

A historical map of Sidlesham Quay, showing the river and surrounding land parcels with various numbers and labels. The map is in a sepia or brownish tone.

SIDLESHAM QUAY CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

SEPTEMBER 2006

Appendices updated March 2012 to reflect legislative changes

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On the 5th September 2006 Chichester District Council approved this document as planning guidance and therefore it will be a material consideration in the determination of relevant planning applications.

Cover: Map of Sidlesham Quay 1846



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PART I SIDLESHAM QUAY CONSERVATION AREA APPRAISAL

I INTRODUCTION

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 attempts to define the key elements that contribute to the special historic and architectural character of the Sidlesham Quay 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.

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

- Former maritime and industrial settlement;
- Small linear rural hamlet separated by causeway;
- Location next to Pagham Harbour, an important nature reserve;
- Site of former tide mill and remains of stone quay;
- Line of 19th century railway bisects the conservation area;
- Significant views across the harbour and over the former mill pond;
- Variety of listed buildings, mainly 18th and 19th century, lying principally on the east side of the conservation area;

- Large number of unlisted historic buildings which make a positive contribution;
- Domestic scale to nearly all of the development;
- Spacious layout with front gardens and boundary walls making an important contribution;
- Only one large building, the former Methodist Chapel, now a house;
- Wide variety of materials: timber framing, sandstone or grey stone, red, blue or yellow brick, Welsh slate, handmade clay peg tiles.

The Management Proposals make the following recommendations:

- Prepare an enhancement scheme for Sidlesham Quay;
- All new development should follow the “Good Practice Guidance” included in the Management Proposals;
- Amend the conservation area boundary in a number of places:
 - Add the whole garden to Marshmead House and the field to the west of it;
 - Add the mill pond and surrounding trees to the north of the causeway;
 - Add the whole garden of Oakdean;
 - Add the gardens to The Old Bakery and Jolly Fisherman Cottage.
- The District Council, the Parish Council or local residents could carry out a tree survey and suggest places for new indigenous trees. This would be dependent upon funding.



Sidlesham Quay

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Sidlesham Quay is located on the Manhood Peninsula 7.7 kilometres south of the city of Chichester. The settlement lies 1.5 kilometres to the south-east of the slightly larger hamlet of Sidlesham, and is notable for its waterside location on the edge of Pagham Harbour.

2.2 TOPOGRAPHY

The Manhood Peninsula is a very flat area, as shown by the well spaced contours on modern maps, enclosed by sea or river estuary on three sides. Around Sidlesham Quay, the map shows a few contours, well spaced out, and never more than 5 metres above sea level. The area is criss-crossed by deep drainage ditches and small streams and ponds are common. In the 19th century, parts of Pagham Harbour were reclaimed from the sea and used for agriculture, but it has now silted up again and the whole area is a muddy tidal creek, ideal for the many species of wild birds which live there. The flatness of the topography provides long views across the harbour, with its mud flats, towards Church Norton, which lies on slightly raised land, five metres above sea level.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Sidlesham Quay is notable for its location on the northern edge of Pagham Harbour, a Local Nature Reserve. The Reserve covers 1,450 acres, about half of which is the inter-tidal saltmarsh and mudflats of the Harbour. The remainder consists of farmland, copses, lagoons, reed beds and shingle beaches. To the north of the causeway, which connects the two halves of the conservation area, is the silted up mill pond, with open fields, drained by deep ditches, beyond. Both halves of the conservation area sit on a level with the surrounding land, with notable views southwards over the mudflats from the former quay area. On occasions, the tide floods over the Quay.

Various public footpaths provide access to parts of the Reserve including one (the Sidlesham Ferry Nature Trail) which starts at the Visitor Centre on the B2145 and loops through to Sidlesham Quay.

2.4 GEOLOGY

Beneath the southern part of the Selsey Bill, the underlying geology is formed by the Bracklesham Beds, dating to the Eocene period and composed of richly fossiliferous sands which are exposed at low tide between Selsey Bill and East Head at the entrance to Chichester harbour. Fine river alluvium lies immediately around Sidlesham Quay. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria. The Bracklesham Beds produce sands and gravels suitable for rough grazing.

To the north of Sidlesham are deposits of London clay, composed of fossiliferous calcareous sandstone representing the remains of extensive sandbanks. Deposits of brick earth and river alluvium lie over this clay, providing the raw material for brick making and areas of a richer soil which are suitable for agricultural purposes. It is notable that in the centre of the Manhood Peninsula, around Almodington and Sidlesham, are large numbers of commercial nurseries.

Beneath Chichester are the Reading Beds, a layer of red and orange clays which were deposited as alluvial mudflats. Beyond the city, the South Downs provide a source of flint and chalk for lime.

2.5 BIODIVERSITY

Pagham Harbour was designated as a Local Nature Reserve in 1964 and is under the management of West Sussex County Council. Most of it is also designated as a Site of Special Scientific Interest for its nationally important plant and animal communities. Furthermore, it is recognised as a Special Protection Area and a Natura 2000 site by the European Commission. It is also one of the 114 “Ramsar Sites” in Great Britain – these are sites recognised as wetlands of international importance by a convention of conservationists held at Ramsar, Iran in 1971. The Reserve is therefore of very high status as a nature conservation site, and is especially notable for its many species of wild birds which feed on the small invertebrates hidden in the reed beds, mudflats and salt marshes.

