



SELSEY CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

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I INTRODUCTION

Selsey is a small village on the southern end of the Manhood Peninsula, located slightly inland to protect it from the more extreme weather along the English Channel. The conservation area encompasses the historic High Street, with the highest concentration of listed buildings, including the parish church of St Peter's, to the north. Picturesque thatched and peg-tiled cottages, and the use of local Mixen stone, flint, and red brick give this area its special character. To the south is more mixed development, with fewer listed properties interspersed with Inter-War shops and other commercial premises. Outside the conservation area are large 20th century housing estates and caravan parks, creating a buffer between the historic core of the settlement and the sea.

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 Selsey Conservation Area, and identifies negative features (the issues) which 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 Selsey Conservation Area are:

- A linear conservation area based on the High Street;
- The street is straight with a few gentle bends creating attractive views;
- A high concentration of listed cottages and houses in the northern part, which also retains a number of former barns and agricultural stores;



High Street (North)

- More commercial uses and a local shopping centre in the south;
- Two listed churches: St Peter's Church, dating to 1865, and the Methodist Church, dating to 1867;
- 18th century inns face each other: The Neptune and the Crown Public houses, both listed grade II;
- Former Selsey Hall, a 1920s building with a well detailed front elevation facing the High Street;
- An Arts and Crafts village school building with front and side gardens planted with a "seaside" theme;
- Thatched, slated or handmade clay tiled roofs; Mixen stone, sandstone and red brick for the walls; beach flints (either whole or knapped) and galletting (flint chips) to the mortar joints;
- Sandstone or beach flint boundary walls make a major impact, sometimes containing pretty cottage gardens.

The Management Proposals make the following recommendations:

I POOR QUALITY ALTERATIONS TO LISTED BUILDINGS

The District Council should consider establishing an historic buildings grant scheme to help owners of listed buildings reinstate the correct windows, doors or other details;

The District Council should continue to publish guidance for owners of listed buildings, in addition to Local Plan policies, which will help owners achieve higher standards when altering or extending their properties;

No. 43 High Street is a Building-at-Risk and the District Council should ensure that repairs are carried out immediately, possibly by using their statutory powers;

The District Council should encourage the owners of The Crown Inn to provide a garden in front of their building, and also carry out improvements to the pub signage and windows.





The Crown Inn

2 NEGATIVE SITES OR BUILDINGS

2.1 SELSEY CAR SALES

The District Council should encourage the owners of the Selsey Car Sales site to improve the appearance of the buildings and front yard, and if an opportunity of redeveloping the whole site occurs, should ensure that only the highest quality new development is provide.

2.2 BUILDER'S YARD NOS. 48-54 HIGH STREET

The District Council should encourage the owners of the builder's yard to improve the appearance of their premises, including the possible reroofing of the barn using handmade clay tiles.

2.3 NEGATIVE SITES IN GENERAL

The District Council should encourage the sensitive redevelopment of all of the buildings or sites marked as negative on the Townscape Appraisal map.

New development generally should adhere to the Good Practice Guidance included at Appendix 3.



Somerfields supermarket - a "negative" building

3 GENERAL IMPROVEMENTS

3.1 MODERN ROADS

The District Council should ensure that no further openings are made in the historic street frontage and that the historic form of development is preserved and where possible, enhanced.

3.2 PUBLIC SEATING

The District Council could help the Town Council improve the site next to the church, perhaps with better quality seating and litter bins.

3.3 TELEPHONE WIRES

The County Council and the District Council could consider a scheme in association with British Telecom to underground all of the telephone wires within the conservation area.

3.4 SHOPFRONTS

The District Council should ensure a wide distribution of the Shop Front Guidance leaflet which was updated and republished in March 2005, to encourage better quality design and more appropriate lighting.

3.5 FRONT BOUNDARIES

The District Council could consider the imposition of an Article 4.1 Direction to prevent further losses. Any applications for change should be measured against the Good Practice Guidance included at Appendix 3.

4 POSITIVE BUILDINGS

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.

5 CONSERVATION AREA BOUNDARY REVIEW

- (i) Amend the boundary to the rear of nos. 126-54 High Street to follow existing property boundaries;*
- (ii) Delete the Selsey Business Centre, a recent development of no architectural merit;*
- (iii) Delete Poplar Mews, a modern development of no special merit.*

These proposed changes are all shown on the Townscape Analysis map.



Telegraph lines in the Conservatiom Area should be removed



“Positive” buildings in the High Street (Nos. 68 - 72)

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION AND USES

Selsey is located on the southernmost tip of the Manhood Peninsula, some 10 kilometres south of the city of Chichester. The settlement lies slightly inland from Selsey Bill and the south-west and south-east facing beaches, which look out over the English Channel.

The village centres on the conservation area and is divided into two character areas. To the north, represented by Character Area 1, the properties are mainly in residential use apart from the two churches (the Methodist Church and St Peter's), and the Medmerry Primary School. Behind the school, but outside the conservation area, is the public library and the local comprehensive school, the Manhood Community College, both of which are accessed via School Lane. The Council Services Centre (no. 53 High Street) and the adjoining village hall are currently being refurbished to provide improved facilities. A brick building on the east side provides accommodation for the Selsey branch of the Royal British Legion, and on the west side of the road, almost next to the Methodist Church, an estate agent operates from a modest cottage with a large ground floor bay window facing the street.



Character Area 1



Character Area 2

The southern section of the conservation area (Character Area 2) contains a mix of commercial premises and a few residential properties. There are three supermarkets in Selsey - a large Budgens on a backland site on the west side of the High Street - and a Somerfield and a Co-op (again on a backland site) on the east side. Otherwise the shops are mainly local family businesses, such as the two butchers and the hairdressers. The main national banks are also represented, and there are two inns facing each other - The Neptune and The Crown, both in listed buildings. St Wilfred's Walk has been demolished and the site is currently (June 2006) being developed. Selsey Hall, dating to the 1920s, is now used for offices and warehousing. Many of the commercial buildings were added in the 1920s and 1930s when the area was developed for holiday makers who stayed in the nearby chalets and caravan parks.

