A detailed historical map of the Westbourne area, showing streets, buildings, and landmarks. The map is overlaid with a semi-transparent blue and purple wavy graphic at the top. The title 'Westbourne' is written in a large, serif font at the top center of the map. Various street names like 'Shop Street', 'Lane', and 'Witchambridge Lane' are visible. Landmarks such as 'St. John the Baptist's Church' and 'County Police Station' are also marked. The map includes numerous house numbers and other details like 'Grave Yard' and 'Lodge'.

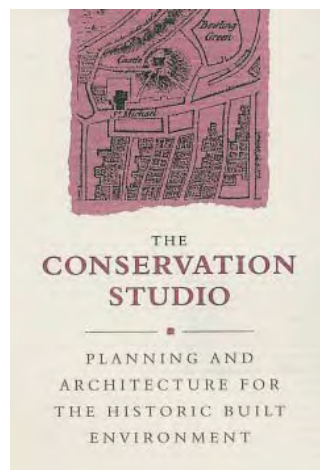
# WESTBOURNE CONSERVATION AREA

## CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

March 2007

Appendices updated March 2012 to reflect legislative changes

# WESTBOURNE CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



This document has been written on behalf of Chichester District Council by:

The Conservation Studio,  
1 Querns Lane,  
Cirencester,  
Glos GL7 1RL

Tel: 01285 642428

Email: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.uk)

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

### I.2 SUMMARY OF KEY CHARACTERISTICS

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

- Large linear conservation area encompassing the former mill and mill pond, various residential streets, and the village centre, with its shops and other facilities;
- River Ems and its various mill leats and ponds are very important;
- North Street is a winding, mainly residential, road connecting the village centre to Westbourne Mill and Commonsides;
- Westbourne House is a fine 18<sup>th</sup> century house and is listed grade II\*;
- High concentration of listed buildings in the village centre around The Square and St John the Baptist's Church (listed grade I);
- The church occupies a focal position on Westbourne Road, and its churchyard is notable for the ancient yews which face Church Road;
- East Street and Foxbury Lane lead out of the village centre and have a number of prestigious listed houses including Mile End House, dating to the 18<sup>th</sup> century and listed grade II;
- White Chimney Row is a quite separate winding lane with many early listed buildings on the west side, and two substantial gentry houses (Westbourne Court and The Lawn) somewhat concealed by high walls and planting on the east;
- Varied materials including flint, brick, thatch and clay roof tiles;
- Five distinct "Character Areas" as detailed in Chapter 4.

### I.3 SUMMARY OF THE RECOMMENDATIONS

- Ensure that alterations to listed buildings are carefully monitored;
- Control alterations to unlisted "positive" buildings in the light of the Good Practice Guidance contained in Appendix 3;
- Consider improvements to the pavements in Westbourne;
- Consider the addition of pavements and traffic calming in parts of White Chimney Row;
- Consider additional traffic controls in Westbourne;
- All changes to the existing should follow the "Good Practice Guidance" enclosed at Appendix 3;
- Underground overhead wires;
- All new development should follow the "Good Practice Guidance" included at Appendix 3;
- Amend the conservation area boundary in two places:
  - Add the triangle of green land at the northern end of River Street;
  - Add the historic frontage of Westbourne Primary School and the adjoining Community Hall.



*St John the Baptist's Church*



*White Chimney Road*

## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 LOCATION

Westbourne is located on the western extremity of Chichester District and the West Sussex/Hampshire boundary actually follows the course of the river Ems for some distance. The A27(T), the modern replacement for the historic coastal road (now the A259) which connected Portsmouth to Chichester, is less than one kilometre to the south. Emsworth lies about four kilometres beyond this, marking one of the channels of Chichester Harbour.

### 2.2 TOPOGRAPHY

Westbourne lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel. The immediate surroundings are notable for the meandering river Ems which has been canalised to create mill leats and mill ponds. The settlement is just above the 10 metre contour but almost immediately to the north the land rises to around 45 metres.

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

Westbourne sits a few kilometres back from the coastal settlements which have for centuries relied for their prosperity on the safe harbours created by the various inlets of Chichester Harbour. The turnpike road which connects these settlements (the modern A259) is a major feature, although this has now been eclipsed by the very busy A27(T). Areas of open ground (Strategic Gaps) have been left between these villages and towns so that Westbourne is separated from Emsworth in the south, Havant in the west, and Southbourne in the south-east by flat, open fields. To the north, the land rises to Southleigh Forest and the forests and lands associated with Stansted House, with Rowlands Castle beyond. There are no towns or villages to the immediate north-east, which is characterised by rolling countryside with small farms and areas of woodland.

### 2.4 GEOLOGY

Westbourne lies close to the South Downs which provided chalk for lime and flints for building. The village itself lies on extensive deposits of clay, brick earth and alluvial material associated with the two streams. The brick earth provided the raw material for brick-making and names like "Brick Kiln Ponds" to the immediate north of the village confirm that this was an important local industry. Otherwise, the local soils are suitable for agricultural purposes, and around Westbourne there are still a number of farms (Chantry Farm, Lumley Farm, and to the north, Monk's Farm and Valley Farm) that confirm the importance of agriculture to the local economy.



*Unlisted "positive" buildings in North Street*



*The River Ems north of Westbourne*



*The area around Westbourne is generally flat (River Street)*



*View eastwards from River Street*

## 2.5 BIODIVERSITY

Westbourne is situated in the middle of 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 the planned enclosures which took place between 1818 and 1823. The area was once important for watercress farming, largely using artificially-made ponds and streams. Large areas of forest to the north provide a haven for wild life. A *Site of Special Nature Conservation Importance* lies between River Street and Foxbury Lane along the line of the river Ems, but otherwise there are no special designations of any of the land in the immediate vicinity, although Westbourne lies a few kilometres to the north of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which includes many areas of special nature conservation.



*Flint and brick are important local building materials*



*A mill leat goes through Old Rectory Close*





### 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

#### 3.1 HISTORICAL DEVELOPMENT

The name *Westbourne* reflects the fact that the river Ems, originally referred to as *The Bourne*, forms part of the western boundary to the parish as well as the boundary between Hampshire and West Sussex. The village itself is large and irregularly laid out, the plan form largely dictated by the course of the river Ems and its various mill leats and mill ponds.