The farmland to the north of Pagham Harbour, beyond the boundary of the Sidlesham Quay Conservation Area, consists mainly of permanent grass. This is a valuable area for feeding waders at high tide, as well as providing grazing for Brent Geese. Part of the Reserve has been designated as “set-aside” land and this provides an excellent nesting habitat and a food source for further varieties of birds.



A causeway connects the two sections of Mill Lane

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORIC DEVELOPMENT

Sidlesham lies on the edge of the Manhood Peninsula, close to the site of an early Christian settlement at Selsey. This was established by the King of the South Saxons in the 7th century. He granted land to Wilfred of Northumbria, who built a monastery at Church Norton, which became the centre of the new diocese in the 8th century. At this time, land was granted to the monastery, which equated in the medieval period to the Hundred of the Manhood, a name derived from “*la Manwode*”, meaning “the common wood”. The more recent parishes of Sidlesham, Selsey, Wittering and Birdham lie within these boundaries.

Following the Norman Conquest, the English church underwent a radical reorganisation and, in 1075, the see (the bishop’s seat) was transferred from Selsey to Chichester. The Domesday Survey of 1086 revealed Selsey as one of the poorest bishoprics in England with an estimated value of just over £125 a year. The document also reveals that Sidlesham, then called *Filleicham*, lay within the bishopric of Chichester.

From the 11th century onwards, Selsey, therefore became far less important as a religious centre and agriculture became the principal activity. A terrier of the bishop’s manors completed in 1327 show that the three field system of cultivation was in use. Pagham Harbour continued as a busy landing place, part of which was referred to as *Wythering* or *New Haven*. An attempt by Bishop Stephen of Chichester, in 1287, to found a new town and port called “*Wardour*” on the harbour edge was a failure, and it is likely that during this period the causeway was built to provide access across the head of the estuary. Also, in 1287, a chantry was established in Sidlesham (which may therefore confirm the earliest date of St Mary’s Church) and an income provided for a new vicar or prebendary, including the grant of land in the area by the Dean and Chapter of Chichester. It is thought that this is the reason why several of the farms in the area are still owned by the Church Commissioners.

The manor of Sidlesham remained with the Church until 1560 when the Crown acquired it. In 1588 the manor, mill and advowson (the right to appoint the vicar) of Sidlesham with the manor of Ham, was granted to two knights who sold them in 1590 to a George Green. In the 17th century the property was held by first John Cawley, then his son William Cawley, who founded the almshouses in Broyle Road in Chichester and who was one of the 59 judges who signed Charles I’s death warrant. In the 18th century notable owners included members of the Vinall and Dobell families, who must have been responsible for the enclosure, in 1792, of a large tract of land at Almodington Green and Sidlesham Common.

A bishop’s mill is noted at Sidlesham in 1275 and is marked on a map of 1587, when it was noted as “*Sidlesham mille into which a barke (ship) of 40 tonne maye flete*”. In 1755, Woodruffe Drinkwater demolished the earlier building and built a great tide-mill on the site, with three water wheels and eight pairs of stones, capable of grinding a load of corn in one hour. A stone plaque, presumably rescued when the mill was demolished, is now set into the wall of the Old Mill House. This records the rebuilding of 1755 and also notes: “*The Building Directed and Machinery Invented by Benja Barlow*”.

By the 1870s trade through Pagham Harbour had declined to a dozen boats a year visiting the tide mill, largely owing to increased competition from road traffic. At this time the whole harbour was reclaimed for agriculture by damming the harbour mouth and the mill, now high and dry, went out of business and was eventually demolished in 1919. The sea broke through the harbour wall in a great storm of 1910, since when the harbour has looked very much as it does today.



The Old Mill, Sidlesham Quay c.1900



Sidlesham Mill and harbour c.1900

The Selsey Tram, which opened in 1897 and closed in 1935, ran between Chichester and Selsey past Sidlesham Quay. There were eleven stations, one of which was on Mill Lane, Sidlesham Quay. During the great flooding of the harbour in 1910 the original station was entirely wrecked and afterwards the track had to be raised on an embankment to prevent similar problems. The line of the railway can still be seen on either side of Mill Lane and parts of it are used as a public footpath.

In 1935, the Land Settlement Association bought Keynor Farm, immediately to the west of Sidlesham Quay, and other land in the area, for unemployed men from the "special" areas of Northumberland, Durham and South Wales. Some 130 holdings, each of four to five acres with a house and such useful buildings as greenhouses and piggeries, were established. Today these have largely become commercial nurseries, notable for their huge glass houses.

Sidlesham Quay is now a small hamlet of residential properties, dating principally to the 18th and 19th centuries, surrounded by mudflats or fields. The buildings are arranged along two stretches of rural lane, connected by a causeway which once separated the mill pond from the harbour. Pagham Harbour, which was designated a Local Nature Reserve in 1964, provides an attractive series of views towards the south. Although the tide mill has gone, some low walls and pavements remain on the former quay. The Crab and Lobster Inn provides a useful local facility, although occasionally its popularity causes problems. The nearest church is St Mary's Church, in Sidlesham hamlet slightly to the north.



