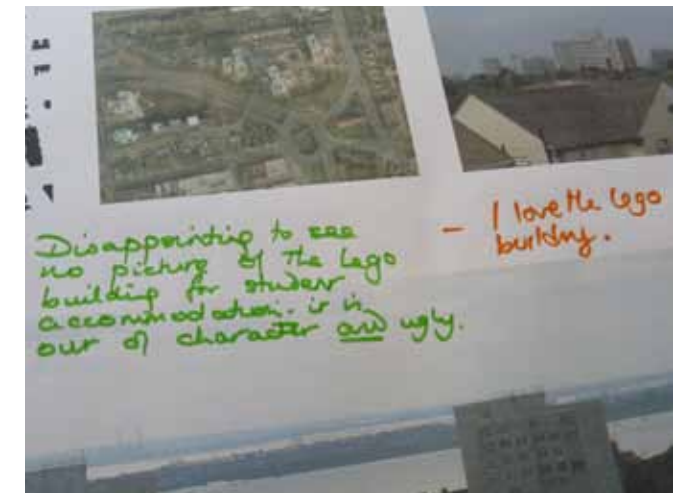
maps of the Borough. The second workshop invited participants to move freely and annotate worksheets on tables at the perimeter of the room.

Throughout the event, participants were also asked to use post-it notes to record the key characteristics of Southend and attach these to a sheet on the back wall.



## Workshop attendees

Barbara Armitage	Belfairs Residents	Jamie Lees	Renaissance Southend
Paul Beckerson	Leigh on Sea Town Council	Alistair Macdonald	Urban Practitioners
Keith Binnie	Urban Practitioners	Mehmet Mazhar	NAP Westborough
Ian Brown	Southend Borough Council	Tania Painton	Leigh on Sea Town Council
Tony Brown	Milton Conservation Society	Caroline Parker	Southend Borough Council
Viv Burdon	Southend Borough Council	Lee Ramsey	Southend Borough Council
W G Chesworth	East Milton / Queens Residents Association	Amy Roberts	Southend Borough Council
Mark Churchward	Love Southend	Brian Sandford	Shoebury Society
Roger Coombs	Southend Society	Les Sawyer	Westborough Residents
Eddie Cornish	West Leigh Residents Association	Brenda Smith	Westborough Residents
Michael Dedman	Shoebury Society	John Sneyd	Southend District Pensioners Association
Andrew Dodgson	Leigh-on-Sea Crime Prevention Panel	David Stansfield	SAEN
Peter Dolby	Southend Borough Council	Kiti Theobald	Southend Borough Council
Cllr Mark Flewitt	Southend Borough Council	Matthew Thomas	Southend Borough Council
Charlotte Galforg	Southend Borough Council	Giles Tofield	Renaissance Southend
Abbie Greenwood	Southend Borough Council	Steve Tomlin	Herbert Grove Residents Group
Pamela Hauderdale	Southend Borough Council	Rita Wiess	Southend District Pensioners Association
Derek Theobald	SAEN	Steve Walker	Urban Practitioners
Tony Handfield	Southend Borough Council	Albert Wallace	Chalkwell Residents Association
Sally Hayes	Leigh Society	George Webb	Hedgehog Development
Peter Hawkins	South Westcliff Community Group	Peter Wislocki	Hedgehog Development
John Hendry	Chalkwell Residents Association	Patricia Wortley	South Essex Natural History Society





# WORKSHOP ONE

Workshop One followed a presentation of Urban Practitioners' Borough-wide analysis. This included highlighting the lack of consistency of the locations of some place names across the Borough on different maps.

Participants were asked to work in four different groups, of about ten people each, to mark the areas which make up the Borough of Southend on a large scale map. They were also asked to identify any key landmarks, routes and nodes.

The plans created by each group are presented here alongside the key findings.





# WORKSHOP ONE

## Key findings from Group One

Group One found it difficult to define Leigh-on-Sea and could not agree the boundary. Eastwood Parish is marked to the north of the Southend Arterial Road, but is not defined as inside or outside of Leigh. The Historic centre of Leigh is drawn and includes the area from the waterfront to the western half of Broadway.

Chalkwell is thought to be relatively small compared to neighbouring areas, encompassing Chalkwell Park and Chalkwell train station but not stretching far east or west. Westcliff is drawn as being east of Chalkwell Avenue but

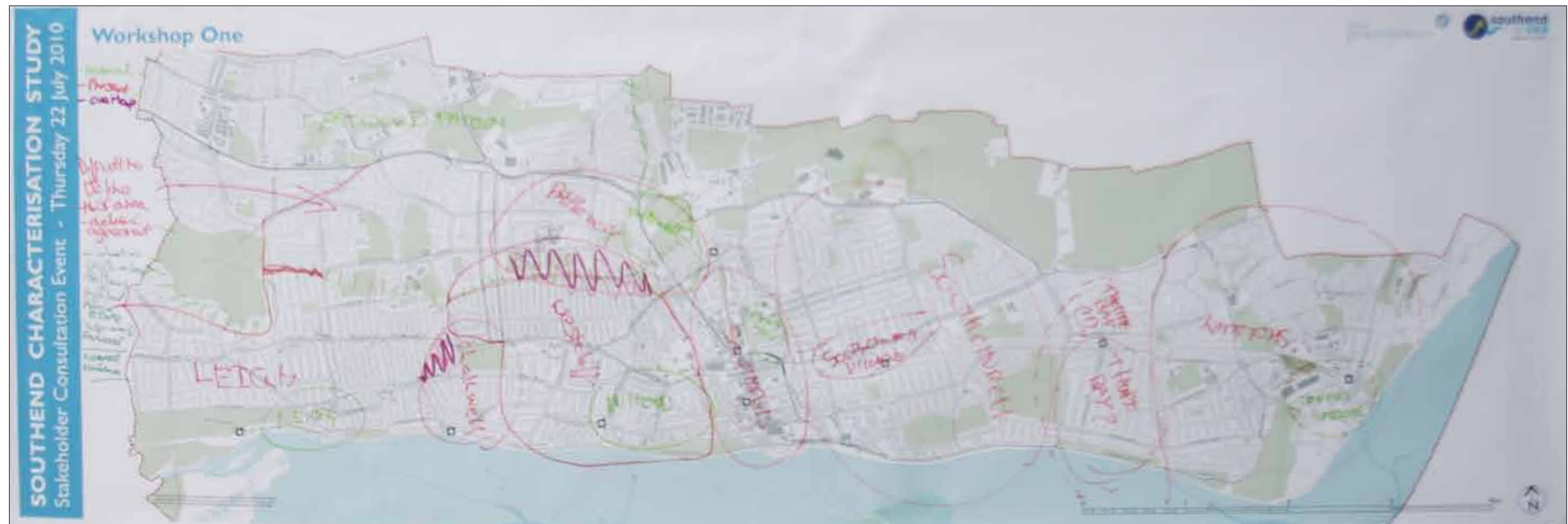
also wrapping westwards around Chalkwell Park to Nelson Road before stretching north to either Prittlewell Chase or Fairfax Drive. There is uncertainty as to whether the area between these roads is in Westcliff or Prittlewell, which borders Westcliff to the north. Prittlewell extends north to Prince Avenue and is drawn as being from Westbourne Grove in the west to Prittlewell train station to the east.