In the 11<sup>th</sup> century Westbourne was owned by Godwin, Earl of Kent, and father of King Harold. After the Norman Conquest, Bourne, as Westbourne was then known, was one of several manors bestowed by William the Conqueror on his friend and relative, Roger de Montgomery, the first Earl of Arundel. It then passed to Robert de Belesme, the king's commander-in-chief. However, after unsuccessfully rebelling against Henry I in 1102, all of de Belesme's estates were confiscated and Westbourne remained directly under the king's charge until 1135, when on his death he left it to his wife, Queen Adeliz. A few years later she was remarried to William de Albin who was appointed the Earl of Arundel. A close ally of King Henry II, he and his descendants held on to Bourne until 1579 when Henry, the last of the FitzAlan Earls of Arundel, died. Subsequently, the adjoining manors of Stansted and Westbourne passed to John Lord Lumley and remained in the Lumley's possession for over two centuries. In



*St John the Baptist's Church*



*River Ems / millpond (off North Street)*

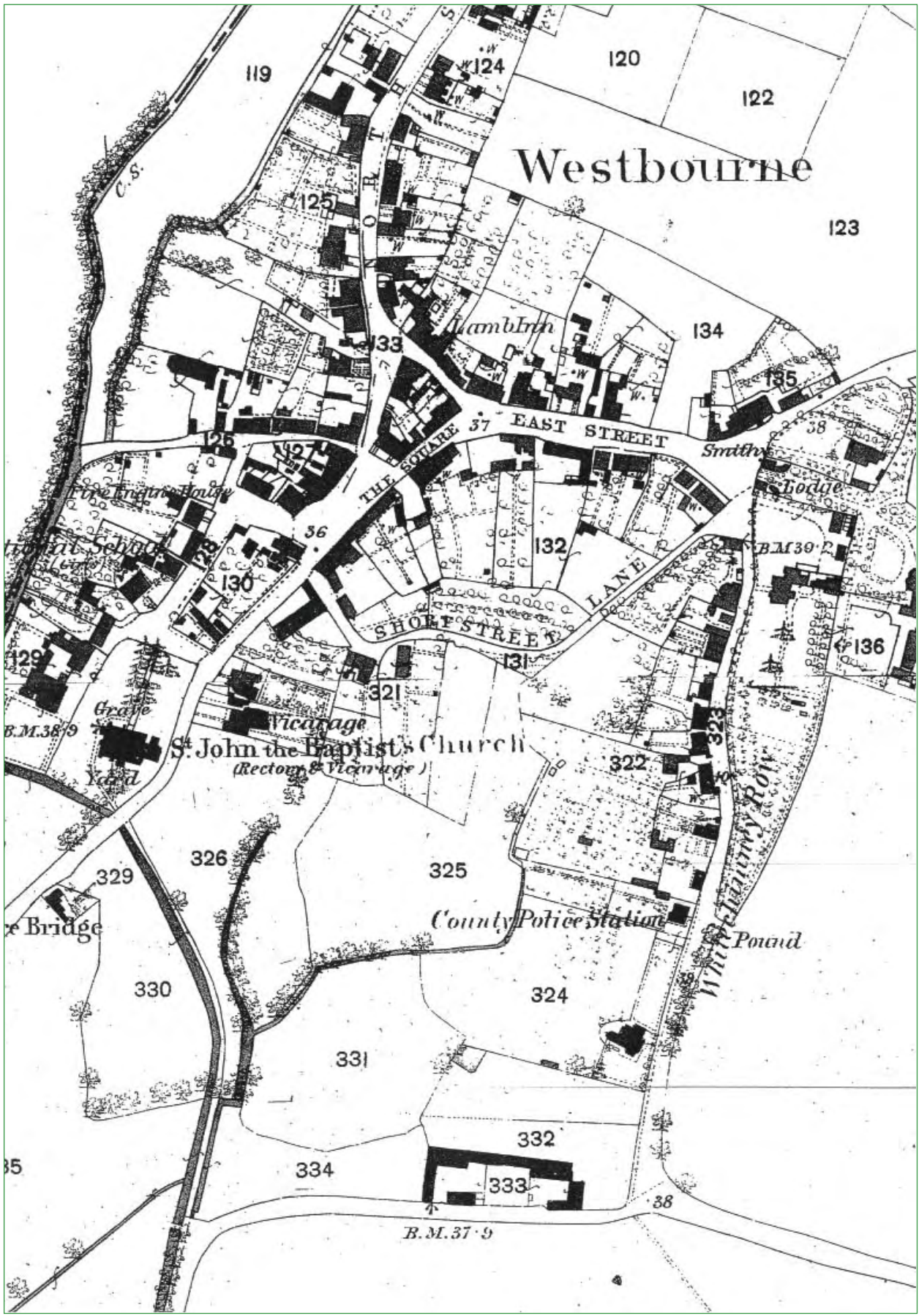
1781 Stansted was bought by the Indian nabob, Richard Barwell. Despite his eulogistic memorial in Westbourne's church he was very unpopular, acquiring his fortune by dubious means and denying access to parts of the estate that had previously been open to the public. Other prominent characters to have owned the manors of Stansted and Westbourne include Lewis Way, noted for founding the Society for Promoting Christianity among the Jews, Charles Dixon, a wine merchant from London, and the Wilder family, who were living at Stansted at the turn of the 20<sup>th</sup> century when the house was badly damaged by fire destroying most of its contents and records. Throughout history, the relationship between Stansted and Westbourne has been significant, not just in terms of church benefactions, but also in providing local people with agricultural work and housing.

In 1086, the Domesday Survey records that there were four water-mills in the manor, utilising both Ham Brook and the Ems. The Ham Brook is located to the east of Westbourne and runs southwards through Nutbourne. The river Ems runs down the valley from Stoughton to the south of Aldsworth and then under River Street where a dam at Watersmeet has created a large pond. On the western side of the street is another large pond, created to serve Westbourne Mill. It then flows into the village, where most of the water was diverted, probably in the 18<sup>th</sup> century, into a leat which runs through the churchyard and which serves Lumley Mill.

