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The results of a public competition for a derelict site at 69 George Street, Old Town Hastings

George Street Ideas

The results of a public ideas competition
for a derelict site at
No 69 George Street, Old Town, Hastings
organised by
The Hastings Old Town Forum in association with
Hastings Urban Conservation Project and Hastings Arts

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The Hastings Urban Conservation Project is an initiative to promote improvement in the repair, appearance and preservation of buildings and their surroundings in Hastings funded jointly by Hastings Borough Council,

East Sussex County Council and English Heritage.

The Old Town Forum comprises representatives of
Hastings Old Town Traders Association,
Hastings Old Town Residents Association, Old Hastings Preservation Society,
Pelham Arcade and Pelham Crescent Association,
The Fishermen's Protection Society, and Hastings Arts.

Hastings Arts is an organisation of professional artists and interested public which was formed in 1986 to encourage all contemporary arts and make them more accessible in the Borough .

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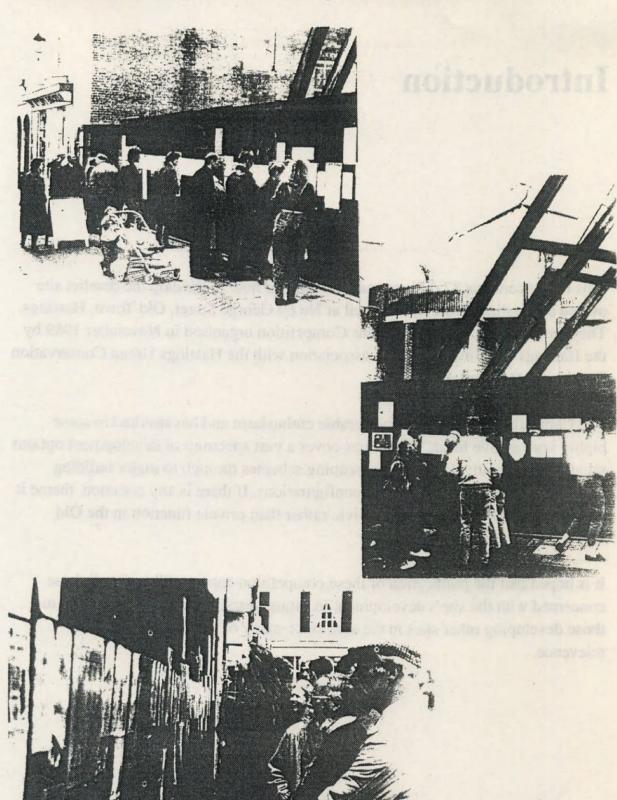
Introduction

This report contains 37 different suggestions for how to develop the derelict site owned by Hastings Borough Council at No 69 George Street, Old Town, Hastings. They are a product of a public Ideas Competition organised in November 1989 by the Hastings Old Town Forum in association with the Hastings Urban Conservation Project and Hastings Arts.

The Competition generated considerable enthusiasm and has resulted in some highly imaginative ideas. The entries cover a vast spectrum of development options ranging from relatively cheap landscaping schemes through to major building developments in a wide variety of configurations. If there is any common theme it is that the site is seen as having a civic rather than private function in the Old Town.

It is hoped that the publication of these competition entries will assist all those concerned with the site's development in future years. It may also be helpful to those developing other sites in the area since many of the ideas have wider relevence.

Saturday 4th November, 1989: Competition entries on display at the site during the public judging and voting.



COMPETITION RESULTS

Judging was in public by the public.

The entries were displayed first in the George Street market and then (when it stopped raining) on the hoarding at 69 George Street on Saturday 4th November 1989 between 10.00 am and 4.00 pm. Members of thepublic wishing to vote were given three stickers: green for first choice (3 points), red for second (2 points) and blue for third (1point). Over 250 people voted. The results were as follows:

	NAME	TITLE	1st	2nd	3rd	TOTAL	
CATEGORY A - OVER 17 YEARS - THE TOP TEN FAVOURITES							
1	Judith Sillem	Courtyard with Shopping Arcade	63	38	18	283	
2	Patrick Smith	Library with Colonnade	46	40	18	236	
3	Roger Gates	Miniature Rainforest/ Conservatory	45	30	30	225	
4	Linda King	Outdoor Theatre and Performance Area	13	17	27	100	
5	Keith Leech &	Multi-Purpose					
	Lynda Maggs	Community Centre	19	11	0	79	
6	James Coath	Old Town Forum	9	12	16	67	
7	J S Oexle	Art Gallery	15	4.		61	
8	Keith Leech	Busking Garden	13	8	5	60	
9	Marianne Smith	Community Centre	8	5	10	36	
10	Musetta Ripamonti	Secret Garden	3	- 12	2	35	
CATEGORY B - 10 TO 16 YEARS							
1	Oliver Smith	Stalls with Fountain	11	10	7	60	
1	S Von Cavallar	Harrods	10	10	11	60	
3	Freda Mann	Benches and Flowerbeds	4	2	7	23	
CATEGORY C - UNDER 10 YEARS							
1	Lorna Grieg	Swimming Pool	3	1	2	13	

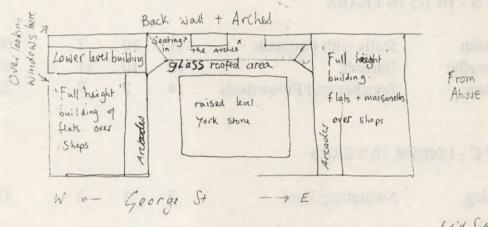
COURTYARD WITH SHOPPING ARCADE

Judith Sillem

The main aim is to extend the use of George Street. Features include:

- (1) The sight of the arches against the back wall flood-lit at night.
- (2) A space for people to walk around and sit in.
- (3) Small shop units with easy access to casual shoppers and browsers.
- (4) Good flats above.





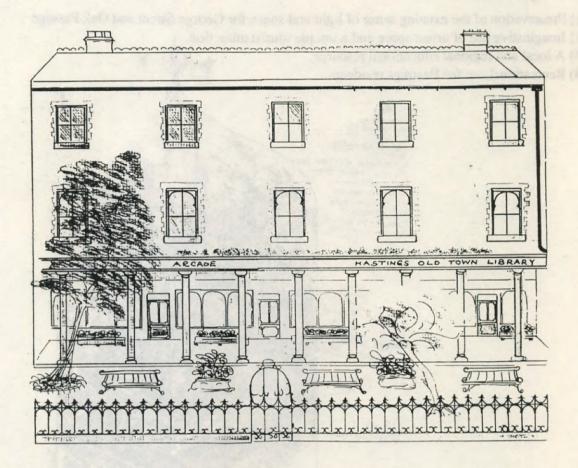
LIBRARY WITH COLONNADE

Patrick Smith

The library would have a community use primarily, with either flats above for local folk or offices useful for medical, fishery or advisory services, etc.

The main ground floor would be for a local "Old Town Library", the forecourt should have seats and foliage where people would like to meet, chat and rest awhile.

All should be enclosed in an attractive ornamental cast iron enclosure that could be locked after hours.



MINIATURE RAIN FOREST/CONSERVATORY

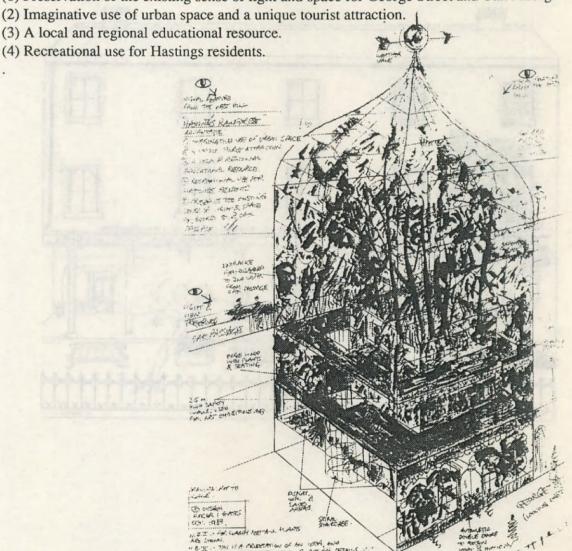
Roger Gates

The submission of this idea for the competition does not include the immediate considerations of its financial viability. On the surface the idea would appear to be attractive, but financially difficult to justify. I believe it could be built - and be financially viable.

The structure suggested would support both neighbouring buildings, one of which is at the moment supported by visually physically intrusive timber beams. Building the Conservatory would therefore save considerable future possible subsistence costs. I have not had time to obtain estimates from quantity surveyors on construction costs, or to look fully into the retail/tourist income oportunities for the Conservatory. However, I remain confident that the scheme remains possible - if we all share the vision to build it!

Advantages include:

(1) Preservation of the existing sense of light and space for George Street and Oak Passage



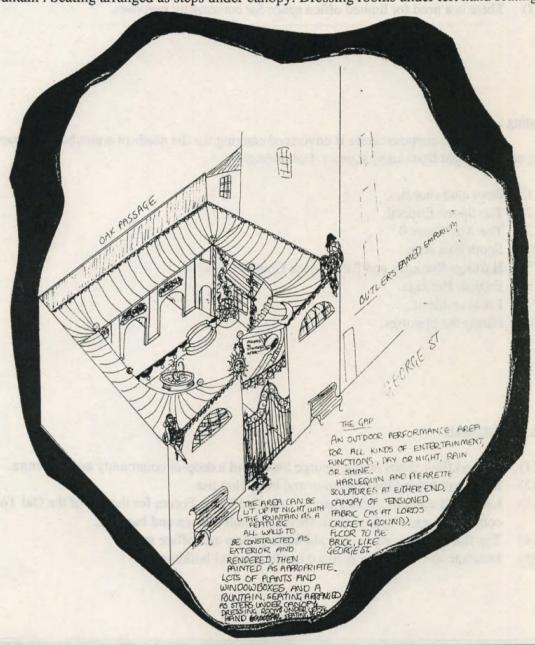
OUTDOOR THEATRE AND PERFORMANCE AREA

Linda King - the "Fab and Groovy" solution

An outdoor performance area for all kinds of entertainment, functions, day or night, rain or shine.

Harlequin and Pierrette sculptures at either end. Canopy of tensioned fabric (as at Lords Cricket Ground). Floor to be brick, like George Street.

The area can be lit up at night with the fountain as a feature. All walls to be constructed as exterior and rendered, then painted as appropriate. Lots of plants and window boxes and a fountain. Seating arranged as steps under canopy. Dressing rooms under left hand seating block.



MULTI-PURPOSE COMMUNITY CENTRE

Keith Leech & Lynda Maggs

A. The Need:

- (1) Tackleway Boys Club must find new premises.
- (2) The Crest Playgroup also needs premises.
- (3) There is a need for a large, licensed hall for various purposes; dances, concerts, weddings etc. Such halls are difficult to find in Hastings as a whole.
- (4) Hastings Arts needs exhibition space for various purposes, performing arts and visual arts in particular.
- (5) The Old Town Community needs a central meeting place.
- (6) There is the possibility that the Conservation Shop may need new premises.
- (7) There is a need for limited office space for community purposes.

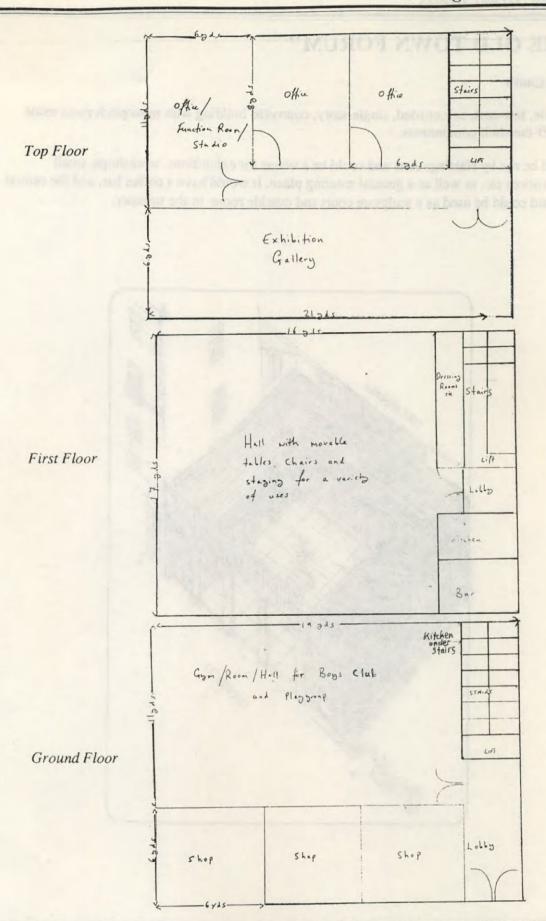
B. Funding:

As a multi-purpose centre is envisaged catering for the needs of a number of groups, funding can be sought from many sources. For example:

- Boys club charities.
- (2) The Sports Council.
- (3) The Arts Council.
- (4) South East Arts.
- (5) Hastings Borough and East Sussex County Councils.
- (6) English Heritage.
- (7) Local residents.
- (8) Hiring the premises.

