

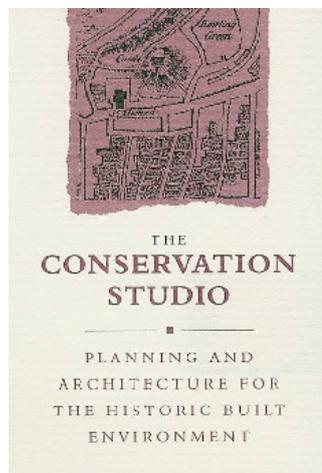
A faded background map of the Tangmere area, showing property boundaries, roads, and buildings. Labels include 'Tangmere', 'F.P.', '38', '11.329', '40', '1.193', 'Chur', 'Far', 'Andrew's Church (Rectory)', and '2.836'.

TANGMERE CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Approved December 2014

TANGMERE CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



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It was reviewed by Chichester District Council and the revised document was approved on 19th December 2014

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Tangmere Townscape Appraisal Map

I INTRODUCTION

I.1 THE TANGMERE CONSERVATION AREA

Tangmere is located in a rural setting about three kilometres to the east of Chichester, close to the villages of Oving to the south and Boxgrove to the north. The modestly sized Conservation Area focuses on an apparently linear development along Tangmere Road., with extensions to the south-west and north to encompass the earlier medieval core and twentieth-century growth integral to the history and character of the village..

I.2 SUMMARY OF KEY CHARACTERISTICS

The medieval village is presumed to have developed around St Andrew's Church. In the later medieval and post-medieval period, the core shifted to the north-east around what appears to be a communal space beside a north-south trackway that subsequently became Tangmere Road. The arrival of the Royal Air Force in the early twentieth-century led to significant growth, which continued into the post-war period and formed the catalyst for subsequent development.

The Character Appraisal concludes that the most significant features of the Tangmere Conservation Area are:

- Medieval and later post-medieval core of the village now largely surrounded by 20th century housing development;
- Historic buildings and boundary walls generally constructed of brick and flint;
- Long narrow front gardens, although regrettably many now converted to hard standings for car parking;
- Trees and green areas help to retain village atmosphere;
- High quality early-mid 20th century development to the north, including The Spitfire Club, which contrasts with more modern development
- RAF airfield to the south had a profound effect on the village's development.
- Tranquil and rural character of the earlier historic core along Church Lane.

I.3 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 key elements that contribute to the special historic and architectural character of the Tangmere 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.4 THE CONTROL OF CONSERVATION AREAS

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A Conservation Area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Tangmere Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (NPPF), published in March 2012, which replaced Planning Policy Statement 5: Planning and the Historic Environment (PPS5). This document therefore seeks to:

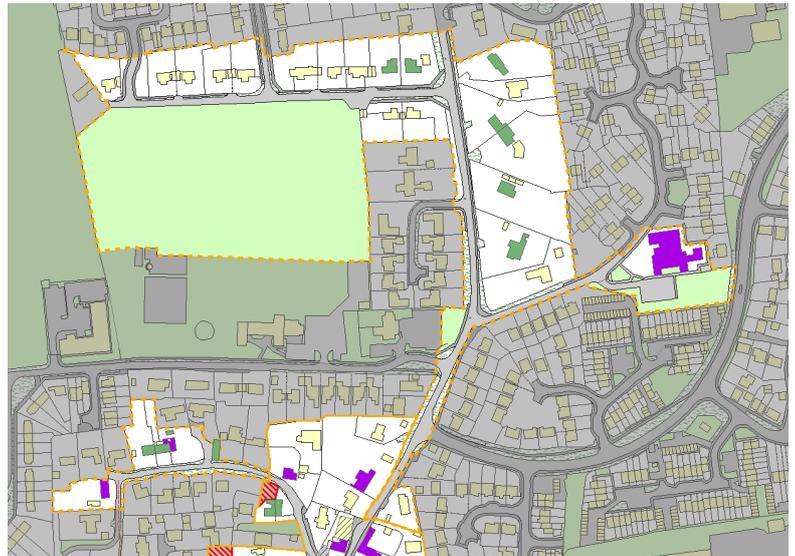
- Define the special interest of the Tangmere Conservation Area and identify the issues which threaten its special qualities (in the form of the 'Character Appraisal');
- Provide guidelines to prevent harm and also achieve the enhancement of the Conservation Area in the form of a proactive strategy for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

Additional controls also apply in Conservation Areas, particularly in respect of demolition of buildings, the size of extensions that can be built without planning permission and works to trees. Please see Appendix 3 for more information.

1.5 SUMMARY OF RECOMMENDATIONS

The Management Proposals make the following recommendations:

- Any changes to the existing front driveways and boundaries of the buildings in the Conservation Area should follow the “Good Practice Guidance” enclosed at Appendix 3.
- Amend the Conservation Area boundary as follows:
 - Omit The Bungalow to the west of Newcroft along Copper Beach Drive.
 - Omit the garden to Mere Cottage, north of Pilgrims and I Egerton.
- Extend the Conservation Area to the north, south-west and west:
 - Northwards to include the former RAF properties along the east side of Tangmere Road, the housing along Nettleton Avenue, and Spitfire Court, a grade II listed building.
 - Westwards along Chestnut Walk to take in two listed buildings.
 - South-west along Church Lane to encompass the earlier settlement location, including the grade I listed St Andrew’s Church, Church Farm and the associated former agricultural barns at Saxon Meadow.
- Acknowledge the positive buildings and structures identified on the Townscape Appraisal Map and discussed in 5.3 of the appraisal.
- Seek to establish a Local Buildings List to recognize and where necessary control alterations to non-designated heritage assets.
- Adopt Article 4 Directions for the control of minor alterations to unlisted dwellings within the Conservation Area.



Proposed extension to the North



Proposed extension to the west along Chestnut Walk



Proposed extension to the south-west along Church Lane

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Tangmere is located in a rural setting about three kilometres to the east of Chichester, close to the villages of Oving to the south and Boxgrove to the north.

2.2 TOPOGRAPHY

Tangmere lies on the flat plain that stretches eastwards from Chichester towards Arundel and Bognor Regis. There are no noticeable changes in ground level, with an area to the south of the village being used for many years as Tangmere Airfield. The flatness of the topography provides long views towards the church spire in Oving and, to the north, to the South Downs.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Tangmere is one of several villages that lie around Chichester which rely on the much larger city to provide local goods and services. The village lies close to the A27 which connects Eastbourne to Portsmouth and beyond. Around Tangmere are open fields with low hedges comprised of native species with the occasional group of mature trees. To the south of the village is the former RAF airfield and to the north, beyond the A27, is Boxgrove. The Conservation Area is the heart of the historic village with much 20th century housing surrounding it, particularly to the north-east.



Views over fields to the south of Church Lane

2.4 GEOLOGY

Tangmere lies over deposits of London clay. Extensive deposits of brick earth lie over this clay, providing the raw material for brick making as can be seen by the extensive use of brick in construction in the area. The rich soils are suitable for agricultural purposes, and around Tangmere are still a large number of farms that provided the original impetus for development.

Further away, to the north and west around Westhampnett and the modern A27, large areas of land have been affected by gravel extraction, with the former quarries now transformed into attractive lakes used for leisure purposes.

