

# **HALNAKER CONSERVATION AREA**

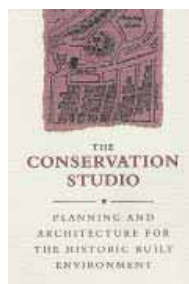
## **CHARACTER APPRAISAL & MANAGEMENT PROPOSALS**

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*This document has been written for Chichester District Council by*

The Conservation Studio,  
1 Querns Lane,  
Cirencester,  
Glos, GL7 1RL.  
Tel: 01285 642428  
Email: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.uk)  
[www.theconservationstudio.co.uk](http://www.theconservationstudio.co.uk)



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## EXECUTIVE SUMMARY

This Halnaker Conservation Area Character Appraisal with its attendant Management Proposals has been produced for Chichester District Council by The Conservation Studio. The survey and desk-top research were undertaken between December 2009 and February 2010, and included a walkabout with representatives from the local community on 17th February 2010.

This document identifies the character and qualities of the Halnaker Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing conservation area boundary was reviewed and recommendations for a substantial extension to the north, to take in the ruins of Old Halnaker House and the grade II listed Sir Edwin Lutyens house, are detailed in Chapter 3 of the Management Proposals.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 23rd April 2010 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.



## PART I – HALNAKER CHARACTER APPRAISAL

### I INTRODUCTION

#### I.1 THE HALNAKER CONSERVATION AREA

Halnaker is a small village to the north east of Chichester, located on Petworth Road (the A285), which follows the alignment of the old Roman road of Stane Street. The village is surrounded by farm land which rises from the coastal plain towards the South Downs. Goodwood House, with which the village has strong historical associations, lies about half a mile to the west at the foot of the South Downs.

The modestly sized conservation area is linear, stretching along Petworth Road, which at this point runs in a south west to north east direction. There is a cluster of mainly listed buildings at the junction of the road to Boxgrove, and further historical development at intervals along the road to the east. All of the buildings are domestic in scale with two storeys being the usual height. A working blacksmith and the Anglesey Arms Public House create some sort of village centre, but otherwise the local residents rely on nearby Boxgrove for its parish church, school, village hall (currently being rebuilt) and shop.



*Petworth Road*



*The Anglesey Arms Public House*

There are 13 grade II listed buildings or structures in the conservation area, all in residential uses apart from the public house and a listed boundary wall to Home Farm. Many of these were built as accommodation for workers on the Goodwood Estate, including two pairs of mid 19th century flint 'Duchess' cottages, now listed. The Estate numbering system on the buildings has been retained, which contributes to local character.

Throughout the village, the use of handmade clay tiles, red or blue brick, and most importantly, local flint, occasionally decorated with chips of flint (galletting), provide a distinct character. Substantial flint walls, areas of dense woodland and views across the surrounding countryside all add to the rural qualities of the conservation area.

The Management Proposals include a recommendation to extend the conservation area boundary extensively to the north, taking in Halnaker House (listed grade II), the ruins of the Old Halnaker House (listed grade I and a scheduled monument), The Cockpit (scheduled monument) and Halnaker Park, a grade II listed house designed by Sir Edwin Lutyens and built in 1938. This would also encompass part of the historic parkland which once surrounded Old Halnaker House, and part of the Devil's Ditch, a possibly Iron Age earth work (also a scheduled monument) which can be plotted to the immediate north of the village.



*The ruins of Old Halnaker House with Halnaker windmill on the skyline*

## 1.2 SUMMARY OF KEY CHARACTERISTICS

This Character Appraisal concludes that the most significant features of the Halnaker Conservation Area are:

- Linear estate village located on Petworth Road on the edge of the Goodwood Estate in a rural setting;
- Scattered mainly 18th and 19th century buildings, including some Goodwood Estate cottages;
- The former smithy is still in use as a blacksmiths;
- Broadlands retains a 16th century timber frame although it has a substantial 20th century extension;

- Another early, possibly 16th century timber framed building (Veronica Cottage), which is faced in modern render;
- The Anglesey Arms is an early 19th century building which acts as the focal point to the village;



*The public house is a focal point in the village*



- View from Petworth Road to the tall listed flint walls which surround the Goodwood Estate Home Farm, with an entrance facing the corner;
- Many other flint walls of varying heights, the most notable of which is the wall to the garden of Halnaker House facing Petworth Road;
- Long views out of the conservation to the south from Petworth Road over open fields, and also along the main straight road;
- Use of flint, often with galletting, red or blue brick, slate, handmade tiles and thatch.



Nos. 41 and 42 Petworth Road

### 1.3 THE CONTROL OF CONSERVATION AREAS

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Halnaker Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Statement 5: Planning for the Historic Environment*” (PPS5).

This document therefore seeks to:

- Define the special interest of the Halnaker Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Proposals’).

### 1.4 COMMUNITY INVOLVEMENT

This document has been produced for Chichester District Council following consultation with the local community, including a walkabout with representatives from the local community on 17 February 2010 and a six week public consultation on the draft document which took place from 23 April 2010. After the public consultation period, a Public Consultation Report was prepared and subsequently amendments were made to the text and the final illustrated document was produced.

## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 LOCATION AND ACTIVITIES

Halnaker is located in a rural setting along Petworth Road, which here follows the line of the old Roman road of Stane Street. This is a busy main road (the A285) and connects Chichester to Petworth and beyond. The lower slopes of the South Downs are close by and the part of the village to the north of Petworth Road lies within the South Downs Area of Outstanding Natural Beauty, recently designated as a National Park.



*View over Halnaker from the Downs*

The village has strong associations with the Goodwood Estate and seems to have developed on the junction of Petworth Road with a number of other roads, particularly the road leading southwards towards Boxgrove, mainly from the 18th century onwards. Other roads lead west and north, containing Estate land associate with the Home Farm. Most of the houses were, or still are, owned by the Estate and were used as accommodation for Estate workers.

The village is still in residential uses apart from the blacksmiths and the Anglesey Arms Public House, which provides a focus for village activity. A shop, primary school, part-time doctors' surgery, and parish church are located at nearby Boxgrove.

### 2.2 TOPOGRAPHY AND GEOLOGY

Halnaker lies between the flattish coastal plain which characterises the area to the south of Boxgrove, and the rising slopes of the South Downs, which start immediately to the north of the village. The chalky soil provides good farming land, and around the village are large open fields which are used for growing crops, many of which form part of the Goodwood Estate. The gravel, which once formed part of a sea bed, has

been extracted in places, revealing evidence for early man, most notably just outside Boxgrove (see 3.1 Archaeology and early history). Flints from the chalky soil have been traditionally used as a building material for both boundary walls and buildings.

Halnaker Hill, part of the rising downland to the north of the village, is visible from the proposed extension to the conservation area, and its summit is marked by Halnaker Windmill, providing an important focal point to views.



*The downland setting to the north of Halnaker*

### 2.3 THE LANDSCAPE SETTING

The immediate setting of Halnaker is provided by fields with small areas of woodland. The Goodwood Estate Home Farm buildings lie to the north west of the village, the land contained by a high flint wall, a small section of which lies just inside the current conservation area boundary. The northern part of the village lies within the newly designated South Downs National Park, which came into being on 31 March 2010. A section of the Chichester Dykes, a series of possibly Iron Age earthworks known locally as the Devil's Ditch, cuts across the landscape in a straight line to the north of the village.



*The Devil's Ditch north of Oak Cottage garden*



In 2003 West Sussex County Council produced a *West Sussex Landscape Character Assessment* which divided the county into 43 areas of distinct character, Halnaker and Boxgrove lying within the 'Ashlings, Halnaker and Fontwell Upper Coastal Plain' Character Area. These three separate areas share a number of very similar characteristics as follows:

- A transitional landscape;
- Clear views to the higher ground of the Downs to the north;
- A good cover of woodland and trees, with a high percentage of ancient woodland;
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows;
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening;
- Winterbourne chalk streams emanate from this area;
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks;

- Parkland is concentrated in the southern areas of Goodwood and around the Ashlings;
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Halnaker;
- Suburban fringes with high commuter populations and small commercial sites such as Halnaker;
- Leafy or wooded settlements;
- Intimate hidden valleys at Binstead;
- Winding hedged or wooded lanes;
- Large scale gravel workings.



