



# FISHBOURNE CONSERVATION AREA

## CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

March 2007

Appendices updated March 2012 to reflect legislative changes

# FISHBOURNE CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



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## PART I FISHBOURNE CONSERVATION AREA CHARACTER APPRAISAL

Contents:		Page
<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Why a Character Appraisal is needed	1
1.2	Summary of the Key Characteristics	1
1.3	Summary of the Recommendations	2
<b>2</b>	<b>Location and landscape setting</b>	<b>3</b>
2.1	Location	3
2.2	Topography	3
2.3	Relationship of the conservation area to its surroundings	4
2.4	Geology	5
2.5	Biodiversity	5
<b>3</b>	<b>Historic development and archaeology</b>	<b>7</b>
3.1	Historic development	7
3.2	Surviving historic features	12
3.3	Archaeology	12
<b>4</b>	<b>Spatial analysis</b>	<b>14</b>
4.1	Character areas	14
4.2	Plan form, building types and boundaries	15
4.3	Open spaces, trees and views	17
<b>5</b>	<b>Definition of the special interest of the conservation area</b>	<b>18</b>
5.1	Activities and uses	18
5.2	Listed buildings	18
5.3	Positive buildings	19
5.4	Building materials and colours	19
5.5	Public realm	22
<b>6</b>	<b>Issues</b>	<b>23</b>
6.1	Negative features	23
6.2	Issues	23



## **PART 2 FISHBOURNE CONSERVATION AREA MANAGEMENT PROPOSALS**

1	Background	24
2	Recommendations	25
3	Monitoring and review	30
4	Contact details	31

### **APPENDICES**

Appendix 1	Legislative background	32
Appendix 2	Community involvement	33
Appendix 3	Good Practice Guidance	34
Appendix 4	Bibliography	37

### **ILLUSTRATIONS**

#### **Maps**

1840	Tithe Map	9
1876	First Edition Ordnance Survey	10
1898	Second Edition Ordnance Survey	10
1912	Third Edition Ordnance Survey	11
	Scheduled Monuments	13
1839	Tithe Map	28

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## I INTRODUCTION

### I.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 I of this document therefore defines the elements that contribute to the special historic and architectural character of the Fishbourne 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 I. This process involves a thorough review of the existing conservation area boundary and provides a number of suggestions for change.

### I.2 SUMMARY OF KEY CHARACTERISTICS

The Character Appraisal concludes that the key characteristics of the conservation area are:

- Historic settlement at the head of the Fishbourne Channel;
- Proximity of Fishbourne Roman palace;
- Linear form of development along Fishbourne Road with mainly detached and terraced historic buildings;
- The Bull's Head Public House is the principal building;



*Fishbourne Road*



*Mill Lane*



*Mill Pond*

- Small area of grass creates a village green with the Fishbourne village sign a major feature;
- Mill Lane has more rural qualities enhanced by the spacious form of development and the mill pond;
- Pendrills cottage and Saltmill House the most important listed buildings;
- Use of flint, red brick and clay roof tiles;
- Picturesque mill pond with views across the water to the reeds and woodland beyond;
- Public footpaths connect eastwards along the mill leat towards Fishbourne Meadows and westwards through reed beds to the Fishbourne Channel;
- Two distinct character areas as set out in Chapter 4.



*St Peter and St Mary's Church*

### 1.3 SUMMARY OF THE RECOMMENDATIONS

- The District Council will continue to ensure that all alterations to listed buildings are subject to detailed applications for Listed Building Consent (and Planning Permission where relevant);
- Applications for change to the "Positive" buildings in the conservation area will be assessed in the light of the "Good Practice Guidance" enclosed at Appendix 3;
- All alterations and repairs to the existing pavements in Fishbourne should be carried out using matching materials; and existing stone kerbs and gutters should be protected;
- Traffic calming measures could be implemented in Fishbourne Road;

- Changes to the front boundaries of the buildings in the conservation area should follow the "Good Practice Guidance" enclosed at Appendix 3;
- A rolling programme of undergrounding overhead wires could be implemented;
- All new development should follow the "Good Practice Guidance" included at Appendix 3;
- The conservation area boundary should be amended to include the buildings in Old Fishbourne - St Peter and St Mary's Church, Fishbourne Manor (and its associated barn) and Fishbourne Meadows.



*Fishbourne Meadows*

## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 LOCATION

Fishbourne is located immediately to the west of Chichester, at the head of the Fishbourne Channel, one of four channels which together make up an area commonly referred to as “Chichester Harbour”. The A27(T), the modern replacement for the historic coastal road (now the A259), which connected Portsmouth to Chichester, marks the eastern boundary of the conservation area. The A259, following the line of the 18<sup>th</sup> century turnpike road, passes directly through the village from east to west.

### 2.2 TOPOGRAPHY

Fishbourne lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel. A small stream, the Fishbourne, meanders through the Fishbourne Meadows to the south-east of the village. The immediate surroundings are flat and notable for the many watercourses, mill leats, and ditches which transverse the fields and marshy ground which surround the conservation area to the south. The five metre contour runs through the northern edge of the settlement but the ground level hardly changes for at least a kilometre, rising gradually towards the fields and woods to the north-west of Chichester.



*The A259 passes right through the village (Fishbourne Road)*

### 2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Fishbourne sits at the northern head of the Fishbourne Channel, with outstanding views to the south across the mudflats and reeds which form part of the tidal estuary. To the east, the A259 has been diverted to allow for the Chichester Bypass, built in the late 1980s. This forms an impenetrable barrier to one side of the village and unfortunately produces a high degree of traffic noise. To the south-east, the original, medieval settlement of Fishbourne lies across an area of open green space and woodland. Immediately to the north of the conservation area, and somewhat sandwiched between the village and



*Bridge over the Fishbourne stream*



the A27(T) lies the Roman palace of Fishbourne, now in the guardianship of English Heritage. Further north, and to the west, the conservation area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development before Broadbridge is reached.

The majority of the Fishbourne Conservation Area, south of the A259, 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 (ie a wetland of international importance under the 1971 Ramsar Convention).

The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and Fishbourne lies at the head of the last. The designation of the AONB provides an additional means of control and will help to prevent unsuitable development, particularly along the shoreline.

A recent (June 2005) *Landscape Character Assessment* of the AONB by Chris Blandford Associates confirms that Fishbourne lies within the AONB Character Area H1 *Havant to Chichester Coastal Plain* and on the edge of Character Area D3 *Fishbourne Channel*.

The chief features of Character Area H1 *Havant to Chichester Coastal Plain* are:

- Flat, coastal plain on brickearths, sands and gravels;
- Open arable farmland, with strong rectilinear field patterns; small hedged paddocks associated with the villages;
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Printhead; Fishbourne and Langstone;
- Linear historic settlements follow, or are located in close proximity to, the Roman road line of the A259,
- Dense urban development of Havant, Chichester, Emsworth and Southbourne;
- Occasional views from the south of the A259 to the harbour.

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 D3 *Fishbourne Channel* are:

- Long narrow inlet;
- Winding channel;
- Mud and shingle exposed at high tide. Underlying chalk and red and orange clays of the Reading Beds are occasionally revealed;
- Patches of fringing saltmarsh;



View towards the Fishbourne Channel

- Largely undeveloped shoreline with wooded appearance;
- Old wooden boats at Dell Quay are a distinctive feature;
- Undeveloped and mostly tranquil 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 71.

## 2.4 GEOLOGY

Fishbourne lies on deposits of marine alluvium with brick earth on the edges of the settlement. This lies over chalk and the Reading Beds, a layer of red and orange clays which is exposed in places. Natural springs provide fresh water and are noted on modern maps to the south-west of the conservation area, feeding into the estuary. To the north, the South Downs provide a source of flint and chalk for lime.



Chichester Harbour AONB / Fishbourne Meadows information board

## 2.5 BIODIVERSITY

The farmland to the west and south-west of Fishbourne consists mainly of permanent grass, used for grazing animals, and some of this is separated from the conservation area by the mill pond, creek and mudflats associated with the Fishbourne Channel. The Fishbourne stream flows through Fishbourne Meadows (to the south-east of the conservation area) from east to west, feeding the large mill pond which is such an important part of the conservation area on its southern edge. This mill pond and the adjoining marshland is maintained by the Chichester Harbour Wildfowlers Association.

