



BOSHAM CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS (REVIEW)

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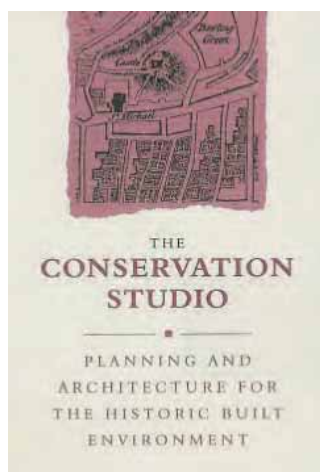
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1 INTRODUCTION

1.1 WHY A CHARACTER APPRAISAL IS NEEDED

This document has been produced for Chichester District Council following consultation with the local community. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is the production of a character appraisal to explain what is important about the area.

Part 1 of this document therefore defines the key elements that contribute to the special historic and architectural character of the Bosham Conservation Area, and identifies negative features (the issues) that might be improved. Part 2, the Management Proposals, sets out a programme for further work, based on the issues identified in Part 1. This process involves a thorough review of the existing conservation area boundary and provides a number of suggestions for change.



Holy Trinity Church

1.2 SUMMARY OF KEY CHARACTERISTICS

The Character Appraisal concludes that the key characteristics of Bosham are:

- Historic marine settlement overlooking the Bosham Channel;
- Outstanding collection of listed buildings;
- Church, Manor House and Mill form a unique group;

- Groups of mainly small scale cottages and a narrow twisting High Street;
- Rural qualities reinforced by fields to the north;
- Significant wild life habitats;
- Tidal shoreline with stunning views across Bosham Channel to Chidham;
- Mixed uses including housing, some shops, a public house and the yacht club;
- Use of imported stone, local Sussex sandstone, brick, clay peg tiles or natural slate;
- Three distinct character areas as set out in Chapter 4;
- Some Post-War development but this is largely unobtrusive.

1.3 SUMMARY OF THE RECOMMENDATIONS

- The District Council will ensure that all new development follows the “Good Practice Guidance” included at Appendix 3;
- **Amend the conservation area boundary to include The Pump House and Clifton House, Bosham Lane and timber pilings opposite Shore Road.**
- The District Council and its partners will continue to work to protect the special maritime and rural qualities of the conservation area;
- The District Council will continue to ensure that all alterations to listed buildings are carefully controlled;
- Any changes to the existing boundaries of the buildings in the conservation area should follow the “Good Practice Guidance” enclosed at Appendix 3;
- Applications for change to all of the “Positive” buildings in the conservation area will be assessed in the light of the “Good Practice Guidance” enclosed at Appendix 3;
- The District Council could approach the owner of the **Pumping Station on Shore Road** to try and agree a phased programme of repairs and improvements.



Listed properties in Bosham Lane

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Bosham is located on a slight peninsula on the Bosham Channel of Chichester Harbour, a name which covers the four inlets between Thorney Island and West Wittering. The village faces southwards and overlooks a tidal estuary and a small inlet off the main channel. The old coastal road (the A259) lies just a kilometre to the north and the county town of Chichester is six kilometres to the east. The A27(T), the modern replacement for the A259, is some three kilometres to the north, but is not directly accessible from Bosham. The South Coast railway line can be accessed at Bosham Station, located beyond Broadbridge between the A259 and the A27(T).

2.2 TOPOGRAPHY

Bosham lies on the shoreline of the flattish coastal plain which marks the boundary between the South Downs and the English Channel. The immediate surroundings are notable for the tidal mudflats to the south and west, and the flat fields which lie to the east and north, where the land rises (just) to the five metre contour.



Quay Meadow



View over Bosham Channel

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Bosham lies on the edge of a slight peninsula overlooking (to the south and west) the estuary of the Bosham Channel, one of four channels which together make up an area commonly referred to as “Chichester Harbour”. Extensive mudflats and salt marshes are revealed at low tide, but at high tide the estuary fills up with water providing particularly stunning views to the south and west. There are also good distance views to the north towards the long line of the South Downs but little visual link with the immediate hinterland to the east and north due to the very flat topography.

A popular waterside walk stretches along the shoreline connecting the various settlements which are located along the different inlets. Part of this is formed by the road which connects Bosham to Bosham Hoe, where there are more boats and moorings. A section of this road, close to Bosham, floods at high tide so there is an elevated pavement “The Trippet” which provides excellent views across the estuary. This is very well used by both residents and visitors, who can park in the large car park located in the centre of Bosham village.

Bosham lies within the Chichester Harbour AONB (Area of Outstanding Natural Beauty), designated as such in 1964 because of its unique blend of landscape and seascape. Chichester Harbour is also designated as an SPA/SAC (Special Protection Area for Wild Birds/Special Area for Conservation) and a Ramsar site (i.e. a wetland of international importance under the 1971 Ramsar Convention).

The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and Bosham lies on the east side of the Bosham Channel. The designation of the AONB provides an additional means of control and will help to prevent unsuitable development, particularly along the shoreline.

Surrounding areas also have their own special character as identified in the Bosham Village Design Statement.

The (July 2005) *Landscape Character Assessment* of the AONB by Chris Blandford Associates confirms that Bosham lies within the AONB Character Area G4 (Bosham Peninsula) on the edge of Character Area D1 (Bosham Channel). The document also contains generic harbourside development guidelines (page 127).

The chief features of Character Area G4 *Bosham Peninsula* are:

- Wide flat to gently sloping peninsula, bounded by Bosham, Itchenor and Fishbourne Channels;
- Mostly large, arable fields divided by rows of hedgerow oaks, low hedgerows and occasional shelterbelts; concentration of nurseries, market gardening and glasshouses east of Bosham;



Views westwards towards Chidham

- Complex irregular and regular field patterns, the result of enclosure at several stages;
- Concentration of woodland around Bosham Hoe, including ancient woodland of Old Park Wood, with its distinctive low growing and gnarled oaks at the water's edge;
- Remnant parkscapes and historic farmhouses;
- 20th century harbour side houses, set in large garden plots, including some detached properties of a suburban character;
- Picturesque village of Bosham. Flint and brick cottages and houses cluster around the harbour side with the church tower, a well known local landmark, rising above;
- Distinctive long views to the South Downs and to Chichester Cathedral;
- Mostly tranquil, rural character.

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area, covered in *Planning and Land Management Guidelines*, page 119.

The chief features of Character Area D1 *Bosham Channel* are:

- Narrow inlet with a series of small coves at its head;
- Mudflats at low tide, with fringing saltmarsh;
- Small timber and concrete jetties, piers and

- landing stages concentrated around Cobnor, Bosham and Chidham;
- Modern yachts are moored in lines along the central channel;
- Remains of sunken boats in the mudflats;
- Distinctive views from the water of the historic village of Bosham and its picturesque church;
- Long views to the South Downs;
- Undisturbed character at the Channel Head.

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area, covered in *Planning and Land Management Guidelines*, page 67.



Shore Road

2.4 GEOLOGY

Beneath the Bosham Peninsula are extensive deposits of brick earth which lie over chalk and the Reading Beds, a layer of red and orange clays which were deposited as alluvial mudflats. To the north, the South Downs provide a source of flint and chalk for lime.

2.5 BIODIVERSITY

The farmland to the east and north of Bosham consists mainly of permanent grass, used for grazing animals, but this is separated from the conservation area by mainly 20th century residential development. A mill leat flows through the village, an 18th century or earlier rerouting of part of the Bosham Stream, which enters into the head of the Bosham Channel at Colner Creek. Another smaller stream, not much more than a ditch, marks the eastern boundary of the conservation area at the side of Meadow House. On the western side of the conservation area (Character Area 1), lying between the estuary and the mill leat, is a large field used for grazing horses and a silted up millpond. This area is bounded by rows of poplar trees and to the south, yews, oaks and other deciduous trees can be found in the churchyard and around Bosham Manor.

The estuary beyond the high water mark is designated as a *Special Protection Area*, a *Special Area of Conservation*, and a *Ramsar* site, one of 114 such sites in Great Britain which were recognised as wetlands of international

importance by a convention of conservationists held at Ramsar, Iran in 1971. The estuary is therefore of very high status as a nature conservation site, and is especially notable for its many species of wild birds which feed on the small invertebrates hidden in the mudflats and salt marshes.



Small stream next to Meadow House



Wild birds in Bosham

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORICAL DEVELOPMENT

Bosham owes much of its former importance to its location at a navigable point at the head of Chichester harbour. There is ample evidence for a Roman presence and it was a significant early Christian monastic site and late Saxon manor.

Before St Wilfred brought Christianity to Sussex in the 7th century AD, St Bede wrote of an Irish monk called Dicul who had a small monastic order of five or six brethren at Bosham. This important site has never been located; perhaps because it is now occupied by the parish church.