*Remains of the sweet chestnut avenue leading up to Old Halnaker House through old parkland*

The management of this landscape is covered in a further document produced by the County Council in 2005, *A Strategy for the West Sussex Landscape*, which identified the areas of distinctive character and provided guidance on their future management. Working with the local authorities concerned, the South Downs Joint Committee has also produced a *South Downs Management Plan (2007)*. This Management Plan sets out a series of ambitions for the South Downs and Ambition 2 covers the areas 'Historic and Cultural Heritage' and in summary states:-

*"Ensuring that: There is a significantly improved understanding of and partnership working for, the historic environment of the South Downs; ensuring improved management of scheduled sites; protecting and enhancing the known archaeological resource and the integrity of the built environment - settlement form and structure, listed buildings, and historic farmsteads and trackways; and traditional skills and sources of materials are developed for historic building restoration".*

The South Downs Joint Committee have also adopted Planning Guidelines (2007) that provide guidance to local planning authorities, members of the Joint Committee, potential developers and members of the public on the matters of concern to the Joint Committee in respect of planning policies and planning applications.

## 2.4 BIODIVERSITY

*A Strategy for the West Sussex Landscape* confirms that the Halnaker Coastal Plain Character Area has the following features which add to its biodiversity:

- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife;
- A large proportion of the woodland cover is ancient;
- A few significant patches of unimproved or semi-improved neutral grassland and meadows;
- The 'disturbed' gravel workings environment has considerable nature conservation potential.



View over Halnaker Park Cottage towards Little Halnaker



## 3 HISTORICAL DEVELOPMENT

### 3.1 ARCHAEOLOGY AND EARLY HISTORY

Evidence for very early man was found in the form of a shin bone which was discovered during an archaeological dig at a gravel works near Boxgrove in 1994. The bone was over half a million years old, so the hominid (early man) must have lived during the Paleolithic (Old Stone Age) period. Flint hand axes of a similar date have also been found. It appears that before this time there was a high cliff above a beach of coarse sand and pebbles which formed a coastline which stretched from what is now Aldingbourne towards Portsmouth. As the climate became cooler, the sea level dropped leaving a deep layer of fine sand (called the Slindon sands) over the top and eventually the cliff face eroded forming a rubble slope. The creation of a landscaped plain with plentiful water meant that the area was used by a wide variety of animals, which provided food for the hominids. Further climate changes meant that eventually the increasing rain eroded the old cliff still further, depositing mud, flint and gravel over the area. The area was slowly abandoned as the animals and the hominids moved south, the hominids evolving some 200,000 years later in the Neanderthal hominids whose remains have been discovered in Germany.

By 7,000 BC bands of nomads roamed along the shoreline of the Channel, and evidence of their shelters has been found in Westhampnett. At this time, most of the land was covered in thick woodland, but by about 4,000 BC clearance to create farmland had begun. A ditched camp (The Trundle) on the north east side of Halnaker dates to this period. Burial mounds have also been identified on Halnaker Hill, possibly of Neolithic date although the surrounding field banks and barrows are of late Bronze Age (2,000 to 700 BC) or early Iron Age date. It is possible that at this time the Aldingbourne Rife was a navigable estuary which meant that boats could be brought almost up to Halnaker.

From about 800 BC onwards, the Iron Age started as iron became the dominant material. By the 3rd century BC the Celts had populated the area, adding their own fortifications to The Trundle and extending the fields systems. Grain was an important crop and trading with the Continent took place, as evidenced by the broken amphorae which have been found.

From about 75 BC the Belgae invaded southern England. One of the tribes was called the Atrebates, and their leader, called Commius, seems to have been based in the Chichester area when the Romans invaded Kent in 55 AD. The Chichester Dykes, which pass to the north of Halnaker, may have been built to mark a boundary to his territory, defining the extent of the rich agricultural land to the south from the hilly and stony downland to the north. The section immediately to the north of Halnaker is often referred to as the Devil's Ditch.

The most obvious evidence of Roman occupation near Halnaker is the line of Stane Street, which passes through the village from where it crosses the river Arun beyond Hardham then heads straight for London. Other evidence for Roman occupation was found when the junction of the A27 with the A285 was realigned. Between 400 and 410 AD most of the Roman forces were called back to Italy and whilst the first Saxon invasion is recorded as taking place in 457 AD, it is likely that the 'invasion' was more gradual and may have started as early as 350 AD.



*Petworth Road follows the line of Stane Street at Halnaker*

The high quality farming land meant that the area around Chichester was soon occupied by Saxon farmsteads and Halnaker became part of the kingdom of the South Saxons. Chichester was all but abandoned until the 9th century. The establishment of Christianity in the area in around 681 AD, when king Athelwulf gave land to Bishop Wilfred to found a monastery in Selsey, is particularly significant. Soon afterwards, Athelwulf was murdered by another invading king, Caedwella, king of Wessex, who later converted to Christianity. A charter survives, written in Latin but mentioning Saxon names, confirming the grant of land to Wilfred (contained within the current boundaries of Tangmere).



The 9th and 10th centuries were notable for the mayhem which resulted from constant raids by the Danish Vikings. Eventually in 1016 King Canute, although a Dane, was chosen by the Saxon lords to be king. A brief period of peace resulted, and at about this time, Boxgrove parish as part of the hundred of Box seems to have emerged, almost certainly with a Saxon church at its centre, the evidence for which has been discovered beneath the ruined priory nave.

### 3.2 POST-CONQUEST DEVELOPMENT

By the time of the Domesday Survey in 1086, Boxgrove was valued at 40 shillings. The land had been given to Earl Roger of Montgomery who held

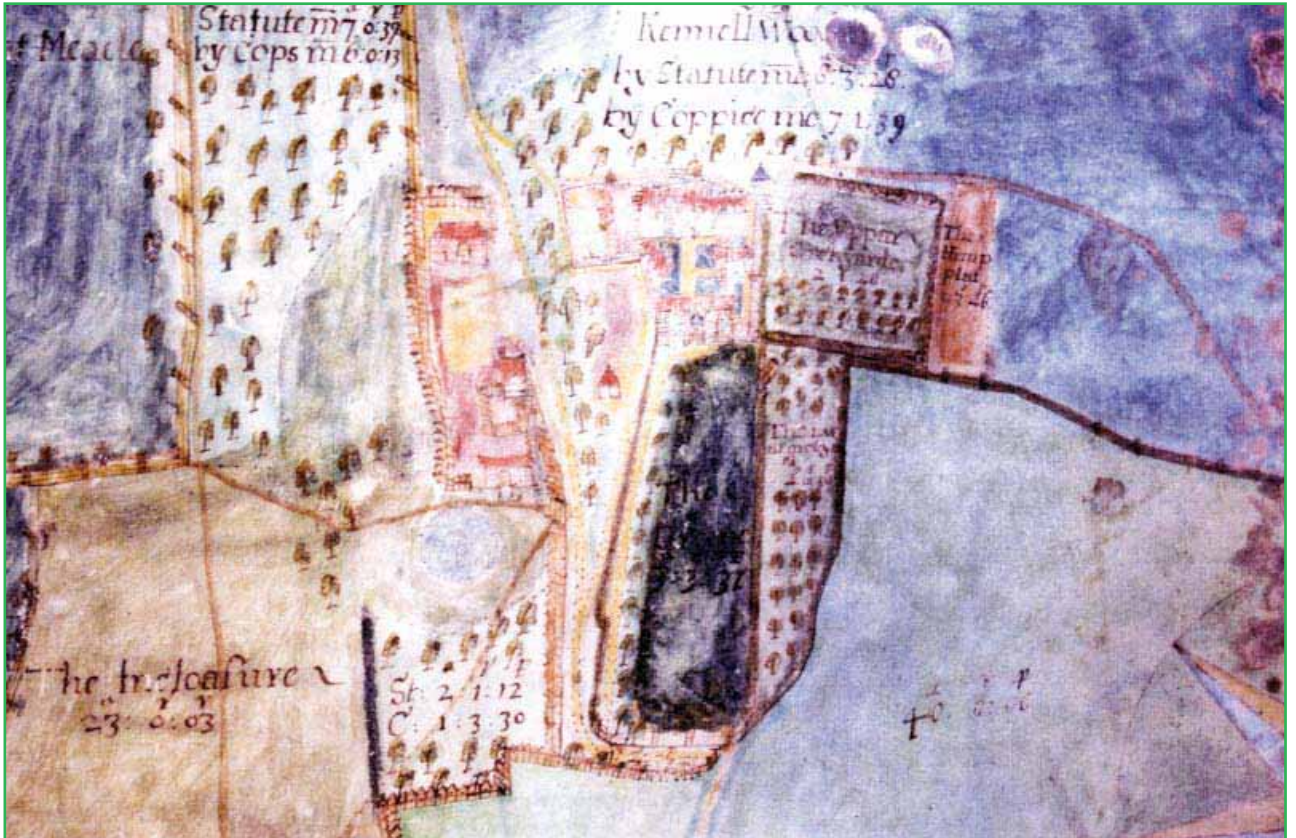
the combined rapes of Chichester and Arundel, in all about 83 manors, one of which was Halnaker (Helneche). He forfeited his land in 1105 and Boxgrove and Halnaker were given to Robert de la Haye, a Norman lord who had provided assistance to King Henry. With his overlord, William d'Aubigny, whose sister he married, de la Haye paid for a priory to be established at Boxgrove and then gave it, along with other land and income, to the Benedictine Abbey of Lessay in Normandy. De la Haye also built his principal residence at Halnaker, although all that now remains of this is the shell of the subsequent 14th century fortified manor house. During the 13th century a chapel was added which was dedicated to St Mary de Magdalene and was in use until 1704. A deer park at Halnaker is first recorded in 1281.