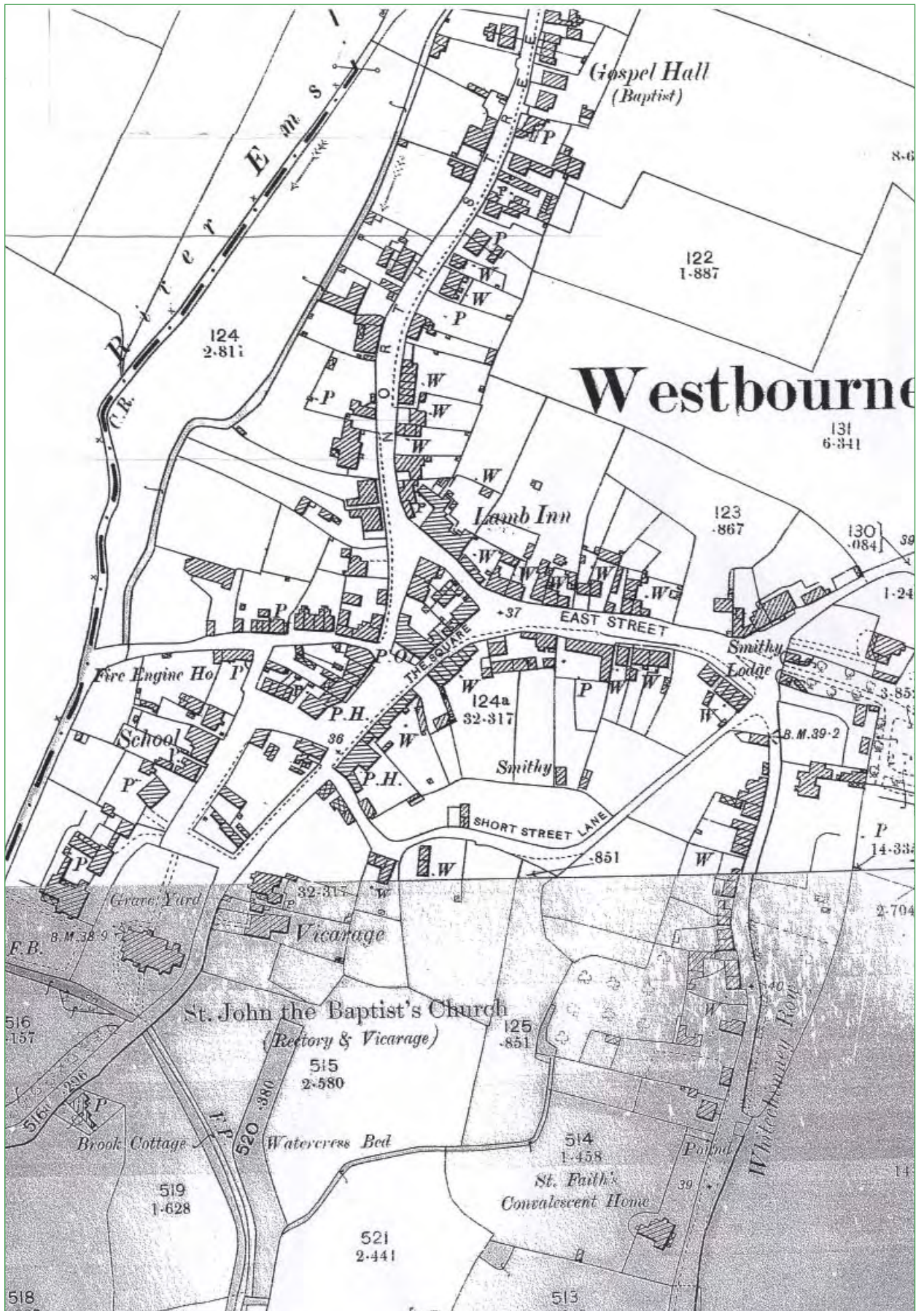
Westbourne was probably a trading centre from early times. In 1302 there was a weekly market and a fair on the 28<sup>th</sup> August, the day of the Beheading of St. John the Baptist (the patron of the church). There were also nineteen tenants who held stalls in the market-place. There is a small triangular island in the middle, now covered with 18<sup>th</sup> century and later buildings, which may have been this medieval market-place, or alternatively it may have been located closer to the church. In 1348, Westbourne, as with the whole of Britain, was ravaged by the Black Death, a disease that wiped out entire families and depopulated whole villages. The value of acreage in Westbourne dropped significantly as there were no longer enough people to cultivate and maintain