Beneath Chichester are the Reading Beds, a layer of red and orange clays that were deposited as alluvial mudflats. Beyond the city, the South Downs provide a source of flint (much used in Tangmere) and chalk for lime.

2.5 BIODIVERSITY

Tangmere is situated in agricultural land that has been extensively farmed for many centuries. The fields are used for both arable farming and grazing, and tend to be regularly shaped, suggesting that their form results from planned enclosure in the late 18th or 19th centuries. Deep drainage ditches cut across the landscape, providing good habitats for a variety of small mammals. The lack of any large areas of woodland means there is little cover for foxes, badgers, or other wild animals. There are no special designations of any of the land in the immediate vicinity.



Verdant character to the Conservation Area overall

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORICAL DEVELOPMENT

Tangmere lies on a part of the West Sussex coastal plain that has been settled from the very earliest times. The remains of Boxgrove Man, the oldest early human yet discovered in Britain, were found above a 500 000 year old raised beach that runs along the north boundary of the parish, and contemporary flint implements were discovered in old gravel workings near Pear Tree Knap in the 1930s.

The fertile soils that built up following the last Ice Age were particularly attractive to the early farmers, and evidence for utilization of the land in the mesolithic, neolithic and Bronze Age periods was discovered during archaeological excavations in the early 1990s prior to the construction of the 'Westhampnett Bypass'. However, the most significant discovery was that of what was the largest late Iron Age cremation cemetery in the country – on a site is now marked by the southern of the two roundabouts where the A285 meets the A27 – that was also found to contain both Roman and Saxon burials. The results of an earlier 'dig' at Copse Farm and more recent analysis of digital aerial photographs have indicated that the area to the west of the village is particularly rich in later Iron Age and Roman settlement. The Roman road between Chichester and London, which passes just to the north of the parish, probably continued in use into the Anglo-Saxon period, and the village itself probably originated as a Saxon farmstead and seems to have been well-established by the time of the Norman Conquest.

The kingdom of the South Saxons settled its ecclesiastical capital at Selsey in the 7th century. After exile from Northumbria, Bishop Wilfrid founded a monastery at Selsey and a church at Pagham. There is a charter which purports to record grants of land at these places. The charter is dated 680 and claims that Tangmere was granted to Wilfred along with an estate in Pagham. It goes on to describe the boundary of Tangmere which does not appear to be very different to the boundaries of the present day parish of Tangmere. The charter is not authentic according to expert opinion, but is a fabrication made in the 10th century to bolster a claim to disputed ground by embroidering the facts; however, this is not to cast doubt on the basic elements of the story. In the Domesday Survey of 1086, the village is included in the Hundred of Pagham, whereas it would more logically fall in the Hundred of Box.

The Domesday Book records that *'The Archbishop of Canterbury holds Tangmere in lordship; the clergy held it from the Archbishop'*. The church in Tangmere recorded in the Domesday Book was probably a Saxon building of timber construction. Some time after the Domesday Survey, and while the Archbishop retained the manor,



St Andrew's Church, Tangmere

the church was given to the Priory of St Pancras in Lewes. The church then reverted to the Archbishop around the year 1200. The present church dates back at least to the early 12th century, not long after the conquest. A list of products from the manor of Tangmere in 1291 shows an appealing diversity: it includes flax, hemp, honey, calves, piglets, geese, doves, cider, and cheese made from cow's and sheep's milk. It was in this period of increasing prosperity that the church was extended to its present size.

Growth in prosperity continued through the 13th century and reached a peak in 1314; this year saw the establishment by charter of a market in Tangmere. Ironically the abnormally wet summers of the next two years and consequent failure of the harvests heralded a dramatic decline. The value of living at Tangmere fell by one half between 1291 and 1341: an indication of the degree of calamity. Many hamlets in Sussex became deserted or considerably reduced in the 14th century, mainly because of the effects of bubonic plague. Tangmere survived, perhaps helped by the Archbishop's patronage.

Ownership of the manor remained with the Archbishop of Canterbury until 1542, when Henry VIII forced its surrender to the Crown in exchange for other lands. Subsequently possession was briefly enjoyed by Cardinal Archbishop Reynold Pole, but when he died it reverted to the Crown and, early in 1560, was granted by Queen Elizabeth to Richard Baker and Sir Richard Sackville soon after her accession to the throne. Both



Hill Farm House dates to the 16th century and lies just outside the Conservation Area

of these men were well connected and had political careers but they were absentee landlords. For most of the 16th century the farming was in the hands of the tenants, the Lewkenor family. Edmond Lewkenor had been granted a 50-year lease of the manor by Archbishop Crammer in 1535, but the association of the family with the village goes back many years before that date.

In 1579 effective ownership of the manor of Tangmere was acquired by John Morley, who came from Saxham in Suffolk and had grown rich in his post of Aposer of the Extracts in Queen Elizabeth's exchequer. This was his first move in the establishment of a family estate in Sussex; a few years later, he took over the residue from Lewkenor and then in 1587 purchased Halnaker House. Thus Tangmere became part of the Halnaker estate.

John Morley had only brief enjoyment of his possessions before his death in November 1587. They passed to his son and then in 1622 to his grandson, Sir William Morley of Halnaker. Sir William took a direct interest in Tangmere. William enjoyed the lifestyle of a country gentleman and was a pillar of West Sussex society. Politics did not greatly interest him and he was removed from the clerkship of the Star Chamber because *'he liveth remote and hath not disposed himself in a way fit for the execution of such duty'*. After Sir William's death in 1658, the next in line was also William. The estate then passed to Mary, daughter by his second wife. Widowed in 1736, she returned to Halnaker and her generosity

and good works are commemorated by her memorial in Boxgrove Priory. She endowed the almshouses in Boxgrove for widows and elderly ladies; the village of Tangmere is entitled to participate in the appointment of two of these.

Mary died in 1752 at the age of 84. Her only child had died as an infant and she left Halnaker and her other estates to a distant cousin, Sir Thomas Dyke Acland. Some years later he sold them to the 3rd Duke of Richmond. From this point Halnaker House began to decline and Tangmere became a small unit in a vast empire of estates. The Duke had succeeded to his title at the age of 15, inheriting 1,100 acres and when



The Old Cottage, Tangmere Road



Allied and German war graves, St Andrew's Church

he died in 1806 his estates totalled 17,000 acres. He administered these estates very carefully and was easily the largest landowner in the area. The only other estate of any size was Woodhorn Farm, which extended into Oving and was owned by John Dawson. In 1791 the common fields still showed the strip pattern surviving from past centuries when the villagers had their individual plots. Although the strips had retained their historic pattern, already in 1791 many of them belonged to larger landowners who thus came to have holdings scattered through the various fields. Within the next few years the remaining smallholders were bought out and, by a process of exchange, there was a consolidation of holdings into individual enclosed fields.