In the early 11th century, Bosham appears to have been the chief seat of Earl Godwin, a ruthless leader and virtual kingmaker. In 1049 his eldest son Swegen killed his cousin Beorn in Bosham to protect their claim to the Saxon throne. In 1064 Harold, a younger son of Earl Godwin and the last Saxon king of England, set out from Bosham on the voyage which started events culminating in his falling at the Battle of Hastings in 1066. Representations of the church and hall of Bosham therefore figure on the Bayeux Tapestry. After Harold's fall at Hastings, King William seized the lordship of Bosham as part of his royal demesne, the only holding he kept in Sussex. During the course of the Middle Ages Bosham was granted to various noblemen, brought back into the hands of the Crown and then regranted, until at the end of the 15th century it became a possession of the Berkeley family; the direct line held the estate until 1810 when the then earl granted Bosham to his second son Maurice Fitzhardinge Berkeley. From his cousin Charles, Lord Fitzhardinge (who lived in Old Fishbourne), the property passed to Eric Frederick, Lord Gifford, who sold the estate in 1918. In the 1920s the manor was acquired by the first Earl of Iveagh. It is now part of an Iveagh family trust and is managed on its behalf by the Manor of Bosham Ltd. The only reminder of the Berkeley connection is a public house called the Berkeley Arms, located in Bosham Lane but outside the conservation area.

Bosham was also an important Christian site, and the church unsurprisingly retains elements of several building periods. The earliest parts, the base of the tower and elements of the nave and chancel, survive from a grand rebuilding of the church, probably by Earl Godwin, in the mid - 11th century, before the Norman invasion. The great chancel arch and an extension to the chancel date from the Norman period, probably when the church became collegiate. The north aisle was added in the late 12th century, the chancel was

further extended in the early 13th and the south aisle and crypt were added in the 14th. During the reign of Edward the Confessor, the advowson (the right to appoint the vicar) and all the lands that were owned by the church, were granted to Osbern, who later became Bishop of Exeter. For several centuries, and much to the chagrin of the Bishop of Chichester, Bosham and other local manors including Chidham and Thorney therefore came under the jurisdiction of the diocese of Exeter. In the reign of Henry I, the Bishop of Exeter established a college of secular canons at Bosham, who appointed vicars to carry out their parochial duties in their various parishes which lay close by. At some point these vicars were required to move to Bosham and the remains of medieval gateway in the wall to the south of the path leading to Quay Meadow marks the site of their house. In 1548 the college was dissolved, the prebendaries pensioned off, and the parochial vicar became the vicar of Bosham.

The building now called the Manor House, immediately to the north of the churchyard, is almost certainly on the site of the original Saxon and medieval manor house. The present manor is largely the work of the Berkeleys and dates from the 17th and 18th centuries but there is medieval work in a ruined building at the rear.

Because there was no watercourse on the Bosham peninsula which was powerful enough to power a mill



Holy Trinity Church tower



Bosham Manor House from the churchyard

or deep enough to provide water in time of drought, at some stage a leat was taken off the Bosham Brook, which rises from natural springs at Funtington and enters the Bosham Channel just below Broadbridge. This may even have happened during the Roman occupation as a supply to fresh water would clearly have been needed, although the route of the present Millstream, which leads from the south of Ratham to Bosham, probably dates to the 18th century. At about this time a large mill was provided on Bosham quay, utilising parts of an earlier building. This has since become the Bosham Sailing Club, but it fortunately retains some of its 19th century machinery.

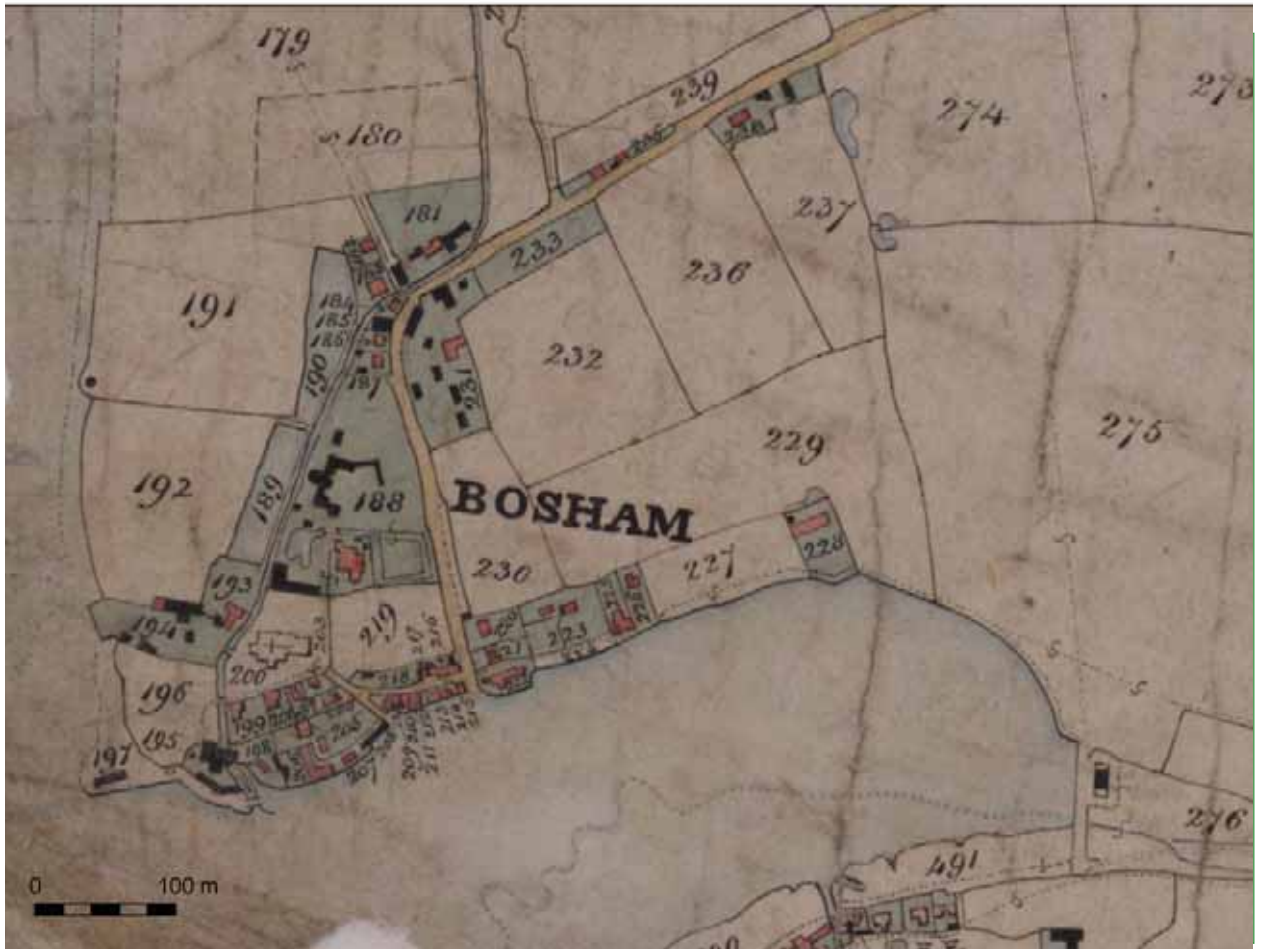
Bosham did suffer a decline due to the elevation of Dell Quay and Emsworth in the 18th century, which took trade way from the small port. However, great changes took place in and around Bosham in the 19th century when Bosham continued to slowly expand. A new National School was provided at the eastern edge of the village in 1834 (now a house). However, in spite of the area's early connections with Christianity, in 1825 the village was described thus:

"The village of Bosham was until 1812 proverbial for ignorance and wickedness, there being no gospel either in the established church or out of it."

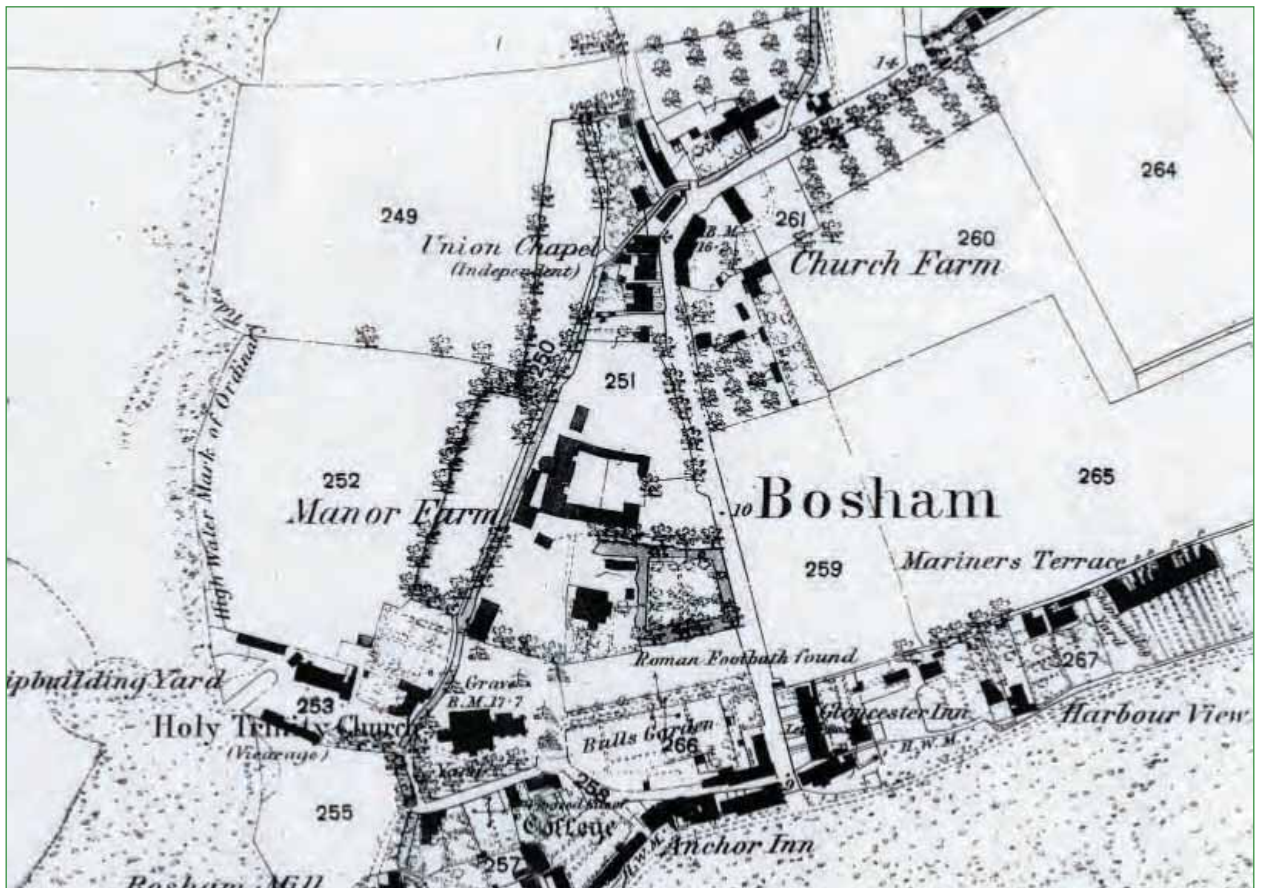
Soon afterwards, in 1837, a non-conformist church was therefore built in Bosham (the Congregational Church in Bosham Lane) which provided an alternative place of worship. In the 1830s the last of the commons and the open fields around Bosham were enclosed. By 1841 the population of the parish, still then largely engaged in boat building, fishing and agriculture, had risen to over 1,000, of whom 783 lived in the village. Bosham also got a new railway station in the mid-1840s when the new railway line was built along the south coast but unfortunately this was some distance inland to the north of Broadbridge. This compared to places such as Emsworth and Chichester which had an economic advantage because these settlements lay directly on the route.