C. The Requirements:

- (1) Ground floor shops facing George Street and a drop-in community advice centre.
- (2) Small hall behind for playgroup and boys club use.
- (3) Large hall upstairs administered by the Old Town Forum for the use of the Old Town community and Hastings Arts. Includes small kitchen and bar area.
- (4) Top floor comprising small exhibition gallery and office space.
- (5) Frontage to George Street based on the original building.

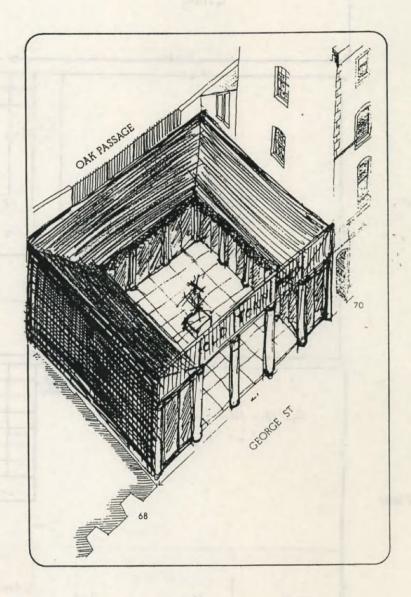


"THE OLD TOWN FORUM"

James Coath

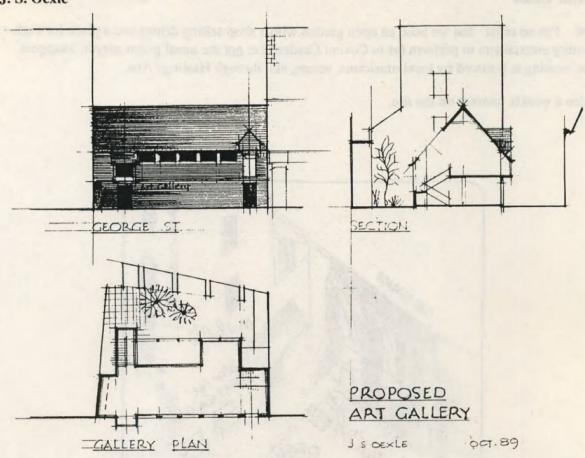
A simple, low-cost, colonnaded, single-story, courtyard building with monopitch roofs made from off-the-shelf components.

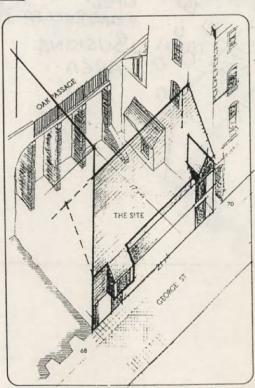
It could be run by Hastings Arts and could be a venue for exhibitions, workshops, small performances etc. as well as a general meeting place. It would have a coffee bar, and the central courtyard could be used as a sculpture court and outside room in the summer.



ART GALLERY

J. S. Oexle



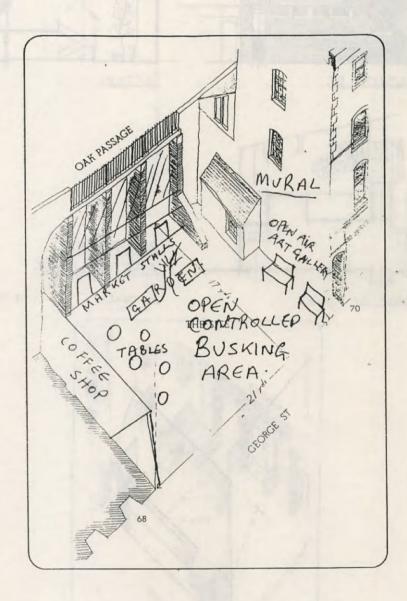


BUSKING GARDEN

Keith Leech

OK - I'm no artist - but we need an open garden with a shop selling drinks and a place for high quality entertainers to perform (as in Covent Garden) i.e. not the usual guitar player. I suggest the busking is licenced by local musicians, actors, etc. through Hastings Arts.

Also a weekly market on the site.



COMMUNITY CENTRE

Marianne Smith

The Old Town needs a modern, purpose built community centre. There are three church halls and the Boys' Club in Tackleway that at present attempt to fill that need. All three are unsuitable for the younger members of our community as they are either too small, unsafe or too damp and dilapidated. None has suitable indoor facilities for the purpose or any outside play area.

On the Cooper Barnes site I would therefore like to see a building that had 2 or 3 floors designed specifically for a Parent & Toddler group, Playgroup, Youth groups, After School club, Brownies, informal Health Visitor sessions, and any adult groups that wanted to meet there.

For several years the local authority has wanted to set up a creche in Hastings for working parents, especially the children of key workers. The need becomes ever greater and perhaps this too could be incorporated into the building.

The ground floor could have shops to rent, income from which could be used to maintain the building. A main entrance with lifts to all floors. The middle floors would have rooms of varying sizes, designed specifically for their purpose.

The roof could be designed to take into account the fact that it is on a level with Oak Passage, with no steps between it and the High Street. There could be an entrance at this level to a roof cafe (enclosed) open to users of the centre, and a secure, open-air play area for small children using the centre.

The car park at Hastings Wall would need to be changed to a 30 minute short stay park, to enable people to stop in the Old Town, legally, long enough to drop off or pick up from the centre, buy their bread, etc. Long term parking is adequately provided at other parks not too far away.

I have been involved at various times in trying to get such a centre built in the Old Town. It was always felt that the money could be found if a suitable site could first be provided by the local authority.