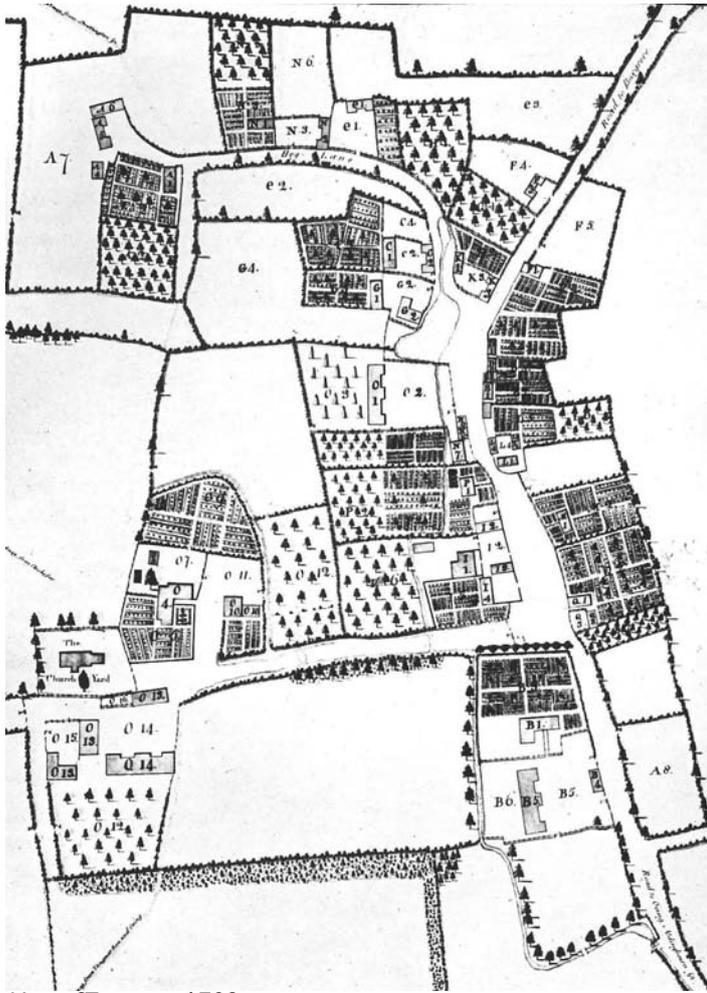
The 1871 census tells us something of life in the village in Victorian times. The village population was 196: 58 men, 59 women and 79 children under 18. The children could be educated locally because a national school had been built in the village in 1850. The predominance of farming in the area is shown by the fact that 19 men gave their occupation as agricultural labour, as did four boys aged about twelve. The other major occupations were in trades serving the farms or in buildings. There was no tailor, no butcher and no grocer. The need for village stores was obvious for, three years later, the records show that Barnett Roberts had changed from shepherd to shopkeeper and William Norrell had set up business as a fruiterer. The village did not have a post office and letters were received through Halnaker and the nearest money order office was at Chichester. The

building of a railway station at Drayton did something to relieve Tangmere's isolation and there was a telegraph office there.

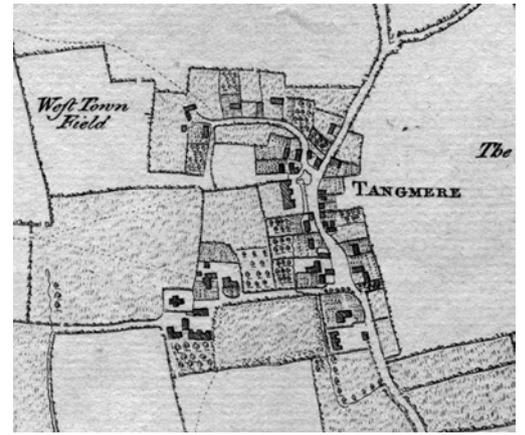
The idea of an airfield at Tangmere was conceived on a November afternoon in the middle of World War I. The idea came to a young trainee pilot in the Royal Flying Corps after he was forced to make an emergency landing on the surrounding farmland. Lieutenant Geoffrey Dorman was making a cross country flight from Shoreham to Gosport, to complete 20 hours solo flying for his Wings. As he began to suffer engine failure a mist was covering the ground so he chose to land in the open country rather than risk total motor failure



West of the extended Conservation Area, the former Bader Arms has recently become The Co-Operative.



Map of Tangmere 1798



Yeakell & Gardner 6inch c.1778

Tangmere Tithe 1839



over the built-up area near Portsmouth.

When the mist cleared he found he had landed in a field several hundred yards square. Reporting back at Gosport he put forward the suggestion that this would make an excellent site for an aerodrome and in 1917 the Government acquired 200 acres. By the end of September 1917 the field was in use by the RFC for flight training.

Tangmere's history as an operational station of the RAF dates from the formation of a station HQ in 1926, and the arrival of No. 1 and No. 43 Squadrons, which later became known as the Tangmere Squadrons. In those days Tangmere was a much sought-after posting.

During summer months work was concentrated into long mornings; the rest of the day was clear for relaxation. By 1939 it was evident that war was imminent and Tangmere was given a new level of importance when, with the reorganisation of Britain's air defence system in 1939, it became sector headquarters in No. 11 Group of Fighter Command. Tangmere now occupied a key front line position in the defence of London and the whole of South-East England.

The station was never a self-contained entity but made calls on the neighbourhood for support and services – and not least, for relaxation during off-duty hours. This was particularly so in later phases of expansion. For example, at various times, station headquarters was accommodated at Woodfield House, Oving and Tangmere House and aircraftmen were quartered at Easthampnett Farm, Cutlers Garage, and Tangmere and Boxgrove Parish Halls. The growth of the station itself had involved disruption of the pattern of the village. The outbreak of war brought the closure of Tangmere's inn – the Tangmere Hotel – which lay in Tangmere Row along the southern perimeter of the airfield. The airfield runways were extended in 1941. This necessitated the closure of the southern part of The Street cutting Tangmere's communications with Oving. The village continued with this inconvenience for nearly 20 years until the new road to Shopwyke was made.

In 1958 Tangmere was taken over by RAF Signals Command but in 1963 the last aircraft left. The station still provided a home for 38 Group Support Unit until it was finally decided to close the station in 1970. On the 16th October a single Spitfire flew nostalgically over the field and a bugler sounded the Last Post.

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features in the village:

- Continuous occupation since Tangmere first developed as a Saxon farmstead;
- St Andrew's Church, dating back to the early 12th century;
- Tangmere Airfield - some of the RAF buildings survive, such as the officers' H block on the east side of Tangmere.

3.3 ARCHAEOLOGY

The Tangmere area is likely to be particularly rich in deposits relating to palaeolithic, later prehistoric, Roman and Saxon activity. Areas of particular archaeological potential include the raised beach that runs along the north boundary of the parish and the area of later prehistoric and Roman activity in fields to the west, either of which may extend within the Conservation Area. Of more certain relevance are the earlier medieval village, which must be presumed to have originated around St Andrew's church, and the RAF airfield and its infrastructure.

4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The Tangmere Conservation Area is tightly contained by more modern development, particularly to the north-east. It takes in most of the historic post-medieval village centre along Tangmere Road, the core of the earlier medieval settlement around the church, and some high quality twentieth-century buildings to the north which are indicative of the evolution of the place.