1787 Enclosure Map (copy of 1947)



1813 First Edition Ordnance Survey



Flooding at Sidlesham Quay c. 1900



1778 Yeakell and Gardner



1846 Tithe map

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Former site of Sidlesham Mill and Quay, with some stone and brick remains;
- Two single storey warehouses on the edge of the former quay;
- Causeway linking the two sections of Mill Lane, dating to the 12th century at least;
- Site of former mill pond to the north of the causeway, of which just a small pond now remains;
- Line of former railway which crosses the causeway;
- Two timber framed houses, probably dating to the 16th century;
- A variety of brick and stuccoed houses of the 18th and 19th centuries;
- Former Methodist Chapel in Mill Lane west.

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.

The Sidlesham Quay area is likely to have suffered from varying degrees of coastal erosion and deposition. This may result in unrepresentative concentrations of artefacts along the shores, similar to the Neolithic flint-working sites recorded north of Sidlesham at Dell Quay. A possible Bronze Age occupation site has been recorded at Rookery Farm, close to Sidlesham Quay.

The Romans built a town at Chichester and may well have used Pagham Harbour as a port, so it not surprising that Roman ditches were found when Selsey Road was being widened. Roman (or possible Bronze Age) spear heads and implements, as well as two Roman coins, have been found at Sidlesham Quay, and more Roman coins have been found north of Rookery Farm, between Sidlesham and Sidlesham Quay. The site of a Roman villa, with an Iron Age ditch below it, has been identified between Sidlesham Quay and Sidlesham.

Sidlesham Quay is associated with the larger hamlet of Sidlesham, which probably originated as a group of middle or late Saxon farmsteads. However, the development of Sidlesham Quay is a post-medieval phenomenon with the earliest buildings in the conservation area dating to the 16th century.



4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The Sidlesham Quay Conservation Area is notable for its maritime connections and past industrial uses. The development of the area was determined by its location on the edge of a natural harbour which was particularly significant after the construction of the tide mill in 1755.

The conservation area is linear in form and made up from two separate roads either side of the narrow causeway which links the two. This creates three different “Character Areas” 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; the uses and activities within each area; and the contribution made by the waterside setting and landscape details, such as trees and hedges.

The three areas are the eastern end of Mill Lane; Sidlesham Quay and the causeway; and the western end of Mill Lane, as far as Manhood Lane.

(i) Eastern end of Mill Lane - key characteristics:

- Straight narrow lane with buildings on either side;
- Rural character with trees and hedges hiding many of the buildings;
- Buildings mainly detached and either close to the road or set back from the street with front gardens;
- Residential uses apart from the Crab and Lobster Public House and a new “barn” ;
- Most of the buildings are listed and two storeys high;
- Prevailing character – 18th and 19th century cottages and houses with some earlier timber-framed buildings;
- Towards the west, a number of single storey buildings clearly once associated with the quay;
- Use of grey or brown stone, flint, red and blue brick, or painted stucco for walls;
- Roofs are either handmade clay tiles or natural slate, most with large brick chimney stacks;
- Boundaries defined by evergreen hedges or walls made from red brick and flint;
- Wide grass verges towards edge of conservation area;
- Strong sense of enclosure apart from the field on the south side, where there are views to the sea.

(ii) Sidlesham Quay and causeway - key characteristics:

- Openness and views along most of causeway, with tall hedges enclosing western end;
- Buildings confined to those facing former quay, mainly white painted stucco;
- Most of these buildings listed, two storeys high, with pitched clay tiled or Welsh slated roofs;
- Single storey former warehouses on edge of quay built from sandstone and red brick;
- Former quay retains some brick pavements, low ruined walls, and the remains of the stone quayside;
- Strong tree belt along north side separating causeway from mill pond and Old Mill Farm buildings;
- Proximity of mud flats and water to south;
- Mill pond with island, trees and water reeds to north;
- Public seating, information boards and attractive views across Pagham Harbour.



Sidlesham Quay



The eastern end of Mill Lane

(iii) *Mill Lane as far as Manhood Lane - key characteristics*

- Curve of road towards causeway and Pagham Harbour;
- Mill Lane is fairly straight with slight bend providing interesting vistas along the street;
- This section of Mill Lane feels much more contained by buildings, particularly on the west side;
- Mainly detached buildings in fairly equally sized plots, set back from the road;
- Well detailed terrace of Victorian cottages along west side nearest main road;
- Residential uses only, the Methodist Chapel of 1878 having been converted to three houses;
- Mainly 19th century buildings on west side, with more 20th century development on east infilling over line of former mill pond;
- Few listed buildings;
- Roofs vary in pitch, but usually retain their brick chimney stacks;
- Stone, brick or flint walls and low hedges important as front boundaries;
- Pavement on west side only with granite kerbs;
- Views eastwards over grassy field – site of former mill pond – now part of the Local Nature Reserve;
- Views to west over surrounding fields;
- Memorial to James Clayton of Sidlesham Mill on side of garage.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

The most significant feature of the plan form of the conservation area is the causeway that links the two sections of Mill Lane which form the settlement. The older houses, mainly 18th and 19th century, are located close to the former quayside, along with the hamlet public house. The oldest house is The Old Malt House, parts of which may date to the 16th century. The western end of the hamlet is mainly 19th century, with a degree of 20th century infilling, particularly a row of low 1960s bungalows which face the street behind a low wall. The form of development of this part of the conservation area is clearly marked by the line of the former mill pond, shown on the 1846 Tithe Map. The mill pond ceased to be needed after Pagham Harbour was reclaimed for agriculture in the 1870s.

Nearly all of the buildings in the conservation were built as houses, and none of them are of any size. The largest building in the conservation area is the former Methodist Chapel, and there are a number of modest “gentry” houses: Harbour House (somewhat over-extended), Thornes, Danesacre, The Old Mill House and Quay House. Otherwise the majority of the buildings are larger cottages or small houses, Marshmead House on the eastern edge of the conservation area being a more substantial modern house, slightly out of keeping within the hamlet setting. There is one farm group, Old Mill Farm, all now converted to dwellings. Close



Mill Lane west

to the main road, a small terrace of late 19th century cottages have well detailed front elevations. The Crab and Lobster Public House is a commercial building, but domestic in scale and detailing. Close to the former quay, a small group of single storey buildings were originally built as warehouses, but are now residential.

Boundaries are usually defined by walls or hedging. There are many flint walls of varying heights, the flints being used whole rather than knapped. The flint is strengthened by string courses of brick, such as the wall to Newhaven Cottage. Brick half-round copings and brick gate piers are also common. The flints are generally laid in courses, historically in lime mortar but more recently, and less attractively, in hard weather-struck cement mortar (Old Malt House). There are also some examples of grey stone walling, such as that outside Mere House and again, at Newhaven Cottage. Outside Jubilee Cottage is a flint pebble wall, with a white/grey stone buttress. Sandstone is also used as a walling material, such as the low wall outside nos. 1-9 Mill Lane. Another sandstone wall, outside The Cottage in Mill Lane west, is decorated with tiny chips of flint (galletting). In front of Quay House, a white painted rendered wall is modern and acts as a flood barrier. Some residents have added timber trellis fencing to the top of their brick or flint walls (e.g. Danesacre) - not always an attractive feature.

4.3 OPEN SPACES, TREES AND VIEWS

There are no formal open spaces in Sidlesham Quay, but the rural setting next to Pagham Harbour provides more than enough in terms of “waterside” views. From the causeway, which links the two sections of the conservation area, there are very attractive views to the north across the remaining section of the former mill pond and towards Old Mill Farm. In Mill Lane (west), glimpses of the Local Nature Reserve can be seen through the gaps in the houses, and in Mill Lane (east), a very important view is provided by the open field on the south side of the road towards the sea, although now somewhat compromised by the new barn. This did however replace a motley assortment of old piggeries and general clutter.

Trees are important on either side of the causeway, where several (particularly some cedars) are protected by Tree Preservation Orders. Elsewhere, trees and hedges create strong front boundaries in both sections of the conservation area. The hedges are trimmed tidily or left as soft, more naturalistic boundaries facing the fields in the centre of the conservation area.

The most notable views are marked on the Townscape Appraisal map.



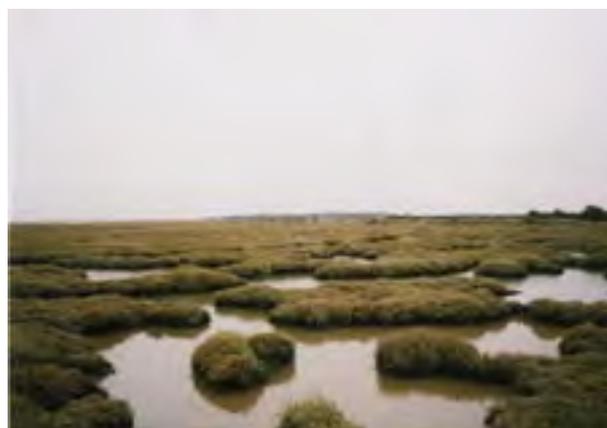
Stone walling outside Jubilee Cottage



Mixen stone walling in Mill Lane west



View southwards from causeway towards Church Norton



Views across the Local Nature Reserve

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 Activities and uses

Sidlesham Quay is a rural, residential hamlet with only one commercial premises, the Crab and Lobster Inn, although in the past it had strong maritime connections and industrial (milling) uses. Old Mill Farm is now totally residential, the former barns having been converted some years ago. Johnstons Cottage sits next to a group of barns with a modern “At Cost” open barn behind, which appear to still be in agricultural use. The former Methodist Chapel in Mill Lane west is now a dwelling. A few of the houses are used as second homes.

The location next to Pagham Harbour and the Local Nature Reserve brings in many visitors, who mainly arrive on foot from the Visitor Centre a couple of kilometres away. There is a constant flow of water into and out of the harbour, bringing the sounds and smells of the sea. A variety of wild birds fly overhead or search for food in the mudflats. Curlews and the ducks on the former mill pond provide most of the background noise.

5.2 Listed buildings

Despite being a relatively small conservation area, Sidlesham Quay is notable for its listed buildings, most of which are located on the eastern wing of the area, around and beyond the former mill site. Overall there

are 14 listed buildings, all listed grade II. They are all small houses or cottages, with a domestic scale, of which only one, the Crab and Lobster Public House, is in a commercial use. Generally they are detached with pleasant gardens apart from a small group formed by the Crab and Lobster Public House, Rosemary Cottage and Hawthorn Cottage.

The oldest building is most probably The Old Malt House. Despite the date 1738 on the front, it is a timber-framed building, possibly dating to the 16th century. The 20th century eyebrow roof shape, and machine made tiles, are both regrettable features, but the side elevation does reveal the timber-framing and an arched brace at first floor level.