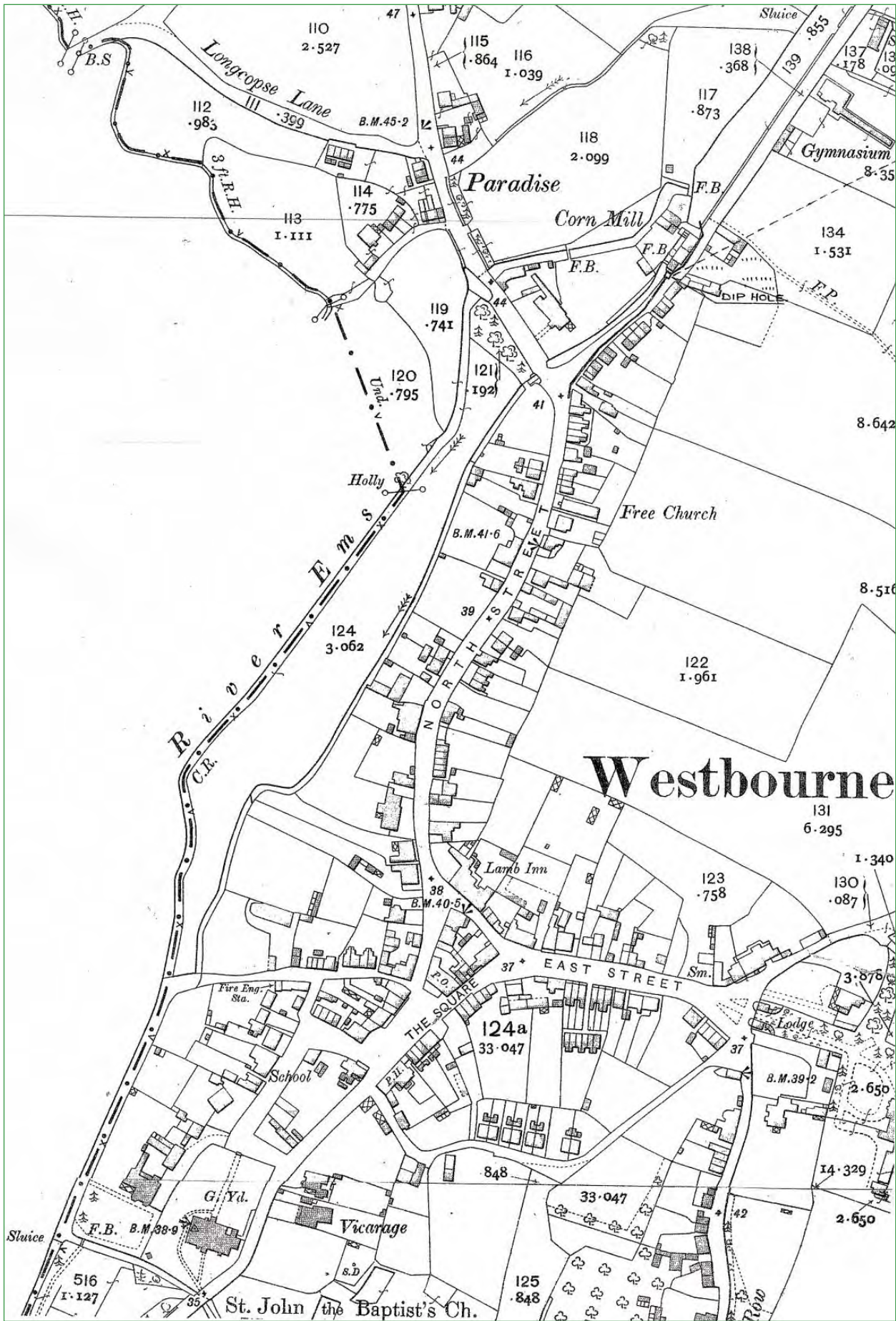
1840 Tithe Map



1874 First Edition Ordnance Survey



1898 Second Edition Ordnance Survey



1912 Third Edition Ordnance Survey

the land. A detailed rental of the manor drawn up about 1375 shows that the tenements in Bourne itself were mostly small cottager holdings. However, later, in the 15<sup>th</sup> and 16<sup>th</sup> centuries, Westbourne became famous for sheep, cattle and pony trading and the settlement reached the height of its prosperity in the late 1600s, during the reign of Charles II. A disastrous fire destroyed a large part of the village at about this time, resulting in few of the ancient buildings surviving. Before the end of the 18<sup>th</sup> century the market had died out, although the annual fair lingered on for another 50 years or so.

The parish church of St John the Baptist is believed to date back to Norman times, although it has been much altered since. Substantial evidence of the Norman building is documented in the early 13<sup>th</sup> century, when the building comprised 'a nave flanked by north and south aisles, and chancel'. The church underwent considerable alterations in the late 14<sup>th</sup> century, when the nave and aisles were extended and a vestry added to the chancel, and again in the 16<sup>th</sup> century with the construction of the tower, perpendicular arcades and chancel arch. In 1770 the spire was added to the tower. By 1858 the existing churchyard was so overcrowded that it was deemed a potential health hazard. This led to a new cemetery, along with its own chapel, being opened on church-owned land in 1860. A major rebuilding was undertaken by 1865 under the guidance of the Reverend J H Sperling. The north side of the church is now approached by a yew tree avenue planted by the Arundel family about 500 years ago and thought to be one of the oldest in England.

The first school in Westbourne was established in 1819 and was situated in the poor house. Supported by the village, parishioners voted unanimously to allow the schoolmaster to sleep and eat there at parish expense. By 1835 land was acquired from the Lord of the Manor for a new school which opened in 1846, accommodating 160 pupils. In 1876 it was converted into the Girls' and Infants' School with the boys transferring to new premises in School Road at the age of five. Sadly, however, with many parents unable to meet the cost of further education the majority of children left school when they reached 12 years of age. Such was the poverty that, during the winter months, attendance dropped off due to the defective boots the children wore. In 1911, the council merged the two schools in Westbourne into one in a new building in River Street. During the war the school took in over 100 evacuees from Wimbledon.

In 1865 a local draper, Mr W H Barham, became concerned about the spiritual condition of the village, considering the established church to be too ritualistic. He decided to hold more informal Baptist services and provided a large room at the back of his shop for the purpose. Eventually the members decided to build the Westbourne Baptist Church in North Street and it was completed in 1867. Today the church is also used by the Parish Council for meetings. In the 20<sup>th</sup> century the importance of agriculture to



*The Square, site of the former market place*



*St John the Baptist's Church from Westbourne Road*



*Westbourne Primary School*



*Westbourne Baptist Church (on right)*



Westbourne retains a variety of shops (The Square)

the local economy gradually declined. Large housing estates were added to the north of the village, connecting the outlying hamlets to the village centre, and to the south-west, towards Emsworth, although the creation of Strategic Gaps by the local planning authority has protected some of the green open space around Westbourne. Today, the village retains a primary school, two churches, a wide variety of smaller shops and several public houses and other eating places, providing an attractive village centre. The proximity of the south coast railway with stations at Emsworth and Southbourne, and the convenience of the fast road connections to Portsmouth or Chichester, has made Westbourne a popular location with a high demand for property.

### 3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Continuous occupation since the Norman period;
- St John the Baptist's Church, with Norman origins, and some late 14<sup>th</sup> century and later fabric;
- Unusual, dispersed layout with the main part of the village centred on the church and possible site of the medieval market place;
- The survival of Westbourne Mill and its mill pond next to River Street;
- Meandering streams and mill leats;
- Some 16<sup>th</sup> century houses along Church Road;
- Westbourne House, North Street is a fine 18<sup>th</sup> century building.