The Conservation Area is comprised of three distinct character areas. Character Area 1 focuses on the small village green with its parish council notice board, telephone box and letter box. Character Area 2 is centred on the core of the medieval village around St Andrew's Church, Church Farm and Saxon Meadow. Character Area 3 is characterised by mid 20th-century (c.1945) development associated with RAF Tangmere, including the former Married Officer's Quarters and The Spitfire Club.

Area 1: Later or Post-medieval Village Centre

The modestly sized houses and cottages, mostly built from brick and flint, along with the green area opposite Nos. 1-4 Perrymead, retain the village feeling of the area despite being surrounded by modern development on all sides.

Key characteristics:

- Later or post-medieval core of the village now largely surrounded by 20th century housing
- Historic buildings and boundary walls generally constructed of brick and flint
- Long narrow front gardens
- Trees and green areas retain village atmosphere
- Semi-rural character along Chestnut Walk

Area 2: Church Lane and earlier medieval core

Earlier medieval settlement indicative of a manorial arrangement centred on St Andrew's Church. A particular feature of this is the agricultural landscape at the centre of the village and its importance in expressing its rural situation.

Key characteristics:

- Distinctly rural quality of Church Lane
- Medieval core on the periphery of the modern village centre
- Flat landscape surrounding with long distance views to Chichester Cathedral and neighbouring church spires
- Views to the South Downs in the distance

Area 3: Former RAF Development

Small group of detached and semi-detached houses in large plots formerly providing married officer's quarters. The Spitfire Club, recently converted to flats, was a focus for for social activity.



Former RAF housing along Nettleton Avenue



Verdant character and boundary walls along Chestnut Walk



Rural and agricultural character along Church Lane



View north along Tangmere Road

Key characteristics:

- Early-mid 20th century development
- Large houses set in spacious plots at an angle to Tangmere Road
- Soft boundary treatments with hedges and fences
- Strong overall character, clearly identifiable as a group

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

The core of the Conservation Area is linear along Tangmere Road, with Chestnut Walk, Copper Beech Drive and Church Lane leading off the main road towards the west. The layout of this historic core has changed very little (except the addition of Cooper Beech Drive in the post-war period) and remains very much the same as on the Tithe map of 1839. This core was then added to greatly in the 20th century, firstly with the RAF station buildings and then with further development occurring during the 1970's and 1980's after the closure of the airfield.

The buildings within the conservation are almost all residential with the exception of the village shop on Tangmere Road. Most of the historic buildings are cottages and modest houses such as Dukes Cottages or Perrymead although there is one larger dwelling, Tangmere House. The shop is the only public building in the Conservation Area, the church being just outside the boundary to the west of Tangmere House and the school and other village amenities lying further north and east.

Boundaries are usually defined by flint walls strengthened by string courses of brick, such as the wall outside Nos 1-4 Perrymead, but in some cases walls are simply brick. Heights vary – low (just over a metre) in the case of the boundary wall at Nos 1-4 Perrymead, but higher outside Tangmere Cottage (nearly two metres). Brick half-round copings and brick gate piers are also common. The flints are generally laid in courses, historically in lime mortar. Mature trees and dense shrubbery are also common, providing, for instance, Tangmere House, with a high degree of privacy. Fences are also used, most of which are not obtrusive.

4.3 OPEN SPACES

Although Tangmere has a large amount of open space elsewhere in the village, there is only one significant “space”, within the Conservation Area boundary.

(i) Opposite Nos 1-4 Perrymead, Tangmere Road

The historic centre of the village is marked by this wide green verge with large poplar trees and a park bench. This green was once the village pond until it was filled in around the 1950's. This could have been the original pool implied in the name Tangmere. Adjacent to the green are the telephone box, letter box, parish council



The village green, opposite Nos 1-4 Perrymead Tangmere Road



The junction of Tangmere Road & Church Lane



Low level brick and flint boundaries along Chestnut Walk



High brick wall at Tangmere Cottage

notice board and bus shelter, reinforcing the village atmosphere in this part of Tangmere.

(ii) Junction of Tangmere Road and Church Lane

The green area was added to the Conservation Area following the last boundary review in 2005. This large grassed traffic island contributes positively to the rural character of the Conservation Area and is home to a stone memorial commemorating Tangmere airfield and its squadrons. This area is also important as the link between the historic village core and the church, and includes a sign that points to the church and its Allied and German war graves.



Mature vegetation contributing to the setting of listed buildings, Dukes Cottages, and the Conservation Area.

(iii) Church and Churchyard

This area is distinguished by a number of picturesque features including the pond to the south of the church, flint walling, vegetation, and a strong tree grouping around the Church. These contribute to the rural tranquility of the Character Area.

(iv) Fieldscapes to the south and west of Church Lane

The fields to the south and west of St Andrew's Church have historically provided pasture for the agricultural buildings and yards associated with Church Farm House. This flat landscape allows for long-distance views to and from the Conservation Area with 'large skies' giving a strong feeling of spaciousness.



Looking north along Tangmere Road from Bayley's Cottages (on right).



The ancient Yew within the churchyard is of particular note.



St Andrew's Church spire from Church Lane

4.4 TREES

Trees and hedging are important throughout the Conservation Area and help to green the environment. In Tangmere Road they enhance the small village green and shield some of the houses from the road. Along Church Lane, the strong vegetation contributes to a more rural quality. The most significant trees and tree groups are marked on the Townscape Appraisal map.

4.5 VIEWS

A wider part of the significance of the Conservation Area's setting is the triangulation of church spires between Chichester Cathedral, Tangmere St Andrew's and Oving St Andrew's, available in various views from within and across the Conservation Area. Long views over the surrounding area can also be seen from several locations outside the Conservation Area. These are identified on the Townscape Appraisal Map.



The spire of Oving Church in the distance



The spire of Chichester Cathedral can be seen from Saxon Meadows

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

Tangmere Conservation Area is largely a residential village centre with only one commercial premises, the village shop on Tangmere Road. The former Spitfire Club has recently been converted to flats as have the agricultural buildings at Saxon Meadow. St Andrews Church

In the wider surrounding area there are a number of local facilities including a village hall, a surgery, and a primary school. The former public house, The Bader Arms, has recently been converted to a convenience store. To the south of the village is the Tangmere Military Aviation museum celebrating the village's famous airfield.

Due to the close proximity of Chichester, Tangmere has grown rapidly in the years since the closure of the RAF station but the Conservation Area still retains the feeling of a historic village centre. St Andrew's church is only a short distance from Tangmere Road although the 20th century infill development along Church Lane makes it difficult to include it in the Conservation Area. Also on Church Lane is Church Farm House, listed grade II, which with its farm buildings and the church creates another historic group within the village.

5.2 LISTED BUILDINGS

Despite being a relatively small Conservation Area, Tangmere has a total of thirteen grade II listed buildings, most located along Tangmere Road which forms the spine of the settlement.

St Andrew's Church (grade I) is the most important building within Tangmere Conservation Area. The present building has early twelfth-century origins, though records indicate that the site was dedicated to St Andrew since considerably earlier (c.680 AD). It is a remarkably complete thirteenth-century survival; a simple, but very attractive medieval church, little restored. In the church yard, a very large and old Yew Tree, unusual barrel graves and a number of graves of British, Commonwealth, Parish and German airmen contribute to the setting. Running from east to west across the northern part of the graveyard is a prominent earthwork, evidently the remains to the old northern boundary of the churchyard. The earthwork is perhaps large enough to be the remnant of a street of the disappeared medieval village. Inter-visibility between the spires of Chichester Cathedral, Oving Church and St Andrew's in this part of the Conservation Area is also significant.