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. Selsey developed on a small raised island, barely five metres above sea level, which was separated from the mainland by the Ham Marshes - a feature clearly shown on the 1778 map. In last few centuries this land has been drained and is now used for agriculture, although the surviving ponds and deep ditches (called rifes) confirm the low lying, boggy nature of the land.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

The Selsey Conservation Area is surrounded by mainly inter-war and post-war development, cutting off the centre of the village from the sea to the west, south and east, although it is less than a kilometre away. To the north, the only main road (the B2145) connects Selsey to Norton and on to Sidlesham, passing by the edge of the Pagham Harbour Nature Reserve. To the north-west are caravan parks and open farmland, without any direct road links to Bracklesham and the Witterings.

Footpaths lead northwards and westwards across open fields and the Ham Marshes to Sidlesham, Earnley and Bracklesham.

2.4 GEOLOGY

Selsey Bill has been subject to continuous erosion by the sea, a process which is continuing and which provides some interesting exposure of the underlying

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. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria. There is also Mixen stone, once excavated from an offshore reef nearby, and used for boundary walls and for some of the historic buildings in the conservation area. Otherwise the local soil is made up from rich alluvial deposits which provide suitable conditions for grazing and growing crops.

its many species of wild birds which feed on the small invertebrates hidden in the reed beds, mudflats and salt marshes.

2.5 BIODIVERSITY

Selsey lies close to Pagham Harbour, which 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



Mixen stone (No. 24 High Street)

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORIC DEVELOPMENT

The name Selsey is derived from *sels-ey* or *seals-ey*, meaning literally *island of the seal*. The name refers to the practice of seal hunting in the area and a settlement was first recorded by Bede. In AD 683 Caedwalla, king of the Saxons, granted land to Wilfred (c.A D 630-709), the exiled Bishop of York. He built a monastery at Church Norton (on the site of what is now Norton Priory), which became the centre of the new diocese in the 8th century.

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 that Selsey was owned by the bishops of Chichester, then assessed as one of the poorest bishoprics in England with an estimated value of just over £125 a year.

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.

Selsey Manor, located to the north of St Peter's Church, remained in the hands of the bishops until 1561 when

Queen Elizabeth compelled the then bishop, William Barlow, to surrender a number of manors, then valued at around £53 a year, in exchange for various rectories and tithes. In 1635, Bishop Richard Montague made an unsuccessful attempt to recover the manor. In 1601, the manor was granted to Queen Anne, wife of James I, and then, in 1619, to trustees for Prince Charles. In 1628, after his accession, it was assigned with much other property to the City of London in return for loans made by them to the king. Eventually the manor was purchased by Sir William Morley in 1635, passing in 1700 to William Elson. Eventually the manor fell into the hands of Sir James Peachey, created Baron Selsey in 1794. By the mid-19th century, the baronetcy and peerage had become extinct and, after a number of different owners, the property ended up in the hands of W A Thorton, who was lord of the manor in 1940.

St Wilfred's Chapel was built at Church Norton in the 13th century and this remained the parish church until the late 19th century. Close by, a large mound commands views over the entrance to Pagham Harbour and the surrounding ditch has revealed evidence of Iron Age, Roman and Saxon occupation. In the 16th century, it appears to have been enlarged, possibly in response to the threat of the Spanish Armada. In 1864, the church was demolished, apart from the chancel, and a new church (St Peter's) built at the northern end of what is now the High Street, close to Manor Farm. The new church incorporated three bays of the late 12th century arcades of the original building and also re-used other building materials. It also retained the early Norman (c. 1100) Purbeck marble font, an expensive stone that is used for the pillars of Chichester Cathedral.