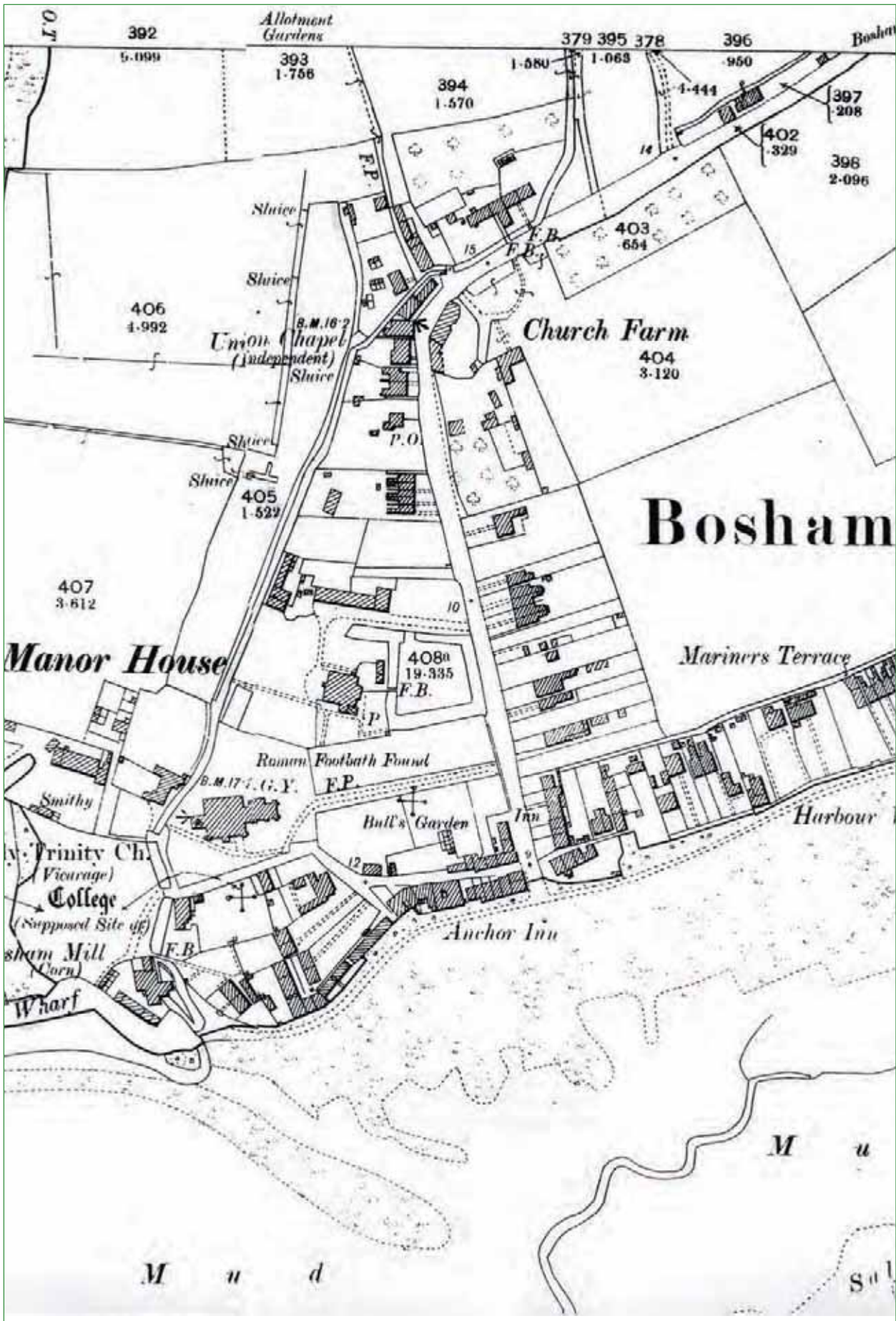
Former mill leat next to Bosham Sailing Club



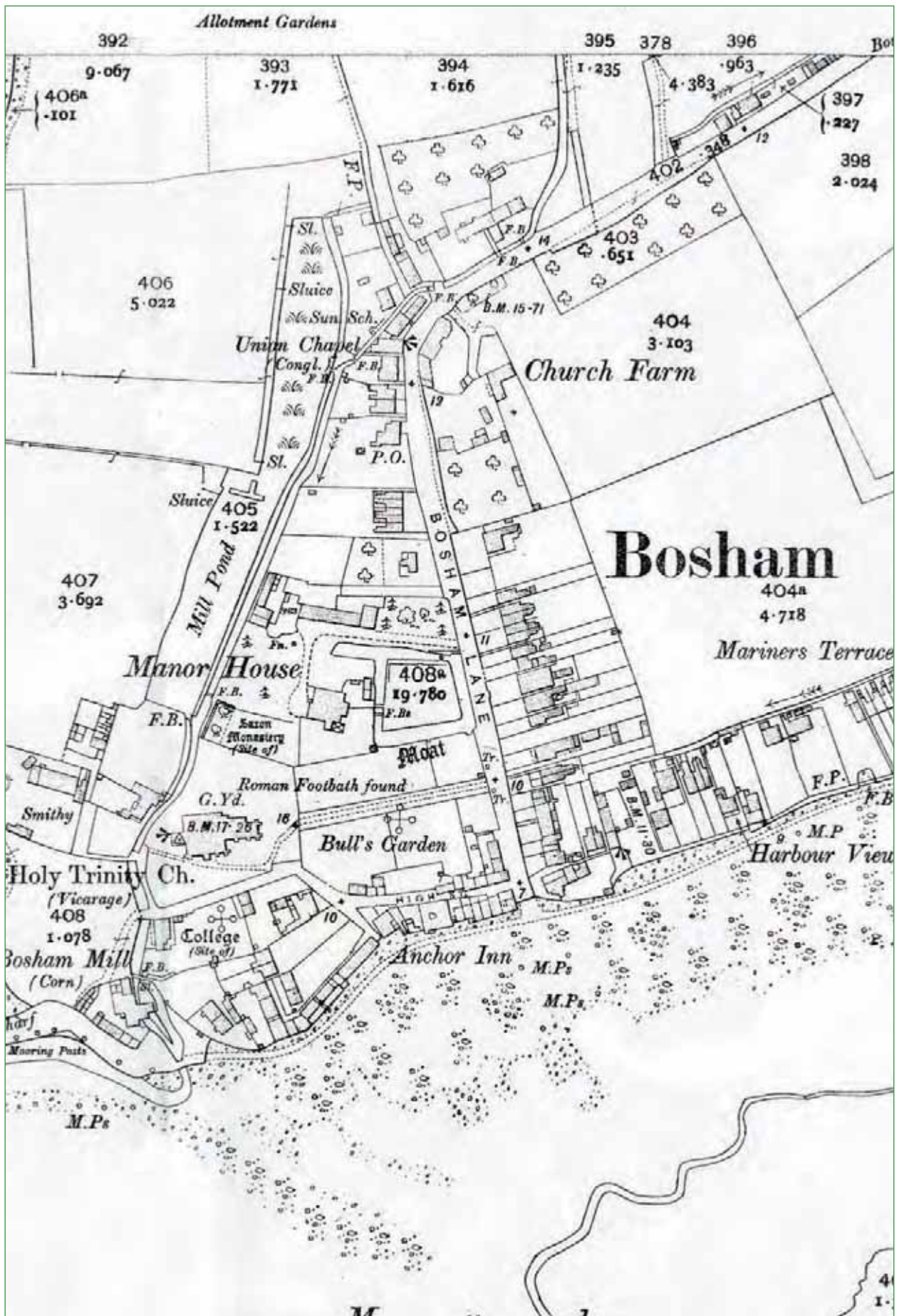
1839 Tithe Map



1875 First Edition OS



1898 Second Edition OS



1909 OS 25" published 1912



Former Congregational Church in Bosham Lane

At the beginning of the 20th century, living standards in Bosham were still very poor, and piped water came only in 1910. The gradual decline of the traditional boat building, fishing and agricultural industries before and after World War I meant that from the 1920s onwards more and more of the local residents were involved in leisure-based activities, such as making small yachts and dinghies for summer visitors. At about this time, new houses were built for wealthy owners as holiday or retirement homes including a select estate at Bosham