Church Farm House sits adjacent to the church to the north-east. It is an eighteenth-century building faced



Grade II listed terrace of Bay Cottage, 2 Bayleys Cottages, and Pear Tree Cottage, Tangmere Road



Grade II listed Tangmere House



Grade II listed Jasmie Cottage



Grade II listed Spitfire Club, now converted to flats



Saxon Meadows



Former RAF married officers quarters on Tangmere Road



Pump Cottage and Orchard Corner (grade II), Chestnut Walk



Grade II listed Amberley Cottage, Tangmere Road

with flints with red brick dressings, quoins and modillion eaves cornice under a tiled roof. At the time of the Tangmere Tithe Map (1839) there were a number of barns at the west end of the field to the south of the Church. These were lost by 1875 and replaced with a new agricultural courtyard, now Saxon Meadows, slightly to the west.

Progressing from the north end of the Conservation Area, The Spitfire Club (now converted to flats known as nos. 1-14 Spitfire Court) was formerly part of the Navy, Army and Air Force Institute (NAAFI), created by the British Government in 1921 to run recreational establishments and sell goods to servicemen and their families. It is of a Palladian villa type plan with a two-storeyed centrepiece and projecting single-storey pavilion wings. It retains historical interest as the remaining administrative building of RAF Tangmere.

Tangmere Cottage is late 18th or early 19th century. It has two storeys and the south end is faced with flints with red brick dressings and quoins, while the north end is of red brick and grey headers alternately. Tangmere Cottage acted as the operational headquarters of Special Duties Squadron – a clandestine air service supporting those engaged in espionage and sabotage in the Second World War. It was ideally situated, opposite the entrance to the Station and screened from the road by a tall hedge, which has since been replaced by a high brick wall.

Jasmine Cottage is an early 19th century two-storey house. It is faced with flints with red brick dressings and quoins, and the westernmost window bay is wholly brick. There is a small gabled porch.

Orchard Corner is an 18th century cottage faced with flints with red brick dressings, quoins and modillion eaves cornice under a hipped tiled roof. It forms part of an historic terrace of cottages here, including Pump Cottage and Reydon Cottage, dating from at least 1875.

Hill Farm is a timber framed building believed to date from the 16th century. It features painted brick infilling and curved braces to the first floor under a thatched roof with two 'eyebrows'.

Amberley and Danby were probably built in the 18th century. Both parts are two storeys and the building sits at 90 degrees to Tangmere Road. Amberley is faced with flints with red brick dressings and quoins, while Danby is wholly red brick.

Austens is an early 19th century two-storey, three-bay house. The building is stuccoed and has a modern hipped tiled roof. The windows are sashes and there is a gabled porch.

The Dukes Cottages are two identical blocks of semi-detached cottages. They are formerly cottages of the

Goodwood Estate (held by the Dukes of Richmond) known locally as the 'Dukery' type. Each block is two storeys and four bays. The buildings are faced with coursed flints with dressings, quoins, stringcourse and dripstones over the windows of red brick and grey headers. The outer window-bays project with gables over.

The terrace of properties known individually as Bay Cottage, Pear Tree Cottage and the small cottage in between, no. 2 Bayley's Cottages, are probably late 18th century and appear on the Tithe map of 1839. The block is two storeys and is built from red brick and grey headers alternately with a roof of hand-made clay peg tiles. Pear Tree Cottage (formerly Ark Royal) has two sash windows on ground floor with glazing bars, the remainder are casement windows.

Tangmere House was previously called Osborn House (as noted on the OS 1898 map) and once home to the Osborn family. The Osborns were tenant farmers whose position in the village increased in importance over the years. By the beginning of Queen Victoria's reign, George and John Osborn were cultivating between them over 420 acres, mostly leased from the Duke of Richmond. This represented more than half of Tangmere's farmland. The house is L-shaped and is faced with flints with brick dressings and quoins. It appears to have been largely rebuilt in the late 19th century around the peak of the Osborn's wealth with further extensions to the west and north in the late 19th/early 20th century.

5.3 POSITIVE BUILDINGS

There are additionally a number of unlisted buildings within the Tangmere 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 buildings 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 are recorded on the Townscape Appraisal map. Positive Buildings within the Conservation Area include:

- 6 and 7 Nettleton Avenue
- Willowdene, (1 Tangmere Road), Hurricane House (2 Tangmere Road), Nos 3 and 4 Tangmere Road, and Lysander (5 Tangmere Road)
- Pilgrims and No 1 Egerton
- Pump Cottage and Reydon Cottage
- The Croft and Newcroft
- The Old Cottage
- Outbuilding to north-east of Church Farm
- A number of buildings at Saxon Meadow

The outbuildings between Byways and Orchard Corner and at Tangmere House also have potential to be positive and should be appropriately enhanced.



Edgerton & Pilgrims, Chestnut Walk



Grade II listed Church Farm House from the west



Reydon Cottage, Chestnut Walk



The Croft and Newcroft

Within the post-medieval core of the village, the Old Cottage is a 19th century 1-½ storey brick and flint building set on the roadside. The elevation to Tangmere Road is now rendered. A dormer window has been inserted on the roof slope facing the road. The roof is tiled and is half hipped on the south gable. The wing running off at the back of the building is similar in character and also has a half hipped roof.

Part of Egerton and Pilgrims dates from the late 18th or early 19th century with further extensions in the 20th century to enlarge it to the property as seen today. The oldest part is the first two bays on the south-east side with a hipped slate roof. There are then extensions to the north and east. Egerton is the eastern end of the building which has a chequerboard pattern of red brick and blue headers, while most of Pilgrims is rendered. Pilgrims also has a gabled porch on the front.

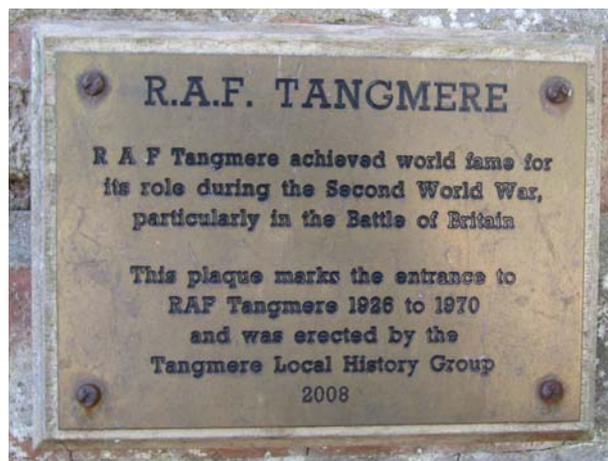
The Croft is a very small, late 19th century cottage on the left hand side with a 20th century extension to the right which doubles its size. The left hand side is faced with flint with red brick dressings around the windows, and a small gabled porch. The extension is of red brick and the roof is tiled.

Newcroft is an early 20th century Edwardian two-storey house. The lower storey is of red brick with rendering to the upper floors and a gable on the right hand side facing the street. There is a bay window on either side of the front door with a tiled porch running between them.

Reydon and Pump Cottages form a part of the terrace including Orchard Corner (grade II) and date from at least the late nineteenth-century. Pump Cottage is a small and modest cottage sandwiched between Reydon and Orchard Cottages. It features a large buttress to the south elevation in Flemish bond brickwork with blue headers, casement windows, and a gabled porch. Reydon Cottage, said to date from c.1770, is faced with flints with red brick dressings and is larger and more polite than Pump Cottage.



20th-century former RAF housing developments along Nettleton Avenue.



Above: Plaque mounted on the former RAF boundary walls outside of Acre End. The boundary wall is identified as a positive structure.

Below: Nos 11-19 Nettleton Avenue seen across the recreation field



Within Character Area 3, characterised by mid 20th-century (c.1945) development associated with RAF Tangmere, there are two groups of buildings identified as having a positive impact on the Conservation Area. Nos. 1-5 Tangmere Road and Nos 6 and 7 Nettleton Avenue, are all acknowledged for their characteristic appearance and historic interest.

Tangmere saw expansion when it was modified to form a permanent station with an extra squadron. The first 'reconstruction phase' at RAF Tangmere (1925-1932) mainly involved domestic and married quarter groups of buildings with new roads laid out for this purpose. These were built on a new site north of the WWI camp, primarily between 1926 and 1927, and included Nos 1-5 Tangmere Road, with Nos 1-2 for Group V Married Officers, No 3 and 4 for Group IV, and No 5 for Group III.

Willowdene, (1 Tangmere Road), Hurricane House (2 Tangmere Road), Nos 3 and 4 Tangmere Road, and Lysander (5 Tangmere Road) are all rendered, under slate roofs, some with more modern fenestration which could be improved in design.

The second phase of expansion between 1935-1936 required additional land for the construction of new married quarters. It is thought that c.1936 is when Nos 9 and 10 on the south side of Nettleton Avenue, were added as RAF married flying Officer Quarters. Nos 6 and 7 and 11-19 were added later, possibly during the third and final Pre-War Phase of expansion in 1938-1940 or more likely after 1945. Nettleton Avenue was named to commemorate John Denning Nettleton who was awarded a Victoria Cross in 1942. The base closed in 1970.

Nos 6 and 7 are red brick under clay tile roofs with bookending chimneys and projecting flat roof bays to their fronts. No 7 appears to retain its historic windows. Whilst not identified as 'positive' Nos 11-19 (inclusive) on the north side and Nos 9 and 10 on the south side of Nettleton Avenue are brick with traditional pitched roofs and generally of a mirrored-pair relationship.

In addition to positive buildings, a number of positive structures such as boundary walls have also been identified within the Conservation Area for their contribution to the character and appearance to the area. Where these are not already covered by curtilage listing, they have been noted on the Townscape Appraisal Map and include:

- Flint and brick boundary walls at Saxon Meadow
- The historic sections of low pebble flint boundary walls with red brick quoining and capping outside 1-4 Perrymead
- Low brick buttressed boundary walls to the east of The Croft and Newcroft
- Coursed flint boundary wall with stone capping separating The Croft and The Retreat
- Pebble-flint boundary wall with brick buttressing and high hedging behind at April Cottage
- Coursed flint boundary wall to the south of Pilgrims (albeit with a modern soldier course of red brick capping)
- Boundary walls along Chestnut Walk, including those outside Gate House, Reydon Cottage, Pump Cottage, and the outbuilding at Edrosa which appear to be pebble flint with half-round red coping bricks and quoining
- Boundary wall north of Acre End



The historic boundary wall outside Gate House, Chestnut Walk

5.4 BUILDING MATERIALS AND COLOURS

The building materials in the Conservation Area are mainly flint and red brick. The flint is often whole beach pebbles or cobbles, set in lime mortar, with red brick dressings e.g. Jasmine Cottage. The red brick is often enlivened by the use of blue brick headers to create a chequer pattern e.g. Tangmere Cottage. Handmade clay peg tiles can be seen at The Old Cottage. There is one example of thatch in the village – Hill Farm House.

Colours in the Conservation Area are varied, with the grey/brown of the various flint buildings predominating. The grey theme is continued by the use of natural slate for some of the roofs. Otherwise, a variety of clay products – roof tiles, bricks and chimneys - all provide a strong contrast of reddish browns.

5.5 PUBLIC REALM

There are no historic paving materials in the Conservation Area, the pavements of which are generally concrete slabs with modern concrete kerbs. There are, however, some stone kerbs at the junction of Church Lane and Tangmere Road. The simplicity of these materials suits the Conservation Area, which is enhanced by wide grass verges in some places. Simple traditional street name posts made from aluminium, with white lettering on a black background, have little visual impact.

Street lights are generally 1960's concrete posts which are simple and unobtrusive. Timber telegraph poles are mainly hidden by the many mature trees.

The small green areas, opposite Nos 1-4 Perrymead and at the junction of Tangmere Road and Church Lane, enhance the village atmosphere and help to retain the sense that this was once the village centre. The park bench, parish notice board and letter box reinforce this idea, although the bus shelter and telephone box are modern and lack character. Funds have recently been made available from the New Homes Bonus Scheme for improvements to the bus shelter opposite Nos. 1-4 Perrymead, which is to be replaced with a wooden shelter. The Parish Council are currently in discussion with BT to remove the phone box which currently detracts from this area.

This area could also be improved by replacing the boundary hedge behind the bus shelter with a low brick and flint wall to reinforce the character of this focal space in the Conservation Area.

Travelling west towards the Church there is a distinct awareness of the transition into the rural countryside beyond which is enhanced by glimpses through the hedge of the fields and agricultural buildings, and the informal nature of the track leading to Saxon Meadows.



The bus shelter & telephone box on Tangmere Road lack character



The historic outbuilding along Chestnut Walk is current in a dilapidated state.



Proliferation of bright and oversized signage at the local shop.



Parking along Tangmere Road, outside the Village Shop

6 ISSUES

6.1 NEGATIVE FEATURES

The historic core of Tangmere is reasonably well preserved and nearly all of the buildings are in good condition. Aside from the pressure for further development, there are few obvious threats to its character, although the following “negative” features have been identified:

Area 1: Later or post-medieval Village Centre:

- Front gardens converted to hard standings for car parking
- Poor detailing and character to existing parking areas
- Poor quality development
- Signage at the local shop
- Poor condition of outbuildings along Chestnut Walk and at Tangmere House
- Bus shelter and telephone box on Tangmere Road
- Lack of tree cover resulting in loss of character
- Use of non-traditional materials on unlisted buildings
- Inappropriate paint colour on The Old Cottage
- Poor quality boundary treatments
- Poor quality pavements
- Inappropriate replacement windows

Area 2: Church Lane and earlier medieval core

- Traffic at peak periods when St Andrew’s is in use
- Encroachment of modern development in Church Lane

Area 3: Former RAF Development

- Use of non-traditional materials on unlisted buildings
- Some poor quality development of no special merit

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
- Development within the settings of heritage assets
- The use of modern materials and details in some unlisted and positive buildings
- Some poor quality front boundaries
- New development within the Conservation Area and its setting
- Lack of parking along Church Lane
- Loss of trees



The bus station, phone box, and bollards protecting the green area to the east of The Croft and Newcroft could be improved.