The centre of Southend is seen to start at the London Road / Queensferry roundabout to the east and near Queensway to the west. North to south it starts at the waterfront and ends near Prittlewell train station.

Southchurch stretches from central Southend to Thorpe Hall Avenue and includes the whole north-south boundary of the Borough. Within Southchurch, Southchurch Village is drawn along Southchurch Road near the train station.

Thorpe Bay is drawn as being between Thorpe Hall Avenue and Maplin Way, although there is some confusion as to whether it stretches across the railway line, with the area to the north labelled 'Thorpe Bay (II)?'.

Shoebury is drawn as the whole area east of Maplin Way, with 'Shoebury Village' focused on High Street and the area south of the train station.





# WORKSHOP ONE

## Key findings from Group Two

Group two found it difficult to define the boundary of Leigh with confusion over Westcliff School being in Leigh rather than Westcliff. There was further uncertainty as to whether Eastwood is part of Leigh or a separate place. In general Leigh, including Leigh-on-Sea, was seen to stretch from the southern to northern boundary of the Borough west of Westcliff.

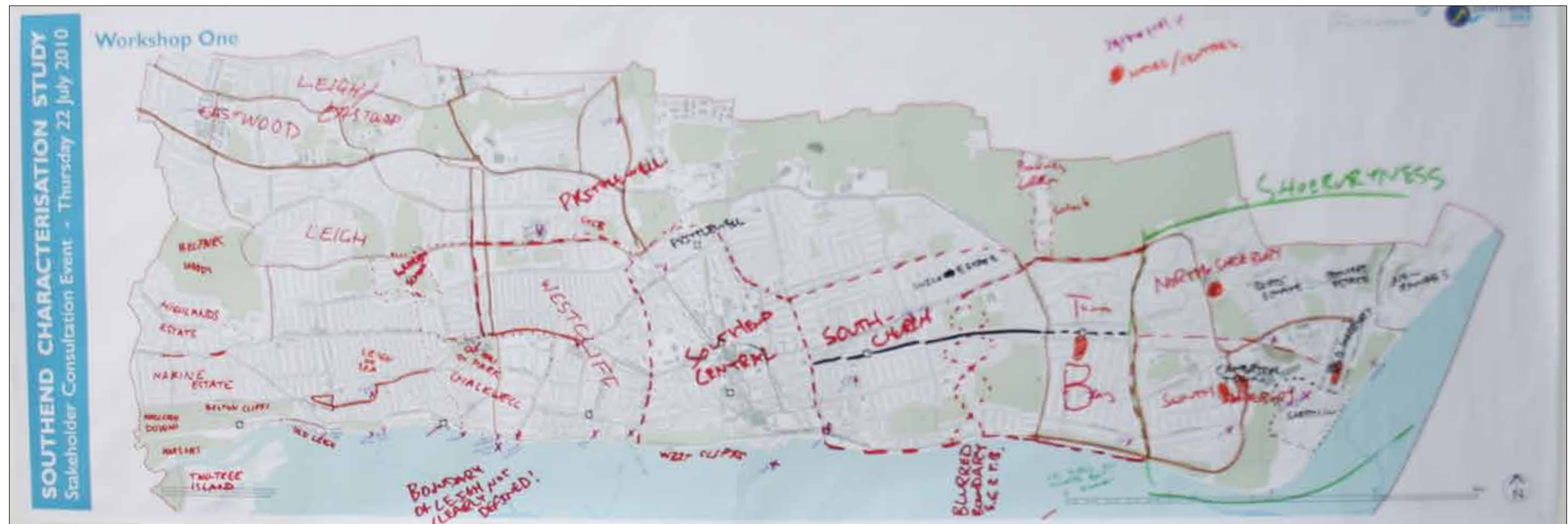
Southend Central is seen to be bounded by Milton Road to the west, Bournemouth Park Road to the east and to include Prittlewell train station to the north. Prittlewell itself is seen to

be the area immediately to the west and north of the station.

The boundary between Southchurch and Thorpe Bay is seen to be blurred, whilst Southchurch is considered to only stretch as far north as Central Avenue. This leaves an area north of Central Avenue which the group found difficult to name and left blank. The railway is viewed as a major barrier in Southchurch, Thorpe Bay and Shoeburyness and has a significant impact in cutting areas off from each other.

Whilst Southchurch and Thorpe Bay are classified as the same north and south of the

railway line, Shoeburyness is split into North Shoebury and South Shoebury. There is further distinction in Shoeburyness with the garrison, New Ranges, Old Shoebury, Cambridge Town, and the 'Bird' and Painters Estate identified.