*Old Halnaker House dates to the 14th century*



Because Robert and his brother died without issue, the property passed through the marriage of their sister Muriel to the St John family, who continued their patronage of the priory. The manor of Halnaker passed next, again through marriage, to the Poynings family and then to the Bonvilles. In 1440 a license to empark was granted, allowing the enclosure of three hundred acres of land and wood. In 1495 Elizabeth Bonville married Sir Thomas West, the ninth Lord de la Warr, who soon set about rebuilding and extending Halnaker House. At the Dissolution of the monasteries in the 1530s, he managed to acquire much of the priory and its land, although a substantial fine was sent to London. He was later imprisoned, fined, and subsequently forced in 1540 to exchange Halnaker for the Benedictine nunnery of Wherwell near Andover. An agent was appointed by the Crown to run the estate which was visited by Edward VI in 1552, Edward dying only a year later of consumption.



*17th century map of Halnaker Park*

In 1546 the stewardship of Halnaker passed to Henry, Earl of Arundel. Queen Elizabeth I granted the estate to him in 1561 for an annual rental of twenty pounds, but in 1587 the freehold was sold to John Morley, a wealthy merchant from Great Saxham in Suffolk. His family retained Halnaker, making a series of improvements, and were also the patrons of the living at Boxgrove for over 170 years, acquiring knighthoods and intermarrying with local landowners. In 1704 Sir William Morley's daughter Mary married James Stanley, Earl of Derby, showing how the family had raised its social standing. William Morley left Halnaker to his daughter and after her husband's death she returned to Sussex and devoted herself to good works, including the endowment of the almshouses and a school in Boxgrove. She had a son

but he died young, so when she died in 1752, she left her property to her cousin, Sir Thomas Dyke Acland, who, in 1765, sold it to Charles, Third Duke of Richmond, who owned the neighbouring Goodwood House. Charles was the son of Charles Lennox, the first Duke of Richmond and an illegitimate son of Charles II, who had been in the parish since 1695, when he purchased the 200 acre estate at Goodwood. The Duke became the patron of the Priory and chairman of the trustees for the Boxgrove almshouses, positions that his descendants still occupy today. The Duke's interest in Halnaker was predominantly the estate, for Halnaker House was abandoned and its roofs and walls gradually robbed out, although substantial ruins still remain. Halnaker House, a more modest building close to Halnaker village centre,

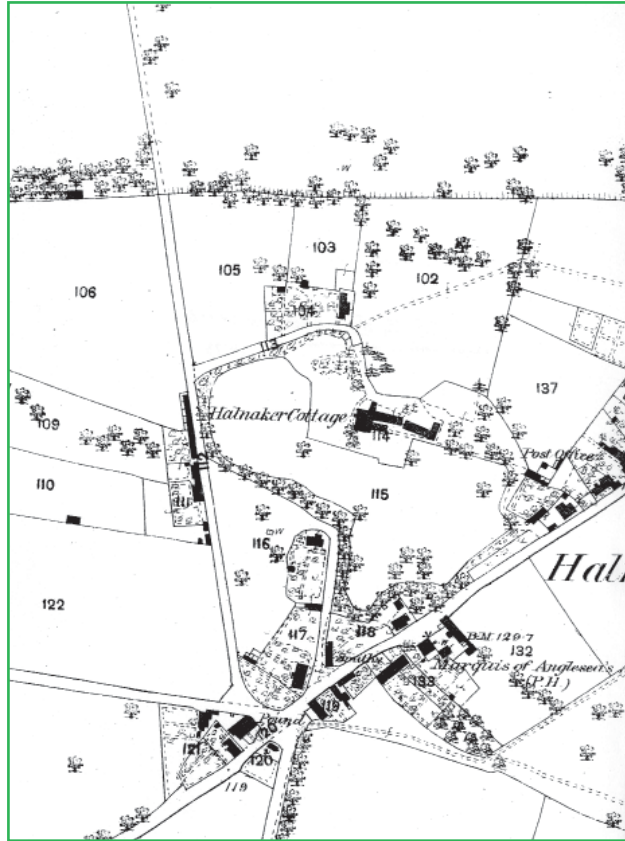
was built in about 1777 (date stone). In 1850 the third Duke replaced the original hunting lodge at Goodwood with the fine mansion which remains today, a perhaps more fitting centre piece for an estate which by this time had expanded to around 17,000 acres and stretched from the parish of Bosham on the coast to East Dean on the north side of the Downs. This meant that the Estate workers were somewhat scattered, so there was little pressure for either Boxgrove or Halnaker to expand greatly although estate cottages (called 'Duchess Cottages') were built in both villages in the 19th century, the earlier examples now being listed. One interesting result of the Estate's influence was that when the railways were expanding all over Britain between 1839 and 1864, the fifth Duke resolutely refused to allow any building over his land, preventing a direct line from Chichester to London. This ultimately meant that Chichester remained a quiet backwater while other seaside towns, such as Brighton, expanded considerably.



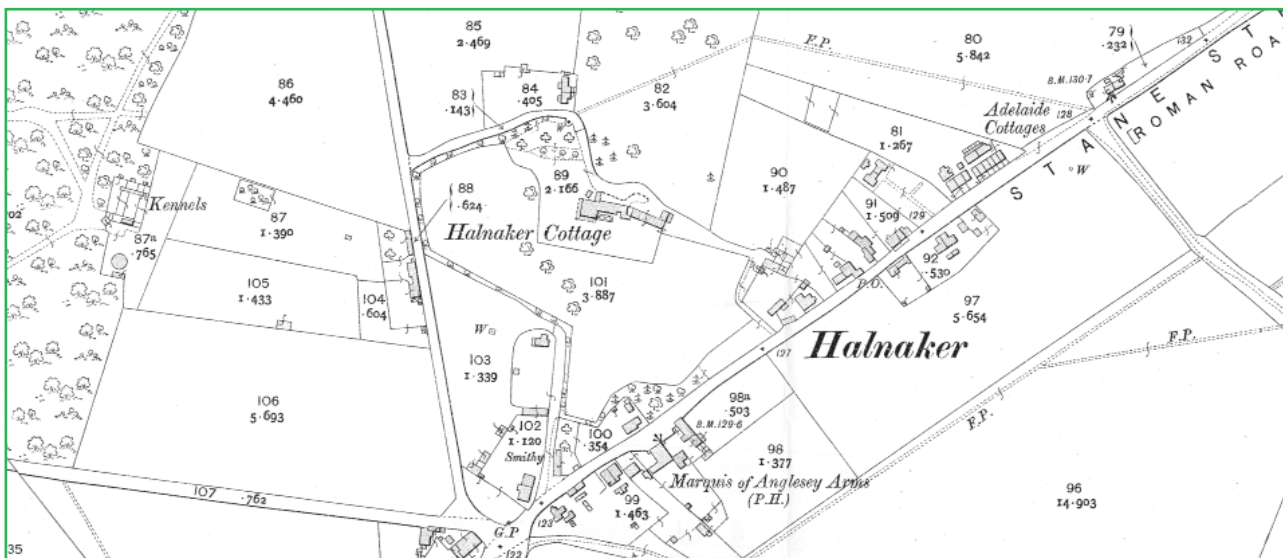
'Dutchess' cottages in Halnaker (Nos. 45 and 46 Petworth Road)



