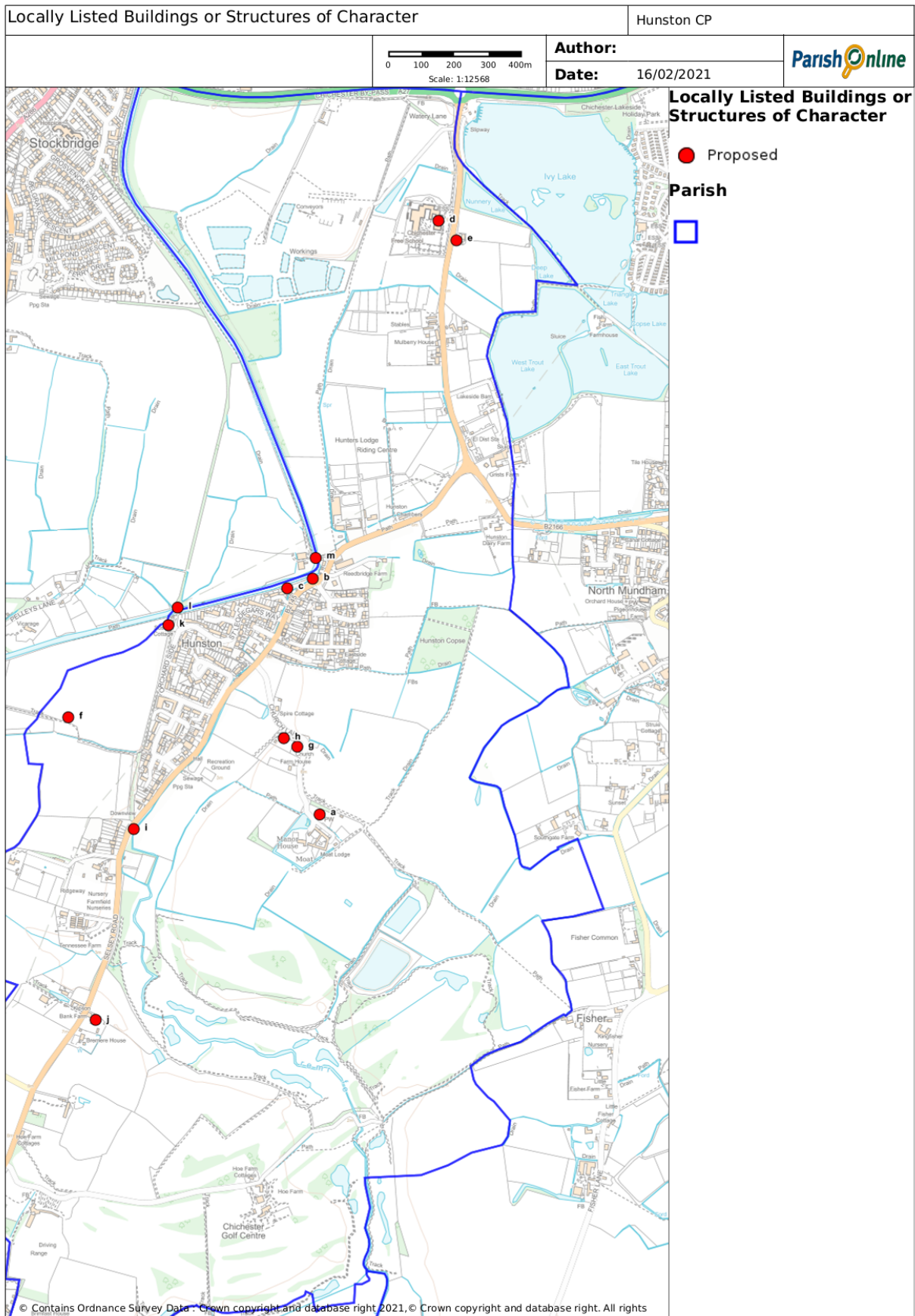


Appendix 3

Locally Identified Buildings or Structures of Character

Map of allocations



1. Context

Historic England's Advice Note 7 - Local Heritage Listing states " Creating a local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area.

Local heritage lists sit within a continuum of measures for identifying and protecting buildings and areas of heritage or townscape interest, which includes World Heritage Sites at the international level, national designations such as listed buildings, scheduled monuments and historic parks and gardens (see the National Heritage List for England), and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions. Inclusion on a local list delivers a sound, consistent and accountable way of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed."