A formerly identified ‘positive’ and focal building within the Conservation Area, known as Perrymead, has been demolished and the site redeveloped



The outbuilding to Tangmere House is in a poor state of repair and overgrown with vegetation



20th century infill development on St Andrew’s Lane encroaching on the Conservation Area

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 I of this document, the Character Appraisal, therefore assesses the character of the Tangmere 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 *The National Planning Policy Framework (NPPF)*, English Heritage guidance titled *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011), Best Practice guidelines, and policies within the Chichester District Council Local Plan.

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 an eight year period, although it may not be possible to achieve all of the actions within this timescale.



The loss of a number of mature trees and recently renewed fencing to the souther boundary of Tangmere House is regrettable.



Solar panels on the roof of poor quality development affecting the setting of the Conservation Area



uPVC windows on Byway along Chestnut Walk.



The car parking area outside of Austens currently detracts from the setting of the listed building and the Conservation Area.

2 RECOMMENDATIONS

2.1 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing Conservation Area boundary was inspected. 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 and 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.

Three large extensions to the Conservation Area are proposed, along with three revisions to the existing boundary.

There is proposed some minor revisions to the boundary, removing the small portion of garden land to the north of Pilgrims and 1 Egretton (garden to Mere Cottage). These areas are not felt to be of any particular merit or interest to the Conservation Area, and rationalize the boundary according to curtilage as recommended by English Heritage.

More substantially, it is proposed to omit The Bungalow and its curtilage from the Conservation Area. Historically, the land to the West and south of The Croft formed part of the curtilage to this property. Newcroft appears on later cartographic records in 1975, with an attached outbuilding labelled 'Works' all within the former curtilage of The Croft. The 'Works' behind Newcroft survived until 1997 when applications for the more recent housing to the west was approved. As such, The Bungalow is not felt to possess sufficient aesthetic or historic merit that warrants its inclusion within the boundary, particularly as the curtilage was severed from its historic association with The Croft before the Tangmere Conservation Area was adopted.

Three major extensions to the Conservation Area are proposed. Firstly, extension northwards intends to take in the early-mid 20th century properties along the east side of Tangmere Road and 20th century former RAF dwellings along the Nettleton Avenue. This will also take in the former Spitfire Club, a grade II listed building, which has strong links to the history and character of Tangmere.

It is also proposed to extend the Conservation Area to the west along Chestnut Walk as an extension to the post-medieval village core. This will make up Character Area I and incorporates the grade II listed buildings of Orchard Cottage and Hill Ash Farm. A number of positive buildings and boundaries are also identified.

To the south-west, the area is extended along Church Lane to encompass the earlier settlement location centred on the grade I listed St Andrew's Church, Church Farm and the associated former agricultural barns at Saxon Meadow.

Recommendation:

Remove The Bungalow from the Conservation Area and amend the boundary at Mere Cottage and Old Cottage Close. Add the three proposed extensions to the Tangmere Conservation Area.

2.2 THE CONVERSION OF FRONT GARDENS TO HARD STANDINGS FOR CAR PARKING

The increasing demand for off street parking in the village has generated pressure for car parking in garden areas to the front of residential properties. Loss of greenery and front boundary walls can spoil the setting of the building and cumulatively erode the character of the streetscene.

Recommendation:

The District Council will ensure that applications for alterations to the boundaries and front gardens of buildings in the Conservation Area comply with "Good Practice Guidance" enclosed at Appendix 3. Complete loss of positive boundaries will be strongly resisted.

2.3 OPPORTUNITIES FOR ENHANCEMENT

The Townscape Appraisal Map identifies structures or areas within the Conservation Area that could benefit from 'enhancement' should the opportunity arise.

These include:

- High quality renovations should be sought in any planning proposal affecting Spitfire Court.
- The tall brick boundary wall fronting Tangmere Road at Tangmere Cottage is in need of repair and repointing.
- The village shop is a significant local amenity, but signage could be more restrained and improved in design.
- The car parking area outside of Austens serving the village shop currently detracts from the setting of the listed building and the Conservation Area.
- The boundary wall separating the curtilages of Orchard Corner and Pump Cottage has been extended upwards in an unsympathetic material.
- The outbuilding on Chestnut Walk between Orchard Corner and Byways is currently in a poor state of repair, but could be a positive building within the Conservation Area if sensitively repaired.

- The bus shelter and telephone box on Tangmere Road lack character. These could be improved or removed.
- The distinctive mushroom shaped staddle-stones protecting the green area to the east of The Croft and Newcroft. have been replaced with modern cone shaped bollards..As an opportunity arises, these could be replaced to the earlier design.
- The front garden to 6 Dukes Cottages detracts from the streetscene and the setting of the listed building.
- The loss of a number of mature trees and recently renewed fencing to the southern boundary of Tangmere House is regrettable.
- The outbuilding to the south-east of Tangmere House is currently overgrown and in poor repair.
- Most of the row of cherry trees that commemorated airmen from RAF Tangmere located within the front gardens of Nettleton Avenue have been lost and could be reinstated. The possibility of grant funding from the Woodland Trust or other body Could be explored.

Recommendation:

The District Council will work to ensure that any applications for works to the identified structures comply with “Good Practice Guidance” and make a positive contribution to the character of the area.

2.4 DEMOLITION OF POSITIVE BUILDINGS AND DEVELOPMENT WITHIN THE SETTING OF HERITAGE ASSETS

Since the 2005 appraisal, there has been some garden infill, particularly within the setting of listed buildings, including at Dukes Cottages. More recently there has been discussions regarding housing within the setting of Tangmere Cottage.

Notably, a formerly identified ‘positive’ and focal building within the Conservation Area, known as Perrymead, has been demolished and the site redeveloped with a single detached dwelling and a terrace of three cottages. This has somewhat altered the spatial grain in this part of the Conservation Area, which was more spacious and vegetated.

Recommendation:

The District Council will strive to ensure that all new development follows the “Good Practice Guidance” and conserves or enhances the Conservation Area and the setting of heritage assets. The loss of positive buildings will be strongly resisted.

2.5. THE ADDITION OF A PLAQUE AT ENTRANCE TO HUNTER’S GATE

Although not in the Conservation Area, it is thought that the village’s connection to its past as an RAF base would be strengthened by a plaque to mark the entrance to the RAF station.

Recommendation:

The District Council will consider placing a wall plaque on the right hand side of the entrance to Hunter’s Gate to mark its historical significance as the entrance to the RAF station.

2.6 INCREASE AWARENESS OF LOCAL HISTORY

The former RAF boundary wall outside of Acre End includes a plaque remembering the military installation here. There are likely to be other opportunities to increase awareness of local history.

Recommendation:

Investigate opportunities for collaborative work with the Tangmere Aviation Museum on opportunities to promote the village’s history, particularly with regards to the relationship with the RAF.