Historic Tithe Map of 1841



1st Edition Ordnance Survey Map of 1875



2nd Edition Ordnance Survey Map of 1912



The first school was built in Boxgrove in front of the almshouses close to the street, but in 1868 a new building was provided by the Duke of Richmond for the girls, the boys remaining in the old building until 1915 when the girls' school was enlarged. Further extensions and alterations have been carried out since but the original schoolroom on the front of the building remains reasonably intact.

In the late 1930s Lutyens designed a large and prestigious house (Halnaker Park) on the Downland behind Old Halnaker House, taking advantage of an elevated site with long views to the coastal plain and Chichester. In the 1940s a house was built behind the ruins of Old Halnaker House, the ruins forming part of its garden. This was demolished and a large neo-Georgian house (Little Halnaker) built on the site in the early 2000s.



*Little Halnaker is located immediately behind the ruins of Old Halnaker House*

Today most of the residents in Halnaker work in Chichester or further afield. Facilities are to be found in Boxgrove or in Chichester itself. A former chicken farm, on the outskirts of the village is currently being redeveloped. Whilst most of the land around the village is still owned by the Goodwood Estate, it is largely let to tenant farmers, and the impact of the Estate on villagers' lives is now more muted apart from the traffic which is generated when events are held at Goodwood Race Course.

## 4 SPATIAL ANALYSIS

### 4.1 LAYOUT AND STREET PATTERN

The Halnaker Conservation Area is linear and stretches out along Petworth Road, the A285, which runs in a very straight south west to north east direction following the alignment of the former Roman Road, Stane Street. The western end of the village is dominated by a five-way crossroads, created by the junction of the A285, the road to Boxgrove, and two further roads which define the corner of Goodwood Estate Home Farm land. This land is contained by a high flint wall and a simple gateway, with oversailing flintwork, which marks the corner.



*Petworth Road looking west*

The current conservation area encompasses buildings and land which lie to either side of Petworth Road, but no more than one plot deep. The proposed extension will include the road which leads northwards (Park Lane) which is a no-through road leading to a few houses and to farming land.

### 4.2 OPEN SPACES AND TREES

The long, thin nature of the conservation area, based on Petworth Road, means that the road itself dominates the conservation area, particularly because it is very busy. The houses sit in plots of various sizes but are generally set back slightly from the road, so there are small front gardens. There are no public open spaces although the location of the village does provide opportunities for long views over the countryside, mainly to the south, as the views to the north are hidden by trees in the garden of Halnaker House. Other trees can be seen to the east of the public house car park and there is a group of protected sycamores behind the smithy. Further trees behind Veronica Cottage have more limited impact. The most significant trees are marked on the Townscape Appraisal Map but are indicative only, so the omission of any particular tree must not be taken as implying that it is of no significance.

Within the proposed extension are the apparent remnants of the historic landscape associated with Old Halnaker House, including a line of skeletal ancient sweet chestnuts which provide a particularly dramatic feature in views both towards and from the ruins.



*The sweet chestnut avenue between Old Halnaker House and the village*



Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling. This provision provides the District Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPOs) may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

Tree owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. The Council's Tree Officer can provide free advice and guidance on which trees need any treatment.

#### 4.3 FOCAL POINTS, FOCAL BUILDINGS, VIEWS AND VISTAS

Halnaker is a dispersed, linear village with the majority of its buildings being cottages or modestly sized village houses, so none of them stand out in any way. The exception is the Anglesey Arms Public House, a two storey three bay Georgian building which sits back slightly from the road with a large car park on its eastern side. This does provide a focal point within the village both in terms of a visual focal point and also as a focus for village life.

Long views out of the conservation area to the south over the flattish fields and woodland are of note, as are similar views to the west and north from the junction of Park Lane with the other roads outside The Old Store. These take in the high flint wall which surrounds the land associated with the Home Farm.

To the north of the existing conservation area, where a proposed extension to the conservation area is being proposed, there are significant views across open fields to Halnaker Windmill, which lies on the summit of the nearest part of the South Downs. Shorter vistas are terminated by the ruins of Old Halnaker House, which sits on a slight ridge amongst trees.



*View of Old Halnaker House*

#### 4.4 BOUNDARIES

Throughout the conservation area, flint walls of varying heights and details provide the most significant form of division. The most important in visual terms are:

- The flint walls and gateway which just reach into the conservation area and form the boundary of the Goodwood Estate Home Farm land to the west of Halnaker – these are very high quality flintwork, about ten feet high, some of the flints being knapped to reveal the grey interiors, with galletting and a curved clay coping; these walls are said to have been built by French prisoners in the early 19th century and the main gateway is listed grade II;



*Flint walls and gateway to Home Farm land*

- The flint wall which forms the southern boundary to Halnaker House, facing Main Road – this is about eight feet high, with a triangular clay coping, and again, very high quality flintwork; this wall has also been heightened by about two feet, but carefully done.



*Flint boundary wall to Halnaker House*

Elsewhere, a variety of other boundaries can be seen, including a number of hedges, like the clipped beech hedge opposite The Old Store, and the more natural hedge on the opposite side of the road. An interesting feature is the wrought iron 'parkland' fence outside the blacksmiths, which although not historic, is in keeping. Less attractive are the more recent horizontal timber boarding fences in front of No. 47 Main Street, which will fortunately weather to a dark grey in due course. Another modern timber fence, with curved panels, is similarly inappropriate and lies to the west of Halnaker Cottage

#### 4.5 PUBLIC REALM

There are no features of any significance within the conservation area. The pavements and street surfaces are generally modern tarmac, with narrow concrete kerbs, and there are no street lights. The occasional telegraph pole can be seen along the main road but they are not obtrusive. Low concrete bollards outside the car park to the public house are an unwelcome but probably necessary intrusion.



## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 BUILDING TYPES

Nearly all of the buildings in the conservation area were built for residential uses apart from the blacksmiths, which is located in a single storey weather-boarded barn. The Anglesey Arms Public House, although it is now in commercial use, has the outward appearance of a house. As a result, there is a cohesion of scale as most of the buildings are two storeys high, with pitched roofs, and usually faced in flint or brick, sometimes combining the two. However, they do vary according to age and status, so there are some more substantial village houses (The Old Store and Rose Cottage), slightly more modest houses (Pear Tree House, Old Forge Cottage) and also three pairs of Goodwood Estate 'Duchess' cottages, two listed and built from flint, and one pair, slightly later and therefore not listed, built from brick. A further selection of flint cottages, mostly 19th century in date and therefore not listed, can also be found. No. 43 Petworth Road appears to date to the 18th century but has been heavily altered so is not listed.



*The blacksmiths premises in the centre of the village*

Broadlands is an early (16th century) timber-framed cottage which must have once been the prevalent form of building in the area. Veronica Cottage may also date to the 16th century and may contain elements of an early timber frame, although it has much altered including the application of modern render.

Of note is the continued use of Goodwood Estate numbers for some of the properties, although most now appear to be in different ownership.