### 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.



Westbourne House



Former engine house lies behind Watersmeet

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

- Middle Bronze Age cremation burial was found close to Mill Road in 1949 (an Archaeologically Sensitive Area);
- St John the Baptist Church: an important medieval church with a Norman foundation;
- Existing 18<sup>th</sup> century water mill to the west side of River Street may be on the site of *Northmylle*, which is mentioned in the Domesday Survey of 1086 and which may have included a malthouse. A corn mill is recorded also in 1663. The current building ceased operations in the late 1920s.
- Former Engine House on east side of River Street (now converted to a house). This housed a water-powered engine which supplied water to Stansted House from the river Ems. In 1855 a steam engine was installed which apparently ceased working in the 1900s, presumably when mains water was supplied;

- A medieval seal was found in Westbourne in 1986, and a 13<sup>th</sup> century silver ring was found in 1985 when new houses were being built to the north of the village;
- A Roman coin was found in a field outside Westbourne;
- Evidence of the canalisation of the river Ems in the 18<sup>th</sup> century to the north-east of Westbourne, probably to provide a source of water to Westbourne Mill or to alleviate flooding;
- Four mills once existed between Westbourne and Lumley;
- Late Bronze Age, Roman and Middle or Late Saxon pottery was found close to Foxbury Lane, possibly along the former line of the river Ems, during 1999-2000;
- The Westbourne Union Workhouse was once located to the north of the village but had been demolished and replaced by new housing by the 1980s.





## 4 SPATIAL ANALYSIS

### 4.1 CHARACTER AREAS

The main feature of the Westbourne Conservation Area is the way in which the local stream, the river Ems, has had an impact on the historical development of the settlement. The stream forms the western boundary to the village and has for centuries been used to power mills and to provide water for homes and for agriculture – watercress beds were a particular local speciality. At various points there are reminders of this, with two large ponds to the north and east and various mill leats which meander attractively through the village. Despite the large areas of 20<sup>th</sup> century housing to the north-east and north-west of the historic core, the conservation area retains a recognisably historic streetscape, helped by the surrounding open countryside which is a notable feature to the west and east of Westbourne.

The conservation area itself is large and includes a rural, open area to the north, with the mill and mill pond; the sinuous line of North Street with mainly residential properties; the commercial village centre around The Square; a quieter more residential area around St John the Baptist's Church; and another, quite separate "suburb" along White Chimney Row, notable for its many listed buildings and enclosed, winding street.



*North Street*

Each of these 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: Westbourne Mill and millpond;
- Area 2: North Street;
- Area 3: The village centre and The Square;
- Area 4: St John's Church and Church Road;
- Area 5: White Chimney Row.



*No.56 Commonsides (Bridge House) looks over the River Ems (Area 1)*

**Area 1: Westbourne Mill and millpond – key characteristics:**

- River Street is a long straight road with open fields and a large pond to the east and another large mill pond to west;
- Deep grass verges provide rural character, enhanced by the views over adjoining farmland;
- To the north (the old hamlet of Commonsides) there is a small green and views of the stream, with a group of historic buildings and a picturesque bridge;
- To the south, the principal building is Westbourne Mill, dating to the 18<sup>th</sup> century and listed grade II, and other listed buildings are close by, forming a group;
- Other interesting buildings include Watersmeet, with a high brick chimney denoting the former function as a pumping station.



*River Street looking north*

**Area 2: North Street – key characteristics:**

- Winding, mainly residential, lane connecting the village centre to Westbourne Mill and Commonsides;
- Views over the mill leat of the river Ems and the back of the mill at the northern edge;
- Terraces or small groups of good quality 19<sup>th</sup> century houses and cottages, with a number of mainly 18<sup>th</sup> century detached listed buildings;
- Mainly frontage development with small front gardens;
- Westbourne House (grade II\*) and Norman House (grade II) are the principal listed buildings;
- The Art House retains a well detailed late 19<sup>th</sup> century shopfront.



*Westbourne Mill*

**Area 3: The village centre and The Square – key characteristics:**

- Attractive village centre with triangular street pattern, created by 18<sup>th</sup> century and later infilling of the original market place;
- Commercial uses mixed with residential;
- High concentration of listed buildings along the north and west side of The Square;
- Domestic scale, mainly two storeys, with no front gardens;
- East Street and Foxbury Lane lead out of the centre and have a number of prestigious listed houses including Mile End House, dating to the 18<sup>th</sup> century and listed grade II.



*North Street*



*Norman House*

**Area 4: St John's Church and Church Road – key characteristics:**

- Quiet backwater on one side (Church Road and Old Rectory Close) with St John the Baptist's Church (grade I) the principal listed building;
- The church occupies a focal position on Westbourne Road, very important in views along this much busier street;
- Churchyard retains a number of very old yew trees;
- Mill leat flows through the churchyard and under Westbourne Road towards open countryside;
- Impressive group of very varied listed buildings to north of the church;
- Well detailed row of purpose-built shops in The Grove, dating to the 1920s.



*Entrance to Old Rectory Close*

**Area 5: White Chimney Row – key characteristics:**

- Narrow, winding lane defined by listed buildings on one side, and a high brick wall on the other;
- Buildings sit right on the back of the pavement, creating tight urban form;
- More open, spacious plots to the south, with some infill 20<sup>th</sup> century development;
- Views over open fields to the south and east.



*Shops in The Grove*



*The Square (west side)*



*The northern entrance to White Chimney Row is very narrow*



*The Square (looking south)*



*White Chimney Row*

## 4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

The Westbourne Conservation Area encompasses two outlying areas (Commonside and White Chimney Row) which are linked by the village centre and the area around the church. The most significant features of the plan form of the conservation area are the triangular village centre (The Square) with its wide open street to the south; the linear, curving form of North Street (to the north towards Commonside) and White Chimney Row (to the south); St John the Baptist's churchyard and Church Road; and the open green spaces which abut River Street and the area around the church. Of note is the effect of the river Ems and its mill leats on the layout of the village, particularly to the west of North Street where the mill leat forms the back boundary of the properties, and to the south of the church, where another mill leat forms the boundary to the churchyard.