SECRET GARDEN

Musetta Ripamonti

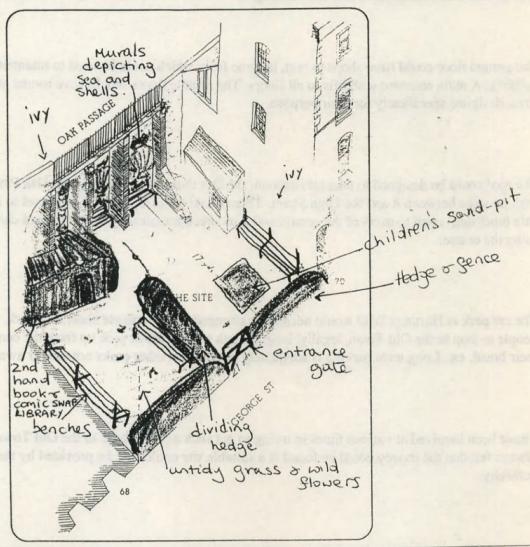
The Old Town is full of pubs, antique shops, tacky shops, restaurants, amusement arcades, cafes, and second hand shops.

My idea is to make a secret garden where people can sit down quietly without having to buy anything.

The left side of it is quieter, so people can sit and chat or go to the book and comic swap library to get something to read. The right side has a sand-pit for small children and some seats for their mothers and fathers.

The walls below oak passage could be painted by local artists or children to give a peaceful atmosphere to the garden. Because of the gate and fence/hedge, the garden could be locked up at night.

It would also offer a pleasant view to the occupants of the two adjoining buildings.



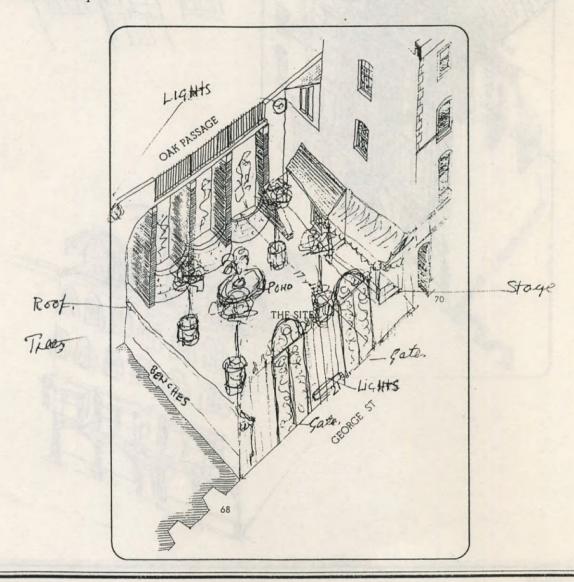
PIAZZA

Jane King

I envisage a brick-paved piazza, a continuation of the George Street brick-work.

The bays beneath Oak Passage could be made into flowerbeds, by the use of curving brick walls, containing vines and climbing plants. The back of the bays could be trellised, A pond with a fountain could be placed in front of this. Along the western wall could be a row of bench seats, sheltered by a decorative lead roof, supported by iron or brick pillars. On the east wall, a raised brick dais with similar lead roof and suports could be built for use of players, buskers etc. Trees could be planted at intervals, in raised beds, contained in brick walls. Seating could be scattered around; benches etc. High iron railings could divide the piazza from George Street with double wrought iron gates. This would enable it to be closed at night, to avoid misuse and vandalism. Floodlights downwards from each end of Oak Passage and upwards from the centre of the railings would make this an attractive night-time feature.

More details on request!



ART CENTRE

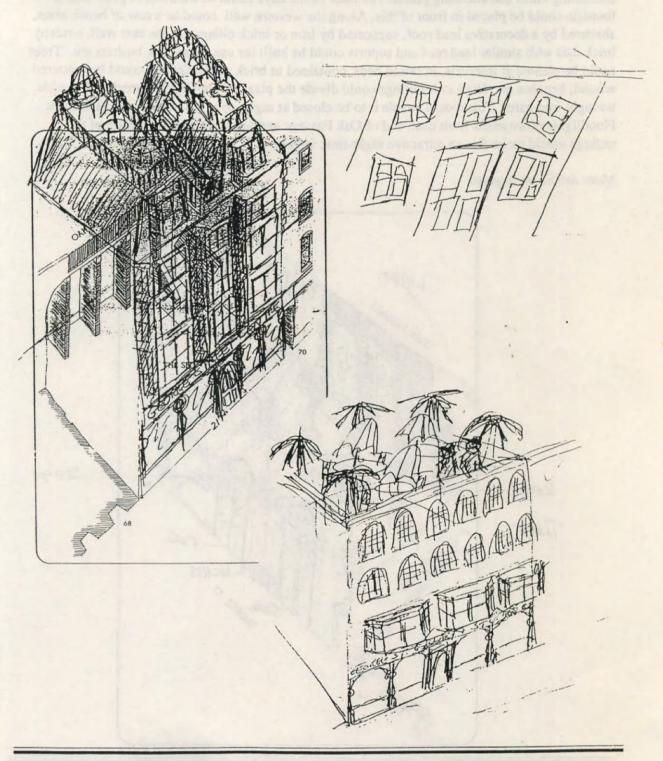
Anne Keiller and Matthew Townsend

Rooftop cafe with views to the sea.

Two floors of art studios (second and third floors).

One floor with facilities for Government sponsored art education (first floor).

Ground floor is a gallery with open shop front similar to neighbouring buildings.

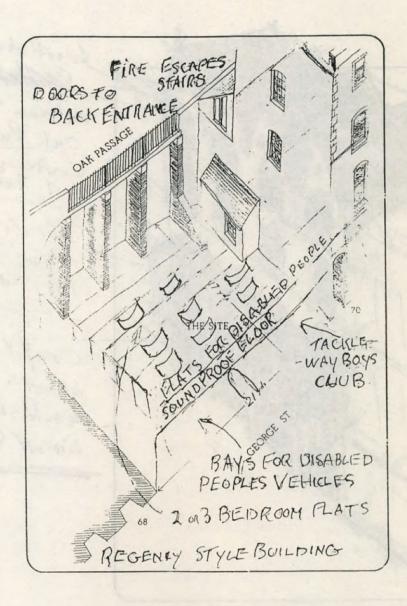


"BARNES COURT"

Mr A E Reeves

A block of flats built in the Regency style with bay windows like the building opposite. The ground floor could be split with part for the Tackleway Boys Club and the rest for disabled people. The ceiling would have to be sound-proof. The rest of the building would be flats for disabled people with lifts to all floors.