Fishbourne Meadows are owned by West Sussex County Council and partly represents the former Roman harbour, now silted up and reclaimed in the past for grazing. The land represents a range of plants from coastal grassland to base rich fen meadows. The fen meadow includes southern marsh orchid and marsh arrow grass. It is an important habitat for water voles and is designated as a *Site of Nature Conservation Importance*. Several footpaths cross the partially wooded area, linking St Peter and St Mary's Church with the village centre.

The majority of the Fishbourne Conservation Area, to the south of the A259, lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). A small section of the conservation area, comprising the mudflats to the head of the Fishbourne Channel, is designated as



*Footpaths connect the village to the Fishbourne Channel*



*Flint and lime are important local building materials (back of the Bull's Head Public House)*



*Marshland next to the mill pond*

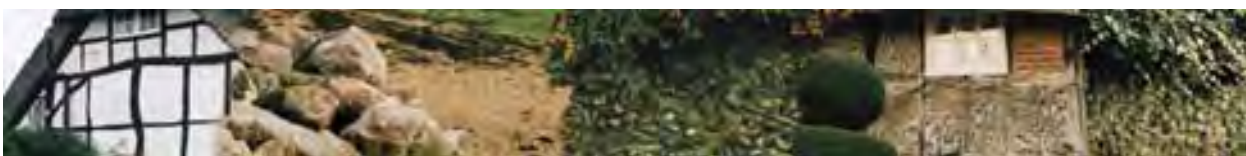


a *Special Protection Area*, and a *Special Area of Conservation* lies just outside the conservation area boundary, covering a similar area to the Special Protection Area. A “Strategic Gap/Ramsar Site” lies between Fishbourne creek and the conservation area. A *Ramsar* site is one of 114 such sites in Great Britain which were recognised as wetlands of international importance by a convention of conservationists held at Ramsar, Iran in 1971. The Fishbourne Channel 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.

*Footpaths link St Peter and St Mary’s Church to the present Fishbourne Conservation Area*



*Fishbourne Creek*



### 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

#### 3.1 HISTORICAL DEVELOPMENT

Fishbourne was developed by the Romans as a harbour serving their invasion of Britain in AD 43 and, after the military had moved on, the construction of a palatial Mediterranean style residence nearby. The harbour was located to the south-east of the present conservation area on land which has since silted up (Fishbourne Meadows). The modern settlement lies on the A259, which at this point follows the line of the 18<sup>th</sup> century turnpike, although further west it follows the approximate line of the Roman road which connected Chichester to Southampton and Winchester.

Before the Roman invasion the Chichester harbour area was a political centre of the local Atrebatian tribe. Their close alliance with Rome led them to plead for help from the Emperor against adjacent belligerent tribes at a time when the Romans were looking for a pretext for the invasion of Britain. When the inevitable happened the harbour proved an ideal base from which the invading Roman army could be supplied. The Atrebates were subsequently rewarded for their support by being allowed to retain their independent status as a client kingdom under their King Togidubnus. It seems likely that the series of classically inspired buildings constructed at Fishbourne after the military had left were part of the reward for Togidubnus

– culminating in a formal palace like nothing else in the north-western provinces.

Excavation has revealed three principal building phases. The first, shortly after the Claudian invasion of AD 43, is represented by the post-holes of timber buildings, including a granary. In the last quarter of the 1<sup>st</sup> century a more substantial structure of greensand blocks was erected on the site to the north of the earlier timber buildings. This villa is arranged around an open court and consists of an east and a north wing. After about a decade the buildings were largely demolished and replaced by a massive, four-winged classical building with spectacular carvings, painted walls and mosaic floors. Most bore geometric patterns but one consisted of a naturalistic, polychrome design incorporating floral motifs, dolphins, fish and vases. This was the building that we now know as Fishbourne Palace. Before the Roman withdrawal from Britain the great palace had been burnt to the ground. The fire came at a time of great unrest, and whether it was sparked off by an accident or by an uprising or pirate raid is unknown.

After the Romans left in the 5<sup>th</sup> century AD, Fishbourne ceased to have any significance, although nearby Bosham was an important centre for early Christianity (a monastic cell is said to have existed in the 7<sup>th</sup> century) and for Saxon leaders, the most important of whom was Earl Godwin, whose son Harold was killed at the battle of Hastings. At this point Fishbourne was held by Harold's brother Earl Tostig, who was also slain



*The remains of Fishbourne Palace lie to the north of Fishbourne Road*

in battle.

Fishbourne emerges again in the Domesday survey of 1086 as *Fiseborn* (meaning *a river of fish*), being held by the French Abbey of Seez. The present village was called New Fishbourne, in distinction from Old Fishbourne, which lay within the parish of Bosham. In the north of the parish are a number of late Iron Age entrenchments which coincide with parts of parish boundary. This district was heavily wooded in early times and constituted part of the Broyle forest, which was given to the Bishop of Chichester by Henry III in 1227. In 1416 the property of "alien" religious houses were seized by the Crown and the Sussex estates of Seez Abbey, including Fishbourne were granted to the nunnery of Syon. After the Dissolution of that house in the mid-16<sup>th</sup> century Fishbourne, for the first time called a manor, was annexed to the honor of Petworth in April 1540. After this the descent becomes complicated, but by 1684 the lordship had come into the hands of Sir Thomas Miller whose family had risen to wealth and position as clothiers and maltsters. The ownership of New Fishbourne gave them a country seat and also a harbour. His descendent, Dame Susannah Miller, was in control of the manor in 1785, and Sir Thomas Miller in 1788. The Rev. Sir Thomas Combe Miller sold the manor to Edward Stanford between 1870 and 1876. He died about 1882 and his widow bequeathed it to Major-General Byron.

Mills were always an important part of life in Fishbourne, and over the years there have been at least six mills in the settlement, two of them windmills. At Domesday there were two mills in Fishbourne, of which one was probably on the stream at the head of the Fishbourne Channel (the Freshmyll) and the other, using the tide, further south along the estuary (the Saltmyll). The former was probably that acquired by Seez Abbey in 1270, frequently referred to in later records including in 1462 and in 1565. By 1565 the Freshmyll seems to have disappeared, and by the late 16<sup>th</sup> century a rebuilt "Salt Mill" seems to have been the only mill at Fishbourne. This mill is first mentioned in 1460 and was rebuilt in the late 16<sup>th</sup> or early 17<sup>th</sup> centuries. A large tidal mill pond enabled the mill to function. In the latter part of the 19<sup>th</sup> century it was

owned by James Shepherd, blacksmith and wheelwright, who put these activities before that of miller, opening his sluices so infrequently that he interfered with the running of Fishbourne Mill, located further north on the edge of the estuary. Because of his lack of care the Salt Mill fell into decay and by 1913, when it came on the market, it was a ruin and has since disappeared. Saltmill House, where the millers who owned the Salt Mill used to live, still remains on a site to the east of Fishbourne Mill. Part of this present building dates from the 17<sup>th</sup> century, when it was occupied by the Aylwin family, who left interesting accounts of the family possessions at this time.

A second tide mill was built in the 1790s, well to the south of what was the embankment of the old tidal mill pond. This was abandoned in the late 1830s and nothing now remains of the building apart from some foundations.

Early in the 17<sup>th</sup> century Fishbourne Mill was built, again on the head of the Fishbourne stream. It seems to have worked more or less satisfactorily until 1917 when it burned down. Its replacement of 1918 still stands, although it was only used as a mill for a very short while, becoming disused about 1928 and derelict by 1944. It spent ten years as a macaroni factory and then in 1958 was converted into flats. In 1857 the owners of Fishbourne Mill imported a timber windmill from Rustington and rebuilt it on the promontory to the south of Fishbourne Mill (see the 1876 map). This had two pairs of grinding stones, and was meant to be used to supplement the main mill, but it was eventually pulled down in 1898.