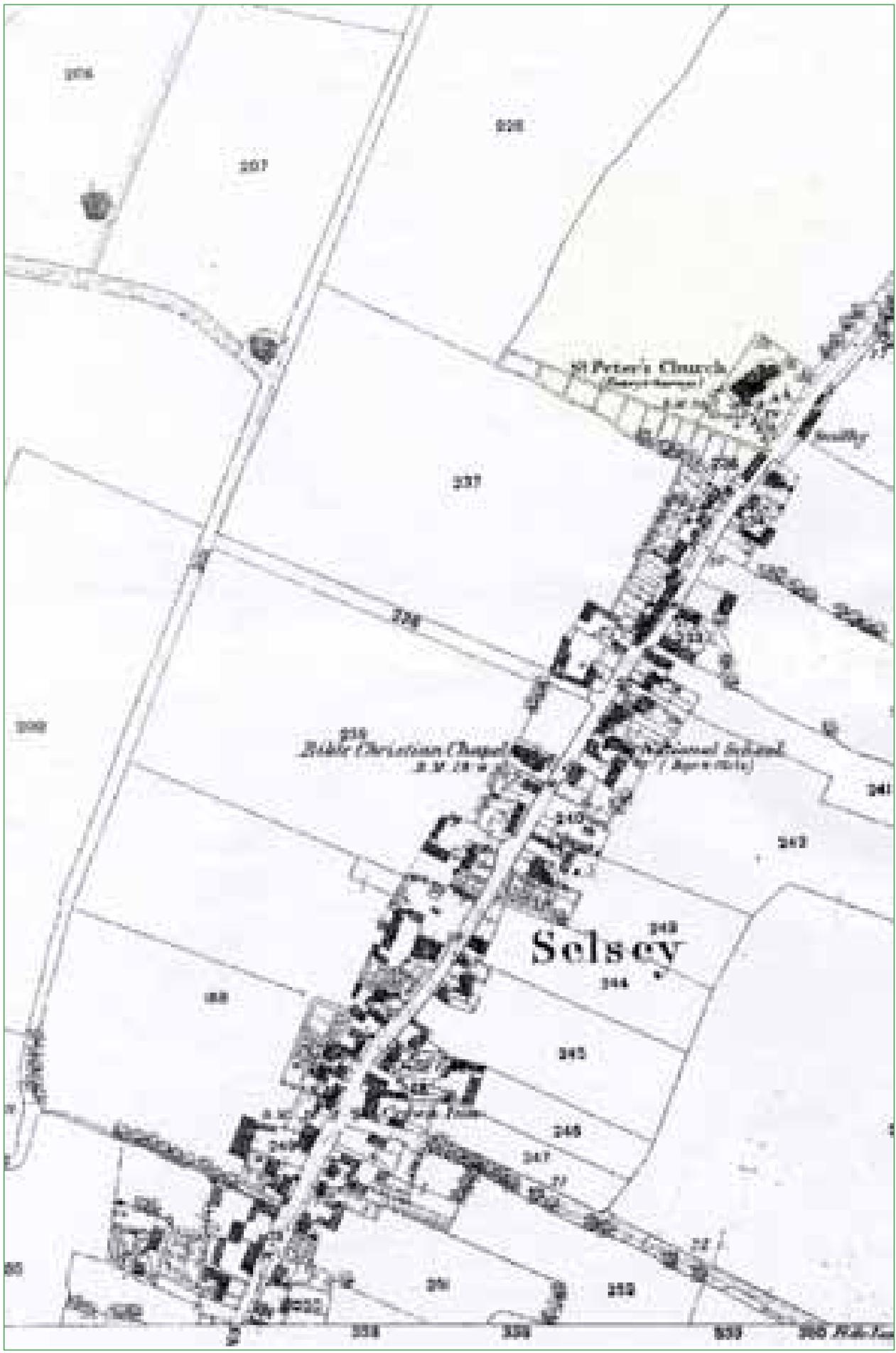
Selsey Church C 1785



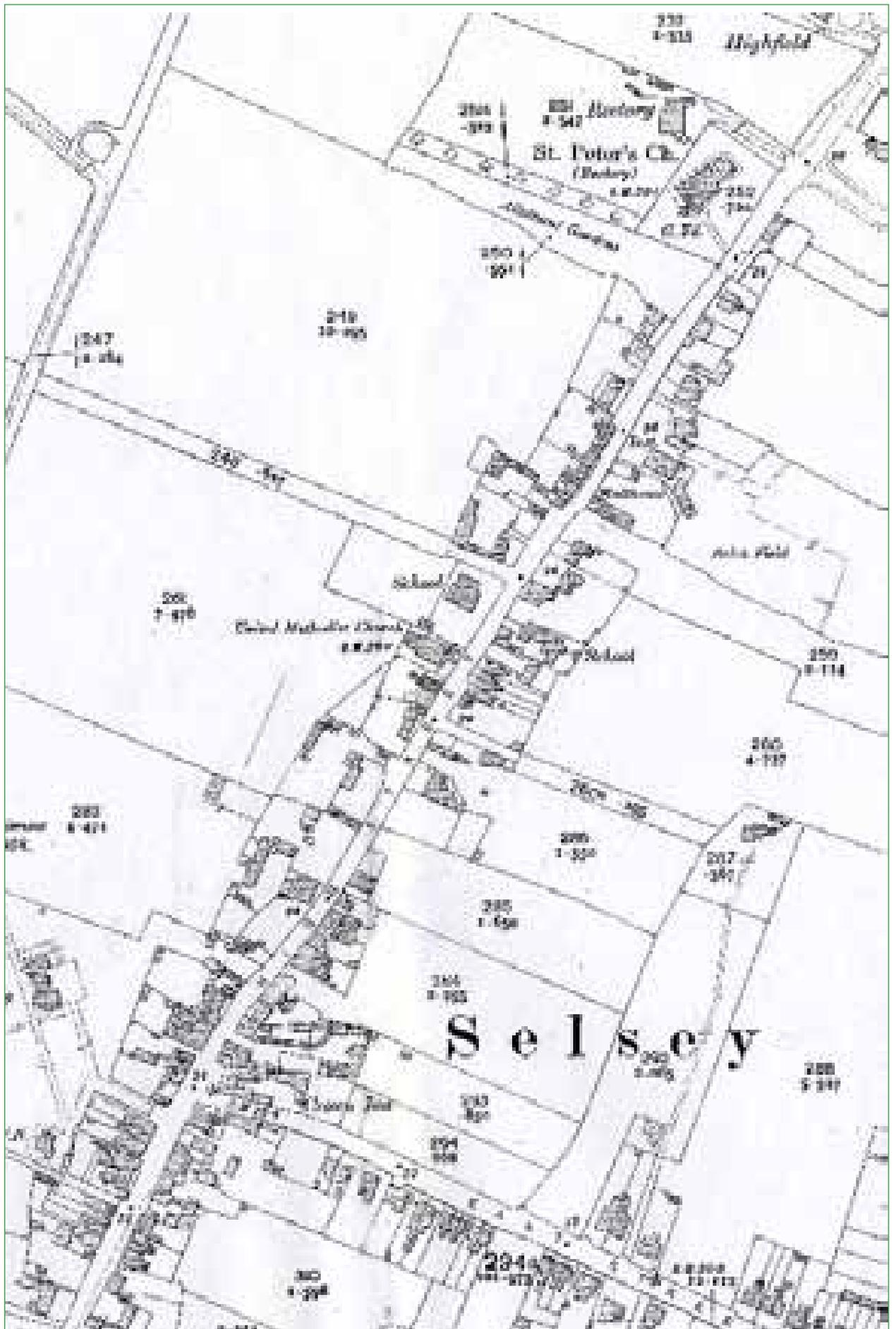
1587 Map of Selsey



Map 1778 Yeakell Gardiner



1875 Ordnance Survey



The Enclosure Acts of 1819 allowed the enclosure of land around Selsey into large, rectangular fields. A new road was laid out (Hillfield Road – now the High Street), connecting the southern end of the High Street with the sea. During the 19th century, Selsey expanded as the area developed as a seaside resort, helped by the coming of the railways in the 1840s. In 1867, a Bible Christian Church (now Methodist) was built in the High Street to serve the expanding population. The 1875 map shows the village surrounded by post-enclosure regimented fields, with closely-knit farmsteads, houses, and cottages lining what is now the High Street, and terminating in the north by St Peter's Church and Manor Farm. Of special interest is the location in the High Street of the home of Colin Pullinger (1814-1894), inventor of the humane mass produced mouse trap, who lived in a house which has now been replaced by the village hall (no. 55). This is recorded in a plaque put up on the front wall of the hall as part of the Selsey Heritage Trail.

In 1897, Selsey was connected to Chichester by a light railway, known as the Hundred of Manhood and Selsey Tramway, whose title was changed to West Sussex Railway in 1924. There were eleven stations and the trains continued to operate, in a somewhat erratic fashion, until 1935, when the line closed due to

competition from buses and cars. This probably helped in the development of the Selsey beyond the confines of the High Street, as the 1911 map shows small groups of cottages and houses already built between the village and the seashore.

In 1935, the Land Settlement Association bought land close to Sidlesham and Almodington 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.

During the 1920s and 1930s, many of the seaside villages along the Sussex coast became popular holiday destinations, and Selsey and the neighbouring villages developed a strong tourist trade. Caravan sites and new buildings followed, and a number of commercial properties were added to the southern end of the High Street, destroying the rural qualities of the original village, although providing much needed local facilities. More mainly residential buildings were added in the 1960s and 1970s when the old village of Selsey was almost completely surrounded by new houses.

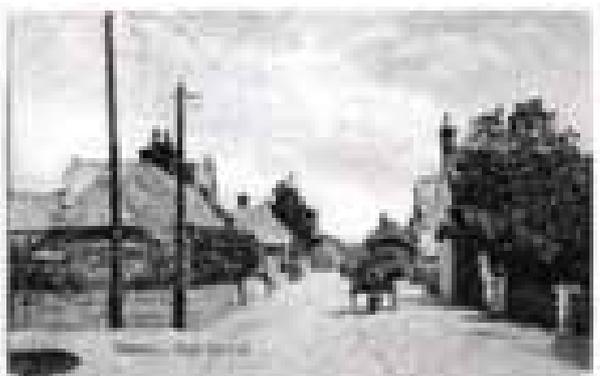
Historic Photographs of Selsey



Selsey High Street and Bible Christian Chapel



High Street, Selsey



High Street, Selsey



High Street, Selsey

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Long straight High Street terminating in St Peter's Church;
- A rich mix of 17th, 18th and 19th century buildings, many of them listed;
- Two churches (St Peter's and the Methodist), both listed grade II.

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 Selsey Bill as a whole is an area of very high archaeological potential and importance. The area has suffered from varying degrees of coastal erosion and deposition, resulting in a very large quantity of late Iron Age high status material being washed out of the sea-cliffs onto the beaches and interpreted (by some) as evidence of the site of an *oppidum*, a pre-Roman settlement which was then taken over and inhabited by the Romans. Other archaeological features include the Roman road from Chichester to Selsey and there is evidence for a Roman villa near the site of Selsey lifeboat station. A Roman vase and ancient British pottery were found in 1909 at Park View, slightly to the north of the Selsey Conservation Area on the road to Church Norton. The grant of land the area to Wilfred in the 7th century AD also suggests that the area was an important pre-Christian royal centre.



4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The Selsey Conservation Area lies along the High Street between its junctions with Church Road and The Bridle Way. It is notable for its collection of 17th, 18th and 19th century buildings, many of which are listed, which lie along either side of street. The highest concentration is along the northern end of the street, between the junction with Church Road and Malthouse Road. This forms Character Area 1. Between Malthouse Road and The Bridle Way is Character Area 2, which has fewer historic buildings and has been more affected by 20th century development.

Character Area 1: Church Road to Malthouse Road

Here the historic form of development, shown on the 1875 map is still evident with the survival of a number of subsidiary buildings, such as barns and outbuildings. This has provided a densely developed frontage, with gardens being largely hidden by buildings or high walls. Overall there is a pleasing mix of domestically scaled houses and cottages, enclosing the views along the street apart from towards the north, where they focus on St Peter's Church spire. The listed buildings can be either detached or in terrace form, but they all sit close to or on the back of the pavement (nos. 43 and 59), creating a pinch point outside The Old Malthouse (no. 33) and again outside no. 65, where the road begins to open up southwards.

Area 1: Key characteristics:

- Single street with slight bends creating interest in long views;
- Mainly residential uses, plus one primary school and two churches;
- St Peter's Church is a focal building at the northern entrance to the conservation area, and is almost surrounded by trees;
- Attractive graveyard and War Memorial facing the High Street;
- A high number of listed buildings, both detached and in terraces;
- Arts and Crafts village school building with front and side gardens planted with a "seaside" theme;
- Pretty cottage gardens in front of nos. 16-22;
- Thatched, slated or handmade clay tiled roofs; sandstone and red brick for the walls; beach flints and galletting (flint chips) to the mortar joints;
- Sandstone or beach flint boundary walls make a major impact.



Character Area 1: View northwards to St Peter's Church spire



Garden to village school



Beach flint walls

Character Area 2: Malthouse Road to The Bridle Way

Further south lies Character Area 2, which starts at the junction of Malthouse Road and finishes next to The Bridle Way. This is less cohesive due to the lower number of good quality historic buildings and the prevalence of 1920s and 1930s commercial buildings of limited special interest. Most of the buildings sit on the back of the pavement without any front gardens, the pretty garden to the front of no. 154 High Street being one of the exceptions. The 1920s and 1930s buildings are mainly two storey, and some face the road and others have gables which punctuate the rooflines looking along the street. Designed in a paired-down Sussex vernacular style, they are larger than the more historic buildings around them. Ground floor shopfronts of a variety of designs can be seen in most of these buildings. Budgens car park and a public car park off East Street provides convenient parking for the shopping area. Much of the paving has been renewed unobtrusively using small concrete slabs and wire cut clay paviors. Several “negative” sites or buildings require attention.

Area 2: Key characteristics:

- Local shopping area with a variety of shops;
- Straight street with gentle bend in middle, wider than the northern section of the High Street;
- Best concentration of historic buildings around The Neptune and the Crown Inns, both listed buildings;
- Former Selsey Hall, a 1920s building with a well detailed front elevation facing the High Street;
- Nicely detailed Georgian doorcase to no. 99 High Street;
- Pretty cottage gardens in front of nos. 113 and 154;
- Fewer reminders of the area’s agricultural past than Character Area 1 - just one converted barn (nos. 75-79 High Street);
- Historic buildings - use of hand made or machine made clay tiles for most of the roofs; use of beach flints for walls;
- Assorted inter-war development with some features of merit, such as the Tudorbethan gables facing the street;
- Some reasonable quality paving using granite setts, concrete slabs and clay paviors;
- York stone paving (probably not historic) outside no. 97 High Street (Barclays Bank).



Part of Character Area 2



No. 99 High Street



No. 85 High Street

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

Plan form

The Selsey Conservation Area is linear in form, stretching along a substantial section of the historic High Street. Generally, the width of the conservation area is defined by the depth of the individual properties and their gardens along either side. Various roads lead off, sometimes connecting to the post-war housing estates that now surround the historic core of the village. The width of these more modern roads contrasts with the tighter, more constrained form of historic development. This is particularly obvious at the junctions of Wellington Gardens and Malthouse Road with the High Street.



Junction of Malthouse Road and High Street



Barn at the back of the builders' merchants



No. 21 High street on left



No. 113 High Street

The northern section of the conservation area retains the largest number of historic buildings, usually set back from the road with attractive gardens, although there is one very prominent terrace on the west side which sits on the back of the pavement. Most of the gardens are small, although the occasional back garden is more spacious, such as the garden behind no. 20 High Street. Fortunately this limitation in size means that there is no real likelihood of backland development. Some buildings, such as no. 21, sit right onto the back of the pavement, creating pinch points.

Building types

Most of the buildings to the north are modest, listed two storey family houses which can be terraced, detached, or semi-detached. There are some remnants of former agricultural uses, well displayed by the footprint of the buildings on the 1875 map, which shows barns and outbuildings to either side of the street. Examples include the granary at no. 20 High Street and the barns behind no. 54 High Street (the builders' merchants).

To the south are mainly 1920s and 1930s commercial buildings, with a few historic cottages and two more substantial historic inns. No. 150 (Nat West Bank) has a pleasant 1920s neo-classical façade, picked out in cream coloured faience, typical of its period. Appropriately, these commercial premises tend to sit on the back of the pavement, without any front gardens, which makes the two gardens to nos. 113 and 154 High Street (both listed cottages) even more valuable.

Boundaries

Boundaries are usually defined by stone walls of very varying heights, some of which, such as the wall outside Stone Barn (no. 37) are very important in views along the street. The standard height is around one metre, but there are several particularly tall (toward three metres) walls. The stone is usually the local Mixen stone, generally roughly cut into rectangular blocks about 150 mm deep and 200 mm long. There are also many flint walls of varying heights, the flints being used whole rather than knapped. A long, very dominant wall runs northwards from no. 33 High Street, nicely detailed with rows of whole flints tied together by red brick columns and string courses. However, most of the walls are far less regimented, often consisting of rubble Mixen stone and beach flints loosely held together by lime mortar, which is also used to create a roughly curved coping. Outside no. 22 the front garden is defined by a low wall, with a grass verge in front of it protected by a chain link fence, which suits the village character of this part of the conservation area.

By contrast, a high, modern red brick wall in front of Glynn House is not particularly attractive, and a modern boarded fence between no. 25 High Street and Poplar Mews is also a discordant feature. The entrance in the front wall to no. 154 has been defined by a brick doorway with a rather heavy, slightly curved pediment.



Wall next to No. 33 High Street

4.3 OPEN SPACES, TREES AND VIEWS

Open spaces

There are no formal open spaces in Selsey, the whole conservation area being formed simply by a long, gently curving road. The churchyard, at the northern edge of the conservation area, is the only public open space, and is surrounded by mature trees on all sides apart from a small section of its boundary where it faces the High Street. The old gravestones, the grass and the

trees create a pleasant environment, where visitors are encouraged to sit by the provision of public seating. A very small triangular corner of land, facing the junction of St Peter's Crescent and the High Street, is the only other space in the conservation area where public seating can be found. A space in front of The Crown Inn is unfortunately used for car parking, but could far more advantageously be used as a garden or as an outdoor sitting area for the public house. There is a large car park outside Budgens Supermarket, and a smaller public car park off East Street.

Trees

There are very few mature trees within the conservation area because of the built-up nature of the village centre. A cypress in the front garden of no. 154 is important in views along the street, and another large tree to the south of the Post Office is also notable, although on a backland site. Otherwise the only trees of any special merit are the group which surround the churchyard.

Views

Because of the flat topography, and the enclosed nature of the village, there are no views out of the conservation area. The only notable views are along the long High Street, terminating where the road bends slightly, and along East Street. St Peter's Church spire is very important in views along the northern section of the High Street.

Views are similarly constrained at the entrances into the conservation area from the north and south because although the High Street appears almost straight, the gentle bends, high walls and closely packed buildings (in places) prevent long views being available along the road. Despite the close proximity to the sea, there is no sense of this relationship apart from the many shops which sell various beach-related products.



Triangle outside St Peter's Church



The High Street curves gently along its length

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 LISTED BUILDINGS

Despite being a relatively small conservation area, Selsey is notable for its listed buildings, most of which are located within the northern section of the High Street in Character Area I. Overall there are 41 listed buildings, all listed grade II. Apart from two churches, they are mainly small houses or cottages, with a modest domestic scale, although two are more substantial properties which are currently used as public houses (The Crown and The Neptune). Of note is the variety of built form – terraces, detached houses (either facing or at right angles to the street), and semi-detached, and the wide variety of traditional materials, particularly thatch, handmade clay tiles, Mixen stone, flints and red brick, all of which provide variety but a pleasant cohesiveness.

Character Area I

The largest and most important listed building is St Peter's Church at the northern end of the conservation area. It was built in 1865, using sections of stonework which had been rescued when the medieval church at Church Norton was partially demolished. In the 13th century English style, it was designed by J P St Aubyn and has a small single bell-turret and a small spire, which is a focal point along the street.

To the south of the church, there is a high concentration of listed buildings as far as the junction with Malthouse Road. On the west side of the High Street are several paired or just detached houses (nos. 16/18, 20 and 22), notable for their use of thatch, with Mixen stone and flint walls punctuated by red brick dressings which define the door and window openings. Unusually nos. 16 and 18 are roofed in natural slate. These buildings date to the 18th century or earlier, the position of no. 20, at right angles to the road, suggesting at least a 17th century date. Low eaves, casement windows, steeply pitched roofs, and the survival of former agricultural buildings (such as the former barns next to no. 20 and no. 24) give this group a special identity. No. 22 (The Sessions House) was sadly burnt almost to the ground in July 2006.

Beyond, and in a continuous terrace, nos. 26-44 High Street all date to the late 18th or early 19th century and are built from flint or sandstone, cut into rectangular blocks, with red brick dressings. A low flint wall protects them from the busy road. Casement windows lie below steeply pitched roofs covered in handmade clay tiles, although nos. 26 and 28 are slightly more prestigious with a dentil brick eaves cornice, sash windows and the remains of original Georgian door surrounds. No. 26, which steps forward from no. 24, also retains two former shopfronts.



The Neptune Public House



Nos. 24 - 28 High Street



The Sessions House before July 2006



The Old Malthouse

Forming part of builders' yard, Hollyhocks (no. 54) is a 17th century thatched cottage, fortunately retaining its pretty front garden. The very low thatched roof with its two eyebrow windows is a special feature. It must once have been a small farmhouse for, at the rear, are two flint barns (one of which is listed) which now form part of the present-day use.



No. 35 High Street

Finally, at the southern end of Character Area I, the Methodist Church was built as the Bible Christian Church in 1867, in rather severe 13th century Gothic style. The east front is faced with squared knapped flints and the south front with coursed stone rubble. Both have white brick dressings and quoins.

Returning to the northern end of Character Area I, on the eastern side are only eight listed buildings, but these are interesting for being so diverse in age, style and materials. Close to St Peter's Church, no. 21 and its adjoining outbuilding are two tiny 17th century thatched buildings, which are significant in views along the High Street as the outbuilding steps forward and lies right on the back of the pavement. The cottage has low eaves with casement windows and a boarded lean-to extension to one side.



The White House

Further south, The Old Malthouse (no. 33) is a substantial flint and brick building which appears to have been converted into housing in the 1930s, when it was also sensitively extended and altered in the Sussex vernacular style. Despite these changes, it is listed grade II for its picturesque appearance and for its contribution to the street scene. Next door, a pretty century thatched cottage (no. 35) is dated 1760, but looks earlier. It is built using Mixen stone and beach flints with red brick dressings to the front door and windows. The thatch is showing signs of decay.



Ivy Lodge, No. 65 High Street

Further south, The White House and its adjoining stable are both listed grade II. Dating to the 18th century, the main building is stuccoed with a symmetrical two storey elevation facing the street, decorated by original sash windows, a central front door and doorcase, and a modillion brick eaves cornice. This building is important in views along the street and from School Lane.

No. 43 is a simple red brick, two windows wide cottage set right on the back of the pavement. Dating to c. 1800, it has modillion brick eaves cornice, a peg tiled roof and a prominent central chimney stack. It is currently (July 2006) vacant and in urgent need of repairs. No. 65 (Ivy Lodge) is of a similar date but sits at right angles to the road, providing a view of its side gable, built of sandstone with red brick dressings and a red brick chimney stack. The modern casement windows, with top hung lights, are regrettable.



Glynn House

Finally, Character Area I finishes with Glynn House, a substantial 18th century house, prominently situated on the corner with Malthouse Road and now divided into three residential units. The best feature is its Georgian

doorcase facing the High Street, the worst features are the modern brick boundary wall which follows a recent realignment of the front and side boundary to provide improved sight lines from the side road, and the subsequent lack of a garden setting.

Character Area 2

There are only ten listed buildings in this area, mostly on the eastern side. The largest are the two public houses which face each other across the High Street. On the west side, The Neptune (no. 120) dates to the 18th century and is notable for its stone and brick symmetrical façade, three windows wide, and its steeply pitched tiled roof. On the east side, The Crown is also 18th century, but its brick façade has been painted cream and the doorways and sashes are mid-Victorian. A modern curved bay window is out of character. The rear elevation of the building, visible from East Street, has a pleasing assortment of outbuildings with slate, pantiled or peg tiled roofs.

To the north of The Crown, no. 87 is a small red brick cottage, very similar to no. 43 in Character Area 1. It sits awkwardly in inter-war development. Nos. 97 and 99 are slightly more prestigious Georgian red brick houses now used as a bank and a shop. No. 99 appears to have been rebuilt behind the front façade. South of the pub, nos. 109 and 111 are a pair of early 19th century stuccoed houses with ground floor extensions, used as shops. On the return, no. 2 East Street is an attractive traditional shopfront (Hugh Gunning Racing). Margin light sash windows also add to the building's interest, although the concrete roof tiles detract.

Next door, no. 113 is another stone and flint thatched cottage with low eaves and casement windows. The building sits back from the street, with a small rather overgrown front garden.

On the west side of the street, a similar though larger cottage (no. 154 – Selsey Cottage) has sandstone blocks to the side elevations and blue and red brick to the front. Sweeping, low eaves, and a deep thatched roof, add to the building's many charms. Like no. 113, it has a front garden, but this is larger, better planted and has a prominent Cyprus tree.

The only other listed building on the west side of the High Street is no. 102 (Octopussy), also somewhat isolated within inter-war development. It is of two builds – the rear 18th century section, which faces the street and from which it is set back behind a small yard, is built from uncoursed rubble stone with sash windows and a Georgian-style doorcase, all modern. In front, a small 19th century extension has been added, also in stone, with modern casement windows and small curved bay to the ground floor. A steeply pitched clay tiled roof add interest with a hip over the front extension.



No. 87 High Street



Hugh Gunning Racing, East Street



Selsey Cottage



No. 102 High Street

5.2 POSITIVE BUILDINGS

There are a number of key unlisted buildings within the Selsey Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 19th or 20th century and, with the listed buildings described above, form an important part of the special architectural and historic interest of the area. They vary from the mid-19th century houses (nos. 23 and 25) at the northern end of the High Street, to the inter-war banks at the southern.

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.



Nos. 23 and 25 High Street



5.3 BUILDING MATERIALS AND COLOURS

The conservation area is notable for the varied building materials which are used for the historic buildings: thatch, handmade clay tiles or natural Welsh slate for the roofs; local beach flint and sandstone (Mixer or Sussex) for the walls, often used with the local red brick; and timber doors and windows. There are no obvious examples of timber-framed structures, such as can be found in nearby Sidlesham, possibly because the marine environment is too extreme.

All of these are sourced locally, apart from the Welsh slate, which became fashionable after the coming of the railways in the 1840s. Flint is especially important, used either whole or knapped to form a straight surface. A good example is on the Methodist Church where knapped flints are used with yellow brick, again made locally. On some buildings, such as no. 40a High Street, chips of flint (galletting) are used to strengthen and decorate the mortar joints. Beach flints, rounded and bulbous, are another popular material which is used with local stone rubble to form boundary walls and house walls.

Sandstone features heavily, usually cut into rectangular blocks. Some of this is Mixer stone, once excavated from an offshore reef at Selsey, and a good example of a variety of uses of this material can be seen on the terrace (nos. 22-44 High Street). Otherwise, local clay has provided the raw material for bricks, clay roof tiles, and chimney pots. To summarise:

Roofing:

- Thatch, once long straw, but now combed wheat reed, with raised decorative ridges;
- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally;
- Grey slate (shallower pitches) – imported from Wales or the West Country.

Walling:

- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar, sometimes with flint or stone galletting, e.g. some of nos. 22-44 High Street;
- Red brick, often enlivened by the use of blue brick headers to create a chequer pattern, e.g. no. 154 High Street;
- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick dressings, e.g. no. 36 High Street;
- White or colour washed stucco, e.g. nos. 109-111 High Street.



Mixer Stone, brick and beach flints are used in Hollyhocks and the adjoining listed barn



Thatch is important in Selsey (No.21 High Street)



Georgian doorcases to Nos. 24 and 26 High Street

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;
- Well detailed Georgian door cases, such as The White House (no. 37) and nos. 24-28.

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, such as no. 154, have red and blue bricks used together to create an attractive chequer pattern.

Stone can be either mid-brown (Mixer sandstone) or a lighter brown, suggesting Sussex sandstone which can be found further inland from Selsey. The flint beach cobbles are also mid-brown with silvery-white lime mortar, or where they have been knapped (divided into small pieces) they are silvery grey/black. The occasional building is painted white, but certainly in the northern part of the conservation area the reddish browns of the clay tiles, and the warm red brick, mix attractively with the brown sandstones. Windows are usually painted white, with a variety of colours for the front doors.

For the unlisted 20th century buildings, mostly in Character Area 2, a greater variety of colours can be found with different coloured bricks and various shopfronts with different coloured signage. This produces a less cohesive townscape which contrasts with the more coherent historic frontages in the northern area.



Orangey / brown clay tiled roofs are a significant feature



5.4 PUBLIC REALM

There are few, if any, examples of historic paving materials in the conservation area. The only example of traditional paving (York stone) can be seen on private land outside no. 97 (Barclays Bank). Parts of the southern end of the conservation area have been subject to various recent improvements to the paving, using a pallet of materials including granite setts, wire cut brick paviors and concrete slabs. The overall effect is functional and tidy, rather than beautiful. Kerbs are generally concrete, although a few traditional heavy cast iron street drain covers remain.



Modern paving in the High Street

By contrast, the street lighting is provided by 1930s concrete light standards, topped by blue fittings. These were installed by West Sussex County Council in 2005 but have not been particularly well received. Litter bins are black plastic, modern and innocuous. Two concrete seats next to St Peter's Church have wooden rails and may also date to the 1930s. Overhead telephone wires are a regrettable feature of the whole conservation area.



Blue-topped 1930s street lights mark the entrance to the conservation area



6 ISSUES

6.1 NEGATIVE FEATURES

Selsey is a small historic village, now somewhat swamped by inter-war and post-war development. However the High Street retains a high concentration of listed buildings, although these are largely found in the residential area to the north. To the south, the provision of commercial premises in the last 75 years or so has resulted in a loss of cohesive historic frontages and it is noticeable that there are several “negative” sites or buildings within this part of the conservation area. In the summer months, the shops are reasonably busy with some additional trade from seasonal visitors, who make use of the three supermarkets (Budgens, the Co-Op and Somerfield) and a variety of national shops (such as Boots) and banks (Barclays, Nat West and Lloyds).

The following are the principal “negative” features:

Character Area I: Negative features:

Buildings:

- No. 43 High Street is a listed Building-at-Risk;
- Inappropriate modern windows, e.g. nos. 47-51 High Street; nos. 17-19 High Street;
- Top hung, modern casement windows in no. 65 High Street, no. 33 High Street and nos. 30/32 High Street (listed buildings);
- Poor quality strip pointing on Glynn House;
- Lack of soft landscaping to the rear of Glynn House;
- The modern red brick boundary wall to Glynn House, set back from road to improve sight lines;
- Corrugated asbestos roofing and poor quality stonework to the listed barn behind no. 54 High Street (Hollyhocks).



No. 33 High Street



Listed barn behind No. 54 High Street



No. 43 High Street



Urban form:

- Unsightly car dealership (Selsey Car Sales) at junction with Church Road, marking the entrance to the conservation area;
- Tightly knitted urban form has been punched through by modern roads: Wellington Gardens, St Peter's Crescent and Poplar Mews;
- The loss of front boundaries to create parking areas;
- Overhead telephone lines;
- Wide entrance to Poplar Mews, and dominant paving;
- Unattractive builder's yard between nos. 48 and 54 High Street;
- Concrete public benches and plastic litter bin outside St Peter's Church.



Entrance to Poplar Mews



Selsey Car Sales



Busy traffic at the junction with Malthouse Road

General:

- Busy traffic queuing at the traffic lights with Malthouse Road;
- The Landerry Industrial Estate and David Green Autos, located behind no. 54 and accessed from School Lane, generate additional traffic and the need for increased car parking.



Character Area 2: Negative features:

Buildings:

- No. 123 High Street (formerly a listed building) has been demolished and rebuilt as flats to a much larger scale, with entrance doors facing the side street;
- Nos. 99 (a listed building) appears to have been rebuilt behind a front façade;
- Temporary, garish signage on The Crown Inn;
- Plastic windows, e.g. nos. 93-95 High Street;
- Derelict buildings – nos. 71-73 High Street;
- Somerfield's Supermarket is a particular eyesore.

Urban form:

- Contrast in terms of scale and architectural form between historic buildings and 20th century buildings;
- The loss of front boundaries to create parking areas;
- Overhead telephone wires;
- Inter-war and later development, much of no special merit, providing fragmented frontages.

General:

- Busy traffic;
- Overhead telephone wires;
- CCTV on tall columns;
- Parked cars on pavement in front of The Crown Inn;
- Poor condition of some of the shopfronts, e.g. nos. 115-119 High Street.

6.2 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 modern development of no merit is included.

Three small changes to the existing boundary are therefore proposed, included in Part 2 Chapter 2 *Recommendations*, and shown on the Townscape Analysis map.



No. 123 High Street



Garish signs on the Crown Inn



Twentieth century development in the High Street



Parked cars in front of the Crown Inn

PART 2 SELSEY CONSERVATION AREA MANAGEMENT PROPOSALS

I BACKGROUND

I.1 THE PURPOSE OF MANAGEMENT PROPOSALS

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 Selsey 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 listed 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 Selsey 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 Town 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 potential 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.

I.2 OTHER INITIATIVES

With the support of West Sussex County Council and Selsey Town Council, Chichester District Council has established the Selsey High Street Vision Steering Group, an initiative which is also being supported by the South East England Development Agency (SEEDA) as part of its economic regeneration strategy for Coastal West Sussex and the South East.

This group has developed a five year vision to improve Selsey High Street through initiatives such as traffic management, accessibility, public realm enhancements, the appropriate redevelopment of empty or negative sites, restoring and renovating particular shop frontages, encouraging a vibrant retail economy and looking at the heritage and culture of the town. This character appraisal and management proposals should therefore be seen as part of an overall package of improvements which the District Council and its partners will be considering over the next five year period.



2 RECOMMENDATIONS

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

2.1 POOR QUALITY ALTERATIONS TO LISTED BUILDINGS

A number of listed buildings have been adversely affected by the insertion of unsympathetic windows or doors and by the use of modern materials.

Recommendation:

The District Council should consider establishing an historic buildings grant scheme to help owners of listed buildings reinstate the correct windows, doors or other details;

The District Council should continue to publish guidance for owners of listed buildings, in addition to Local Plan policies, which will help owners achieve higher standards when altering or extending their properties;

No. 43 High Street is a Building-at-Risk and the District Council should ensure that repairs are carried out immediately, possibly by using their statutory powers;

The District Council should encourage the owners of The Crown Inn to provide a garden in front of their building, and also carry out improvements to the pub signage and windows.



Listed buildings such as No. 72 High Street must be protected

2.2 NEGATIVE SITES OR BUILDINGS

2.2.1 Selsey Car Sales

Selsey Car Sales is an unattractive business premises on the junction of the High Street with Church Road, marking the entrance to the conservation area from the north.

Recommendation:

The District Council should encourage the owners of the Selsey Car Sales site to improve the appearance of the buildings and front yard, and if an opportunity of redeveloping the whole site occurs, should ensure that only the highest quality new development is provided.



Selsey car sales

2.2.2 Builder's yard nos. 48-54 High Street

The unattractive builder's yard between nos. 48 and 54 High Street is a regrettable feature, although it does provide a useful local facility. Additionally the listed barn to the rear of the site is roofed in corrugated sheeting.

Recommendation:

The District Council should encourage the owners of the builder's yard to improve the appearance of their premises, including the possible reroofing of the barn using handmade clay tiles.



The listed barn needs a new roof

2.2.3 Negative sites in general

A number of negative sites and buildings have been identified and are marked on the Townscape Appraisal map. All of these would benefit from sensitive redevelopment.

Recommendation:

The District Council should encourage the sensitive redevelopment of all of the buildings or sites marked as negative on the Townscape Appraisal map.

New development generally should adhere to the Good Practice Guidance included at Appendix 3.



These buildings need to be sensitively redeveloped (Nos. 71 & 73 High Street)

2.3 GENERAL IMPROVEMENTS

2.3.1 Modern roads

The tightly knitted historic urban form has been punched through by a number of modern roads (Wellington Gardens, St Peter's Crescent, Malthouse Road and Poplar Mews).

Recommendation:

The District Council should ensure that no further openings are made in the historic street frontage and that the historic form of development is preserved and, where possible, enhanced.



Entrance to Malthouse Road

2.3.2 Public seating

The concrete public benches and the plastic litter bin outside St Peter's Church are not attractive features.

Recommendation:

The District Council could help the Town Council improve the site next to the church, perhaps with better quality seating and litter bins.



Seats and litter bin outside St Peter's Church



2.3.3 Telephone wires

Telephone wires and dominant telegraph poles are a detrimental feature throughout the conservation area.

Recommendation:

The County Council and the District Council could consider a scheme in association with British Telecom to underground all of the telephone wires within the conservation area.

2.3.4 Shopfronts

Many of the shopfronts are modern and poorly designed. Signage can be garish and discordant.

Recommendation:

The District Council should ensure a wide distribution of the Shop Front Guidance leaflet, which was updated and republished in March 2005, to encourage better quality design and more appropriate lighting.

2.3.5 Front boundaries

Several of the properties in the conservation area have lost their front gardens and front boundaries to create parking spaces.

Recommendation:

The District Council could consider the imposition of an Article 4.1 Direction to prevent further losses. Any applications for change should be measured against the Good Practice Guidance included at Appendix 3.



Undergrounding all overhead wires would improve the conservation area



Shopfront design is important in Selsey



A well detailed 1930's shopfront in Selsey



Off-street parking is an issue in the conservation area

2.4 POSITIVE BUILDINGS

There are a number of good quality, unlisted buildings in the Selsey Conservation Area that 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.



“Positive” buildings

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 modern development of no merit is currently included.

Three small changes to the existing boundary are therefore proposed as follows:

Recommendation:

- (i) Amend the boundary to the rear of nos. 126-54 High Street to follow existing property boundaries;
- (ii) Delete the Selsey Business Centre, a recent development of no architectural merit;
- (iii) Delete Poplar Mews, a modern development of no special merit.

These proposed changes are all shown on the Townscape Analysis map.



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.



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 Selsey Conservation Area was designated on 21 July 1975. The Local Plan insert map which is relevant is no. 3. This confirms the following designations:

- A conservation area is based on the High Street from the junction of Church Road to the junction with The Bridle Way;
- Outside the conservation area, to the north-west, there is a "Strategic Gap" of open green space between Selsey and Earnley;
- There are no other designations within the immediate vicinity.

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 District Council's Area Office in Selsey on the 13th September 2006, and the document was also put on the Council's website for four weeks until the 13th October 2006 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 on the 23rd January 2007 and will be a material consideration when making decisions about applications for development within, or on the edges of, the Selsey Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Selsey Conservation Area, such as West Sussex County Council, Selsey Town 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>
	<i>Victoria County History, vol.iii.</i>

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