My suggestion for a name: "Barnes Court"



ARTS CENTRE

Ken Townsend

Four floors devoted to the arts plus book shops, craft shops and a restaurant.

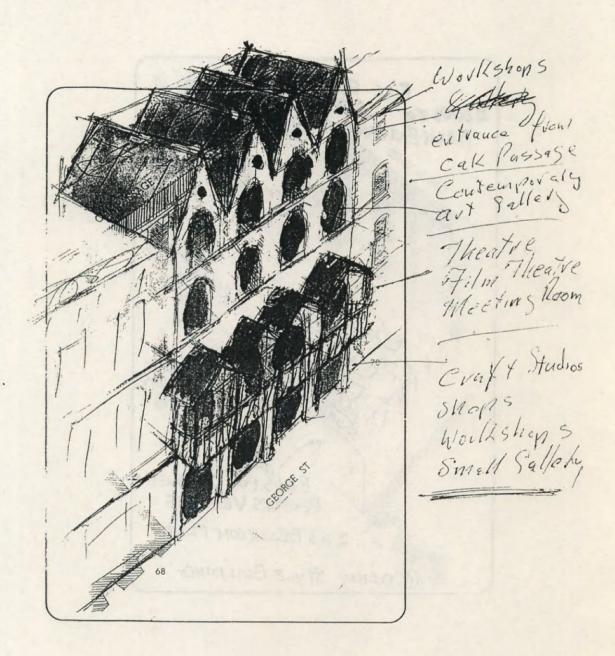
Fourth floor: workshops with access from Oak passage.

Third floor: contemporary art gallery.

Second floor: theartre, film theatre, and meeting room.

Ground floor: craft studios, shops, workshops, and small gallery.

Choose the architect by national competition.



LEWIS CARROLL AND EDWARD LEAR CENTRE

John Wheatley

Is is a rather little-know fact that both Lewis Carroll and Edward Lear had interesting associations with this town. Lewis Carroll, who had friends at Eastbourne, used to walk over from there to visit his aunts, the Misses Ludwige, who lived in Wellington Square. Edward Lear first visited Hastings in company with two of the Pre-Raphaelite painters, staying in Clive Vale. A Painter himself, he needed to find a fig tree in order to complete a picture he was working on. He made the acquaintance of Edward North, MP for the Borough, and after whom North's Seat is named. It so happened that North had a fig tree in the garden of his house, Hastings Lodge, and Lear was allowed to live for some weeks in the gardener's cottage there, at which time he met North's two daughters, one of whom, Marianne, became famous as a botanical explorer and flower painter. The North House at Kew Gardens is named after her. It would be very appropriate if some space in the Centre I am proposing could be given to Marianne North and some of her Paintings.

Because of all the above, a Lewis Carroll and Edward Lear Centre could fit very properly into the Old Town, and if it were erected on the site you contemplate I am sure it would become a tourist asset of special benefit to George Street traders. Some initial finance would be needed (probably it should be run by a trust formed for that purpose), but I feel confident that the Centre would pay its way financially, through the sale of books and Carroll and Lear souvenirs.

I think that the Lewis Carroll Society would probably give its approval and useful publicity to the project. The architecture of the building would of course require care. I should be pleased to develop the idea in much more detail.

Edward Lear visited Hastings on one, perhaps two later occasions, by the way, when he stayed in St. Leonards, but where, I think, is not known.

HISTORIC BUILDINGS RECONSTRUCTION

R P Anstey

The Trustees of the Weald and Downland Open Air Museum at Singleton, West Sussex, have in store thirty or more ancient 15th and 16th century timber framed buildings eg. Shops and Hall houses, that they have not yet been able to erect. It is suggested the above site might well be filled by such a building if the Trustees would make them available.

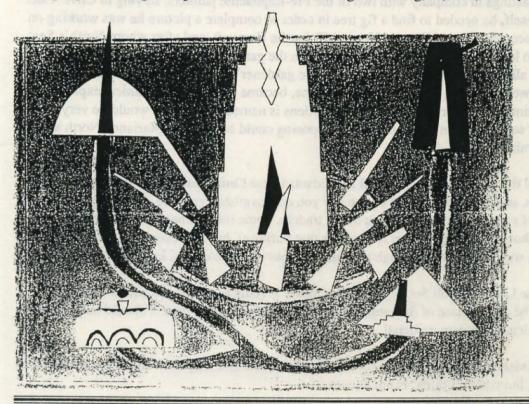
Alternatively there may be somewhere in the United Kingdom an historic building due for unavoidable demolition which could be obtained for erection on this site.

CHILDREN'S CENTRE

Susanna Ripamonti

This is a garden/cultural centre for chidlren.

In the centre there's a fountain with a central pillar covered in mirrored tiles. The top left building is a small planetarium. The bottom left building is a toy library. The top right building is a sports centre. The bottom right building, a (book) library.



CIVIC CENTRE

Lynda and Nigel Maggs

I have deliberately avoided drawing a picture as I feel that it is more important to get its use right first and then worry about what it will look like!

I would propose to build a replica of the original building but with four separate shop or office units on the ground floor each with toilet/washing facilities at the rear. They should be let out to local organisations such as the Hastings Urban Conservation Project, Citizens Advice Bureau, Old Town Forum and to Local Councillors for a Surgery/Office.

In the centre of the four shops build an entrance to the upper floors, incorporating a caretakers office and a lift to:-

1st Floor - Public Meeting hall - to be hired out for local meetings and events.

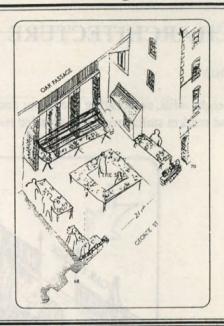
2nd Floor - Gymnasium/Sports Club possibly used by Hastings Boys Cub.

Top Floor - Exhibition/Art Gallery run by Hastings Arts.

OPEN-AIR MARKET

Peter C Fuller

Suggested frontage consisting of low brick wall containing shrubs/flowers.



"GEORGE STREET GARDENS"

Clare Gooding

Gardens with raised flower beds to reduce dog fouling and vandalism.

Good lighting is also essential for the same reasons.

The wooden structure that supports Butler's Emporium can be used to grow plants up; annuals such as nasturtiums and morning glory would look really nice.

For architectural details and street furniture see the Terra Firma report "Opportunities for Action".

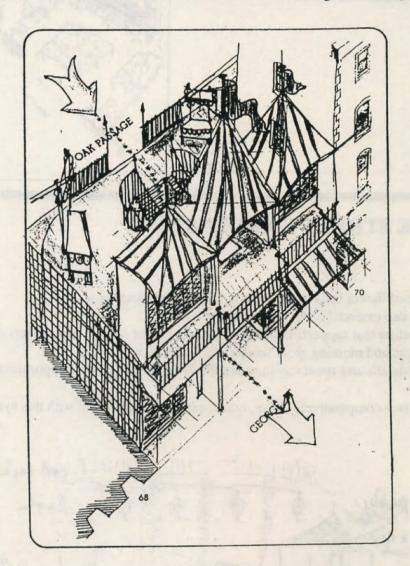
This idea would be a comparatively cheap, quick, and easy way to deal with this eyesore in George Street.



BEACH ARCHITECTURE

Roy Bishop

A lightweight infill, celebrating beach hut and promenade architecture, providing a cafe, small shops, and market stalls around an arcaded route between Oak Passage and George Street.



COMMUNITY CENTRE AND LIBRARY

Olive Birchmore

May I suggest the site should be used for a Community Centre, with a branch library, sitting area, drinks machines etc. which could also be hired out for social occasions: dances, wedding parties, meetings. It could be on two levels, or even three, with offices above which could be let out to firms at a profit.

Good luck anyway and I hope something is done to improve the look of this area.

STEAM ENGINE

Mr David Guest

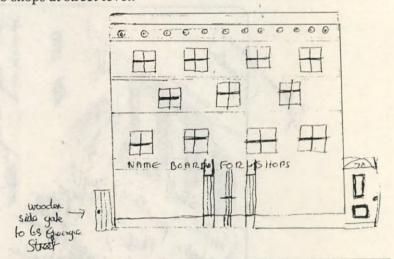
Erect a building to house a now redundant steam engine at Brede waterworks in conjuction with a tourist information centre supplying relevant information and charging a small fee.

I offer my services free of charge to organise this exhibition.

SHOPS AND FLATS

Mrs Margaret Geering

- (1) The roof is to be the same style as Butlers Emporium.
- (2) The parapet and mouldings are to follow the same design as Butlers Emporium.
- (3) The building is to be the same height as 70 George Street.
- (4) The windows are to be designed in hardwood and to be a sash design.
- (5) All the shop fronts and wooden trimmings are to match the style of the front of 70 George Street.
- (6) There will be provision for two shops at street level.



GARDEN CENTRE

R W Swain

Suggest Garden Centre landscaped with a shop in keeping with neighbouring facades; horitcultural seedsman etc., possibly pets supplies, with maisonettes over for sale or let.

MODULAR STRUCTURE

George Hay

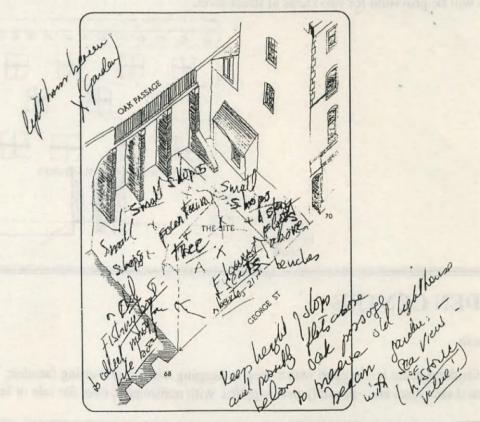
The site should be occupied by a modular vandal-proof structure capable of being easily demounted or adjusted as needed, and of being removed completely to another site (or to storage) in the event of the site being sold for permanent development. Part of the site would be occupied by a prefab-type hut of the kind used on building sites, this hut being used for storage of chairs or other equipment, or of valuables, such as paintings being exhibited by day in the structure. In this way, provision will be made for the presentation of art shows, plays, films, public meetings and so on, while avoiding the heavy expenditure needed to erect a single-use building. Care must be taken that clip-on panels and fabrics used to cover or roof the structure are of a nature compatible with the remainder of the buildings in George Street.

BEACON VIEWS

Judith Franks

The buildings are to be kept at a height below Oak Passage to preserve the old lighthouse beacon view at the top of the steps in Hill Street. There would be views over the sea in line with the old lighthouse (of historic interest).

There were three beacons: one on the beach, one in Hill Street, and one on top of the cliffs.



REBUILD

Patricia Smith

Please rebuild like the original so that there is a building in keeping with ones on either side. This could be used as shops below or accommodation or art gallery or something similar above. We don't need a rest area with seats for drunks like we have at the memorial in the town centre.

HERITAGE CENTRE

Mrs Patricia Guest

Ground floor

A permanent "1066" exhibition including tapestries presently at town hall. 1st floor

Tea room, National Trust tourist information.

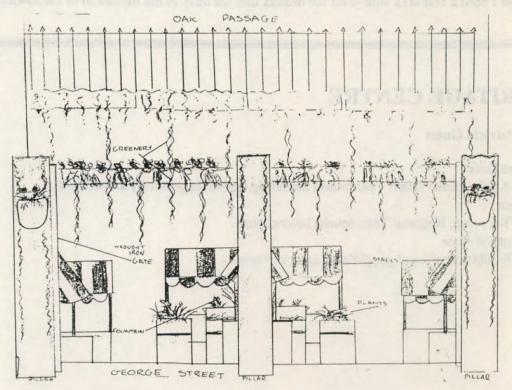
2nd and 3rd floor

Exhibition of local people's art and craft works.

ENTRIES FROM 10 TO 16 YEAR OLDS

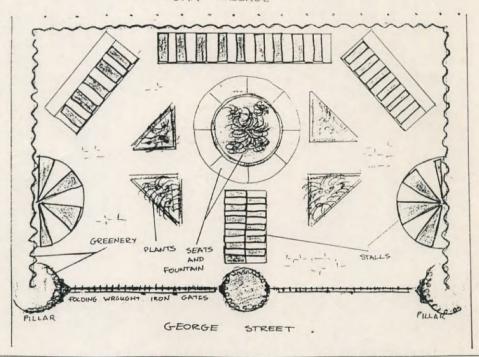
STALLS WITH FOUNTAIN

Oliver Smith



AERIAL VIEW

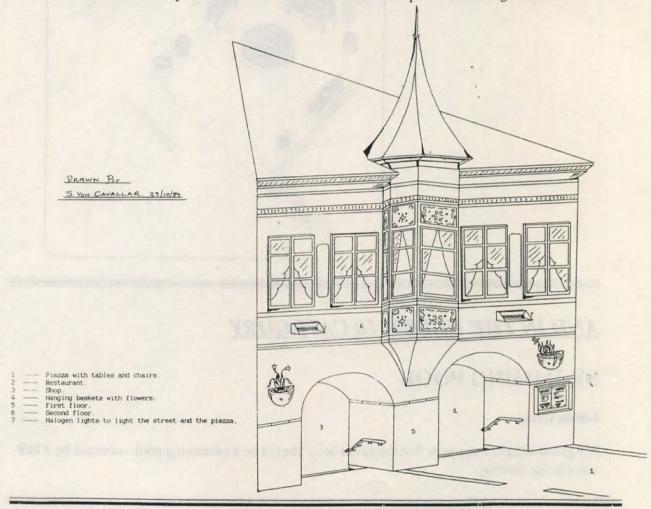
OAK PASSAGE



MINI HARRODS

S Von Cavallar

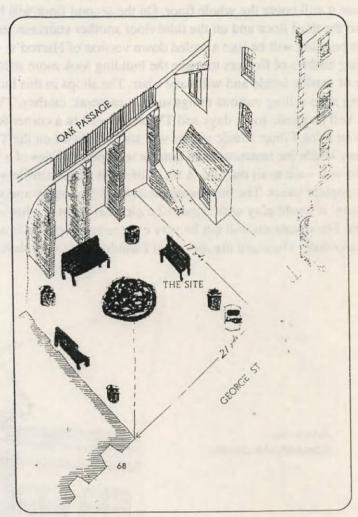
The drawing is my idea for a new building in George Street. It will be a 4 storey building. The first floor will have a shop and a restaurant. At the restaurant people will be able to eat and drink either inside or outside at tables and chairs in front of the building. In the shop there will be stairs leading to the next floor. On the second floor there will be another shop but far bigger because it will cover the whole floor. On the second floor will be another staircase which will lead to the third floor and on the third floor another staircase leading to the fourth floor. The whole building will be like a scaled down version of Harrod's. Outside the building there will be hanging baskets of flowers to make the building look more attractive. The restaurant will be made of marble inside and will have a bar. The shops in this building will not just be clothes but one big shop selling various things such as cameras, clothes, TV and Hi-Fi, etc. In the restaurant there will be music some days and TV on the wall in a corner for people to watch, maybe for the news etc. Not Films. Music videos will also be shown on the TV. Music will be on in the evening inside the restaurant and outside with possibilities of a band during the summer when people will want to sit outside. A bit of life will transform George Street into a better street and a more popular street. The band would not play very loudly and would not play until late in the morning. It would play until about 12 o'clock at night. Lights will illuminate the street and piazza. The restaurant will not be very expensive otherwise it will not be popular. The prices will be reasonable. These are my ideas that I would like to see developed at 69 George Street.



BENCHES AND FLOWERBEDS

Freda Mann

My idea is to take down those gates and put a brick flowerbed in the middle and fill it with flowers. Then have 2 or 3 benches so people can sit and have their lunch, etc. Then if there were a few flower holders at the corners to decorate it more. And of course a litter bin to hopefully stop people dropping their litter!



AND IN THE UNDER 10 CATEGORY

SWIMMING POOL

Lorna Greig

My grand daughter suggests that the lower level should be a swimming pool - covered by a hall suitable for dancing.

LATE ENTRIES

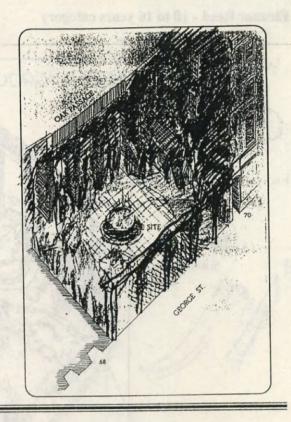
HANGING PEACE GARDEN

Caroline Lwin - over 17 years category

Lots and lots of hanging and climbing plants.

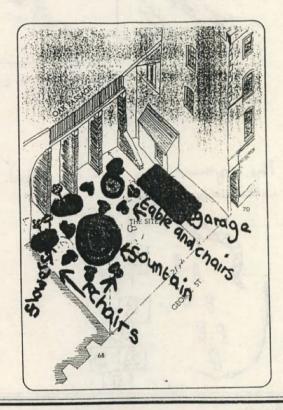
Sculpture and globe fountain.

Paved floor surface with small creeping plants.