Also facing Mill Lane east are a number of 18th or early 19th century listed properties, built from brick or flint, or sometimes rendered and painted. All of them have steeply pitched roofs covered in handmade clay tiles, or, for the slightly later examples, more shallow pitched roofs covered in Welsh slate. Danesacre has a pleasant elevation of flint cobbles with red brick dressings to the windows, doors and quoins. Newhaven Cottage uses red and grey headers arranged in a chequer pattern. The Crab and Lobster Public House retains a number of 18th century details, including a very fine six panelled front door.



The former Methodist Chapel



The former mill pond, Mill Lane east



The Crab and Lobster Inn



The Old Malt House



Newhaven Cottage



Quay House



Alley Cottage



Thornes

Facing the former quay are two early houses which have been altered and extended. The Quay House has a white-painted stuccoed front and a shallow pitched hipped slated roof. The shape of the building suggests an earlier origin than is evident from the outside and experts from the Weald and Downland Museum have inspected the building and suggest a date of between 1580 and 1590. Unfortunately, the front boundary wall, modern stained windows and inappropriate porch are all negative features. Next door, the front section of the Old Mill House is late 18th century with 19th century sashes and modern shutters. Its peg tiled roof with the prominent chimney stack is important in views across the quay. However, to the rear is an older section, possibly late 16th century with some timber-framing. The Granary is dated 1723 but has been converted into a dwelling in recent years, resulting in a number of alterations, not all of them sympathetic. Nearer the sea, Alley Cottage is slate hung with a peg tiled roof, both requiring repair.

In Mill Lane west there are just three listed buildings. Thornes is a well detailed double fronted villa of c. 1800 with a modern extension set back to one side.



Curlew Cottage and Old Post Office Cottage

It is the most prestigious house in the conservation area and is built from red brick with blue headers, a modillion eaves cornice, a very pretty Doric doorcase and original eight over eight sash windows. The roof is covered in slate, but this may represent a repair as clay peg tiles would be more appropriate. Curlew Cottage and Old Post Office Cottage, which lie closer to the main road, are linked. Curlew Cottage is 18th century, and faced in red brick with a steep peg tiled roof and a modern door hood over the original six panelled door. Old Post Office Cottage is slightly later with a shallow slate roof and a small, probably late 19th century, door hood. Both retain their eight over eight sashes.

5.3 Positive buildings

There are a number of key unlisted buildings within the Sidlesham Quay Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and, with the listed building described above, form an important part of the special architectural and historic interest of the area.

These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map. 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.

An interesting group of such buildings can be seen on the edge of the former quay, where two single storey warehouses sit prominently on the edge of the water. The first, and much larger of the two, is built from sandstone with a shallow roof now covered in corrugated sheet. The end wall facing south has been removed and a look-out created. Next to it, the insertion of a long row of modern windows is regrettable, but overall the group provides a valuable reminder of the industrial uses which once dominated the quay. Facing the former mill pond, the original farmhouse to Old Mill Farm has been heavily altered,



Former warehouses on Sidlesham Quay



Lackers

but it is important for its location overlooking the pond and the survival of the adjoining farm complex (albeit also somewhat altered).

On the western side of the conservation area there are a number of positive buildings, built from an impressive variety of local materials. Johnstons Cottage is late 19th century and built from sandstone, with small chips of dark brown stone (galletting) and red brick dressings. It is linked to a group of barns. Jubilee Cottage, with a date plaque of 1887, is a charming, symmetrical composition of flint pebbles with white painted brick quoins and window surrounds. Lackers has a similar front, three windows wide, with lines of pebbles contained by yellow brick dressings to the windows and door. Flint Cottage is perversely faced in sandstone with red brick dressings, although the front boundary wall is made from flint pebbles.



Flint Cottage



Shotford Manor House

5.4 BUILDING MATERIALS AND COLOURS

Just where the road bends slightly, Shotford Manor House is dated 1854 and is more cottage style, with a symmetrical two storey front, casement windows, and a shallow pitched hipped slate roof. Formerly two cottages, it has now been made into one. Another interesting group, but completely different from the slightly earlier buildings, are nos. 1-9 Mill Lane, a terrace of matching houses of c.1890 built from red brick with tiled roofs, and a linking ground floor veranda over canted ground floor bays. Most of these survive in an unaltered form. Close to the main road is a group of late 18th century houses, very altered and therefore not listed. However they retain sufficient features to be included as positive buildings, including their peg tiled roofs and dentil eaves corning.

On the east side of this section of Mill Lane, the best positive building is Meadside, a symmetrical sandstone building, three windows wide with a hipped peg tiled roof. Despite its mid-19th century sashes, it probably dates to c.1800. Next to the former chapel, The Cottage, set at an angle behind its Mixen stone front boundary wall, dates to 1766 and is surprisingly not listed.

Facing Selsey Road, at the northern edge of the conservation area, is a small group of buildings, all positive. The Old Bakery is stuccoed and painted white – it probably dates to c.1850. The flint barn next to it has just been converted into a house and next to it, Jolly Fisherman Cottage is a pretty pebble cottage, formerly a public house, three windows wide with a hipped slate roof and sash windows. The front door is original and six panelled with flush beaded panels.