*Broadlands*

### 5.2 LISTED BUILDINGS

Halnaker retains thirteen listed buildings or structures dating to between the 16th and the 19th centuries. They are all listed grade II and are either built from red brick or from flint with red brick dressings. The oldest is No. 45 (Broadlands), a 16th century timber framed cottage with a modern red brick 'extension' which has more than doubled the accommodation. Rose Cottage is probably 17th century with a brick and flint encasing, and there are several other properties dating to the 18th century, notably Old Forge Cottage, Pear Tree Cottage and The Old Store. The final group of listed buildings dates to the early to mid 19th century – the Anglesey Arms, possibly 1815, and the three pairs of Estate cottages (Nos. 40/41, 46/47 and 48/49) of which only one (nos. 46/47) are the 'Duchess' type with an 'H' plan. Finally, the boundary wall and entrance gateway around the Home Farm Estate land is also listed.



*Old Forge Cottage*



Pear Tree House

### 5.3 POSITIVE BUILDINGS

In addition to the listed buildings, a further number of unlisted buildings have been identified on the Townscape Appraisal Map as being positive buildings of townscape merit. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. In Halnaker, most of these buildings date to the 18th or 19th century, and some of these may be eligible for statutory listing, or local listing, in the future.

'Positive' buildings in the conservation area include:

- Halnaker Cottage – an 18th century three bay house with ends stacks – probably not listed due to the Victorian sash windows and ground floor lean-to extension;
- Veronica Cottage – a long, low two storey building which is rendered and painted – the brick dentil eaves cornice suggests an 18th century date, but internal features may be of an earlier period;



Halnaker Cottage



Veronica Cottage



- No. 38 Petworth Road – a red and blue brick cottage with drip moulds which suggest that these were also built by the Goodwood Estate, but probably not until the late 19th or even the early 20th century;



No. 38 Petworth Road

- No. 39 Petworth Road – a flint faced three bay building with a simple tiled roof with hips at either end – the central stack, and disturbed flintwork, suggest that this might be a much earlier building, possibly a lobby entry type.



No.39 Petworth Road

The identification of these buildings follows advice provided within English Heritage's *Guidance on conservation area appraisals*, which provides a useful list of criteria in Appendix 2. A general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area, so proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked green on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition. Again, further information is provided in the Management Proposals.

#### 5.4 LOCALLY LISTED BUILDINGS

Chichester District Council has recently agreed a local building list for the Chichester Conservation Area. However, currently this does not extend to other areas within the District so at present there are no locally listed buildings in the Halnaker Conservation Area. This is a matter which is discussed in greater detail in the Management Proposals.

#### 5.5 BUILDING STYLES, MATERIALS AND COLOURS

All of the domestic historic buildings in the conservation area are built using local materials in a simple vernacular style which can be seen across many parts of Hampshire, Sussex, Surrey and Kent, although the Estate cottages retain Gothic features such as drip moulds which provide more ordered façades. Most of the buildings are only two storeys high apart from the blacksmiths, which is single storey. Steeply pitched roofs, covered in handmade clay peg tiles, can be seen on nearly all of the historic buildings, and this produces the undulating roof forms typical of the material. Thatch can only be seen on Broadlands, and traditionally this would have been long straw, rather than the more modern combed wheat reed, which produces a thinner roof covering and is often decorated with cut ridges, rather than the more traditional flush ridge. Broadlands also retains exposed timber framing (the only example in the conservation area) and, to the front, knapped flint with stone dressings that were probably taken from the original Halnaker House. There is some use of Welsh slate, such as Adelaide Cottages and Veronica Cottage at the eastern end of the conservation area. There are several double-pile 18th century houses, clearly designed to impress, most notably The Old Store and the somewhat over-restored house next to the Anglesey Arms. Overall there is very little decoration, apart from the very simple pedimented doorcase to the public house, and the string course and modillion eaves cornice on The Old Store.



Exposed timber framing at Broadlands



Windows tend to be sashed or casements, according to status, so the public house and The Old Store, which are both brick buildings of some pretension, retains their sashes, and other more modest cottages, such as No. 39, has multi-paned casements. All of these are made from timber and are usually painted white. Rose Cottage has leaded-light casement windows, probably modern. Front doors appear to be largely modern, even in the listed buildings, or older and altered. The most common style has four or six panels and there are also a number of more simple boarded doors which are more appropriate for the smaller cottages.



*Rose Cottage*

## 6 NEGATIVE FEATURES AND ISSUES

### 6.1 NEGATIVE FEATURES

Generally the buildings, gardens and trees in the conservation area are well cared for and none appeared to be at risk from neglect. However, the following negative features were noted during the survey work for the conservation area appraisal, and during the walkabout with the local community:

- Fast moving and frequent traffic despite the 40 mph speed limit – the new 40 mph interactive signs have had little effect;
- Some of the unlisted historic buildings are at risk from inappropriate alterations;
- Some buildings may be eligible for local or even statutory listing;
- Some poor quality front boundaries, including wooden fencing;
- Some poor quality garages;
- Some unsightly oil and LPG tanks;
- The rather neglected site next to Rose Cottage;
- Some dominant overhead cables;
- Mixed pavement materials – cobbles and tarmacadam, sometimes in poor condition, and concrete kerbs.

### 6.2 ISSUES

The principal issues which it is considered need to be addressed by the Management Proposals are:

- Major changes are needed to the existing conservation area boundary;
- The need to control the speed of the traffic through the conservation area;
- The control of minor alterations on the unlisted houses and cottages;
- The protection and enhancement of the flint walls;
- A review is needed of the statutory and local list;
- Site specific improvements:
  - The green space to the south west of Rose Cottage;
  - The public realm.

## PART 2 – HALNAKER MANAGEMENT PROPOSALS

### I INTRODUCTION

#### I.1 FORMAT OF THE MANAGEMENT PROPOSALS

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Halnaker Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the positive features and addresses the negative features and issues which have been identified, to provide a series of Issues and Recommendations for improvement and change, including major changes to the existing conservation area boundary, most of which are the responsibility of Chichester District Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a five yearly basis, as set out in Section 4.

#### I.2 THE PURPOSE OF THE MANAGEMENT PROPOSALS

These Management Proposals have been drawn up following the production of a detailed Character Appraisal for the Halnaker Conservation Area. It provides a framework for future actions which are primarily the responsibility of the District Council, although their successful implementation will also depend on the co-operation and enthusiasm of the Parish Council, West Sussex County Council, and local people.

Government policy, as recently set out in PPS5, has made it clear that conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. These Management Proposals seek to provide a framework for 'managed' change which will ensure that the special architectural and historic interest of the Halnaker Conservation Area is both preserved and enhanced for future generations.

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For Halnaker, this has been achieved by early consultation with members of the community before these documents were drafted. Additionally, the documents were subject to six weeks of full public consultation, commencing with a public exhibition at the St Blaise Centre, Boxgrove on 23rd April 2010. Following this, a Public Consultations Report was prepared (copies are available on request from the District Council), the text amended, and the documents illustrated and put on the Council's website.

The proactive management of conservation areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. The Character Appraisal and these Management Proposals will therefore be of use to the District Council when determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development. The documents will also be of interest to visitors and to Halnaker's residents and business community, all of whom value the buildings and spaces of the village so highly.

## 2 LEGISLATIVE BACKGROUND

### 2.1 THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area.

These are as follows:

- The local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;

- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

### 2.2 THE CONTROL OF DEVELOPMENT AND CHANGE

#### The requirements for planning permission

Certain works to dwellings within a conservation area, which are normally considered to be ‘permitted development,’ will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a conservation area if the cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens.

Recent changes to the General Permitted Development Order may have provided some changes to the constraints mentioned above, so it is always wise to check with the Council first before commencing any work.



Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation such as flats or bedsits have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

### 2.3 NATIONAL POLICY AND GUIDANCE

Central government policy on conservation areas, historic buildings and archaeology is contained in PPS5, published in March 2010. Additional guidance is provided in the accompanying *Historic Environment Planning Practice Guide*, prepared by English Heritage. This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. These expectations are further developed in separate English Heritage guidance on the appraisal and management of conservation areas.<sup>1</sup>

Further government advice, providing local authorities with the power to reject any development that does not positively contribute to the improvement and regeneration of its setting, is set out in Planning Policy Statement no. 1 (PPS1). Whilst not specifically concerned with conservation areas, it does provide broad support for improving standards of design and sustainability.