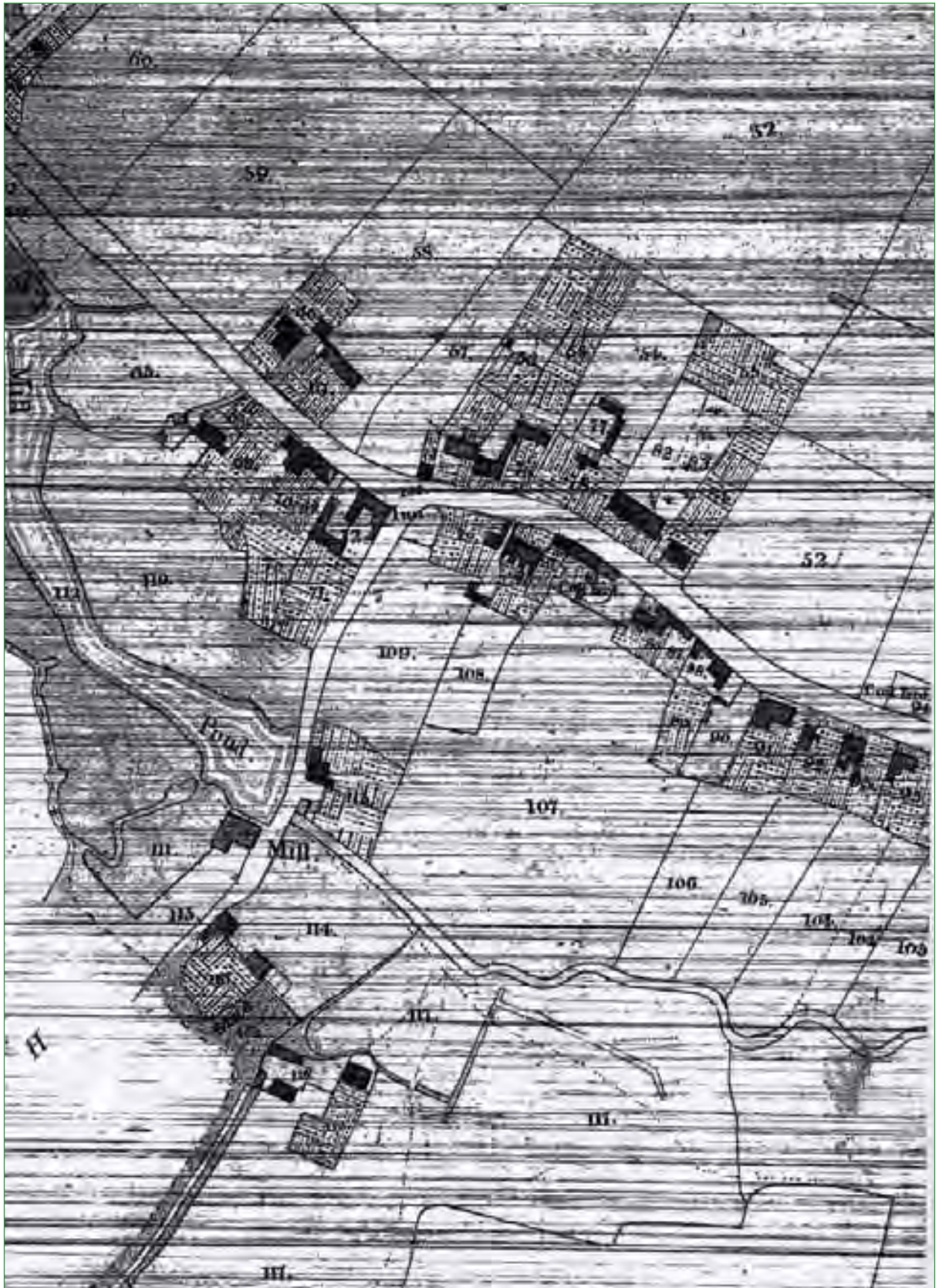
Most of the buildings in the conservation area in Fishbourne date to the 18<sup>th</sup> and 19<sup>th</sup> centuries, when a settlement developed along the old turnpike road, separated from the earlier manor and church which are located to the east of the present-day village centre, on the other side of the Fishbourne Meadows. The church, dedicated to St Peter and St Mary, retains some 13<sup>th</sup> century fabric but was heavily rebuilt by George Draper in 1821 and again in 1847, no doubt to cope with the growing congregation. The Manor House, a plain brick



*Salt Mill House (grade II ) in the background*



*18th and 19th century buildings in Fishbourne Road*



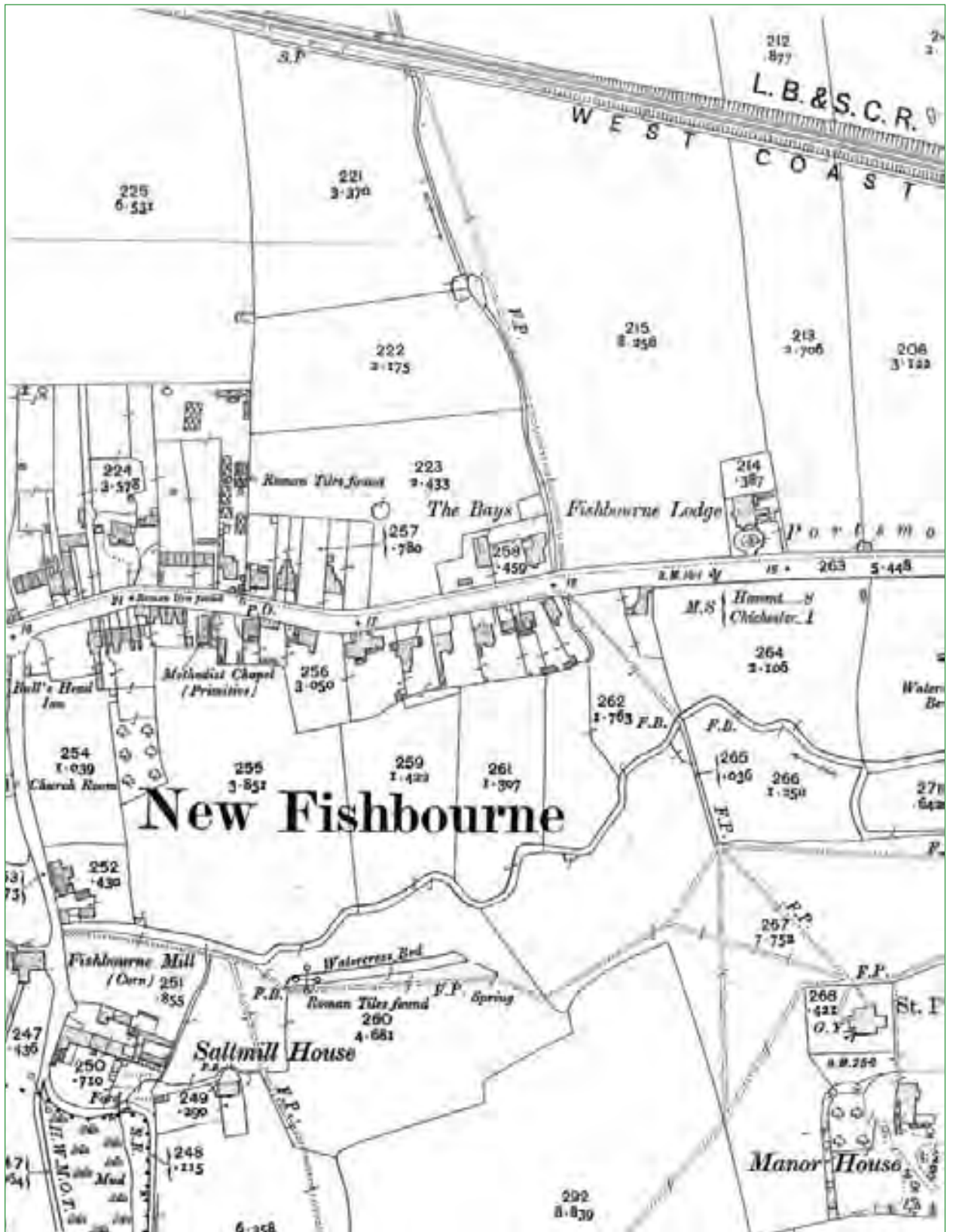
1840 Tithe Map



1876 First Edition Ordnance Survey



1898 Second Edition Ordnance Survey



1912 Third Edition Ordnance Survey



structure with associated farm buildings (called Church Farm on the 1839 Tithe Map) is dated 1687 and no doubt represents a rebuilding of an earlier manor house by Sir Thomas Miller, who acquired the estate in 1684.