The conservation area is notable for its varied building materials, some of which were brought in from other parts of the country, no doubt as a result of maritime trading along the channel coast. Examples include Caen stone from France, Bembridge limestone from the Isle of Wight, Devonian limestone from the Torquay area, and Welsh slate, which became fashionable following the expansion of the railways in the mid-19th century. Other materials are locally sourced and flint is especially important, used either whole or knapped to form a straight surface. Beach cobbles, rounded and bulbous, are another popular material. Sandstone features heavily, usually cut into rectangular blocks. Some of this is Mixen stone, once excavated from an offshore reef at Selsey, and a good, but somewhat weathered example, is the former warehouse on the edge of the quay. Otherwise, local clay has provided the raw material for bricks, clay roof tiles, and chimney pots. To summarise:

Roofing:

- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally;
- Grey slate (shallower pitches) – imported from Wales or the West Country.

There are no examples of thatch in the conservation area, unlike the Sidlesham Church Conservation Area, possibly because of the maritime setting.



Meadside

Walling:

- Timber framing with plaster infill e.g. The Old Malt House;
- Slate hanging e.g. Alley Cottage;
- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar, sometimes with flint or stone galletting e.g. Johnsons Cottage, The Cottage front boundary wall;
- Red brick, often enlivened by the use of blue brick headers to create a chequer pattern e.g. Rosemary Cottage;
- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick dressings e.g. Lackers;
- White or colour washed stucco, often used to protect sandstone walling e.g. The Crab and Lobster P H;
- Weatherboarding – usually painted e.g. The Old Malt House; Old Mill Farm barn.

There are also examples of imported stone walling in the Sidlesham Quay Conservation Area, including the following:

- Sidlesham Quay - Bembridge limestone blocks from the Isle of Wight;
- Newhaven Cottage, Mill Lane east – grey Devonian limestone rubble with brick quoins;
- Jubilee Mill Lane west – Devonian limestone rubble used for garden walling.

Windows (all timber and usually painted white):

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

Front doors (all timber and painted);

- Six panelled either with raised and fielded panels or flush panels;
- Four panelled with flush beaded panels;
- Modest door cases.

Colours in the conservation area are therefore very varied, with a reddish brown predominating due to the wide use of clay roof tiles and brick. Some of the houses have red and blue bricks used together to create an attractive chequer pattern. Stone can be either mid-brown (Mixen sandstone), often somewhat weathered, or there are several walls built, at least in part, using a fine grained greyish-white Devonian limestone. The flint cobbles are also mid-brown with silvery-white lime mortar, or less attractively, grey cement mortar. Many of the buildings are faced with smooth stucco which is almost always painted white, as are the majority of the windows, and this is particularly noticeable around the quay. Some of the doors are more colourful but black is popular. The “orange” colour of the timber boarding on the new barn in Mill Lane east is regrettable and will be improved by eventually ageing to a silvery-grey.



Stone galletting at Johnsons Cottage



Bembridge limestone blocks on Sidlesham Quay



18th century door on the Crab and Lobster Inn

5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, apart from the remnants of red and blue brick paving on the former quayside, probably dating to the 19th century, and some slabs of Bembridge limestone in the same location which mark the edge of the old quay. Also on the former quay area are two public seats, a good quality modern timber seat and an older one made from concrete with wooden slats. There is a useful information board and one black plastic waste bin. Again, these features are relatively low key although the concrete seat does need replacing. Plain timber bollards help to protect the quay area from car parking although there is informal parking along the eastern side of the quay outside The Quay House.

Elsewhere, there is a narrow pavement down one side of Mill Lane west, covered in plain black tarmac with mainly concrete kerbs, neither of which is particularly obtrusive. Some stone kerbing remains. There is no street lighting, and just the occasional telegraph pole, so the area is mercifully devoid of street clutter.



Information board on Sidlesham Quay



Litter bin on Sidlesham Quay



Wooden seat on Sidlesham Quay

6 ISSUES

Sidlesham Quay is a well preserved rural hamlet with few obvious threats to its character. The buildings are generally in good condition and it is clearly a desirable location with the Crab and Lobster Inn providing an important local facility. However, there are a number of threats to the character of the conservation area:

6.1 SIDLESHAM QUAY

Sidlesham Quay is maintained by the Parish Council. It is vulnerable to a number of threats.

- The existing historic surfaces (brick and stone) are in poor condition;
- One of the public seats (made of concrete) needs replacing;
- A black plastic litter bin need replacing;
- The information board, provided by the Nature Reserve, gives only minimal information about the wildlife and the former mill and its quay.

6.2 NEW DEVELOPMENT

Whilst many of the older properties in the conservation area still have good sized gardens, the character of the conservation area is dependent upon these spaces remaining green and open. However, there is a perception that “gap” sites or houses with generous gardens are suitable for further development, including the provision of new buildings, or substantial extensions to existing buildings. In Sidlesham Quay, this would result in the loss of the spacious historic layout of the plots and would impinge on the setting of the various listed buildings within the hamlet. Many of the historic buildings, such as Thorns or Harbour House, have already been extended with a consequential loss of architectural character. In the 20th century, several of the larger plots, particularly facing Mill Lane west, have been subdivided and new houses provided, fortunately following a common building line. Two new houses have been built recently in Mill Lane west, using flint cobbles and traditional details. However, they are still rather crammed into their sites with hard landscaping in front, rather than “green” gardens.