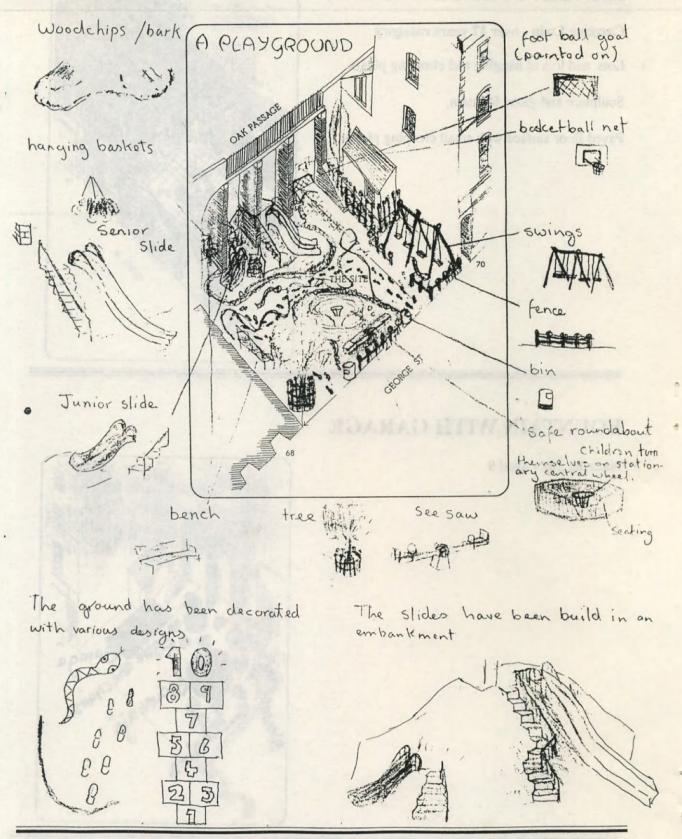
FOUNTAIN WITH GARAGE

Natasha Joy - aged 9



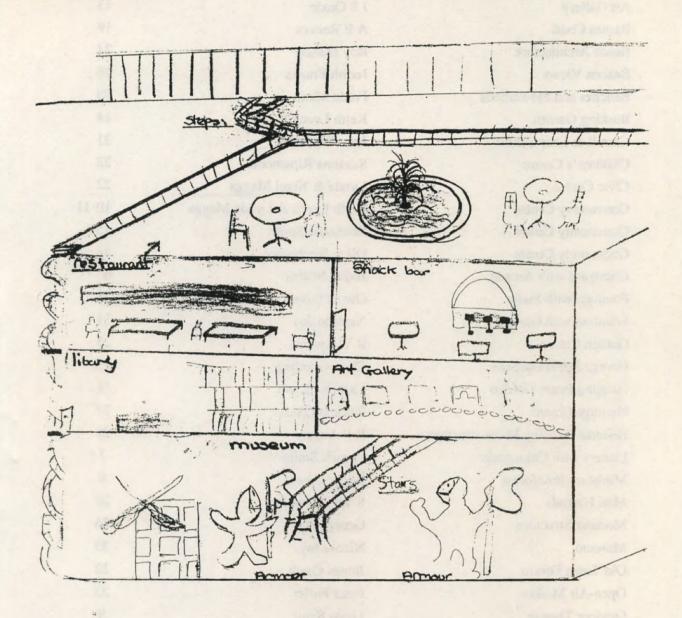
A PLAYGROUND

Eleanor Reed - 10 to 16 years category



MUSEUM, LIBRARY, SNACK BAR, LIBRARY, AND ART GALLERY

Nicola Joy - aged 11



Complete list of entries by alphabetical order of title, with page number.

Arts Centre	Anne Keiller & Matthew Townsend	18
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Beacon Views	Judith Franks	26
Benches and Flowerbeds	Freda Mann	30
Busking Garden	Keith Leech	14
Carroll & Lear Centre	John Wheatley	21
Children's Centre	Susanna Ripamonti	22
Civic Centre	Lynda & Nigel Maggs	22
Community Centre	Keith Leech & Lynda Maggs	10-11
Community Centre	Marianne Smith	15
Community Centre	Olive Birchmore	24
Courtyard with Arcade	Judith Sillem	6
Fountain with Stalls	Oliver Smith	28
Fountain with Garage	Natasha Joy	31
Garden Centre	R W Swain	25
George Street Gardens	Clare Gooding	23
Hanging Peace Garden	Caroline Lwin	31
Heritage Centre	Patricia Guest	27
Historic Building Reconstruction	R P Anstey	21
Library with Colonnade	Patrick Smith	7
Miniature Rainforest	Roger Gates	8
Mini Harrods	S Von Cavallar	29
Modular Structure	George Hay	26
Museum	Nicola Joy	33
Old Town Forum	James Coath	12
Open-Air Market	Peter Fuller	23
Outdoor Theatre	Linda King	9
Piazza	Jane King	17
Playground	Eleanor Reed	32
Rebuild	Patricia Smith	27
Secret Garden	Musetta Ripamonti	16
Shops and Flats	Margaret Geering	25
Steam Engine Shed	David Guest	25
Swimming Pool	Lorna Grieg	30





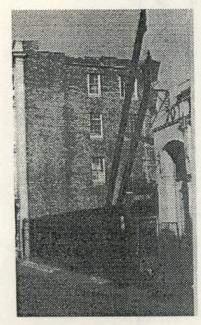
69 George Street





Ideas Competition

Organised by the Hastings Old Town Forum *
in association with Hastings Urban Conservation Project and Hastings Arts



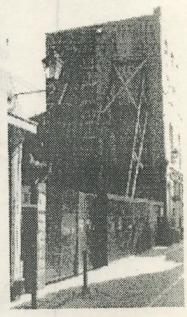
Looking West



The other side of George Street



The former building



Looking East

Number 69 George Street was destroyed by fire in 1977, but the site -- now owned by Hastings Borough Council -- has great potential. This Ideas Competiton is your chance to influence how it is developed. What would you like to see here in the heart of Old Town Hastings?

The aim of the competition is to find the most imaginative and popular use of this land. The results will be widely publicised and will be presented to the Council to help it make a decision on how to develop the site. The competition is open to everyone, but prizes will be awarded in three categories:

(a) under 10 years -- £10 prize; (b) 10 to 16 years -- £15 prize; (c) 17 years and above -- £25 prize.

Judging will be in public, by the public, on Saturday 4th November 1989 between 10.a.m. and 4.p.m, either in front of the hoardings at 69 George Street. or, if it is wet, inside George Street Hall (opposite). All entries will be on display and each member of the public will have three votes, one for each age group. The winners will be announced at 4:30 p.m.

To enter the competition: fill in your name, address and age group below, then illustrate your Idea on the other side of this leaflet using sketches and/or writing Extra material (eg: large drawings, photos or models) may be submitted if helpful. More than one entry may be submitted by the same person. Send or deliver your entry to The Conservation Shop, 58a High Street, Old Town, Hastings, TN34 3EN. Entry Deadline: Monday 30th October 1989.

moriday both betober 1000.	
THE WEST HILL	OLD TOWN
GEORGE St	1:1
A259	
MINO THE SEAFRONT &	www. The

Your Name:.....

Age Group:....

^{*} The Old Town Forum comprises representatives of Hastings Old Town Traders Association, Hastings Old Town Residents Association, Old Hastings Preservation Society, Pelham Arcade and Pelham Crescent Association, The Fishermen's Protection Society and Hastings Arts.

69 George Street Ideas Competition