Today the village is still blighted by busy traffic despite the relief provided by the A27 (T) and some modern development has taken place in Mill Close, fortunately tucked away to the east of Mill Lane, although more visible from Fishbourne Meadows. The modern buildings which protect Fishbourne Palace can just be glimpsed above the walls and hedging which create the boundary to the site. The principal commercial buildings are the Bull's Head Public House, and the Woolpack Inn. A Methodist Chapel, shown on the 1898 map, has now been converted into a house. Otherwise, the buildings in the conservation area are mainly in residential uses.



*The Bull's Head Public House*

### 3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Fishbourne Roman palace, on the edge of the conservation area, is a site of national significance;
- The Roman harbour was at Fishbourne creek;
- Much of Fishbourne is a Scheduled Monument;
- Remains of features associated with the historic mills: Mill leats, mill ponds, and Saltmill House;
- An interesting collection of 18<sup>th</sup> and early 19<sup>th</sup> century houses and cottages;
- One early (17<sup>th</sup> century) timber-framed cottage (Pendrills) in Mill Lane.



*The mill leat east of Mill Lane*

### 3.3 ARCHAEOLOGY

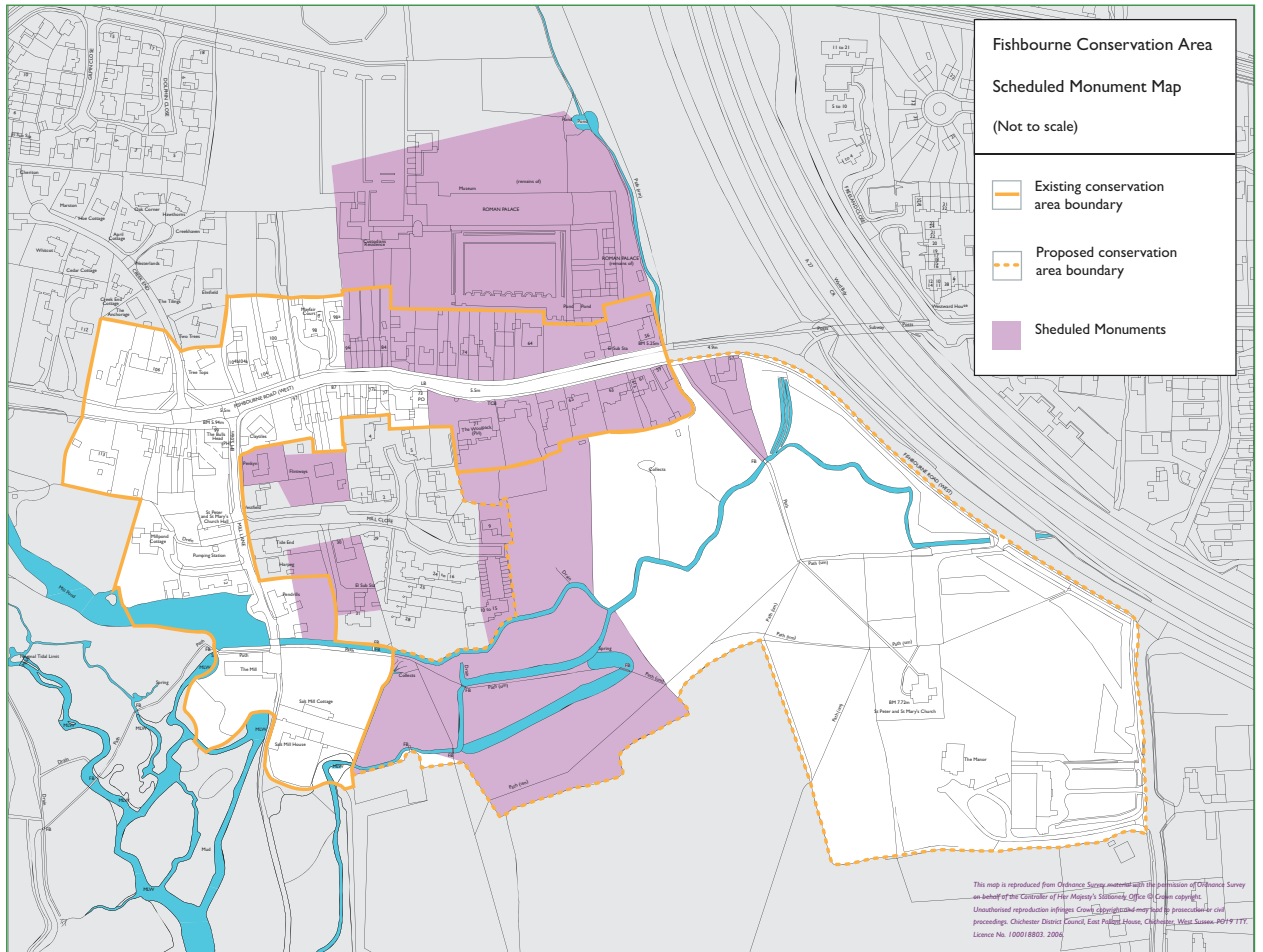
Because of its particularly rich natural resources the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c.500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later prehistoric deposits,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

Fishbourne lies to the south of the road between Chichester and Portsmouth, along the line of the 18<sup>th</sup> century turnpike. Fishbourne Roman palace lies immediately to the north of this road, just outside the conservation area. The Sites and Monuments Record (SMR) for Fishbourne records a vast number of Roman finds, mainly obtained during archaeological digs between 1961 and 1968. These digs also uncovered evidence for medieval strip fields, overlying the Roman remains. Further Roman remains were also found in 1971 in a sea defence bank in Fishbourne Creek. A rescue excavation was carried out in 1986 before the construction of the A27(T) in the area to the



*Unlisted "positive" buildings in Fishbourne Road*

immediate east of the palace which suggested that the area formed part of the palace garden, and which yielded large amounts of pottery and other finds. More recent excavations in the same area have produced similar results as well as evidence for metalworking and a possible pre-invasion military presence. Further excavations to the south of Fishbourne Road have also revealed significant Roman deposits. Evidence for mesolithic flint working has been produced in most of these areas.



Scheduled Monuments

## 4 SPATIAL ANALYSIS

### 4.1 CHARACTER AREAS

The Fishbourne Conservation Area comprises two sections of road (Fishbourne Road and Mill Lane) which lie at right angles to each other. Fishbourne Road is a busy main road (the A259) with a mixture of listed and unlisted buildings, many of which date to the 19<sup>th</sup> century and are considered to make a positive contribution to the character and appearance of the conservation area. The listed buildings, mainly arranged in short terraces, are most concentrated around and to the east of the junction with Mill Lane, where the Bull's Head Public House sits prominently on the corner. Further east towards the underpass below the A27, there is a good selection of unlisted but positive 19<sup>th</sup> century detached buildings which sit back from the road with a notable Cyprus tree outside no. 67. There is some 20<sup>th</sup> century development, most regrettably around the entrance to Creek End, although this does create a small village green area, where the "Fishbourne" village sign is an important feature.

Mill Lane is much quieter and retains the character of a rural backwater. There are fewer historic buildings, but the lane ends dramatically in a pretty cottage (Pendrills), the mill pond and, in the distance, Saltmill House. The close proximity of the Fishbourne Channel is evident from the many sea birds and views over the adjoining reed beds, although it is necessary to go beyond the boundary of the conservation area to obtain any views over the estuary.

Each of these two areas has a slightly different character according to 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:

Area 1: Fishbourne Road;

Area 2: Mill Lane.

Area 1: Fishbourne Road – key characteristics:

- Gently winding historic street based on 18<sup>th</sup> century turnpike road;
- Location abutting the Roman Palace of Fishbourne, though this can only be glimpsed;
- Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens;
- The Bull's Head Public House is the principal building;
- Detached *positive* buildings to the east with large gardens;
- Some glimpses through the buildings and trees to the estuary beyond;
- 20<sup>th</sup> century development at entrance to Creek End is unobtrusive;
- Small area of grass creates a village green with the Fishbourne village sign a major feature;
- Busy traffic is the most important negative feature.