# WORKSHOP ONE

## Key findings from Group Three

Group three focused on the western side of the Borough and identified the blurred nature of boundaries between different areas. The group indicated that Leigh is often mis-used as a place-name and suggested the Southend Arterial Road is the absolute northernmost boundary for Leigh. Beyond this point, is Eastwood. Within the overall area of Leigh, there are a number of smaller sub-sets or neighbourhoods. For example, Belfairs in the vicinity of the secondary school and golf course of the same name, and “The Highlands” around Highlands Boulevard. The group indicated that the area south of

London Road is Leigh-on-Sea with the area south of the c2c railway line best described as Old Leigh. The exact edge between Leigh-on-Sea and Chalkwell is not distinct and the transition occurs roughly midway between the railway stations of the same name.

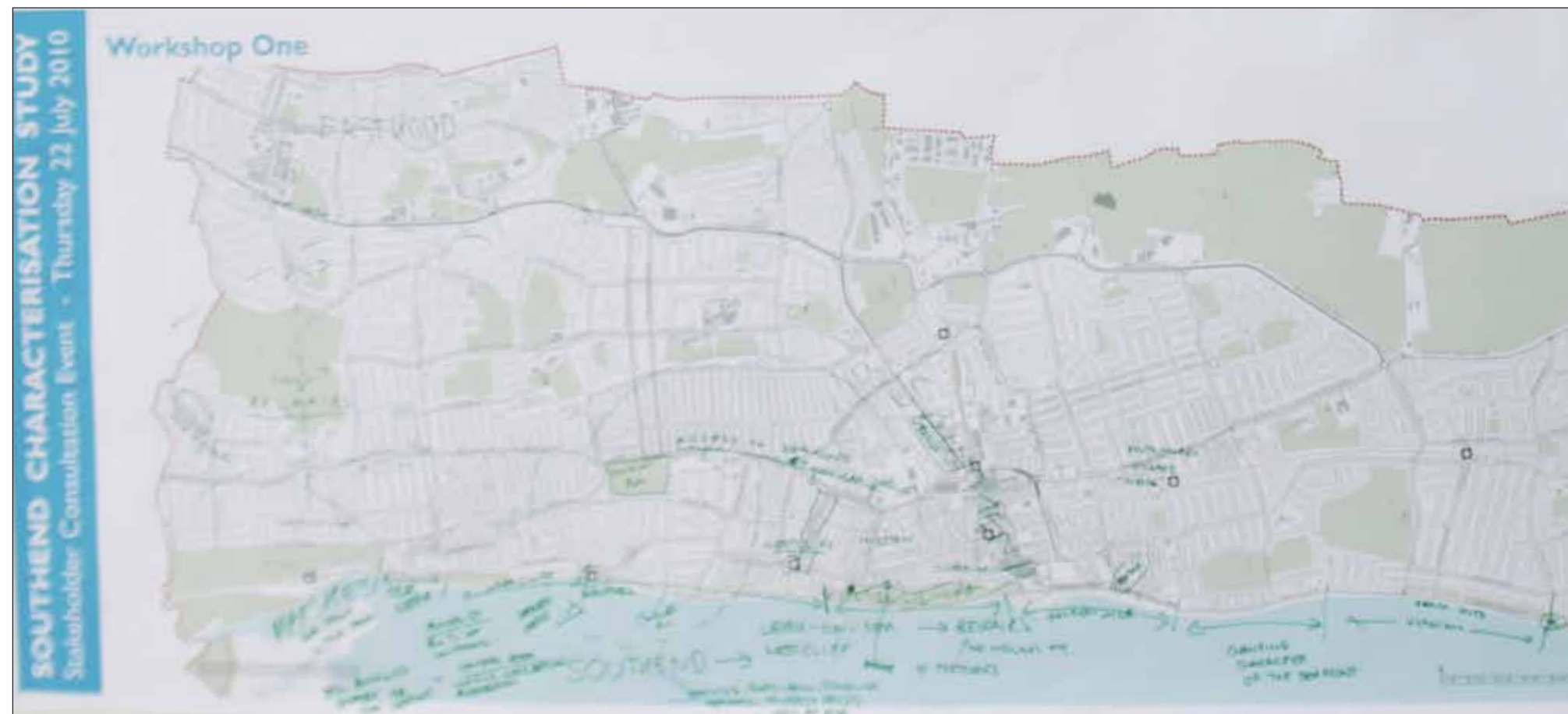
The group remarked that usage of place is inherently loaded and relates closely to the perception of different areas and relative prestige attached to them. For example, the popularity and wide extent of Leigh relates to positive perception of the area in terms of Census statistics, deprivation rankings, quality of schooling and property prices.

Moving east, Westcliff (without an ‘e’) defines a wide area including the distinctive terraces south of Fairfax Drive and the area around Hamlet Court Road. Areas become more specifically defined closer to the town centre with Milton occupying the area east of Westcliff, south of the London Road and north of the c2c railway line. Clifftown is associated with the streets south of the railway line and north of Western Esplanade centring on Prittlewell Square.

The group highlighted the seafront’s identity as a ‘gem’ and indicated the need for a tall buildings strategy for the seafront. The group emphasised that the seafront is defined by a

range of different characters. Moving from west to east, they defined the following sequence of seafront areas:

- Old Leigh;
- Undercliff;
- Chalkwell;
- Cliffs Gardens (Western Esplanade);
- The Golden Mile;
- Eastern Esplanade;
- Thorpe Esplanade; and
- Shoeburyness





# WORKSHOP ONE

## Key findings from group four

Group four worked across the borough, but was more confident about the central and western areas than the eastern areas. The group was able to draw clear distinctions between most areas and was confident about the various areas of Leigh, Chalkwell, Westcliff and the central area of Southend.

The group was less sure about other areas of the borough:

It did not specify a definitive boundary between Eastwood and Prittlewell;

It was not able to add any subdivision to the area of Southchurch, which varies significantly across its area;

There remained an undefined area on the northern side of the borough between Southchurch and Thorpe Bay;

The group was not clear about whether the area of Thorpe Bay extended north of the railway line; and

With the exception of the Garrison, the group was unclear about the detailed areas within Shoeburyness.