The draft Heritage Protection Bill, which seeks to re-designate the country's 'heritage assets', and introduce new procedures for dealing with applications to change them, has been delayed. More information can be obtained from the Department of Culture, Media and Sport (DCMS) or English Heritage.

### 2.4 THE LOCAL PLAN AND THE EMERGING LOCAL DEVELOPMENT FRAMEWORK

At present, the Chichester District Local Plan 1999, the Chichester District Local Plan *Supplementary Information 2000*, and the Regional Spatial Strategy, as set out in the *South East Plan* adopted May 2009, form the Development Plan for Chichester District. They will eventually be replaced by the new Local Development Framework (LDF), which is the responsibility of the District Council.

The Local Plan 1999 contains several relevant policies. Chapter 2 *Environmental Strategy* contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under *Built Environment: Policies BE4 and BE5 (historic buildings) and BE6 (conservation areas)*. Archaeology is dealt with under Policy BE3.

Some of the policies from the 1999 Local Plan have been 'saved' and are still relevant, pending the production of a Core Strategy for the LDF which will seek to ensure that locally distinctive policies, not already covered by Planning Policy Statements and the Regional Spatial Strategy, are in place.

The Halnaker Conservation Area was designated on (fill in date). The Local Plan insert map which is still relevant is map no. 45B. This confirms the following designations:

- A linear conservation area is based on part of Petworth Road to either side of the Anglesey Arms Public House (Policy BE6 applies);
- North of Petworth Road, the village lies within the South Downs Area of Outstanding Natural Beauty (Policy RE4 applies) and therefore that part also lies within the new South Downs National Park.

Copies of the relevant policies are included at Appendix I.

<sup>1</sup> English Heritage - Guidance on Conservation Area appraisals - 2005  
English Heritage - Guidance on Management Proposals for Conservation Areas - 2005

### 3 RECOMMENDED ACTIONS

#### 3.1 CONSERVATION AREA BOUNDARY REVIEW

The existing conservation area boundary was drawn up some time ago and in the last ten years or so it has become common practice to expand existing conservation areas to include areas beyond the core of historic buildings, perhaps to include more dispersed historic development or landscape or archaeological features. Boundary reviews also now tend to include recommendations that the designated area is defined by boundaries which follow established legal boundaries, rather than cutting across gardens or through buildings.

##### 3.1.1 Add Halnaker House, a section of the Devil's Ditch, the parkland to the north of the house as far as the ruins of Old Halnaker House, the Cockpit, Little Halnaker, Halnaker Park Cottage, and Halnaker Park

A thorough survey of the proposed extension was carried out on 17 February 2010. Research into the historical development of the original Halnaker House has also been undertaken. It has been ascertained that this area to the north of the current conservation area is important to the historical development of Halnaker and contains the ruins of the original, 14th century fortified manor house. Whilst a large new house has been built in the former gardens to Old Halnaker House (replacing a 1940s house) this house (called Little Halnaker) is a well designed, neo-Georgian mansion which fits into the surrounding landscape and does not have an adverse effect on the various historic buildings or other important features in the immediate vicinity.

Of special interest is the downland setting, with the land rising gently to the north, with large open fields and stands of mature trees. From Park Lane, there are particularly attractive views to the north towards the ruins which are on higher ground, with trees to one side. Halnaker Park Cottage sits in the dip of a shallow valley to the west side of the ruins, but is also visible in long views from the south. From the long driveway which leads up to Old Halnaker House, there are notable views to the north and east towards the top of the South Downs, on which Halnaker Windmill is located. This was built in 1740 but restored from a ruinous shell in 1934, so there are no internal workings or machinery. However the sweeps have been replaced and the building as a whole makes an important contribution to the rural ambiance of the area.



*View over Halnaker Park Cottage to the ruins of Old Halnaker House and Little Halnaker*



*View of the ruins from the Devil's Ditch*

The proposed extension would also take in the listed flint wall along Park Lane, Mews Cottage and Park Cottage, and 1930s Estate workers' semi-detached houses and bungalows off Park Lane (Nos. 1-12 consec. Park Lane).

The following changes are therefore proposed to the Halnaker Conservation Area boundary, taking in four listed buildings (Halnaker House, Old Halnaker House, now ruins, Little Halnaker, Halnaker Park Cottage, and Halnaker Park), three scheduled monuments (the Devil's Ditch, which is part of the Chichester Dykes, the ruins of Old Halnaker House, and the adjoining Cockpit) and the remnants of the historic parkland which once lay between Old Halnaker House and the existing Halnaker Conservation Area.

(i) *Listed wall, Mews Cottage and Park Cottage, and Nos. 1-12 consec. Park Lane.*

The early 19th century flint wall which surrounds the land adjoining the Goodwood Estate Home Farm continues from the junction with Petworth Road along the western side of Park Lane as far as Halnaker Park Cottage. It encompasses a well detailed but unlisted probably mid 19th century one and two storey property (Mews Cottage and Park Cottage) which may have been built as an Estate manager's house.

(ii) *No. 37 Petworth Road*

This is a modest flint and brick cottage which is somewhat hidden up the previous driveway to Halnaker House. It probably dates to the late 18th or early 19th century.



No. 37 Petworth Road

(iii) *Halnaker House (listed grade II)*

Halnaker House lies immediately on the northern boundary of the existing conservation area and was built in c1777 (date plaque) for the Lady Sarah Lennox, daughter of the Duke of Richmond. She later married and became Lady Sarah Napier, with whom George III reputedly fell in love. The two storey red brick building is 'L' shaped and is built with red brick and flint, with peg-tiled pitched roofs. Sashed windows, with their original glazing bars, are notable feature. It is surrounded by a large garden whose southern boundary is formed by the important flint wall which runs along Petworth Road to the north east of Forge Cottage. Close by, a separately owned brick and flint building (Oak Cottage), possibly once in agricultural uses, has been converted into a house and is considered to be a 'positive' building.

(iv) *The Devil's Ditch (scheduled monument)*

The Devil's Ditch forms part of the Chichester entrenchments which are a group of 15 linear earthworks on the gravel plain between the foot of the South Downs and Chichester Harbour. They may date to the Late Iron Age but may also have been used to denote the boundaries to the medieval deer park and adjoining woodland. The line of the Ditch can be traced in an east-west alignment immediately to the north of Halnaker House.

(v) *Old Halnaker House ruins (listed grade I and a scheduled monument)*

Halnaker House was a semi-fortified manor house surrounded by a curtain wall, built originally in the 12th century. The main structure dates to the 14th century with 16th and 18th century modifications. A chapel dedicated to St Mary Magdalene was built in the 13th century and was last used in 1704. The 14th century gatehouse, the most visible feature from the south, had a portcullis and hall, of which some walls remain. It was allowed to fall into decay in the 19th century. The site is privately owned and there is no public access.

(vi) *The Cockpit (scheduled monument)*

This octagonal depression which falls to about ten feet below ground level lies to the north east of Old Halnaker House and may have been built as a sunken reservoir for the house in the post-medieval period. More recently it may have been used for cock fighting, hence the name. It lies within the garden to Halnaker Park (see below).

(vii) *Halnaker Park (listed grade II)*

Halnaker Park is one of Sir Edwin Lutyens later houses, and was completed in 1938. It is two storeys high and built from painted brick, with a raised central portion with wings to either side. The buildings is positioned to face south, taking in the views to the coastal plain beyond.

(viii) *Halnaker Park Cottage (listed grade II)*

Halnaker Park Cottage lies close to the ruins of Halnaker Old House, and dates to the 17th century. Formerly two cottages, the two storey buildings has been refaced in brick with possibly a timber framed structure beneath. Casement windows and a tiled roof add interest. Next to the house are two further single storey brick buildings, probably once used as stables and for storage, which are in keeping with the principal building – one has been converted into a house (Barn Cottage).