Mill Lane viewed over the mill pond

Area 2: Mill Lane – key characteristics:

- Rural qualities enhanced by spacious form of development and the mill pond;
- Gently winding country lane connecting the busy main road to the mills and the estuary beyond;
- Only two historic buildings, but both very important: Pendrills cottage and Saltmill House;
- Picturesque mill pond with views across the water to the reeds and woodland beyond;
- Ducks and other wild birds are an appealing feature;
- Public footpaths connect eastwards along the mill leat towards Fishbourne Meadows and westwards through reed beds to the Fishbourne Channel;
- 1930s church hall is important for the social life of the village;
- 1960s and later development leading into Mill Close is excluded.



*Fishbourne Road*



*Fishbourne Road*

**4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES**

*Plan form*

The Fishbourne Conservation Area is based on two roads which together form a T-shape. The principal street, Fishbourne Road, lies along the route of the 18<sup>th</sup> century turnpike road which bends gently in the middle of the conservation area, creating some interesting vistas along the street. At its eastern extremity, just



*Mill Lane*

outside the conservation area, the road has been diverted southwards to follow the edge of the A27(T), joining the road to Apuldram slightly further south than originally. The old route still continues under the A27(T) towards Chichester but is for pedestrians only.

Mill Lane is a purely functional route connecting the main road to the Fishbourne Channel and the historic location of the various mills which once formed such an important part of the local economy. It follows a slight incline, confirming that the majority of the village is located just above the five metre contour and therefore above the usual floodplain. Historic maps confirm that in the mid-19<sup>th</sup> century there was no other development along the lane no doubt because of the issue about potential flooding.

#### *Building types*

Most of the buildings in the conservation area are 18<sup>th</sup> or 19<sup>th</sup> century cottages or houses in residential uses. These can be detached (as can be seen at the eastern end of Fishbourne Road) or in terraced form (nos. 84-96 even and nos. 79-87 odd). These buildings are commonly two storeys high and face the street, usually with front gardens which are about four to five metres deep. The exceptions in terms of use are the two public houses – The Bull’s Head (18<sup>th</sup> century) and the Woolpack Inn, dating to the 1930s. Additionally, the 1930s Church Hall in Mill Lane provides a local facility.

#### *Boundaries*

Boundaries throughout the conservation area are very mixed and brick or flint walls, hedging, and mature trees all provide rural qualities. Part of the two metre high wall to Fishbourne Palace is made from red brick laid in rat trap bond (i.e. brick on edge), a typical Sussex detail. In Mill Lane, clipped beech hedging defines several gardens including the side garden to Pendrills. A low flint wall with a brick coping, which encompasses the garden to Salt Mill Cottage, is important in views across Fishbourne Meadows. Facing parts of Fishbourne Road are low brick walls, such as those outside nos. 101-111 (odd) which may once have been the base for cast iron railings.



*Woolpack Inn, Fishbourne Road*



*The Church Hall, Mill Lane*



*Rat trap bond brick wall in Fishbourne Road*



*Mill Lane*



*Wall outside Nos. 101 - 111 (odd) Fishbourne Road*

### 4.3 OPEN SPACES, TREES AND VIEWS

There are no public open spaces along Fishbourne Road apart from the pavements and the grass verge at the junction with Creek End, where the Fishbourne Village sign, some public seating, and some street lighting, are located. At the eastern end of Fishbourne Road, outside the conservation area boundary, is a swath of grass which is used for grazing horses. This is bounded by a public footpath which connects across Fishbourne Meadows to St Peter and St Mary's Church. In Mill Lane, the area around the mill pond creates an attractive focal point for visitors who can then use the public footpaths to access either Fishbourne Meadows (to the east) or the Fishbourne Channel (to the west).

Trees are most important in Mill Lane, particularly providing a backdrop in views across the mill pond. Another important group of trees are located at the edge of the current boundary by the mill leat where it leaves Fishbourne Meadows. Of note are the examples of "specimen" probably Victorian trees (including Cedar of Lebanon and Cyprus) which appear to have been planted deliberately along Fishbourne Road. These are located to either side of the entrance to Creek End, and in the front garden of no. 67 Fishbourne Road.

Views within the conservation area are varied but low key. Pleasant though not dramatic views can be seen along the slight curve of Fishbourne Road and down Mill Lane, focusing on Pendrills cottage. The most dramatic views are obtained at the edges or just outside the conservation area over the estuary, mill pond and Fishbourne Meadows. The numerous public footpaths enable these views to be easily obtained, particularly from the footpath to the east which follows the line of the mill lea. Where this joins Fishbourne Meadows there are very good views back towards Salt Mill Cottage and the Mill.



*Entrance to footpaths to Fishbourne Meadows*



*Entrance to footpaths to Fishbourne Creek*



*Significant tree in Fishbourne Road*



*Views across Fishbourne Meadows*

## 5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

### 5.1 ACTIVITIES AND USES

The Fishbourne Conservation Area is almost entirely in residential uses apart from the two public houses (The Bull's Head and the Woodpack Inn), both of which face Fishbourne Road. A small church hall, allied to St Peter and St Mary's Church and dating to the 1930s, is located in Mill Lane. There are no shops or other facilities, possibly because of the very close proximity to Chichester. Walkers and other visitors are attracted to the area due to the location at the head of the Fishbourne Channel, and the many public footpaths across the reed beds as well as those over the adjoining Fishbourne Meadows. These areas provide a pleasant contrast with the noise and traffic along Fishbourne Road and the nearby A27. More attractive is the noise and activity provided by the ducks and other wildfowl on the mill pond in Mill Lane.

### 5.2 LISTED BUILDINGS

There are 21 listed buildings or structures in the conservation area, all of them listed grade II and all of them in residential uses apart from the Bull's Head Public House. The oldest listed buildings are in Mill Lane – Saltmill House and Pendrills. Saltmill House is a three bay red brick structure with 17<sup>th</sup> century origins, though of 18<sup>th</sup> century appearance, which forms a group with its attached barn (separately listed) and other outbuildings. Little can be seen from Mill Lane as the buildings are set back behind a long drive, but the steeply pitched peg-tiled roof can be glimpsed above Salt Mill Cottage from the public footpath across Fishbourne Meadows. The adjoining barn and garden wall are both also individually listed. Pendrills, which faces Mill Lane, is a pretty building constructed in two distinct periods. On the right is a 17<sup>th</sup> century brick and flint faced cottage, probably once timber-framed, with low eaves and a thatched roof over casement windows. This leads, on the left, to a taller brick building, just two windows wide, with a tiled roof and sash window, which dates to the early 19<sup>th</sup> century.

Otherwise the listed buildings are all 18<sup>th</sup> or early 19<sup>th</sup> century in date, mostly two storey high and facing Fishbourne Road. The most significant in townscape terms is the Bull's Head Public House, an imposing four window wide brick structure with a somewhat altered front porch and a steeply pitched roof above a brick dentil eaves cornice. This detail can be found on many of the other buildings in the conservation area. The back extensions to this building, which stretch down Mill Lane and are faced in brick and flint, and very important in views along the road. A single storey brick and flint outbuilding, presumably once a stable, is another important historic feature in the car park to the rear.



*Ducks on the mill pond*



*Pendrills*



*Buildings to the rear of The Bull's Head Public House*



*Nos. 102 - 104 Fishbourne Road*



Nos.86 - 88 Fishbourne Road



Nos.79 - 87 Fishbourne Road



No.56 (The Bays) Fishbourne Road



Unlisted “positive” buildings in the conservation area (Nos.101 - 111 odd) Fishbourne Road

Almost opposite the public house, nos. 102 and 104 Fishbourne Road are a pair of 18<sup>th</sup> century houses which according to the historic maps was once a single, imposing dwelling. A very large L-shaped extension to no. 102 runs back from the building and is shown on the 1839 map although today it looks almost 20<sup>th</sup> century due to a number of unsympathetic alterations. Further to the east, two terraces of listed buildings almost face each other. Nos. 84-96 (even) are an almost symmetrical group (no. 84 is slightly larger) of two window wide flint and brick cottages, which face the street behind pretty front gardens and defined by flint walls or hedging. Opposite, nos. 79-87 are slightly later in date, and built from brick which has been painted cream apart from no. 83, which is a rather discordant blue. Finally, at the very eastern edge of the conservation area, no. 56 (The Bays) is a pretty 18<sup>th</sup> century house, three windows wide, with a trellised wooden porch, sash windows, and chequer-work grey and red brickwork.