# WORKSHOP ONE





# WORKSHOP TWO

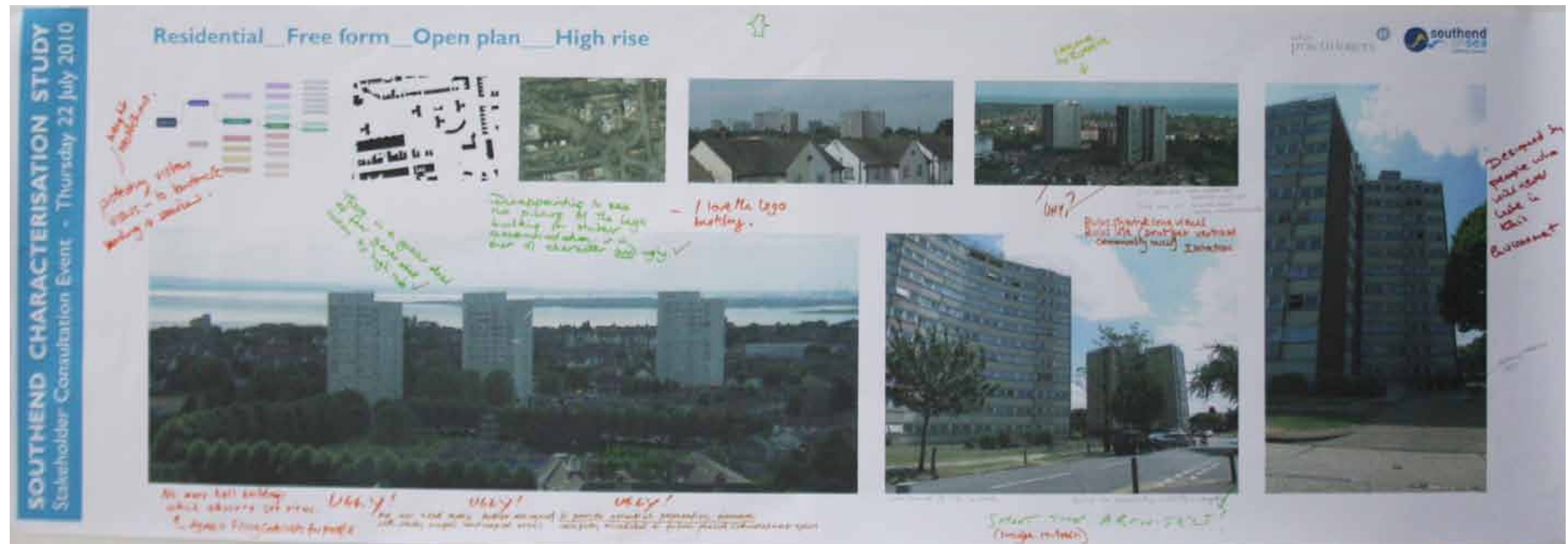
Workshop two followed a presentation which outlined the methodology used to classify the typology of character areas used in this study. Participants were asked to move freely around the room and annotate sheets arranged at the edge of the room dedicated to each typology. The sheets largely focused on photographs of buildings but also included aerial photography and figure ground plans.

The annotated sheets on each typology are reproduced here, along with a summary of the comments made.





# WORKSHOP TWO



## Residential - Free form - Open plan - High rise

- Mixed opinion on new 'lego' building;
- Need to protect vistas, particularly sea views;
- There is fear generated nowadays by high rise;
- Existing high rise buildings identified as ugly and designed by people that will never live in them;
- Need for better designed landscaped areas; and
- 'Don't get vertical community' - tall buildings lead to isolation.



# WORKSHOP TWO



## Mixed use - Sea front - Hotel / residential

- Poor quality materials and lack of detail
- Too chunky
- Imposition on the streetscape
- Dated - so what!
- Barrack like - and completely out of scale with others
- Out of scale - Industrial look (prison)
- Not in context - poor development
- Ugly roof extension - agree
- 'Office block'
- Extension out of character with original building
- Preserve me! - agree
- Need conserving properly
- This is awful - planners responsible should be sacked!
- Terrible mistake, too massive, too high - and in a Conservation Area too!
- Overscaled
- This building is too high and dominates the front
- Poor
- Group value
- Key seafront sites should be retained - seafront architecture - agree fully - landmark
- Poor copy of good concept - modern twist on seafront traditional towers that did not work!
- There was a pleasing house on this site - this building wears badly