6.3 BOUNDARIES

Sidlesham Quay is notable for its variety of wall materials: flint cobbles, walls, sandstone, grey stone, and brick. All of these add to the special character of the conservation area, particularly by enclosing views along the street. Some have been removed to create off street car parking, creating disruptive breaks in the street.



Sidlesham Quay



Recent development in Mill Lane west



Off street parking in Mill Lane west

6.4 POSITIVE BUILDINGS

There are a number of good quality, unlisted buildings in the Sidlesham Quay Conservation Area which make a positive contribution to the character and appearance of the conservation area. These are all marked on the Townscape Appraisal map. Of particular merit are:

- Jubilee Cottage, Mill Lane: Flint cobbled symmetrical two storey house with slate roof and axial stacks. Three windows and central front door. White painted brick quoins. Stone plaque on front “T.G.K 1887”.
- Lackers, Mill Lane: Another symmetrical composition using flint cobbles. Three windows and central front door with semi-circular fanlight. Two over two original sash windows.
- Flint Cottage, Mill Lane: Two storey sandstone cottage with slate roof and red brick dressings. Dated c.1820 (on 1846 map). Multi-paned sash windows.
- Shotford Manor House, Mill Lane: Dated 1854 (plaque on front). Knapped flint walled cottage with brick dressings. Central stack and shallow hipped slated roof. Casement windows.

6.5 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary often cut across gardens, and failed to follow legal boundaries. Additionally, some of the green spaces which make a very positive contribution to the conservation area, are not included. The proposed changes are included in Part 2 Chapter 2 Recommendations.

6.6 TREE MANAGEMENT.

There are a number of dead elms in the conservation area, and gaps in hedgerows where trees have been removed.



PART 2 SIDLESHAM QUAY CONSERVATION AREA MANAGEMENT PROPOSALS

I BACKGROUND

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

Part 1 of this document, the Character Appraisal, therefore assesses the character of the Sidlesham Quay 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 Sidlesham Quay Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. All of the actions itemised in Chapter 2 *Recommendations* will therefore 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. The purpose of this document is to provide the District Council with a possible programme which could be implemented over a five year period, although it may not be possible to achieve all of the actions within this timescale.



2 RECOMMENDATIONS

The “issues” identified in Chapter 6 of the Character Appraisal are:

2.1 SIDLESHAM QUAY

Sidlesham Quay is maintained by the Parish Council. It is vulnerable to a number of threats.

- The existing historic surfaces (brick and stone) are in poor condition;
- One of the public seats (made of concrete) needs replacing;
- A black plastic litter bin need replacing;
- The information board, provided by the Nature Reserve, gives only minimal information about the wildlife and the former mill and its quay.

Recommendation:

The Parish Council could consider preparing a low key enhancement scheme for the quayside with the help of Chichester District Council and West Sussex County Council. This would include replacing the concrete public seat to match the other newer timber seat, and the provision of new litter bins, perhaps green rather than black. The existing information board is useful, but will need replacing soon, hopefully with a better design with more information.

2.2 NEW DEVELOPMENT

Whilst many of the older properties in the conservation area still have good sized gardens, the character of the conservation area is dependent upon these spaces remaining green and open. However, there is a perception that “gap” sites or houses with generous gardens are suitable for further development, including the provision of new buildings, or substantial extensions to existing buildings. In Sidlesham Quay, this would result in the loss of the spacious historic layout of the plots and would impinge on the setting of the various listed buildings within the hamlet. Many of the historic buildings, such as Thorns or Harbour House, have already been extended with a consequential loss of architectural character. In the 20th century, several of the larger plots, particularly facing Mill Lane west, have been subdivided and new houses provided, fortunately following a common building line. Two new houses have been built recently in Mill Lane west, using flint cobbles and traditional details. However, they are still rather crammed into their sites with hard landscaping in front, rather than “green” gardens.

Recommendation:

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

2.3 BOUNDARIES

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

Recommendation:

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

2.4 POSITIVE BUILDINGS

There are a number of good quality, unlisted buildings in the Sidlesham Quay Conservation Area which make a positive contribution to the character and appearance of the conservation area. These are all marked on the Townscape Appraisal map.

Recommendation:

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



Shotford Manor House – a “positive” building

2.5 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary often cut across gardens and failed to follow legal boundaries. Additionally, some of the green spaces, which make a very positive contribution to the conservation area, are not included.

Recommendation:

- (i) Add the whole garden to Marshmead House and the field to the west of it;*
- (ii) Add the mill pond and surrounding trees to the north of the causeway;*
- (iii) Add the whole garden of Oakdean;*
- (iv) Add the gardens to The Old Bakery and Jolly Fisherman Cottage.*

2.6 TREE MANAGEMENT

There are a number of dead elms in the conservation area, and gaps in hedgerows where trees have been removed.

Recommendation:

The District Council, the Parish Council or local residents could carry out a tree survey and suggest places for new indigenous trees. This would be dependent upon funding.



The remains of the former mill pond



Trees are important in the conservation area (Mill Lane east)

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 Sidlesham Quay Conservation Area was designated in February 1976. The Local Plan insert map which is relevant is no. 57A. This confirms the following designations:

- The conservation area is based on the two sections of Mill Lane with a connecting causeway;
- Outside the conservation area, the former mill pond and Pagham Harbour is a Special Protection Site, a Ramsar Site, a Site of Special Scientific Interest (SSSI), and a Local Nature Reserve. Policies for the protection of the area are provided in the Local Plan (Policy RE7).

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 Church Hall, Sidlesham, on Friday 10th March 2006 and the document was also put on the Council's website for four weeks until the 7th April with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

This document has been approved by Chichester District Council for development control purposes and will be a material consideration when making decisions about applications for development within, or on the edges of, the Sidlesham Quay Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Sidlesham Quay Conservation Area, such as West Sussex County Council, Sidlesham 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 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 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 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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Dalaway, James	<i>A History of the Western Division of the County of Sussex</i>
Green, Ken	<i>Chichester: An Illustrated History</i>
Hobbs, Mary	<i>Chichester Cathedral</i>
Morgan, Roy	<i>Chichester: A Documentary History</i>
Parochial Church Council of St Mary Sidlesham	<i>Sidlesham A look at the Past</i> <i>Victoria County History, vol.iii, pages 71 onwards</i>

Plus various excellent leaflets about the Pagham Harbour Local Nature Reserve available from the Visitor Centre in Selsey Road.

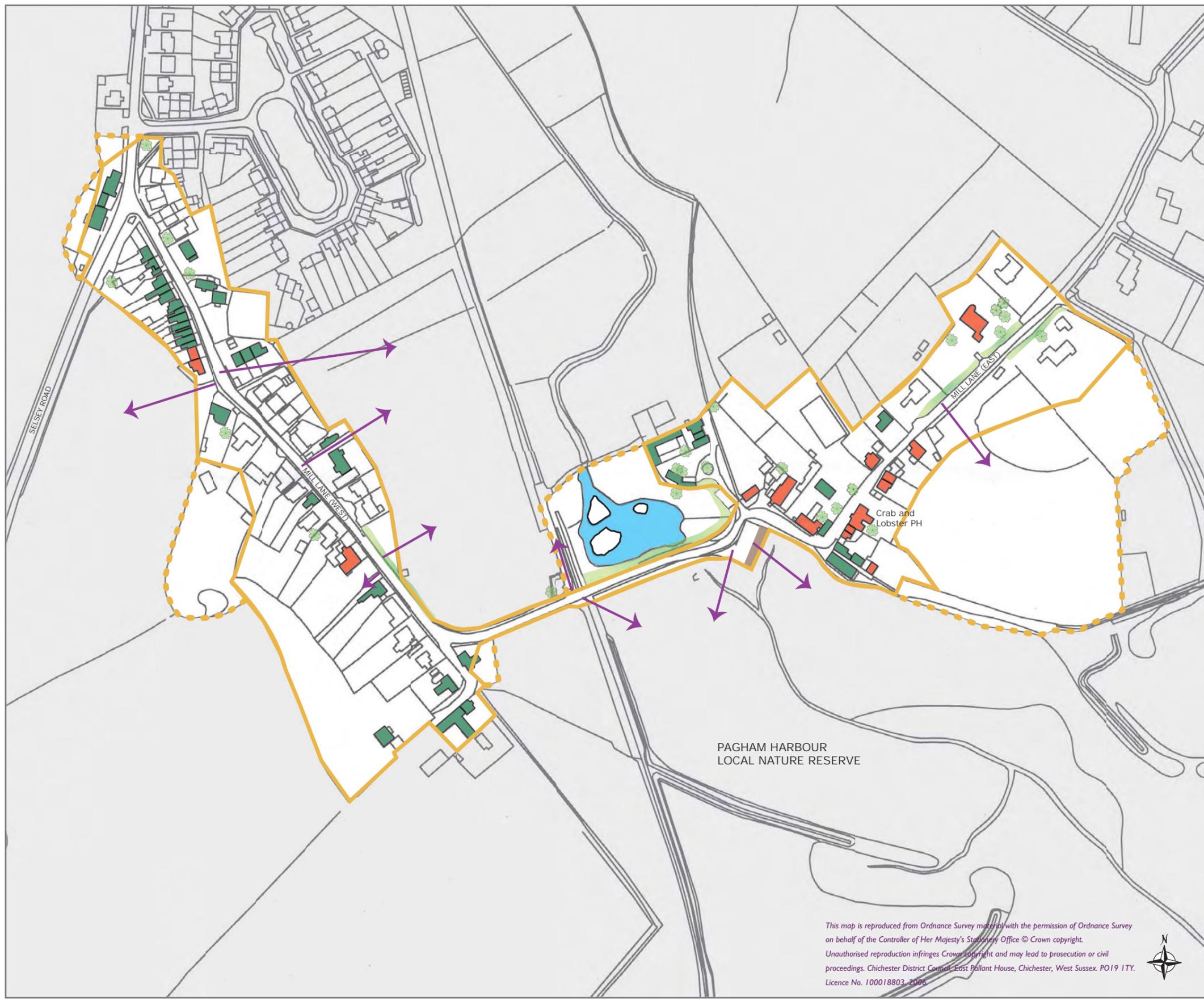


Sidlesham Quay Conservation Area

Townscape Analysis Map

(Not to scale)

-  Listed buildings
-  Positive buildings
-  Important views
-  Significant tree groups
-  Significant trees
-  Focal buildings
-  Existing conservation area boundary
-  Proposed conservation area boundary
-  Historic paving
-  Water



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