The historic buildings within the conservation divide neatly into four types. Firstly, St John the Baptist's Church and the Westbourne Baptist Church are the only religious buildings and St John's is the most significant building in visual terms in the whole conservation area. Secondly, there are a number of prestigious, mainly detached gentry houses of the 18<sup>th</sup> and early 19<sup>th</sup> centuries, the best example of which is Westbourne House in North Street. Thirdly, there are a variety of smaller listed houses and cottages, the most notable of which are the 17<sup>th</sup> century timber-framed properties facing the north and east side of The Square and similarly dated thatched cottages along White Chimney Row. Some of these have been converted for commercial uses, such as the Good Intent Public House in North Street. Finally, there are the buildings which were once associated with agricultural or industrial uses, such as Westbourne Mill in River Street (now used as a house); the former barn off Church Road (now Westbourne Animal Supplies); Churchers Farmhouse in North Street; and Homelands in White Chimney Row, probably once the farmhouse to Lumley Farm.

The boundaries to these properties are very varied, although in some streets, where the buildings immediately abut the pavement, boundaries are not needed. There is much use of flint to create walls of varying heights, such as those that can be seen in Church Road, which vary between just over one metre to over two metres high. These are usually capped in brick or in stone. Hedging is also popular, as can be seen along East Street, where the planting is positioned behind an existing low flint wall to provide greater privacy. Brick walls are also significant within the conservation area, such as the red brick wall, about 1.200 metres high, outside Norman House in North Street.



*The mill leat to the east of Westbourne Road*



*17<sup>th</sup> century timber-framed cottages face The Square*



*Westbourne Animal Supplies*



*Flint walls and hedging in East Street*

### 4.3 OPEN SPACES, TREES AND VIEWS

Starting from the north, there are three significant “spaces”, of very different character, within the conservation area:

(i) *River Street green and triangle*

At the northern end of River Street, on the edge of the conservation area, the grassy verges are wide and provide in places an attractive boundary between the stream and the road. With the small adjoining triangle of land at the road junction, this creates the character of a village green, very much in a rural setting, with views across the neighbouring fields.

(ii) *The Square*

This former market place has been infilled to a degree by buildings, creating a triangle of roads with a wide section leading to the south towards the church. This provides a centre piece or “hub” to the conservation area and most of the village shops are located here. The many historic buildings, most of which are listed, create a townscape of high quality.

(iii) *St John the Baptist’s Churchyard and Church Road*

The church sits strangely on the modestly sized churchyard at an angle to the road and very close to it on the eastern edge. The space is dominated by



*River Street and green*



*Listed buildings along the north side of The Square, facing west*



*Trees are important around Norman House*



*Trees in the garden of The Lawn*

the very old yew trees which are located mainly on the northern edge of the space. The churchyard links visually with Church Street, which leads northwards and is also relatively wide. The southern boundary of the churchyard is formed by the mill leat, which links to the river Ems beyond the modern houses which form Old Rectory Close.

Trees are not particularly important in the middle of the conservation area, due to the lack of front gardens and the closeness of the buildings. However, they make a far more important contribution on the edges of the village where the conservation area abuts the surrounding fields. Good groups of trees are of special merit in the following locations:

- To the north beyond the river bridge at Commonsidge;
- At the southern end of River Street, especially around Norman House;
- Around St John the Baptist's Church, where ancient yew trees are particularly significant;
- To the south of Foxbury Lane, particularly in the garden of The Bucknalls and its boundary with The Lawn;
- To the east of White Chimney Row, particularly in the gardens of Westbourne Court and The Lawn.

The most significant trees and tree groups are marked on the Townscape Appraisal map.

Because of the enclosed nature of the village centre, views within the core of the conservation area are limited to vistas along the main streets. However, at certain points around the edges of the conservation area, there are longer views over the surrounding countryside, such as those obtained from River Street to the east. The spire of St John the Baptist's church acts as a focal point in some of these views, the most important of which are marked on the Townscape Appraisal map.



*View of the church spire from White Chimney Row*

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

### 5.1 ACTIVITIES AND USES

The Westbourne Conservation Area encompasses a village centre, with a variety of commercial premises including several public houses, a number of small shops, and a petrol filling station (in East Street). Around this central core are several residential streets, mainly North Street, Church Road, East Street and White Chimney Row, with a variety of cottages and houses, including a number of former farmhouses, but the economic link with the surrounding countryside has now largely gone. St John the Baptist's church and the Westbourne Baptist Church continue to provide spiritual support to the local community.

Westbourne is mostly a relatively peaceful village and is clearly a popular location in which to live. The village shops are small but varied and the easy on-street parking is a bonus. The close proximity of Chichester, which provides a more comprehensive range of goods and services, adds to its popularity. A good range of shops and other facilities can also be found in nearby Emsworth. There is some disturbance from through traffic during the morning and afternoon rush-hours and when the local schools close, but the main source of noise is the A27 which is very close to the southern edge of the village.



*Churchers Farm House, North Street*



*Mile End House, Foxbury Lane*

### 5.2 LISTED BUILDINGS

There are 60 listed buildings in the conservation area, all of them, part from St John the Baptist's church, in residential uses. The church is listed grade I, reflecting its late 14<sup>th</sup> century origins, and is built from flint with stone dressings and a tiled roof. The tower is early 16<sup>th</sup> century and the whole building was quite heavily restored in 1865. There are also a number of important gentry houses some of which are listed grade II\*. These include Westbourne House, a very well detailed house built from red brick with grey headers, and Mile End House in Foxbury Lane, a substantial five window wide 18<sup>th</sup> century building built from red brick. Norman House in North Street was built in the 18<sup>th</sup> century but was extended in the 19<sup>th</sup> with the addition of an additional storey. Other houses are less prestigious, such as the more modest Churchers Farmhouse in North Street, three windows wide and also built from red brick. Some of these houses also have good doorcases, panelled front doors and original six over six sash windows. Mostly they have steeply pitched roofs covered in handmade clay tiles.