2.7 PARKING ALONG CHURCH LANE

There is a lack of parking along Church Lane, particularly at peak times when St Andrew’s Church is used. This is detrimental to the amenity of the area and could be exacerbated by future development in the area.

Recommendation:

The District Council will work with West Sussex County Council to give consideration to existing parking and traffic issues in determining planning applications for further development.

2.8 PAVEMENTS AND ROAD MARKINGS

Some of the pavements in the Conservation Area are poor quality concrete slabs with modern concrete kerbs, giving the overall impression of a poor quality environment.

The existing yellow lines within the Conservation Area appear to be the pale-yellow conservation type. Consideration should be given to extending this throughout the enlarged area as road works permit.

Recommendation:

The various public bodies concerned with the care of pavements (West Sussex County Council, Chichester District Council and the statutory undertakers) should ensure that all alterations and repairs to the existing pavements are carried out in sympathetic materials. The existing stone kerbs at the junction of Church Lane and Tangmere Road will be protected.

Conservation-style road markings to be used throughout the Conservation Area. WSCC to be notified of the extensions.

2.9 MAINTENANCE OF INCIDENTAL OPEN SPACES

The grass on the small village 'green' requires regular maintenance to enable a tidy appearance within the heart of the Conservation Area.

Recommendation:

Explore opportunities for ongoing and future management of the incidental open spaces in consultation with the Parish Council, West Sussex County Council, and/or other landowners.

2.10 THE PRESSURE FOR DEVELOPMENT THAT COULD AFFECT THE SETTING OF THE CONSERVATION AREA

The Emerging Local Plan identifies allocated housing on the Tangmere Strategic Development Location, mainly located around the western and southern edges of the village and abutting the extended Conservation Area boundary. Numerous significant views have been identified in this area, namely towards the South Downs and the spire of Chichester Cathedral, though there are also lower vertical landmarks such as Oving Church. The rural character of this area also makes a strong contribution to the various heritage assets here, including St Andrew's Church, Church Farm and Saxon Meadow. There is a wider pattern of medieval churches fronting field systems, which is characteristic of the landscape.

Recommendation:

The District and Parish Councils will work together in developing a masterplan for the Strategic Development Location through Tangmere's Neighbourhood Plan to help guide future development that is responsive to and sensitive of the historic environment in this part of the Conservation Area, taking special care to protect its special character and identified views.

2.11 ACKNOWLEDGE AND PROTECT POSITIVE STRUCTURES

In addition to the listed buildings, there are a number of buildings in Tangmere which make a positive contribution to the character and appearance of the Conservation Area. 'Positive' buildings are marked on the Townscape Appraisal Map. It is recommended that the list of positive buildings be amended to additionally include:

- 6 and 7 Nettleton Avenue
- Willowdene, (1 Tangmere Road), Hurricane

- House (2 Tangmere Road), Nos 3 and 4 Tangmere Road, and Lysander (5 Tangmere Road)
- Pump Cottage and Reydon Cottage
- Outbuilding to north-east of Church Farm
- A number of buildings at Saxon Meadow

Recommendation:

The District Council will resist complete loss of positive buildings within the Conservation Area. All applications for alterations will be considered with respect to the 'Good Practice Guidance' included at Appendix 3.

2.12 PUBLIC REALM ENHANCEMENTS

Trees and hedging are important throughout the Conservation Area and help to green the environment.

Recommendation:

The District Council will seek to protect existing vegetation and achieve appropriate planting which enhances the character of the Conservation Area where opportunities arise as part of the planning process.



Green area outside of The Glebe could be planted to enhance the Conservation Area.

Further enhancement could be achieved through reinstatement of trees along the south side of Nettleton Avenue excluding the area within the cricket outfield boundary

2.13 LOCAL AND STATUTORY LIST

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 protected, 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 Buildings 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. 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 Buildings List in planning policy and state the circumstances in which it will affect planning decisions.

Recommendation:

The District Council, in conjunction with the Parish Council, will consider drawing up a Local Buildings List for Tangmere Conservation Area.

2.14 THE CONTROL OF MINOR ALTERATIONS 4 TO UNLISTED DWELLINGS

Unlisted 'positive' cottages and houses in the Conservation Area can be adversely affected by the insertion of uPVC windows or doors, which also affect the amenity of the area as a whole. These changes are 'permitted development' which can be controlled by the Council through the use of an Article 4 Direction. This is usually used to control minor changes to unlisted family dwellings in Conservation Areas. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered in light of the conservation interest.

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. Under 'Part L' of the Building Regulations, the requirement for double glazing in new windows, does not apply in the Conservation Area (or on 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.

SATELLITE DISHES - The installation of a satellite dish on any building or structure within the curtilage of a family house in a Conservation Area will only be permitted development if certain conditions are met.

There are a number of 'positive' buildings and unlisted family dwellings in the Tangmere 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 house-holders.

Recommendation:

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

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

Email designandimplementation@chichester.gov.uk

Or write to: Conservation and Design
Chichester District Council,
East Pallant House,
1 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 National Planning Policy Framework (NPPF), supporting by guidance in the National Planning Practice Guide (NPPG). Further advice about Conservation Area control, including the production of management proposals, has recently (August 2005) 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 Tangmere Conservation Area was designated in January 1981. The Local Plan insert map which is relevant is no. 35. This confirms the following designation:

- A Conservation Area based on Tangmere Road;
- Outside the Conservation Area, there are no special designations.

LOCAL DEVELOPMENT FRAMEWORK

In due course the Local Plan will be replaced by the Emerging 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.

APPENDIX 2 COMMUNITY INVOLVEMENT

This Character Appraisal, with its Management Proposals, has been prepared by Chichester District Council on the basis of the 2005 appraisal by The Conservation Studio. Public consultation on the revised document and recommendations commenced with a public exhibition at Tangmere Village Centre on Friday 15th August 2014 and the document was also put on the Council's website for six weeks until the 26 September 2014 with a questionnaire encouraging responses. In response to representations received a further consultation was undertaken between 6th and 28th November 2014 regarding a further extension to include additional properties within Nettleton Avenue and the field to the west of Saxon Meadow and for the proposed Article 4 Directions to cover these areas. Following the analysis of comments received, the final document was drafted.

This document was approved by Chichester District Council for development control purposes on the 19th December 2014 and will be a material consideration when making decisions about applications for development within, or on the edges of, the Tangmere Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Tangmere Conservation Area, such as West Sussex County Council and local residents.

- 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);
- 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 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 75mm diameter at 1.5 metres above the ground, must give the Council six weeks written notice before starting the work (defined as lopping, topping, or felling). 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.

There are many trees in the Tangmere Conservation Area, the vast majority of which will be in private ownership. Owners are encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. Reinstatement of Cherry trees within the front gardens of properties in Nettleton Avenue will be encouraged to commemorate airmen who lost their lives in WW2

Planting within the public realm should use indigenous species in ways that are sensitive to the character and quality of spaces. Owners of the land around and within the Conservation Area, mostly used as fields, should also be encouraged to maintain the land in good condition and to encourage biodiversity whenever possible by sympathetic methods of planting and cropping.

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.

APPENDIX 4 LOCAL LISTING CRITERIA

1 THE 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 Local Plan 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.

APPENDIX 5 BIBLIOGRAPHY

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