### 5.3 POSITIVE BUILDINGS

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

These *positive* buildings are all located in Fishbourne Road and date from the early to the end of the 19<sup>th</sup> century. The group at the eastern end of the conservation area, nos. 61-69, are all shown on the 1839 Tithe map and despite some modern alterations, may be eligible for statutory listing.

### 5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, of which flint and brick (red or grey) are the most important. Beach or field boulder flints are



Flint and hand made clay tiles decorate this unlisted building in Fishbourne Road (No.98)



used for boundaries, but for the buildings, such as nos. 84-96 (even) Fishbourne Road, they are knapped and the joints are galletted i.e. filled with flint chips which strengthen the joint and also look attractive. Invariably, flint walls are defined by brick quoins to the window and door openings, and the corners of the buildings. Pendrills is a pleasing mix of flint with a wide variety of red bricks of varying sizes and ages. An occasional larger stone, in dark grey, adds variety and was probably brought up from Bosham where there are many more examples of this type of (imported) stone. At the back of the Bull's Head Public House, roughly knapped flints laid in approximately horizontal courses, provide a pleasingly rustic wall finish. No. 87 (The Bend) Fishbourne Road is an unusual example of an 18<sup>th</sup> century painted flint and rubble house, with a small late-19<sup>th</sup> century shopfront. Another flint-faced terrace, nos. 101-109 dates to c.1860 and retains an original grey slated roof though unfortunately all of the original sash windows have been replaced, often in plastic.

No. 56 (The Bays) Fishbourne Road is very good example of the use of red brick with grey headers to create a chequer pattern. Nos. 89-95 (odd) Fishbourne Road have a similar front elevation of red and grey brick, below a steeply pitched tiled roof. Currently unlisted, this terrace is shown on the 1839 Tithe map but has been somewhat altered by the insertion of plastic windows and ground floor full width porches. The Bull's Head Public House would appear to have been built from these materials, and these presumably remain below the painted front elevation. Nos. 102 and 104 Fishbourne Road are both faced in continuous grey header bricks with red brick dressings, but sadly no. 104 has been painted. Otherwise there is a good deal more painted brickwork on both unlisted and listed historic buildings in the conservation area, usually white or cream but occasionally a more jarring colour (no. 83 Fishbourne Road).

Nearly all of the historic roofs in the conservation area are covered in orangey-brown handmade clay peg tiles producing the pleasing variations in texture which are such an important feature of the conservation area. No. 67 retains a partially tile-hung side elevation, the only obvious example in the conservation area, again using handmade orangey-brown clay tiles. Natural slate can also be seen on some of the mid to late-19<sup>th</sup> century buildings, most of which are not listed.



*Nos.89 - 95 (odd) Fishbourne Road*



*Nos.102/104 Fishbourne Road*



*No.67 Fishbourne Road*



In summary:

*Roofing:*

- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally;
- Grey slate (shallower pitches) – imported from Wales or the West Country;
- Thatch – made from straw rather than water reed – only one example – Pendrills in Mill Lane.

*Walling:*

- Red brick, often enlivened by the use of blue or grey brick headers to form a chequer pattern;
- Grey headers with red brick dressings;
- Painted stucco, brick or flintwork, usually white or cream;
- Whole beach pebbles or cobbles, set in lime mortar, usually used for boundary walls;
- Better quality flintwork, with red brick dressing and flint chipping (galletting) to the joints.

*Windows (all timber and usually painted white):*

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter;
- Side opening casement with six or eight lights.



*No.84 Fishbourne Road is faced in flint with red brick dressings and a handmade clay tiled roof*

*Front doors (all timber and painted):*

- Six panelled either with raised and fielded panels or flush panels;
- Modest ledged and braced “cottage” doors e.g. Pendrills in Mill Lane.

Overall the impression of colours is that they are very varied, but with the orangey-brown of the clay tiles and bricks predominating, along with the silvery-grey of the flint and the pastel-painted walls of the many cottages and houses within the conservation area. The blue paint on no. 83 Fishbourne Road could be considered rather too bright.



*Flint, red brick and yellow brick in Fishbourne Road*

## 5.5 PUBLIC REALM

There are hardly any historic paving materials in the conservation area, the pavements of which are generally covered in black tarmacadam with modern concrete kerbs. Some setted gutters remain, such as the single row of granite setts in Mill Lane next to the Bull's Head Public House, and further southwards, the edge of the grass verge is defined by short lengths of stone. A similar detail can also be seen along sections of Fishbourne Road. The simplicity of these materials suits the rural conservation area, which is enhanced by the wide grass verges in a section of Fishbourne Road. Simple traditional street name signs are made from aluminium, with black lettering on a white background.

In Fishbourne Road, street lighting is provided by elegant steel columns painted black with “heritage” lamps, and in Mill Lane, there are some smaller and older (1960s) concrete light columns with glass lamps, reasonably unobtrusive. These could be replaced with smaller versions of the “heritage” lamps in due course. In several locations, timber telegraph poles and overhead cables are obtrusive. The grass verges in Fishbourne Road create a village “green” where wooden park seats, a black litter bin, and the Fishbourne village sign provide some interest. Similar seats and litter bins can be seen at the head of the mill pond. The public footpath to the east of Fishbourne Road is marked by unusual painted signposts, sadly vandalised.



*Fishbourne village sign*



*“Heritage” street lights in Fishbourne Road*

## 6 ISSUES

### 6.1 NEGATIVE FEATURES

Fishbourne is a reasonably well preserved rural village with few obvious threats to its character. The buildings are generally in good condition and it is clearly a desirable location in which to live, particularly because of its proximity to Chichester. There are few serious threats to the character of the conservation area, although the following “negative” features have been identified:

#### **Area 1: Fishbourne Road:**

- Noise from the A27(T) results in an overall loss of tranquillity;
- Busy traffic and only one controlled pedestrian crossing by the Fishbourne village sign;
- Poor quality pavements e.g. outside the Bull’s Head Public House;
- Some modern development of no special merit (e.g. nos.75-77a; side extension to 110);
- Loss of historic front boundaries, usually to create off-street car parking;
- Large car parking area in front of and to the side of the Woolpack Inn;
- Use of non-traditional materials on unlisted *positive* buildings (e.g. no 73);
- A number of *positive* buildings might be eligible for statutory listing;
- Painting of historic frontages (e.g. no. 104);
- Unsympathetic changes to listed buildings (e.g. no. 102 – roof remodelled, and top-hung windows).

#### **Area 2: Mill Lane:**

- Poor quality pavements;
- The Mill, a prominent 20<sup>th</sup> century building of no special merit, would benefit from redecoration.

#### **Conservation Area boundary:**

- Changes to the boundary to include the historic settlement of Old Fishbourne and Fishbourne Meadows are proposed.



*The loss of front boundaries to create parking is regrettable (No.82 Fishbourne Road)*

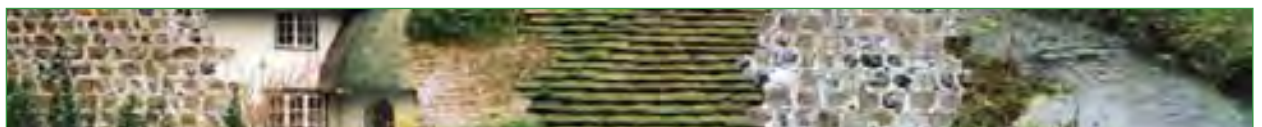


*The Mill*

### 6.2 ISSUES

From the various “negative” features identified in 6.1, the following “Issues” are considered to be the most relevant:

- Unsympathetic alterations to listed buildings;
- The use of modern materials and details in some unlisted “positive” buildings;
- The poor quality pavements;
- Very busy traffic throughout the day in Fishbourne Road;
- Some poor quality front boundaries;
- The occasional obtrusive telegraph poles and overhead cables;
- New development in the conservation area needs to be appropriate;
- The conservation area boundary needs amending to the south-east of the existing conservation area to include the historic settlement of Old Fishbourne and Fishbourne Meadows.



### I 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 Fishbourne 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 Fishbourne 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 UNSYMPATHETIC ALTERATIONS TO LISTED BUILDINGS

A small number of listed buildings in the Fishbourne Conservation Area have suffered from unsympathetic alterations including the insertion of large roof dormers and modern windows, 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.

**Recommendation:**

*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 Fishbourne 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.*



All alterations to listed buildings like this must be carefully controlled (No.87 Fishbourne Road)

### 2.2 THE USE OF MODERN MATERIALS AND DETAILS IN UNLISTED "POSITIVE" BUILDINGS

Some of the unlisted historic buildings in the conservation area have been unsympathetically altered by the insertion of plastic windows and modern and off-the-shelf doors. Typically, the use of plastic windows is very common along Fishbourne Road, where busy traffic causes a number of noise-related problems. Additionally, over-large or poorly designed extensions could be a potential issue. Despite these changes,



Unlisted buildings like these on the left should be encouraged to use traditional materials and details (No.111 Fishbourne Road)



Pavements should be well maintained in the conservation area



Busy traffic is a real issue in the conservation area



Alterations to front boundaries should follow the Good Practice Guidance

these buildings still make a *positive* contribution to the character and appearance of the conservation area. These *positive* buildings are all marked on the Townscape Appraisal map.

**Recommendation:**

*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.*

**2.3 THE POOR QUALITY PAVEMENTS**

Some of the pavements in the conservation area are poor quality concrete or tarmacadam and in places trenches have been cut through them for the various statutory undertakers. These have not been reinstated in matching materials and the overall impression is of a poor quality environment.

**Recommendation:**

*The various public bodies concerned with the care of the pavements (West Sussex County Council, Chichester District Council, and the statutory undertakers) should ensure that all alterations and repairs to the existing pavements in Fishbourne are carried out using matching materials. Additionally, all of the existing stone kerbs and gutters should be protected.*

**2.4 VERY BUSY TRAFFIC THROUGHOUT THE DAY IN FISHBOURNE ROAD**

Fishbourne Road is a main A-class route which serves a number of settlements along the South Coast between Chichester and Emsworth. A traffic calming scheme was implemented in 1996 but the general consensus is that it has not reduced speeds as much as was planned, and traffic regularly flouts the 30mph speed limit. At the time of the survey work for this document it was noted that traffic is busy throughout the day and includes a number of large lorries as well as private cars. Despite the speed limit, pedestrian safety is a major issue especially in the eastern section of Fishbourne Road where there is no controlled pedestrian crossing. The installation of such a crossing would help to slow traffic down and would be greatly advantageous to local residents.

**Recommendation:**

*West Sussex County Council could consider a variety of traffic calming measures in Fishbourne Road including the installation of speed cameras and 30mph warning signs; another controlled pedestrian crossing to the eastern section of Fishbourne Road; and possible hard landscaping which might include speed tables (although any such additions would have to take the historic environment into account).*

**2.5 SOME POOR QUALITY FRONT BOUNDARIES**

Fishbourne is notable for its many and varied flint and brick boundary walls. 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.

**Recommendation:**

*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 OCCASIONAL OBTRUSIVE TELEGRAPH POLES AND OVERHEAD CABLES**

In some parts of the conservation area, large timber telegraph poles and a plethora of overhead cables are visually obtrusive.

**Recommendation:**

*West Sussex County Council, Chichester District Council and the Parish Council, in partnership with BT, could consider undergrounding these wires, perhaps on a rolling programme over a five year period.*

**2.7 NEW DEVELOPMENT IN THE CONSERVATION AREA**

Some new development has already taken place in Fishbourne, such as the new houses on the south side of Fishbourne Road. Efforts have been made to ensure that the new buildings fit in with the existing historic townscape, but unsympathetic changes to the common building line, and to the overall height and bulk of the existing form of development, have been made.

**Recommendation:**

*All new development should follow the “Good Practice Guidance” included at Appendix 3.*

**2.8 CONSERVATION AREA BOUNDARY REVIEW**

A thorough review of the existing conservation area boundary was undertaken as part of the survey work for the conservation area character appraisal. It was noted that the original settlement of Old Fishbourne, notable for St Peter and St Mary’s Church (listed grade II\*), Fishbourne Manor, and its associated barn (both listed grade II) are not included. Whilst these buildings are separated from New Fishbourne by the broad swath of land which constitutes Fishbourne Meadows, it is considered that the historic links between the two groups of buildings, and the undoubted value of the open land to the setting of both Old Fishbourne as well as New Fishbourne, suggests that they could all be included in a revised conservation area.

St Peter and St Mary’s Church appears to have been built in the 13<sup>th</sup> century (the church was valued in 1291) although it has been much altered since. The building is



*Overhead wires in Mill Lane should be removed*



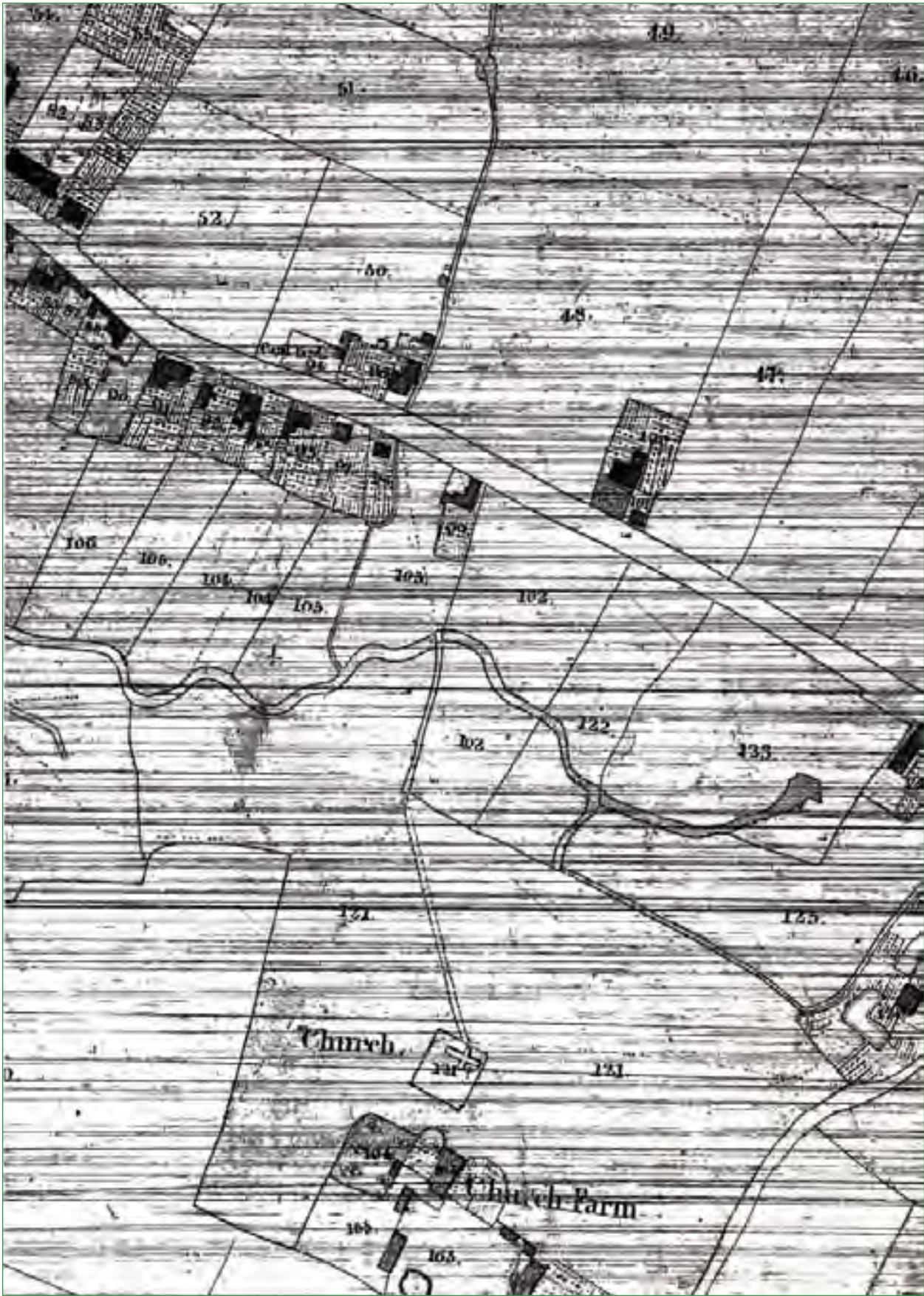
*Modern development in Fishbourne Road*



*St Peter and St Mary’s Church*

built from flint rubble with freestone dressings, except the eastern part of the north aisle, the porch and the former vestry, which are stuccoed, possibly with brick beneath. The roof is covered in clay tiles. In the late 18<sup>th</sup> century the church consisted only of a chancel and nave, with a bellcote above. The chancel probably represented the nave of the medieval building. In 1821 the architect George Draper undertook a major rebuilding including the addition of a transept, a porch and the vestry, and in 1847 this transept was extended westwards to form a north aisle and the nave was lengthened westwards. The chancel still contains one 13<sup>th</sup> century lancet window. A cruciform building is





C1839 Tithe Map

shown on the 1839 Tithe map, and nearby, “Church Farm” – the Manor House and associated farm buildings. The church is connected to New Fishbourne by a footpath which still remains, and which stretches across Fishbourne Meadows to the east end of Fishbourne Road.