Apart from these houses there are a number of more vernacular cottages some of which are 17<sup>th</sup> century and built from timber, sometimes hidden by 19<sup>th</sup> century encasing in brick or flint. The earliest example is no. 23 East Street (Box Cottage), notable for its 16<sup>th</sup> century square timber-framing infilled with painted brick. Another example is nos. 1, 2 and 3 The



*Petrol filling station in East Street*



*No. 23 East Street*



Listed buildings in White Chimney Row



The Old Schoolhouse, Church Road



Church House, The Grove - a "Positive" building



"Positive" outbuilding in Church Road

Square, dated 1631, and also built from timber with flint infilling. Other early buildings are located along the north side of The Square, all of which are two storeys high and some of which are faced in roughcast, suggesting an earlier timber-framed structure beneath. White Chimney Row has a number of similarly early cottages, such as Fire Tree Cottage and Timbers (both 17<sup>th</sup> century) and The Old Dairy, possibly the earliest secular building in the conservation area and dating to the 16<sup>th</sup> century. The survival of these early buildings in this part of the conservation area may be because a fire in the early 17<sup>th</sup> century apparently destroyed part of the village.

More recent listed buildings include the former mill house in River Street, an 18<sup>th</sup> century building of flint and red brick, with a variety of outbuildings associated with its original use; The Old School House in Church Road, a mid-19<sup>th</sup> century building of flint with white brick dressings and Gothic details; and Watersmeet, an 18<sup>th</sup> century house, also in River Street, with an attached pumping station which once supplied water to Stansted.

### 5.3 POSITIVE BUILDINGS

There are a number of key unlisted buildings within the Westbourne Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18<sup>th</sup> or 19<sup>th</sup> century

and, with the listed building described above, form an important part of the special architectural and historic interest of the area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map.

These are scattered throughout the conservation area but are particularly notable along North Street, where they comprise a variety of 19<sup>th</sup> century brick cottages and houses; in East Street and The Grove; and along the northern edge of Church Road where they include a number of flint and brick outbuildings, which all add to the rural qualities of this part of the conservation area.

### 5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, including timber (for framing and cladding); knapped or boulder flint; red, brown or white brick; and clay roof tiles, usually handmade and producing the pleasing variations in texture which are so important on many of the buildings. Clay was found locally as is proven by the existence of the former clay pit (now a small lake) to the south of New Road. There is some imported limestone, as can be seen on the church, which possibly comes from the Bembridge quarry on the Isle of Wight. Along River Street is a long section of wall made from small pieces of a grey stone, possibly also from the Isle of Wight. A number of the historic





Stone wall in River Street



Thatch is important in Westbourne (north side of The Square)



The Thatched Cottage, Church Road



Mill Brook Cottage, Church Road

buildings, mainly of the mid to late-19<sup>th</sup> century, are rendered and painted, usually white or a pastel colour. Some of the earlier cottages are also roofed in thatch, which would have originally been produced locally but is now brought from Kent or even further afield.

In summary:

*Roofing:*

- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally e.g. many of the 18<sup>th</sup> and early 19<sup>th</sup> century properties facing The Square;
- Grey slate (shallower pitches) – imported from Wales or the West Country e.g. the late 19<sup>th</sup> century cottages along the south side of East Street;
- Thatch – made from straw rather than water reed – examples in Church Road, White Chimney Row and New Road.

*Walling:*

- Timber framing, infilled with flint or brick e.g. The Thatched Cottage in Church Road;
- Red brick, often enlivened by the use of blue or grey brick e.g. Sparrows in North Street; Elmhurst in Church Road; Millbrook Cottage in Church Road;
- Grey headers with red brick dressings e.g. The Mill House, River Street; Yew Tree Cottage and Ivy Cottage, North Street;



Coachmains, Old Rectory Close

- Painted render, usually white or a pastel colours e.g. 1a River Street; Coachmains;
- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick; dressings e.g. Little Thatch in New Road;
- Fine quality flint work, sometimes with flint chipping (galletting) to the joints e.g. St John the Baptist Church;
- Flint with white or red brick dressings e.g. The Old School House in Church Road;
- Brown stock brick, mainly for the unlisted 19<sup>th</sup> century cottages e.g. cottages on the south side of East Street.



*Little Thatch, New Road*

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

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter e.g. Westbourne House in North Street;
- Side opening casement with six or eight lights e.g. Smugglers Cottage in Church Road.



*Brown brick cottages off East Street*

*Front doors (all timber and painted):*

- Six panelled either with raised and fielded panels or flush panels e.g. Mile End House in Foxbury Lane;
- Modest ledged and braced “cottage” doors e.g. The Thatched Cottage, Church Road.



*Nos.6-9 River Street*



Signpost in The Square

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 mid-green paint on nos. 6-9 (consec.) River Street could be considered rather too bright.

## 5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, the pavements of which are generally covered in black tarmacadam with modern concrete kerbs. The simplicity of these materials suits the rural conservation area, which is enhanced by wide grass verges in River Street and the informality of the layout in Church Road, where the road and pavement merges. Simple traditional street name signs are made from aluminium, with white lettering on a black background. Traditional white finger posts are a feature of conservation area, such as the one on the triangle of grass in Commonside, and in The Square at its junction with North Street.

In the centre of the conservation area, street lighting is provided by well detailed steel standards with reproduction 19<sup>th</sup> century lanterns. On the edges, the lighting is more utilitarian and comprises tall modern steel standards, probably of the 1970s and usually painted green. In several locations, timber telegraph poles and overhead cables are regrettable. Litter bins are plain black plastic and again unobtrusive. Overall a number of items of street furniture are in need of replacement.



"Heritage" street light in North Street

## 6 ISSUES

### 6.1 NEGATIVE FEATURES

Westbourne is a 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: Westbourne Mill and millpond

- Oversize roof dormer on no. 1a River Street, a grade II listed building;
- Plastic windows in a number of the unlisted houses in River Street;
- Modern windows in Watersmeet, a grade II listed building;
- The stone wall facing the millpond would benefit from some careful repointing and repair in places;
- Small changes are needed to the conservation area boundary.