*Halnaker Park Cottage*

*(ix) Halnaker Parkland*

A substantial deer park existed around Old Halnaker House from the 14th century onwards. A map of the 17th century shows the park with a central avenue of trees leading up from the south, remnants of which remain in the middle of the open fields which now form the setting to the ruins when viewed from Park Lane. The line of the medieval deer park pale (earthwork) can be traced to the east of the access road to Little Halnaker and Halnaker park, in a north-south orientation, and then along the Devil's Ditch.



*Remnant avenue of trees in the former parkland to the south of Old Halnaker House*

**RECOMMENDED ACTION 1:**

- Add the listed wall, Mews Cottage and Park Cottage, and Nos. 1-12 consec. Park Lane; No. 37 Petworth Road; Halnaker House, a section of the Devil's Ditch; the parkland to the north of the house as far as the ruins of Old Halnaker House; the Cockpit; Little Halnaker; Halnaker Park Cottage; Barn Cottage; and Halnaker Park to the Halnaker Conservation Area.

**3.2 TRAFFIC AND PEDESTRIAN MANAGEMENT**

Because Petworth Road is a busy link between Chichester and Petworth, there is a great deal of traffic through the village, often travelling very fast despite the 40 mph speed limit. The straightness of road further encourages drivers to exceed the speed limit and there are no permanent speed controls such as speed cameras or warning signs. There are also no pedestrian crossings.



*Petworth Road*

The Parish Council, District Council and County Council engineers could consider methods of 'traffic calming' to reduce traffic speed through Halnaker, perhaps by the creation of chicanes with priority to vehicles leaving the village. All traffic measures must however be carefully designed, using traditional materials and low key details with the minimum of signage, so that the character of the conservation area is not adversely affected.

**RECOMMENDED ACTION 2:**

- As opportunities arise, the Parish Council, District Council and County Council will continue to seek ways of improving pedestrian safety and reducing traffic speeds in Halnaker, whilst protecting the special character of the conservation area,.

### 3.3 THE CONTROL OF MINOR ALTERATIONS TO THE UNLISTED HOUSES AND COTTAGES

It has been noted that some of the unlisted 'positive' cottages and houses in the conservation area, such as Adelaide Cottages on Petworth Road, have been adversely affected by the insertion of uPVC windows or doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. This is usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.



Adelaide Cottages

Article 4 Directions are made under the General Permitted Development Order 1995 (as recently amended), and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are already much fewer.

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

**HOUSE EXTENSIONS** – Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space (this lowers the limit of 'permitted development' already imposed by conservation area designation).

**PAINTING OF DWELLING HOUSES** – Planning permission will be required for the painting of a dwelling house.

**ROOFS** – A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows already require planning permission under separate legislation.

**CHIMNEYS** – The removal of a chimney or its partial demolition will require planning permission.

**REPLACEMENT WINDOWS AND DOORS** – The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, does not apply in the conservation area (or listed buildings).

**CREATION OF CAR PARKING IN FRONT GARDENS AND REMOVAL OR REPLACEMENT OF FRONT BOUNDARIES** – The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

There are several unlisted family dwellings in the Halnaker Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the conservation area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. The provision of grants to help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) would be helpful.

### RECOMMENDED ACTION 3:

- The District Council will consider serving an Article 4 Direction on the Halnaker Conservation Area, to cover all unlisted dwelling houses.

### 3.4 THE PROTECTION AND ENHANCEMENT OF THE FLINT WALLS

During the survey work for the Halnaker Character Appraisal, it was noted that some of the flint walls, many of which create the front boundaries to the historic buildings in the conservation area, have either been demolished or have been reduced in height. Whilst it is currently not possible for the District Council to provide grant aid to assist householders to rebuild lost walls, or else provide new walls in appropriate locations, The Council does nevertheless support in principle the concept of new flint walls where they would make a positive contribution to the special character of the conservation area. The loss of any more flint walls can be controlled by the District Council either under existing conservation area legislation (where the walls are over one metre in height facing the highway), or as part of the Article 4 Direction detailed above.

### RECOMMENDED ACTION 4:

- The District Council will continue to protect existing flint walls from demolition (possibly through the additional imposition of an Article 4 Direction as detailed above) and will encourage property owners to rebuild old walls where they have been lost, as well as the provision of new flint walls in appropriate places.

### 3.5 LOCAL AND STATUTORY LIST

The statutory list for Halnaker was drawn up in the 1980s and has not been reviewed since in any systematic way. A number of buildings or structures in the conservation area may therefore be eligible for statutory listing.

The District Council has recently compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District starting with Midhurst and Petworth and eventually more widely. 'Locally listed' buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.

However, there is an increasing interest in local listing nationally, and local listing is given some prominence in the recent PPS5. It is therefore recommended that the District Council should roll out its Local List across the District in order to give better recognition and, where necessary, control, of the historic environment in the whole District. The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 3. Buildings can then be added to the list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole District. Community involvement in the selection process will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions.

Whilst a detailed survey has not been carried out as part of the appraisal process, a number of buildings have been identified which might qualify for local or even statutory listing:

- No. 38 Petworth Road – a late 19th century brick cottage with some Gothic details (drip moulds) suggesting that it may have been built by the Goodwood Estate;



No.38 Petworth Road

- No. 39 Petworth Road – a brick and flint two storey cottage which appears to date to the 19th century or earlier;
- Halnaker Cottage, Petworth Road – an 18th century (or earlier) building with a painted brick front and mid 19th century sash windows, below a steeply pitched peg tiled roof;
- The smithy, Petworth Road, a timber framed weatherboarded single storey building with a peg tiled roof, probably 19th century.



### RECOMMENDED ACTION 5:

The District Council, in association with the Parish Council, will consider drawing up a Local List for Halnaker Conservation Area.

### 3.6 SITE SPECIFIC IMPROVEMENTS

#### 3.6.1 The green space to the south west of Rose Cottage

This piece of over-ground land appears to be somewhat neglected, and the surrounding hedging would benefit from being pruned.



*Land next to Rose Cottage*

- **ACTION BY:** The District Council or the Parish Council could try and ascertain the ownership of this land and contact them to see if improvements could be carried out.

#### 3.7.2 General improvements to the public realm

Halnaker contains a modern paving materials and signage, none of any special merit. The adoption of a common palette of products and materials, perhaps for all of the District's conservation areas, would provide some cohesion and minimise the impact of ad hoc changes.

- **ACTION BY:** The District Council in collaboration with the relevant Parish Councils and West Sussex County Council.



*The pavements in the conservation area are covered in tarmac*

## 4 MONITORING AND REVIEW

The efficient delivery of a conservation service requires regular monitoring of change and the agents of change. The District Council is expected to undertake:

- Periodic reviews of the effectiveness with which the service addresses pressures for change;
- Updating of the baseline photographic survey of the Halnaker Conservation Area on a four-yearly basis;
- Review the Halnaker Conservation Area Character Appraisal on a five-year basis;
- Annual review and updating of the Halnaker Conservation Area Management Proposals.

## 5 ACTION PLAN

The actions below, most of which are the responsibility of the District Council, are based on the Recommended Actions in Chapter 3 of the Management Proposals, and include further actions which are considered necessary to ensure that the Halnaker Conservation Area continues to be 'preserved and enhanced' by the relevant authorities.

**Immediate project (6-18 months)** are generally those that can be adopted without reference to other programmes including resource planning. They will be capable of being completed within the next year:

- Formal adoption of the Conservation Area Character Appraisal as a material consideration in determining planning applications and to inform future historic environment policies;
- Formal adoption of the Management Proposals as a supporting document to a potential future Historic Environment Supplementary Planning Document (SPD);
- Make amendments to the Halnaker Conservation Area boundary as proposed in the boundary review (Recommended Action 1);
- Establish a policy and updated criteria for Local Listing (Recommended Action 6);
- Use community involvement to select buildings and structures for the Local List in Halnaker (Recommended Action 6).