Fishbourne Manor is included in the Domesday survey of 1086 as *Fiseborn* (meaning *a river of fish*), being held by the French Abbey of Seez. The present building is built from brick and is dated 1687. It probably represents a rebuilding of an earlier manor house by Sir Thomas Miller, who acquired the estate in 1684. Adjoining it is a large barn, also listed grade II and now converted into an Old People’s Home

**Recommendation:**

*Add Old Fishbourne, with St Peter and St Mary’s Church, Fishbourne Manor and converted barn, and Fishbourne Meadows, to the existing Fishbourne Conservation Area.*



*Fishbourne Meadows*



*Fishbourne Meadows*



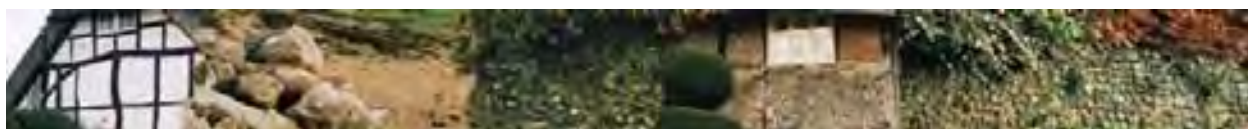
*Former manorial barn, now converted into an Old People’s Home*

### 3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Chichester District Council. It will need to be assessed in the light of the emerging Local Development Framework 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.



## 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**

**Fax 01243 534558**

Or write to: Conservation and Design Officer,  
Development and Building Control Services,  
Chichester District Council,  
East Pallant House,  
East Pallant,  
Chichester,  
West Sussex PO19 1TY.



## APPENDIX I LEGISLATIVE BACKGROUND

### NATIONAL PLANNING POLICY

Government advice on the control of conservation areas and historic buildings are set out in Planning Policy Statement (PPS) 5. Further advice about conservation area control, including the production of management proposals, has recently (March 2011) been produced 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 Fishbourne Conservation Area was designated in January 1981. The Local Plan insert map which is relevant is no. 14. This confirms the following designation:

- A conservation area is based on Fishbourne Road and Mill Lane;
- A Settlement Policy Area (policy BE1) defines a much larger area, including the 20<sup>th</sup> century housing to the north of the conservation area;
- This is almost surrounded by a "Strategic Gap" (Policy RE6);
- The part of the conservation area to the south of Fishbourne Road (the A259) lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB);
- A "Special Protection Area" (Policy RE7) and "Special Area of Conservation" lies to the south-east, encompassing the head of the Fishbourne Channel;
- A "Strategic Gap/Ramsar Site" (Policies RE6/RE7) lies between Fishbourne creek and the conservation area;
- A "Site of Nature Conservation Importance" (Policy RE8) lies along the line of the river Ems between River Street and Foxbury Lane, outside the Settlement Boundary.
- A "Strategic Gap" green open space designation covers the western and southern boundaries of the village.

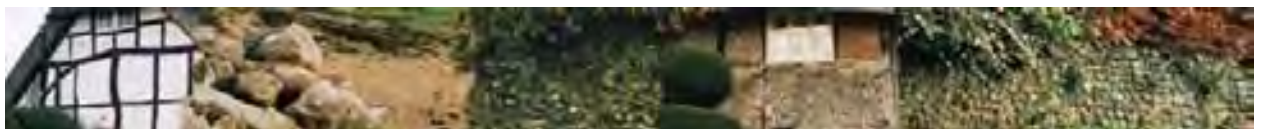
### LOCAL DEVELOPMENT FRAMEWORK

In due course the Local Plan will be replaced by the Local Development Framework. 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.

## APPENDIX 2 COMMUNITY INVOLVEMENT

This Character Appraisal, with its Management Proposals, has been prepared in close partnership with Chichester District Council. Public consultation commenced with a public exhibition at the Fishbourne Club on Wednesday 31<sup>st</sup> January 2007 and the document was also put on the Council's website for four weeks until the 28<sup>th</sup> February 2007 with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

This document was approved by Chichester District Council for development control purposes on 24<sup>th</sup> April 2007 and will be a material consideration when making decisions about applications for development within, or on the edges of, the Fishbourne Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Fishbourne Conservation Area, such as West Sussex County Council, Chichester Harbour Wildfowling Association, Chichester Harbour Conservancy, Fishbourne Parish Council, local traders and householders.



## APPENDIX 3 GOOD PRACTICE GUIDANCE

### CONTENTS:

- 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
- 11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

### 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 area 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);
- Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

### 2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

In a conservation area, certain works to 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 house or within its grounds without a planning application is smaller in a conservation area than elsewhere.

These are:

- Planning permission is needed for extensions to houses in conservation areas where they are on the side of a property or more than one storey to the rear of a property (front extensions require planning permission);
- Planning permission is needed for external cladding to 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 roof extensions;

- Planning permission is needed for the erection of any structure within the curtilage which is located to the side of a house.
- Planning Permission is needed for the installation of chimneys, flues and soil and vent pipes on the principal or a side elevation that fronts a highway.

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 dwellings. This could affect all of the “positive” 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 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.

For Bosham, Sidlesham Quay, Sidlesham Church and West Wittering, new development should follow also the guidance contained within the Village Design Statements.

### 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 “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 19<sup>th</sup> century, but some are early 20<sup>th</sup> 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 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-19<sup>th</sup> 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 tarmacadam. 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 tarmacadam 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 100 mm 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 house in a conservation area is only permitted development if the following conditions are met:

### For building less than 15metres high

- No more than 2 antennas are installed on the property overall
- The dish does not exceed 100 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- Where two antennas are installed, one is not more than 100 centimetres in any linear dimension, and the other is not more than 60 centimetres in any linear dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- the cubic capacity of each antenna is not more than 35 litres
- No part of it must exceed the highest part of the roof;
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- It is not on a wall or roof slope fronting a highway or footway;

### For buildings exceeding 15 metres in height

- No more than 4 antennas are installed on the property overall
- The dish does not exceed 130 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- No part of it must exceed the highest part of the roof by more than 300cm;
- It is not on a wall or roof slope fronting a highway or footway;

If you live in a flat these limits apply to the building as a whole and not to each separate flat.

If any of these do not apply, a specific planning application will be required,

and it is unlikely that permission will be granted.

## 11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

Within conservation areas there are tighter rules on renewable energy installations that can be installed without planning permission.

These are

- Planning permission is needed to fix a solar panel to a principal or side elevation visible from a public road or space
- Planning Permission is needed to fix solar panels onto an outbuilding within the curtilage of a dwelling house where it is visible from a street or public place.
- Planning permission is also needed to fix a wind turbine to the roof.
- Free-standing solar arrays within the curtilage of the building must not be visible from a public street or place

It is permitted development to install solar panels on the roof slope even if it is visible from the road, but is only permitted if the following conditions apply.

- **The panel should not extend materially beyond the existing plane of the roof.**
- **Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building.**
- **They should be sited, so far as is practicable, to minimise the effect on the amenity of the area.**
- **When no longer needed for micro-generation they should be removed as soon as possible.**

## APPENDIX 4 BIBLIOGRAPHY

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