#### Area 2: North Street

- Obtrusive overhead cables in some places;
- Busy traffic at times along North Street;
- Poor quality pavements, such as the one to the north of Westbourne House (concrete with tarmacadam trench);
- Plastic windows and modern doors in a number of the unlisted “positive” houses and cottages;
- Poor quality front boundaries, such as the wire fence next to Churchers Farmhouse.

#### Area 3: The village centre and The Square

- Petrol filling station (Murco) with its modern canopy and large signs;
- Busy traffic at times along the principal roads;
- Obtrusive overhead cables in some places;
- New development facing The Square is not well detailed throughout;
- Plastic windows and modern doors in a number of the unlisted “positive” houses and cottages;
- Poor quality concrete pavements and concrete kerbs in many places.

#### Area 4: St John’s Church and Church Road

- Plastic windows and modern doors in a number of the unlisted “positive” houses and cottages;
- Obtrusive parked cars in Church Road;
- Some of the non-residential buildings are in a poor state of repair;
- Site to the back of The Thatched Cottage is defined by temporary timber fencing and is rather untidy;
- Obtrusive overhead cables in some places.



*Over-sized “dormer” at No. 1a River Street*



*Poor quality front fence in North Street*



*The petrol filling station in East Street is a “negative” site*



*Untidy garden at the back of The Thatched Cottage*

## Area 5: White Chimney Row

- Narrow street with little provision for pedestrians;
- Busy traffic at times is a threat to residents and visitors.

### 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 unlisted “positive” buildings;
- The poor quality pavements;
- Lack of pavements in White Chimney Row;
- Busy traffic at certain times of the day;
- Some poor quality front boundaries;
- Obtrusive telegraph poles and overhead cables;
- New development in the conservation area needs to be appropriate;
- The conservation area boundary needs amending in the River Street area.



*There are no pavements in parts of White Chimney Row*



### 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 Westbourne 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 Westbourne 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 Westbourne 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 Westbourne 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.*



*This unlisted “positive” building (on left) in North Street has been spoilt by the use of modern materials*

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

Many 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. Despite these changes, they make a positive contribution to the character and appearance of the conservation area. Additionally, over-large or poorly designed extensions could be a potential issue. These positive buildings are all marked on the Townscape Appraisal map.



*Listed buildings like this one in Church Road need to be protected from unsympathetic alterations (Smugglers Cottage)*



Poor quality pavements in North Street



White Chimney Row



Traffic calming in the village centre might be advantageous

**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, through which trenches have been cut 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 Westbourne are carried out using matching materials.*

**2.4 LACK OF PAVEMENTS IN WHITE CHIMNEY ROW**

This winding lane has a number of residential properties, mainly along the west side, for which there is little or no pavement access. This makes it extremely dangerous, particularly since the road is very narrow in places with bends which make it difficult to see oncoming traffic.

**Recommendation:**

*West Sussex County Council, Chichester District Council and the Parish Council could consider whether the addition of a pavement or perhaps a system of traffic chicanes to parts of White Chimney Row is required, possibly also with some other forms of low key traffic calming. These would need to be very carefully designed to take the historic environment into consideration.*

**2.5 BUSY TRAFFIC AT CERTAIN TIMES OF THE DAY**

Although Westbourne is some distance from busy through roads, there is a certain amount of local traffic which at peak times can be obtrusive.

**Recommendation:**

*West Sussex County Council, Chichester District Council and the Parish Council could consider*



whether some form of traffic calming in the village centre would be appropriate. This would need to be carefully designed to take the historic environment into consideration.

## 2.6 POOR QUALITY FRONT BOUNDARIES

Westbourne is notable for its variety of wall materials: flint cobbles, grey stone, and brick. All of these add to the special character of the conservation area, particularly by enclosing views along the street. Occasionally, these have been removed to create off-street car parking, creating disruptive breaks in the street. Also, there are some examples of poor quality front boundaries, using unsuitable modern materials.

### **Recommendation:**

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

## 2.7 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.



Overhead cables in Church Road



*The loss of garden space and front boundaries to create off-street car parking is regrettable*

### **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.*

## 2.8 NEW DEVELOPMENT

Some new development has already taken place in Westbourne, such as the new house on the east side of The Square. Whilst the overall bulk and height of the new buildings is in keeping, some of the details, such as the small front windows on the first floor, and the lead roof to the dormer window on the side extension, are not traditional.

### **Recommendation:**

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



New development in The Square

## 2.9 THE CONSERVATION AREA BOUNDARY NEEDS AMENDING IN THE RIVER STREET AREA

A thorough review of the existing conservation area boundary was undertaken as part of the survey work for the conservation area character appraisal. Generally, it is considered that the existing boundary accurately reflects those areas of special architectural and historic interest apart from in the River Street area.

### **Recommendation:**

*Amend the conservation area boundary in two places:*

- (i) *Add the triangle of green land at the northern end of River Street which forms a small “green” and is important in views along River Street and to the setting of the listed buildings and the nearby bridge over the river Ems;*
- (ii) *Add the historic frontage of Westbourne Primary School (1911) and the adjoining Community Hall, buildings of the late 19<sup>th</sup>/early 20<sup>th</sup> centuries which are architecturally and socially important to Westbourne.*



Add this triangle of land in River Street



Add the school and hall in River Street to the conservation area



### 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 Westbourne Conservation Area was designated in January 1981. The Local Plan insert map which is relevant is no. 38. This confirms the following designation:

- A conservation area is based on River Street, North Street, The Square, Church Road, East Street and White Chimney Row;
- A Settlement Policy Area (policy BE1) defines a larger area, encompassing the conservation area and the mainly Post-War housing developments which are located to the north and north-east of the conservation area. A field to the north of Foxbury Lane is included within this Settlement Boundary;
- 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 St John the Baptist's Church Hall on Wednesday 31<sup>st</sup> January 2007 and the document was also put on the Council's website for four weeks until 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 Westbourne Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Westbourne Conservation Area, such as West Sussex County Council, Westbourne 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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