Hoe. New houses were also built in Bosham, such as The Slip on Quay Meadow, and other historic buildings substantially restored, such as Chandler's House (also known as The Old Town Hall). This expansion slowed down during the 1940s and 1950s, but from the 1960s onwards increased prosperity brought pressure for more homes in the area, so that today the historic core of Bosham is somewhat hemmed in by more recent housing estates. However the strong link with the sea remains as testified by the many boats and yachts which are moored on the estuary and the survival of the Bosham Sailing Club and other boat-orientated businesses in the area.

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Holy Trinity Church (grade I) , with Saxon origins, and Norman and later additions;
- 17th century Manor House with adjoining medieval moat;
- 18th century Mill House and Mill, with surviving mill leat;
- A number of early (16th or 17th century) timber-framed cottages;
- Brick and flint cottages and houses of the 18th and 19th centuries;
- Historic Quay Meadow and The Trippet – the elevated walkway along the side of the estuary.



Visitors enjoying the ducks on the former mill leat



The Trippet

3.3 ARCHAEOLOGY

Because of its particularly rich natural resources the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c.500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later prehistoric deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth.

Bosham has been settled from the Roman period onwards and the church may occupy a Roman site. Various Roman finds and the close proximities of the Roman buildings at Fishbourne and Broadbridge, underpin the importance of the location.

The Sites and Monuments Record (SMR) for Bosham records the following features:

- Neolithic flint working site found near Bosham in 1982;
- Roman or medieval pottery found in the garden of Hope Cottage, Bosham, in 1982;
- Excavations of 1968 in the garden of the Mill House produced some Roman and some medieval remains;

- Roman tile and layer of discarded oyster shells noted on the edge of the Millstream between Holy Trinity Church and the Mill;
- Bronze Age cinerary urn and possibly 13th stone capital found at Critchfield Cottage, Bosham, in 1888;
- Roman "footbath" discovered near to Holy Trinity Church in 1855;
- Statue of the head of a Roman emperor, found in the area of Bosham church in the 18th century (now in Chichester Museum);
- Bosham Manor House of the 17th century and its medieval moat;
- Holy Trinity Church is built on a Roman site – evidence from excavations;
- Secular college established in Bosham in the 7th century AD;
- Remains of building in SW corner of Manor House, dating to the 12th or 13th centuries;
- Medieval vicarage to south of church was demolished in 1840 (had been converted from the medieval college);
- Windmill shown on First Ed OS map of 1875 – since demolished.

4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

Bosham is a small village on the side of an estuary, so the principal spatial feature is the contrast between the compact village centre, with its Manor House, church and mainly residential properties, with the openness of the mudflats or water (depending on the tide). The village is almost unbelievably picturesque with the church spire providing a focal point in views across the estuary from the west and south. Along the shoreline, the raised walkway (The Trippet) is a very popular public amenity, which ends in the village at Street End. In the centre of the village the narrow High Street and many listed cottages and houses are jumbled together in an informal, very unplanned layout. The group formed by the church, Mill House, Brook House and the Mill is particularly notable, as is their relationship to Quay Meadow, a small green space edged by the mill leat and the shore, and providing stunning views westwards over the water. Bosham Lane, which leads out of the village, is more planned in terms of layout with a strong building line to the east side of the road, and a slightly more varied building line to the west, interrupted by the boundary and trees to the Manor House which effectively screen it from the road. Along Shore Road, further quite regimented historic terraced properties sit well back from the street, with Mariners Terrace (listed grade II) being particularly notable due to the long, thin gardens which are fully exposed to the gaze of walkers along The Trippet. At certain times this, with Quay Meadow, is the busiest part of the village with visitors taking the air along the shoreline. By contrast, the pathway along the shoreline to the north of Bosham is usually much less busy although the views across the water are equally attractive.

In summary, the key characteristics of the conservation area are:

- Historic marine settlement overlooking the Bosham Channel;
- Outstanding collection of listed buildings;
- Church, Manor House and Mill form a unique group;
- Groups of mainly small scale cottages and a narrow twisting High Street;
- Rural qualities reinforced by fields to the north;
- Significant wild life habitats;
- Tidal shoreline with stunning views across Bosham Channel to Chidham;
- Mixed uses including housing, some shops, a public house and the yacht club;
- Use of imported stone, local Sussex sandstone, brick, clay peg tiles or natural slate;
- Some post-war development but this is largely unobtrusive.



View southwards from Bosham

Within the conservation area, there are three separate *Character Areas*, according to the arrangement of the open spaces; the historic form of development, including the road layout and plot boundaries; the relationship of the buildings to the street; the types of buildings and their use of materials; and the uses and activities within each area. These “Character Areas” are: (i) The field and boat park facing the estuary; (ii) Bosham Lane; and (iii) The village centre, based on the church, quay and waterside. Their principal features are:

Area I: Open fields, shoreline and boat park – key characteristics:

- Green area abutting the tidal estuary with largely rural qualities;
- Flat, open field with drainage ditches occupied by horses;
- Large boat park adjacent to largely filled-in mill pond;
- Tidal shoreline with stunning views across Bosham Channel to Chidham;
- Significant wild life habitat.



Holy Trinity Church from Quay Meadow

Area 2: Bosham Lane – key characteristics:

- Main road out of the village with a mixture of mainly residential buildings;
- Strong building line to east of lower Bosham Lane, with a good group of mainly 19th century houses set back from the road behind front gardens;
- The Manor House and the former farm buildings on the west side of lower Bosham Lane are set back from the road and largely hidden by mature trees and other boundaries;
- To the north, the Millstream Hotel is a focal building as the road bends towards Chichester;
- Use of Mixen stone, brick, clay peg tiles or natural slate;
- Boat storage area off public car park maintains maritime links;
- Some post-war development but this is largely unobtrusive.

Area 3: The village centre: church, quay and waterside – key characteristics:

- Bosham village centre with important early church and mill;
- Picturesque location on the edge of the tidal estuary;
- Quay Meadow overlooks the water and the moored boats;
- War Memorial in one corner of Quay Meadow;
- Tidal walkway along the shoreline with stunning views;
- Groups of mainly small scale cottages and narrow twisting High Street;
- A few prestigious houses dating mainly to the 18th or early 19th centuries;
- Little modern development.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

Plan form

Bosham contains all of the elements of an early settlement with its church, manor house, farm, mill leat and mill. The plan form of the conservation area has developed over the centuries but appears to have originally been based on a Roman basilica which was located on a site beneath the church. This may have been a lookout tower which simply took advantage of the viewpoint along the estuary offered by the prominent location. The Saxon church was built on the same site, then the Norman, so the hub of the settlement was fixed at a very early date. The Saxon manor house was probably located to the north of the church on the same site as the present Manor House, and later, the Mill, Mill House and Church Farm (located at the bend of Bosham Lane to the north) were all important constituents to the village layout.



View northwards from Area 1



View of Bosham from Area 1



Bosham Lane - Area 2



Bosham Lane - Area 2



Quay Meadow



High Street (back of Anchor Bleu Public House)



Quay Meadow (Brook House in background)



The Old Town Hall (Chandlers House)

There is some uncertainty about the date in which the mill leat was built and the present Millstream may be no earlier than 18th century. However its location next to the church and Manor House is typical of medieval practice and it may be that its current course is merely an 18th century remodelling of an earlier leat. It is likely that the Romans would also have required a supply of fresh water so parts of the leat may even date back to their occupation. Together these different components have created the settlement of Bosham as seen today, and although there was a great deal of new buildings in the 18th and 19th centuries, the medieval layout was not affected. The survival of Quay Meadow as an open green space is one of the village's most notable features.

Building types

Most of the historic buildings in the conservation area are small vernacular cottages with a number of more prestigious gentry houses, of which the Manor House, The Old Town Hall, Brook House and the Mill House are the most significant. Other building types include the 18th century Mill (and its associated Mill House), several former warehouses on the quay, and Church Farm House, the only "agricultural" building in the conservation area (although this function has long since ceased). Finally there is one religious building, Holy Trinity Church, the Congregational Church in Bosham Lane having been converted into a house some years ago.

Boundaries

The boundaries to these properties are very varied although flint walls predominate. In the village centre, along High Street, the tightness of the buildings to the narrow street allow for only a few courtyard type front gardens, although in Bosham Lane there is a much more space with quite deep front gardens so walls (made of brick or flint), fencing and hedging can all be seen. The flint walls are generally very simple with, or without, a brick coping. A good example is the flint wall to the churchyard, about 1.200 metres high, and made from beach cobbles laid in horizontal lines with a roughly finished top. A similar flint wall marks the front boundary to the Manor House. The use of traditional lime mortars for these walls is very important although unfortunately some have been

Re-pointed using inappropriate modern cement mortars. A white painted timber picket fence in front of Bell Cottage in Bosham Lane, and an even more striking example at the entrance to Church Farm House, are appropriately rural. Along the northern section of Bosham Lane hedging and trees become much more important, although here are still examples of low flint walls. The Trippet, the elevated walkway above Shore Road, is built from a variety of imported stones, said to have been brought into Bosham by boats which used the stone as ballast. Outside The Old Town Hall, the boundary wall is made from large irregularly shaped



Trees around Holy Trinity Church

blocks of Mixen stone (from Selsey) decorated with flint galletting – small flakes of flint which were inserted into the joints to strengthen the mortar. Further examples of imported stone can also be seen in other locations in the conservation area, both in boundary walls and in the buildings.

4.3 OPEN SPACES, TREES AND VIEWS

Open spaces

The most important open space in the conservation area is Quay Meadow, an informal, grassed area located between the church and the quay. It contains few trees but the eastern boundary is marked by the Mill leat and it is overlooked by the most important historic buildings in the conservation area – the church, Mill House, Brook House and the Mill. Stunning views over the estuary can be seen, and the rather ramshackle appearance of the quayside, with its wooden moorings posts, adds to the informality of the space. This is a popular location for visitors and the many ducks on the mill leat and the other seabirds on the mudflats provide constant noise and entertainment. Otherwise the only other open space in the conservation area is the field to the north, but this is privately owned and not accessible to the public. However, the estuary itself provides an “open space” in terms of views and activities, and is visible to the west and south of Bosham.

Trees

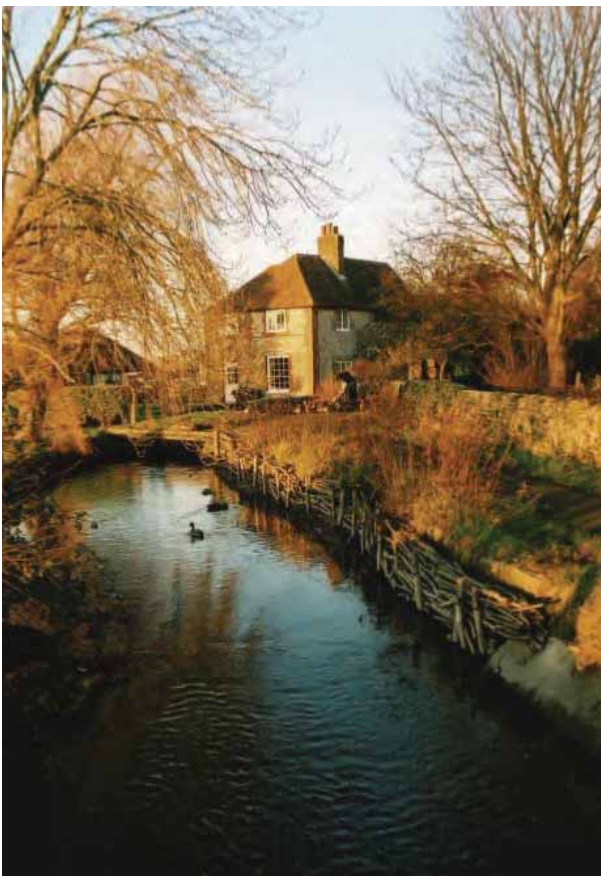
The most important trees in Bosham are the ancient yews and other mature trees in the churchyard and in the garden of the Manor House, which effectively screen the building from the public’s gaze. A long avenue of trees marks the walkway from Bosham Lane to the churchyard – an attractive feature. There is also a notable stand of poplar trees to the east of the central public car park; there are a row of cypress leylandii between the main car park and the Extension which are of no local significance other than a wind break. Other trees groups can be seen around the Millstream Hotel and Church Farm



Flint wall to churchyard



The spire glimpsed from the High Street



Former mill leat in Quay Meadow

House; to the east of New Buildings at the end of Shore Road; to the north of field in Character Area 1 (poplars); and to the east of the boat park. The most significant trees and tree groups are marked on the Townscape Appraisal map. A number of trees have been lost since the original character appraisal was undertaken and further tree planting with native species is encouraged

Views

Because of the enclosed nature of the village centre, views within the core of the conservation area are limited to vistas along the tightly packed High Street. However, there are important views across the estuary from the southern and western edges of the conservation area, and southwards down Bosham Lane to the water. The spire of Holy Trinity Church is the most important local landmark and is visible from different

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

The Bosham Conservation Area encompasses a village centre, with a variety of commercial premises including a public house, a number of small shops, the Bosham Sailing Club, and a Quay master's office. Around this central core are a cluster of residential properties (which face either Quay Meadow or the High Street), and beyond, a further more continuous line of cottages and houses along Bosham Lane. At the northern end of the lane, the Millstream Hotel is a popular attraction. Holy Trinity Church provides spiritual support to the local community. There are few reminders of the village's agricultural past apart from the name Church Farm House (no longer the centre of a farm) and the Mill House and Mill, both now in different uses.



Millstream Hotel

Bosham is a pretty village and its waterside location makes it a popular destination for visitors all through the year, particularly for bird watchers and walkers. Additionally the presence of the Bosham Sailing Club, and the local mooring facilities, makes Bosham an important centre of sailing and other boating activities. These are dependent on the tide which ebbs and flows dramatically through the day. The Trippet can become busy at weekends and in the height of the summer, when the central car park is full.



The Trippet

5.2 LISTED BUILDINGS

There are 71 listed buildings in the conservation area, all of them listed grade II apart from Holy Trinity Church, which is listed grade I. Most of them are in residential uses, with a few in commercial uses such as shops, offices, and the Anchor Bleu Public House. The majority date to the 18th or early 19th centuries, but there are some examples which are much earlier, the church (9th century onwards) and the Manor House (17th century onwards) being the most notable. In the village centre, there are several cottages which look 18th or 19th century due to their facing of stucco, flint, stone or brick, but which retain elements of earlier, timber-framed structures (the group of cottages on the north side of the High Street, and the public house, are examples). The listed buildings are concentrated around Quay Meadow, the High Street, Shore Road (where they are set well back from The Trippet), with a further group on the bend of Bosham Lane around the Millstream Hotel and Church Farm House. The vernacular forms, steeply pitched roofs covered in handmade clay peg tiles, and largely informal layout, provide a strong sense of place and give Bosham a unique character which is reinforced by the estuary-side location.



Chapel Cottage, Bosham Lane (listed grade II)



The former mill



Former Mill House

Again, the use of handmade clay tiles, and simple vernacular forms, is characteristic of the conservation area, although the building can only be glimpsed from the churchyard and is not visible at all from Bosham Lane.



Mill leat next to the former mill

Around Quay Meadow, and facing the church, are further listed buildings which form a significant historical group. The Mill House and Mill (now the Bosham Sailing Club) are both faced in red brick and stone rubble with peg-tiled roofs. They appear 18th century but both have earlier origins and represent several building phases. To one side, the mill leat retains some of the equipment needed to control the flow of the water, and despite the use of the building as a club house for the Sailing Club, the Mill House retains the character of a working building, with its tarred weather-boarding and informal tile hanging. To the other side, and located in a key position between the church and mill, is Brook House, one of the more prestigious gentry houses in Bosham, which was built as the vicarage in 1743. This retains a number of typical Georgian details – almost symmetrical front, front doorway framed by pilasters, and attractive elevations of grey and red brick. The garden wall between it and the lane dates to the 14th century and may have formed part of the medieval college. On the other

The most important building is Holy Trinity Church, with Saxon and Norman elements. Built from stone rubble with a steeply pitched clay tiled roof, the square tower with its shingled broached spire is an important local landmark. Its long history and the survival of much pre-Conquest fabric means that it is considered to be one of the most famous and most distinguished medieval churches in Sussex.

Close by, the Manor House has a mainly 18th century elevations of brick, flint and stone on an earlier building (there is a 16th century fireplace inside). The Saxon manor was probably on the same site, possibly within the moat which now lies to the east of the building.



Bosham Quay



Mariners Terrace

side of the mill are some former warehouses which must once have been used for storage. These are now used as offices for the Quay Master and the Bosham Manor Estate. Close to the quayside, another former warehouse, also 18th century, is used for storage by the sailing club. The survival of both of these buildings and their present-day, informal use, which has not resulted in any major external changes, helps to maintain the maritime character of the quay.

The remaining listed buildings in the village are mainly thatched, timber-framed cottages, often re-fronted in brick, flint or stone in the 18th century or later, or more formal terraces of early to mid 19th century houses, such as Mariners Terrace and New Buildings, both in Shore Road. The exceptions are The Old Town Hall, also known as Chandler's House, dated 1694 but much restored, probably in the 1920s; and a small but significant group at Chapel Corner comprising the former Congregational Church (1837), now approved for conversion into a house, and the adjoining Sunday School (1875), also now approved for residential use.

Finally, the Millstream Hotel in Bosham Lane is an 18th century house now somewhat extended to create one L shaped building with a large modern extension, but the main frontage, facing Bosham Lane, is notable for its varied use of local materials (grey and red brick, and Mixen stone) and for its picturesque location beside



Nos 1 & 2 Church Cottages



New Buildings

the mill leat, which forms the boundary between it and the road.

5.3 POSITIVE BUILDINGS

There are a number of key unlisted buildings within the Bosham Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and, with the listed building described above, form an important part of the special architectural and historic interest of the area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map.

These are located mainly on the east and west side of the southern section of Bosham Lane. Mostly they date to the late 19th century and have stuccoed painted fronts with sash windows and pitched slated or tiled roofs. The best examples are the two matching terraces which almost face each other – Gordan Terrace and Adelaide Terrace.



Adelaide Terrace

5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, including timber (for framing and cladding); a variety of imported stone, mainly grey or silver-coloured and probably sourced from the Bembridge quarry on the Isle of Wight, Dorset or Devon; knapped or boulder flint; red, brown or white brick; and clay roof tiles, usually handmade and producing the pleasing variations in texture which are so important on many of the buildings. Clay was found locally so brick and tiles would have been relatively cheap as a building material, although field and beach flints would of course have been free. A number of the historic buildings, mainly of the mid to late-19th century, are rendered and painted, usually white or a pastel colour. Many of the earlier cottages are also roofed in thatch, which would have originally been produced locally but is now brought from Kent or even further afield.

In summary:

Roofing:

- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally e.g. many of the 18th and early 19th century properties in the High Street and Quay Meadow area;
- Grey slate (shallower pitches) – imported from Wales or the West Country e.g. some of the unlisted but positive buildings facing Bosham Lane;
- Thatch – made from straw rather than water reed – examples include Brooklyn Cottage and Chapel Cottage, Bosham Lane; Quay Cottage, Quay Meadow; Waterside, Bosham Lane; and Church Cottages, High Street.

Walling:

- Mixed imported stone, flint and brick on a variety of outbuildings and cottages e.g. Bosham Castle, High Street elevation; part of the rear elevation of the Mill; side of Corner Cottage, High Street; front elevation of Church Cottages, High Street;
- Timber framing, infilled with flint or brick e.g. The Thatched Cottage in High Street;
- Tarred or stained timber weather-boarding e.g. the Mill and Raptackle, the former warehouse on the quay;
- Red brick, often enlivened by the use of blue or grey brick e.g. Chapel Cottage, Bosham Lane and Galleon House, High Street;
- Grey headers with red brick dressings e.g. Brook House, Quay Meadow; Riverside, Bosham Lane;
- Painted render, usually white or a pastel colour e.g. Loafers, Bosham Lane; Before Anchor and The Old Ship, High Street; and Adelaide Terrace, Bosham Lane;
- Whole beach pebbles or cobbles, set in lime mortar, e.g. boundary wall around Holy Trinity Church;



Slate roofs (former school, Bosham Lane)



Corner Cottage



Raptackle



Galleon House



Riverside



Before Anchor and The Old Ship, High Street

- Mixen stone, sometimes with flint chipping (galletting) to the joints e.g. east wing of Millstream Hotel; the wall in front of The Old Town Hall;
- Brown and yellow stock brick, mainly for the unlisted 19th century buildings in Bosham Lane.

Windows (all timber and usually painted white):

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter e.g. nos. 2-6 (consec) Bosham Lane, called Gloucester Terrace;
- Side opening casement with six or eight lights e.g. cottages in the High Street and at the northern end of Bosham Lane.



Mixen stone outside The Old Town Hall



Glencoe, Bosham Lane (on left)

Before Anchor and The Old Ship, High Street

Front doors (all timber and painted):

- Six panelled either with raised and fielded panels or flush panels e.g. Galleon House, High Street;
- Modest ledged and braced "cottage" doors e.g. Chapel Cottage, Bosham Lane.

Overall the impression of colours is that they are very varied, but within the central part of the village, around Quay Meadow, the orangey-brown of the handmade clay tiles and bricks predominates. Of note also is the silvery-grey of the flint and stone walls the pastel-painted elevations of the many cottages and houses in the High Street and Bosham Lane. Along Shore Road, the handmade clay tiled roofs again are significant, with red brick elevations.

5.5 PUBLIC REALM

There are hardly any historic paving materials in the conservation area, the pavements of which are generally covered in black tarmac with granite or bluey-grey stone kerbing (e.g. Bosham Lane) or modern concrete kerbs. The simplicity of these materials suits the riverside location of the conservation area. The only examples of surviving historic paving is in the churchyard, a small strip of what appear to be Pennant limestone at the southern end of Bosham Lane, and some varied stone paving close by at the entrance to the churchyard walk. Simple traditional street name signs are made from aluminium, with white lettering on a black background. Unpainted traditional timber finger posts have been provided by the County Council to mark the many public footpaths through the area.

There is no street lighting in the conservation area. In several locations, timber telegraph poles and overhead cables are a little obtrusive. Litter bins are plain black plastic and again unobtrusive. Simple timber seats have been provided for visitors on Quay Meadow, and other seats are scattered around the conservation area, such as the timber bench seat in Bosham Lane outside the White House.



Casement windows in the High Street



Quaymaster's Office, Bosham Quay



Pennant stone paving in Bosham Lane

6 ISSUES

6.1 NEGATIVE FEATURES

Bosham is a well preserved, riverside village with few obvious threats to its character apart from its popularity and the obvious pressures created by visitor numbers at certain times of the year. The buildings are generally in good condition and it is clearly a desirable location in which to live, particularly because of its proximity to the water and the availability of moorings and other sailing facilities. Chichester is also a short and convenient drive or railway journey away. However, the following “negative” features have been identified in each Character Area:

Area 1: Open fields, shoreline and Dinghy Park:

- Derelict former boat yard (known as the Burnes Shipyard site) and adjoining land is currently in 2011 an eyesore on the edge of the conservation area.
- One of the important views identified in the CACA has recently been compromised (from the north towards the church) by the construction of a two-story dwelling on the site of the previous Shipyard Cabin.
- A row of elms was lost in the churchyard on its southern flank in the early 1970s and it now has fewer trees

Area 2: Bosham Lane negative features:

- The large car park in the village centre draws traffic through the main street; the pavement linking the car to the busiest part of Bosham Lane is discontinuous
- A row of unsightly modern flat roofed garages and offstreet parking on the access road to the car park;
- Creation of off-street parking for the village shops and Glencoe over 50 years ago on the east side of Bosham Lane has resulted in the loss of the front garden and given an unfortunate precedent for others in the road.
- Some obtrusive telegraph poles and overhead cables;
- It should also be noted the profusion of road signs the length of Bosham Lane but especially near Bosham Walk giving a very cluttered feel to the public realm.



Derelict land to north of Bosham Conservation Area

Photos of negative features to be updated/added



Back elevations to listed High Street properties

- Plastic windows on some unlisted buildings e.g. Manor Lodge and Manor Side, Bosham Lane; the former United Reform Church, Bosham Lane which is Grade II Listed;
- Following traffic and storm damage to walls to the north east of Chapel Corner next to and opposite Millstream Hotel, failure to repair attractive brick boundary walls with their traditional half round capping pieces

Area 3: The village centre: church, quay and waterside – negative features:

- Some of the elevations of the listed buildings on the south side of the High Street, facing the estuary, retain modern elements such as flat roofed extensions, plastic windows and in one case, a satellite dish;
- Pressure for new development is obvious, and some has happened, such as the terrace of three town houses to the immediate east of The Dovehouse, and the two pairs of new houses at the eastern end of Shore Road, with their garages and off-street parking provision.

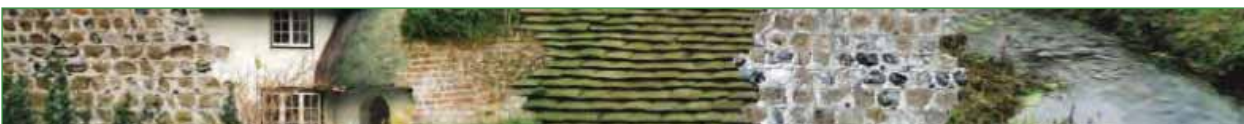
6.2 ISSUES

Following a review of the various “negative” features previously identified in 6.1, the principal “Issues” are considered to be as follows:

- The pressure for new development due to the popularity of Bosham;
- The need to protect the maritime and rural qualities of the village;
- A few unsympathetic alterations to listed buildings;
- Some loss of front boundaries to create car parking; in some cases hardstanding has been allowed replace tended gardens.
- The use of modern materials and details in some of the unlisted “positive” buildings;



New development off Shore Road



1 BACKGROUND

The designation of a conservation area is not an end in itself as under Section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* the District Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

Part 1 of this document, the Character Appraisal, therefore assesses the character of the Bosham Conservation Area and identifies the positive features which make the conservation area special. Additionally, the character appraisal also notes the less attractive, negative features and these are discussed in Chapter 6 "Issues".

Part 2 of this document, the Management Proposals, presents proposals to achieve the preservation and enhancement of the conservation area's special character, by providing a series of recommendations for future action based on the issues raised in Chapter 6.