**Medium-term projects (18 months – 3 years)** are those that require preparation but should be completed within three years:

- Serve an Article 4 Direction on the Halnaker Conservation Area (Recommended Actions 3 and 4);
- The Parish Council, District Council and County Council will consider ways of improving pedestrian safety and reducing the speed of through traffic in the Halnaker Conservation Area (Recommended Action 2);

- Seek improvements to the specific sites and buildings as set out in Chapter 3 Section 7 *Site specific improvements*

**Continuous tasks** require regularly revisiting:

- Preserve 'positive' buildings in the Halnaker Conservation Area from unsuitable alterations, extensions or demolition through the usual development control procedures.
  - Ensure that development control practice guarantees that all new development in the Halnaker Conservation Area is of the highest quality, with particular reference to rooflines, height, bulk, materials and details;
- Monitor changes in the Halnaker Conservation Area, including producing and the regularly updating a photographic baseline for the conservation area, which should never be more than four years old;
- Review of the Halnaker Conservation Area Appraisal on a five year basis;
- Carry out a review of these Management Proposals on an annual basis.



## 6 CONTACT DETAILS

For further information about the Halnaker Conservation Area please contact:

The Design and Implementation Team  
Chichester District Council,  
East Pallant House,  
1 East Pallant,  
Chichester,  
West Sussex PO19 1TY.

T: 01243 785166

E: [iwightman@chichester.gov.uk](mailto:iwightman@chichester.gov.uk)

[www.chichester.gov.uk](http://www.chichester.gov.uk)

## **APPENDICES**

APPENDIX 1 RELEVANT LOCAL PLAN POLICIES

APPENDIX 2 MAP 1: TOWNSCAPE APPRAISAL MAP/CA BOUNDARY REVIEW

APPENDIX 3 DRAFT LOCAL LIST CRITERIA

## APPENDIX I RELEVANT LOCAL PLAN POLICIES

Policy BE6, Policy BE1, and Policy RE4

### Policy BE6 Conservation Areas

‘Within designated conservation areas and their settings the District Council will seek to preserve or enhance the special architectural or historic character or appearance of the area and will refuse applications where:

- (i) They include new buildings or extensions or alterations to existing buildings (including shopfronts) which are of inappropriate height, scale, materials or design, to accord with the character of the conservation area;
- (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;
- (iii) The proposals fail to respect the existing historic layout and street pattern of the conservation area and the surrounding settlement (including passageways, alleys and public open spaces);
- (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas’.

### Policy BE1 Settlement Boundary

This policy concerns the Settlement Policy Area boundaries which are shown around some of the settlements in the District, including Boxgrove.

This Policy states:

‘Development will be permitted within these areas providing it is in accordance with the Built Environment Policies and Policies RE7, RE8, C10 to C12, TR1, TR6 to TR8, H1 to H8, H10, H11, B1 to B3, B7, B8, S7, R1, R3, T1 and T2’.

### Policy RE4: Areas of Outstanding Natural Beauty – Chichester Harbour and Sussex Downs: Protection of Landscape and Character

‘Areas of Outstanding Natural Beauty will be conserved and enhanced. Any development which would be harmful to their visual quality or distinctive character will not be permitted except in compelling circumstance:

- Need for development essential for agriculture or forestry or for quiet informal recreation, for roads, the extraction of minerals or the deposit of waste may exceptionally be regarded as compelling provided that the proposal cannot be located or designed so as to meet these needs without giving rise to such harm;
- Applications for roads, mineral working or waste disposal will be subject to the most rigorous examination because of the possible impact of such development on natural beauty. Major developments for any purpose are likely to be inconsistent with the designation of areas of outstanding natural Beauty and any applications will need to be accompanied by environmental assessment; they will be permitted only if there is an overriding national interest and no acceptable alternative location is available;
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality and minimise noise disturbance; particular attention will be given to the setting and to the off-site impact to any traffic generated and any consequential highway improvements on the character, appearance and amenity of villages or the countryside;
- Development outside but near to a designated Area of Outstanding Natural Beauty will not be permitted if it would be unduly prominent in, or detract from, views into or out of the Area of Outstanding Natural Beauty (particularly from roads, Rights of Way or other public places), or would otherwise threaten public enjoyment of the Area of Outstanding Natural Beauty’.



### Policy BE3 Archaeology

The destruction of or damage to scheduled ancient monuments and other features and sites of archaeological interest by development will be prevented wherever possible. There is a presumption in favour of the preservation in situ of important monuments. Where proposed development is likely to affect a known or suspected site of archaeological interest, one or more of the following requirements will be imposed.

#### *Archaeological assessment and field evaluation*

- (i) Applicants will be required to include, as part of their research into the development potential of a site a desk-based archaeological assessment and where appropriate a field evaluation of the archaeological remains. A statement of the findings will be required to accompany the planning application.

#### *Preservation in situ*

- (ii) In order to secure the preservation in situ of important archaeological features and their settings, the district planning authority may require developers to modify their proposals. In appropriate cases, the use of conditions or the completion of an agreement under section 106 of the town and country planning act 1990 may be required to secure a modification. Planning applications must indicate how preservation in situ will be secured.

#### *Arrangements for excavation, recording and publication*

- (iii) If the district planning authority decides that the preservation in situ of archaeological remains is not justified and that development resulting in their destruction should proceed, it will satisfy itself before granting planning permission that the developer has made satisfactory provision for the excavation, recording and publication of the remains before development commences. Such work will be carried out to a specification approved by the district planning authority. In appropriate cases, an agreement under section 106 of the town and country planning act 1990 will be required to secure the investigation.

#### *Conditions to secure excavation and recording*

- (iv) Where the district planning authority has decided that preservation in situ is not justified, it may

impose a condition prohibiting the carrying out of development until excavation and recording have been carried out in accordance with a written scheme of investigation submitted by the applicant and approved by the district planning authority, such schemes shall include proposals for the publication of any findings.

#### *Watching brief*

- (v) The developer will be required to give notice to the district planning authority of an intention to commence development and to satisfy the district planning authority that adequate provision has been made for access and subsequent observation and recording of any finds and other evidence which may be revealed during the development works. The developer will also be required to notify an archaeologist approved by or appointed by the district planning authority of any items unearthed during development which he knows or suspects to be of interest, and to allow adequate time for records to be made by the archaeologist.

#### *Field monuments*

- (vi) Where development is likely to affect adversely the setting of a nationally important field monument whether scheduled or not, permission will be refused.

### Policy BE4 Buildings of Architectural or Historic Merit

The district planning authority will place a high priority on protecting the character and appearance of all buildings of architectural or historic interest. The district planning authority will have special regard to the desirability of preserving listed buildings and their settings. There will be a presumption in favour of the preservation of such buildings, including their settings and any features of architectural or historic interest, unless a convincing case can be made for demolition or alteration; Development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

#### Policy BE5 Alterations to Listed Buildings

Where listed buildings are to be altered or extended the design, detailing and materials must be appropriate to the character of the listed building.

## **APPENDIX 2 MAP**

HALNAKER CONSERVATION AREA TOWNSCAPE APPRAISAL /CA BOUNDARY REVIEW MAP

## APPENDIX 3 DRAFT LOCAL LIST CRITERIA

### 1 Purpose of a Local List

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify locally significant buildings and other features which may not be considered eligible for statutory listing.

### 2 The effect of local listing

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Plan, or in a Supplementary Planning Document in the emerging LDF for Chichester District. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge.

Although there is no statutory protection for such buildings, local listing can be a material consideration to be taken into account in determining planning applications.

### 3 Principles of selection

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of Chichester District. They include the following:

- Buildings which have qualities of age, style, materials and detailing;
- Buildings which relate to the industrial development of an area, including transport;
- Well detailed historic shopfronts;
- Groups of farm buildings where they retain their historic layout, materials and details;
- Examples of late 19th or 20th century social housing, including estate workers' cottages;

- Historic street furniture including seats, signage, post boxes, bollards, or street lighting;
- Historic structures such as horse troughs, pumps, or wells;
- Notable walls, railings or street surfaces;
- Historic sites, where scheduling as an 'Ancient Monument' is not appropriate;
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be locally listed, rather than the whole group. It is likely that most of the entries will date from the mid-19th to the mid-20th century, but recent buildings of outstanding quality could be considered.