2. Definition

As suggested in the Government's Planning Practice Guidance (paragraph 39). Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated' (source Historic England's Advice Note 7)

3. National Planning Policy Framework (NPPF)

The NPPF advised local planning authorities to set out a 'positive strategy for the conservation and enjoyment of the historic environment ' in their Local Plan. Chichester District Council have such a strategy. Emphasis is placed on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets or an 'irreplaceable resource' and should be conserved in a manner appropriate to their significance. The definition of heritage assets in the NPPF includes local heritage listing.

Paragraph 135 of the NPPF states that such assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

4. Preparation of the Local List

Hunston Parish Council is undertaking work to produce a Neighbourhood Plan for the Parish. As part of the consultation process local people came forward with details of buildings and structures that contributed to their sense of place and add to the character of the area. These have been further consulted upon through the Plan consultation route.

5. Selection criteria

Historic England's Advice Note 7 suggests the following criteria for selecting assets:

	Criterion	Description
1	Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
2	Rarity	Appropriate for all assets, as judged against local characteristics
3	Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
4	Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
5	Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
6	Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
7	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
8	Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

6. Locally Identified Buildings to Structures of Character

Policy EH9 Locally Listed Buildings or Structures of Character designates the following buildings and structures as locally important and making a positive contribution to local distinctiveness. Each building or structure is assessed against the selection criteria.

a. **St Leodegar's Church**



Built in 1885 to designs by A W Blomfield the Conservation Area Appraisal states ... "St Leodegar's does sit well on the site, and is surrounded by a pretty churchyard. The use of mixed sandstone and limestone (some of which almost certainly came from the previous church) provides variety and the attractive lych gate into the lane is another appropriate feature. More of a chapel than a church, St Leodegar's should be statutorily listed, if only because it is the work of a well known Victorian architect." Two Historic Environment points exist for the church and its lych gate. Sir Arthur William Blomfield ARA FRIBA (6 March 1829 – 30 October 1899) was an English architect. He became president of the Architectural Association in 1861; a Fellow of the Royal Institute of British Architects in 1867 and vice-president of the RIBA in 1886.

Criteria: 1, 3, 5, 7 and 8

b. **Swan Cottage (in 1923 known as The Laurels)**

The house on the hill, The Laurels, as it used to be called was the HQ for the Home Guard and then a Doctor's Surgery. This cottage stands at the bend in Chichester Canal south of the Turner Bridge. The tow path runs past it and it forms an integral part of the village character.



Criteria: 1, 5, and 8

c. **Stream Cottage**

Early 19 century brick and flint (pebble flint) cottage, originally a two up two down with a corrugated iron lean too scullery rear extension. The property was extended in 1998 which replaced some 1960s additions. The cottage is aligned with the canal and is believed to have contained stables for barge horses.



Criteria: 1, 3 and 8

d. Chichester Free School (part of which was originally a Carmelite Convent)

The Convent building, which was built in 1872, still stands although the Carmelites left in 1994. Although Catholics had effectively been emancipated by the early 19th Century, it was not until 1870 that the Carmel was able to find a permanent home in England. Aided by a large bequest, a suitable site was found to the south of the city of Chichester and purchased for £1,300. Eminent Catholic architect Charles Alban Buckler was appointed for the job and building began in August 1870. In 1930 a generous legacy allowed the building of a new church, which was done under direction of Sebastian Pugin-Pewell, grandson of the famous Augustus Pugin. The chapel was roughly L-Shaped, with the nuns' choir and public nave areas at right angles to each other, both facing the high altar.

In June 2009, the building was seriously damaged by fire, following an arson attack. By 2015, the Convent was derelict but the Chichester Free School acquired the Convent and its grounds and rebuilt it as a permanent site for the school.

Criteria: 1, 4, 5,7



e. **St Joseph's (Stonepillow home for homeless)**



The building retains the original contrasting stonework around the windows and demonstrates its religious heritage with a cross on the eaves.

Stonepillow is the trading name of St Richard of Christian Care Association (CCA) which was formed in 1989 following a sermon given by our founder the Reverend Hilary Parsons. Here, in his own words, is how Stonepillow began

In 1989, the Stonepillow charity was at crisis point and the Carmelite nuns at Hunston came to our rescue. Their property spanned the Hunston Road not far from the roundabout on the Chichester bypass. The convent was on one side of the road and on the other was a cottage which has been occupied by a man and his wife who had for years done their shopping and looked after their needs outside the convent because the nuns themselves lived an enclosed life and only went outside the convent walls in case of medical urgency. So, it happened that shortly before the time of our crisis the man had died and his wife decided to move into sheltered accommodation in another part of the city. Thus, the cottage became empty. Its name was 'St Joseph's'! There were no other dwellings close by so the site was ideal for our purposes.