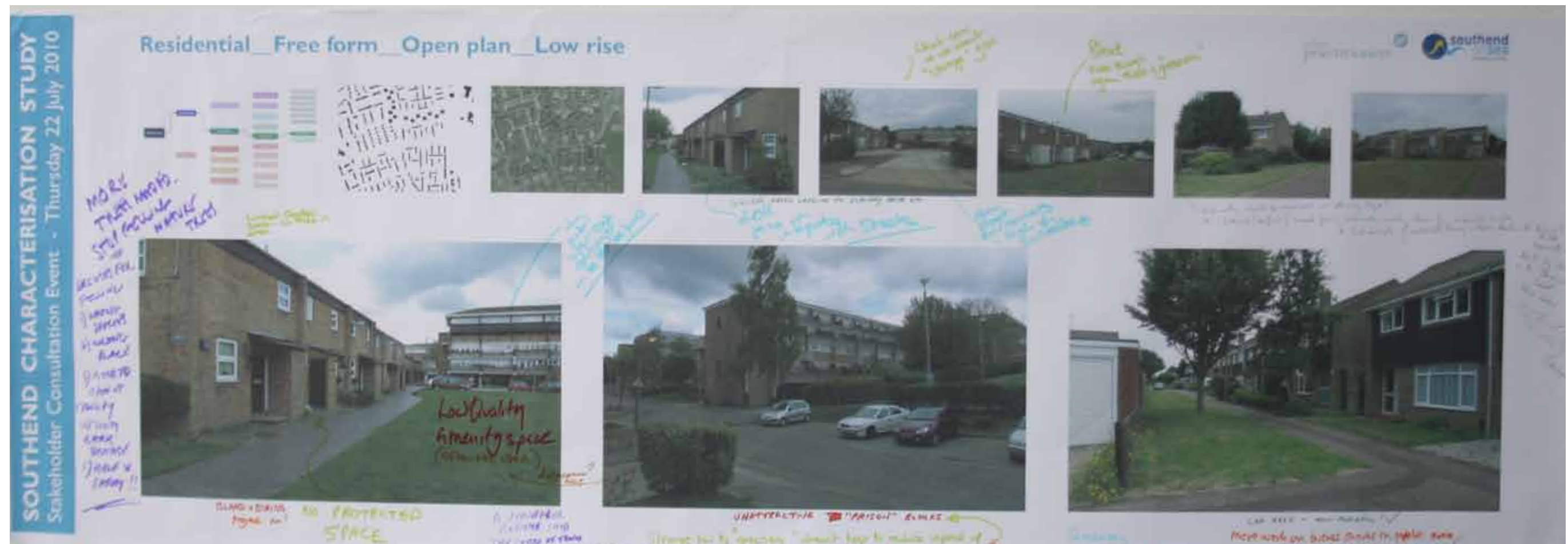
# WORKSHOP TWO



## Mixed use - Sea front - Leisure

- Unique but at odds with other neighbouring buildings
- Regency
- Lots of good buildings mixed in here (a few Georgian ones too)
- Hopefully City Beach will reduce the impact of cars on the sea front - how?
- Character lost except parapet
- Put the road underground
- Preserve all seafront towers (list!). Listed
- Landscaping needed
- Upper floors need protecting / hugely improving
- Fun (?!!)
- Part of the character of Southend
- What a mess! - All those barriers

# WORKSHOP TWO



## Residential - Free form - Open plan - Low rise

- More trees needed - stop felling mature trees. Excuses for felling: 1) wrong species 2) wrong places 3) need to open up canopy 4) 'sooty bark' diseases 5) health and safety!
- Limited garden space - no pride in area
- Bland and boring - agree - no!
- No protected space
- Low quality amenity space (often not used)
- Different trees?
- Why put later roof editions - better before
- A newspaper reporter said this part of town was from a Soviet Russian film set!
- Unattractive "prison" blocks - strange how the greenery doesn't reduce the impact of it - agree
- Soulless areas leading to scruffy paths, etc.
- Do not face or integrate with the streets
- What can we do about storage gear
- Very poor environments - lack of surveillance
- Bleak, even though again there is "greenery"
- Greenery but boring design
- Car free - how peaceful!
- More work on bushes shrubs in public area would make a stunning change here
- Brick walling should be encouraged at planning stage! i.e Lodwick / Seafrost / mixed fencing, brick walling - very poor for perimeter locations. A good example of controlled planning is Ness Road on the Admirals Estate Freemantle etc. built by 'Hardys' in the seventies. Great more needed.



# WORKSHOP TWO



## Residential - Free form - Cul-de-sac

- Cul-de-sacs on Astronauts Estate make navigation very difficult - a chaotic legacy
- Insert trees please - agree
- Wall presents soul-less barrier - agree - softened by trees/planting
- Too small plot sizes for detached
- Good area for kids to play
- Lack of legibility
- Dominant garage
- Overly planned streets
- No context 'anywhereville'
- Crowded
- Avoid this sort of crowding
- Walls total barrier but understand need for defensible space - other ways to do it though
- Aargh - ruins street scene
- Green landscaping required - boring!
- Public area a bit soulless - road too dominant
- Lacking trees
- Runway construction reduces opportunity for street tree planting
- Hard standing drainage
- Bland streetscape



# WORKSHOP TWO



## Mixed use - Centres - Secondary

- Preserve detail
- Pity you can't restore original fronts - would actually be commercially successful
- Love this detailing
- Flower boxes (arrow to fascia)
- Always look up from the shop in traditional centres
- All parking areas need length demarcation
- Perfect for shared space
- Interesting
- Poor canopies spoil architecture
- Bland and boring
- Awful
- Shame
- Why all these bollards?
- Love the first/second floors - if it didn't use electricity wastefully I would love to see uplighting
- Attractive use of frontage
- Egress on to pavements - good if pavements wide enough



# WORKSHOP TWO

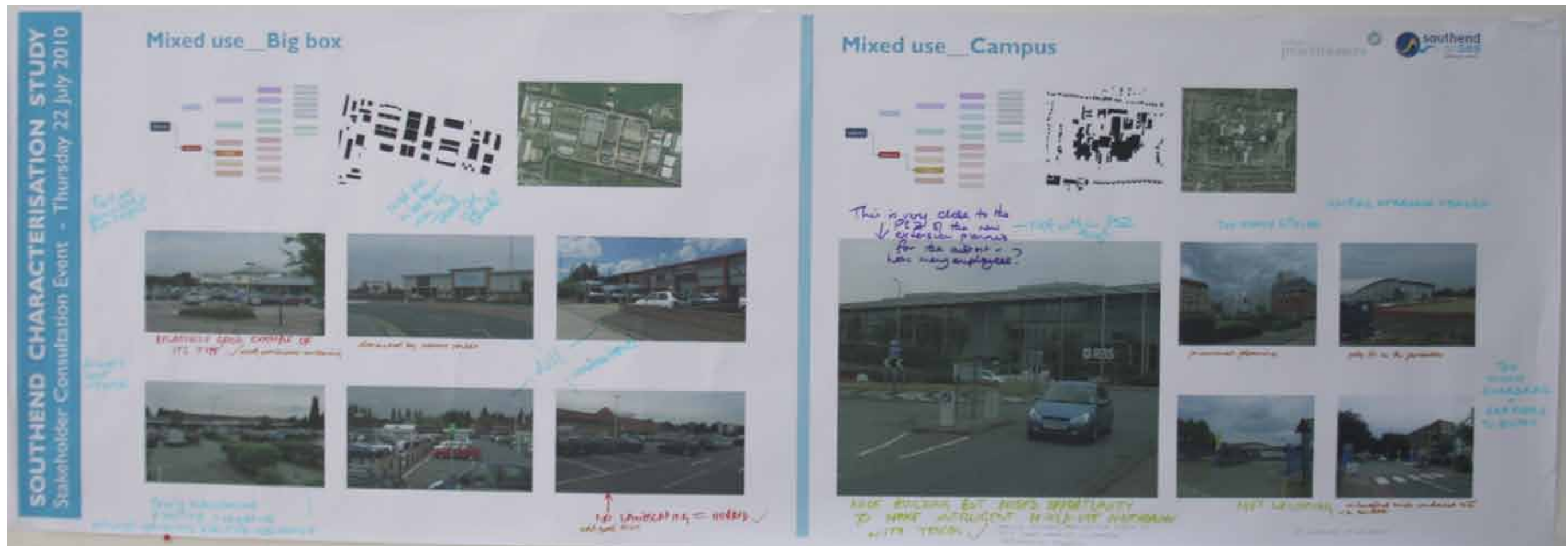


## Mixed use - Centres - Tertiary

- Individual + adds variety
- Original shopfronts should continue to be retained + reinstated = positive
- Good shop sign
- Maintain in-keeping property
- Poor UPVC
- Limit clutter from adverts
- Poor canopy type
- Brash shop sign
- Interesting vista through
- Dormers out of character
- Needs to be discouraged!
- Improve shop signs + shop fronts
- Poor shop front
- Regenerating ground floor units and shopfronts would uplift the area
- Tacky shop sign
- Why allow parking on pathways and access to shops?
- Nice canopy style
- Why only allow parking for 1 hour? Not long enough time to shop/coffee or lunch. 2 hours would encourage local shopping away from town



# WORKSHOP TWO



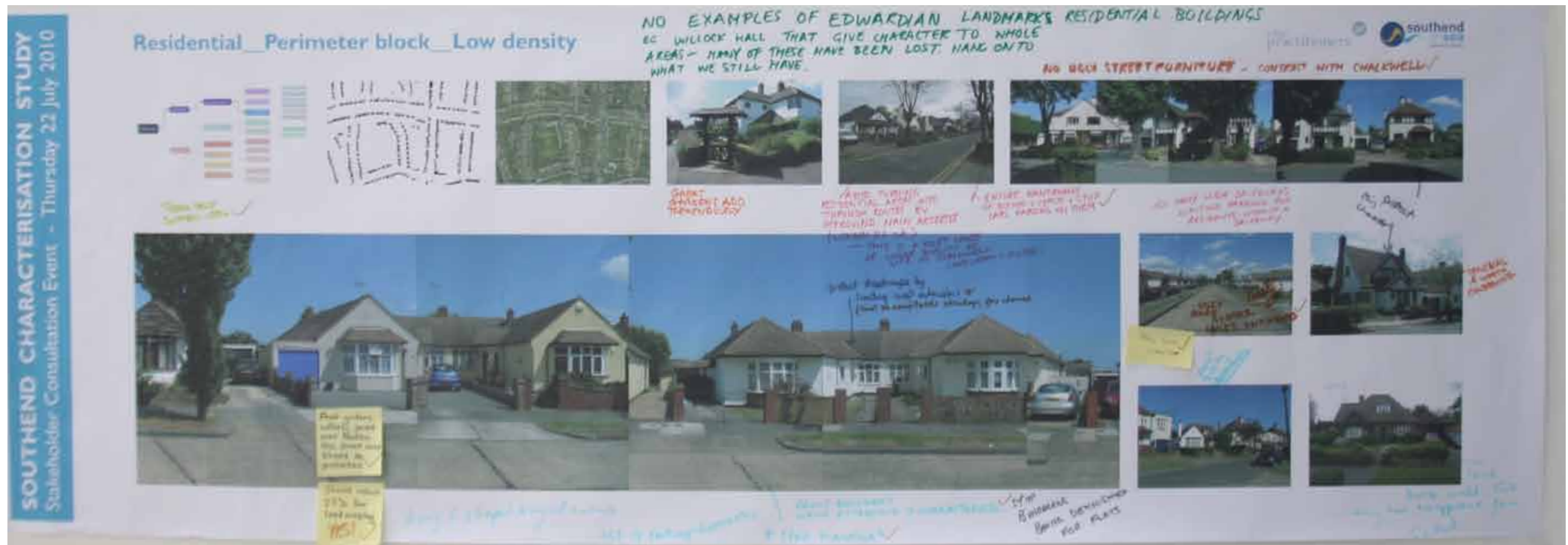
## Mixed use - Big box

- Parking dominates frontages
- Designs lack interest
- Relatively good example of its type - good perimeter greening
- Dominated by access routes
- Poorly maintained planting = negative. Although generally planting welcomed
- Dull - unadventurous
- No landscape = horrid. Add more trees

## Mixed use - Campus

- Too many styles
- Unified approach needed
- Piecemeal planning
- Pity its on the perimeter
- Too much guardrails and barriers to entry
- Not welcoming
- Intensified single condensed site a mistake
- A complete mish-mash!
- Nice building but missed opportunity to make intelligent mixed-use masterplan with Tesco
- Should provide more free parking for staff to stop them parking in nearby residential streets
- This is very close to the PS2 of the new extension planned for the airport - how many employees? - Not within PS2 though

# WORKSHOP TWO



## Residential - Perimeter block - Low density

- Trees help soften the view
- Front gardens entirely paved over hardens the street scene – should be prohibited
- Should retain 25% (of front gardens) for landscaping
- Boring L shaped bungalows – Off street parking dominates
- Tree planting?
- Great gardens add tremendously
- No examples of Edwardian landmarks e.g. Willock Hall that give character to whole areas – many of these have been lost. Hang onto what we still have left.
- No ugly street furniture – contrasts with Chalkwell
- Avoid turning residential areas into through routes by improving main arteries (London Road etc.) – This is a root cause of lower quality of life in Chalkwell (and Leigh and Milton)
- Ensure maintenance of bushes and verges and stop car parking on them
- Too many wide driveways limiting parking for residents without a driveway
- Protect this character
- Protects streetscape by limiting roof extensions, or find an acceptable strategy for change
- Stop bungalows being demolished for flats
- More trees wanted
- Ugly road surface looks unfinished
- Poor quality extension
- Local brick wall, too many have disappeared from Southend
- Unusual (building) worth conserving



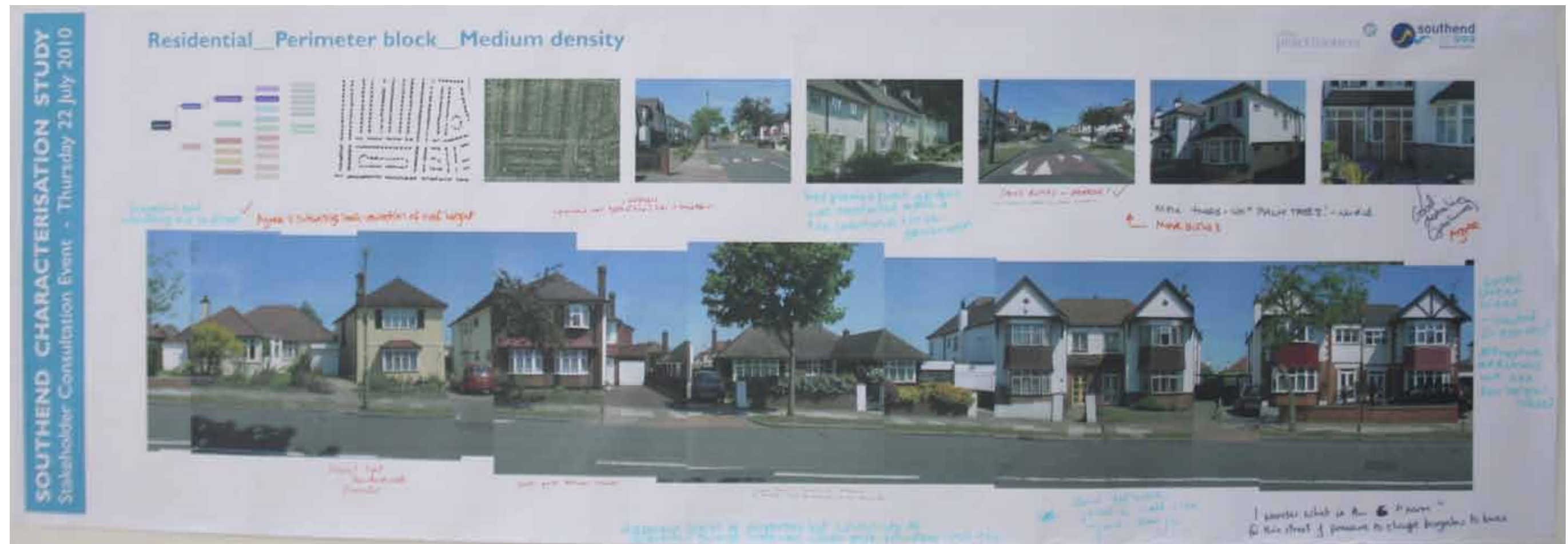
# WORKSHOP TWO



## Residential - Perimeter block - High density

- Ability to prevent unsympathetic windows very important – big impact on streetscene
- Gardens and fencing possible case for a unified approach with Victorian railings
- Nice original brickwork with right windows would look good
- Needs more greenery
- UPVC attractive additions
- Attractive tiled path
- Cared for front gardens would improve plus street trees
- Altered (building) lost all character – hideous
- Roof material – inappropriate
- Keep resi about the same height
- Love the angled features and rhythm – nice details – great path and detailing of windows and doors (building frontage)
- Why can't we replace all same type of windows when old are past repair
- Nothing to like here (streetscene)
- Shame about the dish (satellite)
- Attractive row, marred by hideous block behind
- (Tall building) detrimental to Leigh Broadway – no more tall buildings here
- Picket fence excellent, boarding interesting
- Front gardens are small but make a positive contribution
- Trees! Very important – stop felling!!
- Not good (parking on front garden) – but where else can they park, yellow lines everywhere
- Gardens add individuality

# WORKSHOP TWO



## Residential - Perimeter block - Medium density

- Bungalows add interesting mix to street - Agree very interesting look variation of roof height
- Original light standards adds character
- Good gaps between houses
- Consistent roof type and materials (hip) ties it together
- Different scales of properties but continuity of character through materials, window style, boundary walls, etc.
- Well planted front gardens, well maintained make a positive contribution and to be encouraged
- Speed bumps – horror. Long straight roads encourage speeding
- More trees – not palm trees! – needed
- More bushes
- Good detailing features (building front entrance) – agree
- Small street trees – limited shade etc? – Attractive additions but opp. for larger trees?
- I wonder what is the ‘norm’ for this street if pressure to change bungalow to house
- Semi detached joined on hall side – a good design
- Lower density housing is attractive and provides spaces for landscaping and car parking etc.



# WORKSHOP TWO



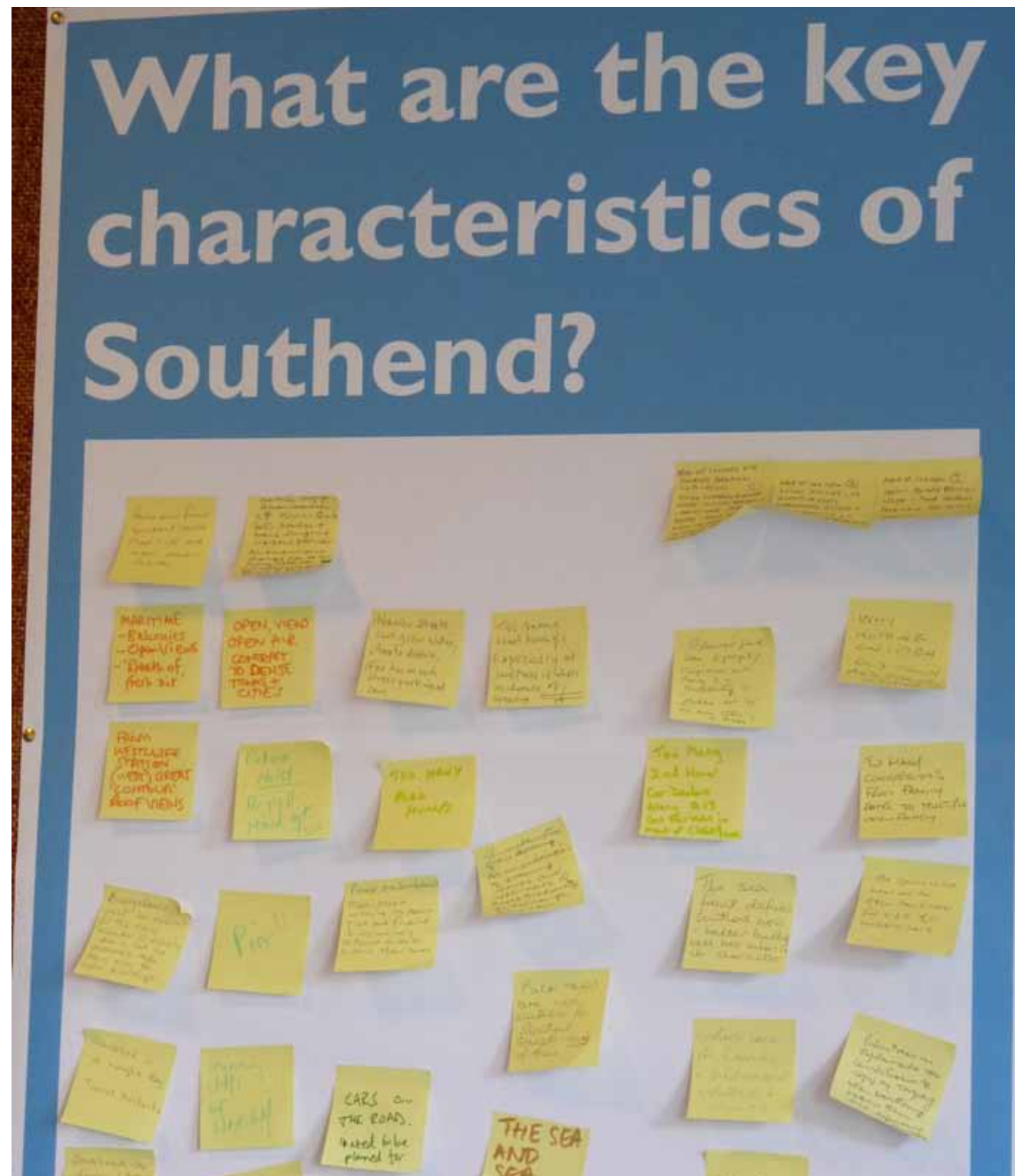
## Mixed use - Centres - Primary

- Ugly mix of styles
- Upper levels of shops with great character should be enhanced and protected
- Demolish and redesign top part
- Redundant 1960/1970 blocks should be pulled down – regeneration
- Come to beautiful Basildon-On-Sea
- Awful in every degree (shops and office building)
- Uninteresting building
- Moor greenery, it soothes the atmosphere and calms the shoppers and young people
- Dug up three times – and still looks grey – over patterned paving – poor landscaping - seriously ugly at a key part of town – bad 70s infill destroys continuity
- Nice – preserve (upper level of Hog’s head)
- Dozens of mature trees dug up for this? (High Street landscaping) – Harsh manmade environment, no shade/softness
- Demolish all tower blocks as they create wind tunnels which are not pedestrian friendly
- Interesting architecture needs preserving – but ugly (shop) fascias!





# KEY CHARACTERISTICS COMMENTS



The key characteristics of the Borough as recorded on post-it notes during the consultation event were:

- Varied seven mile seafront;
- Too many road humps, especially at junctions where no chance of speeding;
- Too many second hand car dealers along A13, cars parked in front of shops;
- Area of concern one with planning permission implications - Milton, Victoria and Bursar Wards - multiple deprivation - bedsit land - Private rented - many inappropriate HMOs - overcrowding - lack of open spaces for children - reduced life chances and health;
- Area of concern two social housing - eg. quanto (sic) in flats, Woodgrange Estate - very high density and very small areas of recreation - known to result in anti-social behaviour;
- Area of concern three 1800's - pre war housing stock - poor garden provision for young families;
- Complete lack of planning and enforcement expertise and continuity;
- Stunning cliffs at Westcliff;
- Planners giving way to people/companies with money and contributing to 'public-art' is no more than a bribe;
- Narrow streets, cars grew wider, streets didn't;
- Far too much street parking of cars;
- Character change in accommodation. An enormous change now to new Palace Hotel, etc. but where is the certainty that will be the way forward in reality?
- Paved over gardens cause flood risk and impair street-scene;
- From Westcliff Station (west) great 'contour' roof views;
- Open views and open air contrast to dense towns and cities;
- Maritime - balconies, open views, 'breath of fresh air';
- Palace Hotel - Argyll House art deco
- Too many road humps;
- Old garages are all too often too small for size of modern cars;
- Bungalows will be needed for the rising number of elderly - don't let the planners take them over for higher buildings;
- Pier!!
- Protect all bungalows, older people wishing to downsize are finding it increasingly hard in their area;
- Characteristics showing no consideration of greening studies and application of Essex biodiversity guidelines for planning;
- Palm trees are not suitable for Southend streets - any of them;
- The sea front defines Southend now - taller buildings will not enhance its character;
- Palm trees on Esplanade too ambitious to copy Torquay when weathering batters them they are an expensive mistake;
- Southend is a single day tourist destination;

- Southend was designed before the motor car;
- Sea views add £50,00 to house value;
- Mixed character and mix mash identity. Character used to be more distinct;
- Tree lined streets - All had them when built (Victorian anyway!);
- Residential roads are too narrow for today's larger vehicles;
- Enormous recent rise in paved front gardens to detriment of run off and less habitat;
- Southend has great history of horticulture and public displays created by its own nurseries;
- The sea and sea views - don't block them (like 'nirvana');
- Cars on the road - need to be planned for;
- Lots of buildings demolished in the 60's and 70's that should have been retained;
- The river and marine activity; and
- Would have liked to see you before we got less good buildings and more bad ones!