This document reflects government guidance as set out in *Planning Policy Guidance 15 'Planning and the Historic Environment'*, English Heritage guidance titled *Guidance on the management of conservation areas* (August 2005), Best Practice guidelines, and policies within the *Chichester District Council Local Plan - First Review* adopted in April 1999.

It is recognised that the Bosham Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. Some of the actions itemised in Chapter 2 *Recommendations* will have to be financed by the District Council, the Parish Council or West Sussex County Council, and it is accepted that of necessity they will need to be prioritised according to the availability of funds. Others may need to be financed by private landowners who may be reluctant to invest in any improvements. The purpose of this document is to provide the District Council with a possible programme which could be implemented with the help of the community over a five year period, although it may not be possible to achieve all of the actions within this timescale.

2 RECOMMENDATIONS

2.1 CONSERVATION AREA BOUNDARY REVIEW

The existing conservation area boundary was drawn up some time ago and recently it has become common practice to review existing conservation area boundaries to consider areas beyond the core of historic buildings, perhaps to include more dispersed historic development or landscape or archaeological features.

Boundary reviews also provide an opportunity to ensure that the designated area is defined by boundaries which follow established legal boundaries, rather than cutting across gardens or through buildings. A thorough review of the existing conservation area boundary was undertaken as part of the survey work for the Village Design Statement. Following this review the following change is proposed to the Bosham Conservation Area boundary:

Pump House, Bosham Lane

Add the Pump House, a 1920s/30 ArtDeco style building and the adjacent Clifton House, Bosham Lane and the whole of their curtilages.

Reason:

This will encompass a well built and attractively detailed Pump House building of the 1920s or 1930s, which is considered to be 'positive'.

RECOMMENDED ACTION 1:
Designate the additional part of Bosham as part of the conservation area.

2.2 THE PRESSURE FOR NEW DEVELOPMENT

Some development has already taken place recently in the conservation area, most notably along Shore Road where two new groups of houses have been built. The pressure for further development is great, given the popularity of the village due to its waterside location and varied sailing facilities. For instance, the former boatyard on the northern edge of the conservation area is clearly a site for development, although this has been identified in the Local Plan as a site for employment, rather than housing. There are also a number of buildings



within the conservation area which have large gardens where development might be seen as a possibility, such as the properties off the northern section of Bosham Lane, and Meadow House, in Shore Road. These sites lie within the District Council's Development Boundary as set out in the Local Plan but also within the conservation area, where the special character must be preserved. This document therefore includes at Appendix 3 a *Good Practice Guide* to new development within the Bosham Conservation Area, which will need to be taken into account (as well as local and national planning policies) when considering any applications for change within the Bosham Conservation Area.

RECOMMENDED ACTION 2:

All new development should follow the "Good Practice Guidance" included at Appendix 3.

2.3 THE NEED TO PROTECT THE MARITIME AND RURAL QUALITIES OF THE VILLAGE

Bosham is one of Chichester District's outstanding conservation areas, complete with its Saxon and Norman church, Manor House, Mill and other historical features. The continued protection of its special rural and maritime character is the responsibility of the District Council, but also of the County Council, the Parish Council, local residents, and the owners of The many businesses within the village. Designation as a conservation area has already acknowledged the area's



Boundaries in Bosham need to be protected

"Special interest" and as the local planning authority the District Council has an important role in protecting and enhancing the village's many attributes.

RECOMMENDED ACTION 3:

The District Council will continue to work with the various stakeholders in Bosham, including West Sussex County Council, the Parish Council, local residents, the Sailing Club, the Manor Estate, and other business owners to ensure that the special maritime and rural qualities of the conservation area and the surrounding area are preserved and enhanced.



Bosham from the east



Unlisted "positive" buildings

2.4 A FEW UNSYMPATHETIC ALTERATIONS TO LISTED BUILDINGS

A small number of listed buildings in the Bosham Conservation Area have suffered from unsympathetic alterations including the addition of flat roofed extensions, modern windows, and satellite dishes, which are out of keeping with the historic character of the listed building. It is accepted that some of these may have been completed before the buildings were listed, but clearly the District Council needs to remain vigilant and ensure that all alterations are subject to Listed Building Consent applications and that subsequently the quality of the work is carefully monitored.

RECOMMENDED ACTION 4:

The District Council will continue to ensure that all alterations to listed buildings which affect the building's special architectural or historic interest in the Bosham Conservation Area are subject to detailed applications for Listed Building Consent (and Planning Permission, where relevant) and that the quality of the completed work is checked carefully.

2.5 SOME LOSS OF FRONT BOUNDARIES TO CREATE CAR PARKING

Bosham is notable for its variety of wall materials: grey and silver stone, yellow Mixen stone, flint cobbles, and brick. All of these add to the special character of the conservation area, particularly by enclosing views along the street. Occasionally, these have been removed to create off-street car parking, creating disruptive breaks in the street.

RECOMMENDED ACTION 5:

Any changes to the existing boundaries of the buildings in the conservation area should follow the "Good Practice Guidance" enclosed at Appendix 3.

2.6 THE USE OF MODERN MATERIALS AND DETAILS IN SOME OF THE UNLISTED "POSITIVE" BUILDINGS

A few of the unlisted historic buildings in the conservation area have been unsympathetically altered by the insertion of plastic windows and other modern details. Despite these changes, they make a *positive* contribution to the character and appearance of the conservation area. Additionally, over-large or poorly designed extensions could be a potential issue. These *positive* buildings are all marked on the Townscape Appraisal map.

RECOMMENDED ACTION 6:

Applications for change to all of the "Positive" buildings in the conservation area, as identified on the Townscape Appraisal map, will be assessed in the light of the "Good Practice Guidance" enclosed at Appendix 3.

2.7 THE POOR CONDITION OF THE PUMPING STATION, SHORE ROAD.

This building is privately owned but appears to be suffering from neglect.

RECOMMENDED ACTION 7:

Southern Water could be approached to try and agree a phased programme of repairs and improvements.

2.8 LOCAL AND STATUTORY LIST

The statutory list for Bosham 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 compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District 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.

It is therefore recommended that the District Council 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 proposed criteria for local listing are set out in Appendix 4. 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.

The Chichester Harbour Conservancy will be included in any proposals to draw up the new Local List.

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

- The Slip, Quay Meadow
- Pump House, Bosham Lane
- Waterside, Bosham Lane
- Berkeley Cottage, Bosham Lane
- 15 Gordon Terrace, Bosham Lane
- Redfern House, Bosham Lane
- Greengate, Bosham Lane
- 14 Adelaide Terrace, Bosham Lane
- Thorpe Cottage, Bosham Lane
- Broadbridge House, Bosham Lane
- Holly Cottage, Bosham Lane
- The Poplars, Bosham Lane
- 1 and 2 The Laurels, Bosham Lane
- Little Thatch, High Street
- Pumping Station to South of Shore Road

RECOMMENDED ACTION 8:

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

2.9 THE CONTROL OF MINOR ALTERATIONS TO UNLISTED DWELLINGS

It has been noted that some of the unlisted 'positive' cottages and houses in the conservation area 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.

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 where permitted development rights are already limited.

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

HOUSE EXTENSIONS - 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 can be required for the painting of a dwelling house.

ROOFS - A planning application can 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 can require planning permission.

SOLAR PANELS - Fixing of a solar panel on a roof fronting a highway or other public space can require planning permission

REPLACEMENT WINDOWS AND DOORS - The replacement of existing windows and doors which front a highway, private road or open space can 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, can require planning permission.

There are many unlisted family dwellings in the Bosham 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.

RECOMMENDED ACTION 9:

The District Council will consider serving of Article 4 Directions on the Bosham Conservation Area, to cover all unlisted dwelling houses.



3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed regularly in accordance with the program of review agreed by Chichester District Council. It will need to be assessed in the light of the emerging Local Plan and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising;

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with Enforcement. The first review was undertaken during 2012 and 2013 by the Bosham Association in consultation with the Parish and District Councils and approved by the District Council on 7th May 2013.

4 CONTACT DETAILS

For queries on planning matters or general conservation advice you are encouraged to consult the District Council's planning officers who will be pleased to assist.

Telephone 01243 785166

E-mail designandimplementation@chichester.gov.uk

Or write to:

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



APPENDIX 1 LEGISLATIVE BACKGROUND

NATIONAL PLANNING POLICY

Government advice on the control of conservation areas and historic buildings are set out in the National Planning Policy Framework (NPPF). Further advice about conservation area management, including the production of management proposals, has recently (March 2011) been updated and republished by English Heritage.

LOCAL PLAN CONSERVATION POLICIES

There are several relevant policies in the *Chichester District Council Local Plan - First Review* adopted in April 1999. 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)*.

The Bosham Conservation Area was designated in October 1969. The Local Plan insert map which is relevant is no. 6. This confirms the following designation:

- A conservation area is based on the High Street, Quay Meadow, Bosham Lane and Shore Road;
- A Settlement Policy Area (policy BE1) defines a much larger area, encompassing the conservation area and the mainly Post-War housing developments which are located to the north and east of the conservation area;
- A "Strategic Gap" green open space designation covers the fields to the north of Bosham;
- The whole area is included within the Chichester Harbour AONB;
- The estuary beyond the high water mark is designated as a *Special Protection Area* (Policy RE7), a *Special Area of Conservation* (Policy RE7), and a *Ramsar* site (Policy RE7).