To begin with the nuns let St Joseph's to us for a peppercorn rent, the annual cost of which was the supply of flowers for the convent chapel on the feast of St Theresa of Avila, the foundress of their Order! The cottage was in a poor state of repair and very cramped for our needs. Nevertheless, we gathered a group of volunteers, made the building as serviceable as possible and opened the door for up to a maximum of six male clients a night. Two things soon became clear if our enterprise was to succeed in the long term – the cottage would have to be renovated and expanded, and we should have to employ professional staff. I think it would be true to say that for a while we did more than limp along, but we remained hopeful and enthusiastic because we believed we were doing God's work and that, as He had enabled us to surmount the obstacles we had already encountered, He would continue to provide the means necessary for expanding the work we had begun. While we were still at the planning stage the nuns announced that, owing to the dwindling number of the

community and the advanced age of most of the remaining Sisters, it had been decided to close the Chichester convent and to disperse the remaining Sisters to other Carmelite convents. Before putting their property on the market, the Mother Prioress obtained permission from the headquarters of the Order in Rome to withdraw St Joseph's and a small parcel of surrounding land from the sale and donate it in perpetuity to the Chichester Christian Care Association. Using the money left over from the sale of our first house we were able to renovate and expand St Joseph's to provide the attractive and serviceable facilities for both men and women you can see today.

Criteria: 1,4,5 and 7

f. **World War II gun emplacements**

In a field to the west of the village, south of Chichester Canal the emplacements are a remnant of the wartime defence of the area



Criteria: 8

g. **Church Farm House**

An unlisted house dating stylistically to the early 19th century and shown on the 1847 Tithe Map. The house encompasses the two original farm cottages (which remain largely unchanged) and now sits between the two listed properties, the Rectory and Spire Cottage forming the edge of the conservation area.



Criteria: 1 and 8

h. Nos. 2 and 3 Church Lane

Farm workers' cottages of the late 19th century;



Criteria: 8

i. Selsey Tramway platform

The West Sussex Railway was a standard gauge light railway between Chichester to Selsey, in West Sussex. The line, which opened in 1897, was also known as Hundred of Manhood and Selsey Tramway. It was opened as a rail tramway in order to avoid having to comply with regulations that managed conventional railways in the United Kingdom. The line was built under the auspices of the light railway entrepreneur, Colonel Stephens, who would later manage the line as the West Sussex Railway (Tramway Section).

In December 1910 the line was inundated when an embankment failed at Pagham Harbour. It was not reinstated so work had to be carried out to raise the line above the waters. Although the line was successful in the decades before the First World War, it suffered financially as road transport increased in the 1920s. Despite attempts to be more efficient through modernisations, such as the introduction of petroleum driven rail car services, the railway closed to all traffic in January 1935. Very little remains of the railway's infrastructure because of land redevelopment and urban expansion along its permanent way. A small section of the platform remains at Hunston.



Criteria : 1, 2, 4, 8

j. **Hunston Mill**

Hunston Mill House built in 1711, was the home of Mr & Mrs Hudson the Local Miller, who worked the Flour Mill. The sails were removed in 1901 from the Mill as a steam engine was added to grind the flour. This was converted in the sixties to two cottages Mill Top & Mill Stone. There is a Courtyard cottage located at the back of the main house with its court yard garden. The Coach & Stable cottage have their own private enclosed gardens.



Criteria: 1, 4, 8

k. **Sussex Cottage, St Leodegar's Way**



This flint cottage lies alongside the old Selsey Tramway just before it crossed the Chichester Ship Canal. Occupying a unique position, west of the tramway, the cottage is set in beautiful gardens south of the Canal.

I. **Hunston Lift Bridge part of the Selsey Tramway**

Remains of the Hunston Lift Bridge over the Chichester Ship Canal – opposite Sussex Cottage. The concrete remains and a piece of line can still be seen on the north side of the Canal.



Criteria: 1, 2, 5 and 8

m. **Hunston Junction Bridge**

This bridge over the Chichester Ship Canal, allows the footpath to move from south and east to west and north of the Canal. It was built on the site of the original iron swivel bridge called Poyntz Bridge. It enabled a three way junction between the Canal Basin, Dell Quay and the River Arun for onward journey to London.

Hunston Bridge was built around the mid 1900's, replacing the swing bridge used to access the footpath to Chichester and is often called the 'Turner Bridge' as if it was the site from which Turner painted. In fact, he painted from the footpath but either way, the view has little changed today and must be preserved.



Criteria: 1, 2, 5 and 8

7. Neighbourhood Plan Policy

Applications will only be granted for development which results in the loss of existing Locally Identified Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design.

There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest