SUPPLEMENTARY PLANNING GUIDANCE

CONSERVATION AREAS

Arun District Council
Adopted: October 2000
CONSERVATION AREAS

1.0 INTRODUCTION

This Supplementary Planning Guidance was adopted in October 2000, subsequent to the review of the Arun District Local Plan. This guidance complements Policy AREA2 of the Arun District Local Plan 2003, "Conservation Areas". Local Planning Authorities have a duty to designate Conservation Areas, as well as a duty to review them from time-to-time.

Future updates of this document will be placed on Arun District Council's website, www.arun.gov.uk.

1.1 This document is divided into four parts:

(1) This Introduction, which explains the purpose of Conservation Areas and areas within Arun District;

(2) Detailed guidance on quality, materials and change of use;

(3) Design guidelines for advertisements in Conservation Areas; and

(4) Statements of character for Arun District's designated Conservation Areas.

1.2 Conservation Areas are statutorily defined as "areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas Act) 1990).

1.3 Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts; the mix of uses; scale and detailing of buildings; materials; street furniture; vistas; and even the spaces between buildings.

1.4 The principle of conservation is to protect and preserve those buildings, features, spaces, activities and uses which form the particular character and appearance of an area, whilst allowing for appropriate change and new development which preserves or enhances that special character.

1.5 The Council's aims in respect of Conservation Areas are as follows:

* Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area;

* Protection of Conservation Areas from inappropriate and damaging development;
Where new development is appropriate, to encourage design of the highest standard and which respects the character of the Conservation Area;

Identification of opportunities for preservation and enhancement and a programme of Local Authority initiatives.

1.6 There are currently 32 Conservation Areas in Arun District, ranging in character and type from downland villages (such as Findon and Clapham) to more formal built-up areas (such as Arundel, Littlehampton seafront and The Steyne, Bognor Regis). The statements of character within this Supplementary Planning Guidance describe the factors which make up the particular character of each Conservation Area, acting as a guide for the protection of existing features and for new development.

1.7 Reference should be made to the 'Conservation Area Design Guide for the Arun District'. It should be noted that this was published before the designation of certain Conservation Areas.
2.0 DEVELOPMENT IN CONSERVATION AREAS

2.1 CONSIDERATION OF PLANNING APPLICATIONS IN CONSERVATION AREAS

The submission of detailed planning applications will normally be required in respect of proposed development within Conservation Areas. Applications will normally need to contain drawings clearly indicating the design, details, scale, character, relationship with adjoining buildings and the likely impact of the development within the Conservation Area.

2.2 IMPORTANT BUILDINGS, STREET PATTERNS AND PLOT BOUNDARIES IN CONSERVATION AREAS

Buildings, historic street patterns and plot boundaries which make a positive contribution to the appearance or character of a Conservation Area should be retained. Consent for the demolition of buildings/structures which make a positive contribution to the character and appearance of the Conservation Area will not be granted unless it can be demonstrated that the building/structure is beyond repair and incapable of reasonably beneficial use.

In the exceptional circumstances that consent to demolish a building within a Conservation Area is granted, it will normally be conditional upon demolition not taking place until a contract for the carrying out of redevelopment works has been made and planning permission for those works has been granted.

2.3 STANDARD OF NEW DEVELOPMENT IN CONSERVATION AREAS

The special character and appearance of Conservation Areas will be a material factor in planning decisions and the objective of preservation can be achieved either by development which makes a positive contribution to the area’s character or appearance, or by development which leaves that character and appearance unharmed. This implies that new development must be of a high standard, reflecting the form and materials and character of existing development in the locality.

Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

(i) new buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings; they retain or emphasise the qualities of the townscape or streetscape in the area;

(ii) alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area.
The reinstatement of original features lost or replaced by inappropriate alteration will be encouraged. Glazed rooflights on visible elevations will be discouraged;

(iii) the development does not impair views from public vantage points or open space considered important to the special character and appearance of the area;

(iv) building materials which contribute to the character of the area are retained or re-used wherever possible;

(v) high quality soft and hard landscaping is provided, including the retention of existing trees and important planting.

The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality. The spaces between or about buildings and views are often very important in Conservation Areas and the Council will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, e.g. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Council will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.

2.4 THE USE OF NON-TRADITIONAL MATERIALS IN CONSERVATION AREAS

Permission will not normally be granted for the removal and replacement of traditional timber windows and doors, where visible, which form part of a building's traditional style, with aluminium, stained hardwood or PVCu units. The materials and design of replacement windows and doors should match the original. The removal and replacement of plain clay tiles and natural slate with concrete tiles and man-made slate will be resisted where their use would detract from the character and appearance of the Conservation Area.

The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. Where it has control the District Council will resist the use of non-traditional materials.

2.5 CHANGES OF USE IN CONSERVATION AREAS

Planning applications for changes of use will be assessed in relation to their effect on the character and appearance of a Conservation Area as a whole, including traffic generation. Where a mix of uses is an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.
Often it is the mix of uses within town centres, or largely commercial areas, which provide the sense of history and vitality in designated Conservation Areas. The Council will be keen to retain an appropriate mix of uses wherever possible.
3.0 DESIGN GUIDELINES FOR ADVERTISEMENTS IN CONSERVATION AREAS

(1) Multiple retailers and other businesses will be required to tailor their shop fronts/signs to suit local conditions where their corporate image, signing and symbols are inappropriate in the context of a Conservation Area.

(2) Internally illuminated fascia and projecting signs will not normally be acceptable; external illumination, where appropriate, may be permitted.

(3) Names on signs should fit within existing horizontal spaces and not overlap moulding details, cornices, etc.

(4) Secondary signs will be restricted - one projecting sign only will be permitted providing it does not adversely affect the character and appearance of the building or street scene.

(5) Advertisements on awnings should not be too elaborate or bulky. Generally, they will be required to reflect the scale and proportion of the facade on which they are erected and should complement, in terms of size and design, other awnings in street frontage.

(6) Fascia signs should take the form of painted letters on traditional wooden panels, or individual letters or symbols applied direct to a fascia or the building itself if acceptable; perspex fascias will be discouraged.

(7) Fascia signs should be in proportion with the building as a whole and relate satisfactorily with any adjoining fascias.

(8) Advertisements displayed under deemed consent, but in clear conflict with the principles contained in either the Council's Advertisement Control Policies or these guidelines and detracting from the quality and character of the area, may be subject to discontinuance action.
4.0 STATEMENTS OF CHARACTER

ALDINGBOURNE (CHURCH ROAD)

Description of the Character and Appearance of the Conservation Area

Aldingbourne is a small rural settlement located between Littlehampton and Chichester on the Sussex Plain.

Although the Conservation Area contains only two Listed Buildings (St. Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. The unobstructed, open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colourwash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

St. Mary's Church dates from the 12th Century, with considerable restoration in 1867. The churchyard contains many fine mature trees. The Church and the tree groups form attractive focal points, particularly at the southern entrance to the settlement and when viewed from the north end of Church Road.

There is a spaciousness to the layout of the settlement south of 30 Church Road, enhanced by mature trees and hedges. This contrasts with the tighter, street fronted layout in the northern half of the settlement.

Brick and flint walls are important features of the Conservation Area, particularly those surrounding St. Mary's churchyard and Aldingbourne Lodge.

Aldingbourne Lodge is an imposing stuccoed building of classical style which, together with the mature trees in its grounds, forms an impressive terminating focal point, particularly when viewed from the southern end of Church Road. A particularly attractive feature are the wrought iron entrance gates located on the northern boundary of Aldingbourne Lodge.

The lack of pavements in the settlement help enhance its informal rural character. A particular characteristic of the settlement is the sharp visual contrast between its linear built form and the surrounding open, flat landscape.

Opportunities for Enhancement

- Overhead telephone wires replaced underground.
- Replacement of modern joinery with joinery of more traditional design to the street elevations of 10/12, 18 and 20/22 Church Road.
- Use of internal rather than external television aerials.
CONSERVATION AREA
CHURCH ROAD, ALDINGBOURNE
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA
LISTED BUILDINGS AND WALLS
HER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THE AREA

NEG.No. 470.1
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ALDWICK

Description of the Character and Appearance of the Conservation Area

The Aldwick Bay Estate is on the coast, 2 miles west of Bognor Regis. The Aldwick Bay Estate Conservation Area, which covers part of the Estate, was designated in February 1985 and extended in July 1994.

The 100 acres of the Bay Estate formed part of the Pagham Farm Estate, auctioned by order of W.H.B. Fletcher, Lord of the Manor of Aldwick on 11th May 1927. The creation of the modern Bay Estate began in 1928, under Captain H.G. Allaway, M.C. of Allaway and Partners, a Bloomsbury development firm. From the outset many trees were planted throughout the Estate, giving a lush green appearance to the area. However, many outstanding trees were lost in the great storm of 1987.

Houses on the Estate vary in size and style. For a few years after development started, potential residents were restricted to designs by Guy Church, but soon wanted their houses to be designed by their own architects to their own specification and Captain Allaway appreciated that it would be necessary to allow this flexibility. He did insist, however, that designs should have the approval of the Aldwick and Craigweil Estate Agency, to maintain the standards of architecture and the quality of the Estate.

The special character of the area derives from the low density layout, the high quality of the buildings in materials and style, and intensively landscaped gardens and verges. It is a very good example of a 1920-1930’s-planned Estate where development fulfilled original design criteria for some years before becoming more eclectic. Development also follows the original road layout. Many of the buildings are in a half-timbered Tudor style and several are thatched. Many contain intricate brickwork patterns and have important group value.
ANGMERING

Description of the Character and Appearance of the Conservation Area

Angmering Parish lies 3 miles east of Littlehampton and just north of the urban coastal area. The Conservation Area at Angmering was designated in April 1975.

The Conservation Area is the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school now the library, frame a narrow entrance to The Square. The High Street is almost entirely residential and whereas Arundel Road is narrow and straight, the High Street is wider but with a significant gentle curve which invites exploration of the fine buildings distributed along the road.
ARUNDEL

Description of the Character and Appearance of the Conservation Area

Arundel is located astride the banks of the River Arun, north of the urban coastal area. Arundel Conservation Area was designated in March 1975 and is recognised as being of outstanding quality.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

The Conservation Area consists of the Castle and its grounds and the old town. Arundel Castle was first built in 1076 by Roger de Montgomery, who was made Earl of Arundel by King William. The Castle was ruined in the Civil War and it was not until 1790 that the 11th Duke of Norfolk made it habitable again. Most of his work was replaced by the 15th Duke in the 1890's.

The broad High Street once ran down to the river but the lower part has long since been encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to the Town Quay.

There are two very attractive streets leading westwards from High Street. Malttravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The street contains a great variety of distinctive houses. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops. At the top of the hill High Street joins London Road, which runs past the 14th Century Parish Church of St. Nicholas and the 19th Century Catholic Cathedral of Our Lady and St. Phillip Howard, which dominates the distant views of the town.

A policy (AREA3) for the protection of the views toward and outwards from the town is included in the Local Plan.
BARNHAM (CHURCH LANE)

Description of the Character and Appearance of the Conservation Area

The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village.

Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.

The open field to the north of St. Mary's Church is a particularly attractive feature of the area, surrounded by mature trees. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement.

Barnham Court and St. Mary's Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is one of the finest brick houses of its date in the county.

The Conservation Area includes two of the older farm buildings on Barnham Court Farm, including a granary on staddles.

Opportunities for Enhancement

- Considerable improvement to the appearance of the Conservation Area could be achieved by the undergrounding of overhead telephone/power lines.
- Use of internal rather than external television aerials.
NORTH BERSTED

Description of the Character and Appearance of the Conservation Area

North Bersted lies to the north of Bognor Regis. The North Bersted Conservation Area was designated in February 1975.

The area's links with farming and agriculture have changed over the years in which Bognor Regis has grown and expanded. However, the area retains many fine examples of 16th, 17th and 18th Century farmhouses. There is a general informality in the layout of the streets, and landscaping and boundary walling, including flint, are very important features of the area. The principal feature of the area is its country character which survives on the fringe of Bognor Regis.

One of the main objectives of designation is to ensure that the street retains its identity and that all development adjacent to the Conservation Area or within it, relates in form and scale to the existing buildings.
BOGNOR REGIS (ALDWICK ROAD)

Description of the Character and Appearance of the Conservation Area

This Conservation Area, designated in July 1994, comprises significant and imposing early 19th Century, Victorian and Edwardian terraces, representing an early westward extension of the seaside resort.

Nos. 1 - 5 Marine Parade are Grade II Listed Buildings and form an imposing group, predominantly of Regency style fronting, although set back from the seafront. The first floor iron balconies and hoods are particularly important and attractive features of this group of buildings. Their setting is enhanced by the pleasant green between the buildings and the promenade. The two-storey buildings to the north may once have been coach houses or stables serving the main buildings.

The area east of Victoria Road South is enhanced with mature planting, both trees and hedges providing informal and attractive views and settings for the principal buildings. There are many flint walls surviving in the area which contribute strongly to its character and appearance. Gravelled roadways and access ways are also a characteristic and attractive feature of the area.

1 - 6 Park Terrace forms a symmetrical and very prominent and imposing group of buildings fronting the seafront, of Italianate style, probably dating to the late 19th Century. Again, iron balconies at first floor level, and hoods, provide particularly attractive features. The green between Park Terrace and the Promenade enhances the setting of this group of buildings which complement Marine Parade to the east.

The Promenade wall is a very imposing and robust feature running the full width of the Conservation Area and separating the seafront from land and buildings behind.

The three-storey stuccoed Victorian/Edwardian terrace including Nos. 1 - 9 Park Road form an imposing, formal group, complementing Nos. 1 - 6 Park Terrace to the south. Although not fronting the seafront some balconies have been incorporated in the terrace and are attractive features in the street scene.

Generally, there is a predominance of stucco, slate and flint in the Conservation Area and although there is a formality in the larger terraces these contrast in materials, scale and style with nearby buildings. Flint walling and soft landscaping provide an informal appearance, contrasting with and enhancing the principal terraces. Chimneys are important features on the skyline.
Opportunities for Improvement/Enhancement

- Restore traditional painted softwood timber windows and doors where these have been replaced with inappropriate features, e.g. PVCu windows etc. to properties within the Conservation Area.

- Restore original roofing materials. Slate has commonly been replaced with modern concrete interlocking tiles which detract from the buildings and the street scene.

- A co-ordinated colour scheme could greatly enhance the appearance of the terrace including Nos. 1 - 9 Park Road and Nos. 1 - 6 Park Terrace.

- Restore original front walling and repair balconies to Nos. 1 - 9 Park Road.

- Many sections of pavements in the proposed Conservation Area need re-surfacing. The wide concrete and granite kerbstones should be retained in any repair work. Existing gravelled roadways/access ways should retain this material.

- Consolidate existing hedges particularly on the two greens and western boundary of Bognor Regis Yacht Club.

- Replace existing concrete street lighting and other inappropriate street furniture with street furniture of more appropriate design and materials, if possible based on historical precedent.
BOGNOR REGIS (RAILWAY STATION)

Description of the Character and Appearance of the Conservation Area

The works in 1994 to the Railway Station (Grade II Listed) and the Forecourt, including the removal of a line of single storey shops have materially improved the appearance of this important crossroads/focal point on the approach into Bognor Regis town centre. The area was designated a Conservation Area in September 1994.

The Bognor Regis Railway Station (1902), Picturedrome (1886) and the Reynolds Repository (1911) form an imposing group of late Victorian and Edwardian buildings.

The recent improvements have materially improved this group value. The Terminus Hotel and adjoining brick warehouse are also important to the group and help define the new formal town space.

The appearance of the area could be further enhanced by improvements to the area immediately to the west of the railway station.
BOGNOR REGIS (THE STEYNE AND WATERLOO SQUARE)

Description of the Character and Appearance of the Conservation Area

The Steyne is situated on the seafront just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.

Waterloo Square developed around a space, intended to protect views from Richard Hotham's Fitzleat House. It therefore represents an historically important space in the growth of Bognor Regis as a resort. As an inland, landscaped space, fronting the seafront, it complements The Steyne, and the Pier forms a strong focal point at the southern end. Typical of such seaside resorts' open spaces, the central space is flanked by nearly continuous, street fronted, development. There is a variety in age, style and size of buildings. Remnants from the early development of the Square exist in Nos. 7 - 17 Waterloo Square, a fine, formal group of buildings in a Regency style dating to 1815 - 1820. The Beach Hotel (four storeys in height and dating to the mid-19th Century), acts as an important focal point at the south eastern corner of the Square, as does the large Bognor Regis Methodist Church at the northern end.

Norfolk Street and Little High Street are typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main square.

Within the Conservation Area there are some brick buildings but the predominant material is stucco. Chimneys are important features on the skyline.

Opportunities for Improvement/Enhancement

- Renovation of Bognor Regis Pier (a Listed Building).
- Restore original softwood timber sash or casement windows and doors, shop fronts, etc. where replaced with later, inappropriate features.
- Reinstate original natural slate or plain clay tiles, where replaced with inappropriate modern materials.
- Repair/re-surface pavements in the area. Retain any granite kerb-stones.
BOGNOR REGIS (UPPER BOGNOR ROAD AND MEAD LANE)

Description of the Character and Appearance of the Conservation Area

This Conservation Area was designated in June 1993 and extended in August 1993 to include Bluelands Wood.

The main area consists of an important and imposing set of principally late 18th Century buildings fronting Upper Bognor Road and built by Sir Richard Hotham, as part of an overall plan to make Bognor attractive as a resort. Contrasting in scale and character is Mead Lane to the north.

On the Upper Bognor Road frontage there is a linear progression of substantial three-storey buildings, commencing in the form of a terrace and closely spaced single buildings, between Nos. 41 and 51. Nos. 45 and 47 are the oldest buildings, built in about 1787 and, therefore, contemporary with No. 55 (The Dome).

This line of buildings contains an interesting but cohesive mixture of materials (stucco and brick), style, and period (Georgian, Regency and Victorian). The buildings are set back from the road but form a regular frontage. Original boundary walling carries through to the road frontage in places, an historic remnant of the time when the buildings were substantial single dwellinghouses.

Low boundary walling along this road frontage provides demarcation and also complements the scale and importance of the buildings.

Mead Lane then forms a transition with the next set of buildings to the east, which consist of three substantial classically designed three-storey Georgian and Regency buildings, grouped in a crescent. No. 55 is the most prominent, constructed in red brick with an impressive centre doorway approached by a double curved flight of steps. In addition, the centre bay is pedimented and topped with a dome, which makes the building particularly impressive.

This building is flanked on each side by two more substantial buildings: to the west, No. 53 (Mordington); and No. 57 (St. Michaels), to the east. Although not a pair, there is a similarity in design and material (stucco). These buildings clearly form an impressive sub-group and are set well back from the road frontage.

Positioned on the road frontage and fronting the drive, is an early 19th Century stuccoed building which was the former lodge to the estate behind.

To the east, the next most significant building is the hostel (No. 59), erected in the early 1950's. It is not Listed but, in view of its height (three storeys), mass and detailing, it appropriately complements the older buildings to the west.
At the south-eastern corner of the Conservation Area is a small but inter-related group of buildings of mixed style and materials. Running the length of the road frontage is a high brick and flint wall, much of which is separately Listed. The walling encloses the estate behind and is an attractive streetscape feature in its own right.

All these buildings form a strong visual group and there is a particularly strong inter-relationship and continuity between Nos. 41 to 51, which have a more urban setting than the park-like setting of the group to the east. East of No. 51, extensive areas of soft landscaping, including significant groups of trees, unite the group and provide a very attractive and appropriate setting for these large scale buildings. The retention of the soft open space forward and between these buildings is critical to these factors. If future development takes place on this site, then the provision of adequate space to the north of the buildings to enhance their settings will also be important. Flint walling and mature trees are also an important feature of this area to the north.

Interspersed between and to the north of the principal buildings, are modern college buildings which do not complement the groups mentioned above.

The north/south section of Mead Lane is narrow and the high boundary walling on each side, interspersed with buildings of varying style and age, providing a very attractive street scene, contrasting with the scale of Upper Bognor Road.

The east/west section of Mead Lane contains residential development of higher density. Again, there is a mixture of styles and age but there is a domestic small scale to the street scene. The southern side contains three terraces of differing appearance, set hard on the back of the footpath and this contrasts with the series of detached and semi-detached properties on the north side, where there is more space about the buildings. Myrtle Cottage, a thatched 18th Century dwelling, sits by the road edge forming a focal point in the street scene, as well as emphasising the narrowness of the street.

The appearance of the street could be greatly enhanced with better quality and more appropriate road and pavement surfacing, street furniture, etc.

South of the A259, the Conservation Area embraces Hotham Park, originally landscaped with specimen trees in the 19th Century, which lies behind a high surrounding wall. Within the Park stands Hotham Park House, a Listed Building, the house Sir Richard Hotham built for his own use. There is, therefore, a very strong historical connection between the House, Park and the late 18th Century and early 19th Century buildings fronting Upper Bognor Road. In addition, the landscaped park is very important to the setting of these Listed Buildings. Bluelands Wood, attractive in its own right, provides a visual confirmation of the landscaped areas in Hotham Park and the College grounds.
BURPHAM AND WEPHAM

Description of the Character and Appearance of the Conservation Area

Burpham and Wepham are attractive downland settlements lying on the east side of the Arun Valley, approximately 2 miles north-east of Arundel. They lie within the Sussex Downs Area of Outstanding Natural Beauty.

The settlements lie in close proximity to a Saxon defended 'burh', constructed possibly under King Alfred (871 - 899) by the erection of a bank and ditch across the neck of a natural promontory of land. The 'burh' may have been abandoned by the late 10th Century; its function of defence of the Arun Valley, in any event, being superseded by Arundel Castle after the Norman conquest.

The historical, physical and visual connection between the 'burh', the built form of the settlements and the River Arun are such that the whole of the scheduled Ancient Monument has been included within the proposed Conservation Area, together with land between the 'burh' and the river.

Burpham Village basically developed in a linear pattern. There is a variety of building size, form, age, type and materials; principally plain clay tiles, natural slate, flint and brick.

Although generally street-fronted, there is an informality of layout. The rural character also derives from flint boundary walling, mature trees and hedges, verges, remaining thatched buildings and the visual prominence of the surrounding downs and river valley. Gentle curves in The Street also contribute to the rural character.

The core of the historic settlement lies in a particularly attractive group of buildings comprising St. Mary's Church, Sunnybank, Burpham House, Wall Cottage, the George and Dragon Public House and St. Mary's Cottage. The buildings, together with prominent flint boundary walling, mature trees and hedging, define an informal but enclosed space.

Wepham is more nucleated in form, containing a variety of buildings of various ages, style and type, construction and materials. Its rural character also derives from boundary hedging, flint walls, mature trees, verges and embankments. There are imposing and attractive groups of thatched buildings in the southern and north-western parts of the Conservation Area.

The agricultural basis of the settlement is reflected in former estate cottages, barns and a former granary. The latter building, dating from the 1880s, is one of several impressive granaries constructed during this period on the Duke of Norfolk's Arundel Estate.
Within the confines of the settlement, Wepham Green and the open area in front of Wepham Farm Cottages are important spaces, contributing to its rural character and general spaciousness.

There are impressive views out from the settlement, of Burpham, the Downs, the Arun Valley and Arundel Castle. There are further important views of Wepham from the River Arun and Burpham Road to the south.

There is an attractive open valley separating the two settlements across which, from Burpham car park, there is an impressive view of Wepham where the settlement is seen fully in its downland setting.

**Opportunities for Enhancement**

- Underground telephone and power lines, particularly those that pass through the valley separating the settlements.
- Improve the boundaries of Burpham car park with more appropriate fencing and/or hedgerows of appropriate species.
- Replace litter bins near St. Mary’s Church and Burpham car park with bins of more appropriate design.
- Replace fencing abutting footpath No. 2232/1 in Burpham with fencing of more appropriate design and/or hedging of appropriate species.
- Where appropriate, replace Cupressus Leylandii with species of tree or hedge more appropriate to the rural character of the settlement.
- Use of internal rather than external television aerials.
CLAPHAM

Description of the Character and Appearance of the Conservation Area

Clapham is an attractive downland settlement with a strongly rural character. The Conservation Area, designated in May 1993, consists of two areas of contrasting form and character.

The first is based on the western end of Clapham Street which contains principally street fronted developments of varying ages and style which reflect the historic development of the settlement. These variations and the use of local materials (principally brick and flint), contribute towards an attractive linear street scene enhanced also by the existence of gaps and variety in front boundary demarcation (hedging, walling, fencing). Clapham Street contains a number of attractive buildings including the primary school, Nos. 172 - 175 and Nos. 158 and 159 which are fine examples of Norfolk Estate Cottages of the 1840's; No. 171, probably dating from the 17th Century and Nos. 155 and 156, a 17th Century or earlier timber framed building currently being renovated. North House and South House are attractive larger buildings set behind The Street frontage.

The rural character and setting of Clapham Street is also enhanced by the clear demarcation between the settlement and the fields and rural area beyond.

The second area, in contrast with the more tightly knit character and appearance of Clapham Street is based on St. Mary's Church, Church House and Clapham Farm. These form a very attractive, informal, traditional and loose group of buildings of particular architectural and historic interest; the Church dating from the 12th or 13th Centuries and Church House, originally a large farmhouse is a Grade II* building of timber-framed construction dating from the 17th Century or earlier. The field to the south separates the group from the built-up area based on Clapham Street and provides an open and rural setting and foreground to St. Mary's Church, Church House and Clapham Farm.

Improvements to the visual appearance of the Conservation Area could include the undergrounding of the overhead telephone lines.
EASTERTGATE (CHURCH LANE) AND EASTERTGATE (SQUARE)
CONSERVATION AREAS

Description of the Character and Appearance of the Conservation Areas

The village of Eastergate is situated on the A29, some 5 miles north of Bognor Regis. The Conservation Areas were designated in June 1992.

The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. George's Church (Norman) and farm buildings, including a granary on staddle stones.

The rural character of the area is further enhanced by impressive views across open fields towards this group of buildings and the village generally.

By contrast, the area of Eastergate Square is more urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of these Conservation Areas.
EAST PRESTON/RUSTINGTON (STATION ROAD)

Description of the Character and Appearance of the Conservation Area

The area, designated a Conservation Area in July 1994, is of historic importance, showing the early development of the village with its Church and Manor House. Its special character and appearance derives principally through the loose grouping of its buildings and very prominent mature landscaping.

There is an attractive mixture of buildings of various ages, styles and original function, i.e. Church, imposing former Manor House in a predominantly classical style, small cottages - several thatched, and well designed later buildings of the 20th Century, e.g. East Preston Lodge, the Vicarage and the extension to St. Mary's Church.

The semi-rural appearance of the original village is retained in the spaciousness about the buildings, mature planting and the pleasant green at the junction of Vicarage Lane and Station Road.

The predominant building materials in the Conservation Area are flint and brick, thatch and plain clay tiles. Flint boundary walling and mature hedging are also attractive and visually unifying features within the area. Chimneys are an important feature on the skyline.

Opportunities for Improvement/Enhancement

- Provision of one or two forest trees within the green at the junction of Vicarage Lane with Station Road could eventually provide a focal point and also enhance further the semi-rural character of the area.

- The replacement of the timber fence on the highway boundary of "The Tiled Barn" with either beech, laurel or hawthorn hedging, or with a traditionally constructed brick and flint wall, would enhance the appearance of the Conservation Area.

- The replacement of the metal guardrails on the inside of the bend in Station Road with cast-iron bollards of appropriate design, would considerably enhance the appearance of, and approach into, the Conservation Area.
FELPHAM

Description of the Character and Appearance of the Conservation Area

Felpham village is ¼ mile inland from the coast and a mile east of Bognor Regis town centre. Felpham village centre was designated a Conservation Area in February 1985.

There are 14 Listed Buildings within the Conservation Area. The earliest building is St. Mary's Church which dates back to the 11th Century. Of the remaining buildings, three are 17th Century including Blake's Cottage, at one time the home of the artist and writer, William Blake.

Felpham was a popular bathing place before Sir Richard Hotham's development of Bognor which became popular as a holiday resort during the 18th and early 19th Centuries. As holidaymakers to the area increased every year, Felpham grew alongside Bognor providing accommodation for visitors who could not find room to stay in the new resort.

There is a general informality in the layout of the village centre, and landscaping and boundary walling, including flint, are very important features of the area.
FERRING

Description of the Character and Appearance of the Conservation Area

The Parish of Ferring lies between the sea and the A259, and is 4 miles east of Littlehampton. Ferring Conservation Area was designated in April 1976.

The Conservation Area is the old core of the village around St. Andrew’s Church and consists of Ferring Street south of the shops, Church Lane and Ferringham Lane north of Grange Close. It is a small area surrounded by 20th Century development. The main characteristic of the three roads that make up the area is that they have retained their lane character although in an urban form. There is an informal approach to the design and layout of the area, with different building lines, different styles of architecture and different size gaps between buildings.

Within the Conservation Area this characteristic is seen at its best in Ferring Street and Church Lane. These roads are narrow, well planted and there is an attractive feeling of enclosure. The buildings, particularly those in Church Lane, are of higher quality than in the rest of the area, and there is a considerable uniformity of character through the use of flint, both in the buildings and the boundary walls.
FINDON

Description of the Character and Appearance of the Conservation Area

The Parish of Findon straddles the gap in the South Downs north of Worthing. The village is entirely within the Sussex Downs Area of Outstanding Natural Beauty. Findon Conservation Area was designated in March 1986.

The small Findon Conservation Area is centred on The Square and includes short parts of Horsham Road and School Hill, and the important Listed Buildings which stand on the street corners forming The Square.

The shops on the east side of The Square occupy 16th or 17th Century buildings and Greypoint House, on its south side, dates from the late 18th Century. To the south-west corner of The Square stands the 17th Century timber framed Gun Inn.

The area is characterised by tightly grouped, street-fronted buildings of attractive design and materials.
HOUGHTON

Description of the Character and Appearance of the Conservation Area

Houghton is an attractive linear, rural, settlement located on the B2139 approximately 4½ miles to the north of Arundel on the western side of the Arun Valley. It lies within the Sussex Downs Area of Outstanding Natural Beauty.

The particular character of Houghton derives from the informality of its layout, the variety of building style, age, type and materials; principally brick, flint, plain clay tiles and natural slate.

The agricultural basis of the village is reflected in farm buildings, farmhouses and several Norfolk Estate cottages. The finest of the estate cottages are Nos. 31-34, 14, 16/17 The Street and Nos. 1/2 St. Nicholas.

There is a particularly attractive and important group of timber framed or part framed thatched dwellings in South Lane. The attractiveness of the lane also derives from its narrowing on a curve at the southern end, where banking each side provides a sense of enclosure before reaching the open river front.

Flint boundary walling, hedges, mature trees and the lack of pavements are important contributing features to the informal and rural character of the settlement.

There are impressive views of the settlement from Arundel Park, the western approach on the B2139 and from points on the riverside footpath. The latter views are over open fields between the settlements and the river to the east of South Lane. These fields, together with the large garden areas to the west of South Lane, are important to the rural setting of the settlement. There are also attractive views of Arundel Park or surrounding downland from the grounds of St. Nicholas Church.

Opportunities for Enhancement

- Underground power and telephone cables.
- Replace sections of modern fencing in The Street, South Lane and boundaries of the settlement with fencing more appropriate to a rural area, e.g. Cleft Oak or provide hedging of an appropriate species.
- When appropriate, replace the existing asbestos farm buildings at Old Farm and Houghton Farm with buildings clad in material of appropriate colour.
- Use of internal rather than external television aerials.
CONSERVATION AREA
HOUGHTON
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA

LISTED BUILDINGS AND WALLS

OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER
AND APPEARANCE OF THE AREA
LITTLEHAMPTON (EAST STREET)

Description of the Character and Appearance of the Conservation Area

This Conservation Area was designated in July 1994. The area is somewhat fragmented by modern development but, nevertheless, these are significant groups of Listed Buildings, some of them imposing: St. Mary's Church, Manor House, cottages and Friends Meeting House in Church Street; the Flintstone Centre (former school); Roland House; Winterton Lodge; No. 37, No. 39 (farmhouse) in East Street, which illustrate the historic growth of this important area on the edge of the town centre in a north eastward direction along East Street. Higher ground here, more suitable for building, may be the reason why the town expanded in this direction during the 18th Century.

The special character and appearance of the area largely derives from the great variety in age (although the majority of the buildings are Victorian/Edwardian), style, form, function and materials of the buildings within the area. Large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials.

The principal materials within the area are stucco, brick and flint for external walls and slate and plain clay tiles for the roofs of buildings. Flint, in a particularly well detailed form, is a predominant and unifying feature of Nos. 18 - 22, 43 - 57 and the Flintstone Centre, East Street.

The area is also characterised by significant lengths of flint boundary walling. Landscaping, including mature trees, enhance and help visually unify the area, e.g. along the front boundaries of St. Joseph’s Franciscan Convent, Winterton Lodge and the Flintstone Centre. Chimneys are important features on the skyline.

Opportunities for Improvement/Enhancement

- Restore original softwood timber sash or casement windows and doors where replaced with later inappropriate features, e.g. PVCu windows, modern "off-the-peg" doors, etc. in buildings within the proposed Conservation Area.
- Reinstate original natural slate or plain clay tiles where replaced with modern interlocking concrete tiles or asbestos/man-made slate on buildings.
- When the time comes, the Local Authority should consider adaptation or replacement of its 1960's extension to the Manor House in Church Street, to provide a building of much better, more appropriate form, scale and style, sympathetic with the area. Alternatively, it may be possible to remove the existing extension and provide a landscaped area.
- Reinstate and extend original flint and brick dwarf walling between Nos. 43 - 57 East Street.
• In places, re-surfacing of the pavements would improve the street scene. The roadway between No. 57 and Roland House in East Street is in particular need of attention and improvement.

• Replace inappropriate 1960's/1970's concrete street lighting with more appropriate designed units.

• If possible, the high wire mesh fence at the Flintstone Centre, on the east frontage, should be removed or replaced with a more appropriate material.
LITTLEHAMPTON (RIVER ROAD)

Description of the Character and Appearance of the Conservation Area

The River Road Conservation Area is situated to the west of Littlehampton town centre and runs parallel to the River Arun. River Road Conservation Area was designated in June 1989 and extended in 1991.

River Road was developed in a number of stages during the first half of the 19th Century. At the Surrey Street end the buildings as far as Hampton Court were originally known as Seaview. This section contains all the Listed Buildings within the Conservation Area. They were originally occupied by town dignitaries and those who had an interest in the sea and seafaring. This group of Listed Buildings are two- and three-storey town houses dating from the early and mid-19th Century built as semi-detached houses or in short blocks. Where some plaster has been lost on some gable ends the original stone and flint walls can be seen.

A second distinct area to the west of Hampton Court and along lengths of Purbeck Place and Terminus Place can be identified. These buildings are smaller than those to the east. Part of this section was originally known as Ferry Row and dates from the 1830's, soon after the chain ferry across the River Arun came into operation.

The Conservation Area was enlarged and extended westwards in 1991 to include some of the remaining 19th Century riverside buildings and those fronting Terminus Road which reflect the growth of the harbour at that period.

Opportunity for Improvement/Enhancement

1. Generally improve the appearance of the area and integrate development within the East Bank Brief area with River Road/Pier Road through:-

   (a) Provision of consistent but high quality surfacing/street lighting and furniture, boundary/footpath treatment, etc.

   (b) Make River Road two-way and pedestrianise section in front of Nos. 31-37 Surrey Street.

   (c) Overhead power lines replaced underground.

2. Improve pedestrian access to the river and make pedestrian access from Terminus Road/Pier Road to river area more inviting.
3. Enhance the visual quality of the area by improving the appearance of:

(a) Listed Buildings;

(b) buildings which contribute to the special character of the area; and

(c) buildings which are important focal points in the street scene.

4. Make access between East and West Banks more inviting.

5. Provide an area guide which would stimulate interest in the area (particularly when the river walkway is provided).

6. Provide appropriate signage related to guide. This would also complement the information panels presently provided within the area.
LITTLEHAMPTON (SEA FRONT)

Description of the Character and Appearance of the Conservation Area

Littlehampton Seafront Conservation Area is ½ mile east of Littlehampton town centre. The Conservation Area was designated in June 1975 and extended in July 1994.

The Conservation Area contains the older terraced properties along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. The oldest buildings consist of a number of three storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace. These are domestic in scale and as each pair or group was built individually, there is a variety of detail but without the loss of harmony.

The area includes, on the north side of Irvine Road, two groups of substantial and imposing Victorian and Edwardian/early 20th Century, mostly three storey buildings. These were no doubt originally substantial houses, reflecting the growing economic prosperity of the town as a harbour and resort during this period. Nos. 12 - 15 Granville Road are late 19th Century buildings constructed in a Regency style.

Some of the buildings, especially Selborne Place between Granville Road and St. Augustines Road, are particularly well detailed, including elements of Gothic design. The variety of gables and, in some cases, balconies contribute to their special character. Brick and clay tiles are the predominant materials, although Nos. 12 - 15 Granville Road are stuccoed with a partly slated roof, and act as a focal point when viewed from the eastern end of Irvine Road. Nos. 11 - 13 Irvine Road are constructed in brick and flint, with a slate roof.

The two groups of buildings on the north side of Irvine Road are set back from the road frontages, providing a spacious suburban character in contrast to the tightly knit street fronted development to the east. Mature landscaping and gardens contribute to their setting. A line of mature trees on the south side of Irvine Road and an attractive feature in the street scene strengthens the leafy, suburban character of the area. It will be important to retain this character, and links between the semi-detached properties should be avoided.

Original boundary walling, including clay honeycomb walling, along the road frontages, and some of the garden walling, are important features of the Conservation Area. Chimneys are an important feature of the skyline throughout the area.
Opportunities for Improvement/Enhancement

- Restore original softwood timber sash or casement windows and doors, where replaced with later inappropriate features, e.g. PVCu windows, modern "off-the-peg" doors, etc., in buildings within the proposed Conservation Area.
- Reinstall original natural slate or plain clay tiles where replaced with modern interlocking concrete tiles.
- Reinstall, using historical evidence, original boundary walling where removed or replaced in an unsympathetic manner.
- The terrace comprising Nos. 12 - 15 Granville Road could be greatly enhanced with a unified colour scheme.
- Repair/re-surface pavements in the area.
LYMINSTER

Description of the Character and Appearance of the Conservation Area

This small, attractive rural settlement lies between Littlehampton and Arundel. It is characterised by buildings of various scale, style, date and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area, including substantial high walling at the eastern end of Church Lane.

An important feature of the Conservation Area is the open space, with its surrounding flint walling forming The Paddock. It forms an attractive entrance to Church Lane which then, in contrast, tightens with buildings on its south side, then opening at the western end with St. Mary Magdalene’s Church, forming a focal point and impressive terminating feature. To the north, there are fine, long-distance views to Arundel Castle and Park.

The agricultural basis of the settlement is echoed in several buildings of the distinctive Norfolk Estate style of the late 19th Century, including Nos. 254 & 255, 256 & 257 Church Lane and the small corn store at the entrance to Church Farm.

Opportunities for Enhancement

- Underground the overhead telephone/power cables.
- Improve and maintain the northward views towards Arundel (opposite Nos. 254 & 255 Church Lane) through a landscape management plan.
- Improve the visual appearance of the southern boundary of the Conservation Area to the west of Lymminster Road by (i) replacing the line of Cupressus Leylandii along the southern boundary of Church Farm with a species more appropriate to a rural area; and (ii) reinstating the flint wall and replacing the panelled fence with appropriate planting along the southern boundary of Lullyng Cottage.
- Ensure that new farm buildings and replacement farm buildings of non-traditional construction at Church Farm are clad in materials of appropriate colour.
- Provide tree screen planting of appropriate species to the west of Church Farm to improve views of Lymminster from the railway line, River Arun and Ford Road.
- Use of internal rather than external television aerials.
NORTON

Description of the Character and Appearance of the Conservation Area

Norton is a small, rural settlement lying to the south of the A27 between Tangmere and Fontwell.

There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings, e.g. Norton House and East Norton Farm House being set well back in their own extensive grounds. Space between buildings is important to the rural character of the settlement. So, too, is the brick and flint boundary walling of various heights, mature hedges and trees and verges. A series of gentle curves in Norton Lane provide a pleasant and attractive sense of enclosure.

Within the Conservation Area, the open spaces between Letterbox Cottage and Norton Grange Farm contribute to the rural character and setting of the settlement.

The agricultural basis of the settlement is reflected in surviving farming estate cottages, a farmhouse and, indeed, two working farms.

Opportunities for Enhancement

• Underground overhead telephone/power lines.
• When appropriate, replace asbestos clad farm buildings at East Norton and Norton Grange Farm with buildings clad in appropriately coloured material.
• Use of internal rather than external television aerials.
CONSERVATION AREA
NORTON LANE, NORTON
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA

LISTED BUILDINGS AND WALLS

OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THE AREA

NEG. No. 475.1
PLAN No. 98.1

C.H.T Rogers BA DMS FIHK
Director of Planning & Housing
Arun District Council
Mallows Road
Littlehampton
West Sussex BN17 5LP
PATCHING

Description of the Character and Appearance of the Conservation Area

Patching is an attractive, rural, linear settlement at the base of the South Downs, north of the A27. It is situated within the Sussex Downs Area of Outstanding Natural Beauty.

The approach from the south is particularly attractive, with the church spire in the distance and the mature and attractive planting forming the south and west edges of the proposed Conservation Area, making for a soft rural, yet distinctive, boundary to the village.

The rural character and feeling of organic development of the village is derived from the informality of its layout, predominance of flint in buildings and boundary walling (some very prominent), lack of pavements, variety of building style and age, and distinctive mature landscaping, including hedges. There is a variety of building materials; principally brick, flint, plain clay tiles and natural slate.

There are very attractive views of the Downs and the sea from St. John's churchyard; the church itself dates from the 13th Century.

Opportunities for Enhancement

- Undergrounding of overhead telephone/power lines.
- The replacement of the mature Cupresses Leylandii in the middle section of The Street with trees of more appropriate species for a rural, downland village.
- Use of internal rather than external television aerials.
CONSERVATION AREA PATCHING DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA
LISTED BUILDINGS AND WALLS
OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THE AREA
POLING

Description of the Character and Appearance of the Conservation Area

This Conservation Area, in two parts, includes the original medieval settlement of Poling.

The eastern-most part includes the Manor House and St. Nicholas Church, an historically important and imposing group of buildings. Mature landscaping and flint and brick walling are important features of the area. The field to the south of the footpath, opposite the Manor House, is important to the setting of the Church. The informality of layout of the group of buildings, combined with the features mentioned above, enhance the rural appearance and character of the area.

Further to the west, beyond a series of modern bungalows, the second Conservation Area includes a group of attractive Listed and other buildings, some dating to the 17th Century. Although street fronted, there is an informality of layout with an interesting variety of local materials; flint, clay tiles and, particularly, thatch.

Opportunities for Enhancement

- Use of internal rather than external television aerials.
CONSERVATION AREA
POLING
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA

LISTED BUILDINGS AND WALLS

OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER
AND APPEARANCE OF THE AREA

NEG. No. 477.1
PLAN No. 15.2

ARUN DISTRICT COUNCIL
RUSTINGTON

Description of the Character and Appearance of the Conservation Area

Rustington village centre is ½ mile inland from the coast and 2 miles east of Littlehampton. The Conservation Area was designated in March 1986 and extended in July 1994.

Rustington remained a small agricultural community until the end of the 19th Century when some development took place, but the most intense period of development has been since the end of the First World War. 20th Century development now surrounds the original part of the village centre.

The Conservation Area covers the western end of The Street. This area contains the main concentration of Listed Buildings in the village. There are traces of a 16th Century building in Old Orchard House although the building is 18th Century. The walls of the village pound still survive in front of Pound Cottage. The Church of St. Peter and St. Paul dates back to the 12th Century and part of it is constructed of Caen stone from Normandy.

Two extensions were made to the Rustington Conservation Area in 1994.

The first was based on the southern end of Old Manor Road. Mature trees on the verges on both sides of the road provide an attractive feature, as do existing flint walls, which is a characteristic of Rustington Conservation Area as a whole. North Barn and Manor Barn, an early/mid-19th Century building constructed in flint with plain clay tiles, contributes to the special character of the area. The gardens to the north of 38 The Street and Thurlstone House form an important and attractively landscaped space, a remnant of the former long gardens to the properties fronting The Street.

The second area includes Ffynches Lodge, an imposing mid/late 19th Century two- and three-storey building which rises behind the buildings fronting The Street and which contributes to the special character of the area. Its decorative vertical tiling is an especially attractive feature. Flint walling and mature landscaping are again a characteristic of this area.
SHRIPNEY

Description of the Character and Appearance of the Conservation Area

Shripney lies approximately 1½ miles to the north of Bognor Regis.

It is rural in character with a variety of buildings of various ages, style, type and materials. Although generally street fronted, there is an informality of layout where space between buildings is important.

Remaining thatched buildings, flint and brick boundary walling, mature hedges and trees, and verges make a positive contribution to the settlement's rural character.

Shripney Manor, an imposing late 17th or early 18th Century building, set in its own extensive grounds, is an important historical reminder of the settlement's agricultural basis.

Field Nos. 6709 and 6500 are important to the immediate setting and rural character of the Conservation Area.

Opportunities for Enhancement

- Overhead telephone/power lines replaced underground.
- Repair and renovate Walnut Tree Cottage.
- Improve the setting of Shripney Manor so that it is more visible from Shripney Lane.
- Use of internal rather than external aerials.
- Should the present use at the Langmeads Distribution Centre become redundant, the Local Planning Authority will expect that the buildings shown on the Conservation Area plan as contributing to the character and appearance of the area, should be suitably incorporated into any new development.
CONSERVATION AREA
SHRIPNEY
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA
LISTED BUILDINGS AND WALLS
OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER
AND APPEARANCE OF THE AREA
SLINDON

Description of the Character and Appearance of the Conservation Area

Slindon is on the southern slope of the South Downs, north of the urban area. The Slindon Conservation Area was designated in February 1976.

The Conservation Area includes all the old buildings and the historic centre of the village. The village has no central space but has developed roughly in a square along Top Road, School Hill and Church Hill and roads leading off to the north-west past Slindon House and to the south-east to the A29. The village contains a good many houses and cottages built by the Slindon Estate which gives it a very unified design character. They are generally built of local materials, particularly flint and red brick, and while many are not perhaps of the greatest architectural value in national terms, they are all very important in their local setting. The village and Slindon House are at the centre of a farming estate now owned by the National Trust.
SOUTH STOKE

Description of the Character and Appearance of the Conservation Area

South Stoke lies approximately 2 miles to the north of Arundel at the end of a cul-de-sac and within the Sussex Downs Area of Outstanding Natural Beauty.

It is a small rural settlement and its particular character derives from the informality of its layout, mature planting, lack of pavements, flint boundary walling, use of brick, flint, clay tiles and natural slate in building construction, and the historically interesting grouping of church, rectory, farm and estate cottages.

The setting of South Stoke in the Arun Valley, beside the River Arun with surrounding downland and Arundel Park to the west, is extremely attractive.

There are impressive views of South Stoke from the river, railway line and over a longer distance, from Arundel Park.

The open water meadows to the east and south of the settlement enhance its rural setting and provide attractive views of the more significant buildings from the river bank. There are mature and important tree groups at the northern end of the water meadows between the river and The Old Rectory. There are further important trees in the grounds of St. Leonards Church and The Old Rectory.

A further important open space within the Conservation Area lies to the south of the river, to the west of the cattle bridge. The space enhances the rural setting of the settlement and also allows for attractive views of the principal buildings, trees and of Arundel Park from the river bridge and the public footpath on the north side of the river.

Flint boundary walling is important throughout the Conservation Area but particularly attractive features in the grounds and boundaries of South Stoke Farm, the boundaries of St. Leonards Church and The Old Rectory, along part of the southern boundary of Calves Croft, the boundaries of the former Pound and in the lane leading from South Stoke Farm to the river cattle bridge. Mature hedging and trees in this lane are also important features contributing to its rural appearance and attractiveness.

Opportunities for Enhancement

- Provide tree screening of appropriate species, if possible, to the electricity grid transformer located adjoining the railway line to the south-east of the settlement. The structure currently detracts from the general setting of the settlement, particularly when viewed from Arundel Park.
• Improve the setting of the settlement by replacing the modern fencing with fencing more appropriate to a rural settlement, e.g. Cleft Oak, or provide hedging of appropriate species.

• When appropriate, replace the two asbestos farm buildings at South Stoke Farm with buildings clad in suitable coloured material.

• Use of internal rather than external television aerials.
CONSERVATION AREA
SOUTH STOKE
DESIGNATED 25.3.98

BOUNDARY OF CONSERVATION AREA
LISTED BUILDINGS AND WALLS
OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER
AND APPEARANCE OF THE AREA

NEG. No. 479.1
PLAN No. 99.1

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A R U N
DISTRICT COUNCIL
WALBERTON VILLAGE AND WALBERTON GREEN CONSERVATION AREAS

Description of the Character and Appearance of the Conservation Areas

Walberton is situated approximately ½ mile south of the A27 and 2 miles west of Arundel. The Conservation Areas were designated in November 1990.

It is an attractive village with no distinct centre, although the Conservation Areas are based on two areas with distinct identities, one around the pond and Village Green at the west end and the other at the eastern end based around The Street, Church and Walberton House.

There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.
WARNINGCAMP

Description of the Character and Appearance of the Conservation Area

Warningcamp lies approximately 2 miles from Arundel on the eastern side of the Arun Valley and within the Sussex Downs Area of Outstanding Natural Beauty. It is a small, linear, agricultural settlement containing buildings of various styles, age, type and materials; principally brick, flint, plain clay tiles and natural slate.

The agricultural basis of the settlement is reflected in remaining barns, a former estate cottage and a four-bay 1880s granary; the latter is one of several erected during this period on the Duke of Norfolk’s Arundel Estate.

Development is generally street fronted but there is an informality of layout reflecting the organic growth of the settlement. This informality and the rural character of the settlement is enhanced by verges, flint walls, mature hedges and trees.

There are impressive views of Warningcamp, in its rural setting, from the Burpham Road to the south and, over a longer distance, from Arundel Park.

The fields to the south and north of the settlement are important to its immediate rural setting and rural character.

There are also extremely attractive views from within the settlement of the Arun Valley, Arundel and Arundel Park, particularly from the northern end of the lane where it rises.

Opportunities for Enhancement

- Replace overhead telephone/power lines underground.
- If possible, provide more appropriate screening to the electricity substation adjoining Christmas Cottage.
- Use of internal rather than external television aerials.
YAPTON (CHURCH LANE AND MAIN ROAD/CHURCH ROAD)

Description of the Character and Appearance of the Conservation Areas

These two Conservation Areas were designated in July 1994.

The first Conservation Area is based on St. Mary's Church, the adjoining Church Farmhouse and three substantial houses, including Church House and Park Lodge, both Listed Buildings to the west.

The loose grouping of buildings contrasts with the second Conservation Area where there is a more closely knit pattern of development. High substantial flint boundary walling and mature landscaping, including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

The second Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline.

Of historic importance and of importance to the growth of the village, a remnant of the former Chichester and Arundel Canal, together with a canal bridge (Listed Grade II) survives. Policy AREA18 of the Arun District Local Plan Second Review Revised Deposit Draft (June 2000) protects the remaining line and configuration of the Portsmouth to Arundel Canal.

Bonham’s Barn and nearby farmhouse (both Listed Grade II), together with the field to the south with its iron fencing, are attractive and important features at the entrance to the village from the west.

Opportunities for Improvement/Enhancement

- Repair/re-surface pavements.
- Introduce more appropriate street furniture, e.g. street lighting.
- Provide boundary walling to front of the Black Dog Public House car park.
- Refurbishment of the exterior of the Old Post Office.