NEW LOCAL PLAN

In due course the Local Plan will be replaced by the New Local Plan. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.

NEIGHBOURHOOD PLAN

Bosham Parish has recently embarked on the preparation of a Neighbourhood Plan for the whole Parish which includes the conservation area.

This Conservation Area Appraisal Document will help inform the emerging policies within the Plan in relation to development affecting the conservation area.



APPENDIX 2 COMMUNITY INVOLVEMENT

The original Character Appraisal, with its Management Proposals, was prepared in close partnership with Chichester District Council.

The document along with the conservation area boundary was reviewed in connection with the preparation of the Bosham Village Design Statement by a team comprising local residents, Parish Councillors and members of the Bosham Association.

Public consultation on the revised document commenced with a public exhibition at the Bosham Village Hall on Friday 22nd February 2013 and the document was also put on the Council's website for six weeks until the 5th April 2013 with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

The revised document was approved by Chichester District Council for development control purposes on 7th May 2013 and will be a material consideration when taking decisions about applications for development within, or on the edges of, the Bosham Conservation Area.

The document will also inform other agencies and individuals whose activities impact on the fabric of the Bosham Conservation Area, such as West Sussex County Council, Bosham Parish Council, the Manor Estate, Chichester Harbour Conservancy, local traders and householders.



This document should be read in conjunction with the Bosham Village Design Statement and the Chichester Harbour Design Guidelines for new Dwellings and Extensions, and the Chichester Harbour AONB Landscape Characterisation Assessment 2005, which provides the context for future development in Bosham.

- 1 CONSERVATION AREA DESIGNATION
- 2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA
- 3 ARTICLE 4 DIRECTIONS
- 4 NEW DEVELOPMENT
- 5 LISTED BUILDINGS
- 6 POSITIVE BUILDINGS
- 7 ROOFS
- 8 FRONT BOUNDARIES AND DRIVEWAYS
- 9 TREES
- 10 SATELLITE DISHES

1 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 District Council is under a general duty to ensure the preservation and enhancement of the conservation area, and has a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;
- Extra publicity is given to planning applications affecting conservation areas and the District Council must take into consideration the desirability of preserving and enhancing the character of the conservation when determining such applications. 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 and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that all positive buildings within the conservation area (as annotated on the Townscape Appraisal map) will automatically be preserved unless a very good case for demolition can be made.
- Written notice must be given to the District Council before works are carried out on any tree in the area;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The District 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 (similar to the powers which protect listed buildings);

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

In a conservation area, certain works to family houses within the designated 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 works which can be carried out to a family house or within its grounds without a planning application is substantially smaller in a conservation area than elsewhere.

These are:

- Planning permission is needed for extensions to family houses in conservation areas where they add more than 10% or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission which is limited to 15% or 70 cubic metres, except for terraced houses which are also limited to 10% or 50 cubic metres, wherever they are located;
- Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for any alteration to the roof of a family house 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 family house whose cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.

It is worth noting that 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 (flats), have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

3 ARTICLE 4 DIRECTIONS

Designation as a conservation area means that the District Council can consider whether serving an Article 4 Direction is appropriate, by withdrawing permitted development rights for unlisted family dwellings. This could affect all of the “positive” family dwellings where unsympathetic change would be most detrimental. The changes that are commonly controlled by an Article 4 Direction are:

- The enlargement, improvement or other alteration of a dwelling (this includes new windows and doors);
- Alterations to the roof (such as changing the roof material);
- The construction of a porch;
- The provision of a building or enclosure, such as a swimming pool;
- The construction of a hardstanding and the creation of a new means of access;
- The painting of external walls.

The District Council can consider serving an Article 4 (2) Direction, which does not require an application to the Secretary of State, although thorough public consultation is needed. In many of the conservation areas in the District, Article 4 (2) Directions would help to protect the historic character of the area and the District Council will consider their use as and when resources are available.

4 NEW DEVELOPMENT

All applications for new development within Chichester's conservation areas are considered in the light of policies contained within the adopted Local Plan and central government guidance. For conservation areas, it is especially important to maintain the historic form of development, such as buildings lines, plot ratios and building form and uses. There is a general presumption that all listed buildings, and buildings marked as “positive” on the Townscape Appraisal maps, will be retained, and their setting protected. There is also a presumption that existing open spaces, especially those which are defined within the Character Appraisal for each conservation area, will be protected. Gardens, fields and other landscape features all make a vital contribution to the conservation area's “special character or appearance” and should therefore be retained.

Where new buildings are to be allowed, their design should be carefully considered in terms of their context, so that they fit in with their surroundings in terms of scale, density, massing and bulk. Over dominant, cramped development is usually inappropriate in a conservation area.

5 LISTED BUILDINGS

Listed Building Consent is required from the District Council for all alterations or extensions which affect the character of the listed building. The interior as well as the exterior of the building is covered by the listing, so changes to such features as fitted cupboards, panelling, staircases and even floorboards all require Consent. The listing description is merely a tool for identification so the exclusion of any particular feature does not mean that it is not “listed”. It is a criminal offence to alter a listed building without having first obtained Consent so owners should always check first with the District Council before commencing work.

6 POSITIVE BUILDINGS

As part of the appraisal process, and as recommended by English Heritage and in PPG 15, “positive” buildings have been identified and are marked on the Townscape Appraisal maps for each conservation area. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the 19th century, but some are early 20th century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. The District Council may also, as resources permit, consider serving an Article 4 (2) Direction on the positive buildings which are family dwellings, to control unsympathetic alterations such as the installation of uPVC windows.

7 ROOFS

In all of Chichester's conservation areas, but most particularly in the more urban areas, roofs play an important part in contributing to the area's special character. Their pitch, shape and materials are all important and should not be compromised by the insertion of over-dominant rooflights or dormers. The loss of chimney stacks and chimney pots will be resisted by the District Council, particularly on listed and positive buildings within the conservation area.

Thatch, handmade clay tiles and natural slate are the traditional materials for roofs within the conservation areas. For thatched roofs, the District Council will continue to encourage the use of long straw thatch and traditional details. Historically, long straw would have

been sourced from local farmers as a waste product from grain production, and roughly shaped before fixing, often over the top of old thatch. This gave the buildings a characteristically shaggy outline which the modern “combed wheat reed” roofs tend to lack. Combed wheat reed is also straw, but it is a more processed material which when fixed produces a much flatter, thinner roof than long straw. It has also become usual for the ridges of thatched roofs to be repaired using *raised* ridges, with decorative swirls and crescents, rather than the much simpler but historically more correct *flush* ridge which continued the outside face of the main roof. The use of water reed results in an even greater change of character, as this material is laid in thinner layers, given a crisper, more angled outline, with raised ridges adding to the difference. Organic long straw is now being grown commercially in Kent, so it is possible to source the correct material.

Handmade clay tiles are another material which would have been made locally, but which can still be purchased from brick makers in West Sussex. They are notable for their curved shape, producing a softly undulating roof shape which machine-made tiles, which tend to be almost flat, cannot emulate. Their soft reddish-brown colour is another important local feature. Ridges are created by rounded clay tiles, sometimes crested.

Natural slate was rare in West Sussex before the mid-19th century but its use became almost ubiquitous after the 1840s when slate became more fashionable and also far more affordable due to the coming of the railways. Welsh slate is preferable to imported slate as its colour is a better match for existing roofs and, because of tighter quality controls, it lasts much longer. Lead flashings, simply detailed (no curves or cut-outs), is traditional with slate.

Cast iron rainwater goods are required on listed buildings, but cast aluminium, which is cheaper and which almost replicates the sections of cast iron, is acceptable on non-listed buildings within the conservation area.

8 FRONT BOUNDARIES AND DRIVEWAYS

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a conservation area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries and the creation of hardstandings, often using modern materials such as concrete or tarmac. For many of the conservation areas in Chichester District, the front boundary walls, made from a variety of materials - brick, flint, sandstone or limestone - make an important contribution to the character and appearance of the area and they should be retained as far as possible.

Generally, the District Council therefore wishes to

discourage private owners from carrying out such alterations. Permission will usually be required from the County Council for the creation of a new crossover onto a public highway, and for listed buildings, Listed Building Consent will be required for the demolition of any existing walls. For non listed buildings in a conservation area, Conservation Area Consent may also be required to demolish a front boundary wall. For the rural conservation areas, new driveways should be covered in a “soft” material, such as gravel or resin-bonded gravel, rather than tarmac or concrete blocks or slabs.

Where there is a real threat to the conservation area, the District Council can control the creation of hardstandings and the removal of more minor walls through the imposition of an Article 4 (2) Direction. This can be allied to a Direction to control other unsympathetic changes, such as the installation of uPVC windows or front doors.

9 TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100mm diameter at 1.5 metres above the ground, must give the Council six weeks written notice before starting the work. This provides the 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 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 managed forest or is in another agricultural use.

10 SATELLITE DISHES

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:

- The dish does not exceed 90mm in any dimension;
- No part of it must exceed the highest part of the roof;
- It is not installed on a chimney;
- It is not on a building exceeding 15 metres in height;
- It is not on a wall or roof slope fronting a highway or footway;
- It is located so its visual impact is minimised;
- It is removed as soon as it is no longer required; and
- There is not a dish already on the building or structure.

If any of these do not apply, a specific planning application will be required, and it is unlikely that permission will be granted.

APPENDIX 4 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.

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